

**203/8 Colton Street, Highgate Hill, Qld 4101**



**Apartment For Sale**

Thursday, 9 January 2025

203/8 Colton Street, Highgate Hill, Qld 4101

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 135 m2**

**Type: Apartment**



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## Auction

Ray White West End Proudly Presents: 203/8 Colton Street, West End Residence 203 offers to the market a rare executive north-facing three-bedroom apartment incorporating the best in quality of finishes and design with an abundance of natural light. Packed with premium features, this apartment comes complete with ensuites in all bedrooms and a stunning designer kitchen with waterfall stone benchtops, matching splashbacks and high-end appliances. Showcasing curved lines and sliding floor to ceiling glass doors, the living and dining area flows effortlessly to the entertainer's balcony. Designed for the owner-occupier, Residence 203 features premium inclusions including a separate laundry and an abundance of storage along with 2 car parks and secure storage cage. A residence of style and prestige, this luxury apartment is perched within Highgate Hill's premiere Sierra Nuvo complex. Elevated atop the city, Sierra Nuvo boasts a resident sky deck harnessing enchanting panoramas across the infinity pool, dining alcoves, BBQ areas and the yoga lawn. A private dining room is also located within the complex for resident and guest use.

**Apartment Features:** 3 Beds, 3 Baths, 2 Car Spaces + Storage - 115m<sup>2</sup> of luxury internal living space; - 20m<sup>2</sup> entertainer's balcony; - Two car parks with a secure storage cage; - Master bedroom showcases spacious walk through robe, a private balcony and an oversized ensuite with double vanity; - The second and third bedrooms come complete with private ensuites and designer in build wardrobes; - Large separate laundry room; - Modern Island kitchen with European integrated appliances

Setting a new benchmark for luxury and contemporary living, 'Sierra Nuvo' is a boutique complex of 44 owner-occupier apartments complete with 5-star facilities including: - One of Highgate Hill's only rooftop skydecks; - 15m infinity pool and BBQ facilities; - Sunrise and sunset lounges and daybeds; - Private dining room on Level 1; - Private courtyard; - Generous visitor parking provisions; Accompanying this rare find is a lifestyle of enviable convenience, with some of the best cafes, award winning restaurants, local breweries, supermarkets, bakeries, and European style delis just a quick meander away. Even a picnic by the river is a short downhill pedestrian journey. From here, you can join bike and walking paths that trace the river to the city. If you are in a bit more of a hurry, catching a City Cat or a bus will be easy with both options at your doorstep. With public transport so close by and with such close proximity to the city, getting into town is made simple. Within the coveted Brisbane State High School catchment, it is also moments from elite colleges including St Laurence's, Somerville House, Brisbane Grammar, Girls Grammar, and Churchie Grammar, major hospitals, as well as the vibrant West End, Woolloongabba and Southbank lifestyle precincts. Students will appreciate the proximity of UQ via the Green Bridge (16mins), QUT Gardens Point (10mins), TAFE and Griffith campuses.

**The Location:** - Located in a quiet pocket of Highgate Hill; - Direct access to riverfront walks, cycling paths, outdoor gyms and parks; - Within the coveted Brisbane State High School & West End State School catchment as well as a short ferry ride to University of Queensland; - 600m away from the famed eclectic café and dining precinct of West End - 65 cafes, 93 restaurants and 31 bars; - Within easy access to the CityGlider, CityCat and CityCycle bike hire network, meaning quick and easy access to Brisbane city and beyond; - Bus stop at your doorstep taking you directly to UQ or the CBD. Our instructions are clear, and this property will be SOLD at auction, if not prior. Contact Luke OKelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.

**\*Disclaimer** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.