

**104/18 Duke Street, Kangaroo Point, Qld 4169**



**Sold Apartment**

Thursday, 21 March 2024

104/18 Duke Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ethan Petrie  
0419232414

**\$775,000**

**SOLD OFF MARKET BY ETHAN PETRI** This stunning residence offers a unique blend of sophistication, comfort, and convenience, making it the perfect choice for those seeking a premium urban lifestyle. Upon entering this exquisite apartment, you will be immediately captivated by the impeccable attention to detail and the seamless integration of modern design elements. The spacious open-plan living area provides a welcoming ambiance, with an abundance of natural light filtering through the large windows, creating a bright and airy atmosphere. One of the standout features of this remarkable apartment is the expansive 70sqm courtyard, offering an unparalleled outdoor living experience. This private oasis is an ideal space for entertaining guests, hosting barbecues, or simply relaxing in the tranquility of your own sanctuary. With direct street access, you have the added convenience of coming and going with ease. The master bedroom is a true retreat, boasting generous proportions and a serene ambiance. It features a walk-through wardrobe and a luxurious ensuite bathroom, complete with high-end fixtures and finishes. The second bedroom is equally impressive, offering ample space and versatility to accommodate guests or serve as a home office. Rates: \$450 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,600 p.q approx. Current Rental Appraisal - \$750 - \$800 per week Residents of this esteemed complex enjoy access to a range of exclusive amenities, including a state-of-the-art fitness centre, a sparkling swimming pool, and beautifully landscaped gardens. The secure parking provides peace of mind and convenience for the discerning homeowner. Situated in the highly desirable Kangaroo Point, this apartment offers a prime location with easy access to an array of dining, shopping, and entertainment options. The vibrant city centre is just a short distance away, ensuring that you are never far from the excitement and opportunities that Brisbane has to offer. Falling within the East Brisbane State School and Coorparoo Secondary College catchment areas, this sensational apartment is also minutes from Anglican Church Grammar School, Saint Joseph's Catholic Primary School, and Somerville House.