

**109/17 - 21 Duncan Street, West End, Qld 4101**



**Apartment For Sale**

Saturday, 25 November 2023

109/17 - 21 Duncan Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 135 m2**

**Type: Apartment**



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## Auction

This beautifully appointed contemporary apartment consists of two bedrooms, two bathrooms, two car spaces and separate study. Consisting of three meter high ceilings, oversized windows, SMEG linear appliances, stunning timber floors, large balcony and a modern sophisticated colour palette. This high end apartment comes complete with all you could desire. A wonderful ambience of warmth and tranquility flows throughout the complex and into your apartment, creating your own piece of paradise. Full height glass sliding doors remove the threshold between the inside and out. Imagine coming home to your stunning open plan apartment where you can walk directly out to one of the locally renowned restaurants or bars for a fabulous night out. Designed for an incomparable apartment living experience, this home will appeal to executives, downsizers and investors looking for a slice of the inner city that will guarantee ongoing returns. With a state of the art intercom, CCTV security system and number plate recognition entry into the car park, the main entrance and car park provides a high level of security to everyone. Other quality inclusions include:- Double vanity cabinets with under bench drawers;- Caesar stone bench tops in kitchen;- Western red cedar feature in kitchen and ensuite;- Oversized bedrooms with a walk-in robe in the master and built-in robe in the second bedroom. A haven of space and light, this home has beautifully crafted interiors, an intelligent flow through floor-plan, and an exceptional location. Located on a prestigious riverfront site, SOKO Waterfront Apartments deliver an impressive array of features including an expansive rooftop retreat, luxurious pool with wet edge seating, outdoor kitchen and entertaining spaces, all with unparalleled access to Brisbane river and city views. If you are looking for your own pocket of paradise perched in the most peaceful yet vibrant suburb of West End. Look no further. The property also features easy access to multiple public transport facilities including: - 24hr City Glider and City Council Bus service operating along Montague Rd;- West End CityCat terminal easily accessible offering simple access to University of Queensland and across inner Brisbane;- Car access to the CBD is quick via Victoria Bridge and William Jolly Bridge, plus the Go Between Bridge for simple access to lifestyle precincts like Suncorp Stadium and Paddington (Barracks and Caxton Street);- The Go Between Bridge also offers direct connection to the Inner City Bypass (ICB) linking to Brisbane airport, the Sunshine Coast and M1. Located:- Within minutes from a fusion of restaurants, bars, cafes and specialty food stores along Boundary Street;- 5 min walk to the brand new Montague Markets with full size Woolworths supermarket, 15 specialty shops and medical & allied services hub;- With quick and easy access to kilometers of riverwalk parkland;- Only a 4 minute stroll to Davies Park Saturday Markets;- Within the West End State School and Brisbane State High School catchments, close to Southbank Institute of Technology, QUT & University of Queensland;- Near well-renowned private education facilities including Somerville House and St Laurence's College;- A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths. This particular apartment sets a new benchmark for inner city living so don't miss out on your opportunity to own this magnificent apartment. Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 for further information.