

1112/45 Duncan Street, West End, Qld 4101



Apartment For Sale

Friday, 26 January 2024

1112/45 Duncan Street, West End, Qld 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 188 m2

Type: Apartment



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Auction

Nestled within the prestigious Waters Edge development, Apartment 1112 beckons you to embark on a journey of luxurious riverfront living on the coveted West End peninsula. Upon entering this exquisite residence, a profound sense of space unfolds, accompanied by breathtaking green vistas and unparalleled views out to the Brisbane River. The thoughtfully crafted floor plan seamlessly maximises the connection to the outdoors, with light and breezes filtering into every room. The expansive open-plan design unfolds with grace, revealing a spacious dining area, a seamless flow-through living space, a cosy meals/reading nook, and an inviting entertainer's balcony equipped with a built-in BBQ. The meticulously designed kitchen, an epitome of culinary excellence, boasts Gaggenau appliances, a wine fridge, a coffee machine, double ovens, and resplendent stone benchtops. Recent enhancements have transformed Apartment 1112 into an even more alluring haven, featuring the timeless elegance of French oak herringbone floors that gracefully unfold beneath your every step. The study has been thoughtfully reimagined, now serving as a second living space with a built-in study nook, adding further livability to the residence. These upgrades elevate the ambiance to a new level of refined luxury. The master suite is a sanctuary of comfort, featuring a sizable ensuite, a walk-through oversized wardrobe, and balcony access. Bedrooms two and three offer built-in wardrobes and private balconies with plenty of natural light. The study, separate laundry, and the convenience of ducted air-conditioning further enhance the living experience. Descending to the double lock-up basement garage, discover generous storage options as you prepare to venture beyond. When it comes to lifestyle, this complex is complete with five-star quality amenities. You have the option to meet all of your fitness needs at home; choose between laps in the 25m heated pool, or simply splash in the lagoon-style wading pool. You will also have access to a fully equipped gymnasium and over 4,000m² of landscaped gardens, including communal BBQ facilities for residents and guests. Ideally situated in the heart of the thriving West End, your new home has direct access to the riverfront with newly upgraded bikeways and walking paths to the city centre. Located:- Within minutes from a fusion of restaurants, bars, cafes and specialty food stores along Boundary Street;- 1 min drive from the new billion dollar Montague Markets with full-line Woolworths supermarket and selection of speciality retail and dining;- With direct access to kilometres of riverwalk parkland;- Only a 5 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; - Within easy access to the CityGlider, CityCat and CityCycle bike hire network, meaning quick and easy access to Brisbane city and beyond. Buyers seeking an unrivalled and low-maintenance lifestyle, just moments from the Brisbane CBD, need look no further. A property of this calibre will be in high demand, so be quick to secure your private inspection! Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 for further information.