

**1201/45 Duncan Street, West End, Qld 4101**

**Sold Apartment**

Wednesday, 22 November 2023



1201/45 Duncan Street, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Apartment**



Alexandar Denmeade  
0731531457



Michael Hatzifotis  
0731531457

## Contact agent

Discover the epitome of modern living in the heart of West End! Introducing a stunning 3-bedroom, 2-bathroom unit with 2 side by side car spaces complete with storage cages, perfectly situated in the heart of West End with river views. Step inside and be captivated by the spacious and light-filled interiors, exuding contemporary charm and a seamless flow of living spaces. The well-appointed kitchen boasts top-of-the-line appliances and ample storage, making cooking a delightful experience. Enjoy the convenience of being in the highly sought-after school catchment for both West End State School and Brisbane State High School, ensuring your children receive the finest education. After a long day, unwind on your private balcony, taking in the beautiful surroundings and enjoying the cool breeze and resort atmosphere of this luxury Pradella development. This luxury complex offers owners unparalleled lifestyle options. Choose from a 25m heated infinity pool, or simply splash in the lagoon-style wading pool. You will also have access to a fully equipped gymnasium, ensuring all your fitness needs can be met at home. There are over 4,000m<sup>2</sup> of landscaped gardens, including communal BBQ facilities for residents and guests. This residence is perfectly positioned for an unparalleled lifestyle. Just a short stroll away lies the acclaimed Montague Markets, an epicurean's paradise brimming with gourmet delicacies and everyday essentials. Venture a bit further, and you'll find yourself amidst the vibrant energy of the renowned South Bank precinct, where a plethora of tantalizing dining options, captivating entertainment, and cultural experiences await. Don't miss this rare opportunity to own a slice of West End paradise. Embrace a lifestyle of luxury, comfort, and convenience. Contact us now to arrange an exclusive viewing and make this dream property yours today! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.