

1208/45 Duncan Street, West End, Qld 4101



## Apartment For Sale

Thursday, 4 January 2024

1208/45 Duncan Street, West End, Qld 4101

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Apartment



Brad Munro  
0438775115



Mitch McNamee  
0415457225

## Offers Over \$695,000

West End's most prestigious residential development 'Waters Edge Riverfront' offers the complete package - an amazing location, impressive waterscaped grounds and first-class apartment designs. 'Waters Edge' is the epitome of luxury, sophistication, quality and lifestyle - situated in the Brisbane State High catchment area and only moments away from the vibrant dining and entertainment precincts of West End and South Bank. This is why 'Waters Edge' is genuinely an incredible address! This incredible 2 bedroom apartment has many superb features including:

- 93sqm of luxury internal & external living space - the ultimate lifestyle for living and entertaining
- Seamless integration of the large covered balcony overlooking beautiful landscaped gardens
- Stunning kitchen with stone bench tops, high quality appliances including dishwasher, gas cook top, breakfast bar, wine fridge and ingeniously designed storage and soft-close drawers
- 2 spacious bedrooms with plush carpet and built ins
- Exceptional master bedroom with luxurious ensuite and direct balcony access
- Handy separate laundry
- Ducted air-conditioning throughout
- 1 secure car park plus large storage cage
- Exclusive residents' facilities include over 4,000sqm of gardens, 3 x feature pools including a stunning 25metre infinity edge heated lap pool, fully equipped gym, residents' lounge with digital projection equipment, wet bar and high-tech meeting rooms
- 5 min walk to the brand new Montague Markets with Full size Woolworths supermarket, 15 specialty shops and medical & allied services hub
- Less than 3km to the CBD and walking distance to shops, cafes and public transport (bus and ferry)
- Located within the Brisbane State High School Catchment

Do not miss this opportunity to own a slice of inner-city, riverside living! This apartment must be inspected to be fully appreciated! Call NOW to arrange an inspection today!

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