

**1416/45 Duncan Street, West End, Qld 4101**



**Apartment For Sale**

Wednesday, 12 June 2024

1416/45 Duncan Street, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Apartment**



Luke OKelly  
0477227020



Jim Ampelas  
0738444244

## Auction

Offering an idyllic inner-city lifestyle with direct access to the Brisbane River and the beautiful West End Riverside parklands, this three-bedroom, two-bathroom apartment is situated in the highly regarded Waters Edge complex. This expansive 140sqm property boasts stunning river views and a flowing floorplan, perfect for entertaining and relaxed living. Sleek, stylish and impeccably appointed, the apartment features high-quality finishes throughout including stunning wooden floorboards that draw your eye out to the river views. The generous open-plan living and dining area seamlessly extends to a large balcony, creating the perfect space to unwind and take in the captivating panorama. From the breathtaking sunsets over Mt Coot-tha to the CityCats gliding by, this private haven will quickly become your favourite spot to relax and entertain. The adjoining modern kitchen is a chef's delight, boasting high-end Miele appliances, ample storage solutions, and sleek stone benchtops. The well-considered floorplan offers three well-separated bedrooms and a separate study nook, ideal for families or executive couples. The sizeable master bedroom features a luxurious ensuite, a substantial built-in robe, and private balcony access. Two further bedrooms, each with built-in wardrobes, and a well-appointed main bathroom complete the accommodation. Unparalleled Amenities This secure complex boasts five-star resort-style facilities. Take advantage of the sparkling 25m heated pool, the lagoon-style wading pool, the fully equipped gymnasium, and over 4,000sqm of landscaped gardens with communal BBQ facilities. Prime West End Location Beyond your doorstep lies the very essence of West End's lifestyle. Step out and explore the fusion of restaurants, bars, cafes, and specialty shops that line Boundary Street, all within minutes. Enjoy the convenience of the new Montague Markets with a full-line Woolworths supermarket and speciality stores, just a minute's drive away. Direct access to kilometres of riverwalk parkland paves the way for scenic walks or bike rides. A short 5-minute stroll takes you to the lively Davies Park Saturday Markets. Education is well catered for with your new home being within the West End State School and Brisbane State High School catchments. Proximity to Southbank Institute of Technology, QUT, University of Queensland, Somerville House and St Laurence's College adds to the location's prestige. A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths, your weekends will be brimming with options. CityGlider, CityCat and CityCycle are all within easy reach, making for effortless commutes to Brisbane city and beyond. Unmissable Opportunity For those seeking an unrivalled inner-city lifestyle with low maintenance and moments from the Brisbane CBD, this exceptional property is a must-see. 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.