

2203/45 Duncan Street, West End, Qld 4101



**Sold Apartment**

Friday, 1 September 2023

2203/45 Duncan Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 126 m2**

**Type: Apartment**



Brad Munro  
0438775115



Mitch McNamee  
0415457225

**\$1,000,000**

West End's most prestigious residential development 'Waters Edge Riverfront' offers the complete package - fantastic location, striking landscaped 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 eclectic dining precinct of West End and South Bank, 'Waters Edge' is truly an exceptional address! This 2-bedroom apartment offers a stunning display of modern executive living, with the perfect combination of stylish design, wonderful green vistas and let's not forget the stunning River Views. - Over 120 sqm of luxury internal and external living space - the ultimate riverfront lifestyle for entertaining and relaxing- Outstanding open plan living flowing out through triple stacked sliding glass doors to covered balcony - enjoy secure river views- Stunning 2-pak and stone kitchen with integrated Miele appliances, gas cooking, cleverly designed storage, and soft-close drawers plus an integrated wine fridge- 2 generous and well-separated bedrooms- Main bedroom enjoys river views, direct private balcony, and an outstanding double vanity ensuite- Large Separate laundry with linen cupboards - Ample storage throughout - Exceptional natural light and ventilation plus ducted air-conditioning - Exclusive residents' amenities include over 4,000sqm of lush landscaped gardens, stunning 25 metre infinity edge heated lap pool, fully equipped gym, residents' lounge with digital projection equipment, wet bar and high-tech meeting rooms- 2 Car spaces plus 2 separate storage cage's- Close proximity to Montague Markets- Direct access to river side walkway- Brisbane State High catchment- Walking distance to West End State School- A short drive to West Village which is home to café's restaurants & Harris Farm Markets Properties within this complex sell fast, don't miss your opportunity in these stunning Waters Edge Residences.