

2709/45 Duncan Street, West End, Qld 4101



Apartment For Sale

Friday, 3 November 2023

2709/45 Duncan Street, West End, Qld 4101

Bedrooms: 3

Bathrooms: 2

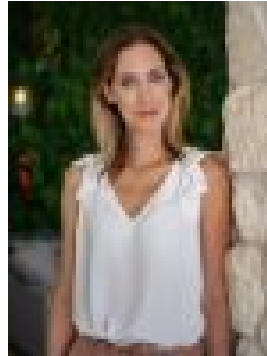
Parkings: 2

Area: 187 m2

Type: Apartment



Geoff Hatchman
0477371800



Candice Allen

Welcoming Offers

Welcome to Waters Edge, one of the finest developments in Brisbane's most coveted neighbourhoods! This top floor corner apartment is north-east facing capturing 180 degree views, from the Brisbane river across the city skyline and beyond. The residence is uncompromising in quality and design, bathed in natural light, the open plan living has expansive proportions that seamlessly blend to your generous 67sqm of outdoor living spread over 2 exceptional balconies. Enjoy entertaining friends and family in the highly appointed bespoke kitchen, designed by 'Kitchens by Kathie' the details will not go unnoticed. The kitchen incorporates stone benchtops, intelligent storage, Miele & Westinghouse appliances and butler's pantry. Featuring 3 spacious bedrooms and 2 contemporary bathrooms, this residence caters ideally to families and individuals seeking generous space and separation. The residence offers; * A generous master suite with large walk-through wardrobe, lavish ensuite and direct balcony access * Two spacious guest bedrooms both with floor to ceiling wardrobes and direct balcony access * 187sqm northeast facing residence * New flooring to living space installed in 2022 * New Kitchen and appliances were installed in 2022 * Ducted air-conditioning with zoning options, high ceilings, exceptional natural light and ventilation * Recessed blinds throughout * Convenient study nook at entrance * Contemporary main bathroom and separate laundry room, both enjoy ample storage * Secure basement parking for 2 cars plus 3 storage cages * Exclusive residents' amenities including over 4,000sqm of waterscaped gardens, infinity pool, gym, BBQ area and private residents' lounge * Located within a highly sought-after school catchment area, encompassing both West End State School and Brisbane State High School. * Less than 3km from the Brisbane CBD, and within strolling distance of shops, cafes and public transport options. Situated in an enviable neighbourhood, you have everything on your doorstep for an unparalleled lifestyle. A short stroll to café's, Montague Markets, West Village's Harris Farm Markets for everyday essentials and specialty shops, fine dining and cultural experiences awaits you!