

30107/40 Duncan Street, West End, Qld 4101



Sold Apartment

Wednesday, 23 August 2023

30107/40 Duncan Street, West End, Qld 4101

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 96 m2

Type: Apartment

\$670,000

Step into a world of luxury and comfort in this beautifully presented two-bedroom, two-bathroom apartment located in one of West End's most sought-after residential complexes. Boasting over 5,500 square metres of open landscaped green space, Gardens Riverside complex offers resort-style amenities that include a palm lagoon resort pool, 25-metre lap pool, gym, theatre, and multiple cabanas and BBQ areas for entertaining. Features of the apartment include:- Well-designed open plan living with incredible light which expands out to the private and spacious covered balcony - perfect for entertaining;- Entertainer's kitchen with high-end fittings and finishings including modern Miele appliances, full height cabinetry, wall oven, integrated dishwasher, gas cooktop, stone bench tops and ample storage;- Master bedroom with direct balcony access, built-in robe and a private ensuite with ample storage;- Spacious second bedroom with built in robe;- Well-equipped main bathroom with a shower-bath combination and plenty of storage;- Equipped laundry area and separate linen closet;- Air-conditioning throughout;- 1 secure car park plus storage;- Residents enjoy 5,500sqm of expansive subtropical gardens including 25m long lap pool with an adjoining Palm Lagoon, gym, theatre, stylish cabanas and BBQ areas plus the security of an on-site manager. Rates: \$450 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,150 p.q approx. Current Rental Appraisal - \$700 - \$750 per week Conveniently located with easy access to multiple public transport facilities, including the 24hr City Glider and City Council Bus service along Montague Rd, the West End CityCat terminal, and car access to the CBD via Victoria Bridge and William Jolly Bridge, this apartment offers easy connectivity to inner Brisbane and beyond. Located within minutes from a fusion of restaurants, bars, cafes, and specialty food stores along Boundary Street, and a short stroll to Davies Park Saturday Markets, this apartment offers direct access to kilometres of riverwalk parkland. It is also within the West End State School and Brisbane State High School catchments, close to Southbank Institute of Technology, QUT, and University of Queensland, as well as well-renowned private education facilities including Somerville House and St Laurence's College.