

**309/38 Warner Street, Fortitude Valley, Qld 4006**

**Unit For Sale**

Tuesday, 26 March 2024

309/38 Warner Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 181 m2**

**Type: Unit**



Steven Webster  
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## Best Offer By Tuesday 9th April - 7pm

Beautifully crafted and intuitively re-designed to maximise natural light and superior air-flow, this outstanding residence has undergone an exceptional transformation with outstanding results! Completely renovated from the ground up resulting in a residence that is effectively brand new, it has been created to offer the best in timeless luxury in a historic Fortitude Valley location! Positioned in the McWhirter's building, at the doorstep of Brisbane dining, shopping and lifestyle landmarks, this large apartment boasts an incredible 165m<sup>2</sup> of living over two levels. Showcasing high quality materials throughout its incredible layout, the apartment steps into an open-plan layout with soaring ceilings and extensive glazing amplifying the space and natural light throughout. Gorgeous natural timbers wrap around a curved wall with the living and dining set on tiled flooring and air-conditioned for comfort. An entertainer's dream, the new kitchen displays streamlined joinery topped with thick stone whilst state of the art appliances include an AEG induction cooktop, Pyroluxe oven and SteamPro Combi oven as well as a Miele integrated dishwasher and Liebherr integrated fridge freezer. Wine lovers will delight at the inclusion of a Vintec wine cellar and Vintec bottle beverage centre! Glass sliders guide seamless transition to an alfresco terrace, boasting generous dimensions and enjoying good privacy. A vibrant professional mural adorns the rear boundary, bringing in an incredible artistic backdrop to the space. Superb lighting design adorns the blonde timber treads leading to the upper floor where beautiful timber floors soften your steps. A private study/additional living room enjoys wonderful natural light and those spectacular mural views whilst the plush master bedroom showcases designer wallpaper and window sheers. Custom joinery and LED lighting feature within the walk-in wardrobe whilst the ensuite bathroom is nothing short of five-star luxury; striking black marble tiles wrapping around a gorgeous curved wall shower. Downstairs, a second plush bedroom also boasts built-in storage whilst the timber curved wall accommodates an invisible entry into a second outstanding bathroom; also including the incredible marble, curved design and floor to ceiling tiling. Additional features include a European laundry, soundproofing, re-plumbed interior, and single secure car parking. With acclaimed dining, shopping and entertainment hubs quite literally at your front door, this is a premium opportunity for the very best of a vibrant lifestyle! Fortitude Valley's array of nightlife options and boutiques are in every direction whilst New Farm, James Street, Howard Smith Wharves and of course the CBD are either a walk, bus or scooter ride away! - Incredible renovation in coveted Fortitude Valley position- Massive apartment over two deluxe levels- High-end fixtures and fittings throughout with extensive glazing and natural materials- Open-plan living and dining with soaring void ceiling and natural light- Deluxe entertainer's kitchen with state of the art AEG, Liebherr and Miele appliances plus Vintec wine fridge and beverage centre- Tiled alfresco entertaining with striking mural backdrop- Upper level study/sitting room- Two plush bedrooms with air-conditioning and window sheers- Master including walk-in robe and private five-star ensuite- Second bathroom on lower level with invisible entry; both wet rooms showcasing black marble, curved wall and stone- European laundry/custom joinery/designer lighting/superb storage/single secure car parking- Two large courtyards This is a rare opportunity to obtain a renowned inner-city lifestyle flawlessly presented from top to bottom, you won't want to miss out on this one! Call Steven Webster on 0433 984 117 to book your inspection.