

**31008/40 Duncan Street, West End, Qld 4101**



**Apartment For Sale**

Thursday, 18 January 2024

31008/40 Duncan Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## For Sale

Whether you're craving a cosmopolitan, easy-care lifestyle or prime inner-city investment, this modern unit will exceed expectations! Gracing the 10th floor of the sought-after Arbour Apartments, it opens up to reveal uninterrupted mountain views and fresh, open-concept interiors. Statement lighting adds personality, pairing with engineered timber floors for warmth and charm across the living and dining zone and two bedrooms. Each of these is air-conditioned for your year-round comfort, plus, take advantage of a modern kitchen with gas cooking and ample bench space – perfect for nights when only a home cooked meal will do. Retreat to the covered balcony to enjoy it or use this alfresco space to soak up the river glimpses or mountain sunsets. Two contemporary bathrooms also shine with sleek style – one acts as an ensuite to the master suite and the other is cleverly configured to include laundry facilities. Additional features include built-in robes in both bedrooms, remote blinds, intercom, secure access and one car park with cage storage. Arbour Apartments also channels vacation vibes, with a suite of resort-style amenities set within 5,500sqm of lush, landscaped gardens. Residents can relax in the pavilions by the lagoon pool or 25m lap pool, keep fit in the fully-equipped gymnasium or host guests in the BBQ area or private function room. Tucked away in a tightly held West End pocket, the freedom of a “walk-everywhere” lifestyle beckons here. Stroll to Orleigh Park for a riverside picnic, or stock up on fresh produce on Saturdays at the Farmer's Market at Davies Park. All your other food, retail and wellness needs are catered for too at Montague Markets, a mere 400m away. Plus, embrace the proximity to a thriving selection of restaurants, bars, boutiques, cafes, public transport, Southbank's cultural precinct and the Brisbane CBD. Secure your spot in this ultimate lifestyle. Rental Appraisal \$750 - \$800 per week Outgoings per annum - Strata \$4895 Rates \$1545 Water \$1320