

**3401/55 Forbes Street, West End, Qld 4101**



**Sold Apartment**

Thursday, 18 January 2024

3401/55 Forbes Street, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 184 m2**

**Type: Apartment**



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**\$2,055,000**

Occupying an expansive 184sqm, this private residence epitomises luxury riverfront living in West End. Perfectly positioned in one of Brisbane's most desirable boutique buildings, this expansive top-floor apartment offers style and security for the discerning buyer. Privately accessible from its exclusive entry foyer, you will be greeted by a double door entryway which leads directly to the open plan kitchen and living where you will quickly set your sights on panoramic views of the Brisbane River and Mt Cootha. Featuring 3 generous-sized bedrooms, two bathrooms, a powder room, separate laundry, and a huge kitchen with full suite of Miele appliances, this luxury skyhome will be sure to impress. Folding and glass sliding doors provide access from all living areas and bedrooms onto the external balconies, creating an open and seamless connection to the surroundings. Front and rear balconies along with windows down the side of the apartment, offer stunning 270-degree views that will never be built out. The central hub of this apartment is a superb kitchen, crafted around a wide granite island bench designed to fit four stools, the ideal spot for family and friends to gather and chat while you prepare a range of culinary delights. The kitchen interacts perfectly with the living and dining spaces, and you'll never tire of gazing out to the river as you work. The master bedroom suite is a statement in style and elegance. Beautifully proportioned, spacious, bright, and overlooking the river, with an oversized ensuite and bath, this bedroom would grace any 5-star hotel. Each of the additional two bedrooms open out onto the rear balcony, featuring plenty of light and excellent cross breezes for year-round comfort. These bedrooms both have large built in robes and individually zoned air conditioning for ease. Opposite these bedrooms is a spacious family bathroom, with plenty of eye level storage. Both showers, including a fixed hose head and a hand-held hose, adding a touch of luxury to the home. Features at a glance:- 3 generous bedrooms, master with ensuite bathroom plus an additional powder room;- Spacious and open-planned living and dining area with views directly out over the Brisbane River;- Expertly designed kitchen with Miele appliances, gas, and induction cooktop and zip tap;- Expansive covered front balcony, with automatic blinds and built-in BBQ;- Private lift access and foyer in the small boutique complex of 12 owner-occupied apartments;- Extensive features, including ducted air conditioning, extended ceiling heights (2.95m) and video intercom;- Secure basement car parking for three cars and a large secured storage cage in the basement with shelving. If those features weren't enough, this private gated community offers premium lifestyle facilities with three pools (recreation pool, plunge pool, and heated lap pool), two communal gyms, a fully maintained community herb garden, function room, and landscaped facilities. Located in the heart of West End's cosmopolitan buzz, apartment 3401 presents the best of inner-city living. This skyhome is only 3km from the Brisbane CBD and 2.5km from Brisbane's iconic South Bank precinct with access to an abundance of renowned restaurants, bars, retail, and transport options. South Bank is also Queensland's premier arts and entertainment center, including GOMA (Gallery of Modern Art) and the QPAC (Queensland Performing Arts). Within the coveted Brisbane State High School catchment, it is also moments from elite colleges including St Laurence's, Somerville House, Brisbane Grammar, Girls Grammar, Churchie, and major hospitals. Students will also appreciate the proximity of UQ via the Green Bridge (16mins), QUT Gardens Point (10mins), TAFE, and Griffith University campuses. Public transport options are also in close proximity, including the City Cat Water Taxi, City Glider Bus, bicycle tracks, and pedestrian walkways along the leafy Riverside Drive. Located:- Within minutes from a fusion of restaurants, bars, cafes, and specialty food stores along Montague Road and Boundary Street;- 1 min to the new \$1 billion-dollar Montague Markets Complex with a full-line Woolworths supermarket and a selection of specialty retail and dining;- Just 50m from kilometers of riverwalk and parkland;- Only a 5-minute stroll to Davies Park Saturday Markets;- Within the West End State School and Brisbane State High School catchments, close to Southbank Institute of Technology, QUT & University of Queensland;- Near well-renowned private education facilities, including Somerville House and St Laurence's College;- A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths;- Within easy access to the CityGlider and CityCat terminal, meaning quick and easy access to Brisbane city and beyond.- Direct access to the proposed new Greenbridge from Forbes Street to Toowong. Buyers seeking to secure your future lifestyle in one of West End's premium apartment complexes need look no further. Investors alike will value the low body corporate fees, and with high rental yield, this is a prime investment opportunity. This property promises to deliver all the luxuries of exclusive water-front living to one opportunistic buyer! This property will be SOLD at auction if not prior. Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.