

**39/48 Kurilpa Street, West End, Qld 4101**



**Apartment For Sale**

Tuesday, 7 May 2024

39/48 Kurilpa Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Top Offers by 25th of May

Buyers will be blown away by this amazing apartment, complete with sweeping river views from the Penthouse level of this luxury boutique complex, with 2-bedrooms, 2-bathrooms, and 2-side-by-side car spaces and storage for convenience. West End living does not get any better than this! This gorgeously designed and appointed apartment is matched in its beauty only by the stunning backdrop of direct river views and Mt Coot-Tha sunsets. Be inspired as you step into the light-filled open plan lounge that flows onto the generous balcony. From its vantage above the renowned West End river walk, with its mature jacarandas and luscious parklands, enjoy each evening in the box seat for the best views in Brisbane. It is easy to imagine your new life at 39/48 Kurilpa Street. The floor-plan will please families and downsizers alike. With 2.7 meter ceilings throughout the apartment is generous in size and feels open and luxurious. The kitchen is modern and well appointed, complete with a full suite of built-in Miele appliances, soft close cabinetry and stone bench tops. The open plan lounge and dining opens directly onto the balcony. The separate laundry and study nook are testament to the practicality of design. This apartment is made for luxurious living, not just another box, and we haven't yet mentioned the bedrooms. The master bedroom is a retreat in itself. Beautifully proportioned, spacious, bright and overlooking the river, with oversized ensuite and walk-in wardrobe. Buyers will love the direct balcony access and river views from your bed! The second bedroom is well appointed with built in robes and privacy from the main. Buyers will love the second private balcony servicing the second bedroom. The second bathroom is generously sized and perfectly positioned outside the second bedroom. The property also ensures your year-round comfort with air conditioning, ducted cooling, and heating, creating an ideal living environment. This stunning apartment is complete with 2 car spaces, side by side, and a storage cage. The building features a courtyard and garden, providing additional outdoor spaces for your enjoyment. And we haven't yet mentioned location. This beautiful apartment is located on the banks of the Brisbane river, just 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 centre 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 billion dollar Montague Markets Complex with full-line Woolworths supermarket and a selection of speciality retail and dining;- Just 20m from kilometres of riverside walkways 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. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.