

402/11 Carlton Street, Highgate Hill, Qld 4101



Apartment For Sale

Friday, 5 April 2024

402/11 Carlton Street, Highgate Hill, Qld 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Liz Browning
0738711424

Auction

Perched on an elevated position with sprawling city views, this north-facing three-bedroom apartment on the fourth floor offers luxurious inner-city living. Located in the boutique Cirrus complex, consisting of only nine apartments in the north building, this residence was newly built in September 2023. Crafted by award-winning Cunningham Designs, Cirrus exemplifies elevated urban living with its meticulous design and exquisite finishes. Step into sophistication as the private elevator opens directly into the residence, revealing 2.7m ceilings and gorgeous large tiled flooring that seamlessly flows throughout the living spaces and bathrooms. The living area boasts a curved timber feature wall, adding a touch of elegance that carries into the kitchen. Indulge in luxury with sweeping city views and vistas of the western ranges from the living spaces. Floor-to-ceiling glass sliding doors and windows bathe the contemporary interiors in natural light, creating an inviting ambiance that extends to the expansive terrace with a built-in wet bar and barbeque, perfect for entertaining while enjoying refreshing cross breezes. The spacious kitchen is a showcase of refinement, boasting 150mm natural stone benchtops and top-of-the-line Miele appliances, with an integrated fridge and dishwasher. It also features a butler's pantry and abundant cupboard space. Working from home is made convenient with built-in study nooks in both the living area and the second bedroom. All bedrooms are carpeted in wool and enjoy ducted air-conditioning, ceiling fans, and built-in robes. The main bedroom features a luxurious ensuite and city views, while the remaining two bedrooms are positioned near the main bathroom and powder room. Residents can indulge in shared amenities on the rooftop terrace, including a BBQ area, sitting area, and resort-style pool with uninterrupted city views. The apartment also includes two car spaces in the secure basement, a secure storage space nearby, a spacious laundry, and a garbage chute for convenience. Located mere moments from the CBD, this residence offers a private and peaceful retreat, with easy access to the vibrant precincts of South Bank and West End, embodying upscale inner-city living in an urban landscape.

HOME FEATURES:

- Built September 2023
- Positioned on the fourth floor, this residence shares the level with just one other apartment
- Private elevator direct to apartment
- High 2.7m ceilings throughout
- Zoned, ducted air-conditioning throughout
- Spacious kitchen boasting 150mm natural stone benchtops, top-of-the-line Miele appliances, with an integrated fridge and dishwasher, and a butler's pantry
- All bedrooms with built-in robes, ceiling fans and air-conditioning
- Luxurious main bedroom with city views, spacious ensuite and built in robes
- Two full bathrooms plus a convenient powder room
- Built-in wet bar and barbeque on the balcony
- Built-in study nooks in both the living area and the second bedroom
- Double car parking in secure basement
- Secure storage space in basement
- Garbage chute accessible from the apartment
- Rooftop terrace shared amenities including a BBQ area, sitting area, and resort-style pool with uninterrupted city views
- Well-presented boutique complex of nine apartments in the North building
- Secure complex with a key fob system
- Two visitor parks in secure basement
- Body Corporate Fees Approx. \$5,260 per annum

LOCATION:

- West End State School (Prep to Year 6)
- Brisbane State High School Catchment (Year 7 to Year 12)
- 2.2km to Brisbane CBD
- 900m to West Village Shopping Centre
- 1km to Southbank Precinct
- 150m to Highgate Hill Park
- Close proximity to Queensland University of Technology
- Short ferry ride across the river to the University of Queensland