

**402/17-19 Kurilpa Street, West End, Qld 4101**



**Apartment For Sale**

Friday, 17 May 2024

402/17-19 Kurilpa Street, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 105 m2**

**Type: Apartment**



Luke OKelly  
0477227020



Jim Ampelas  
0738444244

## Auction

Offering a sensational backdrop to life in the heart of it all, this free-flowing design showcases an abundance of natural light through the intuitive use of glass. Hosting family and friends is effortless, with a seamless connection between the indoor spaces and large entertainer's balcony. You'll love the convenience and accessibility of this location, surrounded by numerous gyms, pilates and yoga studios, bars, boutique breweries and endless food and coffee options, not to mention within walking distance to Aldi and the 1 billion dollar Montague Markets with full line Woolworths. Features of this apartment include:- Intuitive layout blending the generous internal and external living spaces into one;- Modern finishes and full-height windows that welcome in the light;- Generous open plan living space with room for separate living and dining areas;- Well appointed kitchen with ample cupboard space and quality Miele stainless steel appliances;- Three generous bedrooms elegantly designed with ceiling fans; - Air conditioning throughout;- Secure lock up basement garage with one car spaces and storage cage;- Intercom system;- Swimming pool and BBQ for your enjoyment. Meander only 100m down to the river and stroll along the walking and cycling paths that extend all the way from Orleigh Park to the city. With car, pedestrian and cycle bridges linking to the city and excellent public transport options, this apartment offers the buyer the best of inner-city living. It's an easy saunter to the up-and-coming culinary hub of Montague Road, and within easy walking distance to a myriad of restaurants including: Ehdn Bar and Kitchen, La Lupa, Mr Hong Modern Asian Restaurant, The Montague Hotel, Fat Dumpling, Wara Sushi and Voglia, to name a few. This apartment is attractively located:- 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;- 2 min drive from the new \$1 billion dollar Montague Markets with full-line Woolworths supermarket and selection of speciality retail and dining;- With easy access to kilometers of riverwalk parkland along the Brisbane river;- Only 650m to Davies Park Saturday Markets;- A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths; - Within easy access to the CityGlider, CityCat and CityCycle bike hire network, meaning quick and easy access to Brisbane city and beyond. Whether you're looking for an Inner-City pad or an astute investment - apartments of this calibre do not last long! Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.