

# 475 Montague Road, West End, Qld 4101

Place. **P**

## House For Sale

Friday, 8 March 2024

475 Montague Road, West End, Qld 4101

Bedrooms: 5

Bathrooms: 5

Parkings: 3

Area: 405 m2

Type: House



Jamal Naouri  
0410341974

## Top Offer Closing Tues 2nd April 2024

Nestled in the vibrant heart of West End, this stunning property offers a unique blend of traditional charm and modern convenience, complemented by the serene backdrop of Orleigh Park and the Brisbane River. The Queenslander's timeless architecture is accentuated by a fresh exterior palette, while the townhome's contemporary design provides sleek, stylish living. The main house's interior is a testament to classic elegance, with VJ walls, decorative cornices, and polished timber floors that offer a warm and inviting atmosphere. The spacious living areas are bathed in natural light, creating an airy and welcoming space for relaxation and entertainment. The sunroom, a cozy retreat, is perfect for enjoying the Queensland sunshine. The kitchen is a delightful mix of functionality and charm, with a tiled splashback, white cabinetry, and a convenient servery window that enhances the open-plan design. The covered rear deck is an entertainer's dream, providing a seamless transition from indoor dining to alfresco experiences, overlooking the lush, grassed backyard and mature gardens. Comfort is paramount in the bedrooms, with the master suite boasting a walk-in robe and an ensuite for added privacy. The additional bedrooms are well-sized, ensuring ample space for family or guests. The townhome at the rear is a modern marvel, with an open-plan living and dining area that flows onto a covered deck, perfect for intimate gatherings. The kitchen is a model of contemporary design, featuring stainless steel appliances and sleek finishes. Upstairs, the bedrooms continue the theme of comfort and style, with the master featuring an ensuite and the second bedroom offering generous proportions. Additional features include air-conditioning, ceiling fans, and a secure dual garage, ensuring comfort and convenience year-round. The property's location is unparalleled, with proximity to city-bound bus stops, riverwalks, and an array of shopping and dining options. This exceptional property is not just a residence but a lifestyle choice, offering the perfect blend of city living and suburban tranquility. Whether you're looking for a home with dual-living potential or an investment opportunity, this West End gem is sure to captivate and inspire. Moments from city-bound bus stops and scenic riverwalks, this sensational offering is near a seemingly endless plethora of shops and dining options. The fashionable Montague Markets and West Village precincts are a stone's throw away, as is vibrant South Bank and leafy Davis Park. Falling within the West End State School and Brisbane State High School catchment areas, 475 Montague Road is also a short distance from Saint Laurence's College, Sommerville House and Saint Ita's Catholic Primary School. TAFE Queensland's South Bank and UQ's Saint Lucia campus are easily accessible from this address, as are QUT's Kelvin Grove and Gardens Point campuses. Do not miss this exclusive opportunity – call to arrange an inspection today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.