

11105/30 Duncan Street, West End, Qld 4101

hodge.

Apartment For Sale

Sunday, 23 June 2024

11105/30 Duncan Street, West End, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Apartment



Henry Hodge

For Sale

Do not miss your chance to secure a stunning top-floor one-bedroom apartment with breathtaking views of the Brisbane River and Mount Coot-Tha. Located in the prestigious Gardens Riverside complex in West End, apartment 11105 sets a new benchmark for lifestyle-oriented living, with an array of luxurious on-site amenities, convenient public transport, retail, dining and entertainment options at your doorstep, and the Brisbane CBD a mere 3km away. Apartment features:- A well-designed open plan layout with full-height glazing, high ceilings, and a seamless flow between the living area and balcony, providing exceptional natural light and ventilation.- An entertainer's kitchen equipped with full-height cabinetry, appliance cupboards, a wall oven, an integrated dishwasher, and ample storage.- A generous bedroom with built-in wardrobes- A cleverly designed front courtyard area, ideal for additional storage or use as a drying court, allowing for lovely cross-breezes while maintaining privacy and security.- Air-conditioned living and bedroom spaces- A secure car park and storage cage- Expansive views of the Brisbane River and Mount Coot-Tha- Leased for \$550 per week until 24 January 2025- Body Corporate Levy: Approx. \$1,776 per quarter - Council Rates: Approx. \$480 per quarter- Water Rates: Approx. \$294 per quarterComplex features:- 25m lap pool and adjoining lagoon pool- Gym- Theatre room- Cabanas- BBQ areas- On-site management - Intercom systemLocation:- Direct access to kilometres of walks along the river and through parklands- 400m from the 24-hour City Glider bus stop - 3 min drive to the West End CityCat terminal- 4 min drive to Davies Park, where farmers markets are held every Saturday- 5 min drive to Boundary Street, renowned for its restaurants, bars, and retail strip- 7 min drive to QPAC and QAGOMA- 8 min drive to the South Bank Parklands - Within 10 minutes of Brisbane's top educational institutions, including UQ in Saint Lucia, QUT Gardens Point, Griffith Uni South Bank, and South Bank TAFE, as well private schools like St Laurence's and Somerville House.- In the school catchment for West End State School (Prep to Year 6) and Brisbane State High School (Years 7 to 12).Do not wait to inspect this one. Contact Kosta Porfyriou on 0404 430 327 if you have any questions.Disclaimer: We have endeavoured to ensure the information contained in this advertisement is accurate and true, but we make no representation or warranty as to its accuracy or completeness. Prospective purchasers should make their own inquiries regarding any property or information in this advertisement. We accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements contained herein.Disclaimer: This property may be advertised as sold by auction or without a price; therefore, a price guide cannot be provided under the Property Law Act 2023. The website may have filtered the property into a price bracket for website functionality purposes.When attending open homes, the owner or tenant may require us to collect and verify your full name and contact details before we grant you entry to the property. You can find information on how we will use your data at hodgeestateagents.com.au/privacy.