

2104/45 Duncan Street, West End, Qld 4101



Apartment For Sale

Wednesday, 26 June 2024

2104/45 Duncan Street, West End, Qld 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 194 m2

Type: Apartment



Brad Munro
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Expression of Interest concluding 15 July 2024

2104/45 Duncan Street, West End is being marketed by way of expression of interest and will conclude on or before Monday 15th July 2024 at 12pm. As offers are received, these will be presented to the seller for their consideration and should it reach their expectation, the property will be sold on or before the 15th July 2024. We strongly recommend that once you have inspected this property, if you are interested in buying, please contact us to submit your offer to purchase. West End's most prestigious residential development 'Waters Edge Riverfront' offers the complete package - fantastic location, striking waterscaped grounds and first-class apartment designs. 'Waters Edge' is the epitome of luxury, sophistication, quality and lifestyle - situated in the Brisbane State High catchment area and only moments away from the eclectic dining precinct of West End and South Bank, 'Waters Edge' is truly an exceptional address! As you first step inside this beautifully appointed 194sqm apartment you will be struck by the sense of space, the abundance of natural light and the wonderful and expansive river front views. Three important elements you should not have to compromise on when seeking a luxury home. The clever floorplan has been designed to maximise the river aspect, with water views from every room. - Boasting three well-appointed private bedrooms, two lavish bathrooms and 2 car spaces including a secure double lock-up garage. - Adding to the luxury of this already magnificent apartment is a proper entrance foyer. - Open plan floorplan with American oak floors and quality carpet in bedrooms. - Large dining space, flow through living area, meals nook, spacious and inviting entertainer's balcony with built in BBQ and sensational river views. - Impeccably designed Chefs kitchen with Gaggenau appliances, wine fridge, in-built coffee machine, double ovens, stone benchtops, and an abundance of storage. - A private study with built in desk and storage space. - The master suite features a large walk-through wardrobe before reaching the beautiful ensuite bathroom with double vanity and large soaking tub. The master is well separated from the other two bedrooms, and all enjoy private balconies and water views. - 2nd & 3rd bedrooms enjoy their own private balconies & luxury bathroom. - Large butlers laundry with floor to ceiling storage. - Air-conditioning throughout - Located less than 3km from the Brisbane CBD - Within the highly sought after Brisbane State High School catchment - 4000sqm of waterscaped gardens including 25m infinity edge lap pool, The Springs wading pool, Summer House outdoor kitchen and BBQ area, fully equipped gymnasium, residents meeting room and private residents' lounge. Apartment 2104 will be appealing for both families and down-sizers searching for the perfect riverside abode. Enquire now for your chance of owning this exceptional apartment! **DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained therein.