

**30509/40 Duncan Street, West End, Qld 4101**



**Apartment For Sale**

Wednesday, 10 July 2024

30509/40 Duncan Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Martin Ma

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## Auction

INROOM AUCTION SUN 21ST JULY 10.00AM @ HOWARD SMITH WHARVES Situated in the stunning apartment building 'Arbour', this premium-grade apartment offers a superb position just moments from the Brisbane River and beautiful walkways along riverside terrace in West End and is an easy walk to all the vibrancy of this diverse neighbourhood. The immaculately presented, modern and spacious apartment is located on level 3 of the impressive high-rise residential building which forms part of the prestigious Gardens Riverside complex developed by Pradella. The unit offers owners/tenants the perfect combination of contemporary level finishes with the comfort of relaxed open spaces, natural sunlight, and excellent ventilation. The property has a massive tiled and covered balcony which is a peaceful haven and great space for outdoor enjoyment with friends and family. - Top-tier finishes throughout including split system air conditioning, high ceilings, full height glazing, luxury carpets and curtains/blinds, and open-plan design. - Welcoming lounge and dining room with seamless indoor to outdoor flow. - Uber chic kitchen featuring full height cabinetry with soft close, 40mm thick stone benches with integrated shelving, and high-quality appliances including oven and gas cooktop, designer splashback, and premium tapware. - Two light and airy bedrooms with built-in mirrored robes are nicely separated from each other for privacy. - Stylish and beautifully appointed bathroom and ensuite allowing each bedroom to have its own facility with bathtub to main, sleek vanity design and smart storage cabinetry. - Fantastic entertainment balcony which is a great size for outdoor seating. - Integrated laundry service to main bathroom. - Single carpark assigned to unit with lift access and secure building entry. This managed complex provides residents with exclusive access to incredible on-site amenity including more than 5,500sqm of open landscaped gardens, breakout areas for rest & relaxation plus resort-style swimming pools including 25m lap pool and Palm Lagoon, cabanas, and BBQ area. In addition, it has a fully equipped 24/7 gymnasium, cinema room, work from home space, secure basement parking and storage. Located inside the elite Brisbane State High School and West End primary catchment it has high appeal for both owners and investors seeking a strong rental option attracting solid returns. A short walk to recreation, shopping centres like West End Village or Montague Market, taverns, restaurants, bars and so much more just minutes from your door. Catch the CityCat ferry to Brisbane CBD and beyond or local CityGlider bus makes it easy to get around and into South Brisbane and town centre. Call now to find out all the details about this superb investment or own home option! Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.