

**30902/40 Duncan St, West End, QLD, 4101**

Place. **P**

## Apartment For Sale

Thursday, 1 August 2024

30902/40 Duncan St, West End, QLD, 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Michael Hatzifotis

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## **City-fringing living, stunning mountain views and resort-style facilities**

Only minutes from Brisbane's CBD and a five-minute walk from the popular Montague Markets precinct, this two-bedroom apartment has plenty to offer. Capturing plenty of natural light and magnificent mountain views, this 92sqm property is set within West End's renowned 'Gardens' complex.

Contemporary in its design, the residence boasts attractive carpeted and tiled floors. Full-height glass maximises natural light, while also highlighting the panoramic mountain views.

Upon entry, you will find a spacious open-plan living and dining area that feels incredibly bright and airy. Steps away, a covered balcony features a beautiful outlook and plenty of space for hosting guests. A fantastic modern kitchen displays a breakfast bar, quality appliances, a glass splashback and ample cupboard storage.

Also linked to the balcony is an ensuited master bedroom, which encompasses a built-in robe. A sizeable second bedroom is also fitted with a built-in robe, while a well-appointed main bathroom showcases a shower over a bath.

Complete with a European-style laundry and superb storage, the apartment also benefits from split-system air-conditioning. Along with secure parking for one car and vast amounts of visitor parking, residents will also appreciate the complex's onsite management, gym, barbecue facilities and rooftop swimming pool with a professional swimming lane.

Close to scenic riverwalks and a plethora of shops and dining options, this exceptional apartment is also near the West End Ferry Terminal and a number of city-bound bus stops. The fashionable West Village, South Bank, Eagle Street Pier and Howard Smith Wharves precincts are also easily accessible from this address.

Falling within the West End State School and Brisbane State High School catchment areas, this brilliant property is also a short drive from Saint Laurence's College, Somerville House and Saint Ita's Primary School. Do not delay – call to arrange an inspection today.

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