

**40206/9 Pidgeon Close, West End, Qld 4101**

Place. **P**

**Apartment For Rent**

Saturday, 29 June 2024

40206/9 Pidgeon Close, West End, Qld 4101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **\$1,400 per week + BSS Catchment**

Premium Living at Enclave Davies Residences, West End Discover unparalleled luxury in this 3-bedroom, 2-bathroom apartment with an additional multi-purpose room that can be used as a fourth bedroom, located at 9-11 Pidgeon Close, West End. Nestled in a private cul-de-sac adjacent to the Brisbane River, this residence offers the perfect blend of convenience, security, exclusivity, and resort-style living.

**Unmatched Lifestyle Features:**

- Eden Rooftop Retreat: Enjoy private dining, outdoor pizza and BBQ facilities, a community rooftop orchard terrace, and sensational river and city views.
- Wellness Centre: Spanning two levels, it includes a fully equipped gymnasium, health and fitness spaces for yoga, stretching, and group training.
- Resort-Style Pool: Relax and unwind in the luxurious pool area.
- Entertaining Oasis: Ideal for hosting guests in a sophisticated setting.

**Apartment Highlights:**

- Spacious Design: Features a separate laundry and extensive storage with a "mud room" entry.
- Modern Finishes: Warm natural colours, elegant materials, and tastefully appointed finishes.
- Gourmet Kitchen:
  - Smeg Oven SOPA6102TN: Known for its advanced technology, large capacity, and precise temperature control, perfect for the home chef.
  - Smeg Steam Oven SF4102MCN: Offers steam cooking functions to retain food nutrients and flavours, ideal for healthy cooking enthusiasts.
  - Integrated Smeg Dishwasher: Ensures your kitchen remains sleek and clutter-free.
  - Smeg Range Hood: Provides efficient ventilation to keep your kitchen fresh.
  - Ilve Bar Fridge: Perfect for entertainers, keeping your beverages perfectly chilled.
- 40mm reconstituted stone island bench, soft-close drawers, and large format tiles.
- Intergrated Fridge/Freezer - Left to the Cooktop

**Indoor-Outdoor Living:** Seamless interaction between indoor and outdoor spaces.

**Comfort and Convenience:** Ducted air-conditioning throughout, floor-to-ceiling heights of 2.7m in living, dining, and bedrooms, timber flooring in living areas, and recessed LED downlights throughout.

**Versatile Multi-Purpose Room:** Currently used as a baby's room, this space can easily function as a fourth bedroom, offering flexibility to suit your family's needs.

**Bedroom 2:** Features a walk-in robe and Jack-and-Jill entry to the bathroom.

**Secure Parking:** Secure basement parking for 2 vehicles and a large storage cage.

**Prime Location:**

- Walking Distance: Brisbane CBD: 15-20 minutes South Bank: 10-15 minutes West End Centre: 5-10 minutes Waterfront: 5-10 minutes
- Travel Times: Brisbane Airport: Approximately 20-25 minutes by car

**School Catchments:**-- Located within the sought-after Brisbane State High School (BSS) catchment area, providing excellent educational opportunities for families.- Proximity to other renowned schools, ensuring a range of quality education options for children of all ages.

For more information, refer to the attached floor plan and photos for detailed layout and design features. Experience the epitome of refined living at Enclave Davies Residences. This exclusive property offers a serene lifestyle with top-tier amenities, all within close proximity to the vibrant heart of Brisbane. Secure your piece of paradise today.

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