

# 52/24 Kurilpa St, West End, QLD, 4101

HAMISH BOWMAN PROPERTIES

## Apartment For Sale

Tuesday, 3 September 2024

52/24 Kurilpa St, West End, QLD, 4101

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment

## Luxury Design and Lifestyle in Manhattan Terraces

Revel in the riverside splendour and lifestyle luxury in this Manhattan Terraces residence. Capturing inner-city outlooks from its elevated four-level floor plan, the property boasts an exquisite address and is one of only a few terrace homes with direct access to Bailey Street.

Showcasing bespoke beauty, the clean lines and meticulous design are influenced by a Mid-Century Modern aesthetic rich in colour and tones. Accentuated by Blackbutt herringbone floors, stunning lighting, wide halls, high ceilings, and a rare corner allotment with extra windows, the residence unveils an incredible sense of space and an alluring ambience filled with natural light.

The living level offers exceptional flow from the lounge and dining area to the entertainer's balcony and chef's kitchen with Miele appliances. Displaying a Blackbutt feature wall with a Samsung frame TV and Bang & Olufsen sound bar, this sensational setting caters to relaxation, dining and hosting.

Three bedrooms feature direct access to three bathrooms adorned with Terrazzo-style tiles and floating stone-top vanities. The luxurious master suite occupies the entire upper floor, creating a haven with a private terrace, walk-in robe and ensuite.

Situated at a highly desirable address, the lifestyle on offer is unparalleled. With the iconic riverfront only 200m away, you can walk/run along the water, cycle to Orleigh Park, and catch the CityCat. Montague Markets, West Village, and a vibrant array of cafes, restaurants, bars, and music venues are within easy walking distance, and you are only 2.5km from South Bank, QPAC, and GOMA. Located 3km from the CBD, within the West End State School and Brisbane State High School catchments, and minutes from private colleges and inner-city hospitals, this location and lifestyle are not to be missed.

Property features include:

- Luxury 4-level terrace home in Manhattan Terraces
- 3 bedrooms, 3 bathrooms (including 2 private ensuites)
- Top-floor master with a private terrace and walk-in robe
- Living/dining area opening to an entertainer's balcony
- Chef's kitchen featuring a Miele oven, speed oven and dishwasher
- Tandem garage with laundry and direct access to Bailey St
- Full-height built-in wardrobes, excellent internal storage
- Blackbutt feature wall, herringbone flooring, premium carpet
- Samsung TV with a Bang & Olufsen sound bar
- My Air ducted A/C and haiku fans with app control
- Fronius 5.53kw, 14-panel solar system