

**609/25 Duncan Street, West End, QLD, 4101**



**Apartment For Sale**

Tuesday, 24 September 2024

609/25 Duncan Street, West End, QLD, 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Premier Lifestyle at Sassari Apartments

Ray White West End Proudly Presents: 609/25 Duncan Street, West End

Watch the world go by in this premium two bedroom, two bath, one car apartment in the sought after Sassari complex. Set back from the hustle and bustle of Montague Road, this complex occupies prime position on a quiet street by the Brisbane River. Delight in the possibility of coming home to your expansive abode after exploring the gastronomical, cultural and social offerings at play in West End.

Upon entering, you will immediately note the quality construction, high ceilings, and coastal colour palette expertly chosen throughout. Designed and executed to take full advantage of the natural light and local breezes on offer, this apartment has the luxury of two balcony areas. European appliances, waterfall edge benchtop and generous storage options deliver maximum versatility and appeal in this kitchen layout. Exuding a seamless flow between internal and outdoor areas, you can go from day to night living, transitioning effortlessly from entertaining space to outdoor alfresco dining. Make this home your own, whilst making the most of Queensland's comfortable year round temperature.

Further features of this apartment include:

- Secure car park;
- Well-devised open plan living with floor to ceiling glass sliders, high ceilings and a seamless integration of indoor/outdoor spaces delivering an incredible home for entertaining and relaxing;
- Corner position with plenty of natural air flow due to the two balconies;
- Large master adjoined by a stylish ensuite and built in robe;
- Oversized second bedroom with built in robe and access onto a private balcony;
- Spacious kitchen with full height cabinetry, stainless-steel European appliances and waterfall edge stone benchtop;
- Abundance of natural light filtering in throughout;
- High-end fittings and finishings;
- Air-conditioning throughout;
- Rooftop skydeck with pool and BBQ area.

If this wasn't enough, Sassari complex is home to a sky deck. The sparkling in-ground pool is perfect for entertaining guests in the warmer months. After a dip, you can enjoy a drink and a meal in the communal rooftop BBQ area. The location is fantastic for owner-occupiers and tenants alike; just 2km from the Brisbane CBD, you can choose to walk, ride, bus, or ferry to work. With a direct access to the River, walking, running, and bike tracks are at your door and you will love exploring the nearby parklands and markets. With an array of thriving cafes within walking distance, Sunday brunch will become the highlight of your week.

Located:

- Within minutes from a fusion of restaurants, bars, cafes and specialty food stores along Boundary Street;
- 1 min drive or short stroll from the new billion dollar Montague Markets with full-line Woolworths supermarket and selection of speciality retail and dining;
- With direct access to kilometres of riverwalk parkland;
- Only a 3 minute stroll to Davies Park Saturday Markets;
- Within the West End State School and Brisbane State High School catchments, close to Southbank Institute of Technology, QUT & University of Queensland;
- Near well-renowned private education facilities including Somerville House and St Laurence's College;
- A stone's throw from the Southbank precinct, boasting parkland, riverside entertainment, walking and cycle paths;
- Within easy access to the CityGlider, CityCat and CityCycle bike hire network, meaning quick and easy access to Brisbane city and beyond.
- Buyers seeking an unrivalled and low-maintenance lifestyle, just moments from the Brisbane CBD, need look no further.

- A property of this calibre will be in high demand, so be quick to secure your private inspection! This home will be SOLD at auction if not prior.

Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 for further information.

\*Disclaimer

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