

**30203/40 Duncan Street, West End, Qld 4101**



**Apartment For Sale**

Friday, 3 May 2024

30203/40 Duncan Street, West End, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



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## Auction

Offering state of the art facilities and within a stone's throw of the Brisbane River, Arbor Apartments is one of West End's most sought after complexes. The flexible floorplan and enviable location on offer at this unit ensures it is a must to inspect for investors and executive couples alike. Features include: • Contemporary unit in the Arbor Apartment complex, constructed in 2017; • Leafy aspect over the large communal gardens with an abundance of natural light; • Two well-separated bedrooms provide privacy and separation plus north-east entertainer's balcony; • Enviably complex amenities including a lap pool, landscaped gardens, and gymnasium. Situated on the second floor in a corner position with an abundance of natural light, you will feel immediately at home in this well-presented and stylish apartment. A timeless colour palette and sleek finishings means you can add your own personal touches. The open plan living and dining area is overlooked by a gourmet kitchen with intelligent storage solutions. Keen cooks will enjoy the use of modern stainless-steel appliances, gas cooktop, stone benchtops, and dishwasher. The living flows seamlessly onto the entertainer's balcony; as the unit is a corner apartment, you have a leafy outlook over the landscaped gardens below. The position of the apartment within the building allows for an abundance of natural light and local breezes. Returning indoors, each of the two bedrooms are generously proportioned with built-in storage and are well-separated for privacy. The master has direct access to the balcony plus a spacious ensuite, while the main bathroom also boasts a bath for relaxing soaks after work. The complex amenities are first-class; a sparkling lagoon-style pool is on offer plus communal BBQ and entertaining area. You can improve your fitness in your own back garden with a swim in the lap pool or workout in the fully equipped gymnasium. Ideally positioned on the West End peninsula, you can reach the Brisbane CBD by foot or bike via Riverside Drive. Alternatively, the bus is just 400m away and there is easy access to Brisbane's entertainment and cultural precincts, along with West End's thriving cafe and restaurant scene. Our instructions are clear, and this property will be sold at auction on the 23rd of May, if not prior. This is the perfect opportunity to purchase a home in one of West End's best buildings! Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.