

4101/140 Alice Street, Brisbane City, Qld 4000

Place. 

Unit For Sale

Wednesday, 3 July 2024

4101/140 Alice Street, Brisbane City, Qld 4000

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 324 m2

Type: Unit



Simon Caulfield
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Courtney Caulfield
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Expressions of interest closing Tue 30th Jul, 5pm

Looking out to 270-degree panoramas stretching across the city skyline to the Brisbane River, the Story Bridge, the magnificent Kangaroo Point Cliffs and the Moreton Bay islands beyond, this four-bedroom penthouse apartment is set across 324sqm of the acclaimed 'Abian Residences' complex. Thoughtfully crafted to offer a lavish lifestyle, this extraordinary property boasts a prime city-central position, access to resort-style facilities, sophisticated interiors and spectacular entertainment options. The residence is a testament to expert craftsmanship. Encased in full-height glass that optimises natural light flow and stunning views, the apartment also showcases opulent custom laser-cut Italian travertine-tiled floors and Calacatta natural stone accents. A distinctive curvilinear design evokes a feeling of luxurious comfort, while custom joinery, Giorgetti light fittings and Flos Design flush-mounted lighting elevate the property's interior. Ideal for relaxing and hosting guests in refinement, a spacious open-plan living and dining area greets you upon entry. Accompanied by two galleries providing over 10 linear metres for displaying artwork, this airy central space spills out onto an enclosed balcony. Commanding one of the city's most mesmerising vistas, this extraordinary al fresco area is a true highlight for the residence. Another exceptional space, the apartment's bespoke kitchen is equipped with Calacatta natural stone benchtops, top-of-the-range Miele appliances, a butler's pantry, a large breakfast bar, a commercial-grade Ziptap and generous cupboard storage. Those who prefer to dine out will also appreciate the wide array of restaurants, cafes and bars at ground level. Undeniably lavish, a generous master suite encompasses a huge walk-through robe and a custom dressing room. An attached hotel-inspired ensuite has floor-to-ceiling travertine tiling, dual vanities, a shower room and a separate freestanding bath. Situated in another wing of the property, another ensuited bedroom with a walk-in robe is perfect for guests or multi-generational living. There is also a dedicated media room or office, plus two additional bedrooms benefitting from built-in robes. Finishing the residence is a well-appointed main bathroom, a separate powder room and an internal laundry. Complete with rare secure side-by-side parking for three cars and a double-sized lockable storage facility, the residence also includes ducted air-conditioning, C Bus-controlled lighting, electronic block-out blinds and a control room with a safe. Additionally, the complex has a 24-hour concierge service offering mail delivery, dog walking, dry cleaning and apartment cleaning. Boasting a private day spa featuring a Turkish Hammam, 'Abian Residences' also features a fully-equipped gym, a steam room, a sauna and a wellness cold plunge pool, as well as a 20-metre dual-lane temperature-regulated swimming pool and spa. Just metres from Brisbane City Botanic Gardens and the soon-to-be-constructed Kangaroo Point Pedestrian Bridge, this phenomenal apartment is close to Queen Street Mall's famed retail and dining options. The fashionable Eagle Street Pier, Howard Smith Wharves, James Street and South Bank precincts are a stone's throw away. The Central train station, numerous bus stops and scenic riverwalks are nearby. A short distance from Sommerville House, Brisbane Grammar School, Brisbane Girls' Grammar School and Saint Joseph's College, this incomparable property also offers proximity to QUT's Gardens Point and Kelvin Grove campuses. UQ's Saint Lucia and TAFE Queensland's South Bank campuses are minutes away. Do not miss this exclusive opportunity – call to arrange an inspection today.

Additional Information
Body Corporate Contributions
Admin fund: \$1,946.62 per quarter approx.
Sinking fund: \$456.58 per quarter approx.
Insurance: \$335.66 per quarter approx.
Total Contributions: \$2,738.86 per quarter approx.
Council Rates: \$659.70 per quarter approx.

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