

**31203/21 Mollison Street, West End, Qld 4101**



**Apartment For Sale**

Thursday, 9 January 2025

31203/21 Mollison Street, West End, Qld 4101

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 184 m2**

**Type: Apartment**



Luke OKelly  
0477227020



Jim Ampelas  
0738444244

**Price Guide: \$2,300,000 - \$2,500,000**

Ray White West End proudly presents: 31203/21 Mollison Street, West End. Situated in the desirable West Village, Arcadia North is a boutique complex of just 53 apartments. Providing exclusive amenities and an enviable lifestyle, this apartment conveys a contemporary synergy of tranquil, resort style living in a sophisticated urban locale. A monochromatic colour scheme, resonant of minimalist design highlights an abundance of natural light and the desirable North-Eastern aspect. The floorplan comprises a cohesive open plan living space that opens onto a spacious, covered alfresco entertaining area showcasing uninterrupted views of the CBD. Bold, linear two-tone cabinetry creates architectural interest, seamlessly blending the kitchen with the adjacent entertaining area. LED strip lighting highlights the opulent mirrored splashback and quality Miele appliances including a gas cooktop, double wall ovens, and an integrated dishwasher. A walk-in pantry provides ample storage and preparation space. The master suite features a spacious walk-through robe with mirrored cabinetry, a chic ensuite with a freestanding bath, frameless walk-in shower, brushed chrome fittings, extensive storage including mirrored cabinets, twin oak vanities and niche shelving. Three further bedrooms are queen sized and include built-in robes. The second bedroom also includes an ensuite. Servicing the two additional bedrooms, a third bathroom comprises large format tiling, a frameless glass walk-in shower, mirrored cabinet, oak vanity storage and an inclusive toilet with concealed cistern. Lush, subtropical landscaping throughout the complex complements the in-ground resort style pool and facade. Intimate BBQ areas feature sculpted concrete and masterfully crafted timber banquette seating, drinks fridges and sinks. Features include:- Ducted air conditioning- Crisp, square-set cornice throughout- Plantation shutters- Ceiling fans- Secure building with intercom system- Separate internal laundry - Secure car accommodation for two cars and additional storage- Access to amenities in Arcadia North & South - not reciprocal for buyers investing in Arcadia South. Home buyers and investors seeking a high-end apartment within walking distance to the CBD in a desirable urban precinct, will be impressed with the host of inclusions available in Arcadia and the West Village. Located just 800 metres from the CBD, there is a bus stop directly outside on Mollison Street and the Southbank Train Station is within walking distance. Located in the West Village, Picnic Café, Ichiban Sushi and Yamas Greek and Drink are popular with the locals. Other local highlights include the West End Markets, State Library, QPAC and the Queensland Museum. Within the school catchments for West End State School & Brisbane State High School. Popular choices for private schools include Brisbane Grammar, Girl's Grammar and St Joseph's College (Terrace). Contact Luke O'Kelly and Jim Ampelas on 0436 332 483 to secure your inspection or for further information.\*Disclaimer This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.