

40208/50 Duncan Street, West End, QLD, 4101



Apartment For Sale

Saturday, 11 January 2025

40208/50 Duncan Street, West End, QLD, 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 160 m2

Type: Apartment



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Incredible Luxury 3 Bedroom + MPR/4th Bedroom & 2.5 Baths North Facing Apartment

Ray White West End proudly presents: 40208/50 Duncan Street, West End

If you have been dreaming of resort style, luxury living in one of Brisbane's most desired locations, then we have the perfect home for you! Located in the 'Parc' building of the prestigious Gardens Riverside complex, this contemporary apartment offers riverfront living within 3kms from the CBD.

You will admire the innovative open floor plan, harmoniously blending the entertainer's balcony and living space into one, as well as a convenient study nook making working from home effortless and comfortable. Apartment 40208 also overlooks the magnificent and tranquil gardens making this home the perfect combination of Inner-City and resort style living.

This generous 3 bedroom plus MPR apartment is located in the 'Parc' building of Gardens Riverside, and offers an abundance of features including:

- Cleverly devised open plan living, dining and kitchen and dining with a seamless connection out to the large covered balcony, providing the ideal space for entertaining and relaxing
- The fantastic entertainer's balcony has a lovely Northerly aspect, offering beautiful views over the Gardens landscape
- Striking gourmet kitchen with full height cabinetry, European appliances, outstanding storage options and breakfast bar
- Generous master bedroom with direct balcony access and a walk through robe leading to a sumptuous dual vanity ensuite
- Spacious bedrooms 2 and 3 with built-ins
- 2 bathrooms and a powder room
- Large study/MPR, perfect when working or studying from home
- Separate laundry room with storage space
- High ceilings, air-conditioning and exceptional fixtures and finishes throughout
- 2 secure car parks and 2 storage space

If these features weren't enough residents can also enjoy 5,500sqm of expansive subtropical gardens including a 25m lap pool with an adjoining palm lagoon style pool, gym, theatre, stylish cabanas and BBQ areas plus the security of an on-site manager.

Located:

- 3 minute walk from the brand new Montague Markets with full size Woolworths supermarket, 15 specialty shops and medical/allied services;
- With direct access to kilometres of riverwalk parkland;
- Only a 5 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.

The property also features easy access to multiple public transport facilities including:

- 24hr City Glider and City Council Bus service operating along Montague Rd;
- West End CityCat terminal easily accessible offering simple access to University of Queensland and across inner Brisbane;
- Car access to the CBD is quick via Victoria Bridge and William Jolly Bridge, plus the Go Between Bridge for simple access to lifestyle precincts like Suncorp Stadium and Paddington (Barracks and Caxton Street);

- The Go Between Bridge also offers direct connection to the Inner City Bypass (ICB) linking to Brisbane airport, the Sunshine Coast and M1.

This is an incredible opportunity to buy this stunning apartment in one of the most sought-after residential complexes in West End. This apartment WILL BE SOLD at AUCTION if not prior, so act quick to secure your inspection!

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

***Disclaimer**

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