

Sold



Unit 1507, 45 Duncan St, West End



## EXCLUSIVE WEST END APARTMENT

Imagine if your daily commute consisted of walking from your bedroom, via the coffee machine, to the home office. Imagine if your lunch break involved strolling through over 4000m<sup>2</sup> of landscaped gardens, or swimming a few laps in the lap pool or the resort pool. The work from home residents at Water's Edge Apartments have uncovered the secret to the perfect work / play lifestyle balance.

With direct access to the riverfront and the newly upgraded bicycle paths, you can run or ride to the heart of the Brisbane CBD and leave the car in the garage. The renowned Davies Park markets are on your doorstep, or a short stroll will land you at the new Montague Markets surrounded by alfresco dining and retail opportunities. The scene is set for the best lifestyle the city has to offer.

### The Apartment

2 spacious bedrooms with built in robes

Master suite finished with high end en suite

Warm natural color scheme throughout the apartment provide a timeless palate

Classy finger pull cabinetry in kitchen with feature waterfall stone benches

Integrated dishwasher, wine fridge and high end appliances

Fully air conditioned for the warmer months

 2  2

Price	SOLD
Property Type	Residential
Property ID	5600

### AGENT DETAILS

Indiana Voss - 0404 155 581  
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



The open plan living / dining opens out onto an exclusive balcony perfectly located away from the lagoon pool area and perfectly private

Relax, entertain, contemplate, make big plans, enjoy a resort like lifestyle ... all without leaving your apartment

### **The Site**

Valuable West End location with over 4000m<sup>2</sup> of landscaped grounds to relax in, a rare find indeed

The finest of alfresco dining is located within minutes of the front door along Boundary Street. Cafés, bars and your local favourite food is no longer an UBER drive, it's a short walk.

The Brisbane city council infrastructure has taken the popular West End precinct to new heights with kilometres of walking and riding tracks along with easy access from Waters Edge to the Citycat and Cityglider. The 2032 Olympic host city is your new home town

### **The Pool Pavilion**

Choice of 2 pools. The first is the 25 metre heated lap pool, or for more relaxing past time wade through the lagoon pool

Community bbq facilities for all residents and private outdoor seating areas make Waters Edge the perfect resort lifestyle

Excellent on site management maintain the pools and the grounds for you

### **The Gymnasium**

Spacious fully equipped gymnasium that is fully air conditioned overlooking the grounds

No more waiting for a treadmill ... there are plenty to choose from

Feel like some hill work, jump on one of the elliptical machines

Quantity of free weights and many machines also on site for resident's exclusive use

### **The Location**

Life opposite the river is undoubtedly a valuable investment in real estate. But once you experience the location that is "Waters Edge", you will never be able to leave. The convenience of cafés and restaurants and schools on your step can not be underestimated. Nor can the benefits of parklands and walkways and bike ways on your doorstep. We invite you to call today to discuss this apartment and make a private viewing to walk through this exciting West End lifestyle. Call Indiana 0404 155 581 or Justin 0400 822 069 today

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*