



1407/45 Duncan Street, West End

\$509,000

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TURBO CHARGE YOUR LIFESTYLE - RIVERSIDE LIVING IN WEST END!

Web property id: PPSR11987

2 Bed 2 Bath 1 Car

Don't miss the opportunity to secure a quality 2 bedroom apartment in a complex located directly on the river. They simply don't build them like this anymore! Located in the sought-after Waters Edge development, this sizeable 2 bedroom apartment is well-situated with an easy stroll to the river. Enjoy a sweeping floor plan with access to resort style facilities including pools and lush gardens. The large balcony is perfect for entertaining, while the modern interiors have been designed for flexibility of space. Either enjoy this property as an owner occupier or reap the rewards with strong rental yields as the perfect Inner-City investment. Other impressive features include: - 93m2 of luxury living with seamless integration from indoors to outdoors - Well-designed floorplan with open plan living flowing out to a private balcony - Designer kitchen offering high quality cabinetry, stone bench tops, integrated Miele appliances and ample storage - Spacious main bedroom with built-ins, contemporary ensuite and direct balcony access - Bedroom 2 has built-ins and is adjacent to the 2nd bathroom - Separate laundry (rare in 2 bedroom apartments these days) - 1 secure car space plus great size storage cage - Ducted air-conditioning throughout - Exclusive residents' amenities include over 4,000sqm of gardens, 2 x feature pools including a stunning 25 metre infinity edge heated lap pool, fully equipped gym, residents' lounge with digital projection equipment, wet bar and high-tech meeting rooms - Located less than 3km from the Brisbane CBD - Within the highly sought-after Brisbane State High School catchment Please call me for a private inspection or join me at Saturday's open home. I look forward to meeting you there.

Features

1 secure car park + storage.

Strata Levy \$4929

Living Area 78 sqm

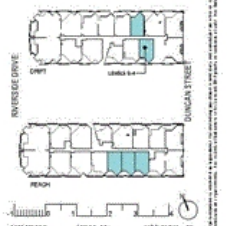
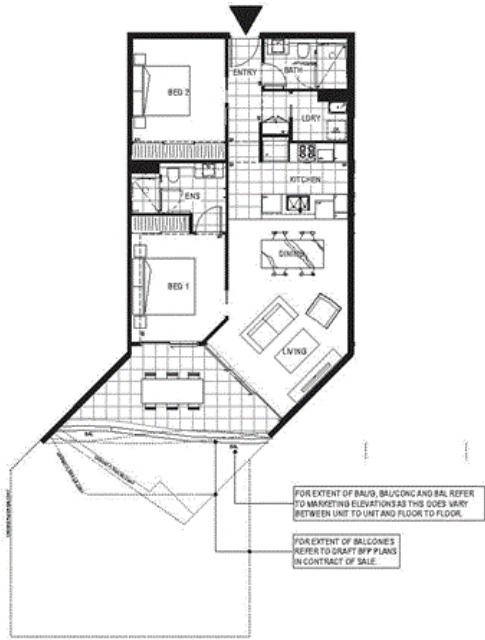
Pets True

Allowed

WATERS EDGE WEST END UNIT TYPE X

2 BED, 2 BATH
BUILDING 1+2 - REACH+DRIFT
 LEVEL: GROUND - LEVEL 7
 UNIT NO'S: 1005, 1006, 1007, 1106, 1107, 1108, 1207, 1208, 1209, 1307, 1308, 1309, 1407, 1408, 1409, 1506, 1507, 1605, 1606, 1607, 1705, 1706, 1707, 2013, 2114, 2215, 2315, 2415
MARKED UNIT NO'S: 2009, 2110, 2210, 2310, 2410, 2510, 2608, 2708
INTERNAL AREA: 77.78 sqm
BALCONY AREA:
 GROUND LEVEL: 23.83 sqm
 LEVEL 01 - 07: 15 sqm
TOTAL AREA:
 GROUND LEVEL: 92.141 sqm
 LEVEL 01 - 07: 92.83 sqm
 BED 1: 3500 x 3000
 BED 2: 3300 x 3000
 LIVING: 3500 x 3200
 DINING: 3900 x 1550

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY.



13/1/2020 MK15 42 VERSION: 10

LEGEND:

- A - LAMP/ACT/FORK
- BA - BATHROOM
- BE - BED
- BL - BALCONY
- BR - BENCH
- BU - BURNER
- CA - CABINETS
- CH - CHAIR
- CL - CLOSET
- CO - COUCH
- CR - CROCKERY
- CS - CUPBOARD
- CU - CURTAIN
- DC - DRESSING CHAIR
- DE - DESK
- DI - DINING
- DO - DOOR
- DR - DRESSING ROOM
- DT - DRESSING TABLE
- EA - ENTRY
- EN - ENTRY
- EX - EXTERIOR
- FL - FLOOR
- FR - FURNITURE
- GA - GARAGE
- GL - GLASS
- GR - GRASS
- HA - HALLWAY
- IB - INTERIOR BALCONY
- IN - INTERIOR
- IS - ISLAND
- IT - INTERIOR TERRACE
- LA - LAMP
- LI - LIGHTING
- LO - LOBBY
- LU - LIVING UNIT
- MA - MIRROR
- ME - MEASUREMENT
- MI - MIRROR
- MO - MIRROR
- MT - MIRROR
- NA - NOT A PART OF THE UNIT
- OB - OBJECT
- OC - OCCUPANCY
- OD - OCCUPANCY
- OE - OCCUPANCY
- OF - OCCUPANCY
- OH - OCCUPANCY
- OI - OCCUPANCY
- OL - OCCUPANCY
- OM - OCCUPANCY
- ON - OCCUPANCY
- OO - OCCUPANCY
- OP - OCCUPANCY
- OR - OCCUPANCY
- OS - OCCUPANCY
- OT - OCCUPANCY
- OU - OCCUPANCY
- OV - OCCUPANCY
- OW - OCCUPANCY
- OX - OCCUPANCY
- OY - OCCUPANCY
- OZ - OCCUPANCY

