



1214/45 Duncan Street, West End

\$1,595,000

**SPECTACULAR 3 BEDROOM RIVERFRONT APARTMENT**

Web property id: PPSPM11786

**3 Bed 2 Bath 2 Car**

Residence 1214 is a stunning absolute riverfront apartment in the landmark Waters Edge development. Situated on the 2nd floor of the Reach building this prestigious apartment offers a wonderful 13m river frontage with never-to-be-built-out river views from every room. Waters Edge at Riverside West End is an exclusive riverfront development located less than 3km from the CBD, South Bank Parklands and within the highly sought after Brisbane State High School catchment area. With an expansive 188sqm floorplan this stunning apartment includes open plan living and dining, large entertainers balcony, 3 spacious bedrooms, 2 bathrooms, study, separate laundry, meals area and luxuriously equipped kitchen with stone benchtops, high-end Gaggenau appliances, 5-burner gas cooktop and an abundance of storage space. The 3 spacious bedrooms are well-separated with the master bedroom boasting a large walk-through wardrobe and ensuite, plus has access to the main balcony, while the 2nd and 3rd bedrooms have built-in robes and their own private balconies. Also included is a private double lockup basement garage and separate lockable storage cage. Features of this impressive home include: > Absolute riverfront location with 13m river frontage > Never-to-be-built-out river views from every room > Open plan living with seamless connection to the private covered entertainers balcony > Exceptionally appointed gourmet kitchen with high-end Gaggenau appliances, stone benchtops, gas cooktop and an abundance of storage space > 3 spacious and well-separated bedrooms - the master suite features a stylish walk-through robe, luxury ensuite and balcony access > 2nd and 3rd bedrooms with built-in robes and private balconies > Private study > Timber flooring to living spaces > Air-conditioning throughout > Double lockup basement garage plus single lockable storage cage Residents of Waters Edge have the pleasure of enjoying the 4,000sqm of lush waterscaped gardens including heated infinity edge lap pool, The Springs wading pool, fully equipped gymnasium, outdoor kitchen and BBQ area, and residents' lounge. If you've been dreaming of living near the river then this is your opportunity to make it a reality. Talk to us today!

**Inspect:**

Saturday 11 August, 1:45PM - 2:15PM

**Emily Rogers**  
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**Living Area** 155 sqm

## WATERS EDGE WEST END

### UNIT 1214

3 BED, 2 BATH, STUDY  
BUILDING 1: REACH  
LEVEL 2

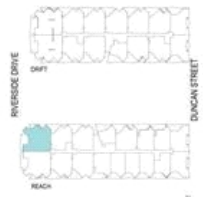
INTERNAL AREA: 154 sqm

BALCONY AREA: 32 sqm

TOTAL AREA: 188 sqm

BED 1: 3700 x 2300  
BED 2: 3400 x 2250  
BED 3: 3400 x 2300  
LIVING: 5000 x 3900  
DINING: 4100 x 3900  
STUDY: 2000 x 3900

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY.



16/02/2017 MK40-2 VERSION: 1

SYMBOL	DESCRIPTION
APL	APPLIANCE SYMBOL
BL	CONCRETE CURTAINS WITH GLASS BALCONY/PADE OVER
BL/CL	CONCRETE BALCONY/PADE
BL/D	2.1M HEIGHT GLASS BALCONY/PADE
BL/2	REAR/FRONT BALCONY
BL/3	BATH
BL/4	BRUSH/CLUTTERED
BL/5	CLUTTER
BL/6	CLUTTER
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