



40710/50 Duncan Street West End QLD

2  2  1 

Experience resort-style living in one of West End's most sought-after communities. Set within lush, landscaped gardens, Gardens Riverside delivers a true inner-city oasis-blending prestige, lifestyle, and convenience just moments from Brisbane's cultural heart.

**Type** : Unit  
**Price** : \$ 1,068,000  
**Building Size** : 105 sqm  
**View** : <https://www.yabbaproperty.com.au/8491612>

#### Apartment Highlights

This beautifully appointed 2-bedroom residence on Level 7 showcases luxury, space, and rare outdoor living with both an extra-large balcony and a private front courtyard:  
 ? North-East orientation with high ceilings and floor-to-ceiling windows for light and breezes  
 ? Exceptional outdoor living: oversized balcony with leafy outlooks and a glimpse of the city, plus a front courtyard

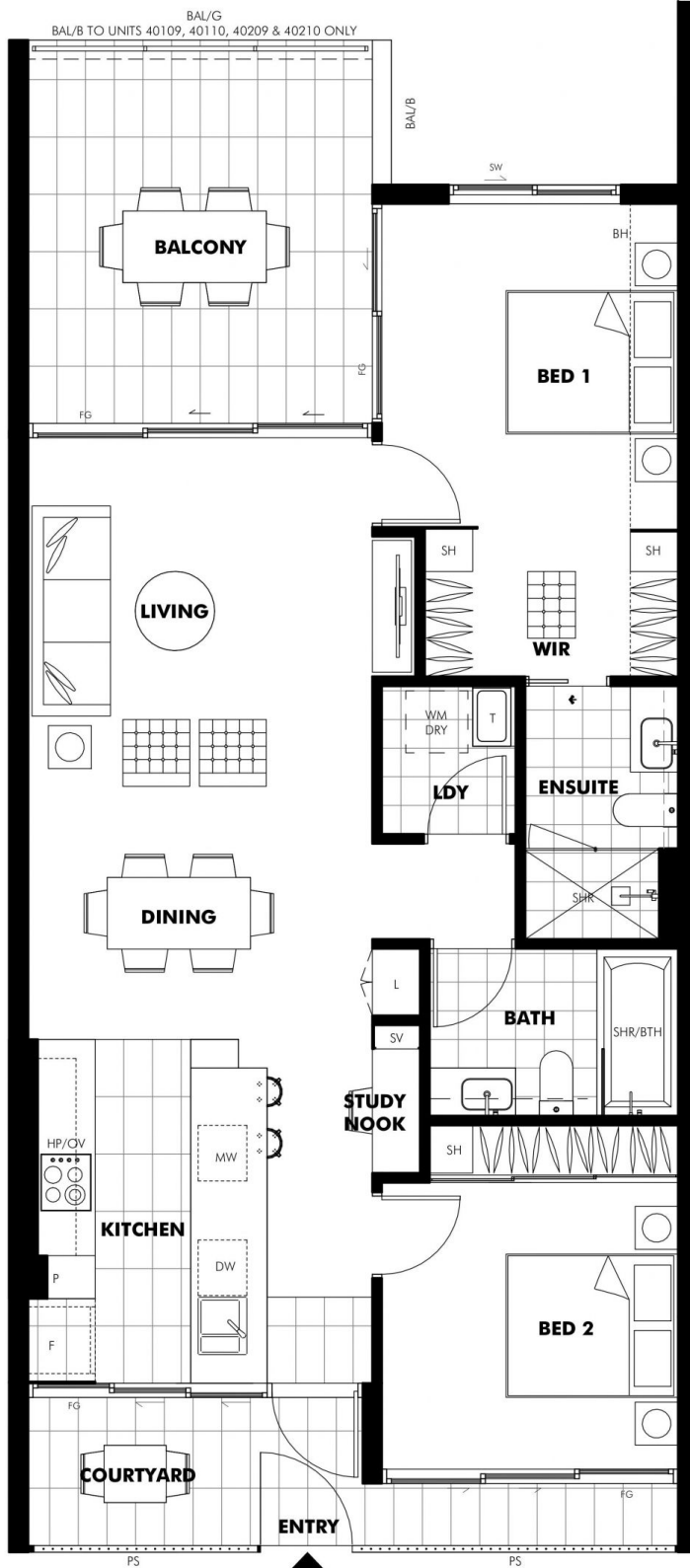
[For full version visit the website](https://www.yabbaproperty.com.au)



**Kong Lau**  
0416 518 708



**Vivian Wang**  
0425 655 933



## UNIT TYPE: DA2

2 BED, 2 BATH, STUDY NOOK

LEVELS 1 - 9

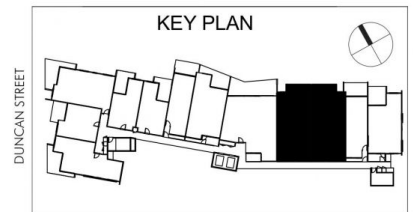
UNITS: 40110, 40210, 40310, 40410, 40510, 40610, 40710, 40810, 40910

MIRRORED UNITS: 40109, 40209, 40309, 40409, 40509, 40609, 40709, 40809, 40909

INTERNAL AREA:	81m <sup>2</sup>
BALCONY AREA:	15m <sup>2</sup>
COURTYARD AREA:	9m <sup>2</sup>
TOTAL AREA:	105m <sup>2</sup>

BED 1:	3350 x 3100
BED 2:	3000 x 3100
LIVING:	3650 x 3600
DINING:	2650 x 3600

PLEASE NOTE ALL DIMENSIONS APPROXIMATE ONLY



10/04/2015

ISSUE C

### LEGEND

AP	APPLIANCE CUPBOARD
BAL/B	SOLID BALUSTRADE
BAL/G	GLASS BALUSTRADE
BH	BULKHEAD
BTH	BATH
DRY	DRYER OVER
DW	DISHWASHER
EF	ENTRY FEATURE
F	REFRIGERATOR SPACE
FG	FIXED GLASS
L	LINEN
HP	HOT PLATE
MW	MICROWAVE NICHE
OV	UNDERBENCH OVEN
P	PANTRY
PDR	POWDER ROOM
PS	PRIVACY SCREEN
SB	SUNSHADE BLIND (REFER SUNSHADE SCHEDULE IF APPLICABLE)
SH	SHelf
SHR	SHOWER
SHR/BTH	SHOWER/BATH
SW	SLIDING WINDOW
SV	SERVICES HUB
T	LAUNDRY TUB
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE

Disclaimer: The particulars are set out as a general outline only. This representation is intended as a guide for intending purchasers and does not constitute an offer or contract. Intending purchasers should verify themselves by inspection or otherwise as to the correctness of each description or reference. Apartment layout and area and dimensions are subject to detailed design and construction requirements. If and where balconies, or multiple balconies, or courtyards refer to draft BP plans in contract of sale for area and extent. For balustrade type and extent refer to marketing literature for clarification. Plans include drop ceiling required for services. Any furniture shown on plans are illustrative only and are not included in the sale of any apartment or as part of the purchase price for any apartment. The seller reserves the right to make changes to the layout and design of a lot including the size of any rooms (being non-substantial changes) as permitted in accordance with the contract of sale.