



40801/50 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 : Apartment
Price : \$ 1,020,000
Building Size : 97 sqm
View : <https://www.yabbaproperty.com.au/8609984>

Apartment Highlights

- ? Beautifully appointed 2-bedroom residence on Level 8, offering a premium combination of luxury, space, and rare outdoor living with an expansive wrap-around balcony
- ? Desirable corner position with high ceilings and floor-to-ceiling windows, capturing abundant natural light and cooling breezes
- ? Exceptional outdoor living with an oversized balcony

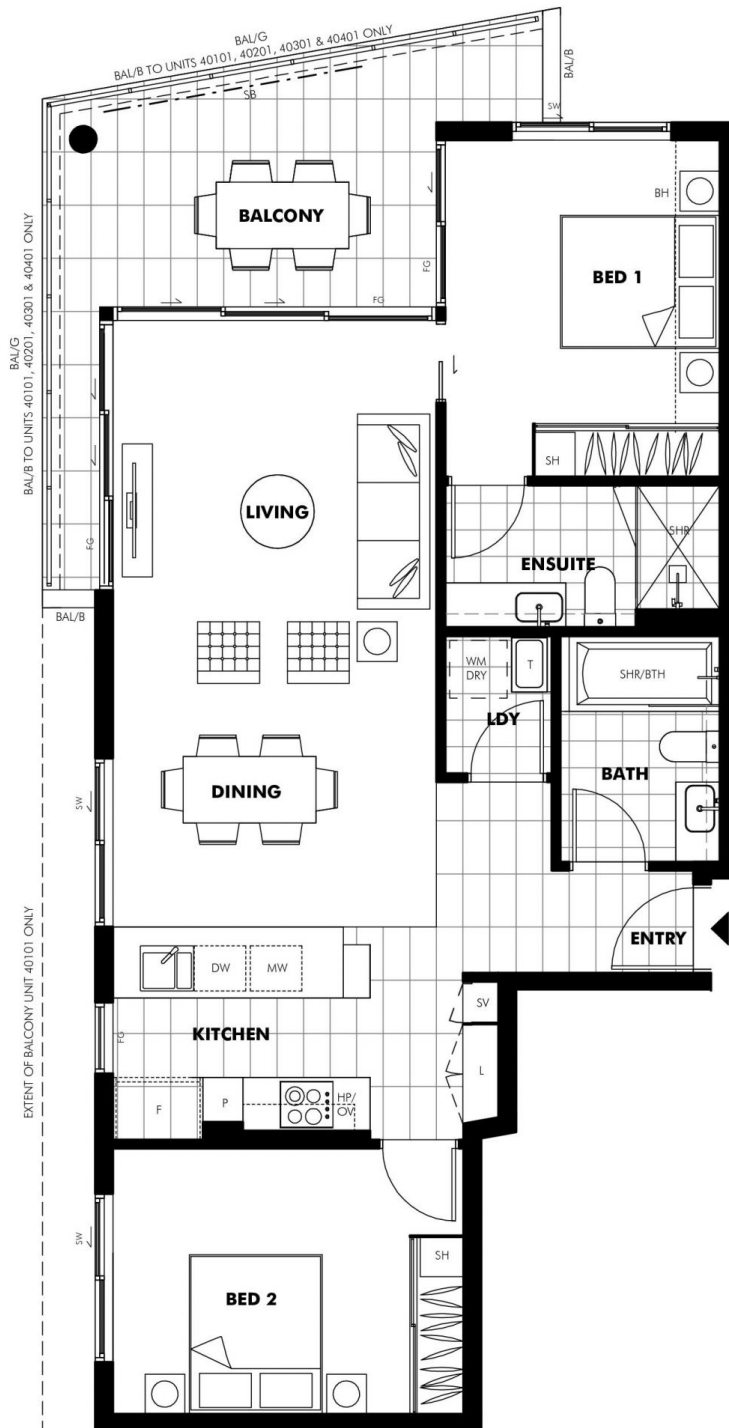
[For full version visit the website](https://www.yabbaproperty.com.au)



Kong Lau
0416 518 708



Vivian Wang
0425 655 933



UNIT TYPE: DG

2 BED, 2 BATH

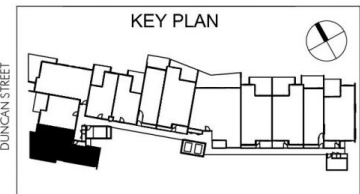
LEVELS 1 - 11

UNITS: 40101, 40201, 40301, 40401, 40501, 40601, 40701, 40801, 40901, 41001, 41101

INTERNAL AREA:	81m ²
BALCONY AREA:	16m ²
BALCONY AREA (40101):	21m ²
BALCONY AREA (40201, 40301, 40401):	15m ²
TOTAL AREA:	97m ²
TOTAL AREA (40101):	102m ²
TOTAL AREA (40201, 40301, 40401):	96m ²

BED 1:	3200 x 3100
BED 2:	3000 x 3350
LIVING:	4100 x 3650
DINING:	2750 x 3650

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
WM	WASHING MACHINE SPACE

Disclaimer: The particulars are set out as a general outline only. This representation is intended as a guide for the purchaser and does not constitute an offer or contract. Interested purchasers should satisfy themselves by inspection or otherwise as to the correctness of each description or reference. Approval of final and exact dimensions are subject to detailed design and construction requirements. If unit contains balconies, or multiple balconies, or courtyards refer to detailed BPP details in context of unit for size and detail. For balconies refer to detail refer to marketing materials for clarification. Plans include drop ceiling required for services. Any fixtures shown are shown in illustrative only and 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-subsistent changes as permitted in accordance with the contract of sale.