

Kangaroo Point, 1503/18 Duke Street

OUTSTANDING UNIT LIVING AT 'THE DUKE'

Located on the 15th floor of the 'The Duke' in Kangaroo Point, unit 1503 offers an outstanding lifestyle for its next tenant. Located on the border of Kangaroo Point and Woolloongabba, the property is within easy reach to an array of restaurants, cafe's, parks and the Brisbane CBD, the convenience of this home is hard to resist.

As you enter the home you are greeted by a wall of built-in cupboards, leading you to the air-conditioned and open plan living and dining spaces. With entertaining in mind, the living areas have direct access to the kitchen and covered balcony via sliding doors. The modern kitchen is complete with stone benchtops, including an island bench offering under bench storage, gas cooktop, oven, integrated dishwasher and ample bench and cupboard space for the cook of the home to enjoy. A built-in study nook is positioned to the side with built-in cupboards overhead, making a perfect work from home office, with the benefit of an appealing outlook.

3

2

2

1

For Lease

\$1,100 per week

View

Tue 22nd Jul @ 10:20AM - 10:40AM

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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What sets the unit apart is its floor to ceiling walls and doors, providing uninterrupted views of the Gabba from your living spaces, covered balcony and the main bedroom. Whether you are a frequent visitor at The Gabba or enjoy having a view to look out to, the offering is unique and is an opportunity that can't be missed.

There are 3 bedrooms on offer, all serviced by the ducted air-conditioning, with ceiling fans and built-in wardrobes. The main bedroom is complete with a walk-in wardrobe and ensuite with a dual vanity, shower and toilet. The second bathroom services the rest of the home, with a shower and toilet. The internal laundry is hidden and located in the hall.

There is lift and fob access throughout the complex, with intercom access for visitors, offering both security and convenience from the comfort of your home. Enjoy the 2 rooftop facilities within "The Duke", located on level 9 and 16. Level 9 has an inground pool, BBQ and sitting areas, and level 16 offers BBQ and sittings areas, with both levels enjoying views of the Brisbane CBD. In the basement there are 2 allocated parks for the unit on B2, with parking for visitors on B1.

The location on offer is second to none, located within walking distance to Kangaroo Point Cliffs, Woolloongabba's food hubs, including 1889 Enoteca, Barrel & Stills and Little G. The recent addition to the Kangaroo Point Bridge connects you to the other side of the river, offering easy access to more of Brisbane's best food destinations, including Howard Smith Wharves, Eagle Street Pier and shopping along Queen Street Mall.

Outstanding features of 1503/18 Duke Street at a glance:

- Entry way with built-in cupboards
- Open plan living and dining spaces with direct access to the kitchen and covered balcony
- Modern kitchen with stone benchtops, including an island bench offering under bench storage, gas cooktop, oven, integrated dishwasher and ample bench & cupboard space
- Study nook with overhead built-in cupboards
- Uninterrupted views of the Gabba from your balcony, living spaces & main bedroom
- 3 bedrooms on offer, all serviced by ducted air-conditioning with ceiling fans and built-in wardrobes
- Main bedroom with walk-in wardrobe & ensuite with dual vanity
- Internal laundry in hallway
- Ducted air-conditioning throughout
- Ceiling fans throughout
- Secure, fob entry for lift & complex access
- Intercom access
- Rooftop terraces & BBQ areas with views of Brisbane City and Mt Coot-tha located on level 9 & 16
- Inground pool on level 9
- 2 side by side car spaces on B2
- Parking for visitors on B1
- Walking distance to Kangaroo Point Cliffs, Woolloongabba's food hubs, including 1889 Enoteca, Barrel & Stills and Little G
- Walking distance to Kangaroo Point Bridge connecting you to the other side of the river, offering easy access to more of Brisbane's best food destinations, including Howard Smith Wharves, Eagle Street Pier & shopping along Queen Street Mall

BOOK AN INSPECTION ONLINE - ITS EASY!



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· · · By registering for an inspection, you will be INSTANTLY informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time - then that inspection may not proceed. If there are no times set for this property yet, STILL REGISTER and as soon as times are set, you will be advised of the day and time · · · ·

TO APPLY for this rental property please go direct to our website (below) or contact our office on 07 3848 7369. <https://annerleyyeronga.ljhooker.com.au/search/property-for-rent/page-1>

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More About this Property

| | |
|---------------|--|
| Property ID | 1EX8H31 |
| Property Type | Unit |
| Including | Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Intercom Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage |

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1503/18 Duke Street
KANGAROO POINT

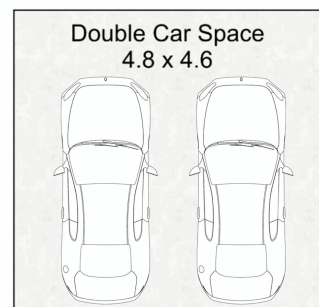
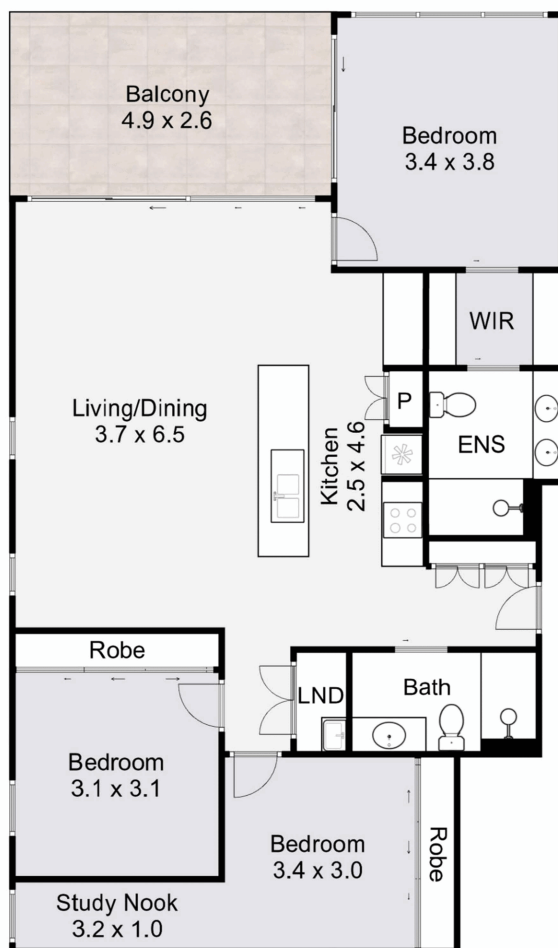
- 3 Bed
- 2 Bath
- 2 Car

Internal : 98m²

External : 13m²

Total Area : 111m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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