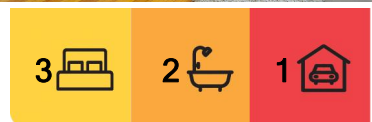


## West End, 9/376 Montague Road

Overseas Owner Ready To Sell!

A rare gem in one of Brisbane's most sought-after locations, this pristine three-bedroom townhouse is a unique offering within a boutique complex of only 16. With two of its spacious bedrooms boasting large, fully enclosed balconies, perfect for use as tranquil studies or retreats, this residence caters to modern living with utter flexibility. Enter into a light-filled open-plan lounge and dining area where polished timber floors shine and enjoy the nearby pristine kitchen equipped with granite benches and ample storage. Tucked away in the quietest corner of the complex, this townhouse offers a wonderful outdoor area, complete with a patio, open-air terrace, and easy-care courtyard. Positioned within the coveted Brisbane State High and West End Primary catchments, just a short stroll from the vibrant West End Markets, local cafes, and Brisbane River, this is a lifestyle opportunity not to be missed.

Top Features:



**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/B2JHF4R](https://l.jhooker.com.au/B2JHF4R)

**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.

**LJ Hooker Property Partners**  
**07 3344 0288**

- Rarely available three-bedroom townhouse in an intimate boutique complex of just 16
- Two bedrooms with access to large, enclosed balconies, perfect as studies or retreats
- Spacious open-plan lounge and dining areas with stunning polished timber floors and air conditioning
- Chef's kitchen with gas cooktop, granite benchtops, and ample cabinetry
- Peaceful corner position featuring an entertainer's patio, terrace, and fenced courtyard
- Catchment of Brisbane State High and West End Primary, moments from West End Markets, cafes, parklands, and Brisbane City

Nestled in one of Brisbane's most vibrant and well-connected suburbs, this townhouse offers the ultimate in convenience and lifestyle. A short stroll from buses, primary school, and the stunning Brisbane River, residents can easily access the renowned West End Ferry Terminal for quick commutes.

The popular West End Markets, with its fresh produce and artisan goods, are also close by, as are the trendy eateries of the West Village Shopping Precinct. With childcare options and Brisbane State High School just a stone's throw away, this home is perfect for families, professionals, and couples seeking a seamless blend of work, relaxation, and fun.

South Bank, with its lively parklands, Streets Beach, and easy access to Brisbane CBD, is only a few minutes away, making this location second to none.

- 120 m to bus stop
- 750 m to Orleigh Park
- 850 m to West End State School
- 900 m to West End Ferry Terminal
- 1 km to The West End Markets
- 1.1 km to Davies Park
- 1.5 km to West Village Shopping Precinct
- 1.7 km to Cottage Grove Early Learning
- 2 km to Brisbane State High School
- 2.4 km to South Bank Train Station
- 2.5 km to Streets Beach
- 2.8 km to St Laurence's College
- 2.9 km to South Bank Parklands
- 4.8 km to Brisbane CBD
- 5.3 km to QUT Gardens Point Campus

This intimate complex of only 16 townhouses offers a Colonial-style aesthetic, with each residence exuding charm and timeless appeal. Neatly presented, this townhouse's rendered brick and timber facade is perfectly complemented by its corner position, ensuring privacy and tranquillity. A single garage offers secure parking, while additional space in front provides added convenience.

Enter through the front porch and into a beautifully open plan lounge and dining area. With gleaming polished timber floors underfoot and crisp air conditioning, this space is ideal for both entertaining guests and unwinding after a long day. The neutral colour palette adds a sophisticated touch, allowing you to personalise the space to your unique style.

The kitchen, tucked neatly in one corner, is a haven for home cooks. With abundant



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timber-look cabinetry and sleek granite benchtops, it offers plenty of space for meal preparation. Equipped with a gas stovetop and a dishwasher for easy cleanup, it's both versatile and stylish, ensuring cooking is a joy.

Outside, a generous tiled entertainment patio awaits, stepping down onto an open-air terrace that is perfect for hosting under the stars. Surrounded by lush, low-maintenance greenery, this serene space offers the ideal setting for intimate gatherings or peaceful solitude in the fully fenced courtyard.

Upstairs, stylish, grey-toned timber-look vinyl flooring enhances the contemporary ambiance, providing a sense of calm in the three generously proportioned bedrooms. A modern main bathroom with a convenient shower-over-bath configuration services the household, while the master enjoys the added luxury of a private ensuite.

The property also includes under-stairs storage, and a separate powder room conveniently located via the internal laundry, adding to its functionality.

This stylish, immaculate townhouse offers a unique lifestyle opportunity in West End, with exceptional proximity to the best amenities Brisbane has to offer. To find out more or to arrange an inspection, contact Jonas Leong or Benjamin Leong today!

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 15 622 283 596 / 21 107 068 020

## More About this Property

<b>Property ID</b>	B2JHF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Jonas Leong 040 716 6298**

Agent with Benjamin Leong | [jonasleong@ljhpp.com.au](mailto:jonasleong@ljhpp.com.au)

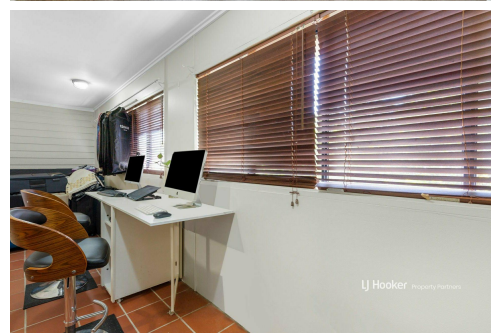
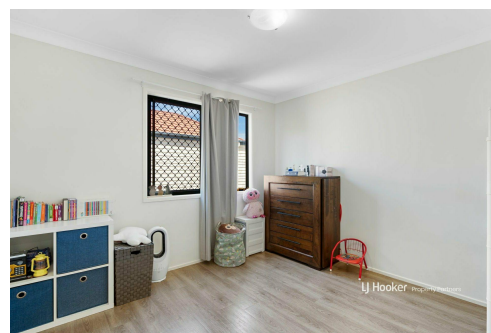
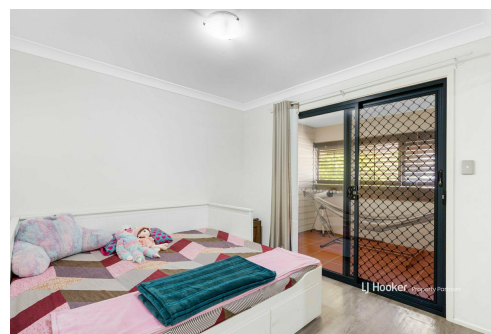
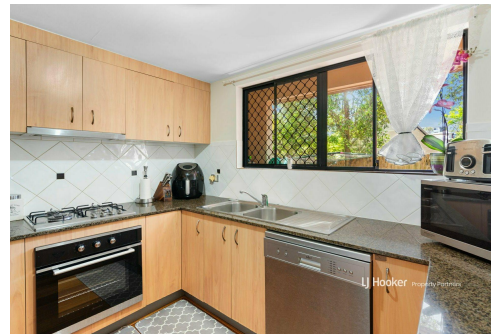
**Benjamin Leong 0407 712 392**

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

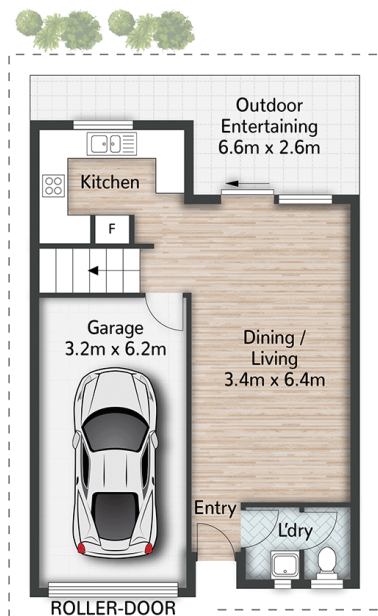
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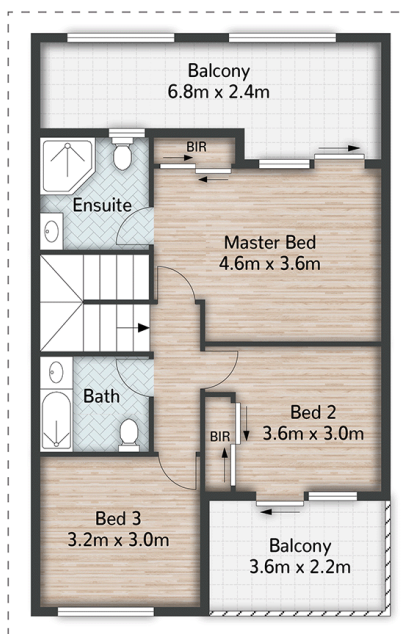


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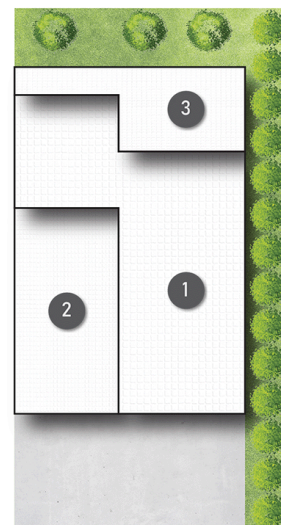
GROUND FLOOR



FIRST FLOOR

## LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 ENTERTAINING



SITE PLAN



Unit 9/376 Montague Road **WEST END**

3 | 2 | 1 | 000m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.