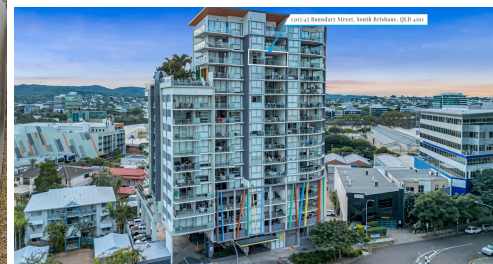
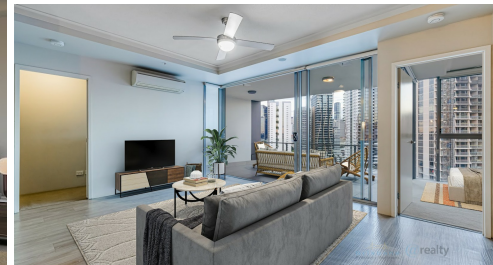


1305/41-45 BOUNDARY STREET, SOUTH BRISBANE, QLD, 4101



**SOLD**

## SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

### STUNNING CONTEMPORARY APARTMENT with CITY VIEWS

Superbly located close to the vibrant West End and South Bank precincts, this modern and spacious 2-bedroom apartment presents a truly enviable lifestyle opportunity! Embracing the perfect easterly aspect with mesmerising city views plus an extra-large entertainer's balcony, and boasting contemporary style with an expansive open-plan layout, this appealing residence ensures luxury and practicality for years to come for the homebuyer, or a solid rental return for the astute investor. Beautifully maintained, "Canvas Apartments" puts residents conveniently close to restaurants, bars, cafes, shops, schools, cultural amenities, train station and commuter corridors, only 1.4km walk from Brisbane CBD.

- \* Level 13 apartment within a boutique complex with secure entry, lobby and lifts
- \* Spacious open-plan living area with extra-height ceilings, flooded with natural light
- \* Floor-to-ceiling glass captures a breathtaking city skyline panorama and district outlook
- \* Extra-large entertainer's balcony, ideal space for outdoor lounge, dining and BBQ
- \* Smartly designed with stacker sliding doors, maximising indoor/outdoor living areas
- \* Air conditioning, ceiling fans, modern decor, quality finishes and inclusions, ample storage
- \* Stylish kitchen, stone bench tops, European appliances, gas cooktop, integrated dishwasher
- \* Master bedroom with balcony access, air conditioning, walk-in-robe, quality ensuite bathroom
- \* Generous second bedroom, air conditioning, extra-large mirrored robe, plus study nook
- \* Main bathroom includes bath, stone top vanity, mirrored cabinet, European laundry enclosure
- \* Remote entry basement garage with 1 x exclusive car parking space, plus storage cage
- \* "Canvas" facilities include stunning sky garden with resort-style pool and BBQ terrace, with views
- \* Stroll to vibrant West End bars, restaurants, South Bank cultural amenities, parks, river walk
- \* Convenient to Brisbane CBD, shopping, schools, recreational and major sporting facilities
- \* Low body corporate levies, beautifully maintained and pet friendly complex, onsite management
- \* Fabulous low-maintenance and luxurious lifestyle opportunity for the homebuyer, or ideal investment

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE EMAIL ENQUIRY FORM ON THIS WEBPAGE, THANK YOU

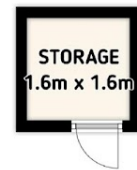
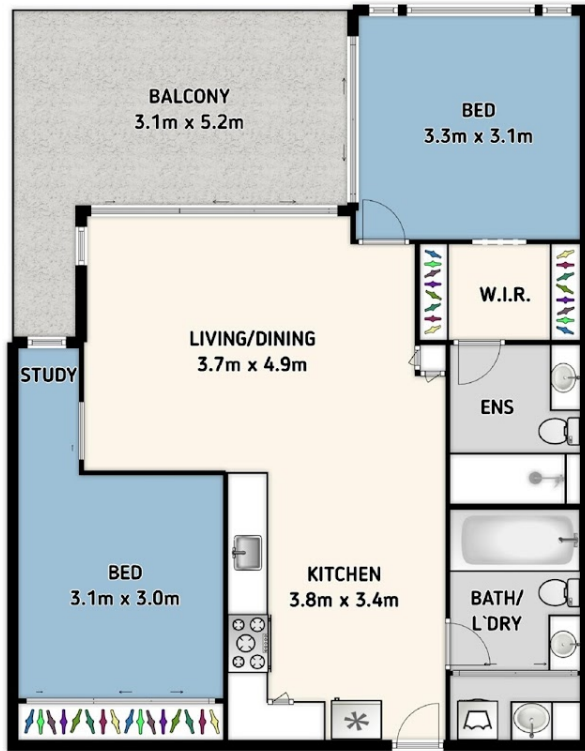
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$796,000

**OPEN FOR INSPECTION:**  
N/A



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1305/45 Boundary Street, South Brisbane, QLD 4101

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.  
PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 83.5 sqm  
EXTERIOR: 32.9 sqm  
APPROX TOTAL: 116.4 sqm



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.