



# FOR SALE

## MAGNIFICENT, PROTECTED PANORAMIC VIEWS

### INSPECT SATURDAY - MEET AT ENTRANCE 10:00AM SHARP!

Commanding the prime north-east corner of level 16, this exceptional residence secures one of Brisbane's most coveted outlooks. From first light over the Kangaroo Point Cliffs to the evening shimmer of the city skyline, the panorama is immersive, uninterrupted and permanently protected.

Expanses of glass draw in natural light and river breezes, creating interiors that feel both elevated and effortless. Water, gardens and sky form a constantly evolving backdrop — a rare sense of openness in the heart of the CBD.

Directly opposite, the City Botanic Gardens unfold like private grounds. Morning walks beneath established trees, riverside runs at dusk, weekend markets set among the greenery — this is inner-city living with space, calm and perspective.

### The Residence:

- Prime north-east corner position capturing abundant natural light and cross-ventilation
- Protected panoramic views across the Brisbane River, City Botanic Gardens and Kangaroo Point Cliffs
- Open-plan living framed by expansive glazing, extending to a covered wrap-around balcony designed for entertaining
- Balconies from both bedrooms with city and pool outlooks
- Kitchen and bathrooms appointed with granite benchtops and 2Pac cabinetry
- Both bathrooms feature windows for natural airflow
- Premium flooring throughout
- King-proportioned master suite with ensuite and built-in robes
- Second bedroom with built-in robes and integrated study nook
- Thoughtful bedroom separation for privacy
- Separate internal laundry
- Smart air-conditioning
- Secure undercover parking
- Whitegoods included

Quay West — Established, Private, Respected:

2 BED | 2 BATH | 1 CAR

### PRICE:

Offers over \$1.7m

### OPEN FOR INSPECTION:

May 23 at 10:00am - 10:15am



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**Unit 1601/132 Alice St, Brisbane City QLD 4000**

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

**UNIT: 126m2  
CAR PARK: 20m2**

**Sue Buchanan**  
PROPERTIES  
**@realty**

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.