



## FOR SALE

### A NEWLY RENOVATED RESIDENCE WITH NEVER-TO-BE-BUILT-OUT VIEWS

Recently completed to a brand-new standard, this impeccably renovated residence presents in pristine condition with high-quality finishes throughout. Designed for effortless, practical living, every detail has been carefully considered to maximise space, storage and day-to-day comfort.

Positioned on the 8th floor of the tightly held Quay West complex, the apartment captures uninterrupted panoramic views across the City Botanic Gardens, Kangaroo Point Cliffs and beyond — a protected outlook that will never be built out. Natural light, river breezes and an ever-changing skyline create a calm, elevated living environment in the heart of the CBD.

Directly opposite, the gardens and riverfront extend your living space, offering walking and cycling paths, weekend markets and open green space — a rare lifestyle advantage in a capital city setting.

#### The Residence

- Fully renovated to a brand-new standard with quality fittings and finishes
- Thoughtfully designed layout with excellent storage throughout
- Light-filled interiors with a fresh neutral palette
- Private balcony with new porcelain tiling, ideal for relaxing or entertaining
- Brand new kitchen with stone waterfall benchtop, integrated Miele dishwasher, induction cooktop, electric oven and soft-close cabinetry
- Brand new bathroom with floor-to-ceiling porcelain tiles, frameless shower and wall-hung vanity
- Bedroom with bespoke cabinetry, new wardrobe and direct balcony access
- Separate laundry with built-in storage and additional hallway linen cupboard
- Smart air conditioning with mobile and wall panel control, plus ceiling fans
- High-quality flooring, new lighting, doors and fixtures throughout

#### Additional Features

- Approx. 74m<sup>2</sup> layout — comparable to many two-bedroom CBD apartments
- Extra-large 20m<sup>2</sup> secure car space with storage locker and additional motorbike space

#### Quay West – A Recognised Address

Developed by Mirvac, Quay West is known for its privacy, quality construction and strong owner-

1 BED | 1 BATH | 1 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



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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 TOTAL: 74m<sup>2</sup>**  
**CAR SPACE: 20m<sup>2</sup>**  
**TOTAL: 94m<sup>2</sup>**

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 PROPERTIES

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.

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