

38 HIGH ST  
· TOOWONG ·

A NEW BENCHMARK  
IN THE  
HEART OF TOOWONG



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CONTENTS

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THE FREEDOM TO LIVE.....3  
METICULOUSLY DESIGNED ..... 6  
A CITY FRINGE LOCATION LIKE NO OTHER.....7  
COMMITTED TO EXCELLENCE & INNOVATION.....11  
LIMITED INVESTMENT OPPORTUNITY.....12  
SECURE YOUR APARTMENT TODAY .....12  
LEVEL PLANS.....13  
SCHEDULE OF FINISHES .....15



## THE FREEDOM TO LIVE

38 High Street, Toowong offers you the freedom to live the life you've always dreamed of. This 12-level residential apartment development is located within four-kilometres of Brisbane's CBD in a vibrant city-fringe village.

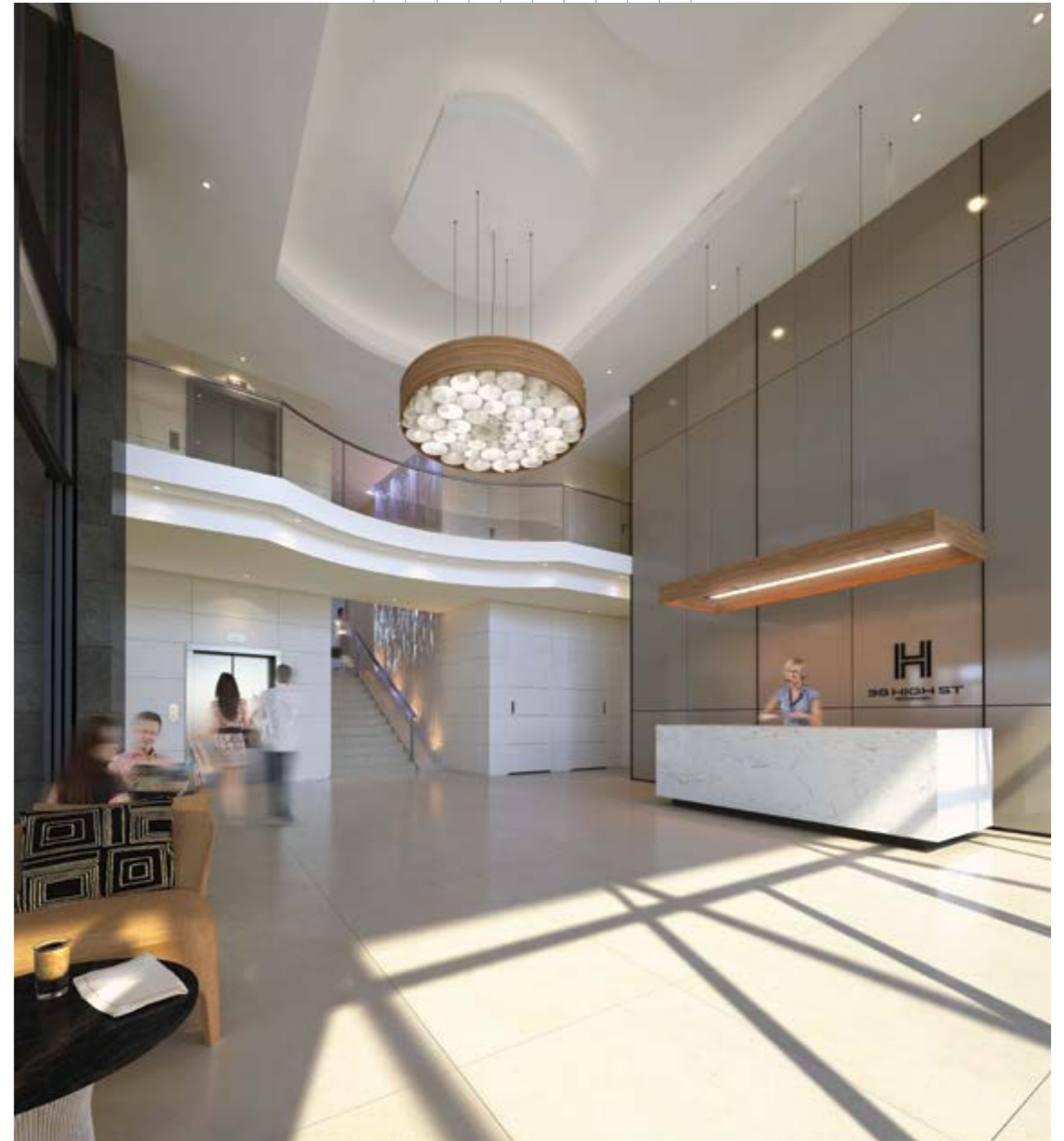
It's where the shopping is great and the dining is even better. You'll find everything you need just outside your front door, including bus, train and ferry stops. You'll also live close to the Wesley Hospital, University of Queensland and Brisbane Boys' College.

38 High Street's one and two bedroom apartments are generously proportioned and include luxury appointments and finishes.

There are many different floor plans to choose from, making it easy to find the right apartment for you.

*At 38 High Street, resort-style living is within your reach in the heart of Toowong village.*

The common areas are spacious and include a pool, gymnasium and recreation space. 38 High Street's ground floor will not only feature a large, impressive and secure lobby, it will also be home to restaurants, cafés, boutiques and speciality shops.







## METICULOUSLY DESIGNED

With its wide range of apartment configurations, 38 High Street has something to suit all budgets and life stages.

There are 136 one and two bedroom apartments available in varying sizes across 12 levels. All two bedroom apartments have two bathrooms. Most apartments have generous balconies and many boast city and river views. Whether entertaining or relaxing rest assured you will have plenty of room to move.

High quality finishes, appliances and fittings feature throughout and have been selected for the style, functionality and longevity they offer.

- *quality carpets and ceramic tiles*
- *reconstituted stone bench tops*
- *European hot plates, oven and dishwasher*
- *chrome tap ware*
- *ducted air conditioning*
- *neutral and natural colour palette*
- *140 basement car parks*

The common areas have been designed to allow you to make the most of life. Located on Level 2, residents will have exclusive access to a large swimming pool, fully-equipped gymnasium and recreation space.



## A CITY FRINGE LOCATION LIKE NO OTHER

Toowong may be only four kilometres west from Brisbane's central business district but its charming village atmosphere and genuine community feel make it seem like it's a world away from the hustle and bustle. Yet this suburb still offers the convenience of being close to everything.

*38 High Street's position in the heart of Toowong offers residents a city-fringe location like no other.*

Enjoy easy access to Toowong Village Shopping Centre which is home to David Jones, Coles and lots of speciality stores and business services, as well as Fitness First and Brisbane City Council's Toowong Library. Woolworths is also directly across the road from 38 High Street.

Dine in a different café or restaurant every night of the week – it's possible as there are so many to choose from in and around Toowong. Plus the famous Regatta Hotel and the Royal Exchange Hotel are within easy reach of 38 High Street; they are perfect destinations for those looking to enjoy a lazy Sunday afternoon.

Brisbane's Wesley Hospital, the University of Queensland and Brisbane Boys' College are all close by. Toowong is a major transport node making it possible to travel by bus, train or ferry to these destinations and others near and far.

By road, Toowong can be accessed by Coronation Drive and Milton Road from the north and by Moggill Road and the Western Freeway to the south and west. Upon completion the latest addition to Brisbane's road tunnel network, Legacy Way, will minimise Toowong's peak-hour rush as it will divert commuters away from the suburb, further enhancing the suburb's village feel.

Cyclists have a choice of two main bicycle paths, one that starts at Coronation Drive and proceeds towards the University of Queensland and the second that again starts from Coronation Drive but runs to and along the Western Freeway.







38 HIGH ST, IT'S WHERE YOUR NEW LIFE STARTS.





## COMMITTED TO EXCELLENCE & INNOVATION

Serra Property Group has been developing residential property in Brisbane for 29 years. We create living spaces that offer the very best in location and lifestyle yet are still very affordable.

Our residential developments are always high quality, incorporating luxury fixtures and high-end materials. They are well designed and set a benchmark for other developers to aspire to meet. We pride ourselves on our excellent collaborations with leading architects, designers, builders and associated trades.

Our developments are traditionally within a five-kilometre radius of Brisbane's central business district – it's a market we know exceptionally well. During our three decades in the industry we have been very astute in our site selection, taking advantage of development opportunities that others may overlook. We have also proven that we can successfully rise to meet any challenge the residential property market may present, consistently delivering an excellent return on investment.

Serra Property Group – our commitment to excellence and innovation shines through in everything we do.



## LIMITED INVESTMENT OPPORTUNITY

Expressions of interest are now being sought from interested residents and investors. With one-bedroom apartments priced from just \$339,000, 38 High Street is priced to sell. The opportunity to invest is strictly limited. Development is expected to be complete in 2015.

There is no other residential apartment development in Brisbane that can deliver the same lifestyle and benefits as 38 High Street.

## SECURE YOUR APARTMENT TODAY

Contact us today and find out more about this exciting new development.

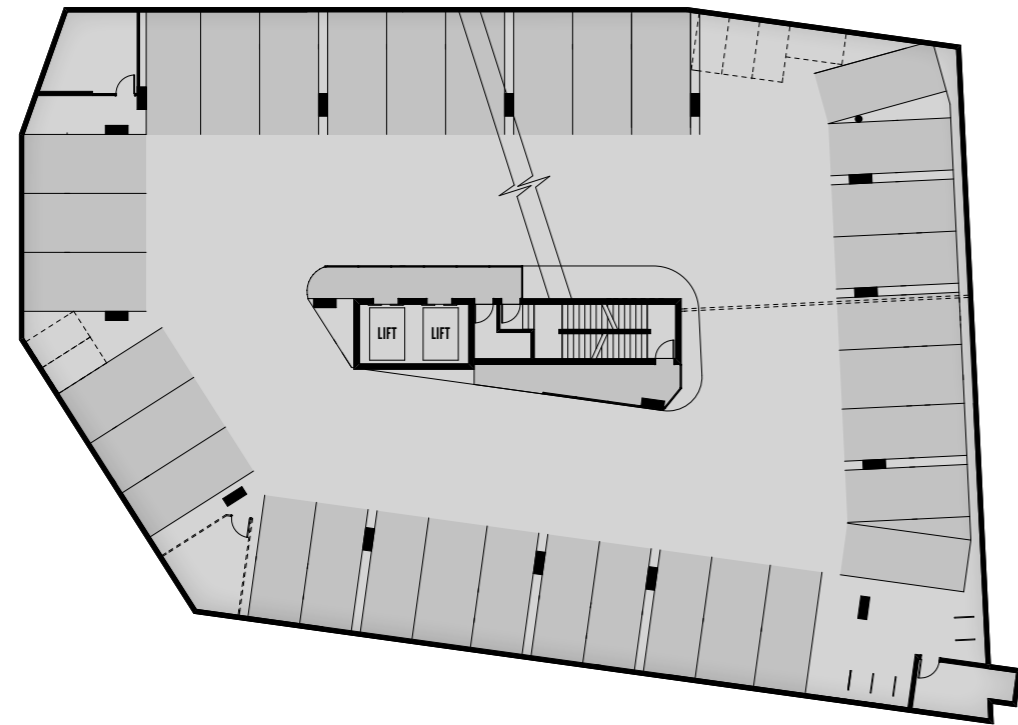
**Sales Office:**  
38 High St, Toowong

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[www.38highst.com.au](http://www.38highst.com.au)  
[www.serrapropertygroup.com.au](http://www.serrapropertygroup.com.au)





# LEVEL PLANS



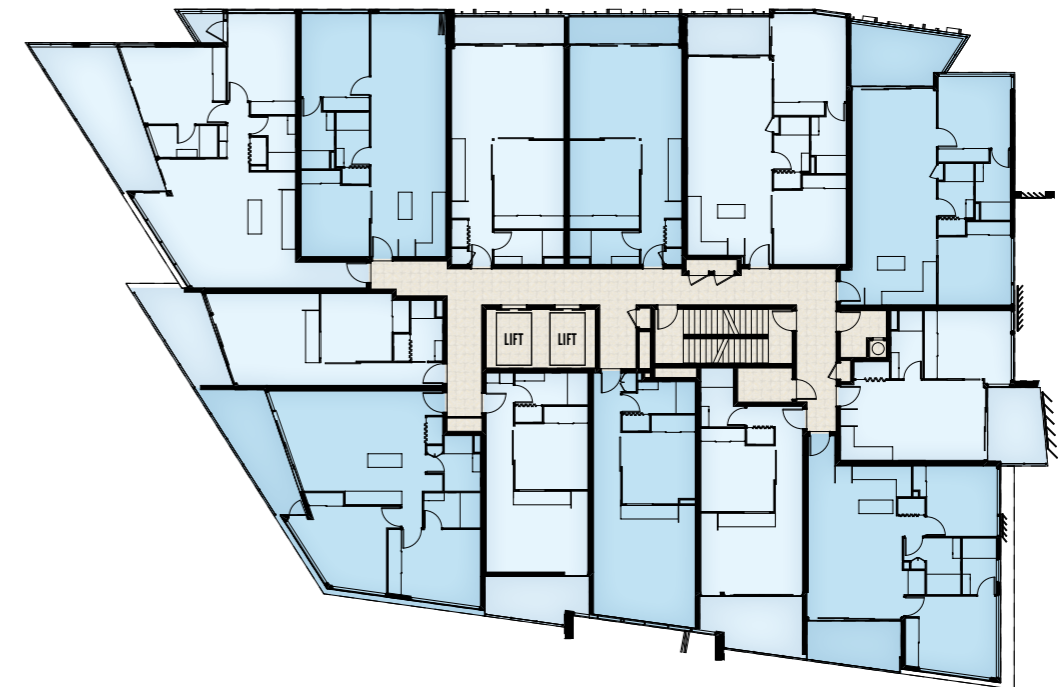
BASEMENT LEVEL



GROUND LEVEL



LEVEL TWO



LEVEL THREE & FOUR



# SCHEDULE OF FINISHES

| Kitchen Fittings           |  | Ensuite                    |   |
|----------------------------|--|----------------------------|---|
| Appliances                 | Omega cook top (600mm wide)<br>Omega electric oven (600mm wide)<br>Omega built-in microwave<br>Omega dishwasher<br>Omega range hood        | Ceiling                    | Water-resistant sheeting with paint finish  |
| Sink                       | Stainless steel  | Floor                      | Ceramic tile to areas shown on floor plan   |
| Sink Taps                  | Chrome plated mixer  | Mirror                     | Full length of vanity   |
|                            |  | Shower                     | Ceramic tile  |
|                            |  | Shower Screens             | Semi-frameless glass panel doors  |
|                            |  | Tapware                    | Chrome-plated show rose wall mounted.<br>Wall-mounted polished chrome to vanity and bath                      |
|                            |  | Vanity Basin(s) and Toilet | Vitreous china  |
|                            |  | Vanity Bench Top           | Polished reconstituted stone  |
|                            |  | Vanity Joinery             | Timber veneer   |
|                            |  | Walls                      | Ceramic tile to full height in shower.<br>Washable low sheen acrylic paint elsewhere                          |
|                            |  | Skirting                   | Ceramic tile  |
|                            |  | Accessories                | Polished chrome towel rail, toilet holder and coat hooks  |
|                            |  | Lighting                   | Select downlights   |
| Kitchen                    |  | Bathroom                   |   |
| Ceiling                    | Painted plasterboard   | Ceiling                    | Water-resistant sheeting with paint finish  |
| Floors                     | Ceramic tile   | Floor                      | Ceramic tile to areas shown on plan   |
| Bench Tops                 | Polished reconstituted stone   | Mirror                     | Full length to vanity   |
| Joinery                    | Timber veneer and<br>two-pack doors and drawer fronts<br>White laminated carcass and steel drawers<br>Brushed aluminium laminate kickboard | Shower                     | Ceramic tiles   |
| Skirting                   |  | Shower Screens             | Semi-frameless glass panel or doors   |
| Splashback                 |  | Tapware                    | Chrome plated with adjustable hand-held<br>rose in shower. Wall-mounted polished<br>chrome to vanity and bath |
| Walls                      | Washable acrylic paint   | Vanity Basin and Toilet    | Vitreous china  |
| Lighting                   | Select downlights  | Vanity Bench Top           | Polished reconstituted stone  |
|                            |  | Vanity Joinery             | Timber veneer   |
|                            |  | Walls                      | Ceramic tile to full ceiling height in bath shower.<br>Washable low-sheen acrylic paint elsewhere             |
|                            |  | Skirting                   | Ceramic tile  |
|                            |  | Accessories                | Polished chrome towel rail, toilet holder   |
|                            |  | Lighting                   | Select downlights   |
| Living / Dining            |  |                            |   |
| Ceiling                    | Painted plasterboard   |                            |   |
| Floors                     | Ceramic tile or carpets to living/dining   |                            |   |
| Skirting                   | Timber with gloss paint finish   |                            |   |
| Walls                      | Washable low-sheen acrylic paint   |                            |   |
| Cornice                    | Square plaster cornice   |                            |   |
| Lighting                   | Select oyster style fittings   |                            |   |
| Bedrooms                   |  |                            |   |
| Ceiling                    | Painted plasterboard   |                            |   |
| Floor                      | Carpet   |                            |   |
| Skirting                   | Timber with gloss paint finish   |                            |   |
| Walls                      | Washable low-sheen acrylic paint   |                            |   |
| Built-in-robe              | Aluminium-framed mirror sliding door<br>fronts. Laminated shelves and drawers.<br>Chrome hanging rail                                      |                            |   |
| Walk-in-robe (Types O & P) | Select timber veneer modular fitout.<br>Chrome hanging rail  |                            |   |
| Cornice                    | Square plaster cornice   |                            |   |
| Lighting                   | Select oyster style fittings   |                            |   |

# SCHEDULE OF FINISHES

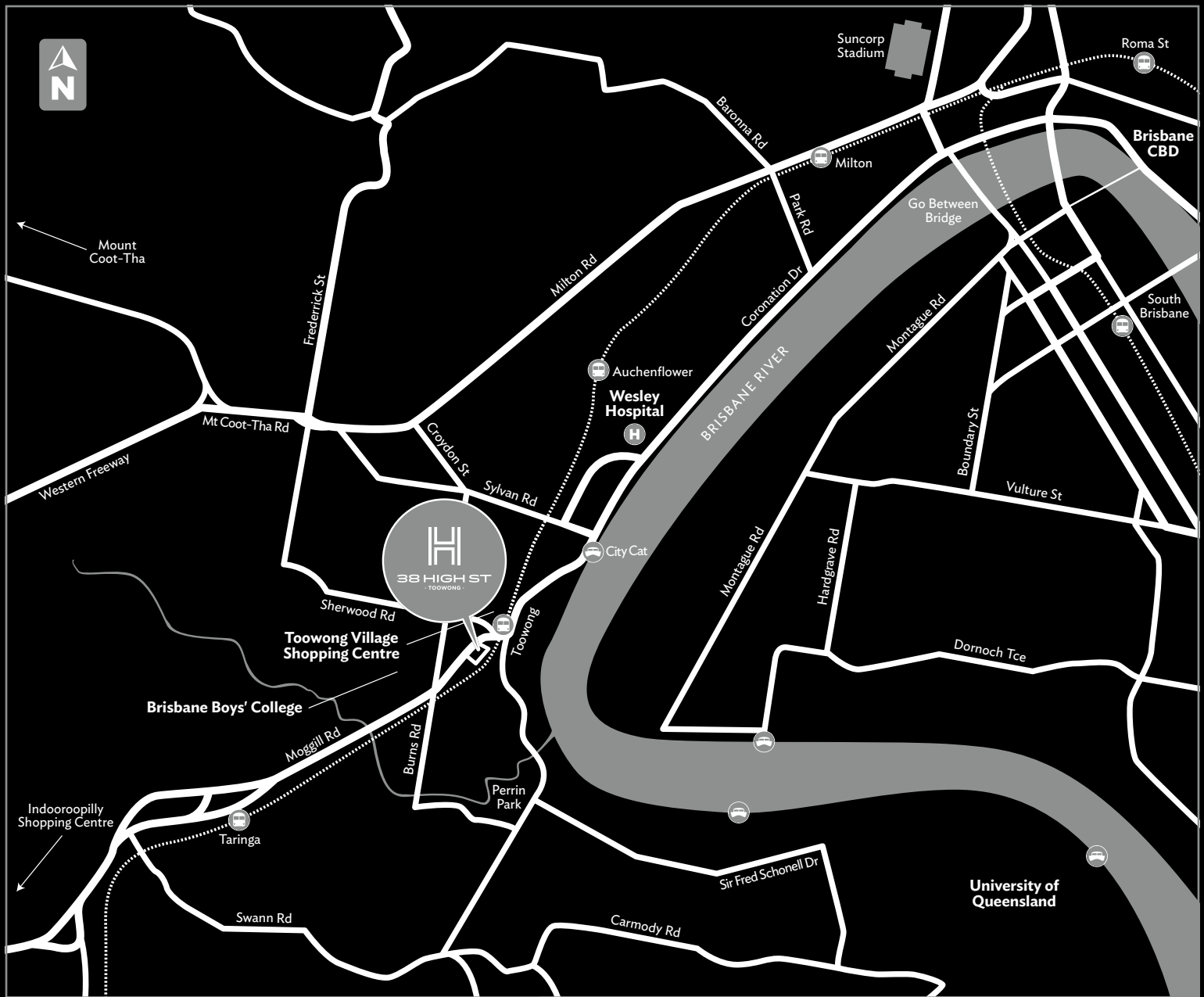
| Laundry      |  | Services                     |   |
|--------------|--|------------------------------|---|
| Ceiling      | Water-resistant sheeting with paint finish   | Air Conditioning             | Ducted  |
| Floor        | Ceramic tile to areas depicted on floor plans  | Communications               | Telecommunication outlets in kitchen/living,<br>master bedroom and study                      |
| Bench Tops   | Laminate (where applicable)  | Hot Water Service            | Central shared hot water service  |
| Door Handles | Quality chrome door handles (where applicable)   | Access and Security          | Audio intercom system in each apartment<br>Security pass access to common areas               |
| Cupboards    | Laminate finish on doors and kick-plate<br>(where applicable). White to interior of carcass<br>Fisher & Paykel | Television                   | Free-to-air television points in living<br>areas and bedrooms<br>Apartments cabled for pay TV |
| Dryer        | Polished-chrome mixer  | Internet / Data Availability | Broadband available   |
| Tapware      | Stainless steel tub  | Fibre Optic Cabling          | Provided throughout building<br>to each apartment   |
| Tub          | Washable low-sheen acrylic paint,<br>ceramic tile splashback over tub  |                              |   |
| Walls        |  |                              |   |











## SERRA PROPERTY GROUP

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