



38 HIGH ST
· TOOWONG ·

A NEW BENCHMARK
IN THE
HEART OF TOOWONG



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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 St 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.

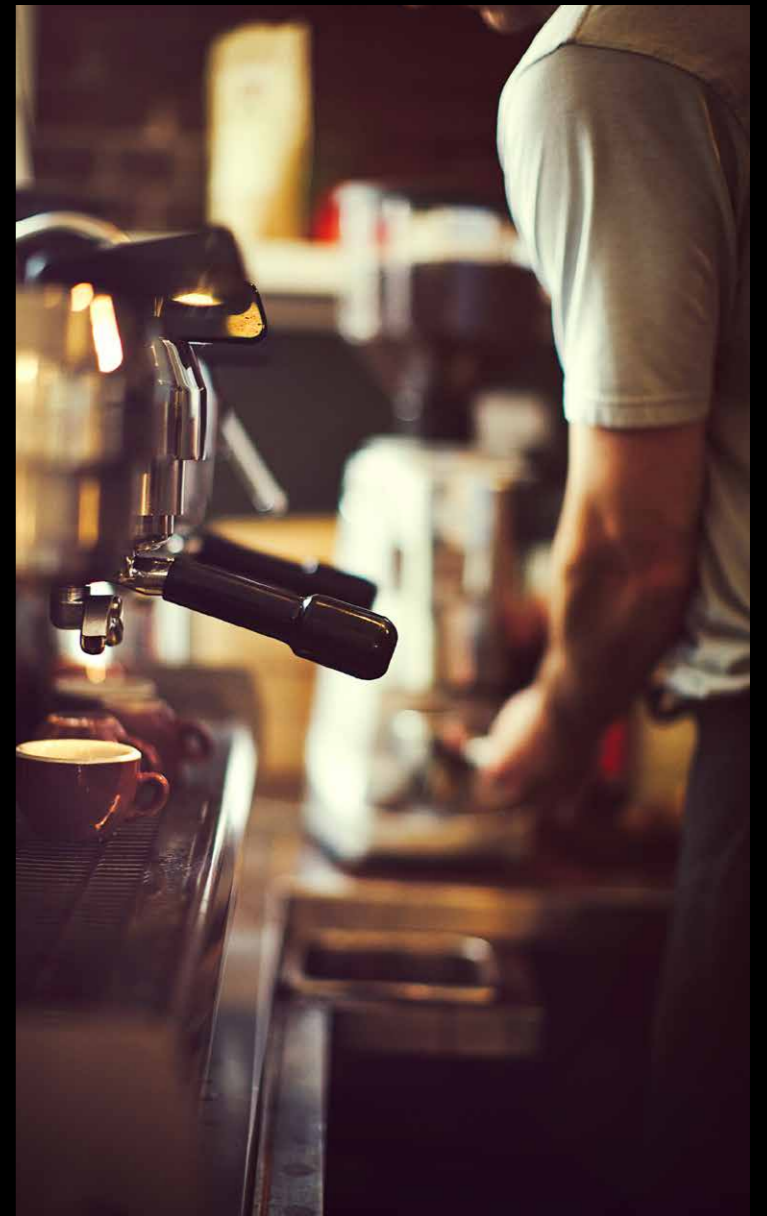
By road, Toowong can be accessed by Coronation Drive and Milton Road from the north and by Moggill Road and the Western Freeway to the south and west. Upon completion the latest addition to Brisbane's road tunnel network, Legacy Way, will minimise Toowong's peak-hour rush as it will divert commuters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



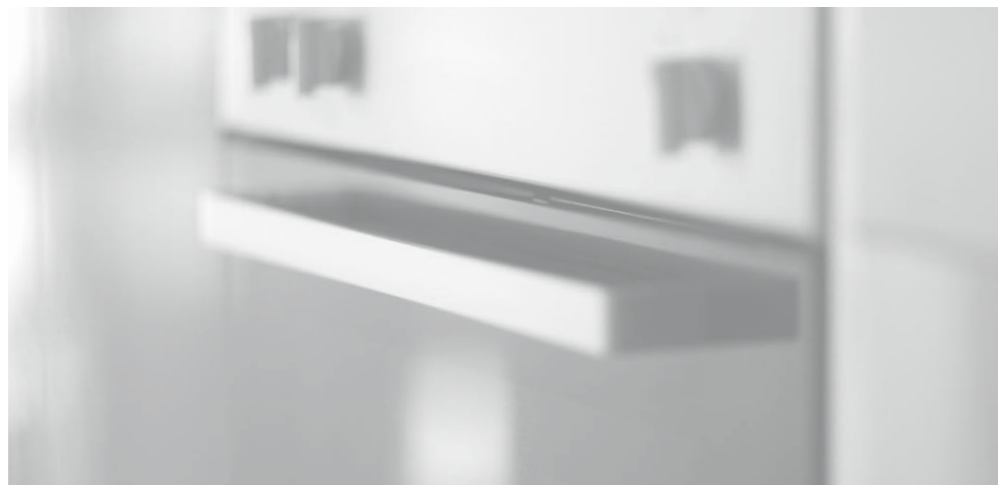
COMMITTED TO EXCELLENCE & INNOVATION

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

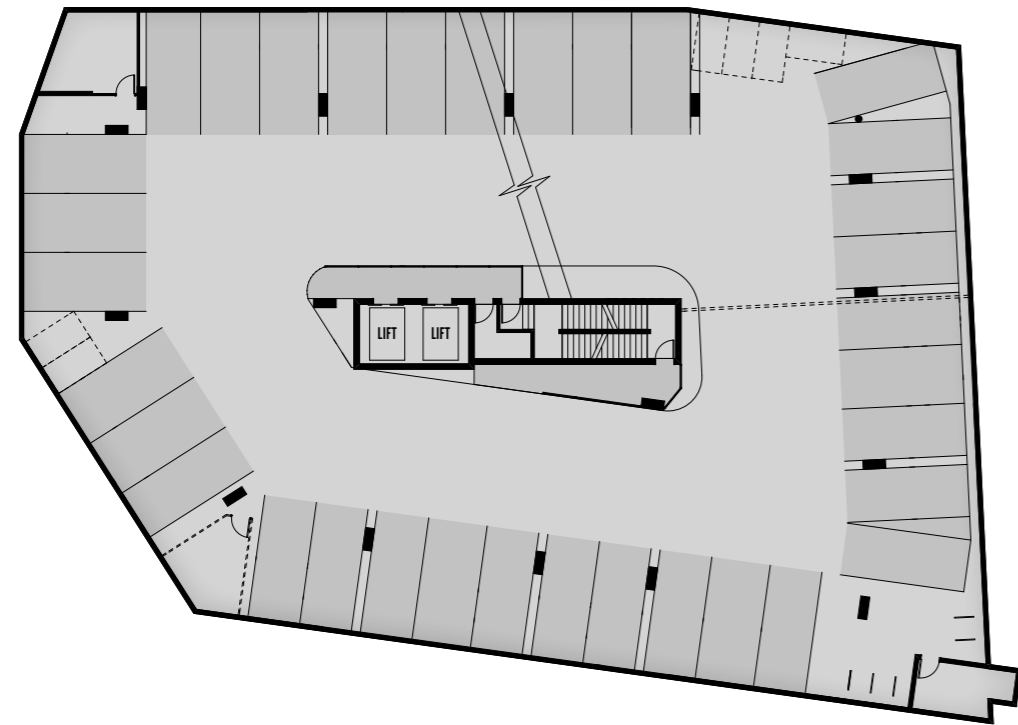
Websites:

www.38highst.com.au

www.serrapropertygroup.com.au



LEVEL PLANS



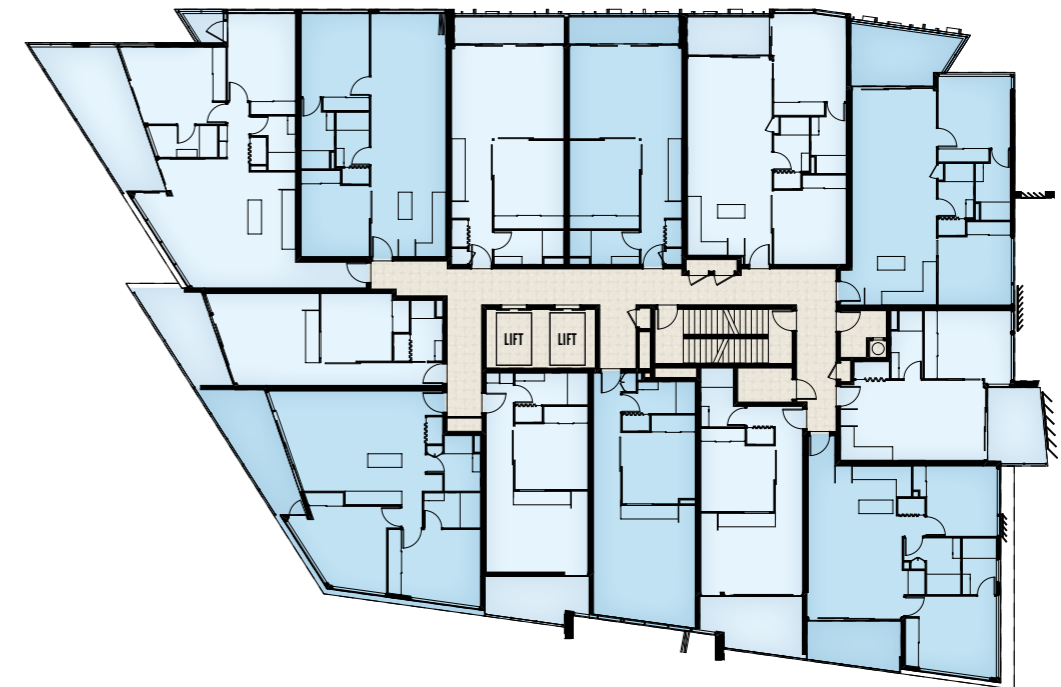
BASEMENT LEVEL



GROUND LEVEL



LEVEL TWO



LEVEL THREE & FOUR

SCHEDULE OF FINISHES

Kitchen Fittings

Appliances	Omega cook top (600mm wide) Omega electric oven (600mm wide) Omega built-in microwave Omega dishwasher Omega range hood
Sink	Stainless Steel
Sink Taps	Chrome plated mixer

Kitchen

Ceiling	Painted plasterboard
Floors	Ceramic tile
Bench Tops	Polished reconstituted stone
Joinery	Timber veneer and two pack doors and drawer fronts White laminated carcass and steel drawers Brushed aluminium laminate kickboard
Skirting	
Splashback	
Walls	Washable acrylic paint
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 fronts. Laminated shelves and drawers. Chrome hanging rail
Walk-in-robe (Types O & P)	Select timber veneer modular fitout. Chrome hanging rail
Cornice	Square plaster cornice
Lighting	Select oyster style fittings

Ensuite

Ceiling	Water resistant sheeting with paint finish
Floor	Ceramic tile to areas shown on floor plan
Mirror	Full length of vanity
Shower	Ceramic tile
Shower Screens	Semi-frameless glass panel doors
Tapware	Chrome plated show rose wall mounted. 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. Washable low sheen acrylic paint elsewhere
Skirting	Ceramic tile
Accessories	Polished chrome towel rail, toilet holder and coat hooks
Lighting	Select downlights

Bathroom

Ceiling	Water-resistant sheeting with paint finish
Floor	Ceramic tile to areas shown on plan
Mirror	Full length to vanity
Shower	Ceramic tiles
Shower Screens	Semi frameless glass panel or doors
Tapware	Chrome plated with adjustable hand held rose in shower. Wall mounted polished chrome to vanity and bath
Vanity Basin and Toilet	Vitreous china
Vanity Bench Top	Polished reconstituted stone
Vanity Joinery	Timber veneer
Walls	Ceramic tile to full ceiling height in bath shower. Washable low sheen acrylic paint elsewhere
Skirting	Ceramic tile
Accessories	Polished chrome towel rail, toilet holder
Lighting	Select downlights

SCHEDULE OF FINISHES

Laundry

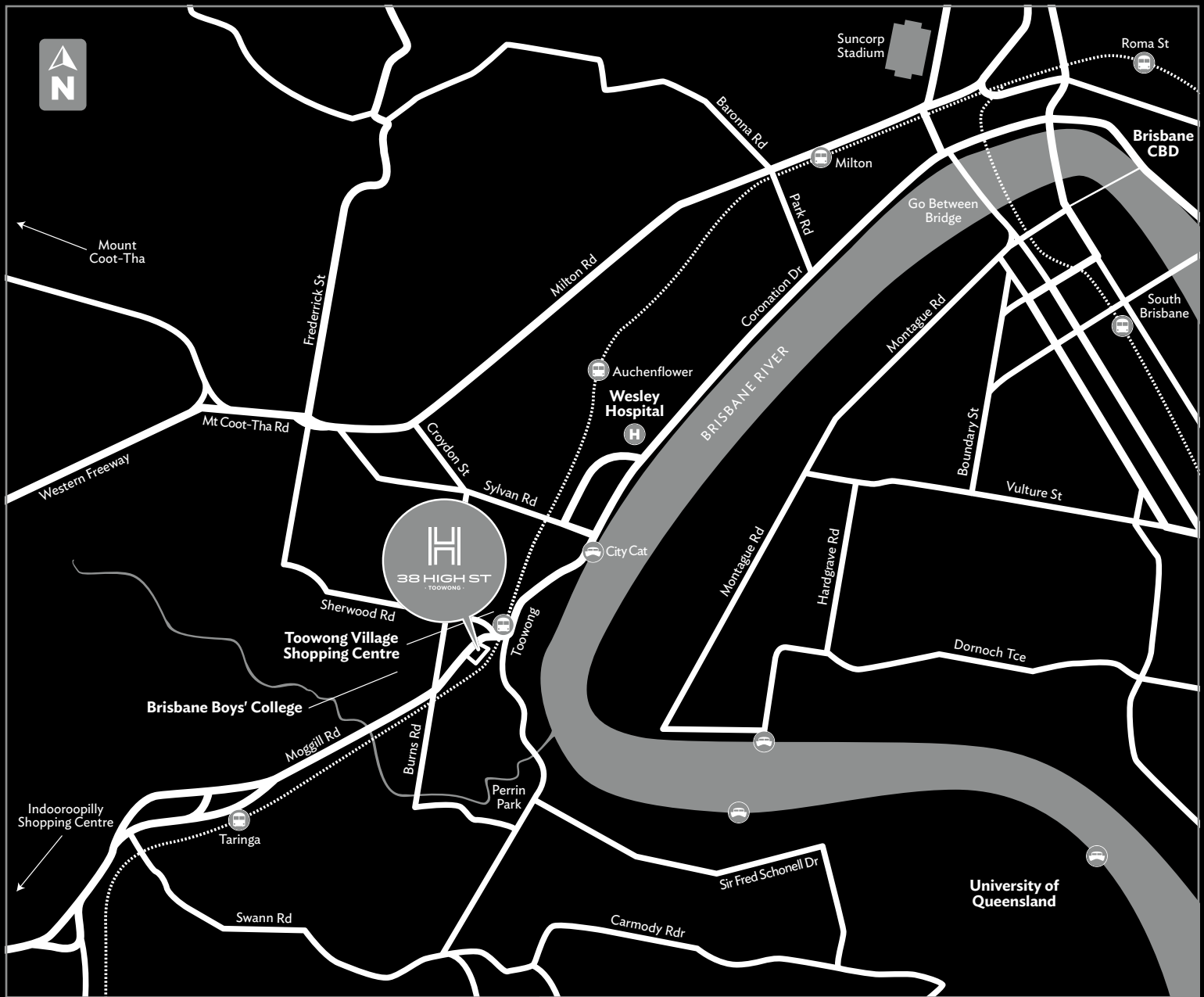
Ceiling	Water-resistant sheeting with paint finish
Floor	Ceramic tile to areas depicted on floor plans
Bench Tops	Laminate (where applicable)
Door Handles	Quality chrome door handles (where applicable)
Cupboards	Laminate finish on doors and kick-plate (where applicable). White to interior of carcass Fisher & Paykel
Dryer	Polished chrome mixer
Tapware	Stainless Steel tub
Tub	Stainless Steel tub
Walls	Washable low sheen acrylic paint, ceramic tile splashback over tub

Services

Air Conditioning	Ducted
Communications	Telecommunication outlets in kitchen/living, master bedroom and study
Hot Water Service	Central shared hot water service
Access and Security	Audio intercom system in each apartment Security pass access to common areas
Television	Free to air television points in living areas and bedrooms Apartments cabled for pay TV
Internet / Data Availability	Broadband available
Fibre Optic Cabling	Provided throughout building to each apartment







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