

# THE HILLS

LUXURY APARTMENTS



## PROJECT DETAILS

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10 Chester Street,  
Highgate Hill, QLD 4101

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The Hills Luxury  
Apartments will  
encompass the very best  
of urban living.

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- 12 exclusive apartments
- 1, 2 and 3 bed configurations
- Bordered by the suburbs of West End, South Brisbane, Woolloongabba, Dutton Park and St. Lucia
- Well appointed kitchens
- Quality European finishing's and appliances
- Gym



*Indicative Only*

## THE APARTMENT

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The Hills Apartment offers modern sanctuary amidst the vibrant and striking backdrop of Brisbane's West End. Move effortlessly between work and life in a space made for both reclining with ease and entertaining with energy.



*Indicative Only*

# THE APARTMENT

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550m to Highgate Hill Park  
and 950m to Paradise Park



West Village Shopping  
Precinct 1.9 km



Easy connections to South  
Bank 1.6 km and Park Road  
1.5 km railway stations



550m, Convenient  
pedestrian, cycle and  
bus access to the  
University of Queensland



Brisbane State High School,  
St Ita Primary School,  
St Lawrence College,  
Somerville House, West End  
State School and Dutton  
Park State School catchment



2 km to Mater Hospital  
and 2 km Princess  
Alexandra Hospital

## LOCATION

- Situated just 2 km from Brisbane CBD
- Seamlessly linked to the city heart by the Go Between, Goodwill, Victoria and Kurilpa bridges.
- Frequent public transport with several bus routes running along Dornoch Terrace and Gladstone Road.
- South Bank station is only a 10-15 minute walk away.
- Just minutes to Hardgrave Road and Boundary Street restaurants, cafes and bars.
- West Village with Harris Farm Markets and Woolworths is just moments away.
- Brisbane State High, St Laurence's and Sommerville House catchment.
- Short walk to The South Parklands and the performing arts precinct of South Brisbane.
- Mater Hospital and Princess Alexandra Hospital

# SCHOOL CATCHMENTS IN HIGHGATE HILL



1. West End State School



2. St Ita's Primary School



3. St Laurence's College (SLC)



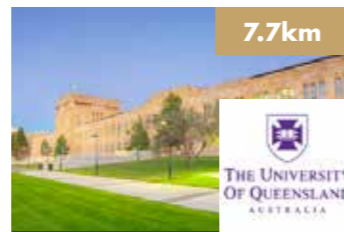
4. Somerville House



5. Brisbane South State Secondary College (BSSSC)



6. Brisbane State High School (BSHS)



7. The University of Queensland (UQ)



8. University of the Sunshine Coast (UniSC)



9. Dutton Park State Primary School



10. Arethusa College



11. Griffith University South Bank



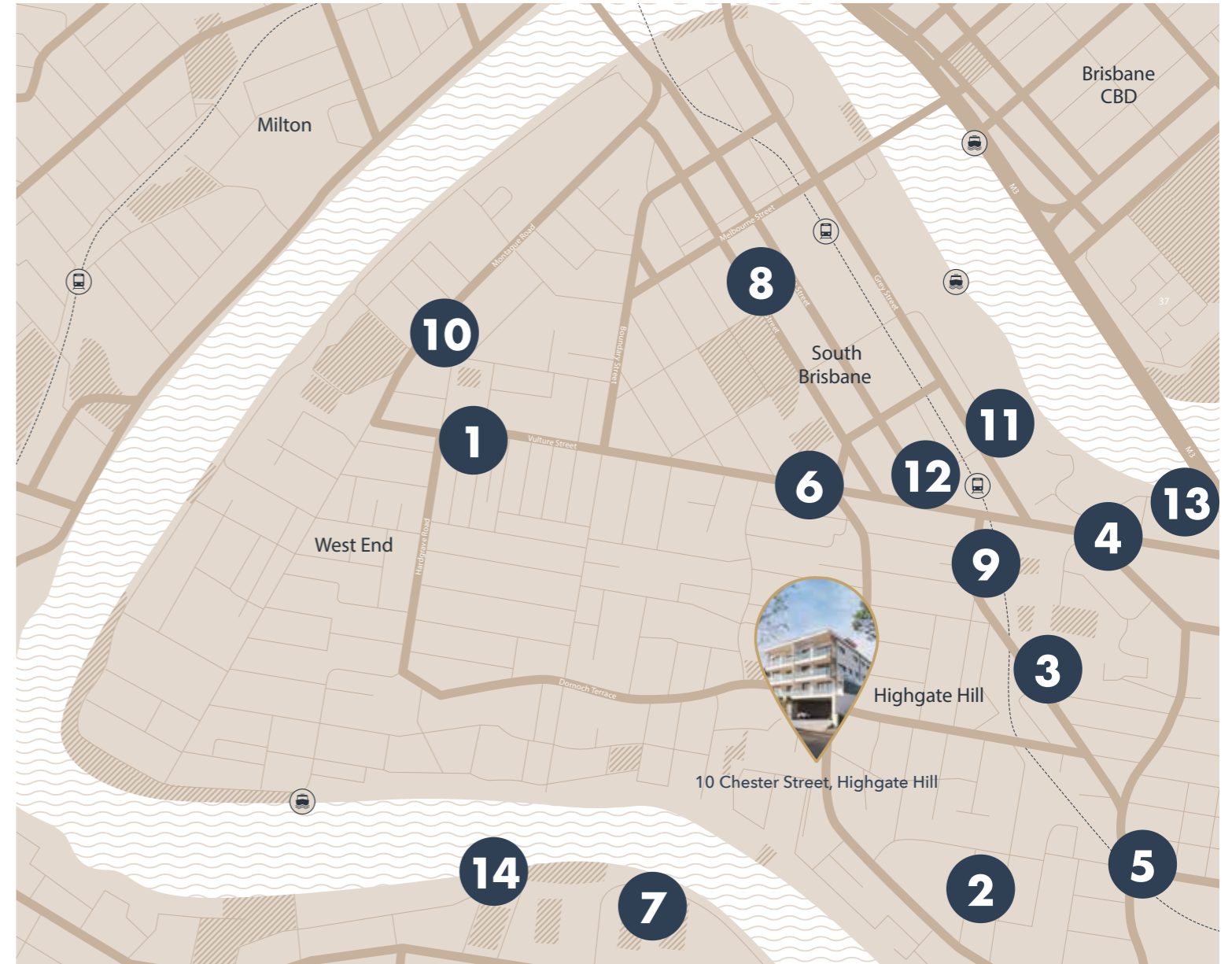
12. TAFE Queensland South Bank Campus



14. St Thomas's Riverview Kindergarten



13. St Joseph's Primary School



## LOCATION

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Whatever you need. Whenever you need it. Nestled just back from the Brisbane River, The Hills Apartment connects you to every modern amenity, including the retail and transport hubs of nearby South Brisbane and beyond.



## LOCATION

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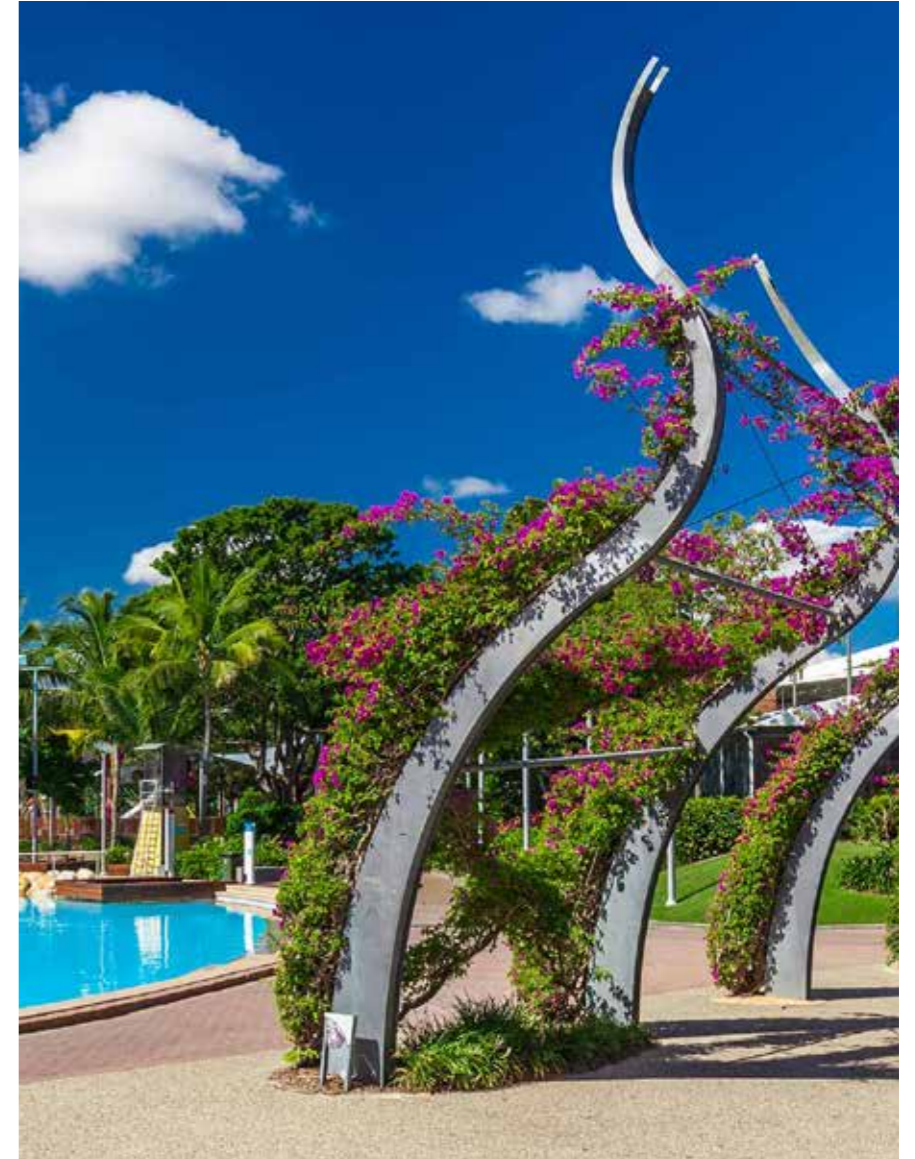
West Village Shopping Precinct 1.9 km



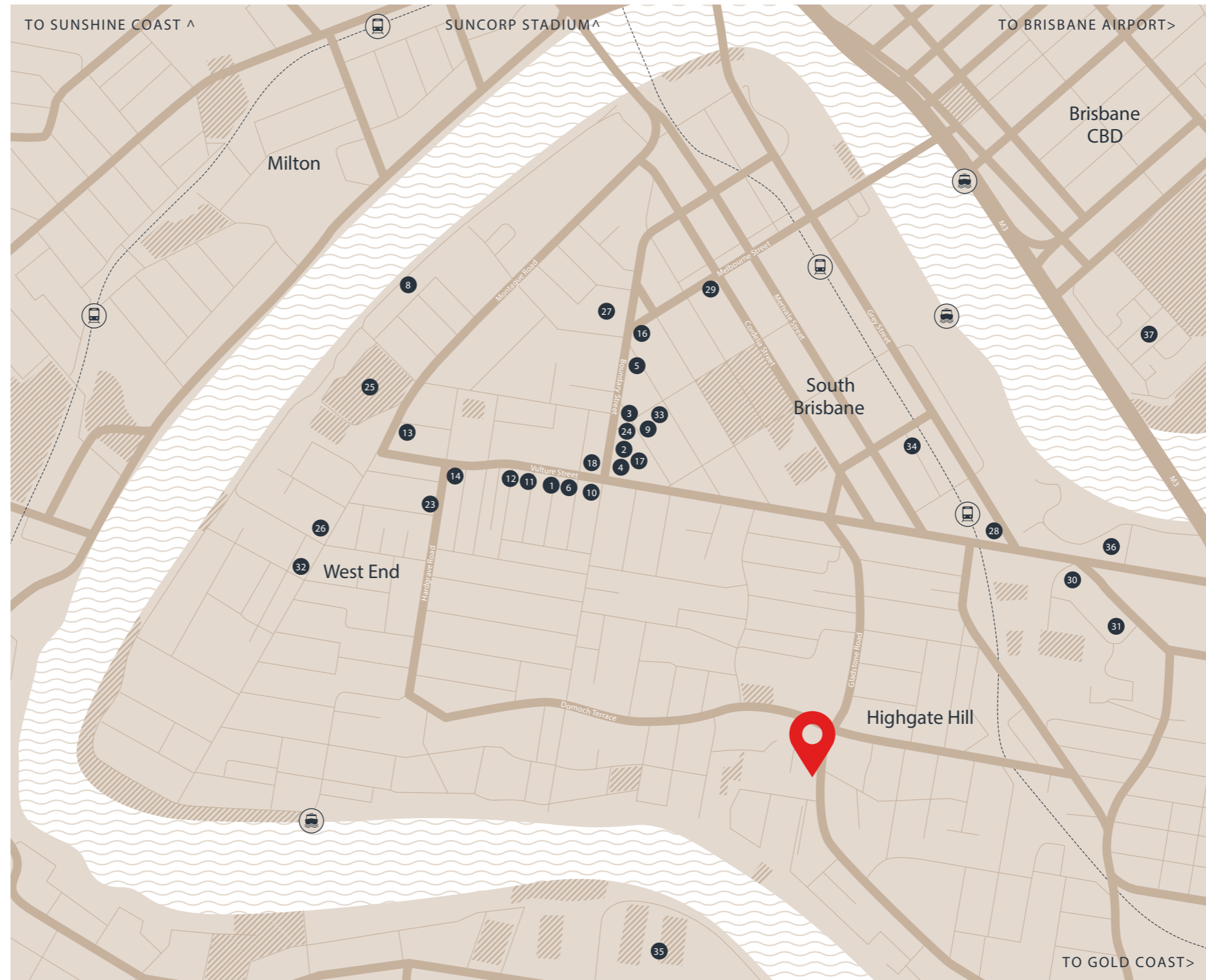
South Bank Station 1.6 km



The University of Queensland 7.3 km



Southbank Parkland 1.4 km



### BARS

- 1 Bosc
- 2 Brisbane Brewing Co.
- 3 The Burrow
- 4 The Catchment Brewing Co.
- 5 Cobbler
- 6 The End

### CAFÉS & MARKETS

- 8 Grown Café
- 9 Lokal + Co
- 10 Miss Bliss Wholefoods Kitchen
- 11 Morning After
- 12 NYC Bagel Deli
- 13 Plenty
- 14 Sol Breads
- 24 Boundary Street Markets
- 25 The Davies Park Markets

### RESTAURANTS

- 15 AJO Dimonius
- 16 Bird's Nest Yakitori
- 17 Covent Garden West End
- 18 Govinda's
- 19 La Macelleria
- 20 Luigi's Italian
- 21 PJ's Steaks
- 22 Street Falafel
- 23 Trang Vietnamese

### RETAIL



- 26 ALDI West End
- 27 Coles West End
- 28 Woolworths Southpoint






### HEALTH

- 29 South Bank Day Hospital
- 30 Queensland Children's Hospital
- 31 Mater Hospital Brisbane
- 32 Montague Road Medical Centre
- 33 West End Medical Practice

### EDUCATION

- 34 Tafe Queensland Campus
- 35 The University of Queensland
- 36 Griffith University South Bank Campus- Arts & Film
- 37 Queensland University of Technology

-  Ferry
-  Rail

Brisbane River		2mins
Boundary Street Dining		4mins
South Bank Precinct		4mins
Brisbane CBD		11mins
Brisbane Airport		21mins

# BUILDING A BETTER BRISBANE



**\$3.8 BILLION**

## QUEEN'S WHARF

Construction of the \$3.8 billion Queen's Wharf is underway. The world-class integrated resort development - home to The Star Casino, residential apartments, a hotel, restaurants - will further Brisbane's reputation as a tourism, leisure and entertainment destination, and will offer a direct and convenient link to South Brisbane via a pedestrian bridge.



**\$5.4 BILLION**

## BRISBANE'S CROSS RIVER RAIL

Work has commenced on Brisbane's Cross River Rail - a new 10.2-kilometer rail line from Dutton Park to Bowen Hills, which includes 5.9 kilometres of twin tunnels under the Brisbane River and CBD. The project will deliver four new underground stations at Boggo Road, Woolloongabba, Albert Street, and Roma Street.



**\$2 BILLION**

## BRISBANE LIVE

Brisbane Live, which is being developed in conjunction with Cross River Rail, will deliver a world-class integrated entertainment and transport precinct at Roma Street. With a value of \$2 billion, the new precinct is being compared to Madison Square Garden in New York City and will include an 18,000-seat entertainment arena, new public spaces, restaurants and active transport connections.



**\$1 BILLION**

## BRISBANE QUARTER

Home to W Brisbane Hotel, 300 George commercial office tower and The One residential, Brisbane Quarter is a vibrant mixed-use district in Brisbane's city centre at 300 George Street. The bustling Brisbane Quarter retail precinct features boutique offerings and a range of exciting dining options.



**\$650 MILLION**

## KINGSFORD SMITH DRIVE

The Kingsford Smith Drive will deliver substantial transport, environmental and economic benefits for the city. Upon completion in mid-2019, the upgraded Kingsford Smith Drive is expected to save up to 30% travel time for all vehicles and generate more than 3,000 direct and indirect jobs.



**\$994 MILLION**

## BRISBANE METRO

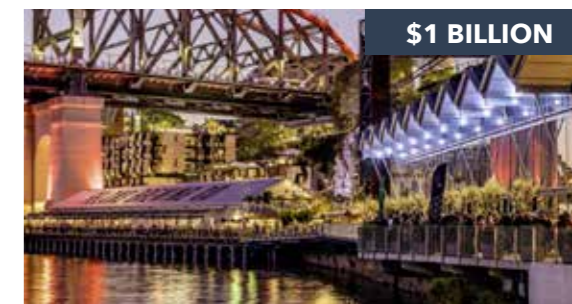
Brisbane Metro is planned high-frequency bus rapid transit system consist of two routes connecting the Brisbane CBD with Brisbane's suburbs. At peak times, it will be able to transport 22,000 passengers an hour. The first stage is underway and will provide a 21-kilometer service connecting 18 suburban bus and train stations.



**\$150 MILLION**

## QPAC THEATRE

With a thriving performing arts precinct in South Brisbane, a new \$150 million theatre has been announced for the QPAC Theatre precinct. The new venue will make QPAC the largest performing arts centre in Australia. It is anticipated early works construction will commence in 2020 and the theatre is targeted for completion in 2022.



**\$1 BILLION**

## HOWARD SMITH WHARVES

The \$110 million Howard Smith Wharves revitalisation has delivered Brisbane's newest entertainment and lifestyle destination. The 3.43-hectare site's unique position beneath the Story Bridge features inviting green place and picnic areas, event spaces, a boutique hotel and riverside restaurants.

# FEATURES & FINISHES

HIGHGATE HILL COLLECTION

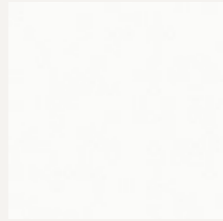
SCHEDULE OF FINISHES



Stone to Kitchen & Bathroom



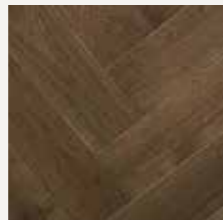
Tile to Bathroom



White 2Pac to Kitchen Joinery



Timber Joinery to Bathroom



Timber Herringbone Floor to Kitchen & Living



Carpet to Bedrooms

FÖCL DESIGN

Please note: Finishes, appliances and fittings may change during construction. Föcl Design reserves the right to change finishes, appliances and fittings with equivalent products if a product becomes unavailable.

HIGHGATE HILL COLLECTION

SCHEDULE OF FINISHES

## *Whitegoods Selection*



Induction Cooktop



Rangehood



Electric Oven



Fully Integrated Dishwasher

FÖCL DESIGN

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# FEATURES & FINISHES

HIGHGATE HILL COLLECTION

SCHEDULE OF FINISHES



FÖCL DESIGN

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HIGHGATE HILL COLLECTION

SCHEDULE OF FINISHES

## Sanitaryware Selection



Freestanding Bath\*



Bench Mount Basin



Kitchen Double Bowl Sink



Rimless Floor Mount Toilet

Note: Bath to Unit 12 Only\*

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# FEATURES & FINISHES

HIGHGATE HILL COLLECTION

SCHEDULE OF FINISHES

## Tapware & Fixing Selection



Kitchen & Bathroom Mixer



Shower Mixer



Shower Set



Robe Hook



Double Towel Rail



Toilet Roll Holder

FÖCL DESIGN

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HIGHGATE HILL COLLECTION

SCHEDULE OF FINISHES

## General

- Powder coated aluminium tinted windows and sliding doors
- Timber flooring to all living areas
- Ducted & zoned air conditioning
- Collection of recessed downlights and feature lights
- Television points to all bedrooms and living areas
- Premium stone benchtop & splashback

## Master Bedroom & Ensuite

- Custom cabinetry in high quality laminate to walk in wardrobe
- Freestanding bathtub\*
- Floor to ceiling wall tiles
- Timber vanity cabinetry and premium stone benchtops
- Feature mirror & round concrete basin
- Rimless porcelain cistern toilet
- Brushed Nickel bathroom accessories and tapware

## Study

- High quality laminate study bench
- Under bench power and data

## Bathroom

- Floor to ceiling wall tiles
- Custom vanity cabinetry and premium stone benchtops
- Feature mirror and round concrete basin
- Concealed porcelain cistern toilet
- Brushed Nickel bathroom accessories and tapware
- Rimless porcelain cistern toilet

## Kitchen

- Custom cabinetry in high quality laminate
- Premium stone benchtop
- Brushed Nickel sink mixer & double sink
- Premium stone splashback
- High end electric oven, induction cooktop, rangehood and integrated dishwasher

Note: Bath to Unit 12 Only\*

FÖCL DESIGN

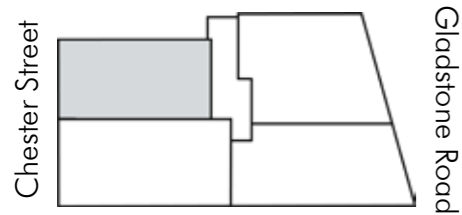
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# FLOOR PLAN

## UNIT 1 - LEVEL 1

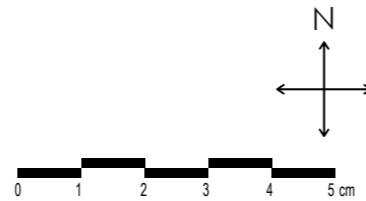
3 Bed 2 Bath 2 Car  
North West

Internal	101m <sup>2</sup>
External	48m <sup>2</sup>
Total	149m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

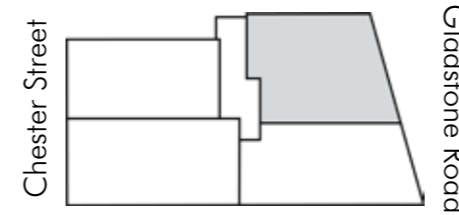
Body Corporate  
\$4,831.28 p.a.



## UNIT 2 - LEVEL 1

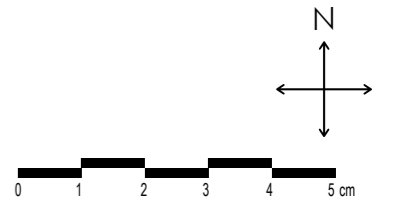
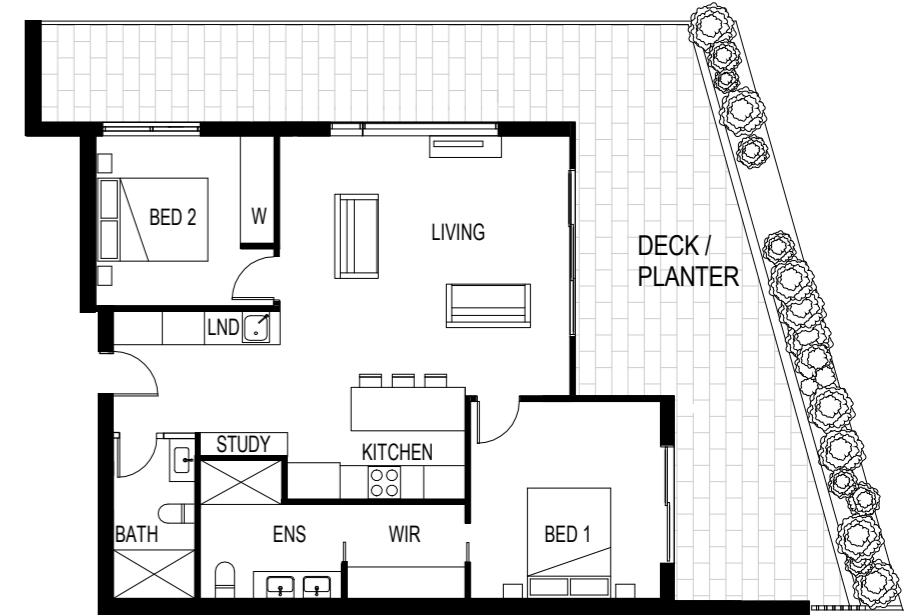
2 Bed 2 Bath 2 Car  
North East

Internal	84m <sup>2</sup>
External	66m <sup>2</sup>
Total	150m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

Body Corporate  
\$3,934.70 p.a.

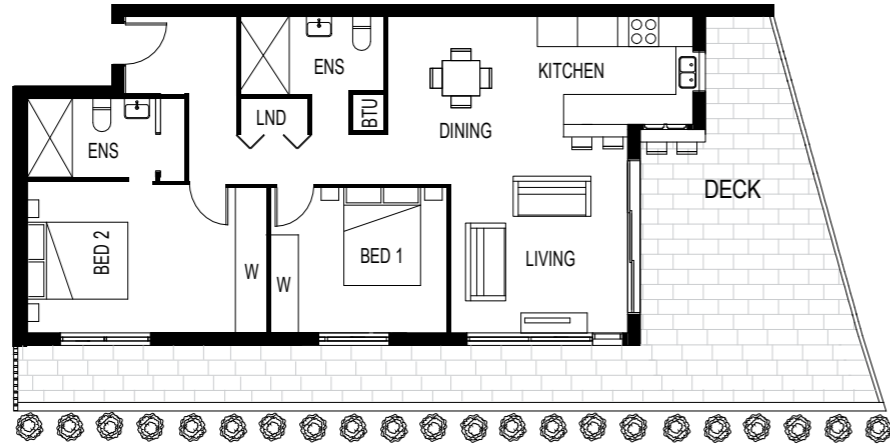
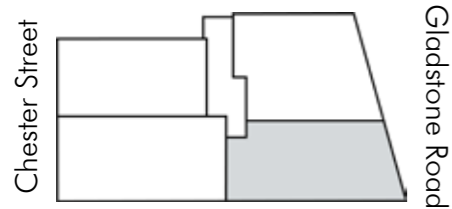


# FLOOR PLAN

## UNIT 3 - LEVEL 1

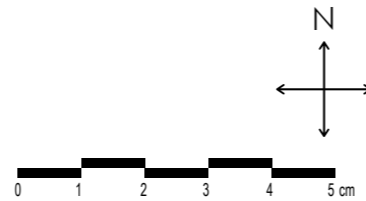
2 Bed 2 Bath 2 Car  
South East

Internal	82m <sup>2</sup>
External	77m <sup>2</sup>
Total	159m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

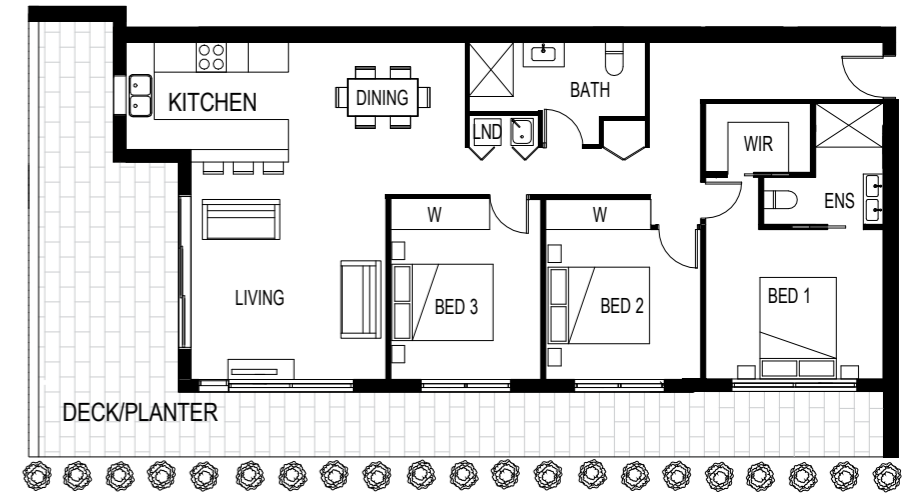
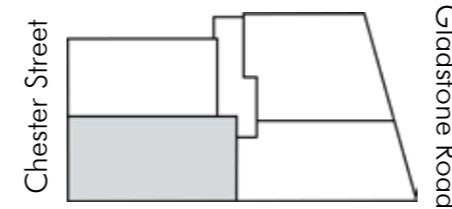
Body Corporate  
\$3,863.59 p.a.



## UNIT 4 - LEVEL 1

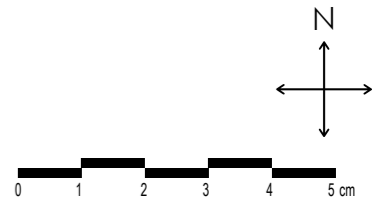
3 Bed 2 Bath 2 Car  
South West

Internal	107m <sup>2</sup>
External	60m <sup>2</sup>
Total	167m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

Body Corporate  
\$5,030.23 p.a.

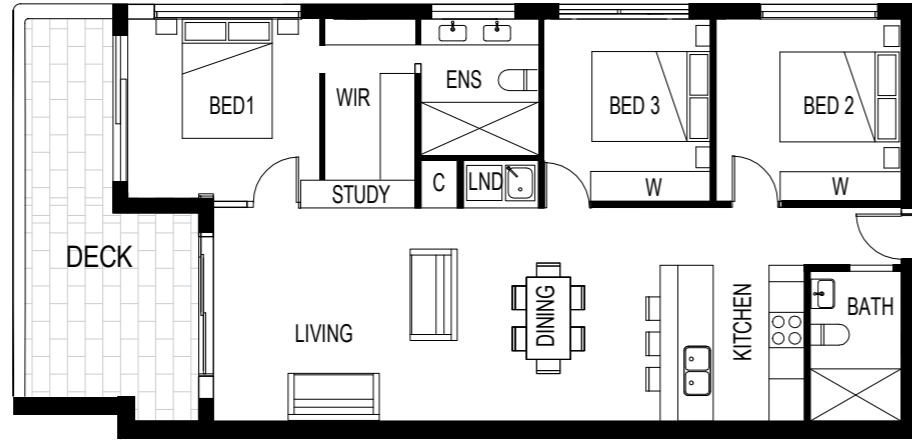
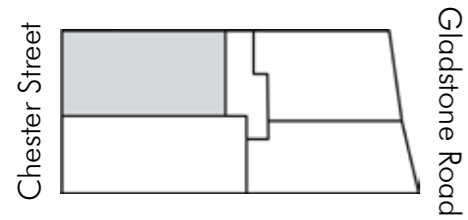


# FLOOR PLAN

## UNIT 5 - LEVEL 2

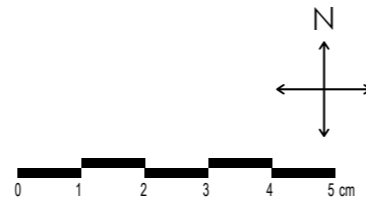
3 Bed 2 Bath 2 Car  
North West

Internal	101m <sup>2</sup>
External	17m <sup>2</sup>
<b>Total</b>	<b>118m<sup>2</sup></b>



*Planter Area: Exclusive use common area and is not included in the external measurements.*

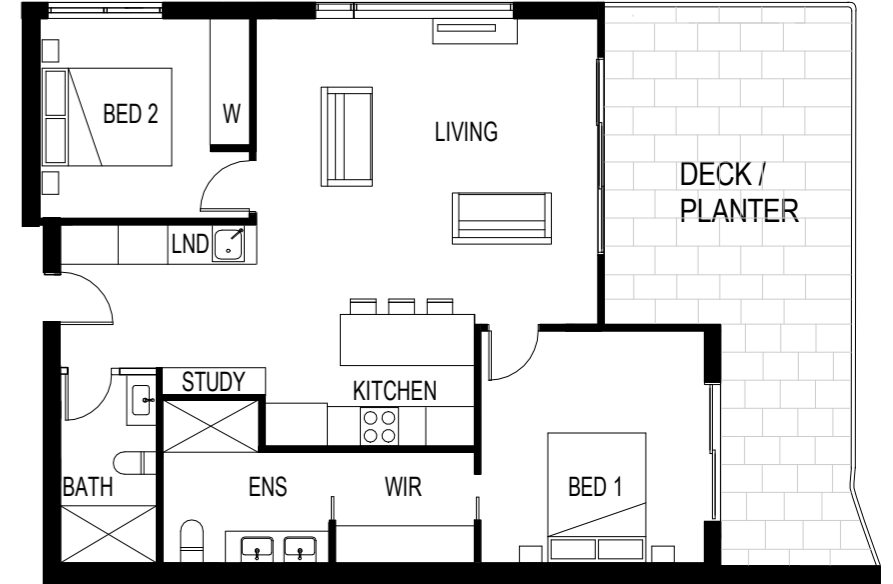
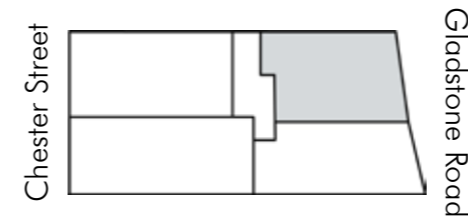
Body Corporate  
\$4,827.24 p.a.



## UNIT 6 - LEVEL 2

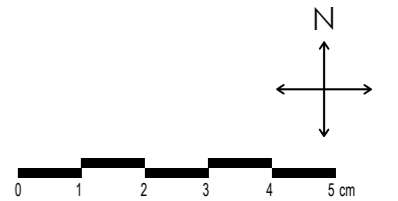
2 Bed 2 Bath 1 Car  
North East

Internal	84m <sup>2</sup>
External	16m <sup>2</sup>
<b>Total</b>	<b>100m<sup>2</sup></b>



*Planter Area: Exclusive use common area and is not included in the external measurements.*

Body Corporate  
\$3,891.50 p.a.

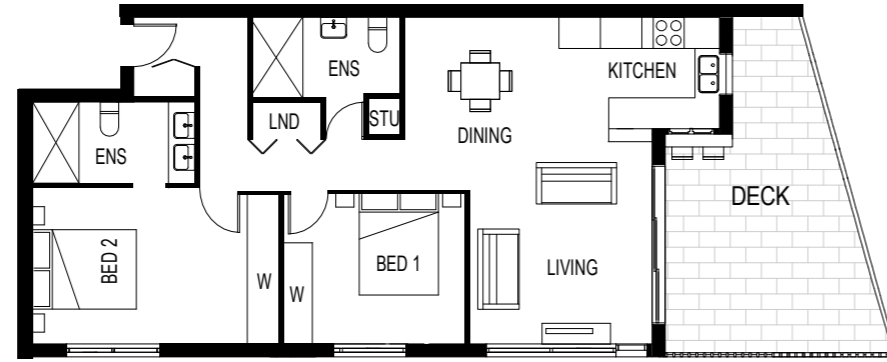
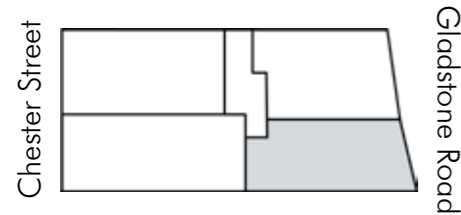


# FLOOR PLAN

## UNIT 7 - LEVEL 2

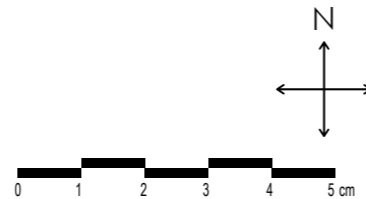
2 Bed 2 Bath 1 Car  
South East

Internal	84m <sup>2</sup>
External	19m <sup>2</sup>
Total	103m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

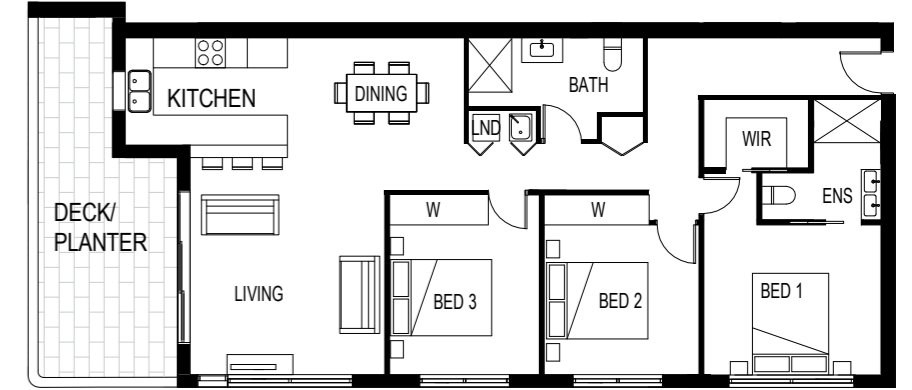
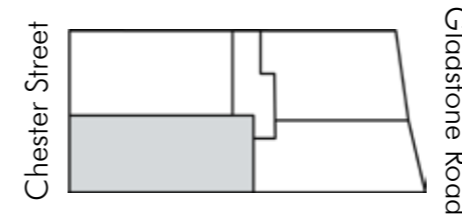
Body Corporate  
\$3,571.93 p.a.



## UNIT 8 - LEVEL 2

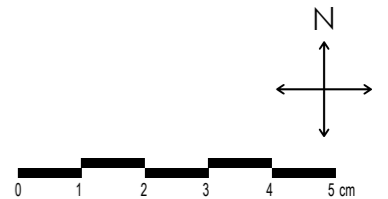
3 Bed 2 Bath 2 Car  
South West

Internal	107m <sup>2</sup>
External	19m <sup>2</sup>
Total	126m <sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

Body Corporate  
\$5,062.19 p.a.

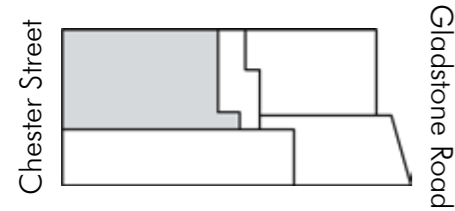


# FLOOR PLAN

## UNIT 9 - LEVEL 3

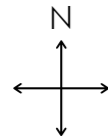
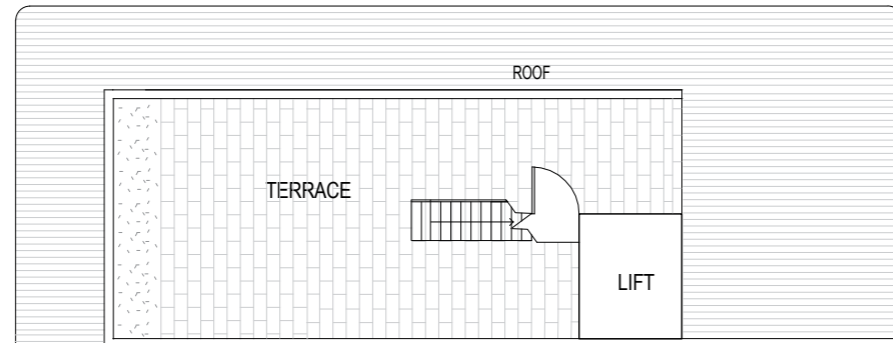
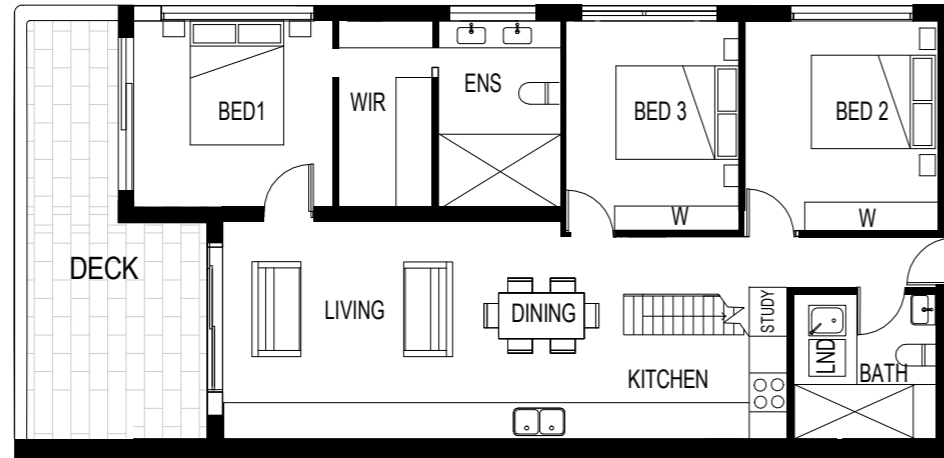
3 Bed 2 Bath 2 Car  
North West

Internal 114m<sup>2</sup>  
External 86m<sup>2</sup>  
Total 200m<sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

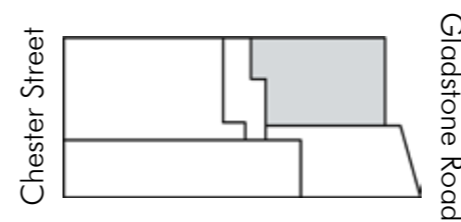
Body Corporate  
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## UNIT 10 - LEVEL 3

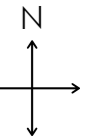
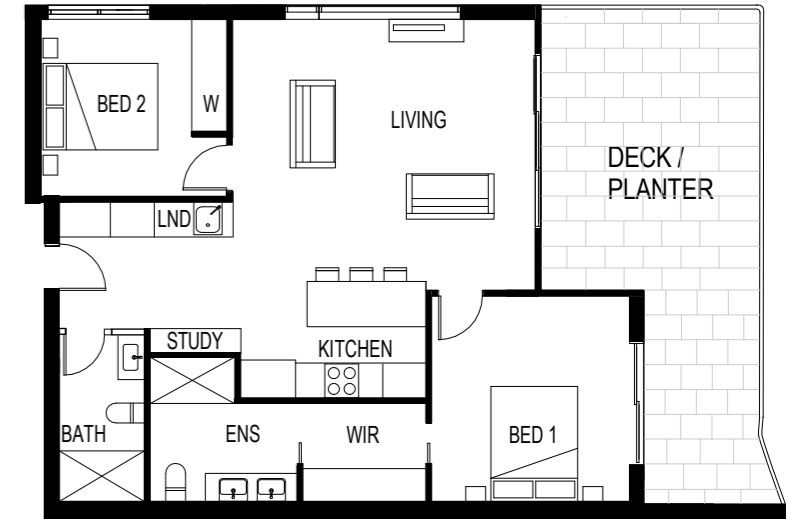
2 Bed 2 Bath 2 Car  
North East

Internal 83m<sup>2</sup>  
External 20m<sup>2</sup>  
Total 103m<sup>2</sup>



Planter Area: Exclusive use common area and is not included in the external measurements.

Body Corporate  
\$3,930.66 p.a.

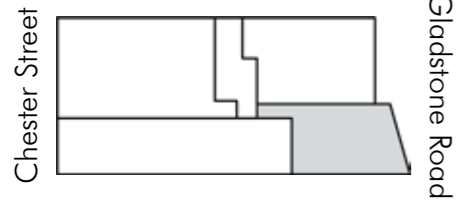


# FLOOR PLAN

## UNIT 11 - LEVEL 3

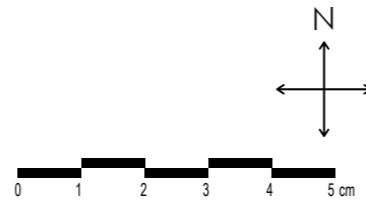
1 Bed 1 Bath 1 Car  
South East

Internal	55m <sup>2</sup>
External	19m <sup>2</sup>
Total	74m <sup>2</sup>



*Planter Area: Exclusive use common area and is not included in the external measurements.*

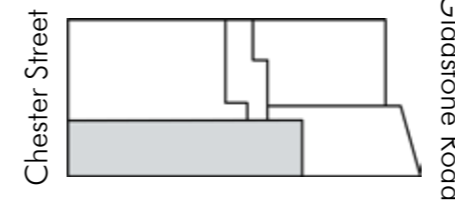
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\$2,334.17 p.a.



## UNIT 12 - LEVEL 3

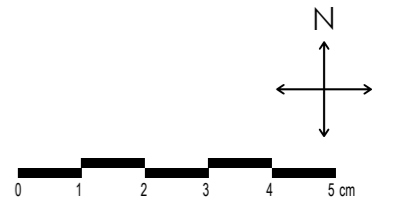
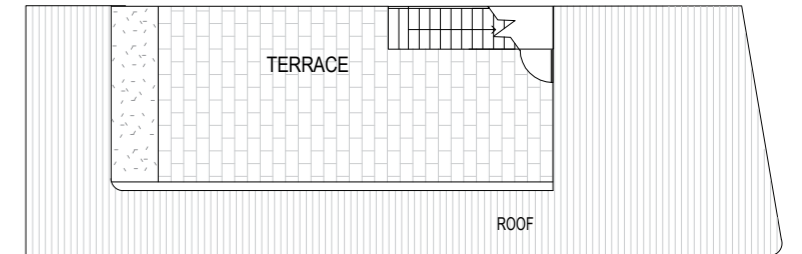
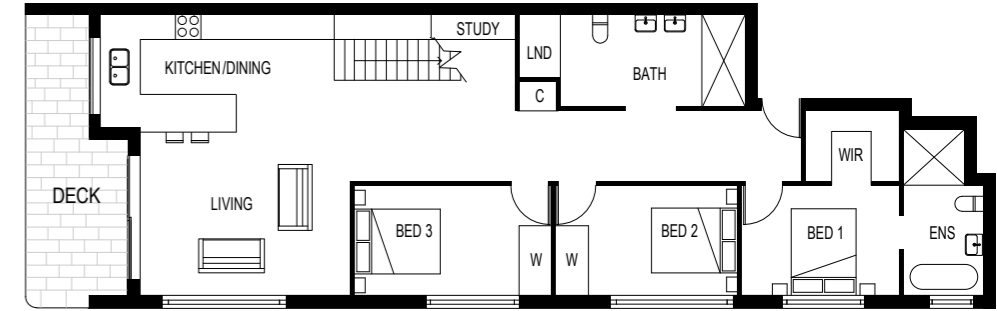
3 Bed 2 Bath 2 Car  
South West

Internal	126m <sup>2</sup>
External	85m <sup>2</sup>
Total	211m <sup>2</sup>



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Body Corporate  
\$5,745.42 p.a.



# THE HILLS

LUXURY APARTMENTS



e-Agent

*Wholesale Agent Platform*