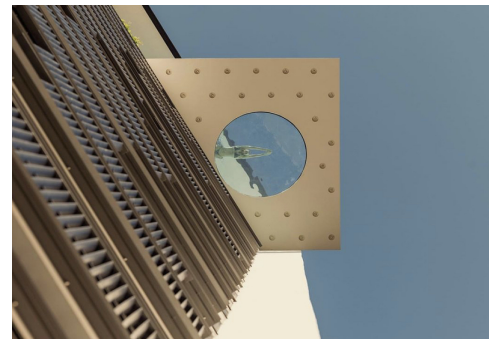




Maximise your lifestyle at Luminare by Australia's leading rooftop-wellness-lifestyle developer, ...



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807/20 Festival Place, Newstead

Sold for \$1,100,000 (Aug 30, 2023)

Experience the epitome of luxury living in this exquisite apartment located in the heart of Newstead, Brisbane. Boasting a stunning rooftop oasis, the building features a breathtaking 35m glass-bottom pool that offers captivating city views from sunrise to sunset. Pamper yourself in the indulgent magnesium wellness spas, saunas, and steam rooms, or unwind on the luxurious sun lounges. Stay fit and active in the expansive fitness club that caters to all your exercise needs.

The rooftop amenities extend beyond leisure with a highly sought-after special event space, complete with a fully equipped chef's kitchen. Additionally, two outdoor kitchens with charcoal BBQs and ample café-style seating create the perfect setting for entertaining and enjoying the outdoors.

Step inside this spacious 2-bedroom + MPR luxury apartment and be greeted by Caucorp's renowned craftsmanship. The well-designed layout encompasses a modern kitchen, dining area, and living spaces, adorned with high-quality finishes. Super-fast fiber ensures seamless connectivity, while balconies offer breathtaking views of the city and river. An exceptional feature of this property is the unique option to purchase a second car space, providing added convenience.

Ideally situated next to Teneriffe Hill, the iconic Teneriffe River Walk, and Gasworks

Property ID: L22983375

Property Type: Apartment

Building / Floor Area: 111

Garages: 1

Bowen Lyu

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Woolworths, Luminare residences provide easy access to essential amenities. Offering generous internal layouts, the apartments feature soaring 2.7m ceilings and full-height stackable double-glazed sliding doors that seamlessly merge indoor and outdoor living. The gourmet kitchen, with its stone breakfast bar and full-height joinery, flows effortlessly into the spacious dining and lounge area, creating an ideal space for relaxation or a home cinema experience. The bedrooms boast ample walk-in-robe space, well-appointed ensuites with mirrored vanity cabinets, and double-glazed acoustic windows for a peaceful retreat.

The striking bronze glazing and curved balconies not only enhance the aesthetics of the building but also provide tranquil outdoor spaces to savor river breezes and enjoy stunning sunset views. Abundant joinery, including linen and broom cupboards, ensures ample storage for essential home items, while a separate laundry area adds convenience to everyday living.

Situated in the prestigious Gasworks Newstead area, Luminare is within walking distance of various local attractions and amenities. Enjoy the proximity to Total Fusion Platinum, The Standard Market, Wine Emporium, Woolworths Gasworks, Gasworks Medical Practice, Terry White Pharmacy, James Street, and a plethora of top-rated restaurants such as Beccofino, sAme sAme, Sushi Room, and SK.

Upon entering the magnificent travertine marble lobby, residents are welcomed by three intimate and high-speed air-conditioned elevators, adding to the overall luxurious experience.

The dedicated Cavalé team is committed to providing exceptional building management and superior service to support the Luminare community. With their assistance, your move to this exceptional residence will be seamless and effortless, ensuring a truly elevated living experience.

Apartment Features:

1. Enjoy spacious dining and lounge/home cinema spaces that stretch up to 8m long and 4m wide.
2. Immerse yourself in a high-quality kitchen experience featuring 2.7m high joinery, a full-height pantry, appliance cupboards, stone benchtops, a mirrored splashback, and European appliances with a gas cooktop.
3. Delight in the large wrap-around balcony that offers panoramic views of Teneriffe Hill.
4. Stay connected with super-fast Fibre Wi-Fi, providing up to 400Mbps upload and download speeds with a same-day connection.
5. Experience tranquility in the bedrooms equipped with double-glazed acoustic and tinted windows, along with block-out and sheer curtains, and TV provisions.
6. Discover ample storage space with massive robes offering up to 12m of double hanging and shelving space.
7. Indulge in the ensuite with a mirrored vanity cabinet, under-mount basins, and a choice of a shower or bath.
8. Conveniently located, the separate laundry is situated away from the living areas.

9. Enjoy year-round comfort with ducted air-conditioning throughout the apartment.
10. Breathe easy in a smoke-free building environment.
11. Ensure security and peace of mind with an audio intercom system, swipe access, and 24-hour CCTV security for guests and delivery drivers.
12. Your vehicle will be safely parked in the private and secure basement car parking.
13. Accommodate your guests with 21 visitor parking spaces available for a maximum of 4 hours.
14. Stay entertained with provisions for Foxtel, Free-to-Air TV, and phone connections.
15. Experience convenience and efficiency with three air-conditioned, high-speed elevators provided by Kone.
16. Simplify package deliveries with parcel and refrigerated lockers available at a nominal fee of \$5 per day.
17. Optimize your storage space with basement storage options ranging from \$50 to \$150 per month.
18. Benefit from the option to purchase a second car space for added convenience.
19. Take advantage of the daily dry cleaning drop-off and pickup services.
20. Access additional services including car washing, dog walking, and apartment cleaning.

Rooftop Health, Wellness, and Lifestyle Amenity:

1. Indulge in the breathtaking glass-bottom, cantilevered 35-meter-long rooftop heated pool that features underwater speakers and is bathed in sunlight all day. Relax on the luxury sun lounges and take in the stunning surroundings.
2. Rejuvenate your body and mind in the two magnesium wellness spas, two traditional Finnish timber saunas, and a steam room.
3. Achieve your fitness goals with over \$300,000 worth of Olympic Endorsed Technogym equipment, including a skillrun unity 5000, skillrow, skillbike, excite climb, cross personal unity squat, multipower antrac, rear kick, chest press, bicep curl, leg press, calf raise, dual adjustable pulley, and free weights. Additionally, enjoy Pilates reformer, balance domes, yoga balls, and a 12m turf training track.
4. Experience luxury and entertainment in the special event space that offers breathtaking city views, a chef's kitchen, a fireplace, a lounge area, and a travertine billiard table.
5. Embrace outdoor dining and entertaining with two outdoor kitchens equipped with charcoal barbecues and café-style seating.

6. Find tranquility on the multipurpose lawn, perfect for rooftop yoga sessions while capturing mesmerizing sunrise and sunset views.
7. Immerse yourself in a captivating audio experience with the rooftop sound system provided by global leader, Martin Audio.

Top Ten Location Highlights:

1. Enjoy convenient transportation options with the City Glider blue bus, departing every 5 minutes during peak times, providing easy access to the CBD, Southbank, City Cat, and the Teneriffe River walk, just 300m away.
2. Find all your shopping needs within 50m at Gasworks Shopping Plaza, which includes Woolworths, the Standard Market, a chemist, doctors' offices, a newsagent, seafood vendors, and a bottleshop.
3. Explore the natural beauty of Newstead with the nearby river park, dog park, and lake, all within 50m.
4. Visit the Homemaker Centre located 750m away, offering over 30 stores including Freedom, Harvey Norman, Sheridan, and Adairs.
5. Immerse yourself in the vibrant James Street fashion and lifestyle precinct, located just 900m away, where you can also find the luxurious 5-star Calile Hotel and Zimmermann.
6. Discover the variety of restaurants and bars at Howard Smith Wharves, a short 1800m journey from the apartment.
7. Experience the bustling Brisbane CBD, located 1900m away.
8. Enjoy the lush greenery and recreational activities at New Farm Park, situated 2100m away.
9. Reach the Brisbane Domestic and International Airports in just 15 minutes via the tunnel, making travel convenient and stress-free (approximately \$25 by Uber).

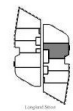
Please note that the photos and apartment features mentioned above are indicative only. For precise details regarding apartment features and inclusions, please consult the agent.



0 1 2 5 10m

* Timber flooring optional upgrade shown
This floor plan was produced prior to completion of construction and all reasonable care has been taken in the preparation of these floor plans.
Crescent Quay Pty Ltd and Cus. Garware Pty Ltd as Trustee disclaim all liability should any information contained herein differ from the contract
of sale or the actual construction development.

*Laminated Glass Scheme
*Balc. Appliances Upgrade
*Fisher & Paykel Dishwasher



Floor Area: 92m²
Balcony Area: 19m²
Total: 111m²



LUMINARE