



THE HILLS

LUXURY APARTMENTS



## Project Details

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137 - 139 Gladstone Road,  
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, and Dutton Park
- Only a short 20 minute walk to the University of Queensland, St Lucia, across the Elenor Schonell Bridge
- Well appointed kitchens
- Quality European finishings and appliances







## The Apartment

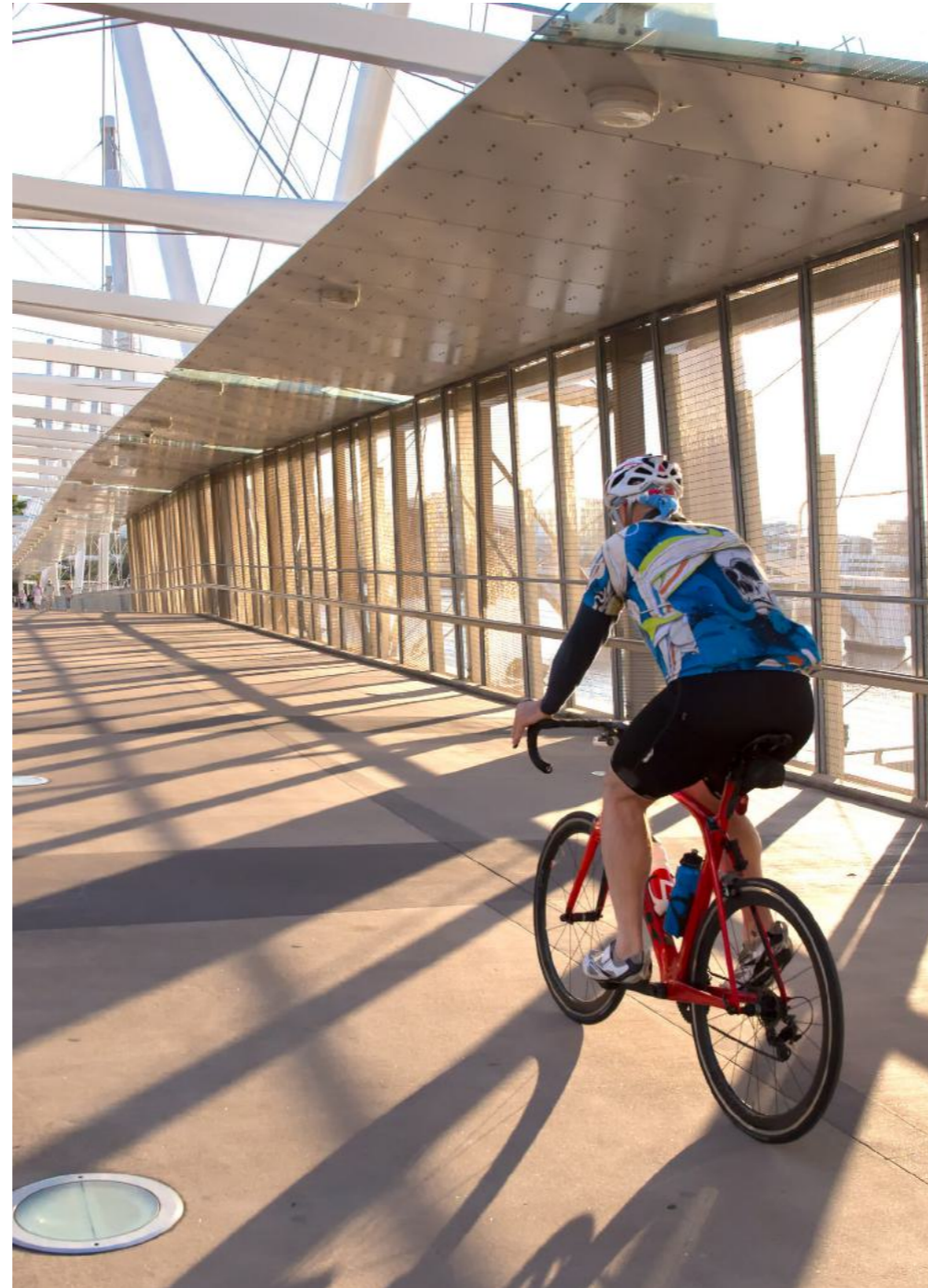
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The Hills Apartments provide a contemporary haven set against the dynamic and captivating scenery of Brisbane's West End. Seamlessly transition between work and leisure in a space designed for relaxation and vibrant gatherings.

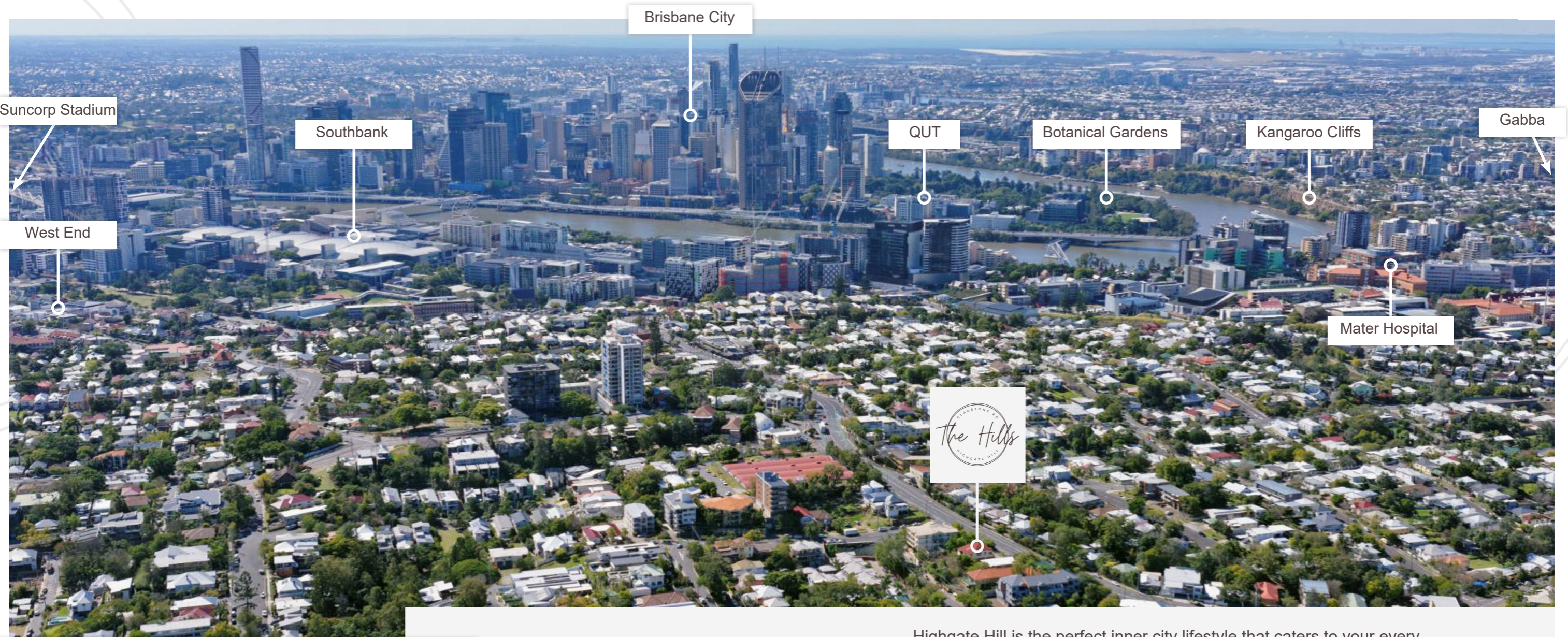


## Location

- 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.
- Southbank 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.
- 8 schools within 2km
- Short walk to The Southbank Parklands and the performing arts precinct of South Brisbane.
- Mater Hospital and Princess Alexandra Hospital only moments away.



- 550m to Highgate Hill Park and 950m to Paradise Park.
- West Village Shopping Precinct 1.9 km.
- 2 km to Mater Hospital and 2 km Princess Alexandra Hospital.
- Easy connections to Southbank 1.6 km and Park Road 1.5 km railway stations.
- 550m, Convenient pedestrian, cycle and bus access to the University of Queensland.
- School catchment
  - Brisbane State High School
  - St Ita Primary School
  - St Lawrence College
  - Somerville House
  - West End State School
  - Dutton Park State



## Location

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Highgate Hill is the perfect inner city lifestyle that caters to your every requirement. Situated a short distance from the Brisbane River, our location ensures easy access to all modern conveniences, including the bustling retail and transportation centers of nearby South Brisbane and West End.



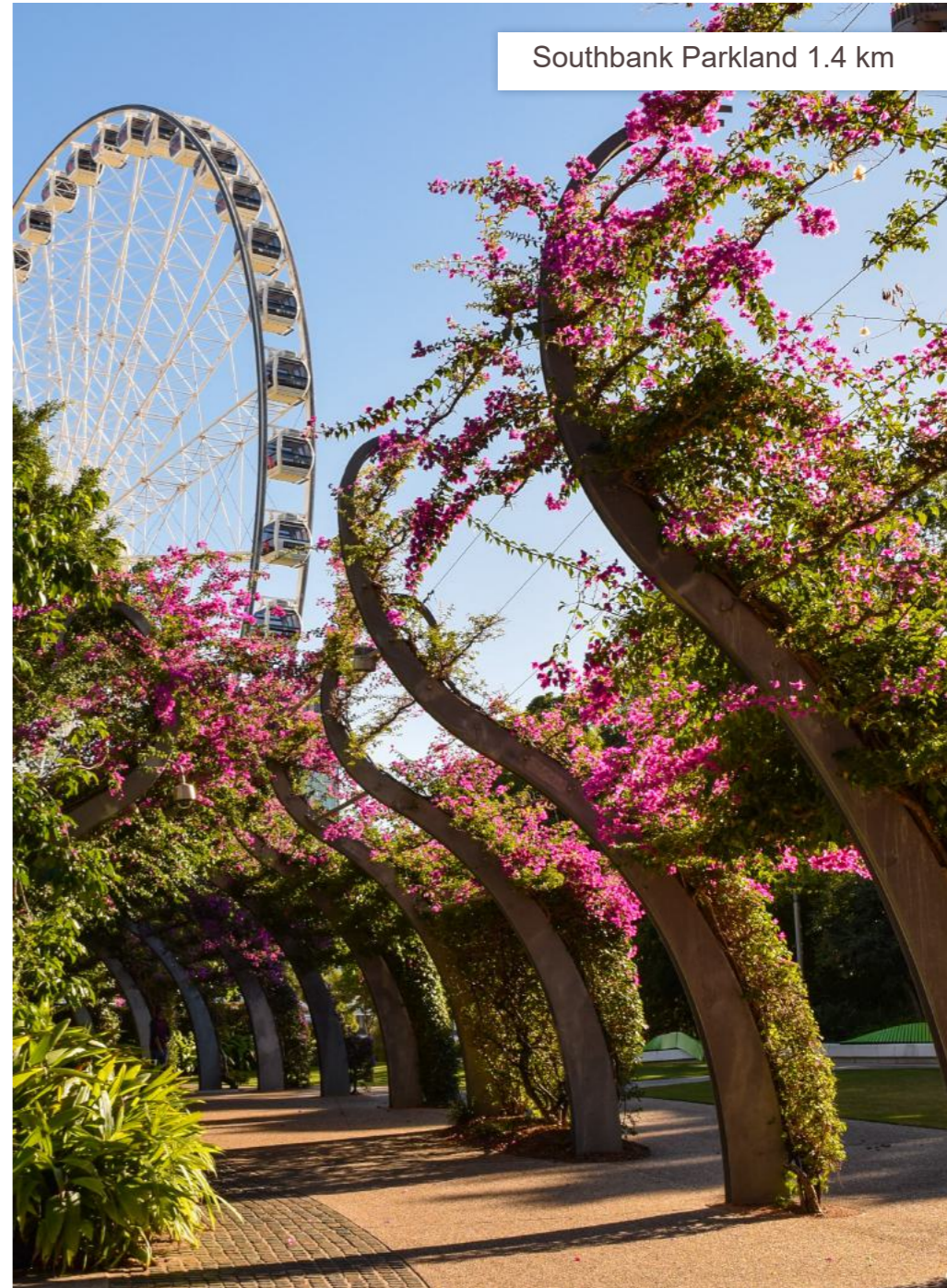
West Village Shopping Precinct 1.9 km



Southbank Station 1.6 km



The University of Queensland 750m



Southbank Parkland 1.4 km



## Building a better Brisbane

### QUEEN'S WHARF

The Queen's Wharf is an exceptional integrated resort development, featuring The Star Casino, residential apartments, a hotel, and various restaurants. It will enhance Brisbane's standing as a premier tourism, leisure, and entertainment destination. Moreover, it will provide a direct and convenient pedestrian bridge connection to South Brisbane.

**\$3.8 BILLION**

### BRISBANE'S CROSS RIVER RAIL

Construction has started on Brisbane's Cross River Rail, a fresh 10.2-kilometer railway line connecting Dutton Park to Bowen Hills. This impressive undertaking encompasses 5.9 kilometers of twin tunnels running beneath the Brisbane River and CBD. As part of the project, four new underground stations will be delivered at Boggo Road, Woolloongabba, Albert Street, and Roma Street.

**\$5.4 BILLION**

### BRISBANE LIVE

In partnership with Cross River Rail, Brisbane Live is set to create a cutting-edge integrated entertainment and transport hub at Roma Street. Boasting a staggering \$2 billion value, this upcoming precinct is being likened to New York City's iconic Madison Square Garden. It will encompass an impressive 18,000-seat entertainment arena, along with newly designed public areas, top-notch restaurants, and convenient active transport connections.

**\$2 BILLION**

### BRISBANE QUARTER

Brisbane Quarter, located at 300 George Street in the heart of the city, is a lively mixed-use district housing the W Brisbane Hotel, 300 George commercial office tower, and The One residential building. The dynamic retail precinct within Brisbane Quarter offers a diverse array of boutique offerings and a plethora of exciting dining choices.

**\$1 BILLION**

### KINGSFORD SMITH DRIVE

The completion of Kingsford Smith Drive has brought significant transport, environmental, and economic advantages to the city. The upgraded road has reduced travel time for all vehicles by up to 30% and created over 3,000 direct and indirect job opportunities.

**\$650 MILLION**

### BRISBANE METRO

Brisbane Metro is a proposed high-frequency bus rapid transit system comprising two routes that will link the Brisbane CBD with various suburbs. During peak hours, it is expected to transport up to 22,000 passengers per hour. The first stage of this project is already in progress and will establish a 21-kilometer service, connecting 18 suburban bus and train stations.

**\$994 MILLION**

### QLD PERFORMING ARTS

South Brisbane's thriving performing arts precinct is set to receive a boost with the announcement of a new \$150 million theatre at the QPAC Theatre precinct. This addition will elevate QPAC to become the largest performing arts centre in Australia. Early construction works are expected to begin in 2020, with the theater targeted for completion in 2022.

**\$150 MILLION**

### HOWARD SMITH WHARVES

The revitalization of Howard Smith Wharves, costing \$110 million, has resulted in Brisbane's latest and most exciting entertainment and lifestyle hub. Situated on a 3.43-hectare site beneath the iconic Story Bridge, it boasts charming green spaces, picnic areas, event venues, a boutique hotel, and riverside restaurants, creating a truly unique destination for locals and visitors alike.

**\$1 BILLION**

## Features & Finishes

### External

- Cross-over & Entry Driveway.....Reinforced concrete.
- External Screens ..... Powder Coated Screens to the external windows as indicated on the Architectural Drawings.
- Fencing ..... Mixture of coloured aluminum, rendered block work (painted), timber post and pailing fencing, natural.
- Soft Landscaping ..... Selected turf, and garden beds (includes deep planting) as per drawings.

### Kitchen & Living Area

- Floor Finishes.....Timber engineered hardwood floor.
- Cabinetry.....Reconstituted stone bench top (60mm thick), **high quality** cupboards, and **premium stone** splash back.
- Electrical Appliances.....
  - Built-in SS under-bench oven
  - Electric cook-top
  - Retractable, recirculating SS range hood
  - Built in insinkerator
- Lighting.....Recessed LED lights.
- Air Conditioning.....Ducted air conditioning.



## Features & Finishes

### Bedrooms

Floor Finishes ..... Selected loop pile carpet, including underlay.

Lighting..... Recessed LED lights.

### Ensuite

Floor & Wall Finishes..... Fully vitrified, rectified edge floor and wall tiles (full height to all walls).

Vanity Unit..... Reconstituted stone vanity top and cupboards, vanity bowl and mixer.

Shower..... Shower rail, mixer and spray head (Matt Black finish).

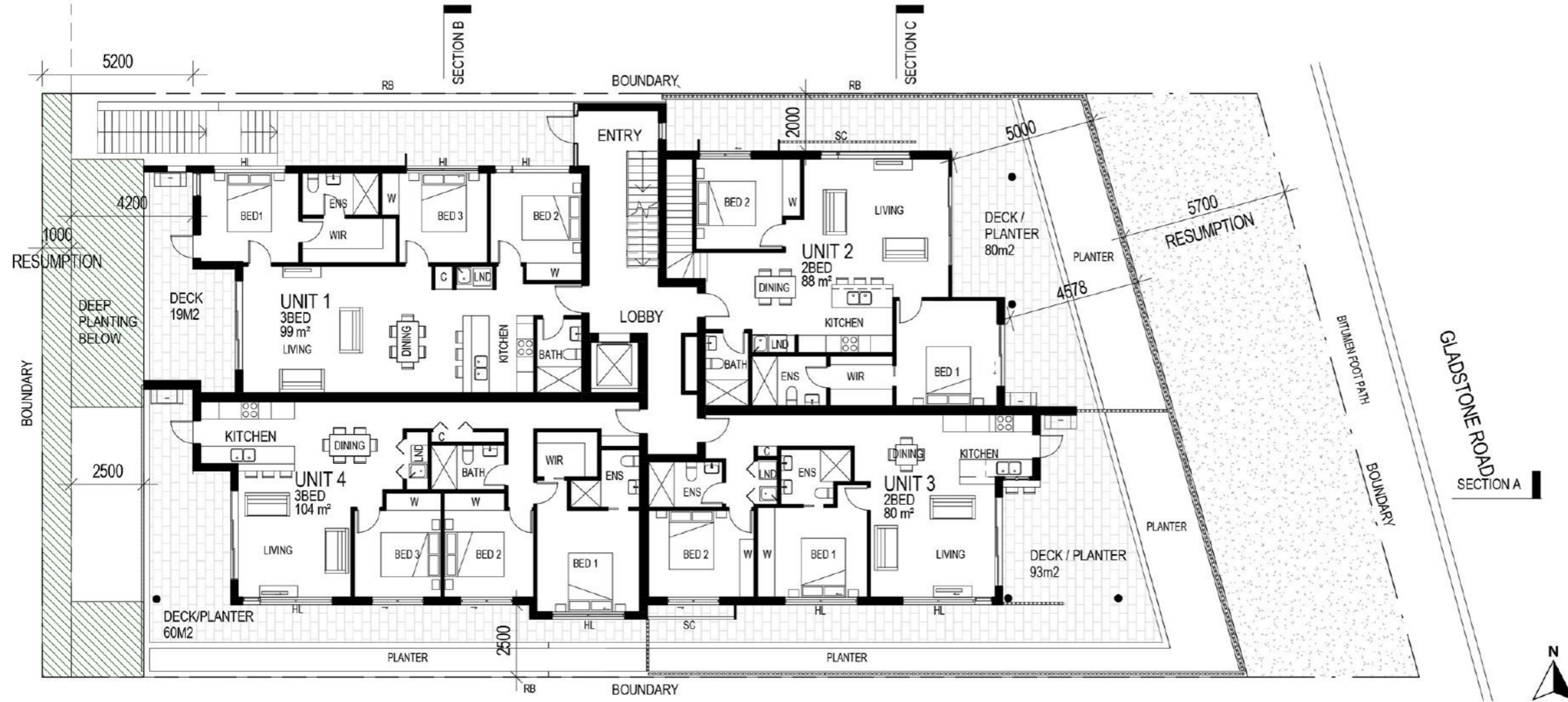
### Laundry

Floor Finishes..... Fully vitrified, rectified edge floor tiles and tiled skirting.

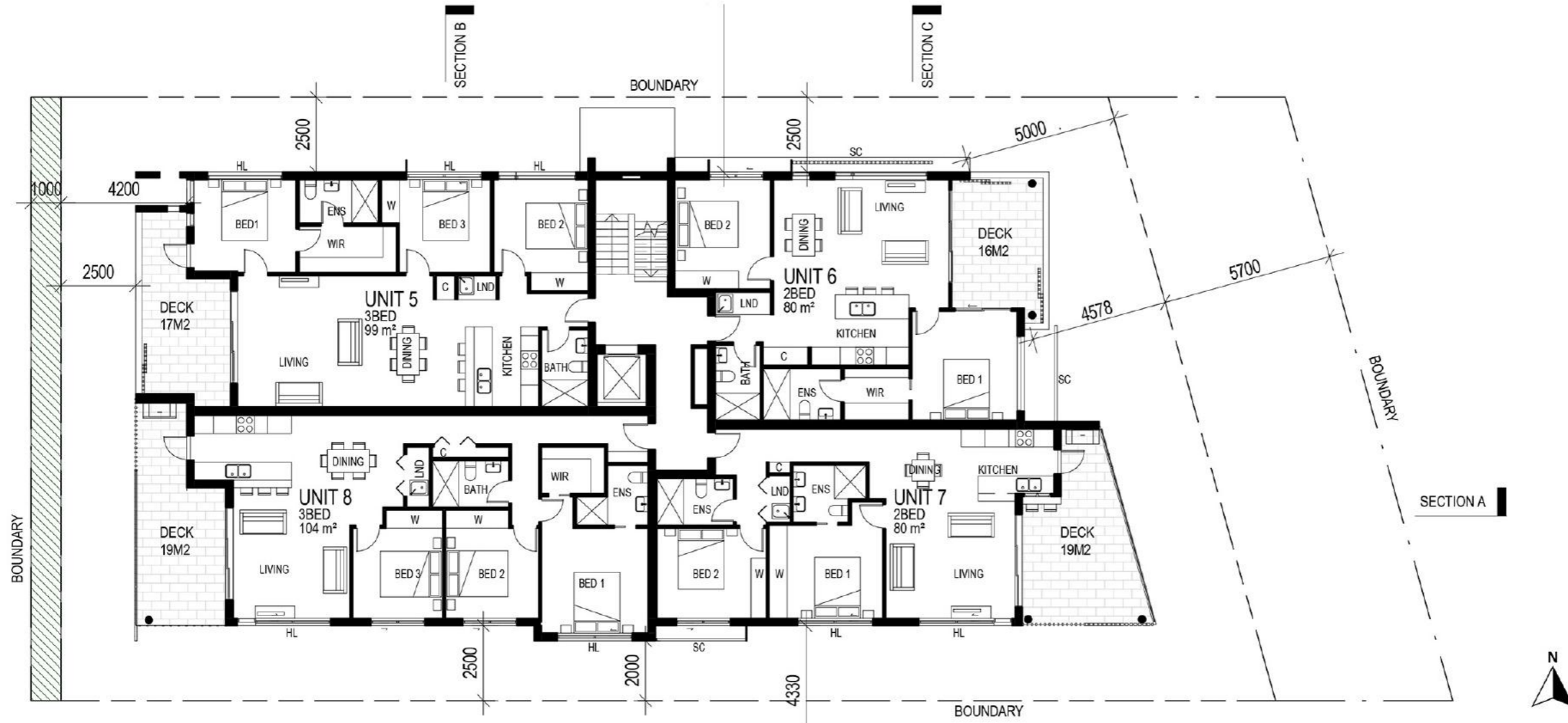
Vanity Unit ..... Reconstituted stone top and cupboards, laundry tub and mixer.



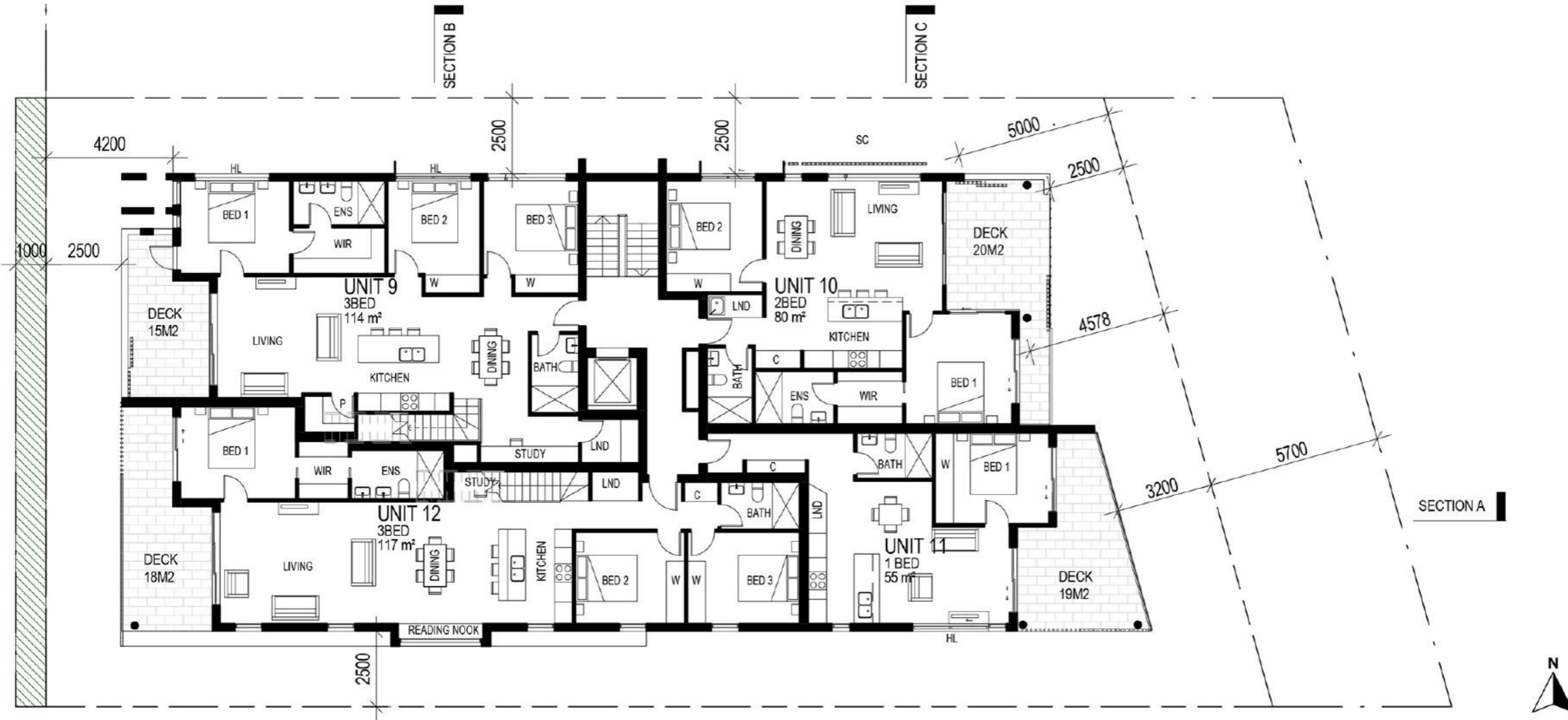
# Floor Plates - Level 1



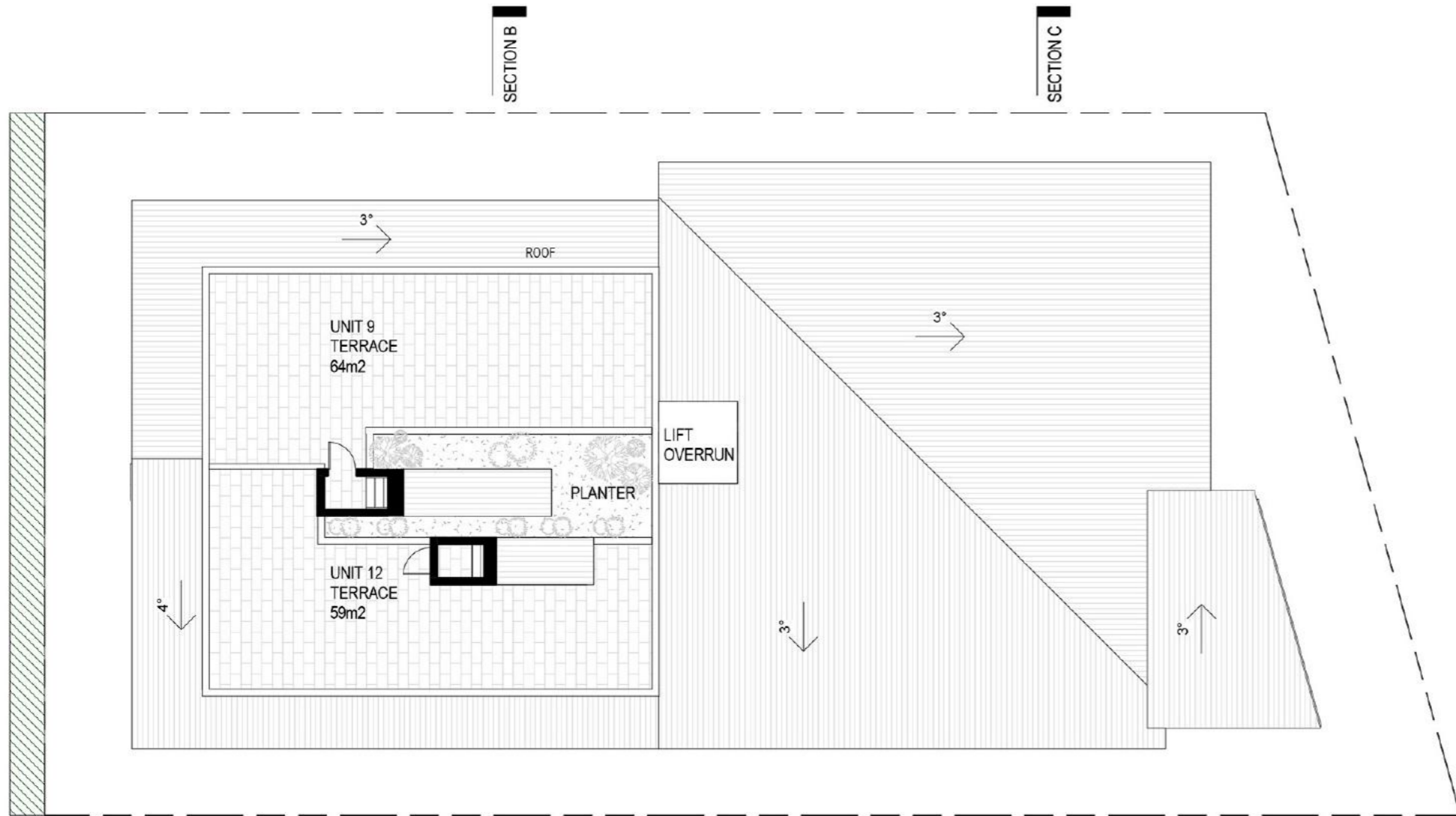
# Floor Plates - Level 2



# Floor Plates - Level 3



# Floor Plates - Roof/Terrace



SECTION A



# The Hills

137 – 139 Gladstone Road  
Highgate Hill.

3 Bed  
2 Bath  
Internal  
101m<sup>2</sup>

1 Living  
2 Car



Unit 1

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate. All images used are for illustrative purposes only and are intended to convey the concept and vision for the homes. They are for guidance only, may change as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. The overall presentation, style, layout, imagery, backgrounds and colours have been created by Focl Studio and is subject to copyright.



# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

2 Bed  
2 Bath  
Internal

1 Living  
2 Car  
84m<sup>2</sup>



Unit 2

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

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2 Bed	1 Living
2 Bath	2 Car
Internal	82m <sup>2</sup>



Unit 3

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

3 Bed  
2 Bath

1 Living  
2 Car

Internal  
107m<sup>2</sup>



Unit 4

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

3 Bed  
2 Bath

1 Living  
2 Car

Internal  
101m<sup>2</sup>



Unit 5

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

2 Bed  
2 Bath  
Internal  
84m<sup>2</sup>

1 Living  
1 Car



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Unit 6

# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

2 Bed  
2 Bath  
Internal

1 Living  
1 Car  
84m<sup>2</sup>



Unit 7

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

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3 Bed  
2 Bath  
Internal  
107m<sup>2</sup>

1 Living  
2 Car



Unit 8

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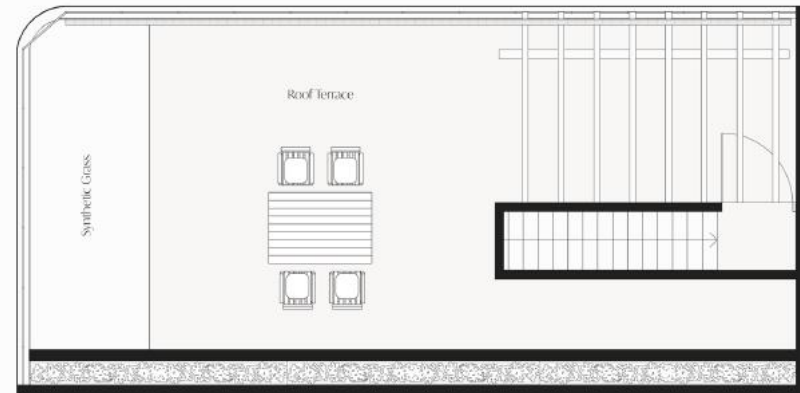


# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

3 Bed  
2 Bath  
Internal 114m<sup>2</sup>

1 Living  
2 Car



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Unit 9





# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

2 Bed  
2 Bath

1 Living  
2 Car

Internal  
83m<sup>2</sup>



Unit 10

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# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

1 Bed  
1 Bath  
Internal 55m<sup>2</sup>

1 Living  
1 Car



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Unit 11

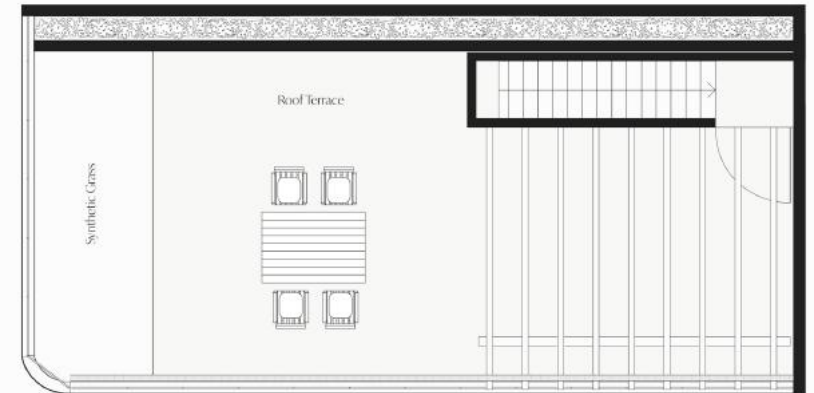
# The Hills

137 - 139 Gladstone Road  
Highgate Hill.

3 Bed  
2 Bath

1 Living  
2 Car

Internal  
126m<sup>2</sup>



Unit 12

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