

Kangaroo Point, Unit 105/25 Shafston Avenue

SOLD BY JESS TUDMAN

Perfectly positioned within the high-growth Kangaroo Point Peninsular and only minutes from the heart of Brisbane's CBD, this spectacular property needs to be seen. Located on the ground floor of the Luxury Lume Building, with an awe-inspired rooftop terrace. The stunning views of the Brisbane River and the glittering city skyline create an atmosphere of unparalleled beauty. The resort style rooftop features an infinity pool with swim jets, fully equipped gym, steam room, two BBQs, outdoor dining & lounge areas, firepit and sky terrace rooms available for private functions.

This rooftop oasis is not just a place; it's an experience. It's where you can escape the daily hustle and bask in the beauty of Brisbane, whether you're looking for



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For Sale

Please Call

View

ljhooker.com.au/1AYCH31

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relaxation, entertainment, or simply a change of scenery.

As you enter the home, you'll be impressed by the open plan layout, high ceilings and the floor to ceiling glass sliding doors leading out to the courtyard taking advantage of the natural light & breezes, whilst creating the ideal indoor/outdoor living.

The standout feature is the oversized courtyard where you, your guests and furry friends can unwind or soak up the sun. The courtyard features a gas connection making it ideal for BBQ's and outdoor cooking. Imagine sipping your morning coffee or enjoying a glass of wine under the open sky in your own piece of paradise. The courtyard also boasts a raised garden bed, perfect for those with a green thumb.

The stylish kitchen features timber feature cabinetry, stone benchtops, Miele appliances, dishwasher, gas stove and ample cupboard space.

The bedrooms are positioned on either side of the apartment providing additional privacy, the rooms are generously sized, with mirrored built in robes, ceilings fans, main with ensuite. Both open directly onto the courtyard, continuing that seamless indoor and outdoor living. The stylish bathrooms boast floor-to-ceiling tiling, stone benchtops and mirrored cabinetry.

Complete this outstanding package with ducted air-conditioning & ceiling fans; high ceilings; study nook; internal laundry; single carpark in secure garage with remote access; storage unit in car space; video intercom & secure fob access.

Situated in the heart of Kangaroo Point, this apartment offers the perfect blend of tranquility and convenience. Embrace an active lifestyle with the vibrant Kangaroo Point Cliffs and Riverside walkways. Easy access to Gabba, Howard Smith Wharves, Southbank & South City Square precincts, cafes, restaurants and an array of entertainment options. With easy access to public transport, you're just minutes away from Brisbane's CBD and all it has to offer.

Planned infrastructure additions in the area include soon to be completed Kangaroo Point Pedestrian Bridge and Cross River Rail Woolloongabba station precinct, future Woolworths and Olympics Games in 2032, this is a rare opportunity to ensure strong growth for future returns.

Positioned within the East Brisbane State School and Coorparoo Secondary College catchment areas, this phenomenal residence is also a short distance from All Hallows' School, Saint Joseph's Catholic Primary School, Brisbane Grammar School, Brisbane Girls Grammar School and Saint Joseph's College. UQ's Saint Lucia, QUT's Gardens Point and TAFE Queensland's South Bank campuses are easily accessible as well.

Stand out features of 105/25 Shafston Ave, Kangaroo Point:

- Open planned living/dining, flowing seamlessly to oversized courtyard
- Kitchen with gas stove, Miele appliances & stone benchtop
- Bathrooms with floor-to-ceiling tiles, stone benchtop & timber cabinetry



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- Well separated bedrooms, with BIRs, ceiling fans & opening onto courtyard
- Lume's Rooftop terrace with stunning River & City views, infinity pool with swim jets, gym, steam room, two BBQs, fire pit & sky terraces for private functions.
- Study nook & internal laundry
- Secure parking with storage unit
- Video intercom & fob access
- Ducted air-conditioning and ceiling fans throughout
- Stone's throw from Kangaroo Cliffs & Riverside walkways
- Easy access to Gabba, Howard Smith Wharves, Southbank & South City Square precincts, cafes, restaurants
- Minutes from CBD. Easy access to public transport, hospitals, highways.

Outgoings:

Body Corp Fees: \$1,140.74/qtr

Sinking Fund as at Sept 2023 - \$215,013.38

BCC Rates: \$410.76/qtr

Rental Appraisal - \$800 per week.

Contact Jess Tudman or Jane Elvin to discuss this amazing opportunity further.



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More About this Property

Property ID	1AYCH31
Property Type	Unit
Including	Ensuite Study Air Conditioning Intercom Pool Courtyard Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Ground Floor River & City Views Courtyard Pool Gym Gas Stove Ensuite Study Dishwasher

Jess Tudman

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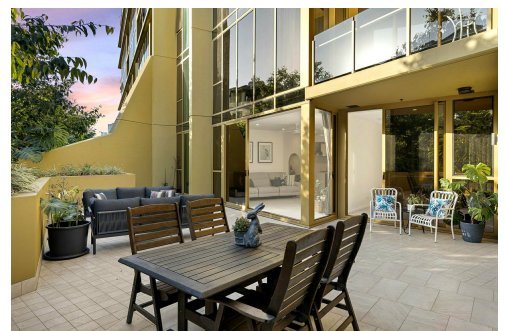
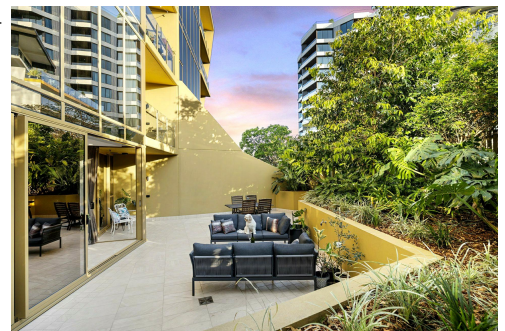
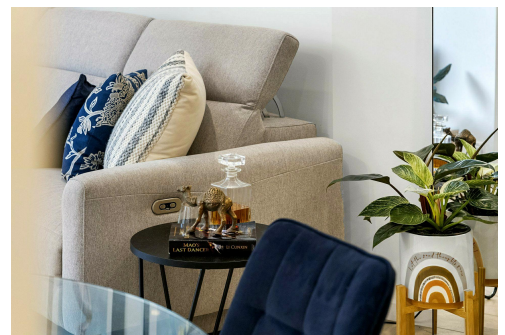
Jane Elvin

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Internal

External

80m²

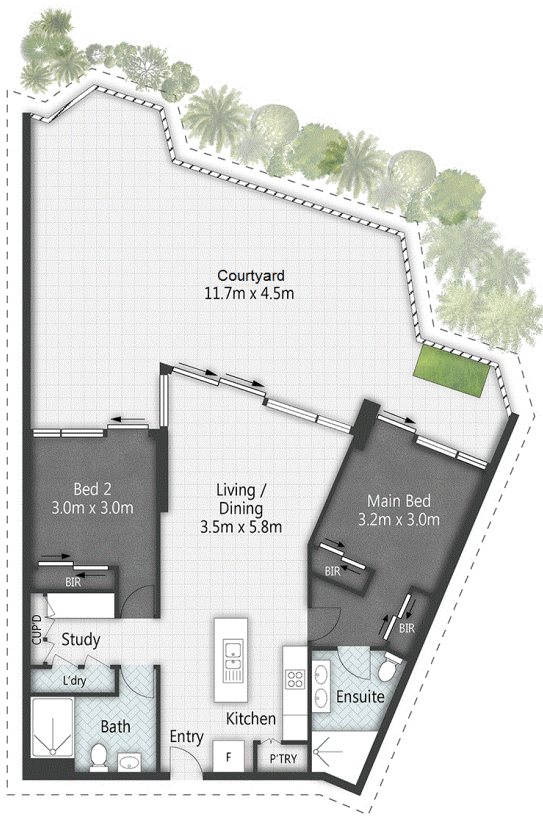
142m²

2 Bed

2 Bath

1 Car

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DISCLAIMER | Plans are shown for marketing purposes only. All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.