

Toowong, 1203/48 Jephson Street

Luxurious Urban Living with Unrivalled Views in Toowong's Illumina Building

Positioned within the sought-after Illumina building, this modern one-bedroom apartment offers indulgent inner-city living in Brisbane's highly desirable Toowong precinct. Designed with a focus on style, space, and sophistication, it's a flawless fit for professionals, couples, or savvy investors seeking that perfect combination of low-maintenance luxury and lifestyle convenience.

Perched above the city bustle, it features a generous open-plan layout with a study nook and wide balcony, where floor-to-ceiling windows showcase stunning city views and fill the space with natural light. Residents also enjoy exclusive access to a rooftop terrace with an infinity pool, barbecue facilities, and panoramic river and CBD vistas.

With unbeatable access to shops, schools, transport, and entertainment, plus a rental estimate of \$650 per week, this sleek apartment is an exceptional lifestyle or investment



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$599,000+

View
By Appointment

Contact
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LJ Hooker Property Partners
07 3344 0288

opportunity.

Highlights:

- Stylish one-bedroom apartment within the exclusive Illumina building in trendy Toowong
- Rooftop retreat with infinity pool, barbecue area, and stunning panoramic city and river views
- Generous open-plan layout with a built-in study nook and wide balcony showcasing incredible vistas
- Superb access to city amenities, ideal for professionals and students alike, with \$650 per week rent potential
- Walk to shops, transport, parks, and elite schools, with UQ, QUT, and Indooroopilly nearby

Prestigious Toowong - Where Convenience Meets Style

Perfectly placed for a cosmopolitan lifestyle, this apartment puts you in the heart of Toowong - one of Brisbane's most dynamic and well-connected neighbourhoods. Whether it's your morning coffee run, quick city commute, or evening river stroll, everything you need is within easy reach. Surrounded by top-tier schools, world-class universities, and lush parklands, this premium address is ideal for professionals, couples, students, or investors looking to buy into a vibrant inner-city lifestyle with strong long-term appeal.

Nearby Amenities:

- 150 m to Bus Stop
- 240 m to Toowong Village
- 300 m to Toowong Train Station
- 450 m to Brisbane Boys' College
- 850 m to Toowong Park
- 1 km to Regatta Ferry Terminal
- 2.1 km to Indooroopilly State High School
- 2.5 km to Indooroopilly Shopping Centre
- 2.7 km to The University of Queensland
- 3.2 km to St Peters Lutheran College
- 4.9 km to Brisbane CBD
- 5.4 km to QUT Gardens Point Campus

Deluxe Living in the Illumina Building

Smack bang in the centre of Toowong's lively dining and shopping precinct, this sleek, contemporary building offers premium living with all the perks of a private sanctuary. Unwind or entertain atop the rooftop terrace where a deluxe infinity pool, barbecue area, and shaded entertaining zones await - all set against a showstopping city and river backdrop. A secure car space is also included, making it ideal for commuters or weekend explorers.

Modern Interiors with Views at Every Turn

The apartment itself is a study in comfort and effortless style. A spacious open-plan layout



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combines the carpeted lounge and dining area into one cohesive space, ideal for both entertaining and unwinding. A thoughtfully integrated study nook offers a quiet space for working or studying from home, while ducted air conditioning and ambient downlights elevate the modern living experience. Expansive windows frame sweeping views of the city skyline and bathe every corner in natural light.

Stylish Kitchen for Effortless Entertaining

Designed to impress, the tiled kitchen overlooks the living zone and boasts an expansive stone-topped dining bar - perfect for casual meals or late-night drinks. Sleek white cabinetry provides plenty of storage while a quality gas cooktop and dishwasher offer everyday convenience and versatility.

Relax on the Balcony with a View

Slide open the glass doors and step onto the tiled balcony, an idyllic setting for alfresco dining, morning coffees, or sundown drinks. With uninterrupted views of the city and beyond, it's your own private vantage point to take in Brisbane's best.

Spacious Bedroom and Contemporary Bathroom

The generously sized, carpeted bedroom includes a built-in wardrobe and enjoys a peaceful atmosphere with beautiful natural light. A contemporary bathroom completes the layout, featuring stylish floor-to-ceiling tiling, floating vanity, and a modern shower. A discreet hidden laundrette adds another layer of easy living.

This chic, low-maintenance apartment offers indulgent living in an unbeatable location - perfect for first-home buyers, professionals, students, or investors. To experience the ultimate in lifestyle and luxury, contact Jackson Chow or Debbie Chow today.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 633 082 112 / 21 107 068 020



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More About this Property

Property ID	B38RF4R
Property Type	Apartment
Land Area	59 m2
Including	Study Ducted Cooling Toilets (1) Pool Balcony Gym Dishwasher Built-in-Robes

Jackson Chow 0435 998 468

Agent/Independent Contractor | jacksonchow@ljhpp.com.au

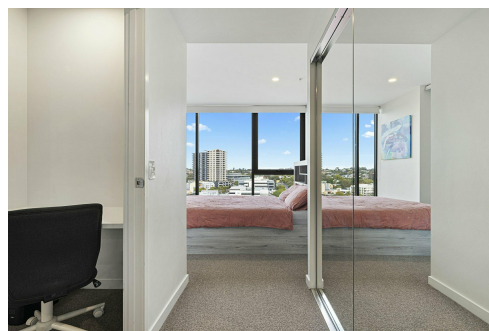
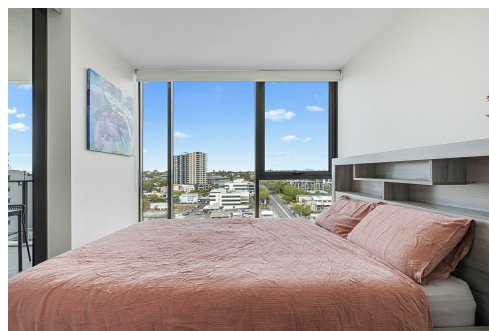
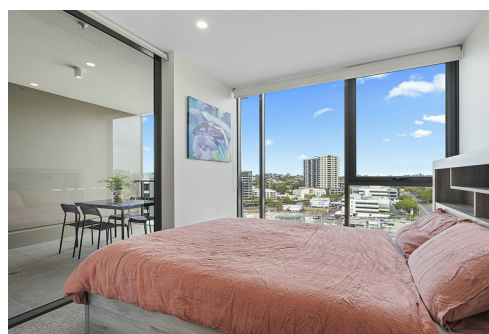
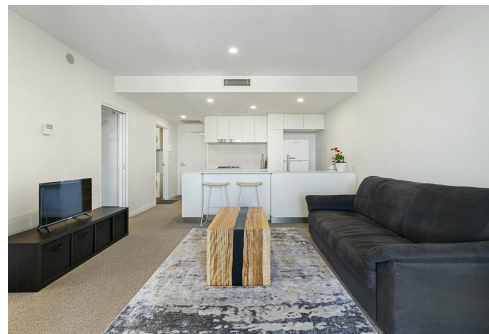
Debbie Chow 0411 138 328

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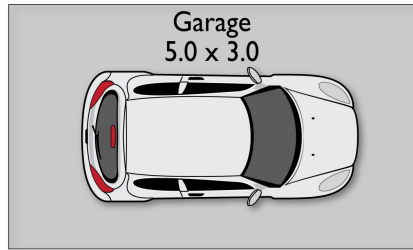
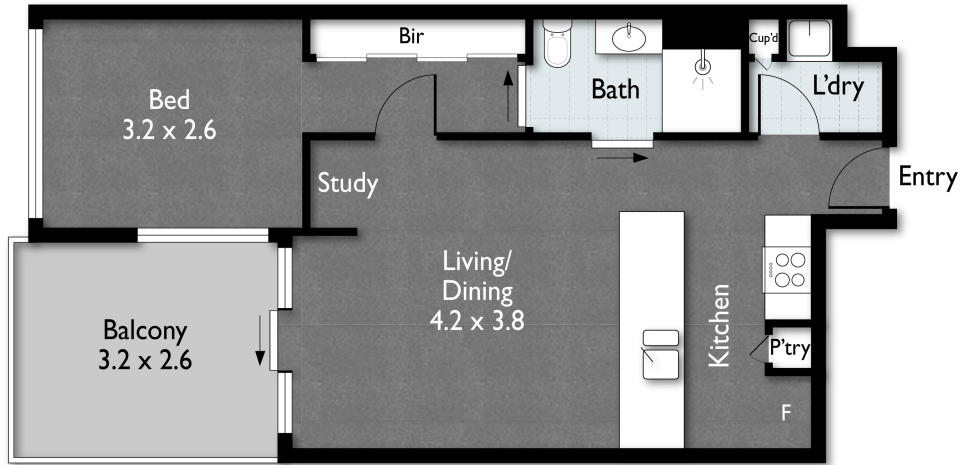
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(Not In Position)

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Scale in meters. Indicative only. Dimensions are approximate.
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