

ST GERMAIN

NEWMARKET





Inner city living without compromise

St Germain raises the bar for apartment living in Newmarket. Situated in one of the suburb's quietest streets, the apartments offer a relaxing lifestyle on the cusp of Brisbane's CBD. This boutique complex of 34 two and three bedroom apartments is conveniently located within walking distance of a major shopping precinct and a host of bustling café's,

bars and restaurants. The building features cutting edge architecture and an impressive array of modern amenities. Inside the apartments boast spacious layouts combined with high quality fittings and finishes. *St Germain* represents a unique opportunity to experience high-end living in a thriving and vibrant community.

“The elegant and understated exterior blends seamlessly with the surrounding environment”



*“St Germain will be
built to make life easy”*



Accessibility – The boutique building is serviced by two lifts, ensuring minimal waiting times for occupants.



Function – All laundries are self-contained and separate from living areas.



Future proof – Each apartment has provision for NBN cabling and is prewired for Foxtel.



Security – The secure foyer area can only be accessed with a swipe card or by using the intercom system.



Storage – Residents have access to lockable bicycle storage in the basement area.



Parking – All apartments have at least one secure, underground carpark.



Exceptional styling and design

It's the little details that set *St Germain* apart. Every aspect of the New York industrial inspired design has been carefully considered to maximise space and provide occupants with the ultimate in modern living.

Residents have the opportunity to add a personal touch to their apartment by selecting from two internal colour schemes and a number of variations.



Each interior features:

- > Timber tile floors throughout living areas
- > Fully ducted air conditioning
- > Ceiling fans in all living areas and main bedrooms
- > High, square set ceilings
- > LED feature lighting
- > Soft close drawers and cupboards



The ultimate social kitchen

Cooking enthusiasts will feel at home in *St Germain's* chic kitchens. The island benchtop provides ample room for preparing meals and entertaining guests. A feat in design, all kitchens come complete with Miele appliances, stone splashbacks and benchtops and high gloss laminate cabinets.

A minimalist aesthetic

St Germain's luxurious bathrooms and ensuites offer a relaxing sanctuary for occupants. The timeless white subway tiles, complimentary matte black finishes and feature lighting combine to create a unique ambience.

Bathrooms come complete with:

- > Floor to ceiling tiles in showers
- > 600mm x 600mm porcelain floor tiles
- > Feature wall with white ceramic 200mm x100mm tiles
- > Sleek mirrored vanity cabinets
- > Semi-frameless shower screens





“Whether on the top floor or the ground level, every apartment has its own appeal.”



Open air living at its finest

St Germain features several outdoor living areas which make the most of Brisbane’s subtropical climate. The breathtaking rooftop terrace is the perfect area for alfresco dining. Family and friends can gather for a BBQ or afternoon drinks and enjoy spectacular city views.

The Brisbane skyline is also visible from units situated in the higher

levels of the complex. Each unit has a generously sized balcony and two thirds opening sliding doors which promote airflow.

Residents on the ground floor have their own private courtyard which is the ideal play area for young children or a place to unwind on a sunbed.



A gateway to excitement

Newmarket is among Brisbane's most sought after suburbs. Located 4km from the CBD, the suburb provides easy access to an extensive public transport network. Residents can walk 80m to the Newmarket Railway Station and be in the city centre in 14 minutes.

The area is home to several primary and secondary schools along with parks, bikeways and sporting facilities. Newmarket Village is less than 300m away and contains a large Coles, Australia Post and Commonwealth Bank. The centre also offers a variety of medical services and more than a dozen eateries.





Strong Fundamentals

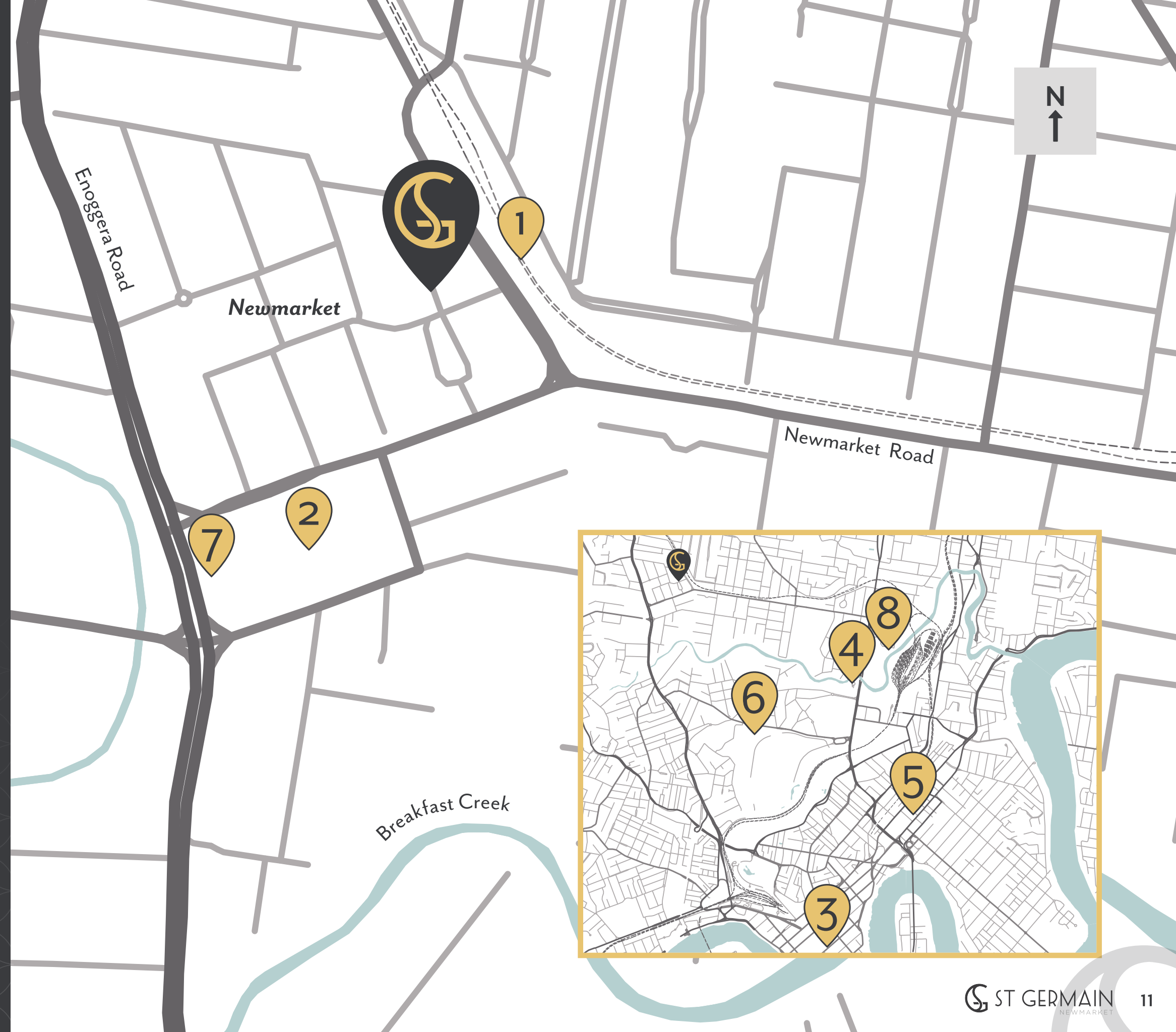
Newmarket has consistently achieved higher gross rental yields than the Brisbane average. The Royal Brisbane Hospital is less than 3km away and employs more than 7,000 people while QUT's Kelvin Grove campus is also close by.

With only a limited number of new apartments being built in the area, demand for rental properties is expected to remain extremely strong into the future.



Location Map

1. Train station 80 metres
2. Newmarket shops and hotel 250 metres
3. CBD 4 kms
4. Hospital 2.5 kms
5. Valley 3 kms
6. QUT 2 kms
7. Newmarket Hotel
8. Inner City Bypass - Tunnel to airport



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