

# SHEa

RESIDENCES

Sunland Group is proud to present Shea Residences – a stunning collection of 28 luxury residences, superbly located upon a hilltop in the heart of St Lucia.

## LOCATION

St Lucia is one of Brisbane's most affluent suburbs, bounded on three sides by the Brisbane River and home to the prestigious University of Queensland. From its privileged position, the Brisbane CBD is only minutes away and outstanding shopping is close to home at Indooroopilly Shopping Centre and Toowong Village. Excellent child care centres and schools are close by, together with picturesque parks and playgrounds, riverside walking and bicycle paths, and the nature trails and leisure spaces of Mt Coot-tha and the Brisbane Botanic Gardens.

## ARCHITECTURE

This premier residential enclave encompasses 28 luxury double-storey residences, perfected by sweeping views to the Brisbane CBD, Brisbane River and Mt Coot-tha. Exquisite architectural façades of silver travertine and copper are counterpoised by the elegant luminance of flute and curtain inspired entrances. Private gardens interlace the paired residences, enhancing their beauty and sanctuary. Space and light are enhanced by open plan design and generous ceilings. Textured glass windows capture the light and breezes, while preserving privacy.



## INTERNAL FINISHES

*Three large bedrooms plus multi-purpose room*

*Private lift servicing basement parking and both residential levels*

*Fully ducted air-conditioning*

*Intercom connection to secure entry*

*Stone bench tops, timber bench top to island in kitchen*

*Stone splashback*

*Stainless steel appliances including dishwasher, oven and natural gas cooktop*

*Travertine stone floor tiles*

*LED Downlights throughout*

*Custom designed stone vanity*

*Premium fittings and fixtures*



## RESIDENT AMENITIES

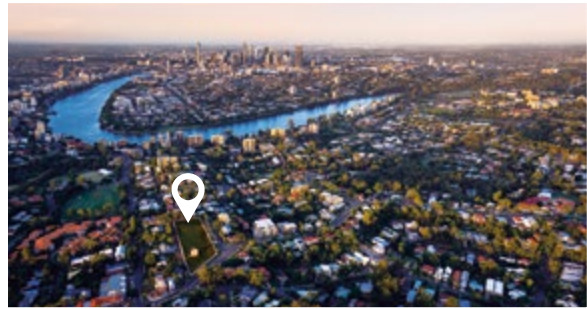
The sandstone resident amenities building features a private cinema, lounge and entertaining kitchen overlooking the resort-style pool. Expansive landscaping, outdoor gymnasium installations and barbecues are also featured within this wonderful residents' retreat, which enjoys sweeping views of Mt Coot-tha and the Taylor Range. At podium level, the sculptural central spine presents another treasured space for residents, featuring a magnificent cantilevered garden, urban art installations, reflection pools and artistic landscape design.

## TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your home. Balance of 10% of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

## OUTGOINGS

The body corporate levies at Shea Residences will equate to approximately \$100 per week. Council rates are anticipated to be approximately \$2500 per annum. Water usage is charged on consumption at the current local government rate.



## AMENITIES

St Lucia is located on a riverside peninsula six kilometres south-west of the Brisbane CBD. It is widely regarded as one of the most affluent suburbs in Brisbane and is home to Brisbane's largest university, the University of Queensland St Lucia campus, which encompasses 114 hectares of the riverside suburb.

- 4 mins to Toowong Village and local restaurants
- 6 mins to Indooroopilly Shopping Centre
- 3 mins to the University of Queensland
- 13 mins to the Brisbane CBD and Southbank
- 4 mins to Brisbane Boys College
- 5 mins to the Wesley Hospital and Brisbane Private Hospital
- 7 mins to both the Western Freeway and M1
- 30 mins to the Brisbane Domestic and International Airports

Sunland Group

ESTABLISHED  
1983

*All reasonable care has been taken in the preparation of this Fact Sheet. Please note that the Fact Sheet is subject to change without notice. To the best of our knowledge, no relevant information has been omitted and all information is correct at the time of printing.*