



# SOLD

## SPACIOUS APARTMENT WITH OUTSTANDING ROOFTOP FACILITIES

Step into contemporary luxury at this stunning 2-bedroom, 2-bathroom apartment situated on level 13 of Illumina, Toowong. Offering sweeping district views and sophisticated living in one of Brisbane's most coveted riverside suburbs, this immaculate property presents an exceptional opportunity for discerning buyers seeking the perfect blend of urban convenience and serene lifestyle.

This thoughtfully designed apartment showcases modern living at its finest, featuring an open plan layout with two generously proportioned bedrooms with built-in wardrobes. The main bedroom opens directly to the private balcony, where you can unwind while taking in panoramic views across the suburb's rolling hills toward Mount Coot-tha. Both bathrooms are elegantly appointed with contemporary fixtures and large shower recesses, while the stunning, well-equipped kitchen features stone bench tops, large fridge space, pantry, dishwasher and built in bookcase/display shelves. The island bench doubles as a work surface and a breakfast bar.

Floor to ceiling windows make the most of the views while bathing the apartment in natural light. Ducted air-conditioning provides year-round comfort, and, unlike many apartments, this home has a separate entry corridor lined with three double-door cupboards providing ample storage solutions. Also located near the entry is the laundry which has an additional two double-door linen cupboards.

A stand-out feature of the Illumina lifestyle is the stunning rooftop pool and BBQ area. The views of the CBD and river are breathtakingly spectacular, both day and night, and there is ample space for entertaining. Security and peace of mind are taken care of with intercom access and secure parking both for visitors and residents.

Transportation couldn't be more convenient with Toowong Station directly beneath the nearby Toowong Village shopping centre, offering seamless access to the city and western suburbs. The Regatta City Cat terminal provides scenic river transport, while multiple bus routes connect you to every corner of Brisbane. For those who prefer to cycle, the Bicentennial Bike Path offers a picturesque route to the CBD along the Brisbane River.

This prestigious location places you at the heart of Brisbane's educational excellence, with

2 BED | 2 BATH | 1 CAR

PRICE:  
\$1,105,000

OPEN FOR INSPECTION:  
N/A



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INTERNAL LIVING AREA : 93m<sup>2</sup>  
 TOTAL LIVING AREA : 103m<sup>2</sup>  
 CAR SPACE : 15m<sup>2</sup>

**1312/48 JEPHSON STREET, TOOWONG**

*This floor plan is illustrational and the measurements given are approximate.  
 It is recommended that further investigations are carried out for building purposes. Created by [risephotography.com.au](http://risephotography.com.au)*

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.