



Life amid the trees
with all of life's conveniences

Serenity
in botanic

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Inspect today
www.serenityinbotanic.com.au
phone: (07) 3368 2300
Prospect Road, Gaythorne

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A natural neighbourhood



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Life amid the trees with all of life's conveniences

Quality design and construction, lush landscaping, 24-hour security, and a range of amenities are just some of the conveniences you'll enjoy at Serenity in Botanic. Located in the heart of Gaythorne, this is a truly natural neighbourhood.



35 spacious apartments

- 24/7 Concierge and Security
- Outdoor BBQ area with fully equipped BBQ facilities
- All 35 apartments have the convenience of air-conditioning
- The security of in-house alarm systems and fire alarms with 24-hour monitoring
- All apartment layouts include a private balcony or terrace
- Wide modern kitchen with granite benchtop, stainless steel appliances
- Quality in-house laundry with full-size washing machine and dryer
- Quality in-house gym with cardio and free weights
- Quality in-house parking with covered and unreserved spaces
- Quality in-house storage with lockable storage units
- Quality in-house security with 24-hour monitoring
- Quality in-house landscaping with mature trees and lawns





Fact Sheet

Location

- Serenity in Botanic is located in Gaythorne within a new land estate called Botanic.
- Set away from the main road, Botanic is a quiet, safe and secluded sanctuary.
- Gaythorne is a well established suburb just 8 km from GPO.
- Both Brookside Shopping Centre & Blackwood Street Village are within close proximity.
- Similarly Gaythorne and Mitchelton Railway Stations are within easy walking distance.
- There is a major bus interchange located outside the Brookside Shopping Centre.
- The estate is also close to a number of excellent primary and secondary education facilities.
- The Botanic estate provides direct access to the Kedron Brook Bikeway which connects to over 500kms of bikeways throughout Brisbane.
- The immediate area hosts a number of parks, recreational and sporting facilities including Enoggera Memorial Park, Mitchelton Soccer Club and Gaythorne Bowls Club to name a few.

The Development

- 5 individual 3 level walk up towers comprising of only 7 apartments per block.
- Total development comprises of 35 two and three bedroom apartments.
- Modern efficient architecture with appealing facade features.
- Undercover car parking and secure building access
- 9 visitor car parking bays.
- Professional building management.

Recreation Facilities

- Large recreational pool.
- Fully maintained grounds & gardens.





Apartment Details

- 20 x two bedroom apartments (95m² internally plus a 15m² balcony)
- 15 x three Bedroom apartments (majority are 117m² internally with a 25m² balcony)

Apartment features

- Modern light and airy apartment designs
- All apartments have generous balconies or decks.
- Quality finishes throughout.
- Audio security intercom to each apartment.
- Split system air-conditioning to all apartments
- All apartments will be wired to allow high definition digital TV to be received

Investment Appeal

- All facilities and local amenities desired by residents are within an easy 3 to 5 minute walk.
- Serenity in Botanic offers the quality of construction and careful design that will ensure excellent returns now and into the future for both the owner occupier and investor.
- Given the areas close proximity to work generators, facilities and transport options we believe the area will continue to have high rental demand.
- Future development and infrastructure improvements in the area such as the North-South bypass tunnel and Airport Link will assist in fueling property price growth within the area.
- Serenity in Botanic represents the perfect opportunity for existing or new homeowners to make a lifestyle investment.

For further details contact 02 4962 5800

Email: info@i-invest.com.au

Whilst every care has been taken in the preparation of this document, it is for guidance only. No warranty of its reliability or accuracy is given by the Developer or its agent's. Intending purchaser's should satisfy themselves by inspection or otherwise to the correctness of each description or reference. All details are subject to final development approval.

If you wish to register your interest via fax: 02 4962 5900 or via the phone as above.

I would like to register to receive further details on this exciting new development.

Name: _____

Email Address: _____

Phone: (daytime) _____ (after hours): _____

Home Address: _____

Independence
investments