

**806/30 Festival Place, Newstead, QLD, 4006**



**Apartment For Sale**

Sunday, 25 August 2024

806/30 Festival Place, Newstead, QLD, 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Robert Lamprecht  
0738525254

## LUXURIOUS SKYRING RESIDENCE, PRIME 132sqm NORTH-EAST ASPECT

Located in the renowned and tightly held Skyring Residences, part of the ever-popular Gasworks precinct, this luxury apartment with a premier north-east aspect represents the best of Newstead living. Showcasing impeccable interiors throughout, quality finishes, and a light-drenched ambience courtesy of the property's prime elevation and outlook this sophisticated abode epitomises the refinement and vibrancy of its much-loved Newstead locale.

The property's stylish and thoughtful design features a decadent use of floor-to-ceiling glass across the breadth of the property's wide entertaining areas, creating an uninterrupted flow between indoor and outdoor living and entertaining zones. The 1325sqm apartment with 39sqm balcony adds to the well-designed floor plan layout with copious amounts of storage and a separate study room with windows looking out onto the balcony.

Both bedrooms are generously proportioned with large built-in wardrobes, the King-sized master suite enjoys its own direct access balcony. With restaurants, parklands, the Newstead - New Farm Riverwalk at the doorstep in addition to the Skyring Residence five star resort-style pool, gymnasium and barbeque pavilion the convenience and luxury on offer is first class.

### Property Info:

- Body Corp \$1324 per qtr
- Council rates \$480 per qtr
- Huge 132sqm of living with 39sqm balcony
- Separate study/home office
- Roll up blinds to all windows
- Bosch appliances
- Ducted r/c air conditioning
- Lock up storage room in basement room
- Storage cage in car park
- Pet friendly building
- Pool + gym + brilliant Teppanyaki BBQ area
- Onsite Building Manager

Relax or entertain in the heated 25 metre pool, resort style landscaped gardens and BBQ facilities on the podium recreational level, or access the more private resident's lounge from the commanding lobby. A well-equipped gym is also located within the complex.

Located just 2km from the CBD. Transport options abound with a high frequency CityGlider Bus stop just beyond your doorstep, the CityCat Ferry terminal 500 meters away, and the Bowen Hills train station 900 meters away. Or hire a bicycle at the CityCycle Station on Skyring Terrace and connect with one of Brisbane's many bike paths.