



set yourself above
the canopy

ASCOT

Nido Apartments represent a place for the family to nest and your friends to admire.



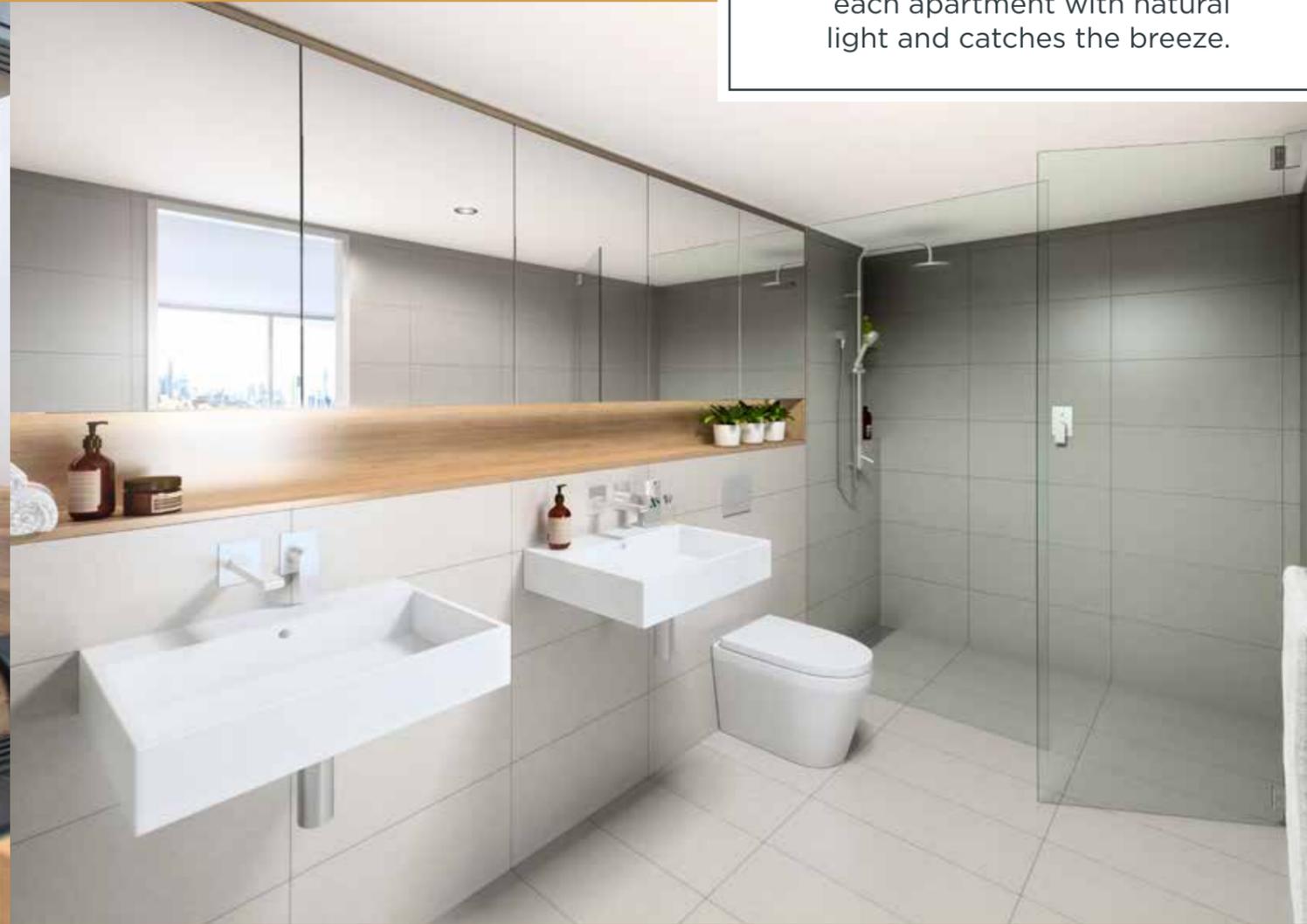
Definitive Developments is proud to introduce Nido Apartments, a unique offering of twelve stunning homes set above the canopy in Brisbane's blue ribbon suburb of Ascot.

Each two and three-bedroom apartment is set over two levels with all balconies meticulously designed to capture panoramic views to the south. The highest quality finishes, fixtures and fittings are used in each apartment and across the communal gardens and alfresco entertaining areas to complement the prestigious location and exclusive lifestyle. A seamless combination of boutique development, architectural design and desirable location presents an unmissable opportunity.


N I D O
APARTMENTS

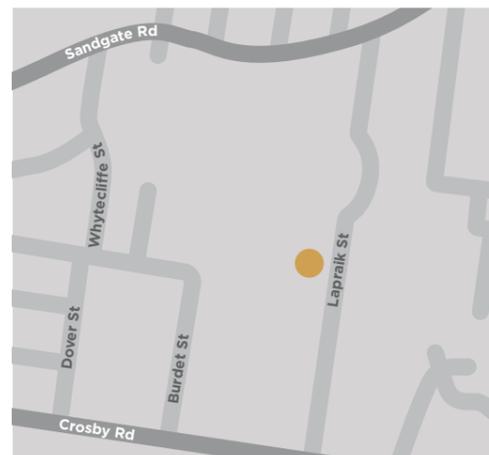

DEFINITIVE
DEVELOPMENTS

Smart and spacious design fills each apartment with natural light and catches the breeze.





Nido Apartments seamlessly combines high quality and unique design with functionality and everyday living.



Nido Apartments sits on the edge of Bartley's Hill in prestigious Ascot, high above the trees and neighbouring roof lines, providing uninterrupted, panoramic views. Smart and spacious design fills each apartment with natural light and catches the breeze while the location affords peace and privacy.

Position is essential to lifestyle and Nido is situated:

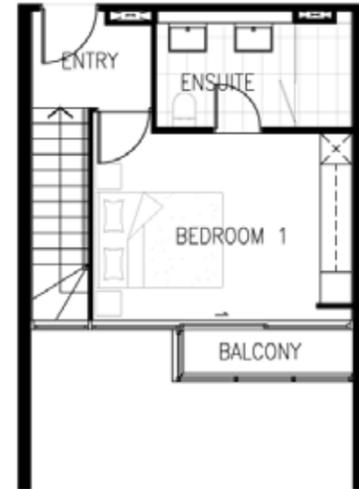
- ♦ 6km from the Brisbane CBD
- ♦ 50m from St Margaret's Girls School
- ♦ 200m from Sandgate Road
- ♦ 500m to Crosby Park
- ♦ Walking distance to Albion Village
- ♦ Within the Ascot State School Catchment
- ♦ 1km from Albion Train Station
- ♦ 2.5km from Racecourse Road

INDICATIVE FLOORPLANS - 2 BEDROOMS, 2 BATHROOMS

INDICATIVE FLOORPLANS - 3 BEDROOMS, 2.5 BATHROOMS



GROUND FLOOR



LEVEL ONE



LEVEL ONE



LEVEL TWO

BEDROOM	2
BATHROOM	2
INTERNAL	86 SQM
BALCONY	17 SQM
TOTAL	103 SQM

The seller, under the contract terms, is entitled to make variations and changes to the lot, including the location, area and dimensions, without limitation, if the area of the lot on the registered survey plan is not more than 5% different from the area shown on this plan, the variation is deemed to be a "minor variation" (as defined in the contract terms) and the buyer, under the contract terms, has no right to object. (as defined in the contract terms). Whilst all details have been carefully prepared and believed to be correct, no warranty can be given for information supplied or implied by the vendor or their agents. Intending purchasers must rely on their own enquiries. Floor plans are indicative only, they should not be relied upon as the accurate representation of the final product. Specifications may change at any time.



BEDROOM	3
BATHROOM	2.5
INTERNAL	114 SQM
BALCONY	18 SQM
TOTAL	132 SQM

The seller, under the contract terms, is entitled to make variations and changes to the lot, including the location, area and dimensions, without limitation, if the area of the lot on the registered survey plan is not more than 5% different from the area shown on this plan, the variation is deemed to be a "minor variation" (as defined in the contract terms) and the buyer, under the contract terms, has no right to object. (as defined in the contract terms). Whilst all details have been carefully prepared and believed to be correct, no warranty can be given for information supplied or implied by the vendor or their agents. Intending purchasers must rely on their own enquiries. Floor plans are indicative only, they should not be relied upon as the accurate representation of the final product. Specifications may change at any time.



SPECIFICATIONS

BEDROOMS

Painted plasterboard walls and ceiling with square-set cornice

Quality carpet with underlay

Built-in joinery wardrobes

LED lighting

Ducted air-conditioning

BATHROOMS

300 x 600mm full-height wall tiles

Feature wall with concealed cabinetry

Designer plumbing fixtures and fittings

Glass shower screen

LED Lighting

STAIRS

Engineered timber treads and risers

Glass balustrade

Built-in storage underneath

BALCONY

Ceramic tile floor

Glass balustrade

LED wall lighting

BASEMENT

2 secure car parking spaces

Lockable bike rack

Lockable storage

Security fob and intercom system

Lift access to apartment entry level

KITCHEN

Engineered timber flooring

Interior designed joinery with reconstituted stone benchtop

Reconstituted stone splashback

Miele appliances

Designer plumbing fixtures and fittings

Feature lighting

LED lighting

Undermounted double bowl sink

LIVING AND DINING

Engineered timber flooring

Painted plasterboard walls and ceiling with square-set cornice

LED lighting

Ducted air-conditioning

LAUNDRY

Separate laundry

Designer plumbing fixtures and fittings

Ceramic tile flooring

Overhead shelving

BUILDING ENTRY

Security fob and intercom system

Security light in gatehouse

RECREATION AREA

Landscaped gardens

Sheltered structure

Whilst all details, images and information have been carefully prepared and believed to be correct, no warranty can be given for information supplied or implied by this document, the vendors or their agents. Intending purchasers must rely on their own enquiries. Details, images and information is indicative only. They should not be relied upon as the accurate representation of the final product. Specifications may change at any time.



N I D O

APARTMENTS

LOCATION

59 Lapraik Street, Ascot, Queensland 4007

EMAIL

nidoapartments@eplace.com.au

PHONE

07 3107 9269

FOLLOW US

www.facebook.com/nidoapartments

WEBSITE

www.nidoapartments.com.au

