

LINTON
KANGAROO POINT



www.lintonapartments.com.au

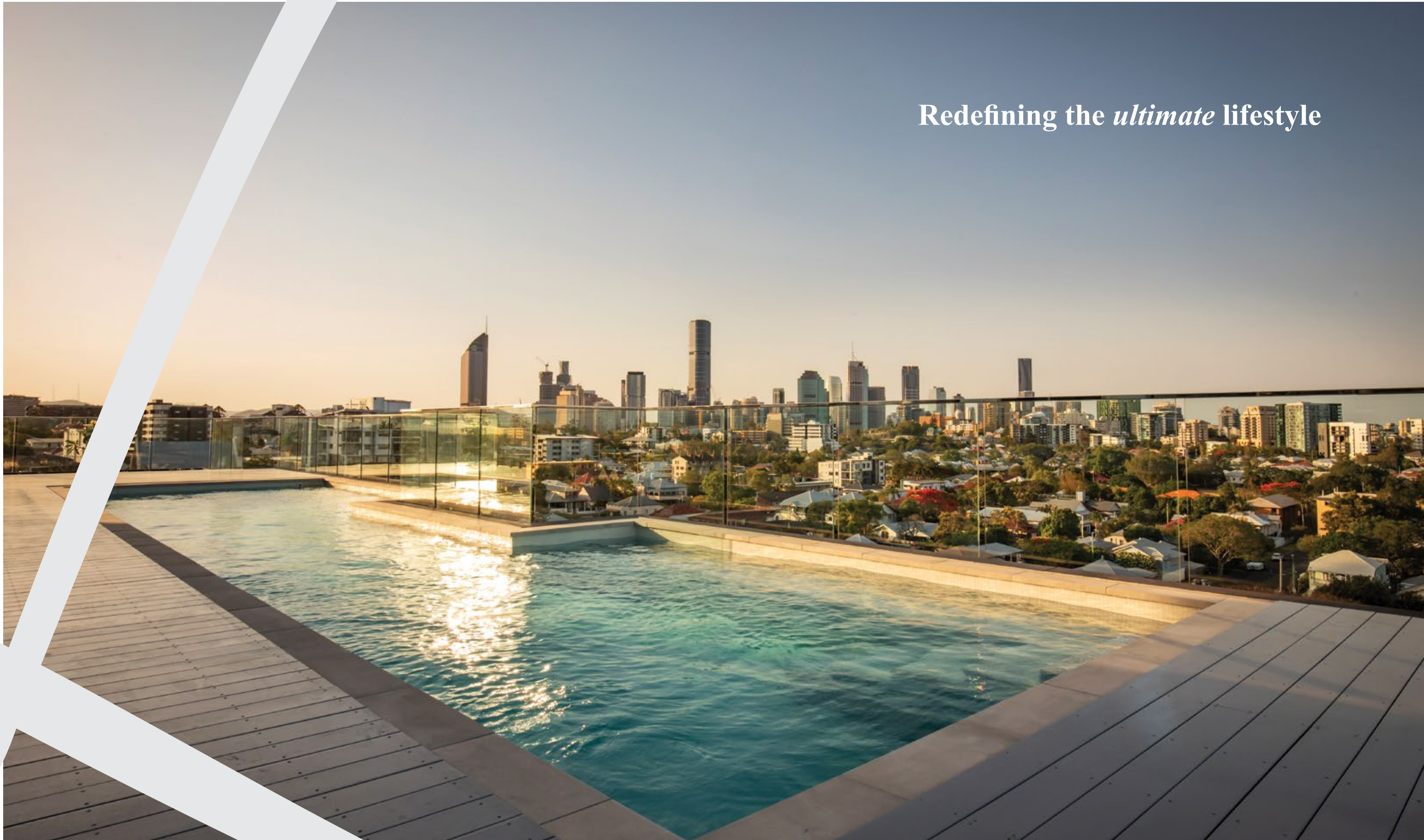


***At home, work or play,
inner city living presents an
idyllic lifestyle balance and
Linton Apartments goes
one step further, offering
residents contemporary
stylish living in the ultimate
lifestyle setting.***

Positioned on the border of Kangaroo Point and Woolloongabba, Linton is nestled into a thriving metropolitan hub yet discreetly secluded enough to maintain privacy, Linton's architectural elements welcome warm sunlight in the cooler months and tame the heat during the scorching summer sun.

Linton Apartments have been intelligently designed to appeal to a broad demographic yet a market that appreciates an energetic metropolitan environment. Every must-have feature to enhance an active lifestyle will be found at Linton and style and quality have been ingeniously incorporated to create the ultimate package for inner city living.

Redefining the *ultimate* lifestyle





Living in the hub of two of Brisbane's most sought-after cultural, entertainment and dining precincts you can nourish your mind and body with a landscape of art, tradition, music, food and more.

To understand the rich history residing in Kangaroo Point or the true soul that embodies Woolloongabba, you have to experience the breathtaking city skyline from the Cliffs or Bridge, or the amazing atmosphere on offer at any one of the big games held at the Gabba. However your day is spent, investing in Linton Apartments is an investment in an active, rewarding and vibrant lifestyle.



Brisbane CBD



Living at Linton truly is any fitness junkie's or dare devil's dream. A short walk north, the breathtaking Story Bridge Adventure Climb awaits or alternatively, Riverlife Adventure Centre offers you a smorgasbord of activities to try – from abseiling and kayaking to rock climbing and stand up paddle boarding. For a more relaxed sporting adventure, you can take a short stroll south and take your seat as a spectator in the iconic Gabba Stadium. Seating 42,000 people and home to the legendary Brisbane Lions AFL team and the QLD Bulls cricket team, The Gabba is just one off Brisbane's must-see destinations in your new neighbourhood.

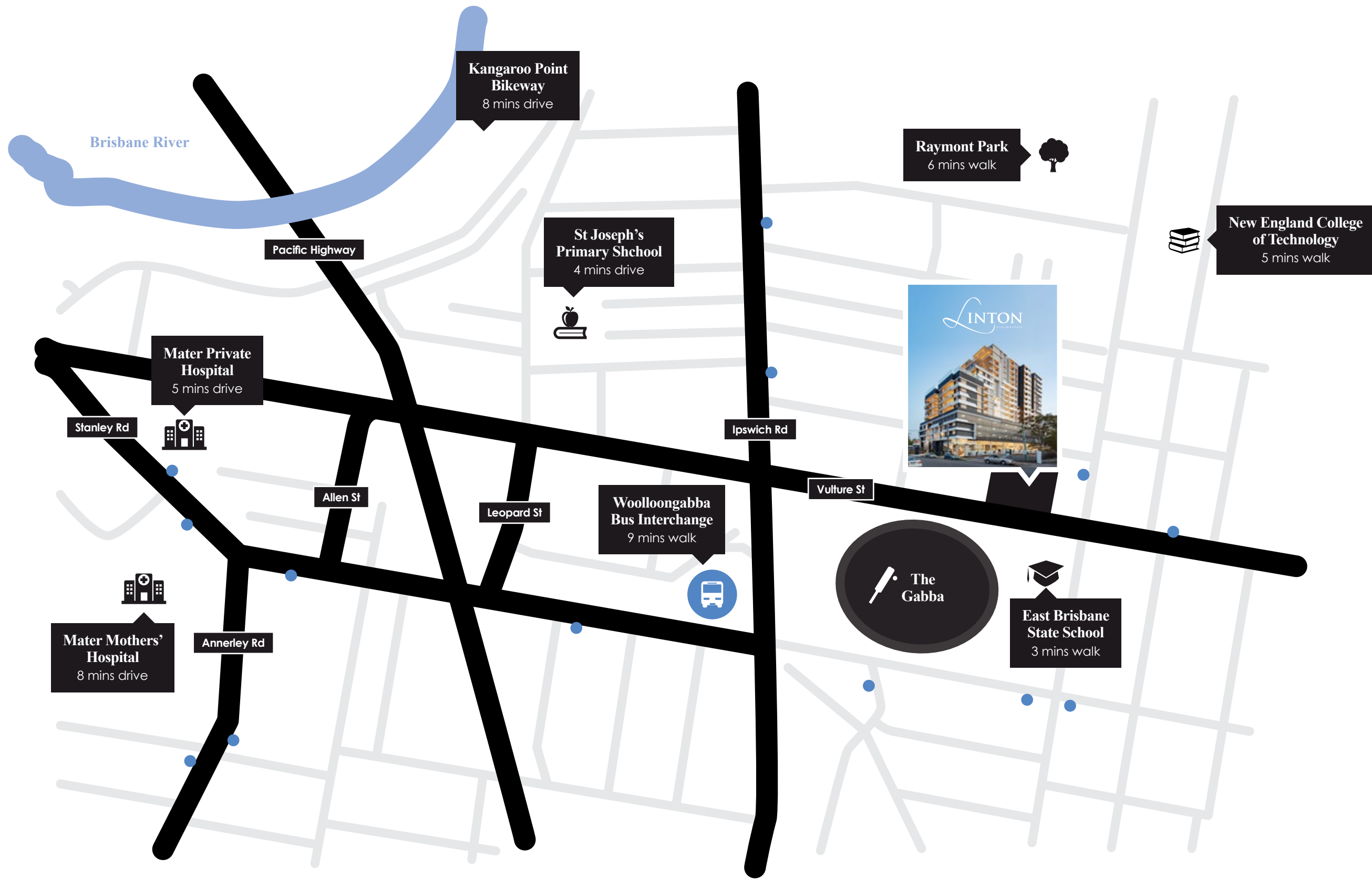


Whatever your favourite cuisine, several signature restaurants are right on your doorstep including 1889 Enoteca, The Crosstown Eating House and Canvas Cocktail and Wine Bar. For more relaxed dining The Cliffs Cafe is perched atop of the Kangaroo Point Cliffs perfectly staged to take in the phenomenal river and city views. Pawpaw Cafe is a popular brunch destination and the Brown Dog Cafe is the perfect hangout for you and your pooch. Another must see is Cork & Chroma – Brisbane's first and only paint and sip studio.

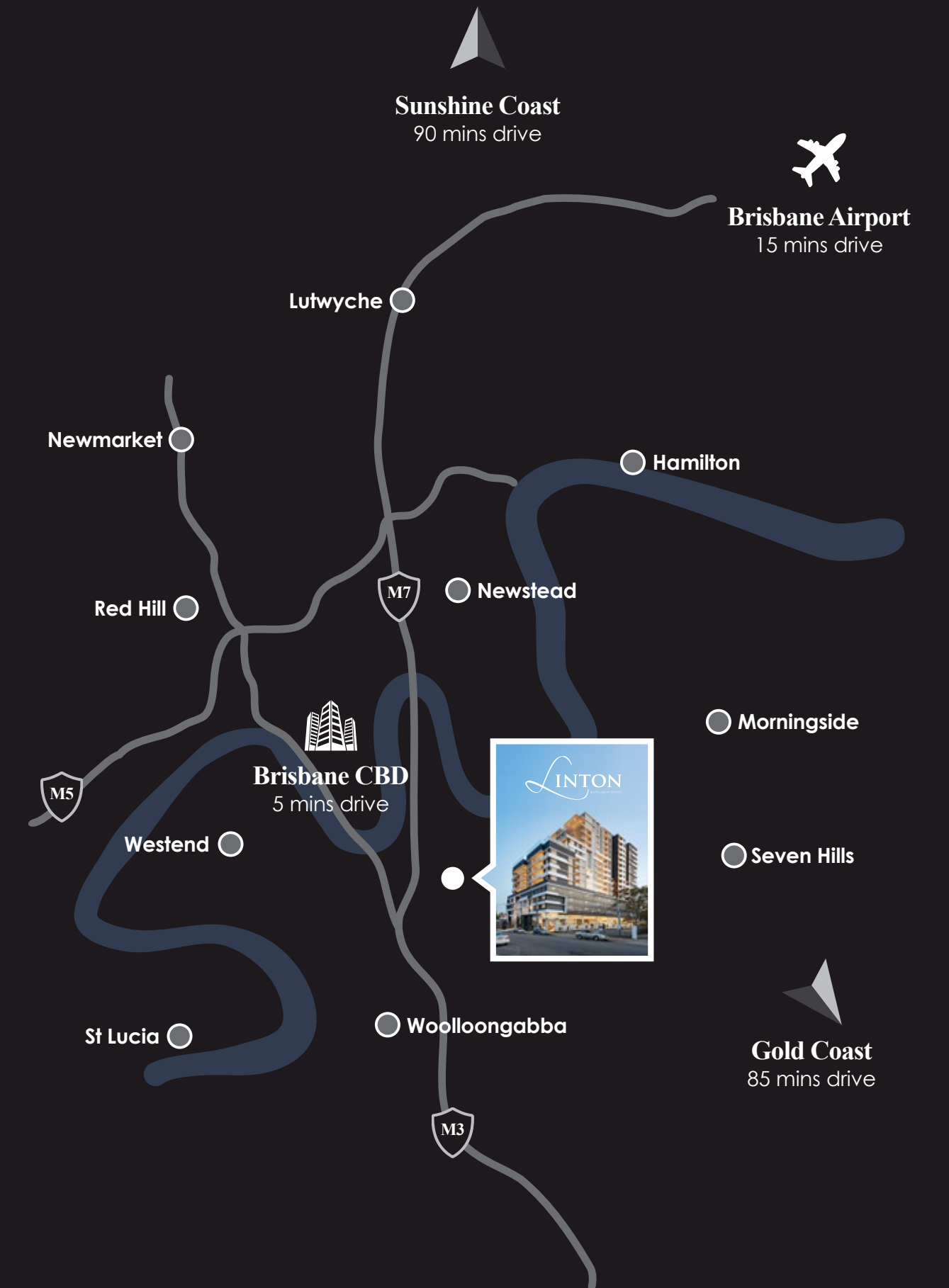


*Kangaroo Point
River Walk*

If you're looking for inspiration or insight, some of Brisbane's best cultural and historic landmarks are all within walking distance including the Queensland Performing Arts Centre (QPAC), the Queensland Art Gallery and Gallery of Modern Art (GOMA), the Queensland Museum and the Brisbane Convention and Exhibition Centre. Alternatively, for a more active day out, the iconic Southbank Parklands – home to Streets Beach, The Wheel of Brisbane and the popular Lifestyle Markets have to be on your list of things to see and do. Along with these iconic attractions, the parklands themselves ignite a sense of wonder and discovery as you wander through the 17 hectares of lush rainforest, gardens and monuments.



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|--|--|---|
| <ul style="list-style-type: none"> Bus Stops
1 mins walk closet bus stop Park Road Train Station
6 mins drive South/West Buranda Train Station
7 mins drive South | <ul style="list-style-type: none"> Somerville House
9 mins drive West Brisbane State School
9 mins drive West Brisbane Private Hospital
9 mins drive North/West | <ul style="list-style-type: none"> QLD UNI of Technology
10 mins drive North/West City Botanical Gardens
10 mins Drive North/West Brisbane CBD
5 mins drive North/West |
|--|--|---|



Conveniently located just 3km from Brisbane's thriving CBD, Linton Apartments offer a brilliant lifestyle positioned on the border of two of Brisbane's key growth areas – Kangaroo Point and Woolloongabba or 'The Gabba' as it is affectionately known.

Close to all of the action, no other area of Brisbane can surpass Kangaroo Point for its location and natural beauty. Featuring unmatched river and city views, you will be living amidst true urban splendour. In the opposite direction, The Gabba is also unsurpassed in significance. The Gabba is home to many of Brisbane's signature restaurants and some of Brisbane's best cultural, historic and social landmarks. With the predominant age group being 25-34, both suburbs have an energetic and creative vibe, welcoming innovation, respecting heritage and celebrating cultural contrasts.

The benefits of living in a central Brisbane hub continue, with a brilliant transport network on offer. The South East Busway has a major interchange located in The Gabba which connects to the whole of Brisbane along with the Gold Coast and Sunshine Coast. Commuters can easily access key employment centres such as the Mater Health Precinct, Princess Alexandra Hospital, South Brisbane Commercial Precinct, Brisbane CBD and Brisbane's Number one tourist destination – Southbank. Collectively, these major employment hubs employ more than 100,000 employees.

14 Local Area



Linton Apartments are a functional and contemporary design solution to inner city living.

The architectural form is a brilliant balance of proportional elements created in synergy to optimise how the building sits within the existing streetscape.

A wave pattern has been inlaid into a large decorative screen encasing the level of the building which also serves to separate the residential and commercial components of the structure. Overall a sleek composition has been created with all materials serving to conform and complement one another.

Designed to savour the inner city vibe, all apartments feature intelligently positioned balconies that promote a strong connection between the interior and exterior; essential open plan living. Finished in a neutral colour palette, Linton Apartments are calming to the eye; a stunning contrast to the vibrant inner city vibe The Gabba incites.



The kitchen and bathroom design epitomises contemporary low maintenance living, offset by textural finishes and a neutral palette of materials.

Embraced by modern angles designed to enhance the sunlight in cooler months and tame the heat in warmer months, each apartment takes full advantage of its position. A collaborative fusion of neutral tones and space exhibit a spectacular backdrop to these residences designed to extenuate open plan living, spacious bedrooms, an ensuite to main bedroom and well appointed bathroom.

Great attention to detail has been displayed in the melodic affiliation between the architecture and interior design which is refined yet distinguished in presence.

Walking through the apartment a sense of light and vibrancy inundates the atmosphere. Neutral tones continue to flow through the apartment – from the flooring and furnishings through to the kitchen benchtop and sleek stainless steel appliances. Available in a variety of floor plans, Linton Apartments share a commonality of style and functionality yet the versatility of location and dimension.









Bathroom / Item	Description
Bottle Trap	Polished Chrome
Toilet	Concealed Toilet
Basin Mixer	Polished Chrome
Shower System	600mm Shower Rail
Shower Mixer	Polished Chrome
Shower Screen	Safety Glass
Basin	Wall Mounted Basin
Robe Hook	Polished Chrome
Toilet Paper Holder	Polished Chrome
Towel Rail	300mm Polished Chrome
Double Towel Rail	600mm Polished Chrome
Shelf	Glass/Polished Chrome







Kitchen	Description
Microwave	AEG Stainless Steel
Oven	AEG 600mm Stainless Steel
Range Hood	600mm Recirculating Range Hood
Gas Cooktop	AEG 600mm Stainless Steel
Dishwasher	AEG Stainless Steel Freestanding
Kitchen Mixer	Gooseneck Polished Chrome
Sink	Single and Double Bowl with Drainer

Laundry / Item	Description
Dryer	5kg Dryer
Laundry Tub	Stainless Steel
Laundry Mixer	Polished Chrome

Internal / Item	Description
Kitchen Benchtop	20mm Reconstituted Stone
Kitchen Splashback	Glass Splashback
Kitchen Cabinetry	White Gloss or Stone Grey Scheen
Wardrobes	White Laminate
Carpet	Winding Path or Grey
Floor Tile	Timber Style Flooring Tile
Bathroom Bench	20mm Reconstituted Stone
Bathroom Wall Tile	White Gloss Rectified Tile
Bathroom Feature Tile	Designer Feature Tile
Balcony Tile	Slip Resistant Tile
Walls	Painted Gyprock
Ceilings	Painted Gyprock
Doors	Standard Internal Doors
Windows	Aluminium Safety Glass Doors
Intercom	Building Video Intercom
Air Conditioning	Split System
Phone Points	1 x Phone Point
TV Points	1 x TV Point, 1 x Foxtel Point







Fixtures and Finishes

Floor Plan Examples

A selection of floor plans from
144 diverse apartments



Example Past Projects

Quantum Group is a leading investment company that provides a range of financial advisory, property funds management, investment research, development services and financing facilities to professional investors, individuals, accountants and financial dealer groups, in Australia, New Zealand, Hong Kong, China, Singapore and Jakarta.



QUANTUM
DEVELOPMENT
MANAGEMENT

Since inception in 1999, Quantum has managed property development projects in excess of \$1.4 billion, via Quantum Funds Management Limited, a registered funds management company that holds an Australian Financial Services License (AFSL) with the Australian Securities and Investments Commission (ASIC). This boutique funds management business manages development projects via Quantum Developments. These include property syndication, residential property and mortgages backed funds across Australia and the United States of America.

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For further information please visit our web site at www.quantumgroup.com.au



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1300 799 006

Disclaimer: We may substitute items contained in this schedule as long as the substituted item is at least the same quality. The location of fixtures and fittings maybe changed. The fact that Kitchen Splashbacks tiles and stone Benchtops are naturally occurring materials or looks, variation in colour consistency and faultlines cannot be controlled. We will in endeavour to match the stone and timber in the sales office and on the finishes boards but cannot guarantee the stone or timber surface/pattern and colour will not vary.



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Visit the Linton Display Suite located at

91-97 Linton Street
Kangaroo Point QLD 4169