



LIGHTHOUSE
HILL

ILLUMINATE YOUR LIFESTYLE

VIEWS TO INSPIRE

Illuminate: To cast light upon, to brighten.

Lighthouse Hill at Breakfast Point has been designed by Rose to capture the outlook, the sunlight, and the essence of an illuminated lifestyle.

Located on one of the highest positions in Breakfast Point, Lighthouse Hill provides residents with sweeping views along Sydney Harbour's sparkling waterways to the bright lights of the CBD and the iconic

harbour bridge, then all the way across to the Blue Mountains.

Here life is a pleasure; early morning strolls along the waters edge, the rhythmic march of oars as rowers glide through the water or the promise of excitement as a sail unfurls. From the privacy of your verandah to the parkland at your door, it's all here for your personal enjoyment.



Indicative view only

- 1 Pacific Ocean
- 2 Sydney Harbour Bridge
- 3 Sydney CBD
- 4 Darling Harbour
- 5 Bondi Beach
- 6 University of Sydney
- 7 University of NSW
- 8 Ferry Wharf to Sydney City
- 9 Bus stop to Sydney City and neighbouring towns
- 10 Lighthouse Hill



PERFECTLY POSITIONED

All that Sydney has to offer right on your doorstep.

More than world-class amenities and an enviable lifestyle, Breakfast Point is also perfectly positioned just 30 minutes from the Sydney CBD. An exceptional location by any definition, with its vibrant restaurants, wonderful shopping and world-class educational facilities.

Departing from Cabarita Jetty, the picturesque journey on the Rivercat to the CBD is just 30 minutes. Buses travel frequently to neighbouring suburbs, major universities and train stations, while the M4 Motorway provides easy access to Sydney's west.



A LUMINOUS LIFESTYLE

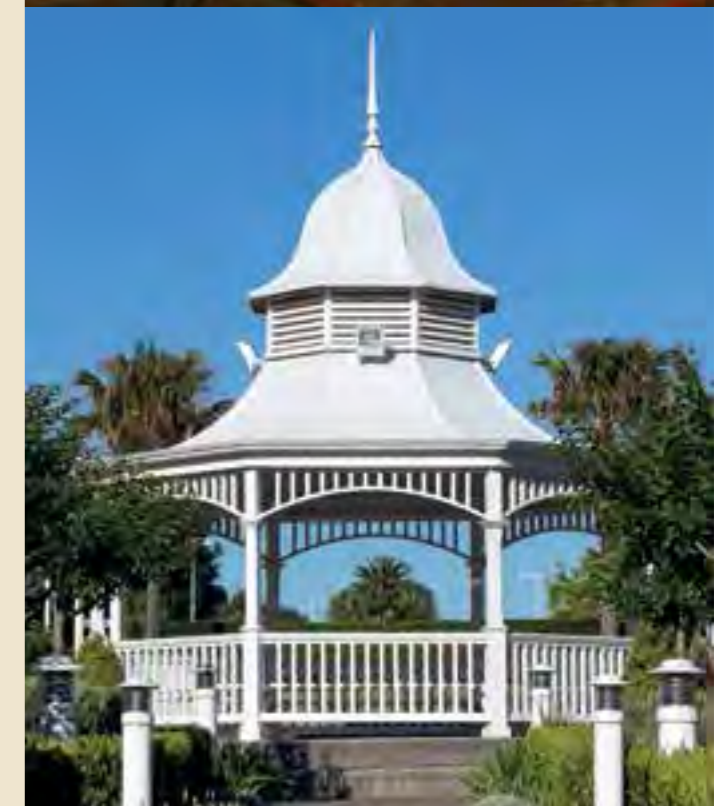
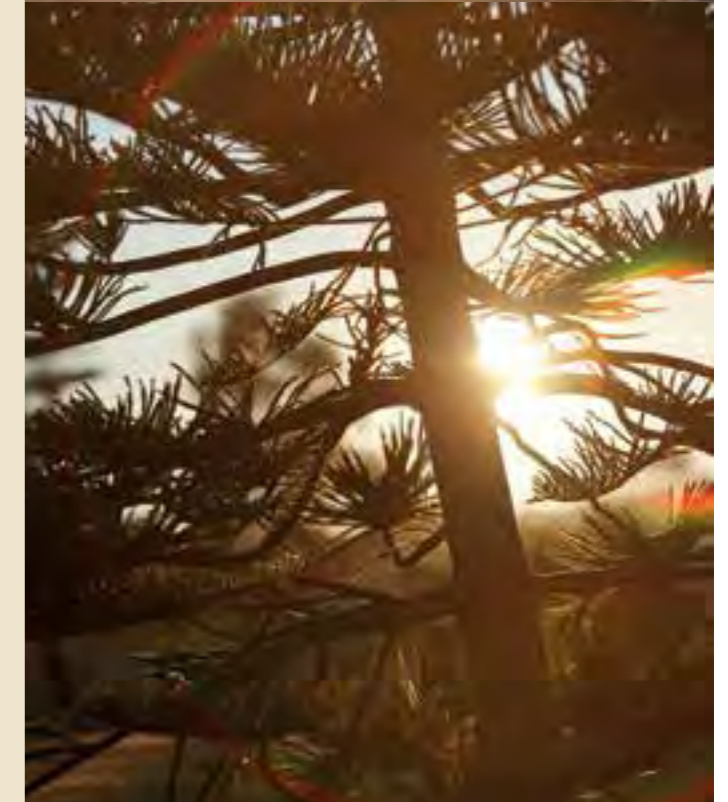
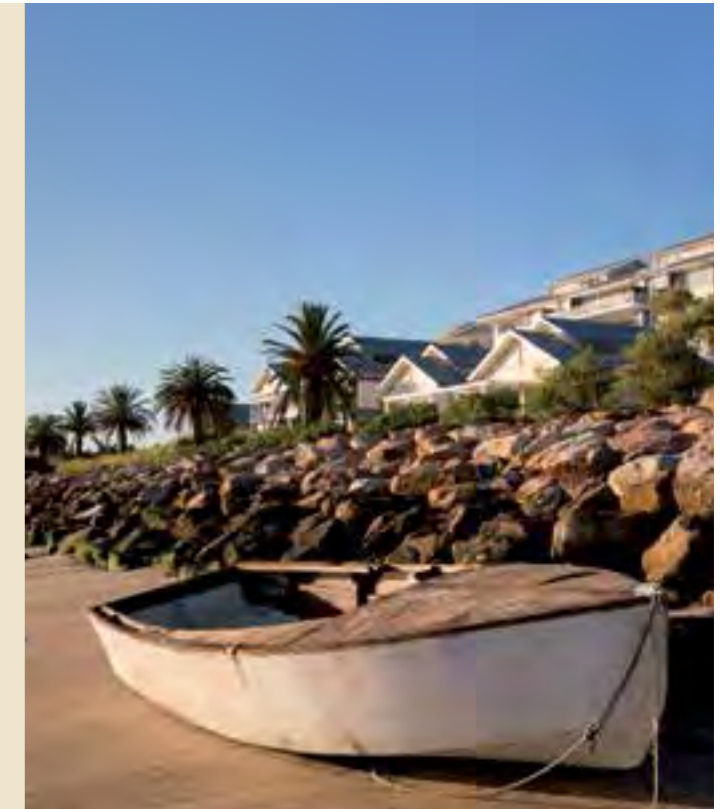
Award winning facilities.



With over 15 Ha of open space, Breakfast Point provides an idyllic harbour side environment with first-class resident amenities.

Living here you'll enjoy exclusive access to the resident's private Country Club and a host of recreation and lifestyle activities including pilates, aqua-aerobics and a state-of-the-art gymnasium. With two swimming pools, a spa, sauna, steam room, and five tennis courts at your disposal your lifestyle can be as active, social or relaxing as you choose. There are parklands to wander in, sports on the village green to watch or participate in, and in the Village Centre, shops, cafés and more.

It is these exceptional standards of excellence the Rose Group applies to facilities, design and quality that have made the award winning Breakfast Point the benchmark for world-class contemporary living.



DELICIOUS LOCAL CULTURE

Vibrant, rich and luscious.

Like a beacon for living, Breakfast Point has an array of restaurants, cafés and pubs in its Village Centre and around its periphery. The choice is as rich as the lifestyle, so whether it's modern Australian or Italian, wine or

beer, tea or coffee, it's all right here, right on your doorstep. With everything just a short stroll away you can leave the car at home, relax and open yourself up to a world of possibilities.



BREAKFAST POINT

Life as it should be

- 1 Breakfast Point
- 2 Waterfront Walkway
- 3 Country Club
- 4 Silkstone Park
- 5 The Village Centre
- 6 Childcare Centre
- 7 Supermarket
- 8 Community Hall
- 9 The Village Green
- 10 Pavilions
- 11 Display Centre
- 12 Lighthouse Hill
- 13 Lighthouse Mews



THE HOUSE ON THE HILL

Home is a sanctuary, a place to unwind.

This stunning collection of 1, 2 and 3 bedroom apartments and penthouses are a luxurious blend of exacting quality, clever use of space and intelligent design.

Timeless interiors inspired by the natural beauty of Sydney Harbour provide a real sense of space and light. From the double height glass foyer with its calming water feature, to the views from your spacious

sun-drenched verandah, Lighthouse Hill blends contemporary form with luxurious detail to make every moment memorable. Embellished with a colour palette that takes its inspiration from the passage of the sun, Lighthouse Hill has been designed to optimise natural light and the astonishing views in all directions.



THE LIGHT ON THE HILL

A guide to the good life.

Lighthouse Hill establishes an architectural rapport with its environment to create apartments that are relaxed, yet luxurious, coveted, yet attainable.

Taking cues from its harbour side location Lighthouse Hill is reminiscent of the timeless elegance of classic coastal architecture.

Environmentally sensitive design takes advantage of Sydney's temperate climate by capturing sea breezes, and open floor plans create a wonderful sense of space that effortlessly blends indoor and outdoor living. This is architecture inspired by Rose's philosophy to create homes and communities that offer superb lifestyles.





EXCEPTIONAL LIVING

Living at Lighthouse Hill you'll enjoy access to superb quality amenities and the outstanding level of detail Rose is known for.

BUILDING FEATURES

- Short walk to Sydney Harbour foreshore
- Striking two level glass Lighthouse entry with water feature
- Easy access to Country Club and all facilities
- Security lifts with personalised access to each level
- Security intercoms to all apartments
- Pay TV connectivity to all apartments
- Miele stainless steel appliances
- Imported Italian tiles
- Caesarstone benchtops, splashback and vanity tops
- NBN connected
- Secure caged storage rooms for most apartments
- Large courtyards to ground floor apartments many with lush, landscaped gardens offering outdoor living options
- Secure basement car parking
- Generously sized verandahs to all apartments
- Air conditioning to all apartments
- 100% wool carpet



OUTSTANDING FEATURES

Inspired form and function.

As in every Rose residence, our list of features far surpasses the expected level of luxury. We consider inclusions such as Miele stainless steel appliances, Caesarstone benchtops and reverse cycle air conditioning to be standard. Lighthouse Hill continues this tradition with apartments that bring together effortless style and contemporary comfort.

Detailing such as imported Italian tiles and 100% wool carpet create an environment that beckons to be lived in and enjoyed. Beautifully crafted bespoke kitchens with Caesarstone benchtops and splashbacks and polyurethane cabinetry. Stainless steel Miele cooktops, ovens, and dishwashers further demonstrate the uncompromising Rose commitment to quality.





BEAUTIFUL FINISHES

Bathrooms and ensuites are an illustration of timeless style with chrome tapware and Caesarstone vanity tops. Polyurethane cabinetry and timber laminate complete the overall sense of coastal tranquillity.

Lighthouse Hill also offers three exquisite colour palettes named after famous Australian lighthouses. You can choose Byron, Barrenjoey or Macquarie, each

of which allow you to add your own personal touch to the kitchen, bathrooms and throughout your new Lighthouse Hill home.



FLOOR PLANS

Generously proportioned with flowing spaces.



1 Bedroom Plus Study Apartment
64sqm Plus 10sqm Verandah



2 Bedroom Plus Study Apartment
100sqm Plus 13sqm Verandah



3 Bedroom Apartment
134sqm Plus 17sqm Verandah



Location shot



LIGHTHOUSE HILL

CALL 1800 888 325
LIGHTHOUSEHILL.COM.AU

OR VISIT OUR DISPLAY CENTRE
123 PENINSULA DRIVE,
BREAKFAST POINT
OPEN 10AM - 5PM EVERY DAY
(EXCEPT PUBLIC HOLIDAYS)



BREAKFAST POINT
Life as it should be



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