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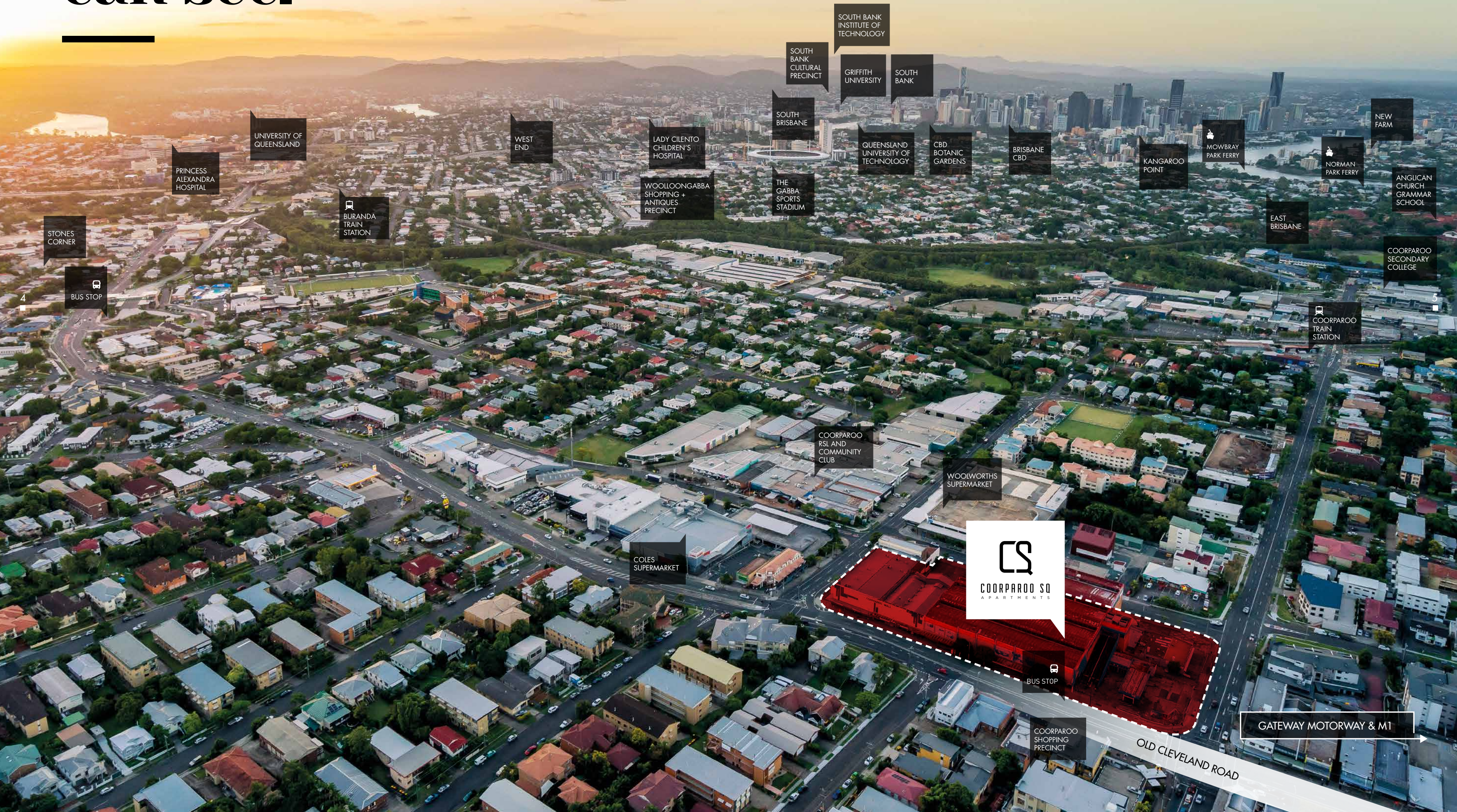
COORPAROO SQ
A P A R T M E N T S

— FINAL STAGE —

The new heart of Coorparoo

You are invited to witness and be a part of a transformation of an area of Brisbane, rich in heritage, yet so close to the CBD. Coorparoo Square is a transformative architectural approach to urban design creating in one place a living environment that encompasses everything you need, connected to everywhere you need to go. Behind a stunning façade that seems to fold around you this is the ideal place to create a lifestyle that is simply perfect.

As far as the eye can see.



Far horizons and inner peace.

A broad balcony takes in dramatic views of Brisbane from the city to the mountains and forms an integral part of your living space. It's where you can enjoy Brisbane's moderate climate to the full, day and night, winter or summer.

As a perpetual expansion of your living space, your extensive balcony forms an alfresco entertainment area with the breadth for you to invite family and friends over to share in the beauties of your new home.



DENDY
CINEMAS

Eclectic energy at your door.

Life at Coorparoo Square offers levels of diversity to enjoy every day. Think of it as a vibrant, welcoming and ever changing village right where you live. Unlike anything else in Brisbane, it's where you can pick up your morning barista coffee and then drop by the supermarket on the way home from work. You can savour a night of fine dining and then step into an elevator and be home a moment later.

There's even a 10-theatre cinema complex in this truly extraordinary new hub of entertainment and interaction, the showpiece of a revitalised Coorparoo. Taking cues from the relaxed sophistication of Melbourne's laneways, an open-air paved thoroughfare transects an arcade under a curved glass canopy. Stay, relax and simply enjoy life right where you live in this new community.

Look back...

Only 4.5km to the CBD, Coorparoo's heritage is inextricably linked to the growth of Brisbane and its evolution into a city recognised globally for its dynamic approach to urban renewal and prosperity. Rolling bushland and small farmlands made way for an ever increasing tide of prosperity where commerce and industry lived alongside the iconic architectural residence to be known forever as The Queenslander.



...to look forward.

Today the urban surroundings of Coorparoo resonates with the sights, sounds and vitality of young families and successful professionals alongside relaxed retirees who all share a love of the area's heritage and natural charms as much as its proximity to the CBD. It's where cafés hum on weekends, couples stroll along streets lined with leafy jacaranda trees and kids play in the parks that dot the neighbourhood.



Artists Impression, Coorparoo Square Retail



6:45AM

MORNING SWIM



7:30AM

BREAKFAST DOWNSTAIRS



8:10AM

13 MIN EXPRESS BUS TO CBD



8:30AM – 5:30PM

AT THE OFFICE



6:00PM

TENNIS WITH FRIENDS



7:00PM

DINNER AND MOVIE

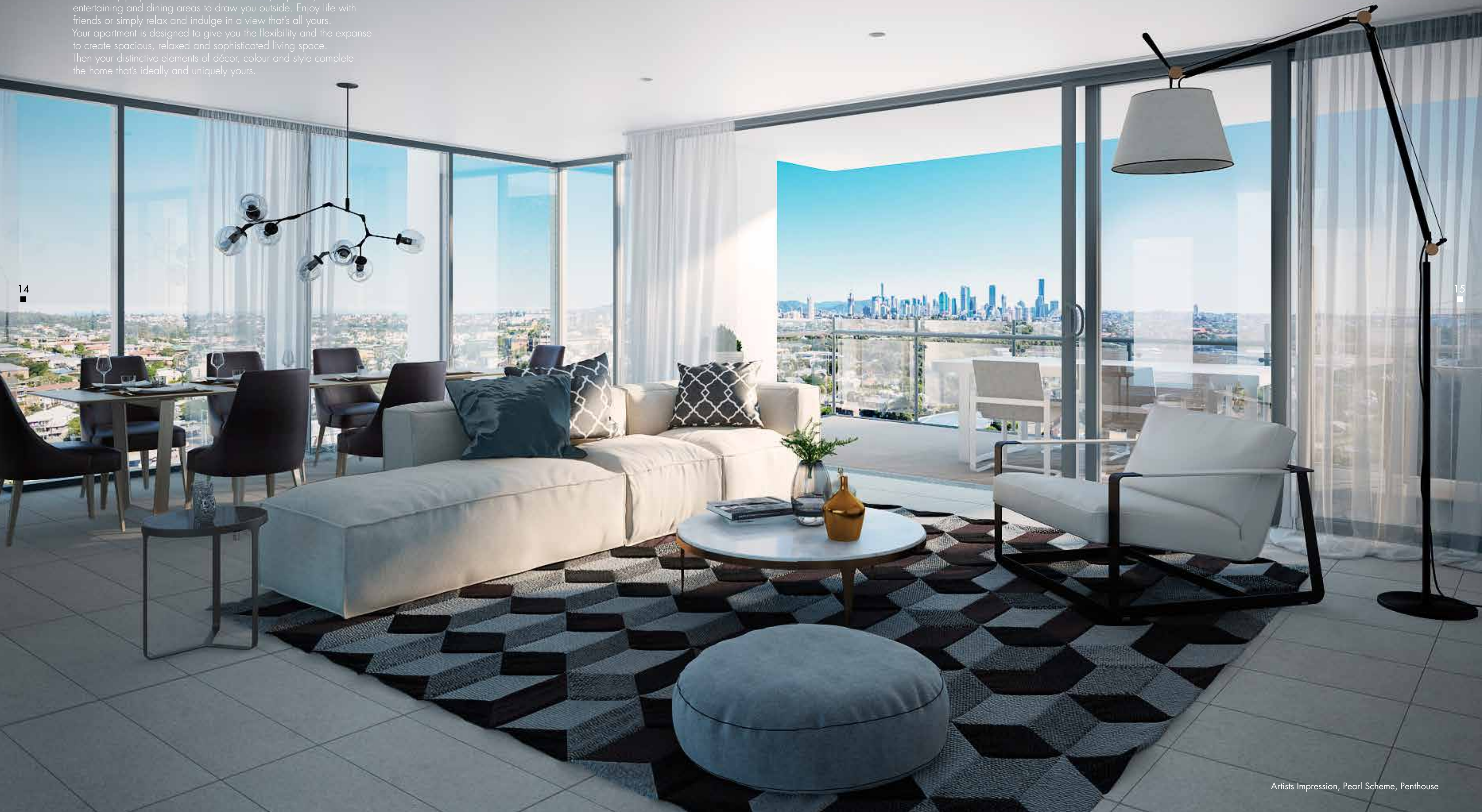
Accentuate your life and style.

The simply elegant interior design of every apartment is articulated to let natural light flow from large balconies and full-height, glazed windows to glance off clean lines and flawless expanses of living area.

This serves to highlight the qualities of beautifully appointed kitchens featuring reconstituted stone bench tops and Blanco appliances. Extending your refined colour palette, bathrooms too are designed to be proficiently uncluttered, elegant in their simplicity and immensely practical.

Open up to a new world.

Generously proportioned balconies seamlessly expand your entertaining and dining areas to draw you outside. Enjoy life with friends or simply relax and indulge in a view that's all yours. Your apartment is designed to give you the flexibility and the expanse to create spacious, relaxed and sophisticated living space. Then your distinctive elements of décor, colour and style complete the home that's ideally and uniquely yours.





Your private oasis awaits.

At home all residents across North, Central and South buildings are a member of Club Coorparoo, a private residents only recreational domain unprecedented in Brisbane.

You'll enjoy facilities and advantages that include a 25-metre lap pool, recreational pool, BBQ gazebo area, full-size tennis court, gym, leafy enclaves and a private dining room shared between all residents.

Club Coorparoo is a natural focal point for the casual warmth and friendliness of your new neighbourhood all with panoramic CBD views.

Connecting you to great places.

As Coorparoo Square becomes recognised as the brightest and best new residential address only 4.5km from the Brisbane CBD, it also proves one important point when it comes to urban living – proximity is paramount. As well as the vibrant hub beneath, take a few steps further to the supermarkets and specialty shops that surround you.

The Coorparoo bus stop is at your door and forms part of Brisbane’s busway system which is recognised as one of the highest quality busway systems in the world. You’re also less than 1km from Coorparoo train station linking the intercity network and beyond. From the quiet security of podium level car parking, you’re moments from Brisbane’s key arterial tunnel and highway networks including the Gateway Motorway and the M1’s direct access to the Gold Coast and Sunshine Coast.



TRAVEL TIME BY BUS FROM COORPAROO SQUARE*

MATER PRIVATE & PUBLIC HOSPITALS	QLD LADY CILENTO CHILDREN'S HOSPITAL	SOUTH BANK INSTITUTE OF TECHNOLOGY
9 mins	9 mins	10 mins
SOUTH BANK	UNIVERSITY OF QLD ST LUCIA	PRINCESS ALEXANDRA HOSPITAL
10 mins	11 mins	13 mins
QLD UNIVERSITY OF TECHNOLOGY GARDENS POINT	CBD	
14 mins	14 mins	
GREENSLOPES PRIVATE HOSPITAL	GRIFFITH UNIVERSITY NATHAN	
26 mins	37 mins	

*Urbis Market Outlook February 2015

Key facts.

URBIS MARKET OUTLOOK

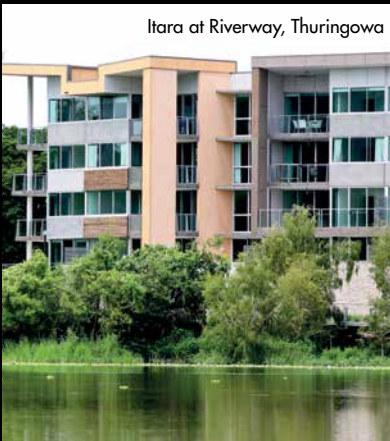
 INFRASTRUCTURE Major transport infrastructure investment and organic employment growth are generating an urban renewal of Brisbane's inner suburbs.	 STRONG EMPLOYMENT Proximity to major employment nodes delivers over 306,000 nearby jobs and a forecast employment base close to 500,000 by 2031.
 STRONG RENTAL RETURNS Rents for 1 & 2 bedroom apartments in Coorparoo have grown at 6.1% and 5.8% per annum over the last 10 years.	 MARKET STRENGTH Coorparoo has a strong housing market with limited apartment stock transacting. Over the past 30 years, an average of 71% of all residential sales in Coorparoo have been houses due to low apartment stock being available.
 EDUCATION Coorparoo is adjacent to SEQ's major education providers – over 138,000 university students studying across 13 educational institutions.	 CAPITAL GROWTH Coorparoo has experienced median apartment price growth of 5.2% per annum over the last 10 years.
 SUPPLY The Inner East precinct is one of Brisbane's lowest supplied markets of off-the-plan apartments.	 CONNECTIVITY Coorparoo Junction busway sees buses come and go every 1.8 minutes on average between 5.56am and 11.50pm each weekday.



Artists Impression, Lobby North Building

The talents behind the vision.

HONEYCOMBES PROPERTY GROUP



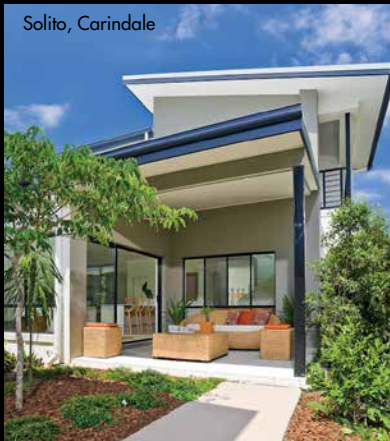
Honeycombes Property Group is one of Queensland's most dynamic development companies with offices in Brisbane and Townsville. With a strong focus on growth corridors, Honeycombes has made its mark with first-class projects in Brisbane, Townsville, Cairns, Mackay and Hervey Bay over the last 18 years.

Honeycombes has generated more than \$1 billion worth of projects completed, or under development, all bearing the company's hallmark of high quality located in prime investment regions.



2014	2013	2012	2009	2004	2001	2000	1999
<p>THE GREEN QUARTER, HAMILTON REACH</p> <p>Hamilton</p> <p>UDIA, Awards for Excellence Winner</p> <p>Excellence in Environmentally Sustainable Design, Residential</p> 	<p>THE PROMONTORY YUNGABA</p> <p>Kangaroo Point</p> <p>UDIA, Awards for Excellence Winner</p> <p>Multi-Level Development</p> 	<p>CENTRAL Townsville</p> <p>UDIA, Awards for Excellence Winner</p> <p>Urban Renewal</p> 	<p>ITARA AT RIVERWAY Townsville</p> <p>UDIA North Queensland, Awards for Excellence Winner</p> 	<p>HIGH POINT Townsville</p> <p>UDIA, Awards for Excellence Winner</p> <p>Medium Density Development</p> 	<p>METRO QUAYS Townsville</p> <p>UDIA, Awards for Excellence Winner</p> <p>Innovations in Affordable Housing</p> 	<p>METRO QUAYS Townsville</p> <p>UDIA, Awards for Excellence Winner</p> <p>Urban Renewal</p> 	<p>BURLEIGH COVE Burleigh</p> <p>UDIA, Awards for Excellence Winner</p> <p>Residential Subdivision</p> 

AUSTRALAND



Australand is one of Australia's leading diversified property groups, with a market capitalisation of approximately \$2.5 billion. Australand has been involved in property development for over 90 years, with over 120,000 families residing in communities it has created around Australia.

Australand has recently become part of the Singapore listed Frasers Centrepoint Limited group which adds to Australand's financial strength and international presence.



CONRAD GARGETT



Conrad Gargett is at the forefront of architecture in Australia. A progressive firm with a vibrant legacy of prominent and enduring designs, Conrad Gargett's reputation as design leaders sees the practice consistently exceeding client expectations with projects that are high quality, innovative yet pragmatic.



Combined, Conrad Gargett has been recognised with over 100 Australian Institute of Architects, National Trust and industry awards.



Sustain-ability.

The future looks bright because the power is in your hands.

Every Coorparoo Square apartment is fitted with Green Switch technology so you can turn off every light in your home – and make substantial energy savings - with one flick.

Combine this with common photovoltaic solar panels on the building rooftops and induction cooking – doing more for the world around you now takes even less effort.

At your doorstep you are immediately connected with Brisbane's busway network, or you have over 100 secure bicycle parking places so leaving your car at home will become second nature.



The information and images in this brochure are intended as a general introduction to Coorparoo Square and do not form an offer, guarantee or contract. Please note that whilst reasonable care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. All plans and images are conceptual only and may change at any time without notice. The computer generated images of dwellings are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the contract for sale. Distances and times stated in the brochure are approximate only.

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