

ARBOR

AT GARDENS
RIVERSIDE WEST END

KEY FACTS & FACILITIES



Images are indicative only.

RIVERSIDE WEST END – A CONNECTED LIFE

Arbor is the exciting next chapter of the Gardens, Riverside West End story:

- Riverside West End is a 5.3ha masterplanned development comprising a lifestyle and a future retail precinct with Arbor as the third stage in this highly sought after community
- A village atmosphere including a mix of 'parkland' style apartments and future lifestyle, retail and dining precinct set amongst leafy streets, laneways and parks overlooking the Brisbane River
- Exclusive riverside location in Brisbane's much loved West End, less than 3km to the Brisbane CBD and adjacent to the prestigious and highly renowned riverfront stages of previous Pradella developments, Flow and Waters Edge

LIFESTYLE AND LOCAL AMENITIES

- Based on a 'walkable neighbourhood' theme, future residents will enjoy direct access to significant riverfront parkland for cycling and walking to South Bank and the CBD among leafy Riverside Drive
- South Bank's world class lifestyle and entertainment precinct is just minutes away with Queensland Performing Arts Centre, Queensland's State Library, Gallery of Modern Art and Museum
- West End's Boundary Street and its renowned restaurants, bars and retail strip is within walking distance and the vibrant weekend community food and product markets are nearby in Davies Park
- Brisbane's best educational institutions, University of Queensland, QUT Gardens Point, Griffith Uni South Bank and South Bank Tafe are all within 10 minutes as well as key secondary schools – Brisbane State High, St Laurence's and Somerville House
- Access to key employers is simple with over 300,000m² of office space, the Mater Hospital, Princess Alexandra Hospital and new Lady Cilento Children's Hospital all located within the precinct

TRANSPORT AND CONNECTIVITY

Multiple public transport facilities service the area including:

- 24hr City Glider and City Council Bus service operating along Montague Rd
- West End CityCat terminal is easily accessible and offers quick connection to The University of Queensland and across inner Brisbane
- Car access to the CBD is quick via Victoria and William Jolly Bridges, plus the Go Between Bridge gives simple access to Suncorp Stadium and Paddington (Barracks and Caxton St)
- Go Between Bridge also offers direct connection to the Inner City Bypass (ICB) linking to Brisbane airport and Sunshine Coast and M1

APARTMENT TYPES

Arbor building (111 apartments with a choice of river or garden views across 12 levels) with a selection of:

- 1 bedroom with 1 bathroom and secure car park
- 2 bedroom with 2 bathroom and secure car park

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RECREATION AND LIFESTYLE FACILITIES

Arbor residents will enjoy access to full resort style amenity including private pools, health oasis, a private recreation and function room and 5,500m² of landscaped gardens.

Enjoy the convenience of city living, with space to unwind:

- 300m² of private resort pools including 25m lap pool adjoining Palm Lagoon, a beach entry resort pool
- Health Oasis with a fully equipped gymnasium and shower facilities
- The Belvedere recreation / private function room including kitchenette, theatre, lounge, meeting room and outdoor dining room
- Active lawn spaces with several BBQs, relaxation spaces and cabanas
- Easy access to future 'Lifestyle Precinct' (proposed dining and shopping precinct on corner of Montague and Ferry Roads)

STANDARD APARTMENT FEATURES

- Apartments are oriented to maximise available views (either to the river or landscaped gardens), natural light and ventilation
- Arbor is designed to capture natural light and gentle river breezes to make the most of Queensland's enviable sub-tropical climate
- Open plan design and extensive glass enhance the connection with the outdoors and the city beyond

KEY INTERNAL FINISHES

- 3 contemporary colour schemes - Lush, Oasis and Terrain, create a sense of effortless sophistication and bridge the divide between the invigorating feeling of being amongst nature and the comfort of being at home
- Open plan entertainers' kitchens include stylish European appliances, designer tiles, speciality laminate and glass with a feature splashback to add a unique edge
- Fully air-conditioned living and bedroom spaces

DEVELOPER AND BUILDER

- Pradella Developments – over 55 years experience in development and construction
- Significant commitment to South Brisbane and West End Peninsula with over 700 apartments and 15,000m² of commercial and retail already delivered

KEY PARTNERS

- Architects – Nettletontribe
- Landscape Architects – Cardno

PROPOSED BODY CORPORATE

- 1 bedroom with 1 bathroom & secure carpark from \$75 per week
- 2 bedroom with 2 bathroom & secure carpark from \$77 per week

ESTIMATED COUNCIL RATES & WATER

- Estimated Council rates is \$1,200 per annum plus water

ESTIMATED RENTS

- 1 bedroom with 1 bath & secure carpark \$430 - \$475 per week (unfurnished)
- 2 bedroom with 2 bath & secure carpark \$555 - \$695 per week (unfurnished)

PROPOSED SETTLEMENT TIMING

- Anticipated late 2016 / early 2017

CONTRACT DEPOSIT

- Initial \$1,000 payable at point of signing contract
- Balance of 10% payable (via cash, approved bank guarantee) within 21 days of contract date & nothing more to pay until completion

DEVELOPER'S SOLICITOR & DEPOSIT STAKEHOLDER

- Nicholsons Solicitors

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