

## DELIVERING QUALITY APARTMENTS FOR OVER 58 YEARS

Pradella is a multi-award winning Brisbane developer with over 58 years property experience. What we promise; we deliver. We know 4101 like no other, with over 3,000 people calling a Pradella apartment home in recent years.

We're proud to call South Brisbane and West End our home and our experienced team are ready to find the perfect 4101 solution for you. Make it your home too.

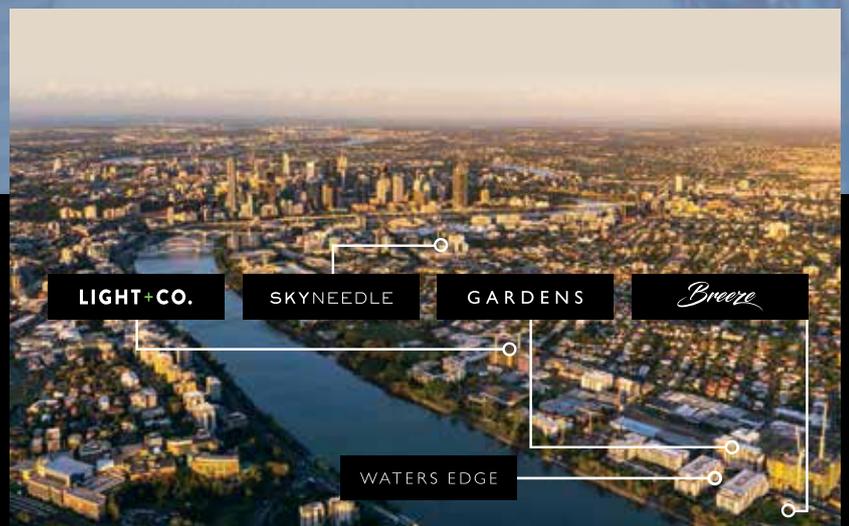
OCTOBER // 2017

# UPDATE



## EDITION HIGHLIGHTS

- / LIGHT+CO RETAIL NOW OPEN
- / QUEEN'S WHARF UPDATE
- / GARDENS TAKES OUT POOL AWARDS
- / RIVERFRONT LIVING AT WATERS EDGE
- / DOWNSIZERS FLOCK TO RIVERSIDE
- / DISPLAY LOCATIONS



## NEW RETAILERS AT LIGHT+CO. BURST ON TO THE WEST END CAFE SCENE

► West End's already thriving café and restaurant scene is set for an injection of exciting new places to indulge, with the opening of four new retailers within Pradella's \$125 million Light+Co precinct.

Monty's Bakehouse Cafe and Bar, Lupa Pizza Bar, La Macelleria Gelateria and Aglo Beauty have all joined the prime 380sqm street-level retail precinct, on Montague Road below Illuminate.

Now open, Lupa Pizza Bar offers authentic, Roman-style pizza with matched Italian wines and beers. It offers a full dining experience, with fresh and organic ingredients, sourced both locally and from Italy, and is open from lunch until late Tuesday to Sunday.

La Macelleria Gelateria, the second of its kind in Brisbane, offers traditional Gelato made on-site daily, as well as Italian-style coffee, cakes, gelato sticks and gelato sandwiches. La Macelleria Gelateria will also hold gelato making workshops.

Residents and visitors can indulge in luxe beauty treatments at Aglo Beauty, with the salon offering personalised services by experienced beauty therapists. It

is open Tuesday through to Saturday, including weeknights.

Opening soon Monty's Bakehouse Café and Bar will boast an artisan bakery, offering freshly made European-style breads and pastries for breakfast and lunch daily. It will also offer its own brand of freshly roasted coffee.

Light+Co. is located at 321 Montague Road, West End, less than 2 kilometres from the Brisbane CBD, and includes 229 one, two and three-bedroom apartments across two towers; Illuminate and Radiance.



## DOWNSIZERS FLOCK TO RIVERSIDE WEST END

► The Riverside West End precinct is attracting downsizer owner occupiers, thanks to a federal government initiative to encourage retirees to sell their family homes and top up their superannuation.

Maximising the equity they've built in their homes, retirees are downsizing to make the most of their financial freedom and enjoying all the lifestyle benefits that come from owning a property in the Riverside West End precinct, just 3km from the Brisbane CBD.

With luxuriously designed apartments offering space for storage or an extra bedroom; downsizers are being lured by the Riverside community facilities including resort-style amenities like lagoon pools, lap pools, gyms, landscaped gardens and stunning entertainment areas, all within central West End.

The growing downsizer market has recognised the comfortable, low maintenance lifestyle offered within

Pradella's 5.3-hectare masterplanned Riverside West End community and downsizers are reaping the benefits that come from being within easy access to Brisbane's best restaurants and cafes.

The added bonus of a variety of public

transport options on the doorstep, as well as some of the city's best cultural venues a short trip away, Riverside West End has become an easy choice for the astute downsizer looking for their next property.



# BRISBANE GETS A FACE LIFT WITH THE QUEEN'S WHARF DEVELOPMENT

► An exciting new development that includes 50 new bars, restaurants and cafes; as well as a Ritz-Carlton Hotel, residential towers and high-end retail is set to change the face of Brisbane.

Called Queen's Wharf, this \$3 billion integrated resort and casino precinct which is expected to open in 2022, is being led by developer Destination Brisbane Consortium.

The development will well and truly thrust Brisbane on to the international stage, drawing an estimated 1.38 million visitors to the city and providing 8,000 jobs, with a further 2,000 jobs during the construction phase.

It will transform the northern banks of the Brisbane River, providing the equivalent of 12 football fields of public space.

Hugging the river and extending from the current Treasury Hotel and Casino building at the top of the Queen Street Mall all the way to Alice Street near the Brisbane Botanic Gardens, the Queen's Wharf precinct will cover more than 26 hectares and includes a pedestrian bridge linking it to South Bank.

Early works have already started on the

project, with construction kicking off in early 2018. The precinct is anticipated to open in 2022.

It will be followed by the conversion of the existing Treasury Hotel and Casino into a Ritz-Carlton Hotel and a high-end retail centre which is expected to be opened in 2024, followed by the residential towers.



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## WATERS EDGE REDEFINES LUXURIOUS DESIGN

► One of Brisbane's largest and most luxurious riverfront apartments has been transformed into a liveable artwork, thanks to a redesign and refurbishment by renowned Australian interior designer Ruth Levine.

There are only a few apartments remaining within the exclusive Waters Edge Riverfront Collection, part of Pradella's billion-dollar Riverside

West End community.

Residence 2104 was hand-picked to be redesigned by the award-winning Sydney designer, who has transformed it into a sophisticated and luxurious city retreat.

Sitting on the banks of the Brisbane River, the Waters Edge Riverfront Collection includes spacious absolute riverfront apartments featuring three large bedrooms, expansive 13-metre-wide frontages, extra spacious living areas and superior finishes.

As part of the Riverside West End precinct, Waters Edge includes 233 two and three-bedroom apartments across two buildings Drift and Reach, which are nestled amongst more than 4,000sqm of waterscaped gardens and interlinking pools.

Less than 3km from the Brisbane CBD and South Bank entertainment precinct, the apartments have attracted the attention of astute owner occupiers and investors looking for luxurious riverside living in an accessible and central location.

## GARDENS TAKES OUT COVETED POOL AWARDS

► Pradella is celebrating its win at the recent Swimming Pool & Spa Association QLD Awards (SPASA), taking out a silver and bronze award for its Palm Lagoon pool at Gardens.

The spectacular landscaped lagoon pool won the silver award in the Commercial Pool (over \$250,000) category, and was awarded bronze in the Innovative Pool and/or Spa category.

Located within Gardens at the Riverside West End precinct, the stunning Palm Lagoon pool is set within 5,500sqm of private landscaped gardens and resort-style amenities and sits alongside a 25m lap pool and water pavilions.

Gardens' luxurious pools are complemented by other state-of-the-art amenities including BBQ's, exclusive function room and a fully equipped gymnasium.

**MOVE IN NOW!**

**GARDENS**  
RIVERSIDE WEST END

**FROM \$399K**

**RIVERSIDE SANCTUARY**

1 1 1

**MOVE IN NOW!**

**LIGHT+CO.**  
APARTMENTS

**FROM \$515K**

**URBAN BACKYARD**

2 2 1



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Artist Impression

SKYNEEDLE

## 'SKYNEEDLE WALK' LATEST ADDITION TO ICONIC SOUTH BRISBANE DEVELOPMENT

► A new leafy laneway spanning a city block between West End and South Brisbane will pave the way for Pradella's SkyNeedle Apartments to become a hive of activity, as the community takes shape with a plaza, expansive podium with private pool and landscaped gardens, and a proposed café at the base of the iconic 88 metre pillar.

The new 'SkyNeedle Walk' will boast a subtropical laneway connecting Manning and Edmondstone Streets, leading to one of Brisbane's most identifiable landmarks - the SkyNeedle.

The proposed café and open-air plaza will sit underneath the copper canopy of the SkyNeedle, creating a community around the residential towers, giving residents and visitors the opportunity to enjoy this Brisbane heritage landmark.

Residents of the SkyNeedle development will enjoy a lagoon style pool with sundeck, outdoor entertainment and dining areas, set amongst subtropical gardens.

SkyNeedle Apartments is being built on a 3,600sqm land parcel located less than a kilometre from the CBD and Musgrave Park, within easy reach of the Brisbane Convention and Exhibition Centre, Brisbane State High School, TAFE and an array of restaurants and shops.

Construction recently commenced on the first tower in SkyNeedle, comprising 110 luxury apartments, with the first stage expected to be complete by late 2018 - 30 years after the SkyNeedle was first unveiled at Expo '88.

Upon completion, SkyNeedle Apartments will include 237 one, two and three bedroom apartments across two residential towers, centered around the iconic SkyNeedle.

## GARDENS WELCOME

## NEW RETAILER

► Well known convenience franchise NightOwl is now open at Gardens, Riverside West End. NightOwl operates daily from 5am until midnight and offers a broad range of products, including healthy fast food and barista style coffee.

NightOwl is located on the corner of Rogers and Duncan Streets in West End.



## FIRST HOME BUYERS GRANT

► The First Home Buyer's Grant will end on 31 December this year. Contact us today to check your eligibility and discuss how to claim your \$20,000 bonus.

The West End and South Brisbane lifestyle has never been more affordable.

For information on any of Pradella's premium apartments in 4101, contact us on 1300 202 888 or visit [home4101.com.au](http://home4101.com.au).



## SEE BRISBANE FROM A DIFFERENT POINT OF VIEW

INSPECT NOW!

► Visit a Pradella display this week and experience the city from a new perspective.

Light+Co and Riverside West End have a selection of display apartments ready for viewing. Check our display opening hours or you're welcome to make an appointment time to suit you.



Artist Impression

**LIGHT+CO.**  
APARTMENTS

LIGHT + CO SALES DISPLAY  
321 Montague Rd, West End  
Open Wednesday to Sunday,  
10am to 4pm or by appointment

**SKYNEEDLE**  
APARTMENTS | SOUTH BRISBANE

RIVERSIDE SALES DISPLAY  
Cnr Montague Rd & Ferry Rd,  
West End  
Open Wednesday to Sunday,  
10am to 4pm or by appointment

**GARDENS**  
RIVERSIDE WEST END

RIVERSIDE SALES DISPLAY  
Cnr Montague Rd & Ferry Rd,  
West End  
Open Wednesday to Sunday,  
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*Breeze*

RIVERSIDE SALES DISPLAY  
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West End  
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**WATERS EDGE**  
RIVERSIDE WEST END

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**Position**  
PROPERTY

**PRADELLA**  
Since 1959

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