

The team at Pradella Developments would like to wish you a Merry Christmas and a safe and Happy New Year.

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.

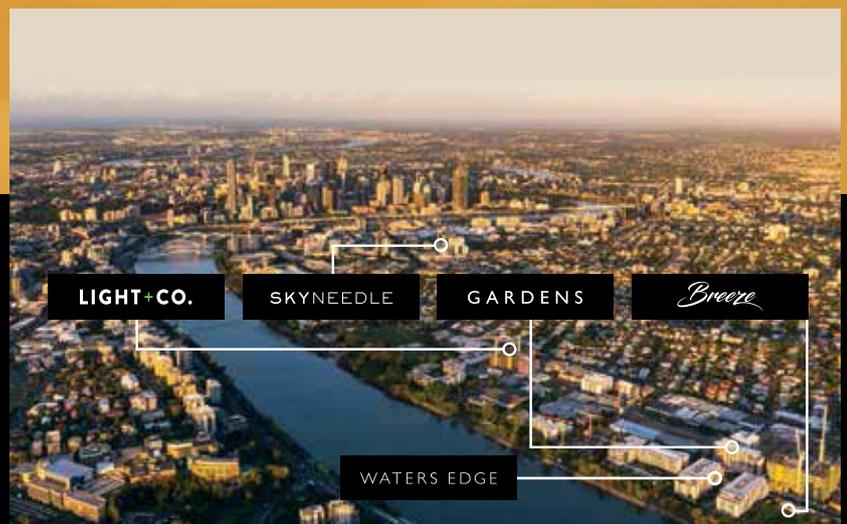
DECEMBER // 2017

UPDATE



EDITION HIGHLIGHTS

- / CONSTRUCTION STARTING ON BREEZE
- / MONTY'S BAKEHOUSE - NOW OPEN!
- / SOUTH BRISBANE NAMED TOP SUBURB
- / SKYNEEDLE SELLING QUICKLY
- / STEPS TO BUYING YOUR FIRST HOME
- / DISPLAY LOCATIONS



BREEZE - CONSTRUCTION COMMENCING JANUARY 2018

► Pradella Developments is pleased to announce that construction is scheduled to commence in January 2018 on the luxurious Breeze Apartments at Riverside West End.

Breeze will comprise 110 one, two and three-bedroom riverside apartments over 11 levels, and will feature an enviable array of resort-style facilities, including residents-only rooftop skygarden with a luxury 20-metre lap pool and landscaped entertainment area.

Breeze is located in the heart of

Riverside West End, a 5.3 hectare masterplanned precinct which comprises a mix of lifestyle offerings set amongst private landscaped gardens. Surrounded by generous parkland, leafy streets, restaurants, shopping and public transport options, Riverside's unique design has ensured it is one of the city's most sought after residential hubs.

Completion of Breeze is anticipated in mid-2019 (subject to building and weather contingencies and certification).



Artist Impression Breeze

MONTY'S BAKEHOUSE CAFE AND BAR - NOW OPEN!

► Monty's Bakehouse Café and Bar, the latest edition to West End's eclectic and exciting café and restaurant scene, has recently opened within Pradella's \$125 million Light+Co precinct.

The new venture, from Brisbane hospitality professionals David and Peter Carter includes an artisan bakery, offering freshly made European-style



breads, French pastries, pies and snacks, as well as a café and bar.

Open seven days a week from 7am until 5pm, customers can enjoy a delicious breakfast menu or a varied and surprising lunch menu which includes sandwiches, burgers, pasta, slow-roasted meat platters and salads.

Visit Monty's bar for craft beer on tap and an eclectic mix of wine and spirits.

Diners can enjoy Monty's alfresco dining area, which can be used for private functions or meetings, and soak up the atmosphere and fit-out that reflects West End's iconic architecture.

"We had been waiting for an opportunity to establish our next venture and the location in West End at Light+Co, alongside an exciting mix of cafes, restaurants and bars, was ideal," David said.

Monty's is one of four new retailers in the precinct and joins Lupa Pizza Bar, La Macelleria Gelateria and Aglo Beauty.

Light+Co. is located at 321 Montague Road West End, and includes 229 one, two and three-bedroom apartments across two towers called Illuminate and Radiance.



SKYNEEDLE SELLING QUICKLY

► Construction on the \$125 million dual tower SkyNeedle Apartments community is well underway, with the first tower due for completion in late 2018/early 2019*.

The first stage comprises 110 luxury one and two-bedroom apartments over 11 levels.

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

With over 75 per cent of the first stage already sold, astute buyers should get



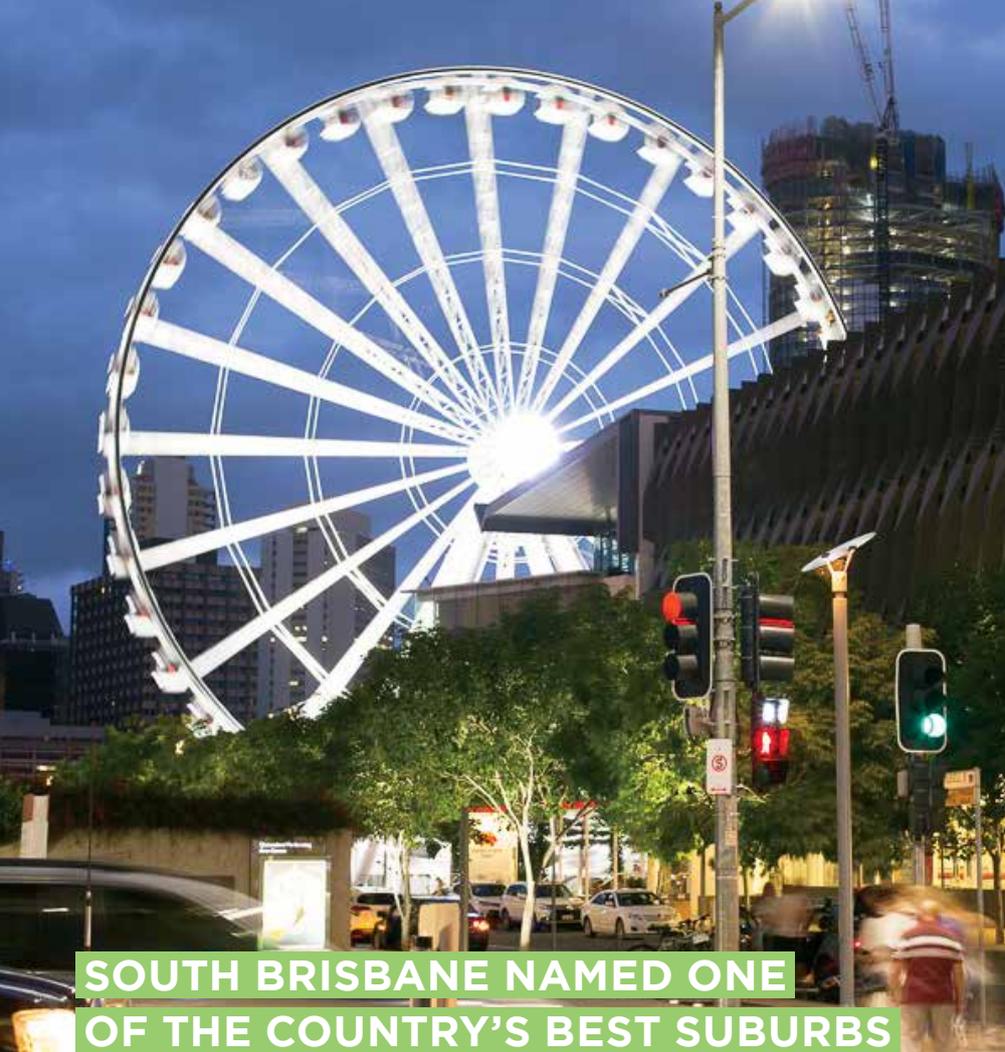
in quickly to secure their own piece of this hallmark Brisbane development.

Including a public laneway called SkyNeedle Walk, plaza and proposed café, SkyNeedle Apartments in South Brisbane, is set to become one of Brisbane's most identifiable landmarks.

*Anticipated completion is subject to building and weather contingencies and certification.



Artist Impression SkyNeedle



SOUTH BRISBANE NAMED ONE OF THE COUNTRY'S BEST SUBURBS

► With an array of the city's best bars and restaurants, the South Bank Parklands on its doorstep and an easy commute to the CBD, it's no wonder South Brisbane has taken out the second spot for the country's most liveable suburb in a recent real estate survey.

It seems the news is catching on, with the suburb experiencing a phenomenal population growth rate of 6.6 per cent per annum in the five years to 2016, compared to the annual growth rate of Queensland over the same time period which was just 1.7 per cent.

SOUTH BRISBANE POPULATION GROWTH 6.6% P.A.

South Brisbane, which has a population of approximately 7,196 received its top ranking based on Australian Bureau of Statistics data that calculated the distances within each suburb to lifestyle factors such as parks or education facilities.

The study revealed that people living in South Brisbane have more schools to choose from than most other suburbs in the country. These include Brisbane State High School, Somerville House, St Laurence's

College, Griffith University and Tafe QLD - South Bank campus.

The popular suburb of South Brisbane is just 1km from the CBD and within easy reach of South Bank Parklands and the Brisbane Cultural Precinct, including the Queensland Performing Arts Centre, Queensland Museum, State Library and Gallery of Modern Art.

South Brisbane is also well positioned to take full advantage of over \$6.1 billion of established and proposed major investment projects including the Queens Wharf integrated resort and casino development and Queensland Cultural Centre redevelopment masterplan.

CURRENT AND FUTURE DIVERSIFIED INFRASTRUCTURE \$6.1 BILLION

Perfectly located in the heart of South Brisbane, the SkyNeedle Apartments project offers residents the opportunity to buy into this enviable location and reap the lifestyle benefits that come from inner city living.

Source: Australian Bureau of Statistics 2011 & 2016 Census data and Urbis Market Outlook.

SKYNEEDLE
APARTMENTS | SOUTH BRISBANE

UNDER CONSTRUCTION

1 & 2 BED FROM \$434K

Breeze

CONSTRUCTION COMMENCING

1, 2 & 3 BED FROM \$394K

GARDENS
RIVERSIDE WEST END

MOVE IN TODAY!

RIVERSIDE SANCTUARY

1, 2 & 3 BED FROM \$409K

LIGHT+CO.
APARTMENTS

MOVE IN TODAY!

URBAN BACKYARD

2 & 3 BED FROM \$515K

WATERS EDGE
RIVERSIDE WEST END

MOVE IN TODAY!

RIVERFRONT LUXURY

3 BED FROM \$949K

ENQUIRIES:
1300 202 888
HOME4101.COM.AU

PRICES CORRECT AT TIME OF PRINTING

LIFESTYLE, LOCATION AND RIVER VIEWS FOR NEW BREEZE OWNERS

▶ With a location that can't be beaten, and a lifestyle second to none, it was an easy decision for Grant and Jill LeFeuvre to purchase a second apartment within Pradella's sought after Riverside West End precinct.

After buying and moving into their View apartment within the Gardens precinct in 2014, the couple recently purchased a top floor, luxury apartment off-the-plan within the latest release, Breeze.

"You don't often see a top floor apartment with river views become available so we were happy to see the Breeze apartments come on the



market and our decision to purchase was a very comfortable one," Grant said.

"In our case, the old saying location, location, location was the main reason we bought."

"We enjoy the lifestyle and proximity to the city and we love the advantage of living close to the river."

"We do a lot of cycling and walking and the paths and parklands in the area are very well maintained."

Grant said the pair enjoy the award-winning facilities and landscaped grounds on offer within Gardens and looked forward to making the most of the river views on offer in their new Breeze apartment when it is complete.

EASY STEPS TO HELP YOU BUY YOUR FIRST HOME

▶ With the \$20,000 First Home Owners' Grant on offer, your dreams of owning your own luxury property could come true sooner than you imagined.

Here's our step-by-step guide, to help you purchase your new apartment with minimal fuss.

The enviable 4101 lifestyle has never been more attainable.

- Work out your budget and finance strategy. Talk to your bank, mortgage broker or financial advisor.

- Understand your entitlements like the First Home Owners' Grant or stamp duty exemption.
- Research where you'd like to live and make a list of must-have criteria.
- Inspection time! Inspect the properties that best suit your budget and criteria.
- Secure your apartment. Complete an Expression of Interest form with a nominal holding deposit.
- Sign the contract of sale and pay a 10% deposit.

- Keep updated on construction progress and settlement timings and work with your financier to formalise your finance.
- Settlement time! Conduct your pre-settlement inspection and move in.

Position Property can help you through the entire process. Contact us today for help navigating the way to securing your first home on **1300 202 888** or visit home4101.com.au

[\$20,000 ELIGIBLE]

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.



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



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



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CHRISTMAS CLOSURE: SALES DISPLAYS CLOSED MONDAY, 18 DECEMBER 2017 TO THURSDAY, 4 JANUARY 2018.
TAKE ADVANTAGE OF YOUR DOWNTIME OVER THE CHRISTMAS BREAK AND BOOK IN FOR A PRIVATE APPOINTMENT DURING THIS TIME.

1300 202 888 HOME4101.COM.AU

PROUDLY
MARKETED BY

Position
PROPERTY

PRADELLA
Since 1959

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