

DELIVERING QUALITY APARTMENTS FOR OVER 59 YEARS

Pradella is a multi-award winning Brisbane developer with over 59 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.

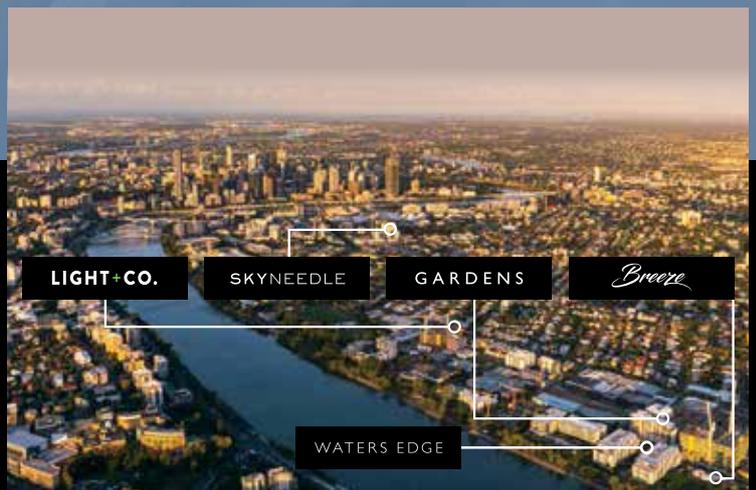
SEPTEMBER // 2018

UPDATE



EDITION HIGHLIGHTS

- / DISPLAY APARTMENTS OPEN AT SKYNEEDLE
- / PUBLIC PONTOON FOR WEST END
- / LIGHT+CO OWNER LOVES THE LIFESTYLE
- / BREEZE CONSTRUCTION UPDATE
- / DAVIES PARK IMPROVEMENT PLAN
- / MONTAGUE MARKETS COMING TO RIVERSIDE WEST END





SkyNeedle Display Apartment

SKYNEEDLE DISPLAY APARTMENTS NOW AVAILABLE FOR VIEWING

► Be one of the first to experience the stunning SkyNeedle 'Alto' Apartments in South Brisbane by viewing the brand-new display apartments.

There are two, fully-furnished, two-bedroom, two-bathroom apartments available for inspection.



SkyNeedle Display Apartment

Come and see the meticulously designed living spaces, large luxurious kitchens and spacious open floor plans for yourself on Fridays between 1pm and 2pm; Saturdays between 9am and 10am; or by private appointment – bookings are essential.

Located on the site of Brisbane's iconic 88-metre SkyNeedle, the first tower of SkyNeedle Apartments will feature 110 one and two-bedroom apartments over 11 levels.

Construction is nearing completion on to the first tower 'Alto' with the roof suspended slab recently completed and trades now focussing on the completion of the apartments. The internal walls are complete to all levels, while joinery is underway to level 11 and flooring is complete to level 7.



SkyNeedle - Scaffolding Being Removed

Progress can also be seen on the exterior of the apartments with the Edmondstone Street elevation recently unveiled now that the scaffolding has been removed, and construction has begun on the landscaped recreation area and resort-style pool.

Construction of SkyNeedle Tower 1 'Alto' is anticipated to be completed in late November/early December 2018*, with residents enjoying Christmas in their new apartments.

Sitting on a 3,600sqm land parcel located less than a kilometre from the Brisbane CBD, South Bank Parklands, Musgrave Park and within the Brisbane State High School catchment zone, the SkyNeedle Apartments development will include a public laneway, plaza and proposed café, landscaped gardens and private resort-style pool and deck.

Display Apartments Open:

Friday 1pm to 2pm
Saturday 9am to 10am
Or by appointment

Booking are essential! Call 0416 518 708.

*Subject to building and weather contingencies and certification.

WEST END PUBLIC PONTOON OPENS UP THE BRISBANE RIVER

► Work has begun on a new on-water public pontoon at West End, which will provide Brisbane River access for water-sports, transport and tour boat moorings.

The 25m long, 6m wide pontoon is located at Riverside Drive between Kurilpa and Rogers Streets.

It is an exciting new leisure and lifestyle facility for West End residents, opening up the Brisbane River making the riverside suburb an even more accessible and convenient place to live.

It is the first hub in the Brisbane City Council's new River Access Network to start construction and it will become a launch site for kayaks, canoes and stand-up paddle boards as well as a

future pick-up and drop-off location for water taxis.

The pontoon is expected to be complete later this year.



West End Public Pontoon Under Construction



Artist Impression West End Public Pontoon



LOVING THE LIFESTYLE AT LIGHT+CO

Wendy Neale

► Life couldn't be better for new owner Wendy Neale who recently bought a 2-bedroom, 2-bathroom, furnished apartment in Illuminate at Light+Co.

"I was very excited about my move to Light+Co and it has lived up to my expectations because I absolutely love it.

My unit is beautiful. It was already decorated and furnished when I bought it so I just moved in and it's perfect. There's plenty of space and enough room so people can comfortably come and stay.

Living at Light+Co has changed my lifestyle for the better. Coming from a big, old Queenslander-style house in a quiet neighbourhood, I found it very

hard to get out and socialise once I got home from work.

But since moving to Light+Co I'm out and about all the time - the location is so convenient. I can walk to South Bank within 15 minutes and can be in the heart of West End really easily.

What I really love about Light+Co is its sense of community - there is life going on all around me. I have made a lot of new friends - it is so easy to meet people around the grounds and in the neighbourhood. I couldn't be happier."

Light+Co is located at 321 Montague Road, West End and there are a limited number of 2-bedroom apartments remaining.



Artist Impression Breeze

BREEZE CONSTRUCTION SEES HUGE PROGRESS

► In the last 3 months several milestones have been reached in the construction of Pradella's Breeze Apartments at Riverside West End.

Duncan Street has been buzzing with activity as work progresses on the 11 storey building. The suspended slabs are complete up to level 3 and forming is underway for the level 4 suspended slab. The Energex transformer has also recently been installed and energised to provide permanent power to the site.

Located less than 3-kilometres from the CBD and 100-metres from the Brisbane River, Breeze Apartments are ideally positioned amongst leafy streets and generous parklands, with a variety of restaurants, shopping and public transport options nearby.

Upon completion, Breeze Apartments will comprise 110 spacious one, two and three bedroom apartments and will include an exclusive residents-only rooftop skygarden terrace with 20-metre lap pool and landscaped entertainment area.

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



Breeze Construction Progress

SKYNEEDLE
APARTMENTS | SOUTH BRISBANE



Artist Impression

UNIT 10705 - \$569K
2 BED + 2 BATH + 1 CAR
COMPLETION LATE 2018

Breeze



Artist Impression

UNIT 3 - \$399K
1 BED + 1 BATH + 1 CAR
UNDER CONSTRUCTION

GARDENS
RIVERSIDE WEST END



MOVE IN TODAY!

UNIT 40102 - \$410K
1 BED + 1 BATH + 1 CAR
INNER CITY RETREAT

LIGHT+CO.
APARTMENTS



MOVE IN TODAY!

UNIT 20905 - \$529K
2 BED + 2 BATH + 1 CAR
URBAN SANCTUARY

WATERS EDGE
RIVERSIDE WEST END



MOVE IN TODAY!

UNIT 2010 - \$925K
3 BED + 2 BATH + 2 CAR
RIVERSIDE LIFESTYLE

ENQUIRIES:
1300 202 888
HOME4101.COM.AU

PRICES CORRECT AT TIME OF PRINTING

DAVIES PARK GREEN SPACE BROUGHT TO LIFE WITH NEW IMPROVEMENT PLAN

► Davies Park will be revitalised into a vibrant, village green, enhancing the liveability of West End and providing a central hub for local residents.

Plans to upgrade and revitalise the park, nestled on the banks of the Brisbane River along Montague Road are underway after extensive public input.

Developed in consultation with Brisbane City Council and West End residents, the park upgrades are set to increase the vibrant and useable green space in the area, transforming it into a convenient and attractive meeting place for the local community.

Upgrades to the six-hectare park which is home to the much-loved Davies Park Markets, as well as the Southern Suburbs Rugby League Football Club, are expected to begin in early 2019.

As a result of community input, plans for the Davies Park Improvement Project include:

- The creation of more grassy spaces for recreation and improved views throughout the park
- A new creative play area which includes an embankment slippery slide and nature-themed play features
- A new fully-fenced multi-use hard court for activities like ball games, hopscotch, or riding scooters and skateboards
- An upgrade and relocation of the community garden
- The restoration of old fig trees in the park, removal of damaged trees and planting of new trees

- New park furniture and drinking fountains to be installed

Brisbane City Council has committed \$2.1 million this financial year to start the upgrades, with further elements to be completed in following years.



Artist Impression Davies Park

MONTAGUE MARKETS SET TO TRANSFORM WEST END'S RIVERSIDE PRECINCT

► Pradella's Montague Markets will soon be the latest addition to the thriving West End peninsula, and is set to transform the riverside strip of Montague Road into a highly sought-after lifestyle destination.

Anchored by a full-line Woolworths supermarket, Montague Markets will also include 1,590sqm of specialty retail across 15 tenancies plus a vibrant

1,200sqm landscaped public plaza, central arcade and alfresco dining zone. The development will also be home to a commercial hub with 1,311sqm of office space and 75sqm of community space for flexible work arrangements and study.

The project will also extend Tondara Lane for community pop-up spaces and feature a 200sqm public art piece to showcase the personality of West End.

Upon completion, Montague Markets will be a stand-out retail, commercial and lifestyle precinct and another feather in West End's cap, providing residents with much needed convenient shopping, dining and leisure opportunities.

Construction is anticipated to commence in late 2018, with completion expected mid-late 2020*.

*Construction commencement and completion is subject to building and weather contingencies and certification.



Artist Impression Montague Markets

LIGHT+CO.
APARTMENTS

LIGHT+CO SALES DISPLAY
321 Montague Rd,
West End
Open Wednesday to Saturday,
10am to 1pm 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,
10am to 4pm or by appointment

Breeze

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

WATERS EDGE
RIVERSIDE WEST END

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

RIVERSIDE SALES DISPLAY RELOCATION

THE RIVERSIDE SALES DISPLAY WILL RELOCATE TO LIGHT+CO AT 321 MONTAGUE RD, WEST END IN LATE OCTOBER 2018

1300 202 888 HOME4101.COM.AU

PROUDLY
MARKETED BY

Position
PROPERTY

PRADILLA
Since 1959

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