IVY

SOUTH BRISBANE

IVY | SOUTH BRISBANE

SOUTH BRISBANE'S

FRESH EXPRESSION

WITH ITS LUSH PLANTINGS, CASCADING GREENERY AND CONTEMPORARY DESIGN, IVY EXPRESSES EVERYTHING THAT'S BEST ABOUT BRISBANE'S SUB-TROPICAL LIFESTYLE.

SOUTH BRISBANE

IVY LOCATION

SOUTH BRISBANE

BRISBANE UP CLOSE

THE CITY ON YOUR DOORSTEP, THE WORLD AT YOUR FEET. IT'S HOW AND WHERE WE WANT TO LIVE NOW.

OLIO CAFE & BAR

SOUTH BANK

QUEEN STREET MALL

EAGLE STREET PIER

THE WHEEL OF BRISBANE

UNIQUELY BRISBANE

What makes Brisbane so special? It's the blend of sandstone heritage and contemporary glass, the contrast of city sophistication and laid-back vibe. It's the lifestyle – the way a grown-up city knows how to let its hair down when the working day is done.

Ideally located in South Brisbane, Ivy is all about that lifestyle. With easy access to the city, to South Bank's many cultural and recreational attractions and to the cosmopolitan buzz of West End, the one and two-bedroom apartments at Ivy offer the ultimate in convenience and style.

And, like Brisbane, Ivy will be alive. Above its undulating awning, down its facades, on its balconies, sub-tropical plants will flourish in abundance. Perched high above the street, Ivy's own resort-style recreation deck will invite its residents to come out and play.

SOUTH BRISBANE

BRISBANE'S BEST

IT'S WHERE YOU WANT TO SEE AND BE SEEN – BRISBANE'S CULTURAL AND ENTERTAINMENT HEARTLAND.

BEST BITS

BRISBANE'S BEST EATING

If you like to eat out, at Ivy you'll be spoiled for choice. Stroll along the riverbank or through nearby streets and you'll find literally hundreds of cafés, bars and restaurants. Go chic or go casual. Go for breakfast, lunch, dinner or late at night. Go for all-you-can-eat or fine dining – the options are endless.

Some of Brisbane's top restaurants enjoy pride of place at River Quay. Here, views across the water to the city complement the fine local produce and distinctive cuisine. In nearby streets, you can explore a whole world of food. Travel from Argentina to Spain, from Istanbul to Paris. One day an all-American diner, the next a classic Aussie pub. And then there's West End, famous for its eclectic mix of cheap eats, slick restaurants and cocktail bars.

SOLEIL POOL BAR

CHINATOWN

OLIO CAFE & BAR

STOKEHOUSE

CHAMP KITCHEN & BAR

SOUTH BANK PARKLANDS

CAREFULLY TENDED PARKLANDS AND GLISTENING WATER CREATE A SPECTACULAR RIVERSIDE LANDSCAPE.

SOUTH BANK

SOUTH BANK PARKLANDS

CLEM JONES PROMENADE

BOTANICAL GARDENS

BRISBANE'S BEST, OUTDOORS

With more than 1,000 parks and gardens, and the riverside Botanic Gardens at its centre, Brisbane is a green city. And there's nowhere greener than the South Bank precinct – the perfect playground for Ivy's lucky residents.

Here 17 hectares of parklands include expansive green lawns, towering trees and colourful gardens. And there's lots to do. Take a ride on the Wheel of Brisbane, get your daily workout on the walking and cycle tracks, or socialise with friends in the barbecue areas. South Bank has Australia's only inner city beach and kids will love the free water play at Aquativity.

At weekends, the Collective Markets spring up in the historic Stanley Street Plaza. It's Brisbane's top trendy marketplace, with live music, food trucks and stalls selling fashion, crafts, collectables and much more.

BRISBANE STYLE

FIND DESIGNER CLASSICS AT FLAGSHIP STORES OR GET A LOCAL TAKE ON FASHION IN WHIMSICAL WEST END BOUTIQUES.

SOUTH BRISBANE

QUEEN STREET MALL

SOUTH BRISBANE

FASHION HUB

CITY CENTRE SHOPPING IS JUST ACROSS THE BRIDGE, OFFERING EVERYTHING FROM COOL AND CASUAL TO CHANEL.

BROADER APPEAL

PUBLIC AND PRIVATE SCHOOLS, UNIVERSITIES, HOSPITALS, TRANSPORT AND EVEN THE CASINO ARE ALL WITHIN EASY REACH.

PRECINCTS & DINING ★●

— SOUTH BRISBANE

FOX HOTEL
71-73 Melbourne Street, South Brisbane
thefox.com.au

THE MILK FACTORY KITCHEN AND BAR
48 Montague Road, South Brisbane
themilkfactorybar.com.au

PEEL STREET KITCHEN
35 Peel Street, South Brisbane
peelstkitchen.com.au

ERA BISTRO
102 Melbourne Street, South Brisbane
erabistro.com.au

— GREY & LITTLE STANLEY STREETS

THE CHARMING SQUIRE
3/133 Grey Street, South Brisbane
thecharmingsquire.com.au

SOUTH SIDE DINER
168 Grey St, South Brisbane
southsidediner.com.au

STEAM CAFE
Shop 31BJ, Southbank Parklands
steamcafe.com.au

CHAMP KITCHEN AND BAR
114 Grey Street, South Bank
champkitchenandbar.com.au

STONE RESTAURANT AND BAR
161 Grey Street, South Bank
stonerestaurant.com.au

THE MANHATTAN LINE
Shop 3a Little Stanley Street, South Bank
themanhattanline.com.au

NEXT DOOR KITCHEN AND BAR
Shop B11, Little Stanley Street, South Brisbane
nextdoorkitchenbar.com.au

OLE
Shop B12, Little Stanley Street, South Bank
olerestaurant.com.au

LIVE FIRE
30aa Stanley Plaza Parklands, South Brisbane
livefiresteakbar.com.au

TOMAHAWK
5/182 Grey Street, South Brisbane
tomahawkbar.com.au

BAMBOO BASKET
199 Grey Street, South Brisbane
bamboobasket.com.au

— RIVER QUAY, SOUTHBANK

STOKEHOUSE
Sidon Street, Southbank
stokehousebrisbane.com.au

THE JETTY SOUTH BANK
4 Sidon Street, South Bank
thejettysouthbank.com.au

COVE BAR & DINING
Sidon Street, South Brisbane
covebardining.com.au

AQUITAINE BRASSERIE
R2 River Quay, South Bank
aquitainebrasserie.com.au

POPOLO
Shop 3, River Quay, Sidon Street
popolodining.com

— EAGLE STREET PIER

CHA CHA CHAR
Shop 5/1 Eagle Street, Brisbane
chachachar.com.au

ARIA
1 Eagle Street, Brisbane
ariarestaurant.com/brisbane

SAKÉ
Level 1/45 Eagle Street, Brisbane
sakerestaurant.com.au/eagle-street-pier

PONY
Eagle Street Pier
ponydining.com.au

IL CENTRO
1 Eagle Street
il-centro.com.au

— WEST END

THE BURROW
37 Mollison Street, West End
theburrowwestend.com.au

LOFTS WEST END
100 Boundary Street, West End
loftwestend.com

SIAM SAMRARN
The Markets Shopping Centre
79 Boundary Street, South Brisbane
siamsamrarn.com.au

LITTLE GREEK TAVERNA
1 Browning Street, West End
littlegreektaverna.com.au

SHOPPING ◆

CHANEL
226 Queen Street, Brisbane
chanel.com

LOUIS VUITTON
Shop 14, 226 Queen Street, Brisbane
au.louisvuitton.com

COACH
171-209 Queen Street Mall, Brisbane
coach.com

TIFFANY & CO
226 Queen Street, Brisbane
tiffany.com.au

WINTERGARDEN
171-209 Queen Street Mall, Brisbane
wgarden.com.au

QUEENS PLAZA
226 Queen Street. Brisbane
queensplazashopping.com.au

DAVID JONES
210 Queen Street, Queens Plaza, Brisbane
davidjones.com.au

THE MYER CENTRE
Queen Street Mall, 91 Queen Street, Brisbane
myercentreshopping.com.au

COLLECTIVE MARKETS (FRI-SUN)
Stanley Street, Stanley Street Plaza
collectivemarkets.com.au

ENTERTAINMENT ■

GOMA
Stanley Place, South Brisbane
qagoma.qld.gov.au

CINEPLEX
167 Grey Street, South Bank
cineplex.com.au

QUEENSLAND MUSEUM & SCIENCENTRE
Cnr Grey & Melbourne Streets, South Brisbane
sciencentre.qm.qld.gov.au

STATE LIBRARY OF QUEENSLAND
Stanley Place, South Brisbane
www.slq.qld.gov.au

BRISBANE CONVENTION & EXHIBITION CENTRE
Merivale Street & Glenelg Street, South Brisbane
bcec.com.au

QUEENSLAND PERFORMING ARTS CENTRE
Grey Street, South Brisbane
qpac.com.au

QUEENSLAND MARITIME MUSEUM
412 Stanley Street, South Brisbane
maritimemuseum.com.au

Suncorp Stadium
ROMA STREET
ALBERT ST
KING EDWARD PARK
CENTRAL
ANZAC PARK
CREEK ST
HOLMAN STREET
CLEM JONES TUNNEL
RIVERSIDE
ROMA ST
NORTH QUAY
ANN ST
EAGLE ST
MILTON
TANK ST
TURBOT ST
KING GEORGE SQUARE
ADELAIDE ST
Louis Vuitton
Queens Plaza
David Jones
Tiffany & Co
Wintergarden
Eagle Street Pier Precinct
Saké
Aria Restaurant
Cha Cha Char
Pony
Il Centro
EAGLE STREET PIER
GREY ST
GO BETWEEN BRIDGE
KURILPA BRIDGE
QUEEN ST
Coach
Queen Street Mall
Chanel
GEORGE ST
PACIFIC MOTORWAY
WILLIAM ST
ELIZABETH ST
ALBERT ST
CHARLOTTE ST
EDWARD ST
The Myer Centre
MARY ST
RIVERWALK
THORNTON STREET
GOMA
The Milk Factory Kitchen & Bar
State Library of Queensland
HOPE ST
QUEENS PARK
BRISBANE CBD
Queensland Museum & Sciencentre
VICTORIA BRIDGE
NORTH QUAY 1 & 2
Peel Street Kitchen
REGATTA FERRY
RIVERSIDE DR
PEEL ST
GREY ST
CLEM JONES PROMENADE
MARGARET ST
ALICE ST
MAIN ST
IVY
SOUTH BRISBANE
MERIVALE ST
The Fox Hotel
SOUTH BRISBANE
MELBOURNE ST
Queensland Performing Arts Centre
BOTANICAL GARDENS
Era Bistro
The Charming Squire
Champ Kitchen & Bar
SOUTH BANK 1 & 2
QUT
MONTAGUE RD
CORDELIA ST
Brisbane Convention & Exhibition Centre
THE ARBOR
Siam Samrarn
MOLLISON ST
The Burrow
SOUTH BRISBANE
Steam Cafe
South Side Diner
PACIFIC MOTORWAY
Little Greek Taverna
Stone Restaurant & Bar
SOUTHBANK PARKLANDS
GREY ST
BOUNDARY ST
RUSSELL ST
GLENELG ST
Live Fire
MUSGRAVE PARK
Next Door Kitchen & Bar
JANE ST
Cineplex
LT STANLEY ST
Lofts West End
Ole
SOUTH BANK 3
WEST END
Tomahawk Bar
ERNEST ST
Collective Markets
The Manhattan Line
Popolo
Bamboo Basket
GOODWILL BRIDGE
The Jetty
Riverquay Precinct
Stokehouse
VULTURE ST
TRIBUNE ST
SOUTHBANK
MARITIME MUSEUM
Aqitaine Brasserie
Cove Bar & Dining

SOUTH BRISBANE

IVY
SOUTH BRISBANE

GOMA

GOMA

GOMA

BRISBANE'S BEST ON SHOW

South Bank is recognised as Queensland's cultural epicentre, with a rich variety of performances and exhibitions. Whether your interest is opera, theatre, art or history, you'll find something here to nourish your soul.

Landmark buildings house the Queensland Performing Arts Centre, Queensland Art Gallery and Gallery of Modern Art, the State Library of Queensland and Queensland Museum and Science Centre. The precinct is also home to leading arts companies include Opera Queensland, the Queensland Theatre Company and the Queensland Symphony Orchestra.

As you'd expect in our sub-tropical climate, open-air events are a regular occurrence. The impressive amphitheatre seats more than 2,000 people. And all those people need moving, so transport links from South Bank are excellent. Frequent River Cat, rail and bus services can whisk you to destinations in the city and beyond.

QUEENSLAND MUSEUM

FOREVER GREEN

AS BEFITS A SUB-TROPICAL EDEN, AT IVY GREENERY IS AN INTEGRAL PART OF THE DESIGN.

IVY | AMENITY

A TimeWarner Company

*Floor boards shown are an upgrade option. See contract specification for details.

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IVY
SOUTH BRISBANE

SOUTH BRISBANE

LEVEL 5

LEVEL 10

LEVEL 15

LEVEL 20

LEVEL 25

LEVEL 30

IVY FLOORPLATES

LEVEL 5

IVY
SOUTH BRISBANE

All apartments subject to contract and availability. Images showing the building, interiors and views are computer generated prior to construction and indicative only. Dimensions, layouts, finishes and specifications are subject to change and may differ from those shown. Views differ between apartments. Furniture and plantings are for decorative purposes and are not included.

N

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

IVY
SOUTH BRISBANE

LEVEL 6-19

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

N

Dimensions and areas are approximate and are subject to change without notice. internal measurements are taken in accordance with property council guidlines, the centre line of party wall, the external face of corridor and of the outside wall. prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the contract of sale. loose furniture, white goods and planters are not included.

LEVEL 20

IVY
SOUTH BRISBANE

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N

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

IVY
SOUTH BRISBANE

LEVEL 21-30

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

N

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IVY
SOUTH BRISBANE

EVERGREEN DECK

1. POOL.

2. CINEMA.

3. TEPPANYAKI DINING AREA.

4. IT PODS.

5. PIZZA OVEN AND DINING AREA.

6. BEACH HOUSE.

7. GYM.

8. EXERCISE AREA.

THE SUSPENDED POOL AND RECREATION DECK CREATE AN INDULGENT INNER-CITY RESORT, WITH AN ENTICING INTERPLAY OF LIGHT, SHADE AND WATER.

IVY FLOORPLANS

IVY
SOUTH BRISBANE

UNIT 01 **LEVEL 06-30**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	73.0m²
BALCONY AREA	9.5m²
TOTAL AREA	**82.5m²**

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N

IVY
SOUTH BRISBANE

UNIT 02 **LEVEL 05**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	23.5m²
TOTAL AREA	**73.5m²**

N

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IVY
SOUTH BRISBANE

UNIT 02 **LEVEL 06-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	5.5m²
TOTAL AREA	**55.5m²**

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N

IVY
SOUTH BRISBANE

UNIT 03 **LEVEL 05**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	23.5m²
TOTAL AREA	**73.5m²**

N

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IVY
SOUTH BRISBANE

UNIT 03 **LEVEL 06-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	5.5m²
TOTAL AREA	**55.5m²**

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IVY
SOUTH BRISBANE

UNIT 04 **LEVEL 05**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	67.0m²
BALCONY AREA	30.5m²
TOTAL AREA	**97.5m²**

N

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IVY
SOUTH BRISBANE

UNIT 04 **LEVEL 06-30**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	67.0m²
BALCONY AREA	8.0m²
TOTAL AREA	**75.0m²**

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N

IVY
SOUTH BRISBANE

UNIT 05 **LEVEL 05**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.5m²
BALCONY AREA	14.5m²
TOTAL AREA	**65.0m²**

N

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IVY
SOUTH BRISBANE

UNIT 05 **LEVEL 06-20**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.5m²
BALCONY AREA	3.5m²
TOTAL AREA	**54.0m²**

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IVY
SOUTH BRISBANE

UNIT 05 **LEVEL 21-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	8.0m²
TOTAL AREA	**58.0m²**

N

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IVY
SOUTH BRISBANE

UNIT 06 **LEVEL 05**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.5m²
BALCONY AREA	14.5m²
TOTAL AREA	**65.0m²**

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IVY
SOUTH BRISBANE

UNIT 06 **LEVEL 06-20**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.5m²
BALCONY AREA	3.5m²
TOTAL AREA	**54.0m²**

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IVY
SOUTH BRISBANE

UNIT 06 **LEVEL 21-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.5m²
BALCONY AREA	8.0m²
TOTAL AREA	**58.5m²**

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IVY
SOUTH BRISBANE

UNIT 07 **LEVEL 05**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	67.0m²
BALCONY AREA	24.0m²
TOTAL AREA	**91.0m²**

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IVY
SOUTH BRISBANE

UNIT 07 **LEVEL 06-19**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	65.0m²
BALCONY AREA	8.0m²
TOTAL AREA	**73.0m²**

N

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IVY
SOUTH BRISBANE

UNIT 07 **LEVEL 20-30**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	67.0m²
BALCONY AREA	8.0m²
TOTAL AREA	**75.0m²**

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IVY
SOUTH BRISBANE

UNIT 08 **LEVEL 06-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	5.5m²
TOTAL AREA	**55.5m²**

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IVY
SOUTH BRISBANE

UNIT 09 **LEVEL 06-30**

1 BEDROOM / 1 BATHROOM

FLOOR AREA	50.0m²
BALCONY AREA	5.5m²
TOTAL AREA	**55.5m²**

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IVY
SOUTH BRISBANE

UNIT 10 **LEVEL 06-30**

2 BEDROOM / 2 BATHROOM

FLOOR AREA	73.0m²
BALCONY AREA	9.5m²
TOTAL AREA	**82.5m²**

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IVY SPECIFICATIONS

GENERAL EXTERNAL AND INTERNAL CONSTRUCTION

Floors	Reinforced concrete slab.
External Walls	Masonry wall system to meet all necessary fire, acoustic and insulation requirements with paint finish.
Internal Walls	Metal stud and plasterboard to meet all necessary fire, acoustic and insulation requirements. Villaboard cladding where required with paint finish.
Ceilings/Bulkheads	Plasterboard or Villaboard with paint finish.
Roof	Reinforced concrete with weatherproofing and trafficable surface as required.
Soffits to Balconies	Paint finish over off-form concrete or painted acoustic ceiling where required.
Access and Egress Stairs	Concrete steel trowel finish. Galvanised steel balustrades and handrails.
Balcony Doors and Windows	Aluminium-framed clear glazing to doors and windows, aluminium-framed glazing to panels above doors and windows.
Unit Balconies and Common Areas	Tiles finish to unit balconies generally. Combination of timber & tile finish to recreational deck levels.
Balcony Attachments	Water outlets to level 5 units.
Entry Lobby Ground	Large floor tiles throughout with entry mats and inset floor rugs. Plasterboard walls generally with fire and acoustic rating as required – feature wall polished venetian plaster finish. Wall feature near lifts. Feature pendant lighting.
Lobbies	Carpet flooring throughout with painted plasterboard walls and ceiling. Tiling with feature suspended timber ceiling at level 5.
Balustrades and Handrails	Painted precast concrete spandrels, or aluminium frame and clear glazed panels.
Plant Screens	Powder coated or galvanized louvered screens.

GENERAL EXTERNAL AND INTERNAL CONSTRUCTION

Roller Shutter	Metal Colorbond finish.
External Doors and Security Doors	Flush panel solid core doors with gloss paint finish.
Door Frames	Press metal frames, fire rated and smoke rated where required to BCA compliance. Gloss paint finish.
Driveways and Paths	Concrete and coloured concrete as per landscape architect's details.
Hot Water Service	Gas central hot water unit plant with individual metering.
Garbage	Single refuse chute to each level with capacity for recycling. Garbage rooms at ground level carpark.
Basement Floors	Reinforced concrete slab sealed with line-markings and all carpark bays and storage areas numbered.
Basement Walls	Reinforced concrete or blockwork, external walls concrete sprayed.
Basement Ceilings	Off form concrete.
Storage Enclosures	Galvanised steel chain wire enclosures with gate.
Basement Lighting	Fluorescent light fittings to meet required lighting levels for carparks.
CCTV	To car park entry, ground floor lobby/retail and podium level recreational facilities.
Access Control System	Access via remote/fob to carpark roller doors, front door to ground floor lobby, lifts (to unit floor only) and podium recreational deck.
Lifts	3 x 1600kg electric lifts.

INTERNAL MATERIAL AND FINISHES

Wall Finish	Wall Systems made up of metal stud and plasterboard to meet all necessary fire, acoustic and insulation requirements. Low Sheen and Low VOC paint finish.
Feature Wall Finish	VJ feature timber wall panelling on MDF panels with 3mm deep groove. Low sheen and low VOC paint finish.
Ceilings & bulkheads	Proprietary system with plasterboard ceilings to meet required acoustic ratings. Low sheen and low VOC paint finish.
Ceilings to Wet Areas	Villaboard with paint finish.
Cornice	Square set.
Architraves	40 x 10mm timber square with semi-gloss paint finish.
Skirting	60 x 10mm timber square with semi-gloss paint finish.
Doors	Internal – 2040mm flush panel hollow core doors with timber door frames. Low VOC semi-gloss paint finish.
Floor Finishes	Carpet with wool blend. Underlay to meet BCA requirements. Option – timber floors with matte finish.
Wardrobes	Aluminium framed mirror glass with sliding door fronts.
Air-conditioning	Ducted air-conditioning to living areas and main bedrooms. Central cooling tower system individually metered.
Lift Interiors	Tile floor with combination of mirror, stainless steel and laminate wall finishes and rear hand rail.
Door Hardware	Satin Chrome lever handle to all doors including front door. Privacy catch to bathroom and ensuite doors. Fire closer to front door.

INTERNAL MATERIAL AND FINISHES

KITCHEN

Kitchen and island Benchtop	Polished reconstituted stone to all benchtops.
Kitchen Splashback	Mirror splashback.
Kitchen Cupboards	2 pac urethane finish with gloss finish to doors and drawer fronts. White melamine to carcass and adjustable shelves. Pull out Pantry. Soft close.
Kitchen Sink	Single, stainless steel sink bowl.
Tapware	Chrome finish sink mixer.
Whitegoods	600mm 4 burner gas cooktop, stainless steel oven, slide-out brushed stainless steel range hood, semi integrated under-bench stainless steel dishwasher.
Refrigerator Opening	800mm wide refrigerator opening.

BATHROOM/ENSUITE

Vanity basin/benchtop	Wall basin unit with exposed eco chrome bottle trap.
Joinery	Shaving cabinet and open shelving unit with exposed compact laminate surfaces.
Shower Screens	Semi-frameless safety glass panel.
Toilet Suite	Wall-faced close coupled with soft close seat.
Bathroom Tapware	Chrome finish basin mixer, chrome finish shower mixer, chrome finish shower rose on a rail.
Accessories	Chrome towel rail, toilet paper holder, robe hook and shower shelf.

INTERNAL MATERIAL AND FINISHES

LAUNDRY

Laundry Tub, Mixer and Stop Cocks	35L compact tub/cabinet with chrome mixer and stop cocks.
Laundry Shelf	Melamine shelf above laundry tub.
Dryer	4kg white wall hung dryer.

ELECTRICAL

Unit Lighting	LED downlights throughout unit with feature lighting over kitchen island bench. Ceiling light on balcony.
Kitchen	Above bench GPO's including island bench, connection to all appliances.
Living/Dining	GPO, data/phone
Study	GPO, data/phone
Bed 1	2 GPO's, data/phone
Bed 2	2 GPO's, data/phone
Bed 3	2 GPO's, data/phone
Bathroom	GPO
Telephone and Internet	All units will be serviced by the National Broadband Network.

THE TEAM

IVY'S DEVELOPMENT TEAM COMBINES LOCAL KNOWLEDGE WITH NATIONAL EXPERIENCE TO ACHIEVE A WORLD-CLASS RESULT.

KPG CAPITAL

KPG Capital, formerly known as Kilcor Properties, was founded in 1987. A privately owned, Brisbane-based property development and investment group, KPG Capital specialises in residential and retail projects throughout Australia. The group, since its inception, has participated in developments and investments with an end value in excess of $1.2bn.

KPG Capital's strong track record over 28 years can be attributed to its collaborative approach in partnering with likeminded partners to develop and deliver real estate projects. The group has a dedicated and motivated team with a depth of knowledge and experience in acquisitions, development, investment, management and marketing. This enables KPG Capital to achieve successful outcomes for all stakeholders.

360

Australia's leading full-service, residential development sales and marketing agency, 360 Property Group capitalises on over 30 years' experience and is responsible for over 18,000 residential apartment sales to date. 360 Property Group's outstanding reputation has been built on providing expert management on projects from start to finish, delivering to its clients a comprehensive service unmatched in the industry. With a thorough, sophisticated understanding of the sector and its markets, 360 Property Group understands the true meaning of getting a residential product right.

ABACUS

Abacus Property Group (Abacus) is a diversified, listed Australian Real Estate Investment Trust included in the S&P/ASX 200 Index (ASX Code: ABP). Abacus was formed in 1996 as a boutique property syndicator and in 2001 merged a number of property syndicates to form the diversified Abacus Property Group. In late 2002, the Group was listed on the ASX.

Abacus is now one of Australia's larger listed Real Estate Investment Trusts, with a current market capitalisation of over $1.1 Billion. The group's core expertise is in accessing properties and projects and actively managing them to realise their full value. Abacus has been involved in a number of successful residential development projects in Sydney, Melbourne and Brisbane.

ML DESIGN

For over 25 years ML Design has been creating memorable places around the world. Their philosophy is to design built environments that respond to a variety of complex challenges, resulting in communities and public places that are dynamic and prosperous.

Although many of ML Design's projects have been recognised with various industry awards, the key driver is to achieve outcomes that leave a positive legacy: to create built environments that perform in the real world, exceed people's expectations and are valued for their contribution to the broader community. ML Design has been behind many notable developments in Brisbane and on the Gold Coast.

IVY INVESTMENT

LOCATION AND WALKABILITY

WALK SCORE OF 94 – ONE OF THE BEST IN BRISBANE

26% OF RESIDENTS WALK TO WORK

354 RESTAURANT'S AND BARS WITHIN WALKING DISTANCE

WALKING DISTANCE TO CBD AND PROPOSED CASINO

SOUTH BRISBANE TRAIN STATION WITHIN 100M

LOCATED IN THE BRISBANE STATE HIGH SCHOOL CATCHMENT

Source: Urbis: South Brisbane Outlook Report.

Suncorp Stadium
ROMA STREET
ALBERT ST
KING EDWARD PARK
CENTRAL
ANZAC PARK
CREEK ST
HOLMAN STREET
CLEM JONES TUNNEL
RIVERSIDE
ROMA ST
NORTH QUAY
ANN ST
EAGLE ST
MILTON
TANK ST
TURBOT ST
KING GEORGE SQUARE
ADELAIDE ST
Louis Vuitton
Queens Plaza
David Jones
Tiffany & Co
Wintergarden
Eagle Street Pier Precinct
Saké
Aria Restaurant
Cha Cha Char
Pony
Il Centro
EAGLE STREET PIER
GREY ST
GO BETWEEN BRIDGE
KURILPA BRIDGE
QUEEN ST
Coach
Queen Street Mall
Chanel
GEORGE ST
PACIFIC MOTORWAY
WILLIAM ST
ELIZABETH ST
ALBERT ST
CHARLOTTE ST
EDWARD ST
The Myer Centre
MARY ST
RIVERWALK
THORNTON STREET
GOMA
The Milk Factory Kitchen & Bar
State Library of Queensland
HOPE ST
QUEENS PARK
BRISBANE CBD
Queensland Museum & Sciencentre
VICTORIA BRIDGE
NORTH QUAY 1 & 2
Peel Street Kitchen
REGATTA FERRY
RIVERSIDE DR
PEEL ST
GREY ST
CLEM JONES PROMENADE
MARGARET ST
ALICE ST
MAIN ST
IVY
SOUTH BRISBANE
MERIVALE ST
The Fox Hotel
SOUTH BRISBANE
MELBOURNE ST
Queensland Performing Arts Centre
Era Bistro
The Charming Squire
Champ Kitchen & Bar
SOUTH BANK 1 & 2
QUT
BOTANICAL GARDENS
MONTAGUE RD
CORDELIA ST
Brisbane Convention & Exhibition Centre
THE ARBOR
Siam Samrarn
MOLLISON ST
The Burrow
SOUTH BRISBANE
Steam Cafe
South Side Diner
Little Greek Taverna
PACIFIC MOTORWAY
Stone Restaurant & Bar
GREY ST
SOUTHBANK PARKLANDS
Live Fire
BOUNDARY ST
RUSSELL ST
GLENELG ST
MUSGRAVE PARK
Next Door Kitchen & Bar
JANE ST
Cineplex
LT STANLEY ST
Lofts West End
Ole
SOUTH BANK 3
WEST END
ERNEST ST
Tomahawk Bar
Collective Markets
The Manhattan Line
Popolo
Bamboo Basket
GOODWILL BRIDGE
The Jetty
Stokehouse
Riverquay Precinct
VULTURE ST
TRIBUNE ST
SOUTHBANK
MARITIME MUSEUM
Aqitaine Brasserie
Cove Bar & Dining

INFRASTRUCTURE AND INVESTMENT

OVER $5 BILLION WORTH OF INFRASTRUCTURE INVESTMENT

QUEENS WHARF

KURILPA RIVERFRONT RENEWAL

EXISTING INFRASTRUCTURE

LADY CILENTO CHILDREN'S HOSPITAL

SOUTH BANK TRAIN STATION REDEVELOPMENT

BRISBANE CONVENTION AND EXHIBITION CENTRE

SOUTH BANK RESTAURANT PRECINCT

SOUTH EAST BUS WAY

Source: Urbis: South Brisbane Outlook Report.

PROPOSED CASINO

PERFECT INVESTMENT DEMOGRAPHICS

AVERAGE AGE OF 30

AVERAGE WAGE OF OVER $2,000 PER WEEK

60% OF RESIDENTS ARE COUPLES WITHOUT CHILDREN AND 38% OF RESIDENTS ARE PROFESSIONALS

OVER 100,000 NEW JOBS IN THE NEXT 12 YEARS

SOUTH BRISBANE'S POPULATION IS SET TO GROW BY OVER 150% BETWEEN 2014 AND 2031

RENTAL VACANCY RATE OF 3.5%

(*recently completed apartments 2.25%)

AVERAGE OF 7.2% RENTAL GROWTH RATE OVER 10 YEARS

Source: Urbis: South Brisbane Outlook Report.

EDUCATION

WITHIN THE BRISBANE STATE HIGH SCHOOL CATCHMENT - BRISBANE'S ONLY SELECTIVE PUBLIC SCHOOL & THE NO.1 RANKED PUBLIC SCHOOL IN BRISBANE

3 UNIVERSITIES WITHIN 3KM'S

QUEENSLAND UNIVERSITY OF TECHNOLOGY - 40,000 STUDENTS

UNIVERSITY OF QUEENSLAND - 46,000 STUDENTS

SOUTHBANK INSTITUTE OF TECHNOLOGY - 30,000 STUDENTS

CREATING OVER 20,000 JOBS

EDUCATION - ONE OF BRISBANE'S LARGEST EXPORTS

Source: Urbis: South Brisbane Outlook Report.

360°
PROPERTY GROUP
abacus property group
KPG Capital

IVY-APARTMENTS.COM.AU