# The Wellington

EAST BRISBANE

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# ENJOY AN OUTSTANDING LOCATION & OUTLOOK

## THE WELLINGTON RETAIL EXPERIENCE

The Residential Apartments will be situated above a boutique retail area reminiscent of New York's Chelsea Markets. Residents and visitors will enjoy an eclectic mix of quality providores, artisan retailers, cafes and restaurants, right on your doorstep including Di Bella coffee. Imagine stepping out of your apartment, picking up a quality coffee from your friendly barista and relaxing in the garden setting before heading out to enjoy your day.

AN ECLECTIC MIX OF QUALITY PROVIDORES, ARTISANS AND EATERIES, RIGHT ON YOUR DOORSTEP

MOMENTS TO BRISBANE'S CBD, THE WELLINGTON IS PERFECTLY NESTLED WITHIN A RICH LOCAL COMMUNITY

South Bank Amphitheatre

Story Bridge

Lady Cilento Children's Hospital

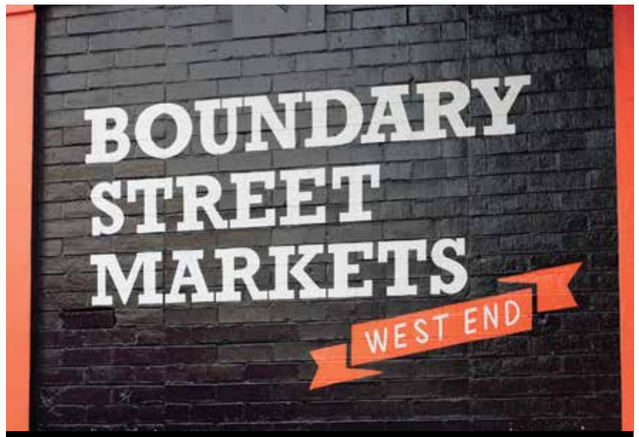
South Bank Open Air Cinema

## LIFE IN BRISBANE

Only 1.5km from the CBD, The Wellington is at the hub of Brisbane's globally recognised inner suburbs of South Bank, West End and Kangaroo Point. With recently completed world-class hospitals, exhibition and convention centre, together with its rich arts & cultural precinct, recreation, gardens and culinary offerings, Brisbane's inner south east is fast becoming an international destination of choice.

Brisbane's Royal Botanic Gardens

Ride along South Bank Boulevard



Boundary Street Markets

Gallery of Modern Art

The Wheel of Brisbane

State Library of Queensland

South Bank Arbour

Stokehouse Restaurant

Brisbane Convention & Exhibition Centre

Kangaroo Point Lookout

The Gabba

Photo Credit: Nick Gorst

Queensland University of Technology

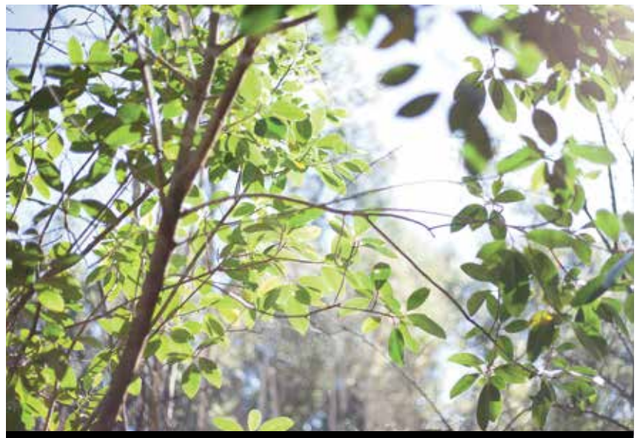
Pearl Café

## LIVE LOCALLY

The Wellington is perfectly located right in the mix of everything East Brisbane and Woolloongabba have to offer. Enjoy being adjacent to the world-class Gabba sporting ground and a short walk to vibrant local cafés and restaurants. With parks, recreation, and an abundance of transport close by, you are only ever a short stroll, ride or drive to everything you need.

Kangaroo Point Park

Rock climbing at Kangaroo Point Cliffs



Moorhen Flats

Moose & Gibson

The Catbird Seat Bistro

Kayak on the Brisbane River

Enjoy a stroll along Brisbane River

The Baker's Arms

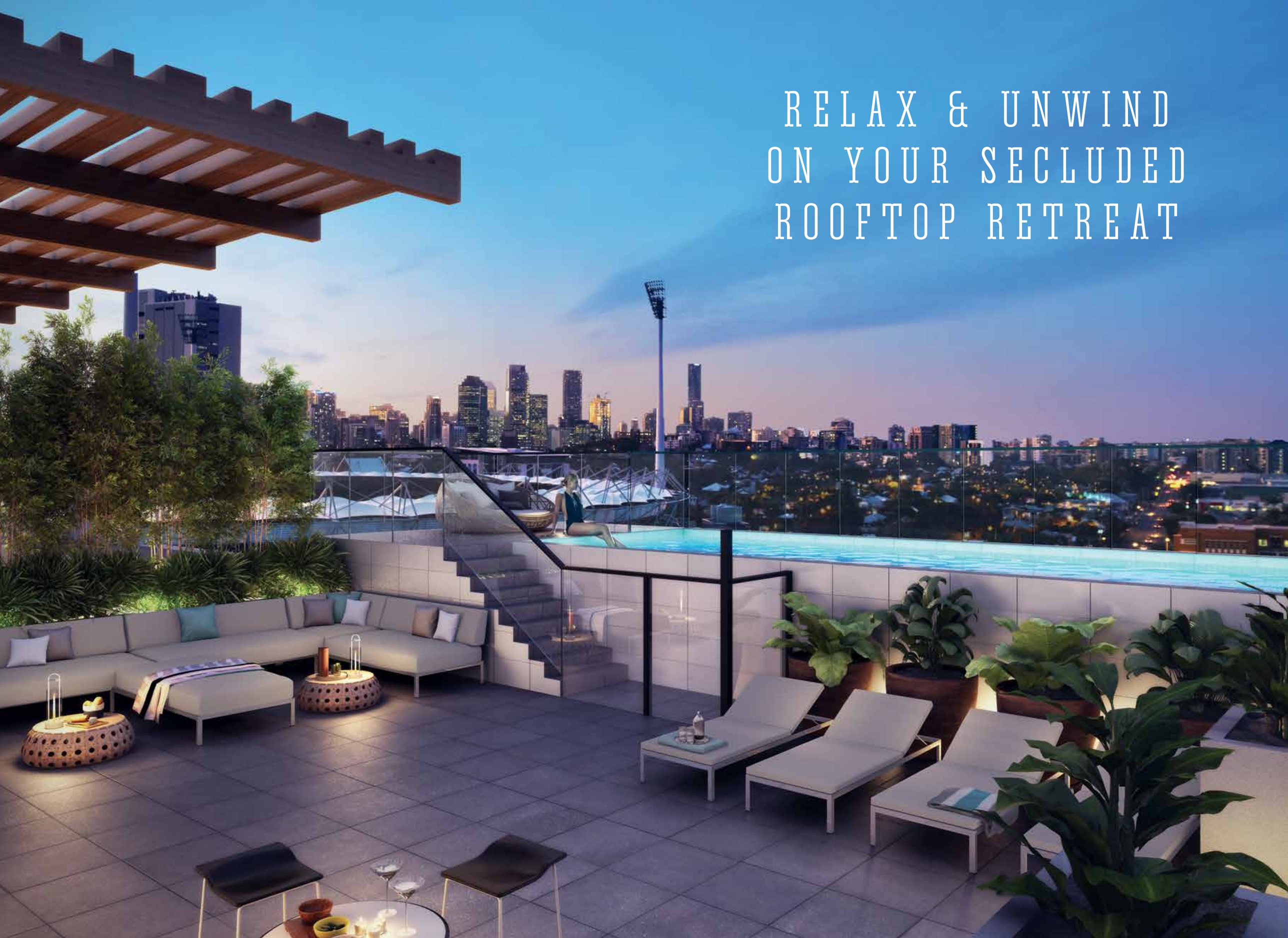
Mowbray Park CityCat Ferry Terminal

# LIFE IS FOR *Living*

# MAKE IT *Sweet*

ENJOY CONTEMPORARY INNER-CITY LIVING ABOVE  A VIBRANT RETAIL PRECINCT

ENTERTAIN FRIENDS WITH A BBQ LUNCH OR LOUNGE AROUND IN YOUR GARDEN HAVEN


RELAX & UNWIND
ON YOUR SECLUDED
ROOFTOP RETREAT

ENJOY AL FRESCO DINING WHILST WATCHING BRISBANE'S CITY COME TO LIFE

CONTEMPORARY LIVING HAS BEEN DESIGNED TO MAXIMISE LIGHT AND SPACE

## CLEVER CONTEMPORARY LIVING

The architectural design is a combination of chic modern aesthetic with stylish inner-city living. A unique central atrium, with lush tropical terraces and courtyards, affords residents a garden view but also provides natural light and breezes to flow into The Wellington's generously sized apartments.

The sense of space has been maximised by integrating accessories into a seamless clean and contemporary style. With quality appliances, fixtures and fittings, the kitchens and bathrooms have been cleverly designed with all the modern comforts in mind. The Wellington interiors offer a choice of light or dark colour palettes, using stone benchtops, natural earthy tones and warm timber veneers. Selected upgrade options also allow owners to personalise aspects of their apartment.

THE WELLINGTON INTERIORS OFFER A CHOICE OF NATURAL COLOUR PALETTES

# RESEARCH FACTS

### EAST BRISBANE SUBURB PROFILE

East Brisbane's inner-city location and excellent transport connectivity puts it within convenient reach of all of Brisbane's major university campuses and hospitals, including the Queensland University of Technology and South Bank Institute of Technology, and other major employment and educational hubs including the Princess Alexandra Hospital, Greenslopes Private Hospital, the Royal Brisbane and Women's Hospital, commercial centres such as Fortitude Valley, and Brisbane's other major university campuses. All up, there are over 120,000 higher education students studying at institutions within 3km of Brisbane's CBD.

### TRANSPORT

Excellent transport options connect East Brisbane to West End, the South Bank Parkland's and Cultural Precinct, the CBD and Fortitude Valley, while the South East Freeway, Clem-7 tunnel, Go Between Bridge and south east and eastern bus-ways provide superb road access to the inner city, outer suburbs, and the Gold and Sunshine Coasts.

One of the many advantages of living in East Brisbane is that transport and other major infrastructure already exists. It is not "proposed" or "planned" as it is in some inner city locations.

Walkscore™
**95/100**

### LIFESTYLE

The Wellington is close to The Gabba (350m) and Woolloongabba's vibrant café and dining precinct (350m), Coles (600m), and within walking distance of the Mater Hospital complex (1300m), the South Bank Institute of Technology (1800m), and the world-class lifestyle destination of South Bank (2300m).

Some of Brisbane's most popular pubs and award-winning restaurants and cafés are in close proximity and local shops in and around East Brisbane are supplemented by a variety of larger supermarkets and retail outlets in South Brisbane, Coorparoo, Fortitude Valley and the City.

According to Walk Score™, The Wellington at 45 Wellington Road is a "walker's paradise", achieving a score of 95 out of 100, meaning that daily errands do not require a car. By way of comparison, the average Walk Score for the greater Brisbane area is just 49 out of 100.

### EDUCATION

A number of state and private schools, including St. Laurence's College, Anglican Church Grammar ("Churchie") and Villanova College are nearby.

### POPULATION DEMOGRAPHICS

The population of East Brisbane/Woolloongabba has increased by an average of 300 new permanent residents each year for the past decade, a growth rate of 2.9%. This is significantly higher than the average population growth rate across Brisbane City as a whole of 1.9% over this period.

### EMPLOYMENT

Almost one-third (32%) of East Brisbane's employed residents aged over 15 are professionals, compared to just 19% across Queensland as a whole.

**13% Larger Apartments**
Than the average size across inner Brisbane

### APARTMENT STATS

The average size of the apartments in The Wellington are amongst the largest currently for sale across Inner Brisbane. In fact, on average, one-bedroom apartments in The Wellington are a sizable 8m² (13%) larger than the average size across current inner Brisbane projects. The average size of the two-bedroom apartments is also larger than the Inner Brisbane average.

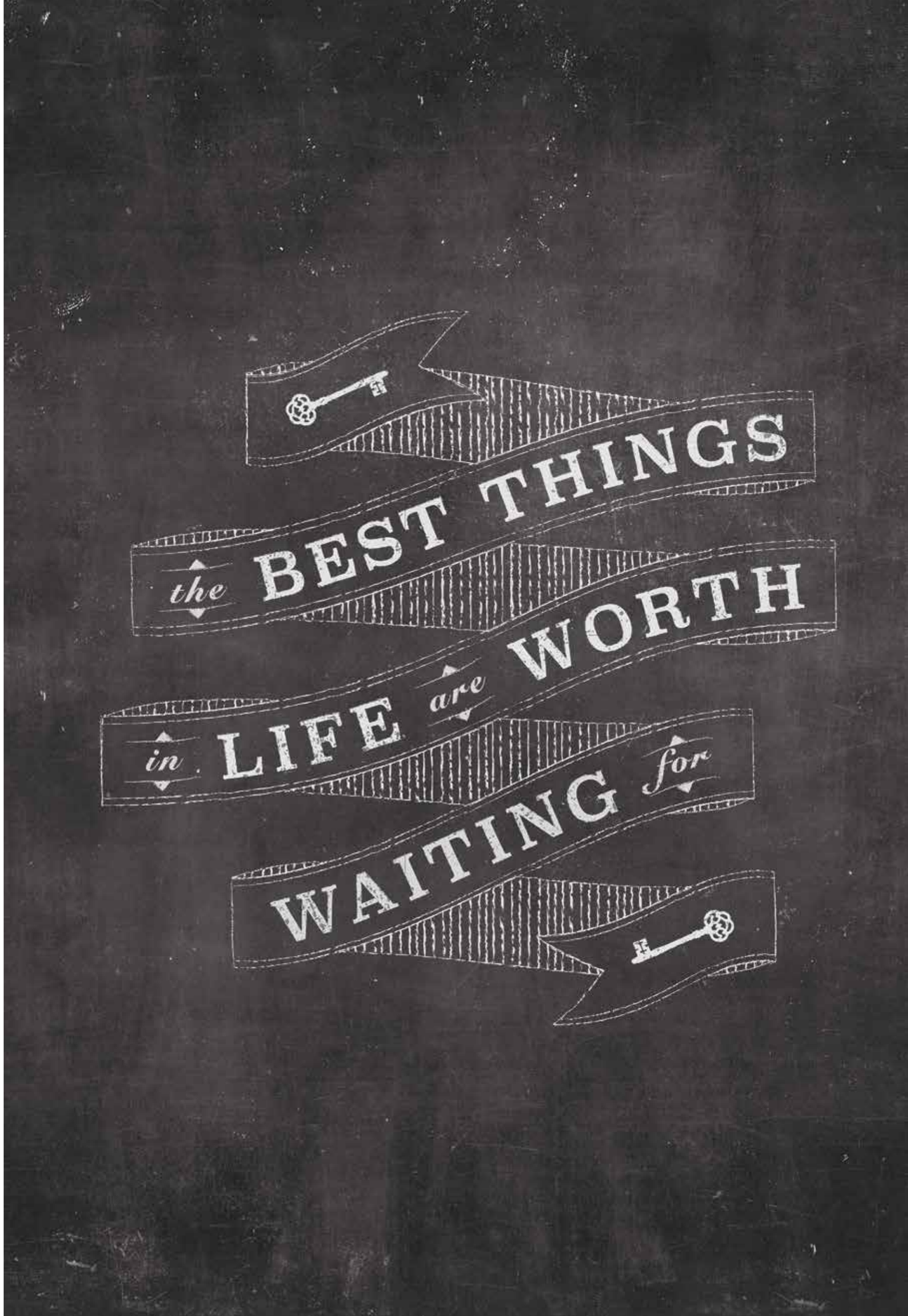
The average sale price of apartments in The Wellington is amongst the most affordable of all major new Inner Brisbane projects.

Average annual increase in apartment prices in East Brisbane of 6.1% per annum over 10 years.

**$15,000**
Great Start Grant

All apartments at The Wellington qualify for the $15,000 Great Start Grant, for eligible first home buyer purchasers*.

*Current at the time of printing



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*Marketed by*

TOTAL PROPERTY GROUP

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