



CITY LIFE, VILLAGE STYLE

FROM \$376,000

THREE is perfectly positioned in the vibrant heart of Nundah Village, anchored by Aspinall Street adjoining the revitalised village centre. On the doorstep residents will find a selection of cafés, restaurants, bars, boutique shops and Woolworths Supermarket.

THREE NUNDAH VILLAGE

Aspinall Street
Nundah QLD 4012

PROJECT OVERVIEW

Over the past decade Nundah has emerged into one of Brisbane's key urban renewal suburbs. The revitalisation of Nundah Village, combined with close proximity to employment hubs and major transport infrastructure, has driven a demographic shift to young, professional residents.

With a large modern retail plaza below, dropping down to the shop takes on a new literal meaning in THREE. Nundah Village itself is comprised of a 25,000m² retail plaza boasting a diverse range of bars, cafés, retail, health and wellbeing services in addition to a 2,000m² Go Health Club, with capacity for 5,000 members.

Residences in THREE have been designed to reflect the vibrant location, with all apartments boasting open plan designs and lush living areas. The carefully considered apartments include quality finishes and luxury appointments, complemented by generous balconies and terraces.

APARTMENTS

- 48 x 1 bedroom, 1 bathroom apartments
- 72 x 2 bedroom, 2 bathroom apartments

All apartments include car park allocation.

INCLUSIONS

- Reconstituted stone benchtops and European stainless steel kitchen appliances
- Ducted air-conditioning
- Secure entry and carpark
- Spacious apartments designed for long-term residents
- Large balconies and outdoor living spaces
- Choice of two contemporary colour palettes
- Full height glass windows used extensively to enhance natural light
- Exclusive residents recreational facilities including pool and BBQ facilities, as well as landscaped Sky Terrace on level 8

PRICE

- 1 bedroom apartments from \$376,000
- 2 bedroom apartments from \$475,000

SETTLEMENT

Anticipated for mid-2017

LOCATION

Nundah is positioned in Brisbane's inner-north approximately eight kilometres from the Brisbane CBD - or seven stops via train. Nundah enjoys superior road and public transport infrastructure making it one of Brisbane's most accessible suburbs with important linkages with Brisbane's major employment and retail nodes.

LOCATION. LIFESTYLE. CONVENIENCE.
DISCOVER THE NEW NUNDAH

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Just a 5-minute walk away is the Toombul Shopping Centre, boasting over 140 specialty stores as well as major retailers and supermarkets, Gym and Cinema. It is also home to a major TransLink bus interchange, which is serviced by more than fifteen bus routes.

INFRASTRUCTURE

- Brisbane CBD - 8 kilometres
- Nundah Railway Station - 2-minute walk
- Airport Link Tunnel providing direct access to Brisbane's major road network - 5-minute drive
- Brisbane Domestic and International Airports - under 10-minutes
- Gateway Motorway leading to the Gold Coast and Sunshine Coast - under 10-minutes
- Nundah Village Shopping Centre, including Woolworths - 2-minute walk
- Centro Toombul - 5-minute walk
- Chermside Shopping Centre - 10-minute drive

INVESTMENT*

- Nundah's location in close proximity to key employment and recreational nodes has seen it become a desirable location for younger demographics, driving demand for new apartment product, evident in new apartments renting at a considerable premium
- Nundah is situated in the middle of the 'Golden Employment Triangle' of the Port of Brisbane, Brisbane Airport and Brisbane CBD
- By 2029 the Port of Brisbane is anticipated to be the second largest employment node in Brisbane
- The median weekly rent of one bedroom apartments in Nundah have grown by more than 18% and two bedroom apartments by over 10%
- The \$4.8 billion AirportLink M7 tunnel has ingress and egress points within a five minute drive

DEVELOPER

Property Solutions are the creators of remarkable success stories such as James Street, New Farm, SW1 at South Bank and The Barracks, Paddington, their forté is in creating iconic urban renewal areas.

Property Solutions has spent 8 years planning and perfecting Circa Nundah Village, in order to bring to life the vision that will arguably enhance Property Solutions commitment and focus to Urban Renewal.

FINANCIALS

- Estimated Body Corporate weekly levies - \$66 to \$80 per week
- Council and water rates - approximately \$1,500 to \$2,000 per annum
- Conveyancing solicitors are anticipated to be from \$1,500 to \$2,000, subject to amount of work required
- Anticipated rental
 - 1 bedroom from \$360 to \$390 per week
 - 2 bedrooms from \$450 to \$500 per week

TERMS OF PURCHASE

Initial deposit of \$2,000 to secure your residence, payable within 24 hours of signing Intention To Proceed notice. Contracts must be signed and returned within 10 business days. Balance deposit equivalent to 10% of purchase price is payable within 14 days from date of contract. Settlement is 14 days from registration. Cash, bank cheques and bank guarantees (from approved financial institutions) are acceptable forms of deposit.

DISCLAIMER

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* Resolution Research Strategies. Nundah Suburb Profile. Released October 2015.

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