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STONEHAM IS SETTING THE BENCHMARK FOR SUPERIOR LIVING AMIDST A BUSTLING AND EMERGING AREA.
A COCKTAIL OF MINIMALISTIC ARCHITECTURE, CLEAN LINES AND A CRISP, MODERN PALATE.



*Artist Impression Only

DEVELOPMENT OVERVIEW

Comprising of 12 levels and 99 oversized one and two bedroom apartments – Stoneham introduces sleek apartment living to the area. A development that mirrors Stones Corners’ vibrancy. Comfort, culture, style and convenience merge. Buyers can expect quality finishes, expansive views and open living spaces. A well-considered balcony affords residents an area to absorb the outdoors and ambience of the lively surrounding landscape. The historic ‘Stoneham House’ has been integrated into the development to provide generous resident facilities.

Project Location

- 20 Stoneham Street, Stones Corner
- 8 min drive from Brisbane CBD
- 15 min drive to Brisbane Airport
- 5 min walk to Buranda Train Station
- 2 min walk to South East Busway Station

Development

- 99 oversized apartments
- 12 storeys
- Wide balconies
- Ground floor retail
- 1 and 2 bedroom options

Resident Amenities

- Undercover parking
- Recreation area with pool
- Covered BBQ dining area
- Private dining area



LOCATION

Stones Corner on Brisbane's inner south-east is a progressive, dynamic and eclectic suburb in the midst of an exciting transformation. Connectivity is seamless with access to major roads, and strong public transport options including bus and train.

With so many amenities at your doorstep, the area will continue to be an attractive place to enjoy life.

Education

1. University of Queensland
2. Queensland University of Technology
3. Griffith University (South Bank Campus)
4. Southbank Institute of Technology
5. Schools (Buranda State School)

Shopping

6. South Bank Parklands
7. Queen Street Mall
8. Stones Corner Village

Dining & Cultural

9. Southbank Cultural Precinct
10. Woollongabba Dining Precinct
11. Coorparoo Village

Sports & Recreation

12. South East Freeway Bikeway
13. Hanlon Park
14. City Botanic Gardens
15. Langlands Park Pool
16. The Gabba

Transport & Infrastructure

17. South East Busway - Stones Corner Station
18. Stones Corner Library
19. Buranda Train Station
20. Pacific Motorway

Health

21. Princess Alexandra Hospital
22. Lady Cilento Children's Hospital / Mater Hospital
23. St Vincent's Private Hospital

BREATHTAKING VIEWS

Capturing views of the CBD to the north and of Stones Corner's surrounds, whether on level two or twelve, each apartment comes with a expansive outlook. Open plan living spaces, large windows and deep balconies enable an abundance of natural light and views. The indoors and outdoors intertwine from morning to afternoon. Absorb the morning rays or watch the sunset over the changing landscape that is Stones Corner. Relax and entertain in an environment that accommodates your every need.



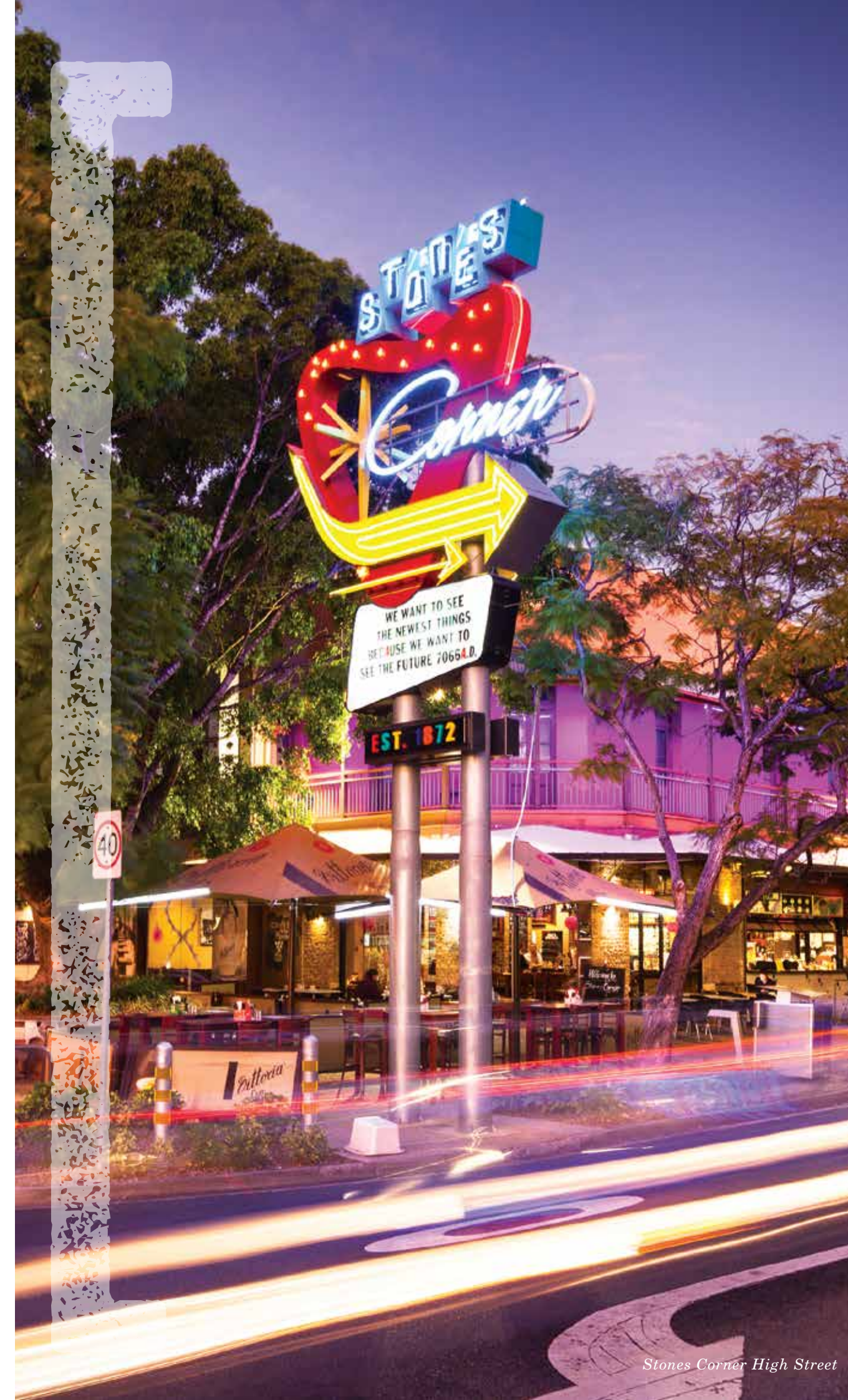
Disclaimer: Not all units will have the same view as depicted above. Actual views are dependent on location of unit in complex and configuration of unit. Views may be interrupted by other developments not under seller's control. Interested persons should make their own enquiries.

RENEWAL

The transformation has begun. Stones Corner is a magnet for people seeking a residence where employment opportunities, top-notch amenities and public transport are of abundance. It's all here. The area is a buzz with lively dining, retail and lifestyle conveniences.

Surrounding suburbs of Woolloongabba and Coorparoo add to Stoneham's appeal – complementing the area's already generous supply of superb amenities.

Owner occupiers and investors alike will enjoy the benefits Stoneham provides. Accessibility, convenience and quality are the cornerstone of a solid investment.



Stones Corner High Street



South East Busway
Stones Corner Station



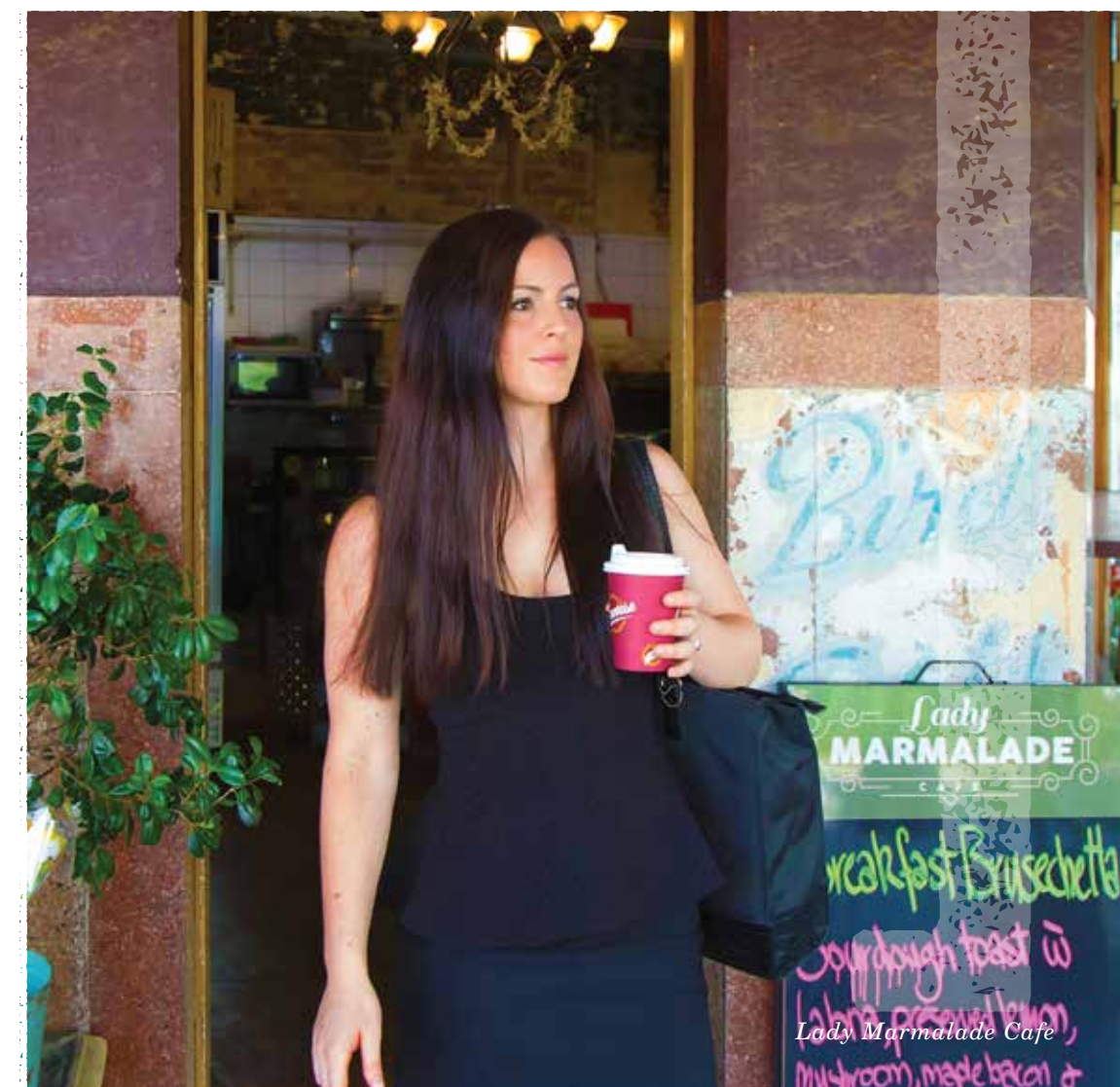
South East Freeway Bikeway



Shady Palms Cafe & Bar



Stones Corner Hotel



Lady Marmalade Cafe



*Artist Impression Only



*Artist Impression Only



*Artist Impression Only

SCHEDULE OF FINISHES

Kitchen

- Durable vinyl wood plank flooring
- Reconstituted stone bench top
- Quality ceramic tile splashback
- Laminate cabinetry doors
- Soft closing hinges
- Quality stainless steel finish dishwasher
- Quality stainless steel finish electric oven
- 4 burner gas cooktop
- Concealed slide out rangehood
- Pantry with wire adjustable shelves
- Single bowl stainless steel sink with chrome mixer

Bathroom

- Floor tiles
- Soft closing hinges and doors
- White vitreous china basin
- Single level chrome mixer taps and fixed shower rose
- Semi-framelss shower screen with pivot door

Balconies

- Floor tiles
- Glass balustrades

Entry, Living & Dining

- Durable vinyl wood plank flooring
- Surface mounted downlight fittings
- Blinds

Bedrooms

- Wool blend carpet
- Built in robes with mirror and sliding doors, shelf and chrome hanging rail
- Wardrobes with melamime shelf and chrome hanging rail
- Ceiling fans to living room & all bedrooms

Laundry

- Floor tiles
- Stainless steel laundry tub
- Wall mounted clothes dryer

General Common Areas

- Tiled ground floor lobby
- BBQ bench with stainless steel finish to recreation area
- Wool blend carpet in common floor lift lobby

Services

- Secure basement parking
- Lift servicing all levels
- Audio intercom
- Remote control access to ground level garage
- Floor to floor lift security including secure parking area
- Ducted air-conditioning
- Cable-ready for pay and freeview television
- Telephone and/or data points to bedroom, study and/or kitchen

****Indicative only.** Subject to variations in accordance with the Contract Terms. See Identification Plan contained in the Disclosure Documents for area(s)
Disclaimer: The development is not completed and due to a variety of circumstances, some finishes and inclusions may not be offered in some units. Subject to precise terms of contract and associated documentation, finishes and inclusions subject to change without notice.*

UNIT TYPE 1A
FLOORPLAN

*Available as mirror image



UNIT TYPE 1B
FLOORPLAN



UNIT TYPE 2A
FLOORPLAN



UNIT TYPE 2B
FLOORPLAN

*Available as mirror image



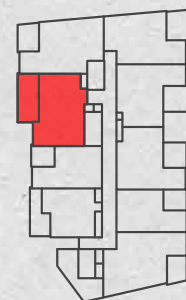
UNIT TYPE 2C
FLOORPLAN



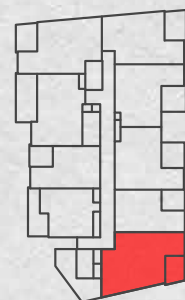
UNIT TYPE 2D
FLOORPLAN



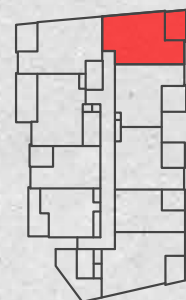
UNIT TYPE 2E
FLOORPLAN



UNIT TYPE 2C
2 BED 2 BATH 1 CAR
Levels 2-11
AREA
Internal: 80m²
External: 24m²
Total: 104m²



UNIT TYPE 2D
2 BED 2 BATH 1 MPR 1 CAR
Levels 2-11
AREA
Internal: 93m²
External: 14m²
Total: 107m²



UNIT TYPE 2E
2 BED 2 BATH 1 CAR
Levels 2-11
AREA
Internal: 82m²
External: 15m²
Total: 97m²

Disclaimer: The development is not completed and the size, orientation, configuration and features of some units may vary from the depictions above. Subject to precise terms of contract and associated documentation, size, orientation, configuration and features subject to change without notice.

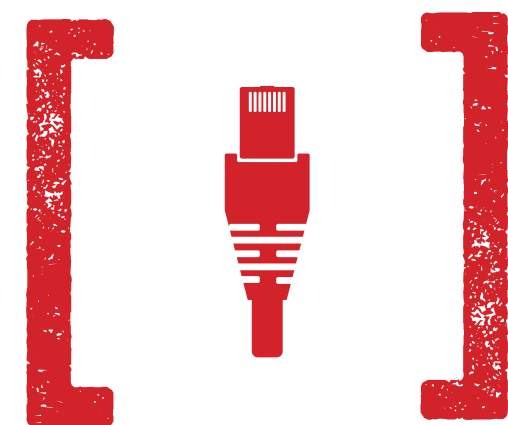
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SMART BUILDING

At the top of the modern apartment occupant's list of desires is a high speed internet service.

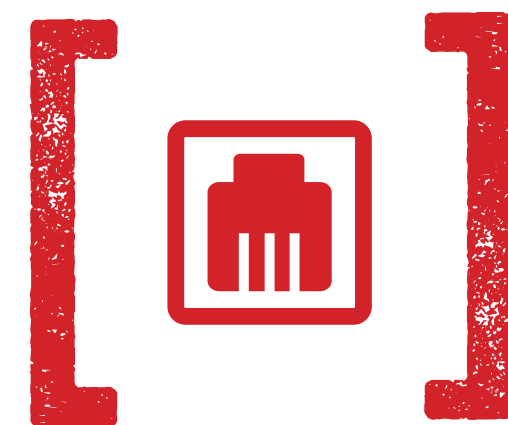
With a view towards maximum investment appeal, Stoneham will provide a superior level of contemporary technology while provisioning for the future.



Integrated fibre backbone connected to each apartment



NBN grade superfast broadband ready



WIFI and hard wired outlets in each apartment



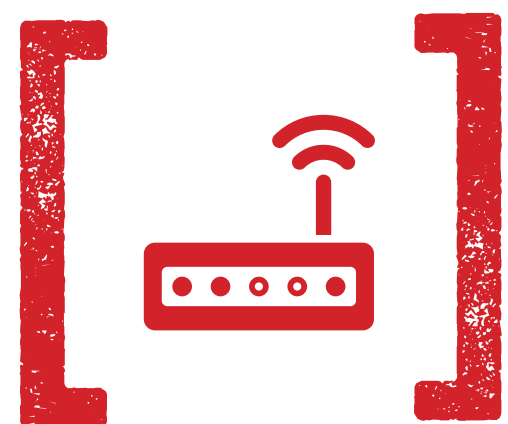
Free WIFI coverage in recreation area with 100mb/day download



Free to air master antenna system providing Freeview



Streaming entertainment connectivity



In-room router preinstalled



First month WIFI free for all occupants



Easy connection to multiple service providers



Integrated security system



URBIS REPORT

Positioned less than five kilometres from the Brisbane CBD, Stones Corner is a growing cultural and lifestyle precinct, leveraging off its strong transport connectivity.

Stones Corner accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb - population, infrastructure and employment.

FORECAST EMPLOYMENT

An additional 22,985 jobs have been forecast for the Stones Corner Catchment by 2031

WOOLLOONGABBA / GREENSLOPES / COORPAROO

2011 Jobs /	28,920
2031 Forecast /	51,905
Total New Jobs /	22,985

BRISBANE CBD

2011 Jobs /	156,545
2031 Forecast /	222,178
Total New Jobs /	65,633

FORTITUDE VALLEY / NEWSTEAD

2011 Jobs /	26,646
2031 Forecast /	39,649
Total New Jobs /	13,003

SOUTH BRISBANE / WEST END

2011 Jobs /	31,543
2031 Forecast /	58,941
Total New Jobs /	27,398

TOTAL

2011 Jobs /	243,654
2031 Forecast /	372,673
Total New Jobs /	129,019

Prepared by Urbis

Source: ABS

WHO LIVES IN STONES CORNER?

Median age of residents 35 34

Employed as professionals 35% 29%

Couple family (no children) 45% 38%

Employed as professionals 51% 36%

Mean weekly individual income 45% 38%

Residents aged 20-34 35% 26%

Prepared by Urbis

Source: ABS

Stones Corner

Brisbane LGA

EDUCATION AT STONES CORNER

University of Queensland

10 MINS 16 MINS 35,000

Queensland University of Technology

11 MINS 15 MINS 40,800

Griffith University (South Bank Campus)

13 MINS 8 MINS 3,500

Southbank Institute of Technology

8 MINS 16 MINS 30,000

HEALTH AND TRANSPORT INFRASTRUCTURE

Lady Cilento Childrens Hospital

\$1.2 BILLION

South East Busway

\$426 MILLION

Mater Public and Private Hospitals

Beds/950 Staff/7,500

Princess Alexandra Hospital

Beds/780 Staff/6,500

Greenslopes Private Hospital

Beds/950 Staff/2,000

St Vincent's Private Hospital

Beds/350 Staff/164

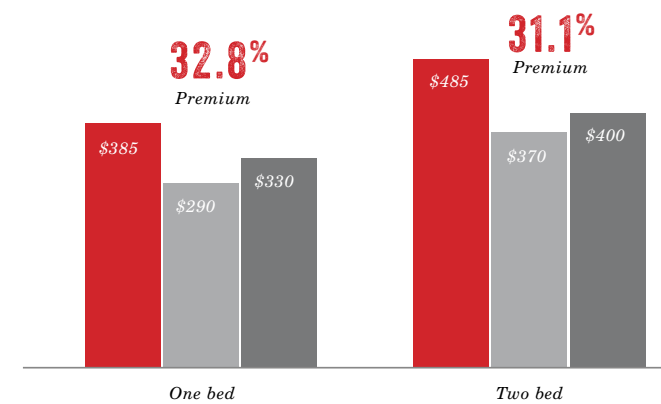
NEW RENTAL PRODUCT VS EXISTING PRODUCT

September 2014

New and near new on the market product - Stones Corner Catchment ^1

Established product - Stones Corner Catchment ^2

Established product - Brisbane LGA



Prepared by Urbis; Source: RTA, realestate.com.au

^1 Includes suburbs of Coorparoo, Woolloongabba and Greenslopes

^2 Includes the suburbs of Stones Corner and Greenslopes

10-YEAR AVERAGE ANNUAL GROWTH RATE

September 2004 - September 2014

Growth Rate

Stones Corner Catchment

6.8%

1

5.8%

2



**Artist Impression Only*



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