

ASCOT
AURORA

BY POLY



WELCOME HOME

Ascot Aurora is life, done well.

Try to imagine a more desired address in Brisbane than Ascot. Now think about the scarce possibility to build new within this tightly-held, blue-chip suburb long renowned for sprawling Queenslander homes, wide tree curtained avenues and, of course, the sport of kings.

Ascot Aurora is this very opportunity - an estate set to breathe a new, urban cool into this postcard postcode to complement the area's opulence and old-world charm. A place exceptionally considered and planned for an outstanding lifestyle set to a backdrop of harmoniously intertwined spaces and striking built forms.



ENTRANCE - Artist impression

LIFE AT ASCOT AURORA

Life, done well.

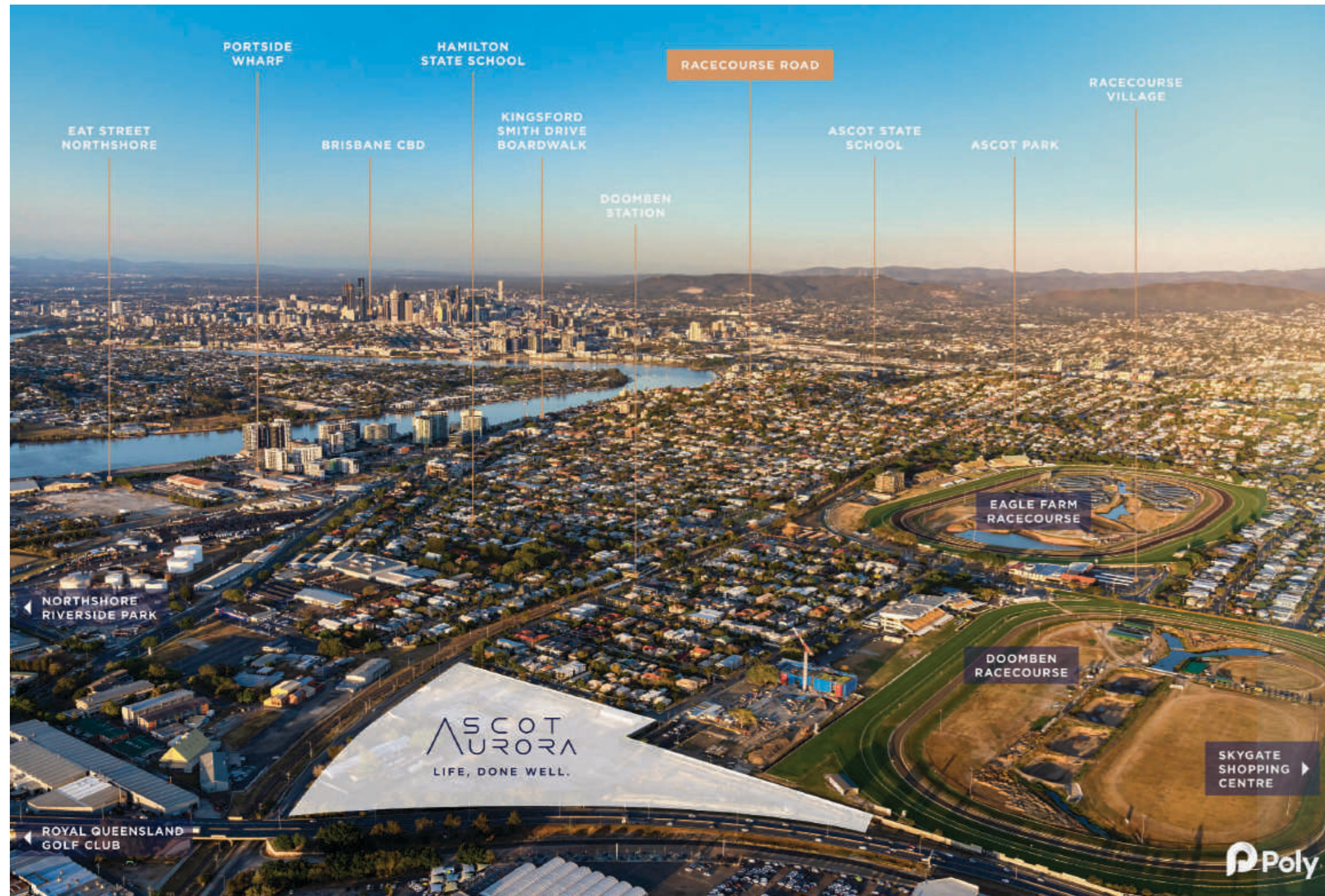


A rare case of beauty inside and out.

The vision for Ascot Aurora is truly a site to behold. As the largest project of its kind in the area, the estate effortlessly melds bold architecture with community resort-style facilities and mixed-use green spaces, which includes a meandering green spine through the development, complete with a lush, stone-lined creek.

The living options are just as appealing as the diverse range of choices in apartments, townhomes, and free-standing residences that provide a polished blend of the projects 234 prospects to purchase. Having such an ample selection of designs and layouts guarantees the estate feels distinct, with rooflines that vary to avoid the 'sea of same'. In other words, if life is a statement then your home will be the exclamation point.





PREMIUM LOCATION

Ascot Aurora neighbourhood.

Try to imagine a more desired address in Brisbane than Ascot. Now think about the scarce possibility to build new within this tightly-held, blue-chip suburb long renowned for sprawling Queenslander homes, wide tree curtained avenues and, of course, the sport of kings.

Welcome to life,
done well.



PREMIUM LOCATION



RESORT LIVING



GREEN SPACES



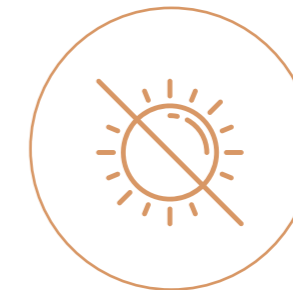
WELLBEING IN MIND



CONTEMPORARY
LUXURY



LIFESTYLE AMENITIES



NATURAL LIGHT



COMMUNITY GARDENS



*"Welcome to life,
done well"*



LIFESTYLE

A thriving lifestyle precinct.

Shopping & Dining

- 1 EAT STREET NORTHSHORE
- 2 PORTSIDE WHARF PRECINCT
- 3 RACECOURSE SHOPPING VILLAGE
- 4 TOOMBUL SHOPPING CENTRE
- 5 SKYGATE & DFO SHOPPING
- 6 RACECOURSE RD
- 7 HAMILTON HARBOUR PRECINCT

Sports Clubs

- 8 ROYAL QUEENSLAND GOLF CLUB
- 9 DOOMBEN RACECOURSE
- 10 EAGLE FARM RACECOURSE
- 11 GOLF CENTRAL BNE
- 12 ALBION PARK HARNESS RACING CLUB
- 13 ALLEN BORDER CRICKET CLUB

Education

- 14 ST MARGARET'S ANGLICAN SCHOOL
- 15 ASCOT STATE SCHOOL
- 16 HAMILTON STATE SCHOOL
- 17 TAFE QUEENSLAND
- 18 ST RITA'S COLLEGE
- 18 ST AGATHA'S PRIMARY SCHOOL
- 19 CLAYFIELD COLLEGE
- 20 AVIATION HIGH SCHOOL
- 21 HENDRA STATE SCHOOL

Transport

- 22 BRISBANE CRUISE TERMINAL
- 23 BRETT'S WHARF FERRY TERMINAL
- 24 DOOMBEN TRAIN STATION
- 25 NORTHSHORE HAMILTON FERRY TERMINAL
- 26 BRISBANE AIRPORTS

Parks

- 27 NEWSTEAD PARK
- 28 ASCOT PARK
- 29 ORIEL PARK
- 30 CROSBY PARK





BEST IN CLASS FOR EDUCATION

Ascot's access to respected public and private education options is second to none. Four excellent primary schools are located within 5km of the estate, including Hendra State School – Brisbane's very first - Hamilton State School, Ascot State School and St.Agatha's Primary School.

As for secondary colleges, St Margaret's Anglican School, Clayfield College and Brisbane Grammar School not only enjoy close proximity to Ascot Aurora, but pride of place amongst the state's top performing institutions.





ESSENTIALS MADE SIMPLE.

Homeowners will relish the convenience and conviviality of this popular precinct, quickly realising that every whim, appetite and coffee craving can be satiated with a stroll along Racecourse Road and Racecourse Village. Hamilton Harbour and Portside Wharf precincts are also within walking distance, providing close, connected hubs to stock up on groceries and catch up with friends.



A RICH HERITAGE OF HOSPITALITY.

While heralded for horse racing, Ascot is nonetheless known for a great deal more, including the origin of Brisbane's fine dining scene. Residents can enjoy prestigious Eagle Farm and Doomben Racecourses as if they were their own, experience the exceptional neighbourhood restaurants, or travel mere minutes to Brisbane's entertainment hotspots including Howard Smith Wharves and James Street.



TRANSPORT AT YOUR FRONT DOOR

Linking you to Greater Brisbane and the CBD, Doomben Train Station and Bus Stop is right located within 300m, while reaching to Brisbane Airport in with just 13minutes via car driving.

The completion of Kingford Smith Drive Upgrade provide healthily sport such as cycling along the Brisbane River, enjoying relaxing jog in the morning. A getaway cruise trip is should not be missed with just a doorstep to Brisbane Cruise Terminal in Hamilton.



A NEIGHBOURHOOD OF LIFESTYLE HOTSPOTS

The meandering green spine positioned to trace the centre of the project and other harmoniously intertwined green spaces. Thoughtful editions such as an edible herb garden, pocket parks and a tranquil creek with breakout areas for residents. Attention given to enriching the community with nature, open spaces and innovative amenities - encouraging social connections with family and the close-knit community of Ascot Aurora.



LAMINGTON AVENUE ELEVATION - Artist impression

LIFE AT AURORA

The perfect balance of exactly what you want.

The vision for Ascot Aurora is truly a site to behold. As the largest project of its kind in the North Shore, the estate effortlessly melds bold architecture with resort-style facilities, generous landscaped private and communal open spaces. Beyond front doors, every consideration has been made to encourage an equally appealing community, focusing strongly on conserving or enhancing nature.



DETACHED HOUSE - Artist Impression

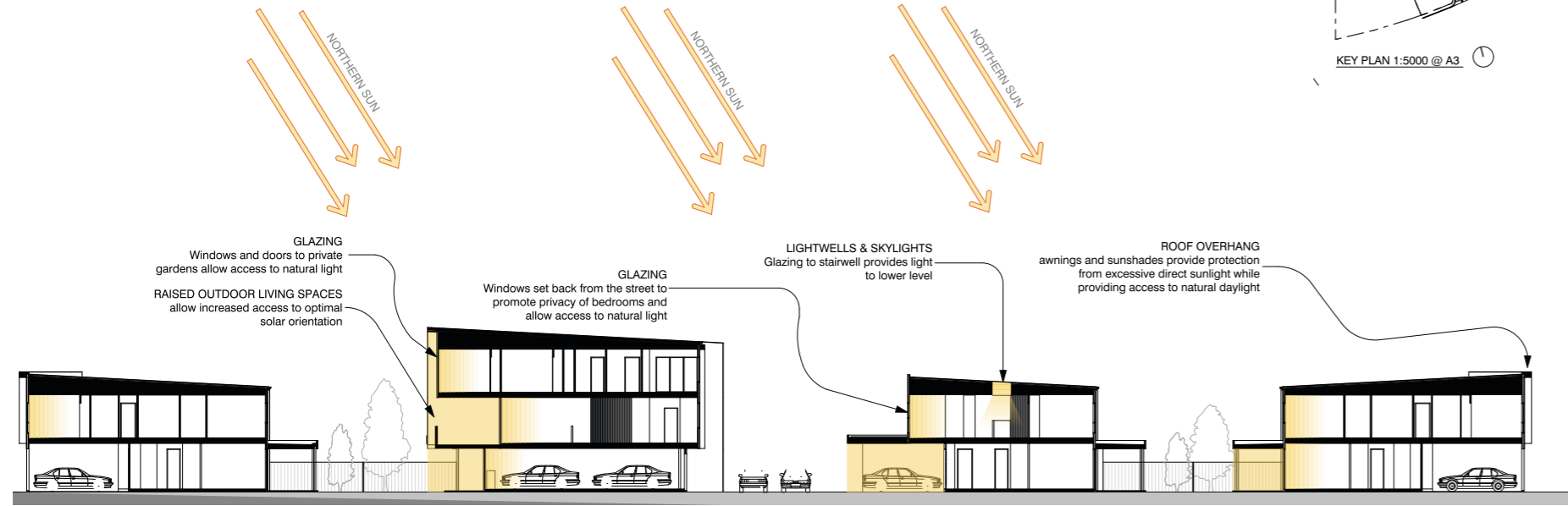
EXCEPTIONALLY CONSIDERED ARCHITECTURE

Ascot Aurora has been designed with careful consideration of the site context & subtropical climate of Brisbane. The architecture of the homes has a cohesive & elegant architectural style that ensures visual interest. The aesthetics of the entire residential development is defined by its contemporary styling, harmonious colour scheme & robust materials pallet with feature timber infill elements to enhance the architectural expression.

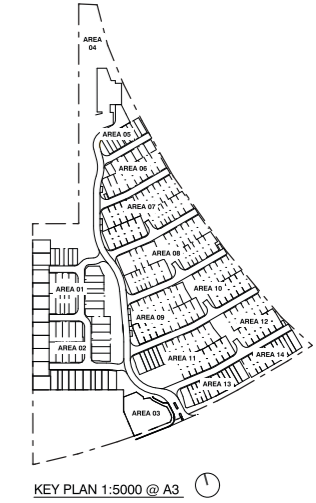
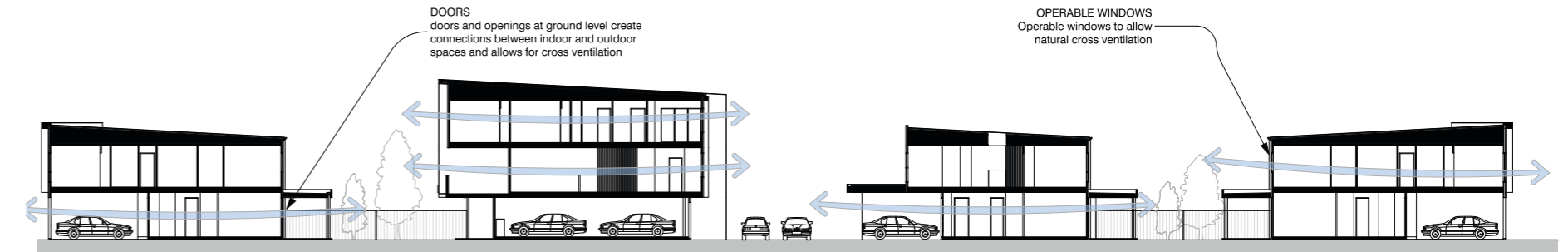


3 BEDROOM TYPE A - Artist Impression

Solar Aspect



Natural Air and Ventilation



Living Greenery



Privacy Screens



THE ROOF

Roof overhangs and awnings as a primary protective element from the sun.



BALCONIES AND SCREENS

As complimentary architectural elements, also providing protection from the harsh weather conditions such as sun and rain.



CONTRASTING MATERIALS

Light colour cladding to the upper levels and roof in contrast with the darker materials used on the ground floor.

A MODERN PLAY ON LUXURY

Ascot Aurora has a home for families of all sizes, with a focus on refined human scale spaces, comfortable living quarters, flexible multi-purpose rooms & shaded outdoor areas for entertaining. Every home has been designed & positioned to maximize the outlook, whilst capturing cooling breezes & natural daylight. Providing a connection from living areas to the generously landscaped private & communal open spaces just outside your doorstep.





RESIDENT FACILITY - Artist impression

DESIGN & WELLNESS

Built around your wellbeing.

Aside from a location that's moments from Brisbane's finest dining, entertainment and lifestyle precincts, perhaps the most defining aspects of the Ascot Aurora isn't so obvious: the masterful application of wellness-centred design principles. Essentially, these guiding practices focus exclusively on assisting residents to thrive by placing as much importance on wellbeing as comfort - a holistic approach from which the entire community benefits



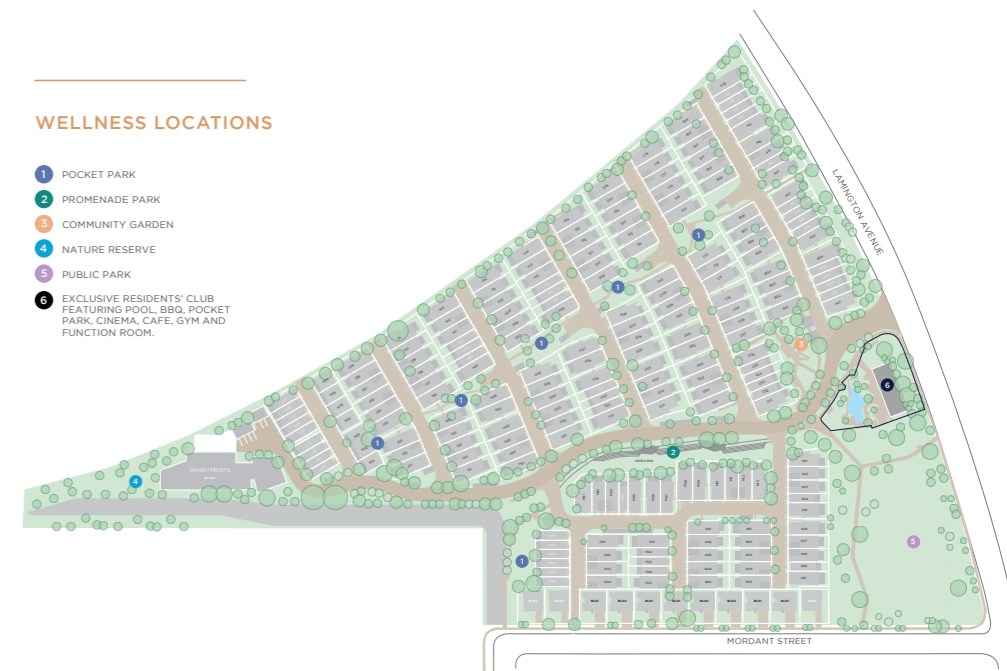
FUNCTION ROOM - Artist impression



COMMUNITY CENTRE - Artist impression

WELLNESS LOCATIONS

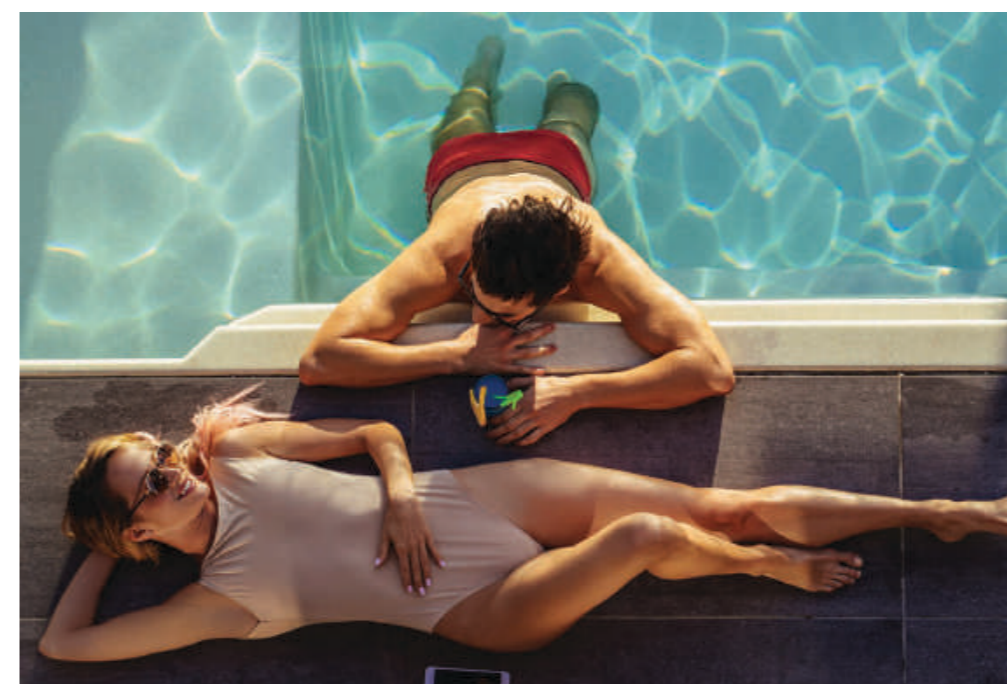
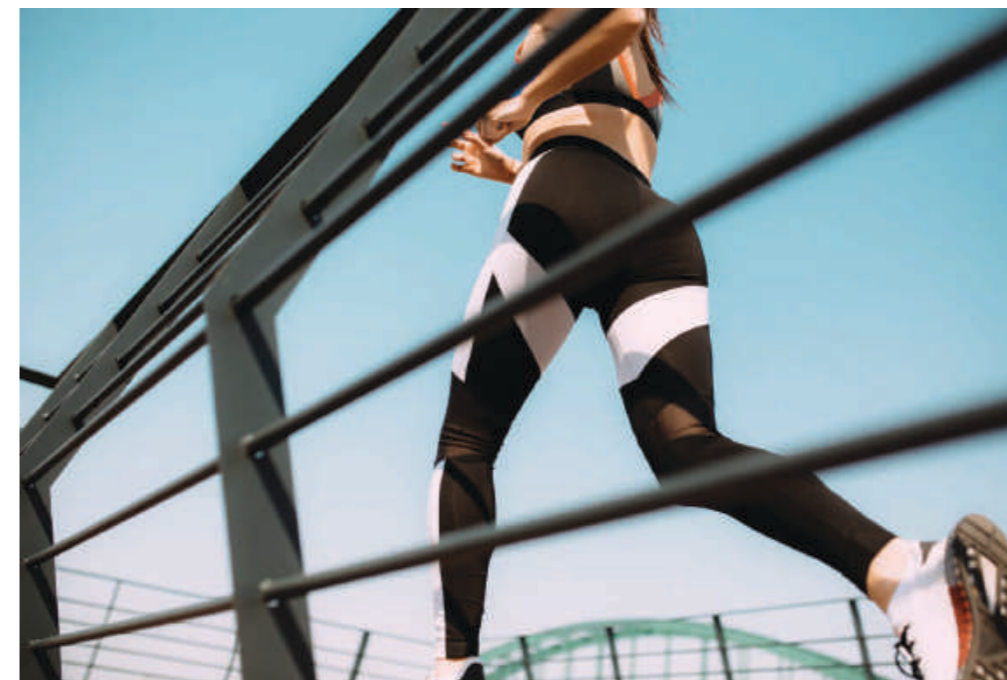
- 1 POCKET PARK
- 2 PROMENADE PARK
- 3 COMMUNITY GARDEN
- 4 NATURE RESERVE
- 5 PUBLIC PARK
- 6 EXCLUSIVE RESIDENTS' CLUB
FEATURING POOL, BBQ, POCKET
PARK, CINEMA, CAFE, GYM AND
FUNCTION ROOM.





**BREATHE EASY,
YOUR HOME IS TOO.**

Meticulous consideration has been given to the injection of natural light, creating airy, mood-enhancing spaces. Building orientation is also a key factor with homes generally facing north to not only better capture cross-breezes, but also extend opportunities to enjoy a shaded afternoon on the deck or balcony.



**ENHANCING THE
QUEENSLAND WAY.**

There's a deliberate fluidity between indoor/outdoor spaces to encourage residents to lead a more outdoorsy, salubrious day-to-day. Shaded entertaining areas, a stunning swimming pool and other versatile facilities and spaces are interwoven throughout the community, crowned by the residents' exclusive club.

**SEE GREEN FOR ALL
THE RIGHT REASONS.**

Ascot Aurora's masterplan is deeply connected to the idea of 'tree-gentrification'. Dedicated pocket parks, reflective nooks, a kickabout area, community gardens, even a lush, stone-lined creek, will not only combine for a cleaner, greener community, but also for spaces that will grow more beautiful as time goes on.



COMMUNITY GARDEN - Artist impression



CREEK CHANNEL - *Artist impression*



POCKET PARK - *Artist impression*



WETLANDS - *Artist impression*



APARTMENT - Artist impression only

STATISTICS

A postcode-perfect
address.

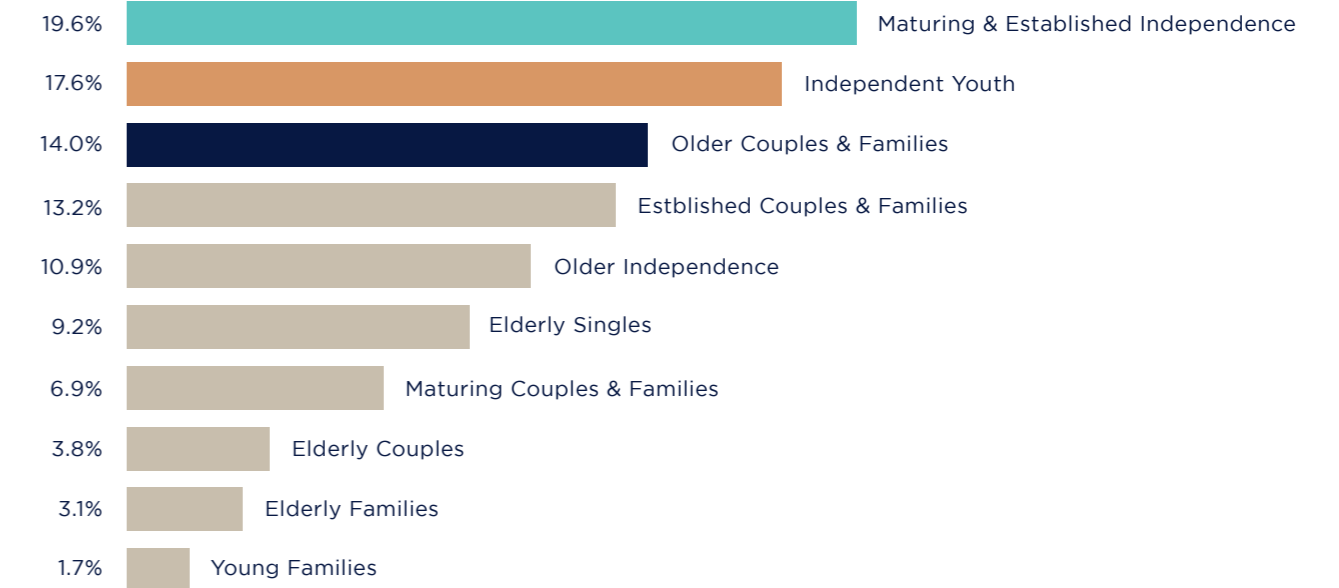
Population and Demographics

| | |
|--------|------|
| TOTAL | 5777 |
| MALE | 48% |
| FEMALE | 52% |



*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

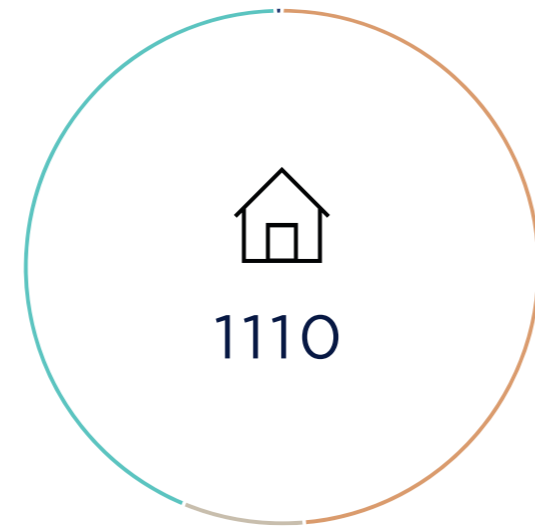
People and Lifestyles



*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

Dwelling Structure

| | |
|-------------------------------------|------|
| SEPERATE HOUSE | 1110 |
| FLAT OR APARTMENT | 991 |
| SEMI-DETACHED, TERRACE OF TOWNHOUSE | 172 |
| OTHER | 8 |

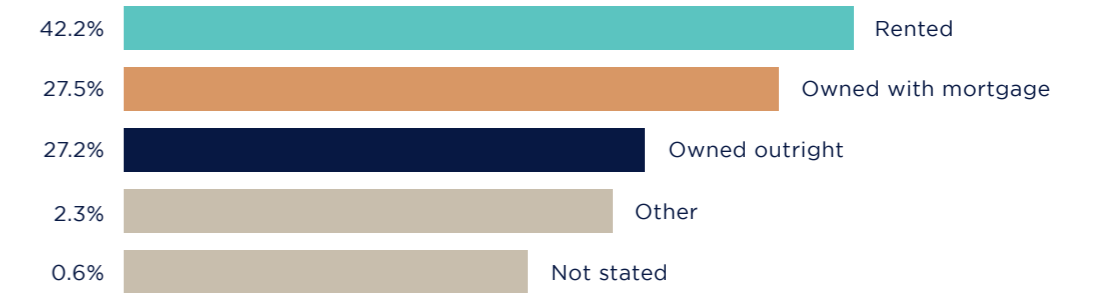


SEPERATE HOUSE FLAT OR APARTMENT TERRACE, TOWNHOUSE SEMI-DETACHED OTHER

*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

Tenure

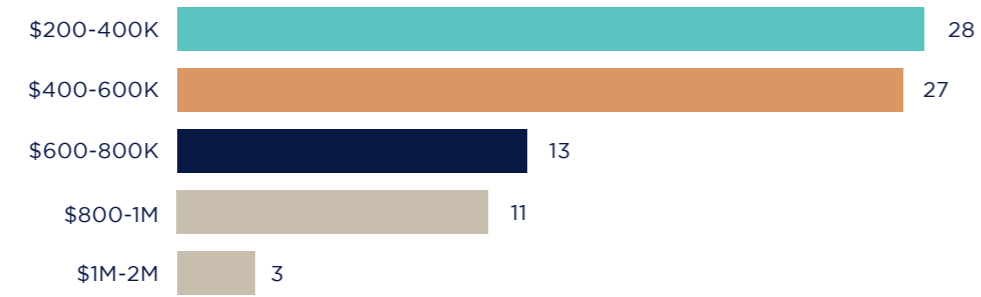
| | |
|---------------------|-----|
| OWNED OUTRIGHT | 624 |
| OWNED WITH MORTGAGE | 631 |
| RENTED | 972 |
| OTHER | 13 |
| NOT STATED | 53 |



*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

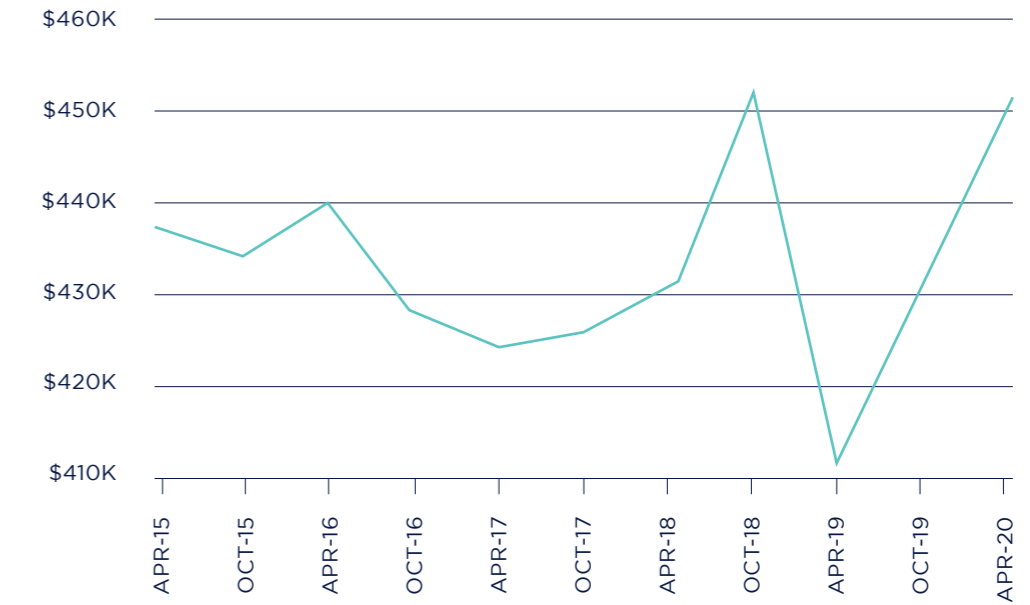
Property Sales

By Price (Past 12 Months)



*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

Median Value Units



*Data by Australian Bureau of Statistics, Census of Population and Housing 2016.

Building for the future.

Ascot Aura is perfectly positioned to take advantage of Brisbane's booming \$30 billion infrastructure investment pipeline. The established 'Portside International Cruise Terminal' is perfectly positioned on the project's doorstep. The planned \$2 billion 'Brisbane Live' precinct offers eclectic urban culture only a short trip down the new Kingsford Smith Arterial upgrade. Regular travellers will revel in the easy access to Brisbane's international and domestic airport.



KINGSFORD SMITH DRIVE UPGRADE

- Estimated to be completed in second half of 2020
- Up to 30% travel time savings for all vehicles, including cars, buses and trucks
- \$70 million in new cycle and pedestrian facilities
- More than 3000 direct and indirect jobs over the life of the project
- Improved public transport options

BRISBANE CRUISE INTERNATIONAL TERMINAL

- The project (\$177M) is expected to open to the public from mid-2020.
- Support 3,750 jobs
- Bring 766,260 visitors annually
- Contribute \$ 1.3 billion in net expenditure into the Brisbane economy.

Sources : <https://www.portbris.com.au/cruise/>

AUTO MALL

- Estimated to be completed in 2021
- A multi-purpose auto retailing hub with a multi-purpose performance track.
- 300+ construction jobs, more in the future operation
- Fully serviced and landscaped roads connecting Airport Drive and Nancy Bird Way
- Ascot Aurora will be one of the closest residential communities

WELCOME HOME

Stage 1 Release



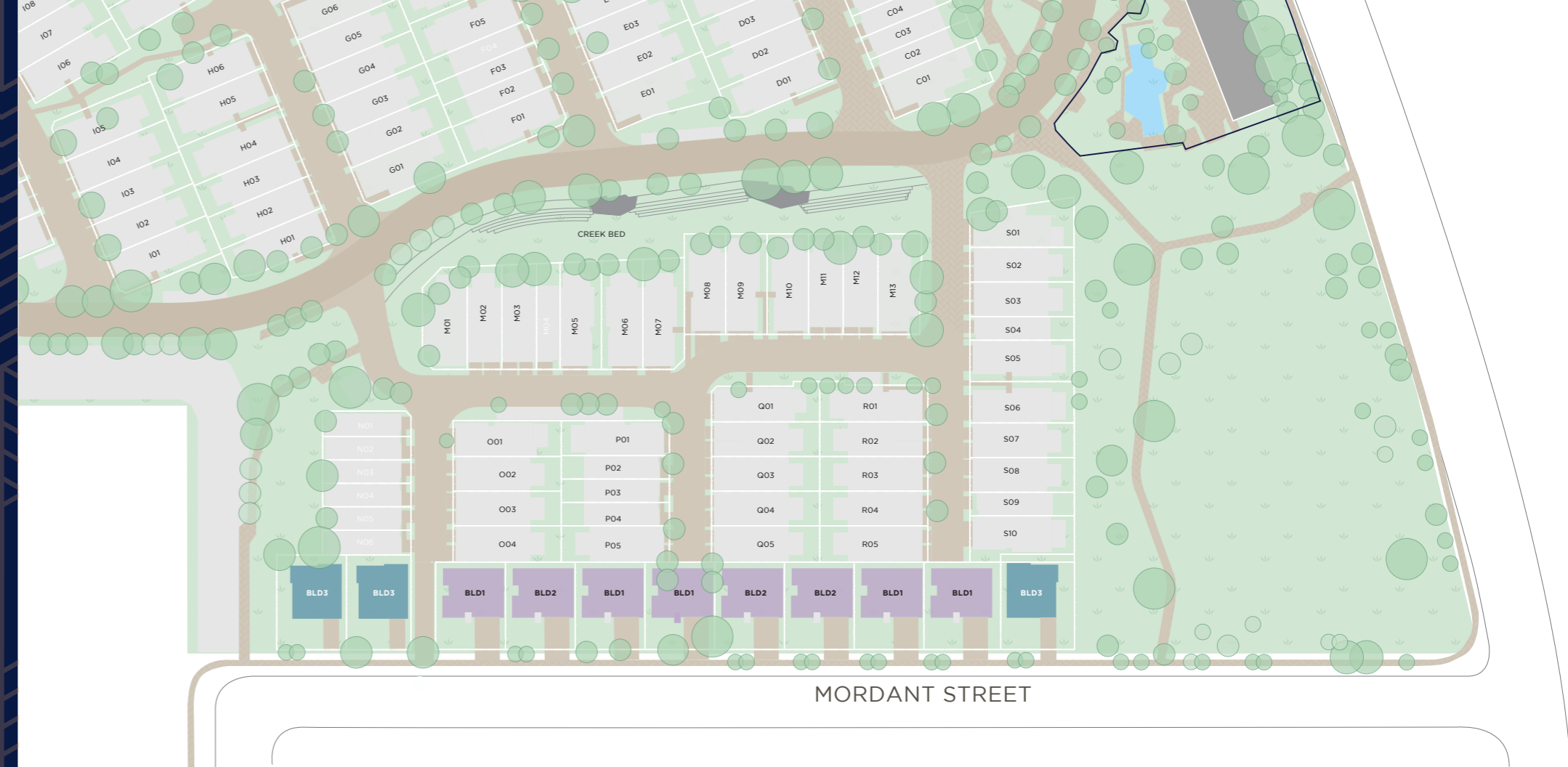
WELCOME HOME

Stage 2 Release



WELCOME HOME

Special Release



- 4 BEDROOM FREE-STANDING RESIDENCES - A
- 4 BEDROOM FREE-STANDING RESIDENCES - B



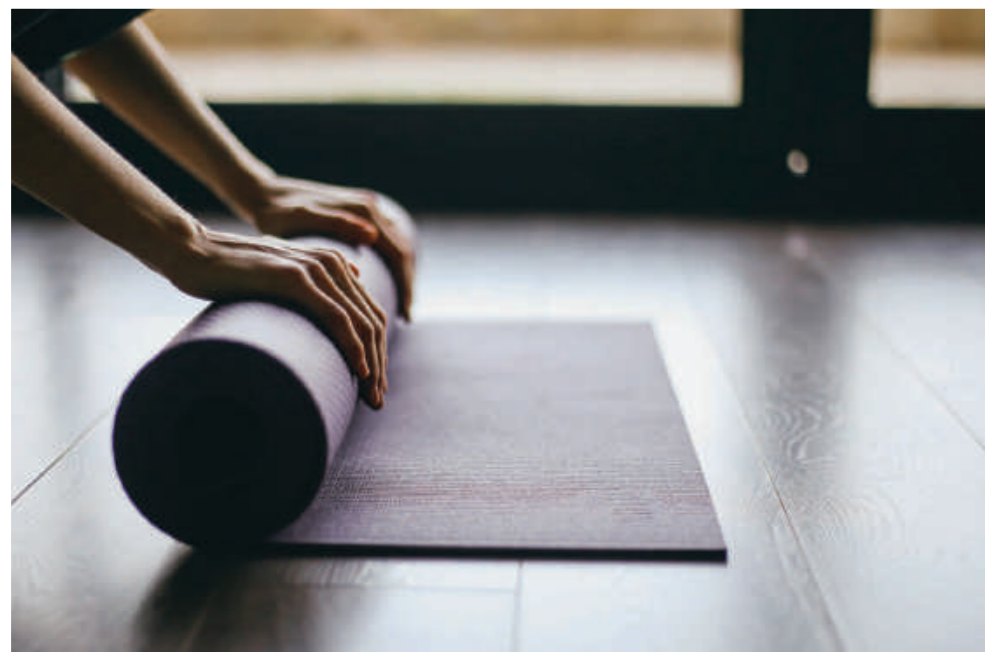


BEDROOM - Artist impression



“luxury residences for the most discerning of homeowners”





“enjoy all the modern luxuries and finishes”





KITCHEN - Artist impression



*“a holistic approach to design,
with your wellness in mind ”*





*"a beautiful blend of indoor
and outdoor spaces"*



FLOOR PLAN

2+1 Bedroom

2 Bed

2.5 Bath

2 Car

Multi-Purpose Room | Study Nook | Pantry
Entry Joinery | Laundry

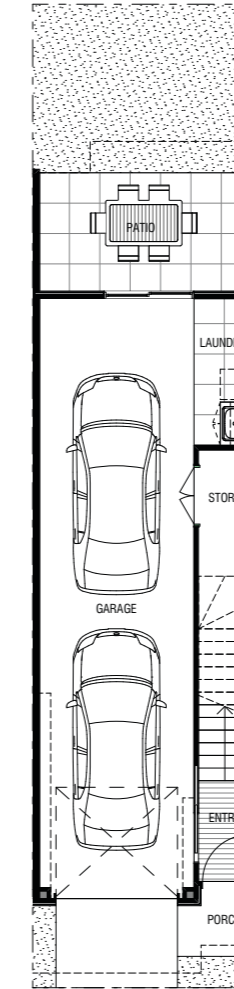
| | |
|--------------|-----------------------------|
| INTERNAL | 169m ² |
| PATIO | 10m ² |
| BALCONY | 15m ² |
| EXTERNAL | 7-20m ² |
| TOTAL | 201-214m² |



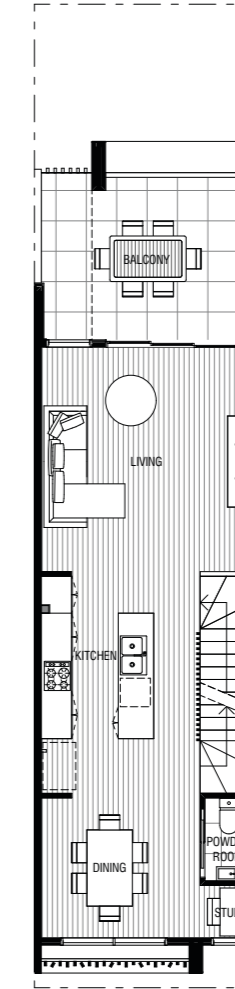
BEDROOM - Artist impression

FLOOR PLAN - A1

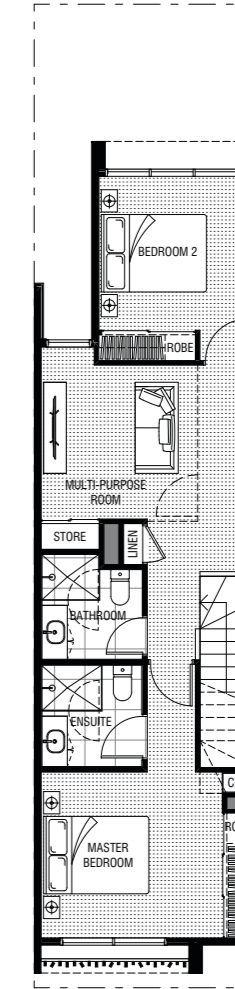
2+1 Bedroom



Ground Floor



Level 1



Level 2

The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

3 Bedroom - A

3 Bed

2.5 Bath

2 Car

Generous open plan living area and kitchen
Study nook | Balcony

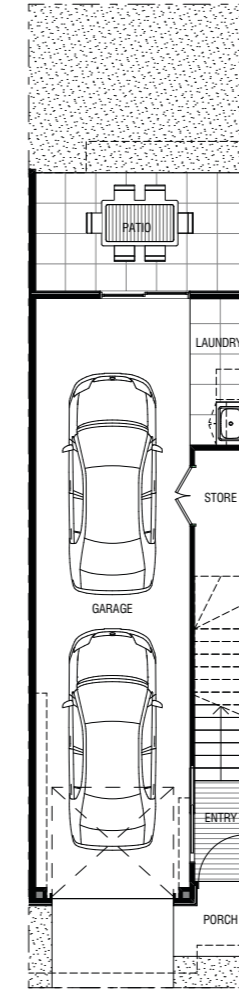
| | |
|--------------|-----------------------------|
| INTERNAL | 169m ² |
| PATIO | 10m ² |
| BALCONY | 15m ² |
| EXTERNAL | 12-17m ² |
| TOTAL | 206-211m² |



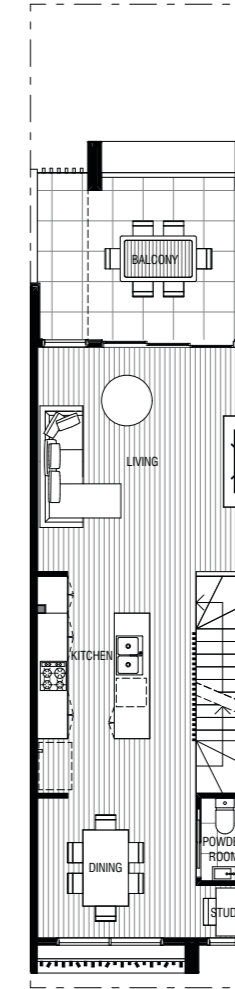
LIVING/DINING - Artist impression

FLOOR PLAN - A2

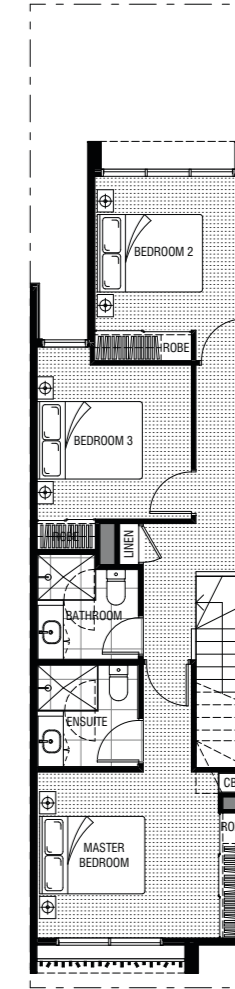
3 Bedroom A



Ground Floor



Level 1



Level 2

The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

3 Bedroom-B

3 Bed

2.5 Bath

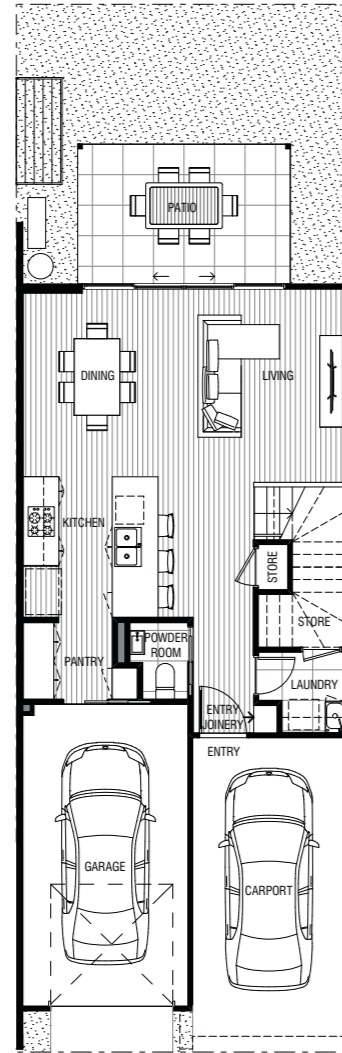
2 Car

Multi-Purpose Room | Study Nook | Pantry
Entry Joinery | Laundry | Skylight

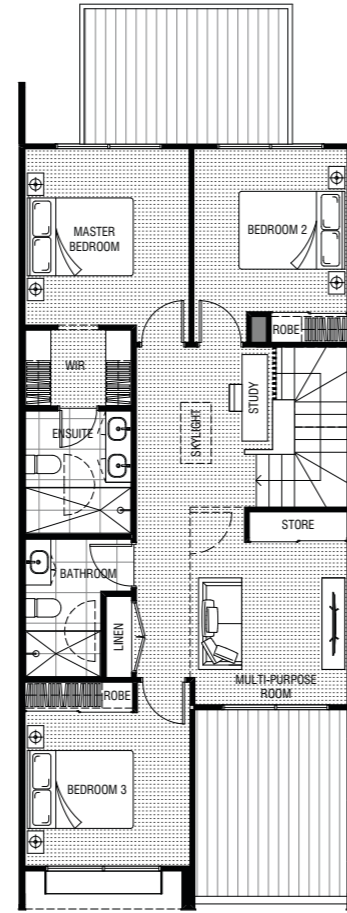
| | |
|--------------|-----------------------------|
| INTERNAL | 158m ² |
| PATIO | 11m ² |
| EXTERNAL | 13-26m ² |
| TOTAL | 182-195m² |

FLOOR PLAN - B1

3 Bedroom B



Ground Floor



Level 1



FLOOR PLAN - C3

3 Bedroom C

FLOOR PLAN

3 Bedroom-C

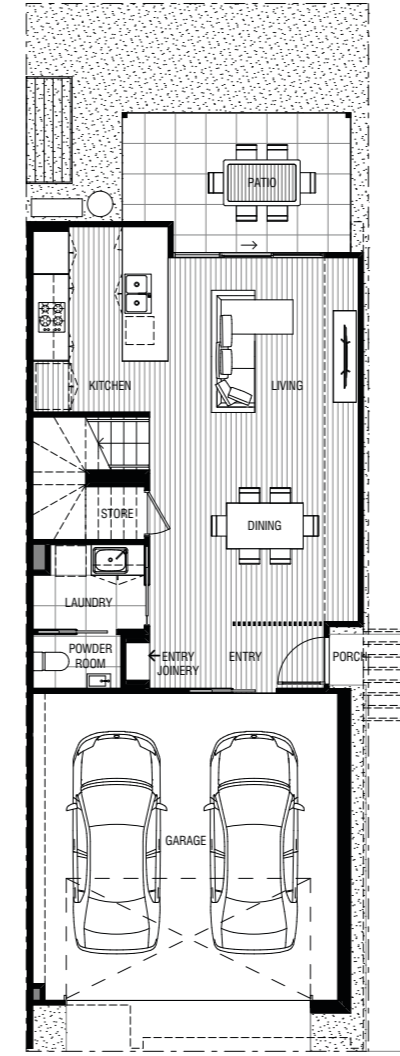
3 Bed

2.5 Bath

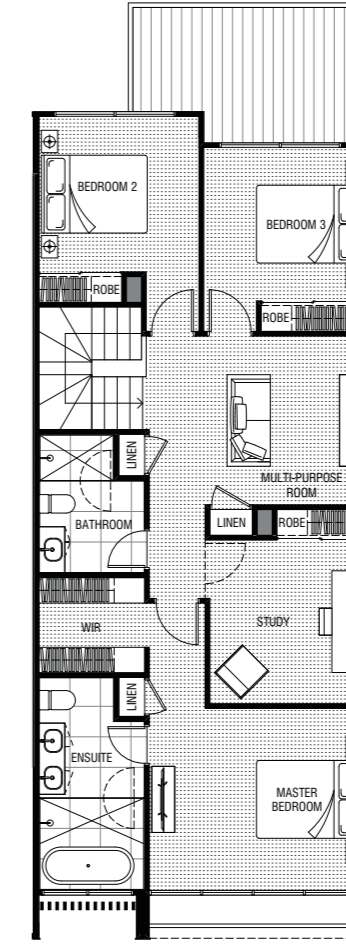
2 Car

Multi-Purpose Room | Study Nook | Pantry
Entry Joinery | Laundry | Skylight

| | |
|--------------|-----------------------------|
| INTERNAL | 193m ² |
| PATIO | 11m ² |
| EXTERNAL | 14-33m ² |
| TOTAL | 218-237m² |



Ground Floor



Level 1



The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

3 Bedroom - D

3 Bed

2.5 Bath

2 Car

Generous open plan living area and kitchen
Multi-purpose room & study nook | Entry joinery
Oversized double garage with storage space

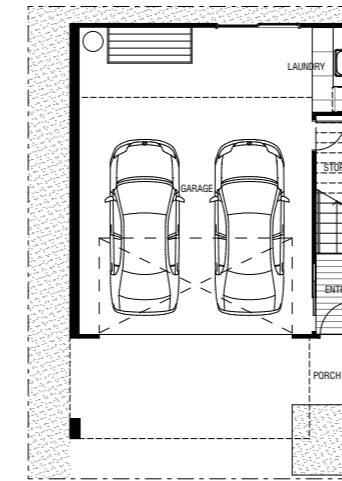
| | |
|--------------|-----------------------|
| INTERNAL | 173m ² |
| BALCONY | 14m ² |
| EXTERNAL | Xm ² |
| TOTAL | Xm² |



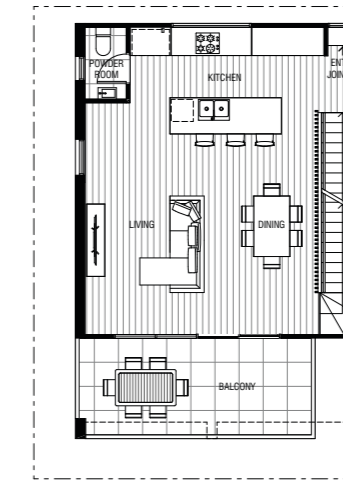
KITCHEN - Artist impression

FLOOR PLAN - D1

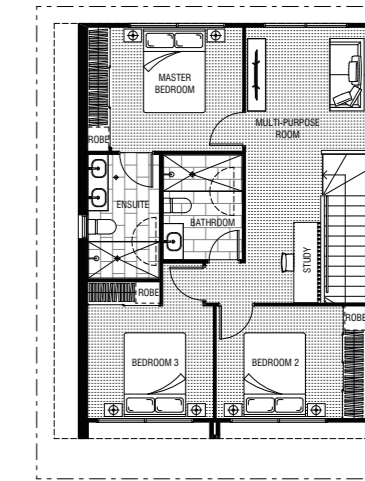
3 Bedroom D



Ground Floor



Level 1



Level 2

The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

4 Bedroom - A

4 Bed

2.5 Bath

2 Car

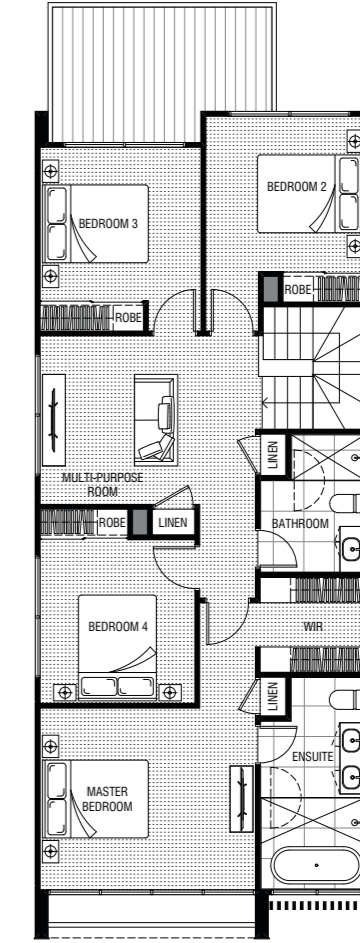
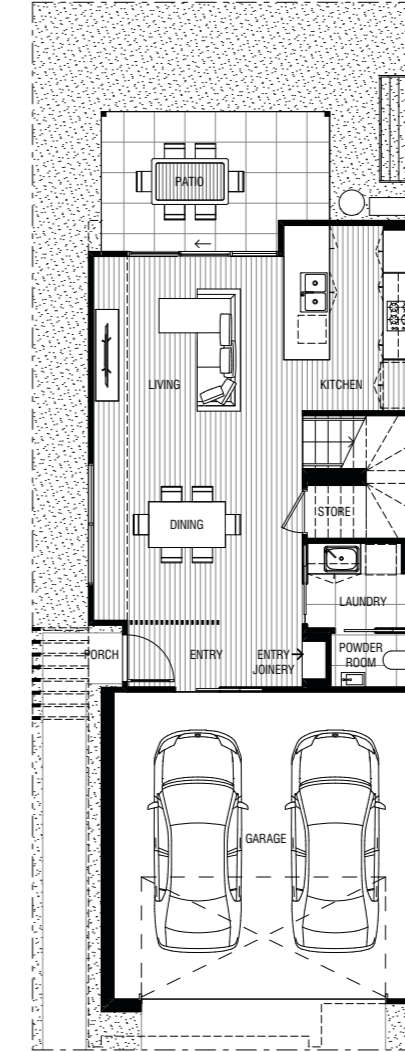
Multi-Purpose Room | Entry Joinery
Laundry

| | |
|--------------|-----------------------------|
| INTERNAL | 193m ² |
| PATIO | 11m ² |
| EXTERNAL | 16-41m ² |
| TOTAL | 220-245m² |



FLOOR PLAN - C1

4 Bedroom A



The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

4 Bedroom - B

4 Bed

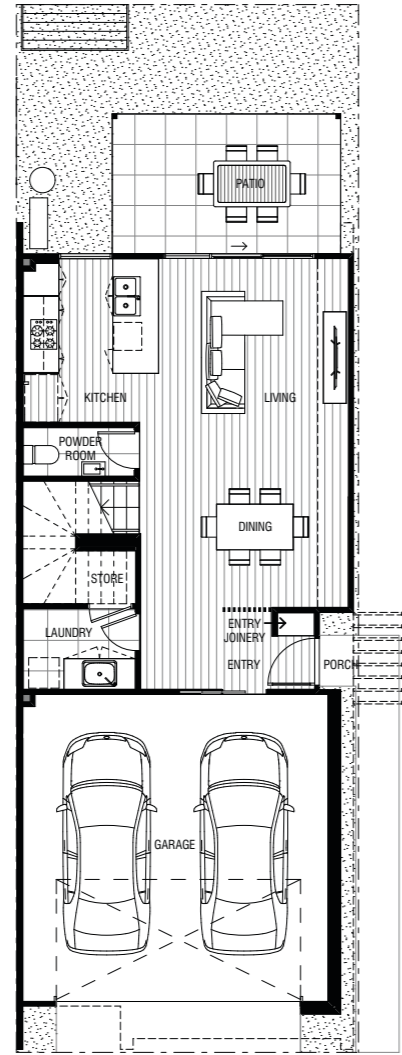
2.5 Bath

2 Car

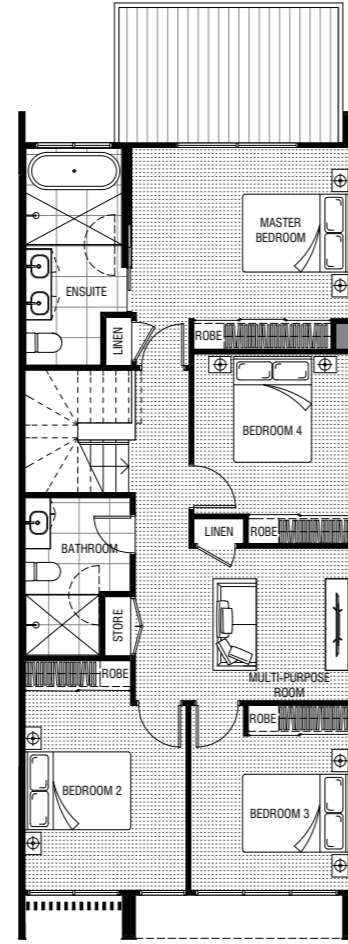
Multi-Purpose Room | Entry Joinery
Laundry

| | |
|--------------|-----------------------------|
| INTERNAL | 189m ² |
| PATIO | 12m ² |
| EXTERNAL | 21-35m ² |
| TOTAL | 222-236m² |

FLOOR PLAN - C2
4 Bedroom B



Ground Floor



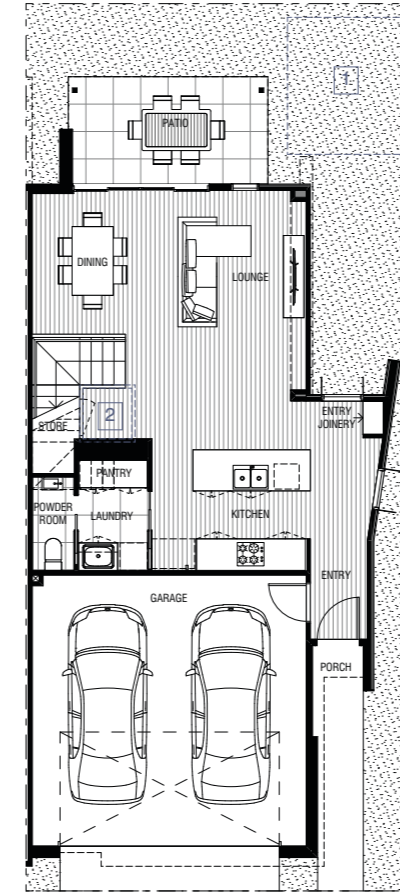
Level 1



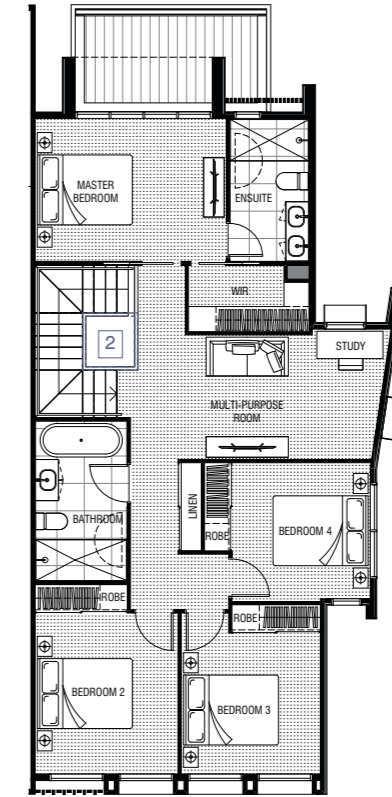
The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN - F1
4 Bedroom C

- ① **POOL PROVISION**
- APPROX 5.5M X 3M ALLOWANCE PROVIDED FOR POOL
- ② **LIFT PROVISION**
- APPROX 1070 X 1110 VOID PROVIDED TO ACCOMODATE LIFT



Ground Floor



Level 1



The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

4 Bedroom - C

4 Bed

2.5 Bath

2 Car

Multi-Purpose Room | Study Nook | Entry Joinery
Pantry | Laundry | Skylight

Optional Upgrades
Pool | Lift

| | |
|--------------|-----------------------------|
| INTERNAL | 198m ² |
| PATIO | 10m ² |
| EXTERNAL | 37-46m ² |
| TOTAL | 245-254m² |

FLOOR PLAN

4 Bedroom Free-standing Residences - A

4 Bed

2.5 Bath

2 Car

Epitome of luxury | Parents' retreat | Walk in pantry
Laundry | Skylight | Feature garden enclosure | Study nook

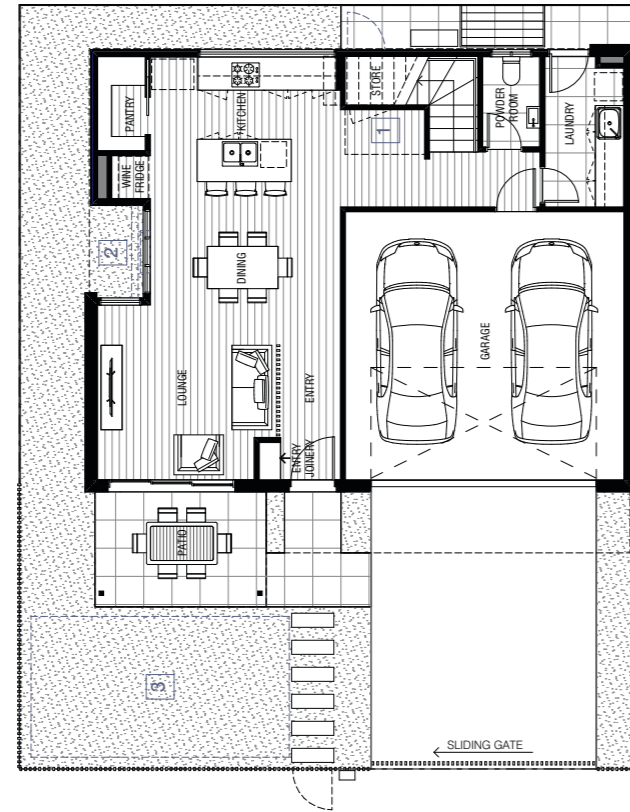
Optional Upgrades

Lift | Fireplace | Pool

| | |
|-----------------|-----------------------------|
| INTERNAL | 209m ² |
| PATIO | 9m ² |
| BALCONY | 11m ² |
| EXTERNAL | 72-94m ² |
| TOTAL | 301-323m² |
| LOT AREA | 218-240m² |

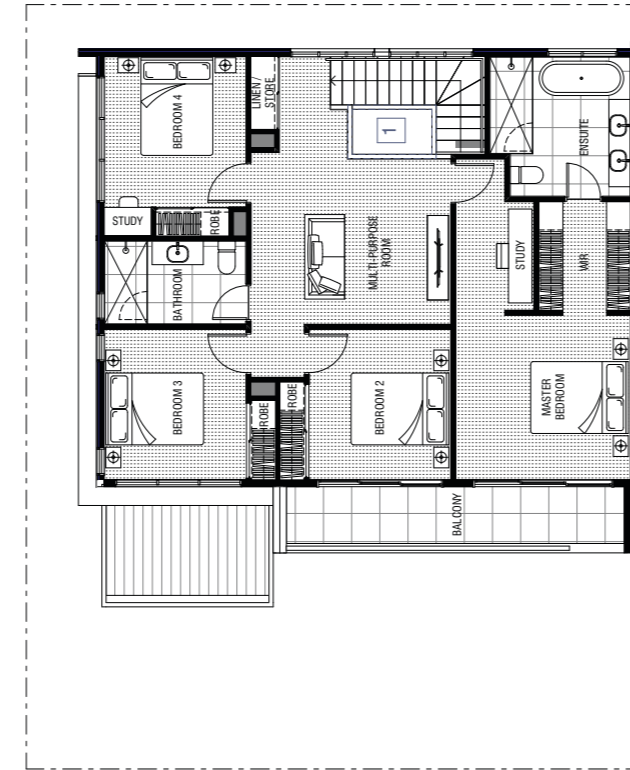
FLOOR PLAN - E1

4 Bedroom Free-standing A



Ground Floor

- ① **LIFT PROVISION**
- APPROX 1700 X 960 VOID PROVIDED TO ACCOMODATE LIFT
- ② **FIRE PLACE PROVISION**
- APPROX 2M LONG ALLOWANCE PROVIDED FOR A FIRE PLACE
- ③ **POOL PROVISION**
- APPROX 5.5M X 3M ALLOWANCE PROVIDED FOR POOL



Level 1

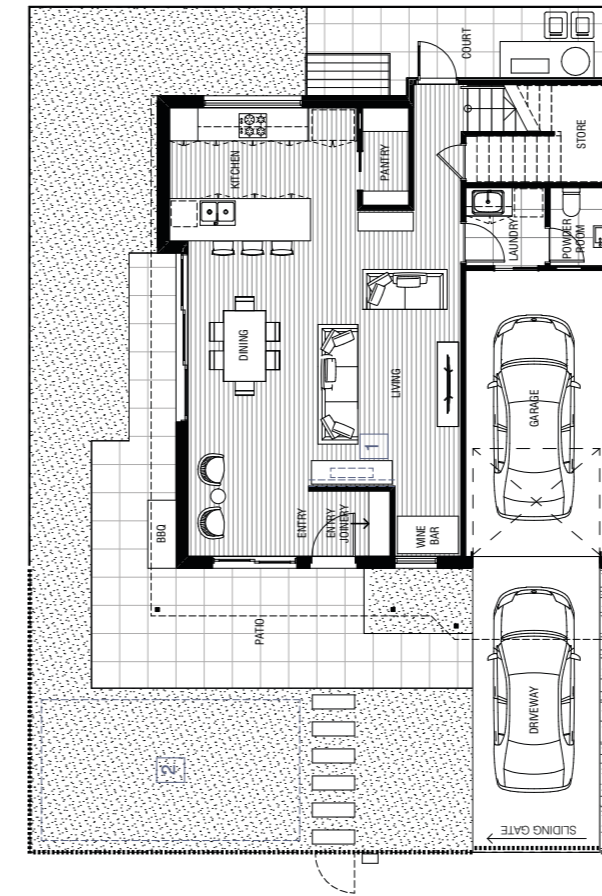


The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

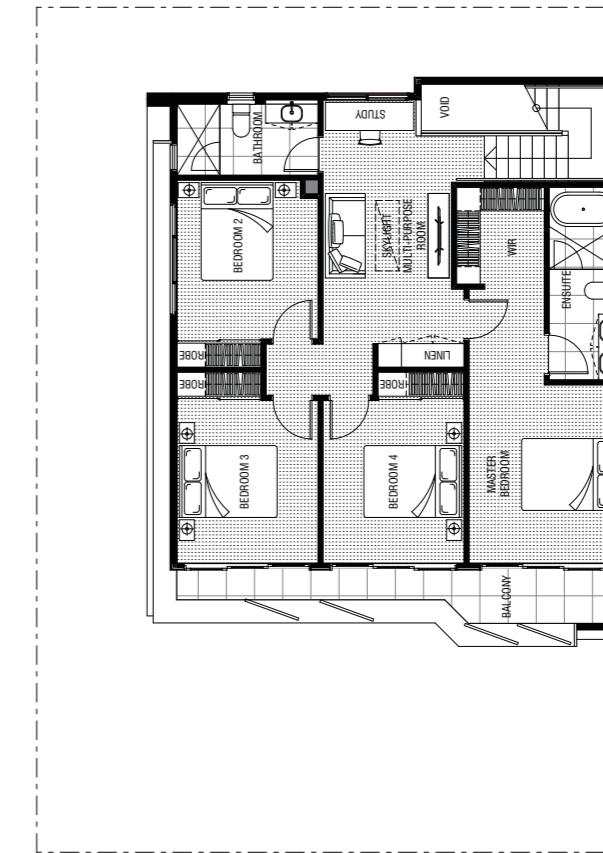
FLOOR PLAN - G1

4 Bedroom Free-standing B

- ① **FIRE PLACE PROVISION**
- APPROX 1.8M LONG ALLOWANCE PROVIDED FOR A FIRE PLACE
- ② **POOL PROVISION**
- APPROX 5.5M X 3M ALLOWANCE PROVIDED FOR POOL



Ground Floor



Level 1



The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. Changes may be made to the size or dimensions of the townhouse, window positions, architectural projections, fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhouse. Any areas or dimensions shown are subject to final survey. Refer to disclosure plans for details on areas. Furniture is not included.

FLOOR PLAN

4 Bedroom Free-standing Residences - B

4 Bed

2.5 Bath

2 Car

Epitome of luxury | Parents' retreat | Study Nook
Wine fridge | Walk in pantry

Optional Upgrades

Fireplace | Pool

| | |
|-----------------|-----------------------------|
| INTERNAL | 191m ² |
| PATIO | 23m ² |
| BALCONY | 9m ² |
| EXTERNAL | 82-113m ² |
| TOTAL | 305-336m² |
| LOT AREA | 220-251m² |



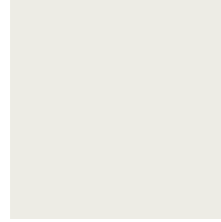
KITCHEN - Artist impression

INTERIOR

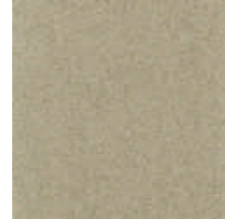
Fixtures and Finishes

FINISHES & FIXTURES

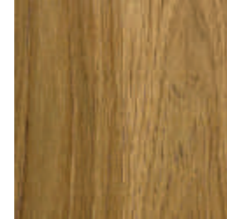
Dawn (ALL TYPES)



PAINT



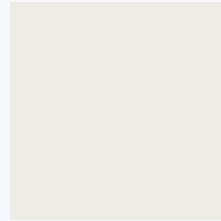
CARPET



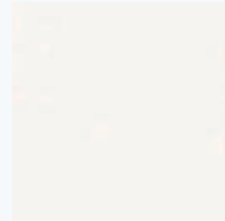
FEATURE JOINERY



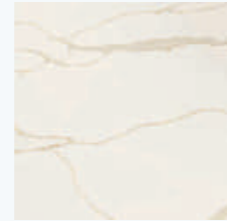
TIMBER FLOORING



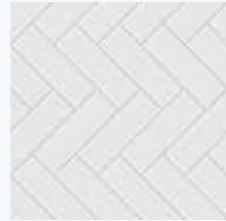
MIRROR



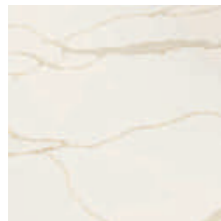
VANITY BENCHTOP



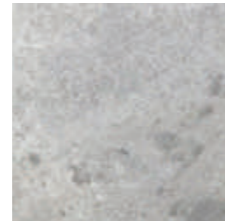
KITCHEN SPLASHBACK
(3 BED B,C,D & 4 BED A,B,C)



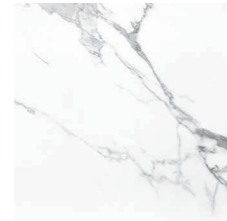
KITCHEN SPLASHBACK
(2+1 BED & 3 BED A)



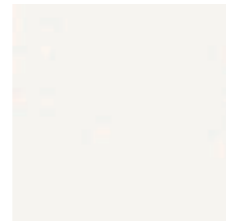
KITCHEN BENCHTOP & SPLASHBACK
(FREE-STANDING RESIDENCE A & B)



BATHROOM WALL TILE



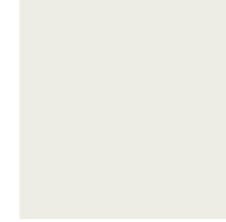
BATHROOM FEATURE WALL



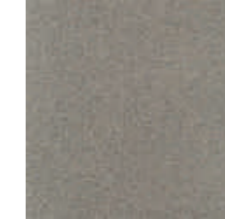
KITCHEN BENCHTOP

FINISHES & FIXTURES

Dusk (ALL TYPES)



PAINT



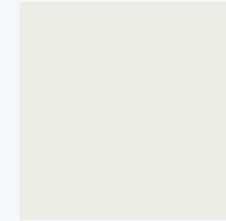
CARPET



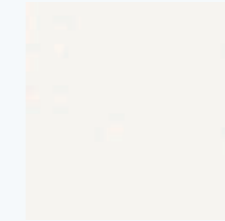
FEATURE JOINERY



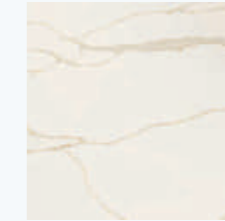
TIMBER FLOORING



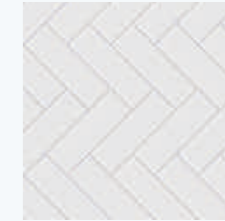
MIRROR



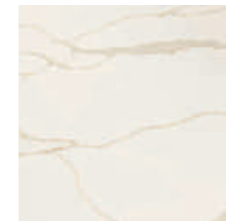
VANITY BENCHTOP



KITCHEN SPLASHBACK
(3 BED B,C,D & 4 BED A,B,C)



KITCHEN SPLASHBACK
(2+1 BED & 3 BED A)



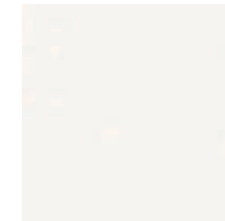
KITCHEN BENCHTOP & SPLASHBACK
(FREE-STANDING RESIDENCE A & B)



BATHROOM WALL TILE



BATHROOM FEATURE WALL



KITCHEN BENCHTOP

2+1 Bedroom + 3 Bedroom



COOKTOP



OVEN



RANGEHOOD



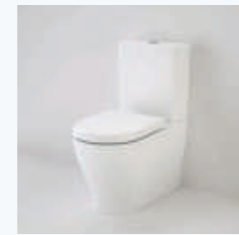
DISHWASHER



KITCHEN SINK MIXER



KITCHEN SINK



TOILET SUITE



TOILET BASIN



SHOWER MIXER



MIXER TAP



SHOWER SHELF



TOILET ROLL HOLDER

2+1 Bedroom + 3 Bedroom



TOWEL RAIL



HAND SHOWER



SHOWER HEAD



FLOOR WASTE TYPE



JOINERY HANDLE



LIGHT SWITCH



POWER POINT



DOWNLIGHT



FREESTANDING BATH

4 Bedroom



COOKTOP



OVEN



RANGEHOOD



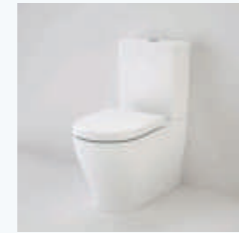
SEMI-INTERGRATED
DISHWASHER



KITCHEN SINK MIXER



KITCHEN SINK



TOILET SUITE



TOILET BASIN



SHOWER MIXER



MIXER TAP



SHOWER SHELF



TOILET ROLL HOLDER

4 Bedroom



TOWEL RAIL



SHOWER HEAD & HANDLE



SHOWER HEAD



FLOOR WASTE TYPE



JOINERY HANDLE



LIGHT SWITCH



POWER POINT



DOWNLIGHT



FREESTANDING BATH

4 Bedroom Free-standing Residence



COOKTOP



OVEN



MICROWAVE OVEN



DISHWASHER



RANGEHOOD



WINE FRIDGE



KITCHEN SINK MIXER



KITCHEN SINK



SHOWER MIXER



SHOWER MIXER



IN WALL TOILET



TOILET BASIN

4 Bedroom Free-standing Residence



TOWEL RAIL



HAND SHOWER



SHOWER HEAD



FLOOR WASTE TYPE



JOINERY HANDLE



LIGHT SWITCH



POWER POINT



DOWNLIGHT



FREESTANDING BATH



SHOWER SHELF



TOILET ROLL HOLDER



FUNCTION ROOM - Artist impression

STATISTICS

Investment Guide

Body Corporate Fees



2+1 BEDROOM
TOWNHOMES



3 BEDROOM
TOWNHOMES



4 BEDROOM
TOWNHOMES

*The fee estimation and description are indicative and reference only.

Rental Estimates



2+1 BEDROOM
TOWNHOMES



3 BEDROOM
TOWNHOMES



4 BEDROOM
TOWNHOMES

*The fee estimation and description are indicative and reference only.



**Depreciation
Schedule**

**Depreciation
Schedule**

— Comparabile Sales



| ADDRESS | 18 Shirley Street, Clayfield 4011 | 37 Jackson Street Hamilton QLD 4007 | 80 Allen Street Hamilton QLD 4007 | 45 Parkside Crescent Hamilton QLD 4007 | 45 Parkside Crescent Hamilton QLD 4007 | 12-18 Parkside Circuit Hamilton QLD 4007 | 12-18 Parkside Circuit Hamilton QLD 4007 |
|------------------------|-----------------------------------|-------------------------------------|-----------------------------------|--|--|--|--|
| PROJECT COMPLETION | 2019 | 2019 | 2019 | 2005 | 2005 | 2015 | 2015 |
| TOWNHOUSE NO. | n/a | n/a | n/a | Town House 1 | Town House 12 | Unit / TH 605 | Unit / TH 608 |
| POSITION | Street Frontage | Street Frontage | Street Frontage | Within a Complex | Within a Complex | Within a Complex | Within a Complex |
| BED+BATH+CAR | 4 + 3 + 2 | 5 + 3 + 2 | 3 + 2 + 2 | 3 + 2 + 3 | 3 + 2 + 2 | 3 + 2 + 3 | 3 + 2 + 3 |
| LEVELS | 2 Levels | 2 Levels | 2 Levels | 2 Levels | 2 Levels | 2 Levels | 2 Levels |
| INTERNAL AREA M2 | TBA | 252.05 | 232 | 204 | 148 | 208 | 208 |
| EXTERNAL AREA M2 | TBA | 11.47 | 12.15 | 13.94 | n/a | 17 | 17 |
| COURTYARD AREA M2 | TBA | 14.95 | n/a | 15.84 | 27.6 | n/a | n/a |
| LOT SIDE AREA M2 | 436m2 | 253m2 | 197m2 | 198m2 | 143m2 | 226m2 | 227m2 |
| STATUS | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| ASKING PRICE | \$1,489,000 | n/a | n/a | n/a | n/a | n/a | n/a |
| SOLD PRICE | \$1,425,000 | \$1,240,000 | \$985,000 | \$1,150,000 | \$990,000 | \$1,050,000 | \$1,020,000 |
| SOLD / ASKING PRICE M2 | TBA | \$4919.66 | \$4245.69 | \$5637 | \$6689 | \$5048 | \$4904 |
| SOLD DATE | 29/02/2020 | 11/07/2019 | 7/11/2019 | 22/01/2020 | 14/10/2019 | 5/02/2020 | 2/02/2020 |

*Price date sourced from www.pricefinder.com.au

— Comparabile Sales



| ADDRESS | 37 Whytecliffe Street Albion QLD 4010 | 80-82 Dobson Street Ascot QLD 4007 | 80-82 Dobson Street Ascot QLD 4007 | 80-82 Dobson Street Ascot QLD 4007 | 45 Parkside Crescent Hamilton QLD 4007 | 45 Parkside Crescent Hamilton QLD 4007 | 45 Parkside Crescent Hamilton QLD 4007 |
|------------------------|---------------------------------------|--------------------------------------|------------------------------------|--------------------------------------|--|--|--|
| PROJECT COMPLETION | 2019 | 2019 | 2019 | 2019 | 2019 | 2019 | 2019 |
| TOWNHOUSE NO. | Town House 6 | Town House 82 | Town House 80 | Town House 80A | Town House 2 | Town House 3 | Town House 4 |
| POSITION | Rear LHS Corner | Lot 1 (Reno'd House) Street Frontage | Lot 2 New Town House Rear LHS | Lot 3 (Reno'd House) Street Frontage | New Town House Rear LHS | New Town House Rear Middle | New Town House Rear RHS |
| BED+BATH+CAR | 4 + 2 + 2 | 3 + 3 + 2 | 3 + 3 + 2 | 3 + 3 + 2 | 3 + 2 + 2 | 3 + 2 + 1 | 3 + 2 + 1 |
| LEVELS | 2 Levels | 2 Levels | 2 Levels | 2 Levels | 3 Levels | 3 Levels | 3 Levels |
| INTERNAL AREA M2 | 275.7 | 196 | 196 | 162 | 240 | 229 | 239 |
| EXTERNAL AREA M2 | TBA | 13.5 | 33 | 21 | 19 | 19 | 17 |
| COURTYARD AREA M2 | TBA | 84 | 42 | 44 | 33 | 30 | 30 |
| LOT SIDE AREA M2 | 222m2 | 225m2 | 205m2 | 205m2 | 251m2 | 230m2 | 247m2 |
| STATUS | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD | SOLD |
| ASKING PRICE | n/a | \$1,100,000 | \$970,000 | \$970,000 | \$1,200,000 | \$950,000 | \$1,200,000 |
| SOLD PRICE | \$1,000,000 | \$1,055,000 | \$969,000 | \$953,000 | \$1,050,000 | \$946,000 | \$1,020,000 |
| SOLD / ASKING PRICE M2 | \$3637 | \$5035.80 | \$4231.44 | \$5027.60 | \$4054 | \$3814 | \$3984 |
| SOLD DATE | 29/02/2020 | 17/01/2020 | 23/02/2020 | 25/03/2020 | 13/09/2019 | 21/12/2019 | 8/01/2020 |

*Price date sourced from www.pricefinder.com.au



DEVELOPER

Life, more than beautiful

Poly Global is an international company that launched its Australian operations in 2014, with a vision to create beautiful living experiences for the communities it engages with across the world, from China to the United States, from the UK to Australia. With more than \$140 billion in assets and 44,000 employees globally, Poly brings a long-term view to its operations, setting a strategy for stable growth throughout the world. Poly Australia has grown rapidly and now has a large number of major residential and commercial projects in development along the east coast of the country. The ultimate goal is to become Australia's leading diversified property developer, one that is known for creating socially sustainable environments and enhancing communities through clever design for all stages of life.



POLY HEAD OFFICE - Sydney, Australia

— ASCOT AURORA

Project Partners



TOWN PLANNER | URBIS

Urbis is a creative community of practice experts, working collaboratively to deliver fresh thinking and independent advice and guidance - all backed up by real, evidence based solutions.



ARCHITECTS | BDA

Established in 1998, BDA is a mid-sized award winning architectural practice based on the Gold Coast, Australia & Selangor, Malaysia. They are a youthful and enthusiastic practice who like to look beyond the known and explore new ideas. They have an international reputation for design quality, environmental awareness and innovation.



LADSCAPE ARCHITECT | LAT 27

Lat27 is an award-winning multidisciplinary design studio. Its culture is drawn from a shared appreciation that the success of a place is fundamentally determined by responsiveness to environment and context,



Display Suite: Shop 5/6, 111 Racecourse Road, Ascot 4007 • Site Address: 104 Lamington Street, Ascot 4007 | 07 3292 5648 | AURORAASCOT.COM.AU