

# ATRIA

— hamilton reach —

hamilton reach

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A couple stands on a grassy bank overlooking a lake. In the background, several sailboats are visible on the water, and a dense forest of trees lines the shore. The scene is captured in a warm, golden light, suggesting late afternoon or early morning. The image is framed by white geometric lines that create a modern, abstract design.

# Dare to compare with Atria at Hamilton Reach.

Apartments and terrace homes with more space, more inclusions, more value and more opportunity.

Perfectly located within Hamilton Reach, in the prestigious suburb of Hamilton, the final release at Atria offers a value proposition like no other.

Thoughtfully designed to echo our unique Queensland lifestyle, Atria contains calm, subtropical spaces that maximise natural light and infuse gentle breezes throughout.



# Live different at Hamilton Reach.

Beautifully nestled amongst 2.5 hectares of pristine parkland, overlooking more than 550 metres of river frontage and adjoining the Royal Queensland Golf Club, Hamilton Reach offers a welcome change of pace from city life.

Enjoy a welcome reprieve with a stroll around the RiverWalk and beach, or sit back and relax with a coffee at the Northshore Harbour Cafe conveniently located on your doorstep. Or jump on a CityCat at the nearby Northshore Hamilton CityCat terminal providing direct connectivity with the Brisbane CBD, cultural and entertainment precincts, universities and picturesque riverside suburbs.

Hamilton Reach is part of Brisbane's largest urban renewal precinct, Northshore Hamilton. When complete, the Northshore Hamilton vision is to deliver a vibrant, mixed-use masterplanned community of over 15,000 residents and employment hub to 10,000 people, integrated with innovative urban design and world-class infrastructure.



Hamilton Reach has achieved sales in excess of **\$290 million** since its launch in 2011

# A vibrant address within a prestigious location.

Bordering the Brisbane riverfront and offering views across to the city and water in parts, Hamilton has a long-standing reputation as one of Brisbane's most prestigious suburbs.

This tightly held location offers an array of boutique retail, fine dining and entertainment options, alongside a strong cafe culture and village-like atmosphere.

Living here offers an incredible array of things to see and do on your doorstep, here's just a small taste.

**6.30am:** Start your day with a free fitness camp in the park as part of Live Life Get Active

**8:00am:** Morning stroll along the RiverWalk

**8:30am:** Breakfast with friends at the Northshore Harbour Cafe

**10:30am:** Have a browse through some of the boutique shops along Racecourse Road

**12:00pm:** Take a break for lunch at a local cafe on Racecourse Road

**2:00pm:** Enjoy a fabulous afternoon at the nearby Eagle Farm Racecourse

**6:00pm:** Indulge in a cheeky drink at nearby Portside Wharf, followed by dinner at one of the many riverfront restaurants that takes your fancy



Portside Wharf, Hamilton



Northshore Harbour Cafe



Racecourse Road, Hamilton

New Farm Park & CityCat Terminal  
Queens Wharf Redevelopment  
**Brisbane CBD**  
Howard Smith Wharves Redevelopment  
James Street Entertainment Precinct  
Teneriffe CityCat Terminal  
Bulimba CityCat Terminal  
Gasworks Entertainment Precinct  
Portside Wharf Entertainment Precinct  
Bretts Wharf CityCat Terminal  
Hamilton Harbour  
Racecourse Road

GOMA  
South Bank  
Hawthorne CityCat Terminal  
Treasury Casino

Fortitude Valley Entertainment Precinct & Chinatown Mall  
Mount Coot-tha

Portside Wharf Entertainment Precinct  
Bretts Wharf CityCat Terminal  
Hamilton Harbour  
Racecourse Road

Northshore Hamilton CityCat Terminal

Northshore Harbour Cafe

Northshore Riverside Park

Eat Street Markets

**Northshore Hamilton Urban Development Area**

Brisbane Technology Park Office Precinct

Eagle Farm and Doomben Racecourses

**HAMILTON REACH**

ATRIA

Royal Queensland Golf Club

Brisbane Domestic Airport 7.5kms  
International Airport 5kms

Connection to M1 Gateway Motorway

Gold Coast 77kms  
Sunshine Coast 114kms



# Brisbane, a city on the rise.

## Hamilton Market Outlook

- **3.6% PA** average median sale price growth over the past decade  
Hamilton apartments have enjoyed largely uninterrupted price growth since the early 1990's
- **Over 146,000** new jobs by 2031  
Proposed new jobs in proximity to Northshore.
- The Brisbane economy will reach **\$217 billion by 2031**, up from \$135 billion in 2013

## Key Hamilton Surrounds Infrastructure Projects

- Kingsford Smith Drive Upgrade **\$650 Million**
- Northshore Hamilton CityCat Terminal **\$5 Million**
- Australia Trade Coast **\$6 Billion**
- Gateway Motorway Upgrade Project **\$2.12 Billion**

# A perfect union.

Designed in collaboration with Frasers Property Australia and award-winning Brisbane architects Arkhefield, Atria is characterised by the casual but refined southeast Queensland lifestyle.

Atria apartments and terrace homes have been meticulously crafted to capture the freedom of space and establish a connection with the outside.

Atria promises to deliver a value-proposition unlike anything else currently in the market.

*"Atria is a reflection of our unique Queensland lifestyle - providing calm subtropical spaces, filtering natural light and gentle breezes throughout."*

*Andrew Gutteridge - Principal /  
Architect FRAIA, Arkhefield*

ATRIA SOUTH



← Brisbane CBD

Airport →



Eco Walk

Atria North

Riverlight North

Riverlight East

Future Stage

Eco Walk

Atria South

Northshore Riverside Park

Watermarque on the Park

Pocket Park

Eco Walk

Northshore Harbour Café

Northshore Riverside Park

Watermarque North

The Green Quarter

RiverWalk

Watermarque South

The Keelson

Future Stage

Future Stage

Newport

Northshore Hamilton CityCat Terminal

Northshore Beach

RiverWalk

RiverWalk

Lookout Park

Brisbane River

Artist's impression





An idyllic location.





Atria South Apartment, 1 Bedroom

# Settle for more.

The apartments in Atria promote cutting edge design and invite you to settle for more – more space, more inclusions and more value.



Atria South Bathroom, 1 Bedroom

# Sophisticated terrace home living.

Atria presents a limited collection of premium terrace homes that offer all the benefits of a traditional free-standing family home located in a masterplanned low-density community.




Atria South Terrace Homes





Healthy mind,  
healthy body.

Atria 25 metre lap pool

A photograph of a white sailboat named 'Riwaka' on a body of water. The boat is in the middle ground, with a dense line of green trees and bushes in the foreground. The sky is clear and blue. The image is framed by a white diagonal line that separates the text area on the left from the photograph on the right.

# Efficient, now and into the future.

Hamilton Reach protects and nurtures the local environment and natural assets of its unique location through careful planning and smarter building design.

Atria features a range of sustainability initiatives including:

- » Double-glazed windows and doors to improve both acoustics and thermal outcomes
- » Great passive design elements which promote cross ventilation, reducing the need for artificial heating and cooling and maximising views
- » The use of Photovoltaic systems - 1kW to each terrace home and 3kW for the apartment building common areas
- » 30,000 litre water storage tank for maintaining the common landscape facilities
- » The use of gas hot water systems to the townhouses and apartments
- » Ceiling fans to the balconies and terraces
- » The use of water efficient plant species



# PROSPERITY

LOYALTY REWARDS

## FRASERS PROPERTY AUSTRALIA

Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our over 90 years' experience in Australia guarantees quality and reliability every time.

With S\$23 billion in assets across more than 80 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise, and we're fixing our sights on making a contribution to important issues such as sustainability and liveability into the future.

At Frasers Property, we understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.

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**THE DIFFERENCE IS REAL.**



## PRIVILEGES & BENEFITS.

### 1 PURCHASE REWARDS.

When you purchase your first property from Frasers Property in Australia or New Zealand, you become a member of Prosperity, eligible for generous **Purchase Rewards**. This means that when you buy your second property from us at developments across Australia and New Zealand, you'll receive a **2%** reduction off the list price, rebated after settlement. When you buy your third or subsequent properties from us at developments across Australia and New Zealand, you'll receive **3%** off the list price, rebated after settlement. It's that simple.

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Prosperity membership rewards you for your recommendations. Recommend Frasers Property to a friend or family member who is not already on our database, register yourself and your friend, and if they purchase a property you'll receive a \$2000 **Referral Reward**, paid after unconditional exchange; and there are no restrictions on the number of referrals you can make.

You can make a referral online at [frasersproperty.com.au/prosperity](http://frasersproperty.com.au/prosperity) or at any of our project sales offices.

### 3 PRIORITY NOTIFICATION.

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Let us know your preferences at [frasersproperty.com.au/prosperity](http://frasersproperty.com.au/prosperity) so that we can contact you only with relevant opportunities.

### 4 A NEW WORLD OF TRAVEL AND HOLIDAY POSSIBILITIES.

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