

RIVERLIGHT

hamilton reach



LIVE BY THE WATER

A HIGHLY DESIRED HAMILTON ADDRESS

Riverlight embraces nature, offering a serene waterside, parkside retreat only 6kms from Brisbane's CBD. Apartments offer magnificent views capturing the Brisbane River, neighbouring Royal Queensland Golf Club and tranquil parklands.

LIVE DIFFERENT AT HAMILTON REACH

Hamilton Reach, by Frasers Property Australia, offers endless opportunity to get outside and explore. Over 600 metres of Brisbane River frontage, a 2.5 hectare parkland and over 1.5kms of walking paths and cycleways set this established inner-city community apart from all others.

The Hamilton Reach masterplan
is valued over \$900 million.

February, 2016

RISE ABOVE
HAMILTON REACH

Two striking buildings that rise above the other Hamilton Reach releases, Riverlight presents a contemporary facade designed to embrace light and green-space. Drawing on the natural palette of Hamilton Reach - the blue greys of the river, earthy tones from

the water's edge and bright whites of the built forms - Riverlight invites the natural, external environment in.



Artists impression - Riverlight East and Recreational Spaces



Northshore Riverside Park



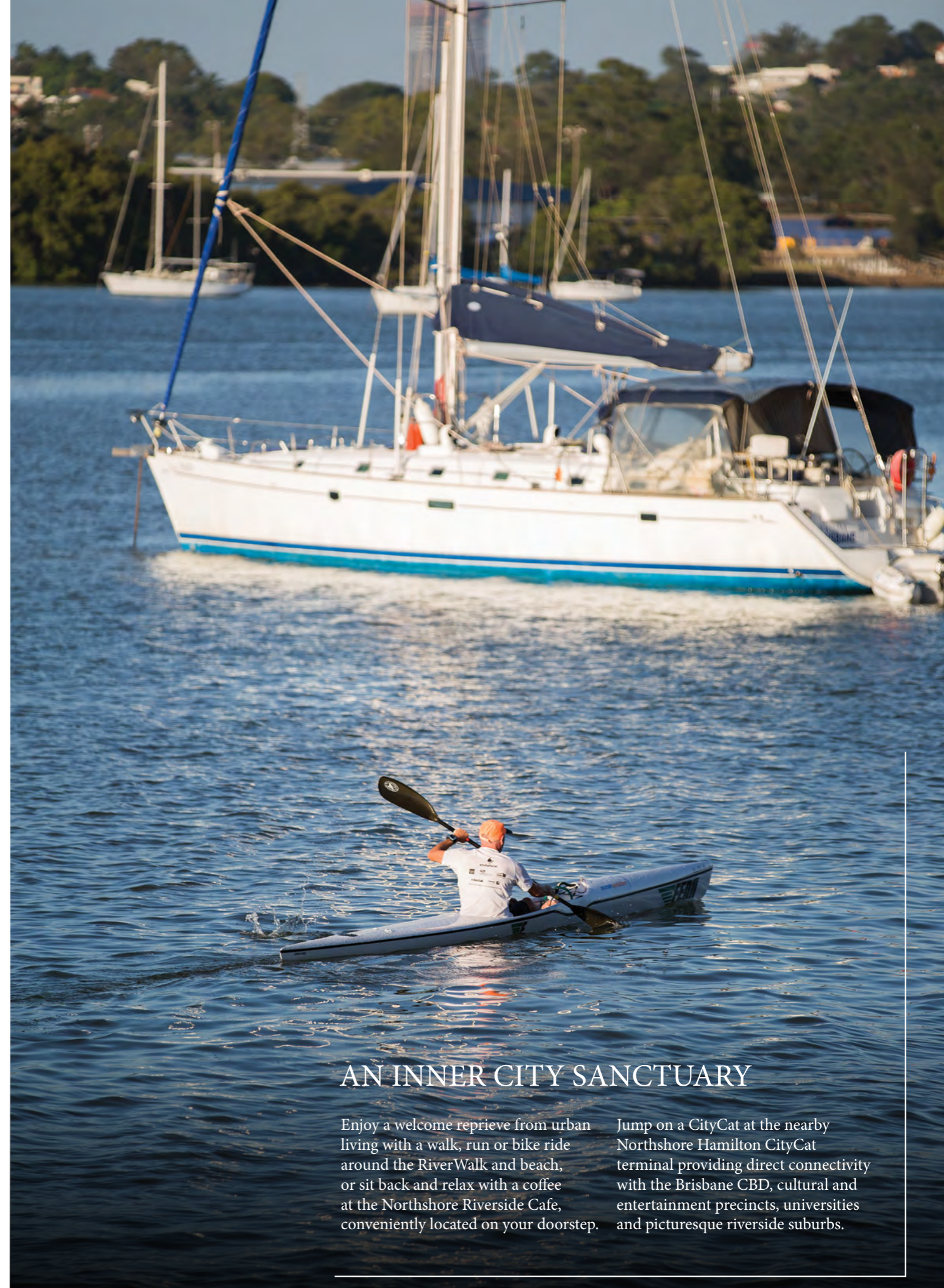
Royal Queensland Golf Club



Hamilton CityCat Terminal



Hamilton Reach walking paths and cycleways



AN INNER CITY SANCTUARY

Enjoy a welcome reprieve from urban living with a walk, run or bike ride around the RiverWalk and beach, or sit back and relax with a coffee at the Northshore Riverside Cafe, conveniently located on your doorstep.

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.

**BE AT ONE
WITH NATURE**

REDISCOVER THE WORLD AROUND YOU



Riverlight has been created to exist in harmony with the natural world around it, with greenery emerging through the outdoor pathways and gardens, and natural light and sub-tropical breezes flowing through your home. In its design,

Riverlight reflects the connection between humans and nature. From endless new shades of green and the sparkling reflection of the river, to communal gardens offering an experience for all the senses.



Artists Impression – Riverlight East, type 03 floor plan

INSPIRING SURROUNDS

Making the most of natural light and the surrounding environment, Riverlight apartments have been meticulously designed as an extension of the outside world. Riverlight, which rises above the low rise buildings

below, enjoys premium views of the Brisbane River, Royal Queensland Golf Course and surrounding parklands – all within a highly desired neighbourhood.



REACH FOR THE SKY

LIVING AT RIVERLIGHT IS A NATURAL CHOICE

Living at Riverlight, it's easy to do more for the world you live in. It's not just about the physical features of the building, but also your lifestyle, health, well-being and environmental choices. When you live an active lifestyle, the environment around you benefits too. Riverlight embodies this approach. With Green Switch technology throughout your apartment, you can

turn off every light in your home with a single flick. Photovoltaic solar panels power the communal areas, helping the Riverlight community leave a smaller footprint for the future. And when it's time to head out, it's easy to swap four wheels for two. With cycleways connecting you to nearby shopping, dining and entertainment destinations, it's the natural choice.

LUXURIOUS NATURAL
COLOUR PALETTES



Artists Impression – Riverlight East, type PH02 floor plan



With over 1,700m² of landscaped gardens and spaces to explore, Riverlight offers a superior lifestyle choice. For a healthy body and mind, make the most of Riverlight's outdoor spaces.



The Boathouse offers you a different way to enjoy the Brisbane River and Hamilton Reach beach. Kayaks are readily available, perfect for a relaxing paddle.



A 20 metre pool and sundeck – swim some laps or relax and unwind by the pool.



A fully equipped gymnasium overlooking lush landscaped spaces.



Outdoor master-chef BBQ retreat and alfresco dining room, designed for entertaining friends and family.



A sensory garden offering an experience to stimulate your senses.

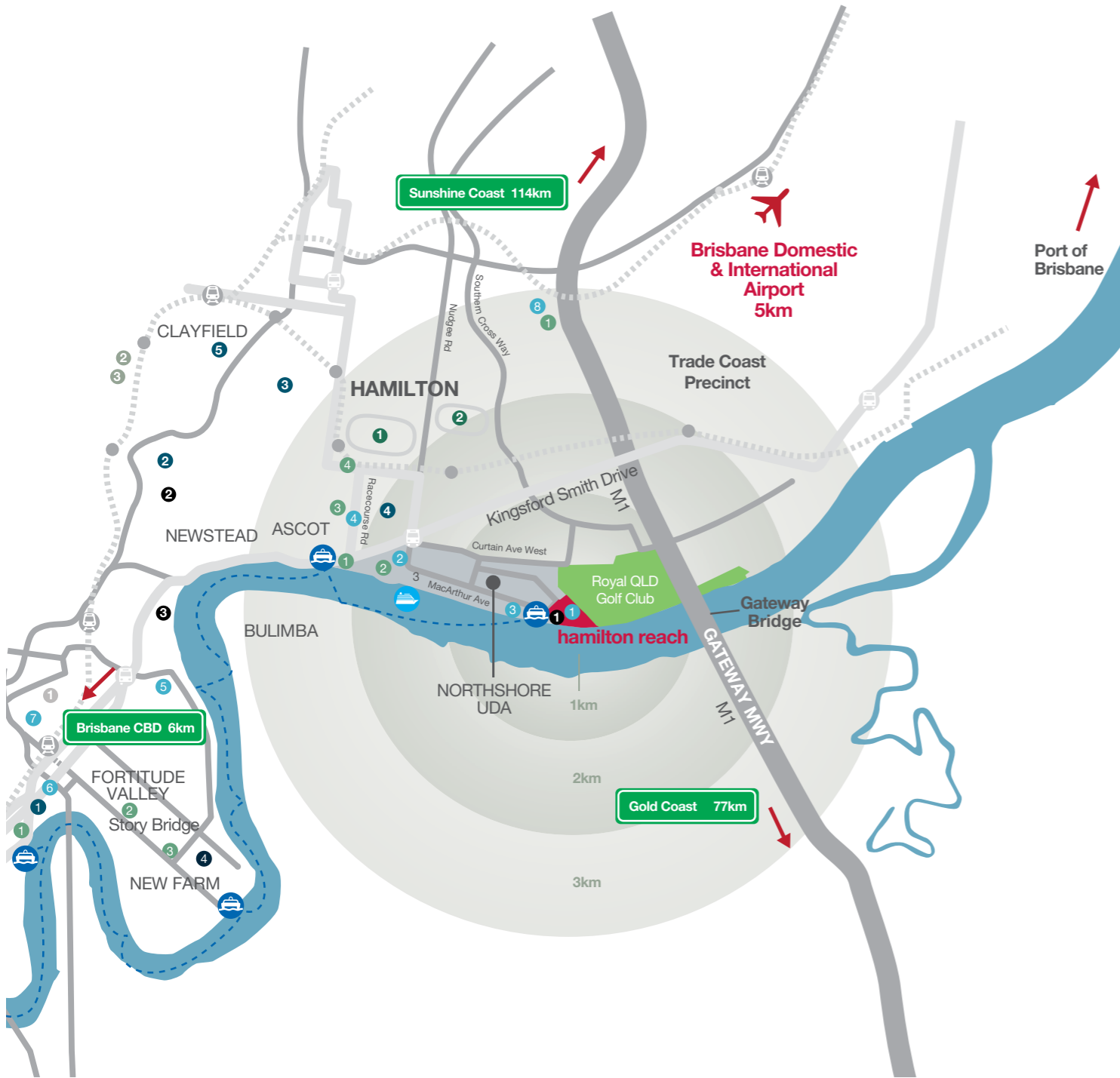
RELAX, UNWIND
AND BREATHE

Artists Impression – Riverlight East and recreational spaces



Artists Impression – Riverlight Atrium Lobby

INNER CITY LIVING WITH SEAMLESS CONNECTIONS



Schools and Universities

- 1 All Hallows School
- 2 St Margaret's Anglican Girls School
- 3 St Rita's College
- 4 Hamilton State School
- 5 Clayfield College

Racecourses

- 1 Eagle Farm Racecourse
- 2 Doomben Racecourse

Entertainment

- 1 Northshore Riverside Cafe
- 2 Portside Wharf Entertainment Precinct
- 3 Eat Street Markets
- 4 Racecourse Road
- 5 Gasworks Entertainment Precinct
- 6 Fortitude Valley Entertainment Precinct
- 7 Chinatown
- 8 Brisbane Airport 1 DFO & other retail

Hospitals

- 1 Royal Brisbane & Women's Hospital
- 2 Prince Charles Hospital
- 3 Holy Spirit Northside

Parks and Recreational Parklands

- 1 Northshore Riverside Park
- 2 Crosby Park
- 3 Newstead Park
- 4 New Farm Park

Local fresh produce and groceries

- 1 Woolworths
- 2 IGA
- 3 Coles
- 4 Eagle Farm Markets



NORTSHORE RIVERSIDE PARK
30 METRES AWAY

A 2.5 hectare parkland located in Hamilton Reach. Bursting with activity, Northshore Riverside Park is where locals embrace the outdoors – picnicking and enjoying green surrounds on the Brisbane River.



NORTSHORE RIVERSIDE CAFE
150 METRES AWAY

This vibrant cafe offers the Hamilton Reach residents casual dining at its very best – and right on your doorstep.



HAMILTON CITYCAT TERMINAL
200 METRES AWAY

Providing connectivity to Brisbane's CBD and other entertainment precincts, the CityCat is an enjoyable way to travel to the rest of Brisbane for work or leisure.



EAT STREET MARKETS
1KM AWAY

Eat Street Markets attracts thousands of visitors each week and offers an eclectic selection of Brisbane's best food stalls and live performers – all within easy reach.



PORTSIDE WHARF
1.5KMS AWAY

Portside Wharf is one of Brisbane's premier entertainment precincts, host to a mix of cafes, bars, restaurants, boutique shops, an IGA grocery store, health and wellbeing studios and a cinema.



RACECOURSE ROAD
2KMS AWAY

Racecourse Road, located in prestigious neighbouring Ascot, offers a combination of casual and formal dining options as well as an array of stylish boutique shops.



EAGLE FARM MARKETS
2.4KMS AWAY

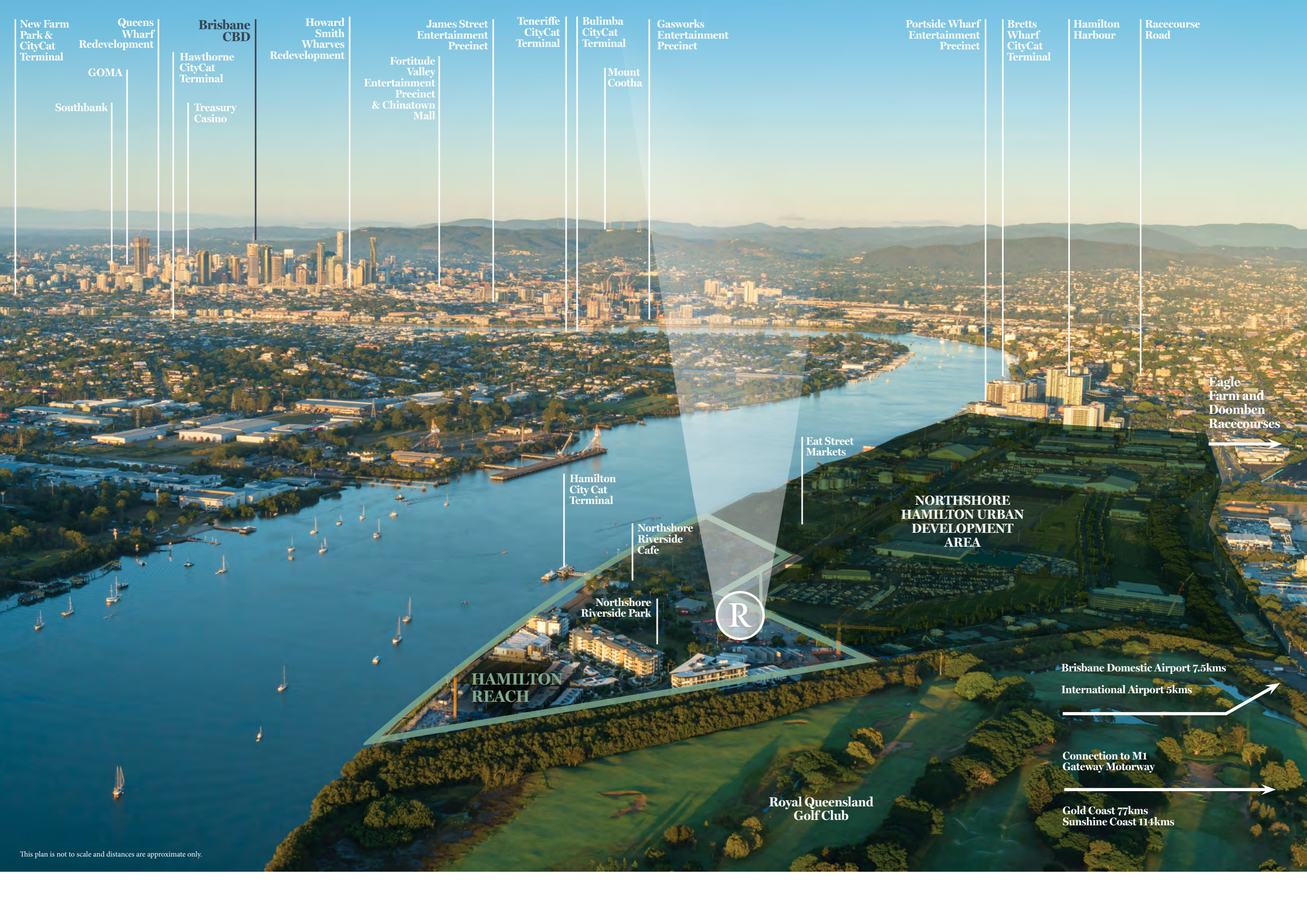
Eagle Farm Markets is a Sunday ritual for locals, boasting fresh fruit and vegetables and seasonal blooms.



BRISBANE'S BEST SCHOOLS AND UNIVERSITIES
WITHIN 6KMS

A range of primary and secondary schooling options, as well as universities, all within easy reach.

This plan is an artist's impression, not to scale and distances are approximate only.



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

Southbank

Hawthorne CityCat Terminal

Treasury Casino

Fortitude Valley Entertainment Precinct & Chinatown Mall

Mount Cootha

Eagle Farm and Doomben Racecourses

Eat Street Markets

Hamilton City Cat Terminal

Northshore Riverside Cafe

Northshore Riverside Park

NORTHSHORE HAMILTON URBAN DEVELOPMENT AREA



HAMILTON REACH

Brisbane Domestic Airport 7.5kms
International Airport 5kms

Connection to M1 Gateway Motorway

Royal Queensland Golf Club

Gold Coast 77kms
Sunshine Coast 114kms

This plan is not to scale and distances are approximate only.

A HIGHLY DEMANDED LIFESTYLE PRECINCT

Hamilton Reach is part of Brisbane's largest waterfront urban renewal project, Northshore Hamilton. This riverside precinct is being transformed. Once an industrial area, it will be a vibrant, master planned community of people living and working amongst innovative urban design and world-class infrastructure, stretching for 2.5km along the Brisbane River.

HAMILTON MARKET OUTLOOK

Brisbane's economy is predicted to be worth over \$217 billion by 2031, a 60 per cent increase from 2013.

Hamilton is positioned to benefit from employment growth, located between the Brisbane CBD and Australian Trade Coast – Queensland's two largest employment nodes. Hamilton is set to benefit from over 146,000 new surrounding jobs by 2031.

Hamilton apartments have enjoyed largely uninterrupted price growth since the early 1990's. Over the past decade, the average median sale price has increased by 3.6% per annum.

Consistent rental growth averaging 5.6% per annum across one, two and three bedroom apartments between September 2010 – September 2015.

Source: Urbis, Hamilton Market Outlook, February 2016

HAMILTON REACH SHINES BRIGHT

Hamilton Reach has achieved over **\$240 million** in sales since 2011.

The average sale price achieved to date per residence exceeds **\$700,000**.

Over **20%** of sales have achieved a price in excess of **\$1 million**.

The highest sale price achieved is **\$2.8 million**.

Source: RP Data and Frasers Property Australia, February 2016

Actual view, level 11, type PH03 floor plan

FRASERS PROPERTY STORY

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 77 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. The difference is real.

www.frasersproperty.com.au



AWARD-WINNING

2016

Brewery Yard at Central Park: Winner, Lachlan Macquarie Award; Irving Street Brewery by Tzannes Associates, Australian Architecture Awards

Squire Terraces at Putney Hill: Winner, Best Townhouse/Villa over 10 dwellings, Housing Industry Association NSW Awards

Putney Hill: Winner, Best Townhouse/Villa, Housing Industry Association NSW Awards

Putney Hill: Winner, Best Townhouse/Villa Development Builder, Housing Industry Association NSW Awards

2015

The Steps at Central Park: Winner, Residential & Mixed-Use Development, Master Builders NSW Excellence in Construction Awards

Hamilton Reach: Winner, Environmentally Sustainable Development, UDIA QLD Awards for Excellence

Prospect Park: Landscape Design Award, City of Whitehorse – Built Environment Awards 2015

Discovery Point: Winner, Masterplanned Development, 2015 UDIA NSW Meriton Awards for Excellence

Discovery Point: Winner, Sustainable Development, 2015 UDIA NSW Meriton Awards for Excellence



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