



# THE COLLECTIVE

RESIDENCES



# AN EXECUTIVE COLLECTION

Discover the charm of **The Collective Residences**, where affordability meets architecturally crafted living located in the rapidly evolving pocket of Upper Mount Gravatt, Brisbane, QLD 4122.

A collective of one, two and three bedroom apartments.

Well connected and close to everything you need.

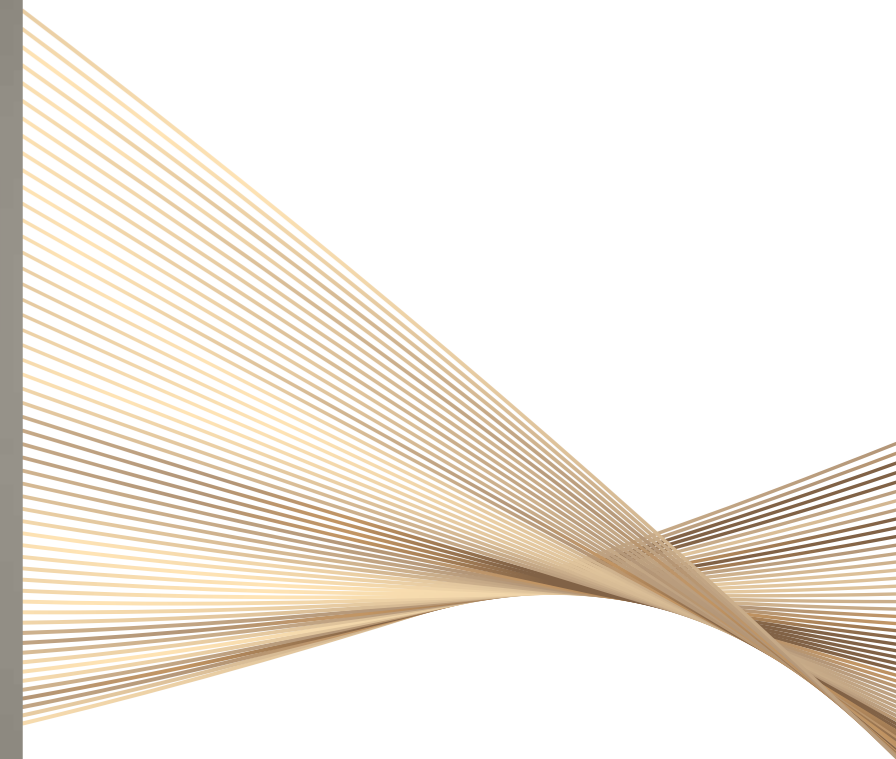
**The Collective Residences** is convenient urban living within minutes of the Brisbane CBD.



# THE APARTMENTS

## CONTEMPORARY COMFORT

Each apartment offers open, liveable spaces, with a neutral palette and quality finishes. Glass and timber tones paired with stainless will provide you the canvas to create your own style.







# ABOVE THE ORDINARY

## FACILITIES AND BEYOND

### The Collective Residences

Rooftop terraced BBQ area surrounded by lush garden beds provides a private area for residents to enjoy, while views of the park directly opposite gives a sense of tranquility.

### Internet and Beyond

Each apartment will be provisioned with future-proof, full Fibre To The Premises (FTTP) commercial grade broadband. Speeds of up to 5,000 Mbps, upload and download, will be available, supported by a robust, commercial grade design. Each home will come with a modem and one month of free internet.

### Electricity and beyond

The body corp has entered into a bulk supply agreement with a retailer to be able to provide discounted electricity to all homes. This is currently priced at -37% below the reference price.

### Hot Water and beyond

The hot water and beyond is supplied by a centrally located commercial-grade eco-friendly heat pump hot water plant. Individual units will be metered and billed for hot water usage. The hot water plant is maintained at no cost to the body corp or owners. Benefits include no wasted space in the unit with bulky HW heaters and tanks, overall lower cost of HW to the owners and no maintenance costs to factor into sinking funds.

### Solar Panel

The roof will be equipped with a substantial solaelectricity generating system, which will subsequently connect to the community power network. This arrangement is anticipated to effectively eliminate electricity costs for the body corp, thereby further contributing to the maintenance of low levies.

### Double Glazing

All units will come fully double glazed providing the occupants superior noise reduction as well as improved insulation & energy efficiency.





QUEEN ELIZABETH II JUBILEE HOSPITAL  
4.6KM | 8MIN

BRISBANE CBD  
13KM | 14MIN

GRIFFITH UNIVERSITY,  
NATHAN CAMPUS  
3KM | 4MIN

MOUNT GRAVATT OUTLOOK  
5KM | 9MIN

HIBISCUS SPORTS COMPLEX  
2.4KM | 5MIN

PACIFIC MOTORWAY  
4MIN

WESTFIELD MT GRAVATT  
1.4KM | 3MIN

WISHART NATURE RESERVE  
1.2KM | 3MIN



# LOCATION. QUALITY. LIFESTYLE.

LIVE AN AUTHENTIC LIFESTYLE

**The Collective Residences** delivers the lifestyle you desire for the beautiful Brisbane climate.

The popular and rapidly changing suburb of Upper Mount Gravatt with its heritage listed buildings and easy transport options, offers a collective and stimulating mix of quirky boutiques, trendy restaurants, bars and cafes.

Mount Gravatt offers several benefits, particularly for families. Its proximity to local schools and the M3 highway makes it a convenient location, while the Mt Gravatt Centre precinct plan aims to enhance the area with new housing and employment opportunities. Additionally, Mount Gravatt Outlook Reserve is being developed to preserve its natural values and provide a framework for future planning,





Mt Gravatt Sunday Markets 3.4km | 5min



Little Glass Room Espresso Bar 3.3km | 6min



Westfield Garden City 1.4km | 3min



Garden City Bus Station 1.2km | 3min



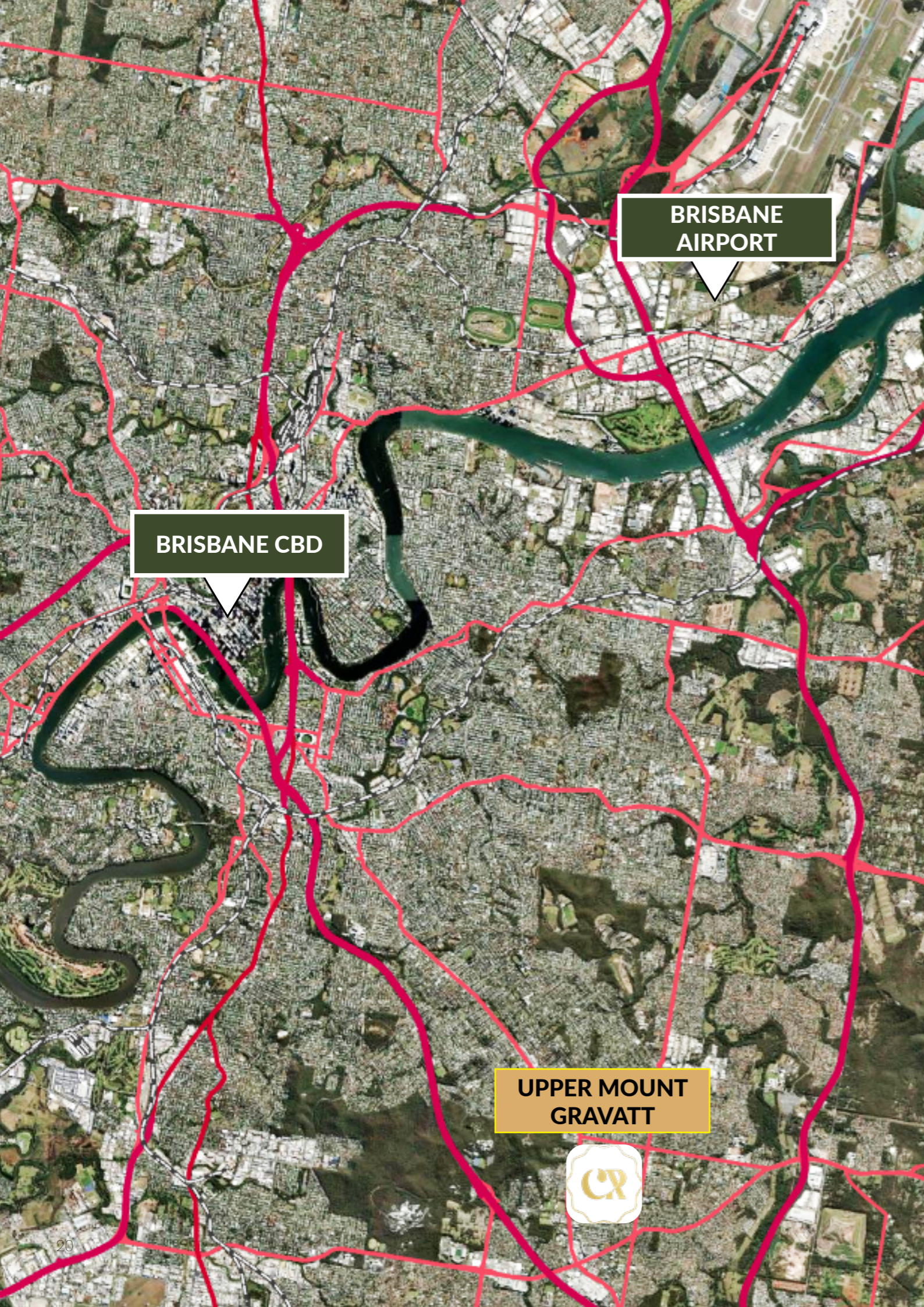
Griffith University, Nathan Campus 3km | 4min



Kin Thai 1.4km | 3min



Queensland Sports and Athletics Centre 2.2km | 4min



## THE LOCATION

Upper Mount Gravatt is best known for the Westfield Garden City Shopping Centre, the Garden Square Office Park, the Garden City Bus Interchange that is part of the ever-expanding South East Busway Network (and now part of the recently opened Brisbane Metro project), and its position along major transport routes such as the Pacific Motorway, Logan Road, Kessels Road and Newnham Road. Regular bus services run along Logan Road, Kessels Road and Klumpp Road. Vehicular access to the Pacific Motorway (the M1) is readily accessible from the subject site.

Upper Mount Gravatt itself has been identified in the Queensland Government's South East Queensland Regional Plan 2009-2031 as the southside's Principal Activity Centre. This means it is a key focal point of regional employment and an important transport and administrative hub and is just one of four such centres across the Brisbane metropolitan region.

## THE COLLECTIVE RESIDENCES ARE LOCATED

- 250 metres from the nearest café
- 425 metres from the nearest gymnasium
- 525 metres from Logan Road
- 600 metres from Westfield Garden City
- 600 metres from Garden City Library
- 650 metres from the Upper Mount Gravatt Primary School
- 700 metres from the nearest Childcare Centre
- 850 metres from Garden Square Office Park
- 950 metres from Clairvaux MacKillop Catholic Secondary College;
- 1km from the Southern Cross Sports Complex;
- 2.25km from the Brisbane Technology Park in Eight Mile Plains
- 2.25km from the Queensland Sports and Athletics Centre
- 2.5km from the Queensland Academy of Sport
- 2.75km from Griffith University (Mount Gravatt campus)
- 3.25km from Griffith University (Nathan campus)
- 3.25km from Garden City Office Park
- 3.75km from QE2 Jubilee Hospital
- 6.25km from Greenslopes Private Hospital



## DEVELOPER

**The Collective Residences** is the vision of **Propel Development Services**.

A boutique property development project management company.

With a steadfast commitment to quality, efficiency, sustainability and client satisfaction; we specialise in curating and delivering property development projects that are tailored to the preferences of a select group of capital partners based around Australia and overseas. We manage residential and mixed use projects of any scale throughout QLD & NSW.



## PROJECT MARKETING

**Project Property Sales**, Brisbane's leading specialists in project marketing are renowned for their focus and commitment to delivering expert product knowledge. With an impeccable track record for over 100+ years, **Project Property Sales** reputation for boutique or large-scale quality projects is unrivalled.



## PALACE SUPPLY COMPANY

**Palace Supply Company**, where Inspiration meets Innovation. With a commitment to quality, innovation and timeless design, **Palace Supply Company** source and supply high-end materials that elevate residential and commercial developments. Our expertise ensures every project is completed with superior finishes that set new benchmarks in luxury and sophistication.

# SCHEDULE OF FINISHES

## WHITEGOODS SELECTION



Stone for kitchen,  
benchtop



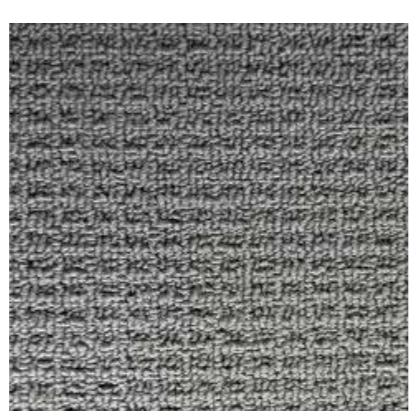
Vinyl Plank  
flooring throughout



Bathroom tile  
white to walls only



Kitchen  
overhead cabinet  
and pantry  
Laundry and  
bathroom vanity  
Wardrobe



Carpet to  
Bedrooms



Title flooring in  
Bathroom  
Feature Wall in  
Bathroom



Dishwasher



Rangehood



Induction Cooktop



Oven

Disclaimer: The schedule of finishes was prepared prior to completion of construction and the Seller reserves the right to make changes in accordance with the terms of the Contract for Sale.

# SCHEDULE OF FINISHES

## SANITARYWARE SELECTION



Kitchen Double Bowl Sink



Bench Mount Basin



Rimless Flush Mount Toilet

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# SCHEDULE OF FINISHES

## TAPWARE & FIXING SELECTION



Kitchen & Bathroom Mixer



Shower Mixer



Shower Set



Robe Hook



Double Towel Rail



Toilet Roll Holder

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# SCHEDULE OF FINISHES

## GENERAL

Powder coated aluminium tinted windows and sliding doors  
Double glazing throughout  
Vinyl Plank Washed Grey Ash, Stitchboard Pattern Lay to all living areas  
VRF air conditioning  
Collection of downlights and feature lights  
Television points to all bedrooms and living areas  
Premium stone benchtop and splashback  
Centralised Heat Pump HW system - Eco friendly, cost effective and no loss of space in the apartment  
Solar electric panels on the rooftop  
2 x EV Charging facilities in the visitor car spaces  
Secure intercom access to building  
State of the art fibre internet with modem ready for connection  
Bulk Electricity Supply (Agreement in place = Cheaper electric bills)

## MASTER BEDROOM & ENSUITE

Custom cabinetry in high quality laminate  
Floor to ceiling wall tiles  
Timber vanity cabinetry and premium stone benchtops  
Feature mirror and round concrete basin  
Rimless two-piece toilet  
Brushed Nickel bathroom accessories and tapware

## BATHROOM

Floor to ceiling wall tiles  
Custom vanity cabinetry and premium stone benchtops  
Feature mirror and round concrete basin  
Brushed Nickel bathroom accessories and tapware  
Rimless two-piece toilet

## KITCHEN

Custom cabinetry in high quality laminate  
Premium stone benchtop  
Brushed Nickel sink mixer & double sink  
Premium stone splashback  
Westinghouse appliances

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# MARKET OUTLOOK

UPPER MOUNT GRAVATT, QLD 4122

LOCATED JUST 13KM FROM THE BRISBANE CBD, UPPER MOUNT GRAVATT OFFERS A UNIQUE BLEND OF RESIDENTIAL, COMMERCIAL AND ENTERTAINMENT AMENITY.

The Upper Mount Gravatt Catchment (comprised of MacGregor, Wishart, Mount Gravatt and Eight Mile Plains) is experiencing the benefits of its proximity to the Brisbane CBD, major employment nodes and premier lifestyle precincts.

With excellent schools, ample green spaces, and vibrant local communities, Upper Mount Gravatt is perfect for families seeking a serene yet connected environment.

Significant future infrastructure investment including Queen's Wharf, Brisbane Live, Cross River Rail and Brisbane Metro will continue to drive strong employment growth and residential demand within the Upper Mount Gravatt region.

## RENTAL MARKET

	One Bed Apartment	Two Bed Apartment	Three Bed Apartment
Est. Rental per week	\$650	\$800	\$950
Annual Average Growth Rate	2.1%	12.5%	4.3%

## RESIDENTIAL MARKET

**13.46%**  
MEDIAN PRICE GROWTH (1 YEAR)

**131**  
APARTMENTS SOLD OVER PAST 12 MONTHS

## DEMOGRAPHIC PROFILE

**\$80,000**  
AVERAGE HOUSEHOLD INCOME

**70%**  
GEN Y RESIDENTS (AGED 20-34 YEARS)

**44%**  
RESIDENTS CURRENTLY RENTING

**49%**  
EMPLOYED AS MANAGERS / PROFESSIONALS

## TRAVELED TO WORK

**67.8%**  
CAR

**1.2%**  
BICYCLE

**0.5%**  
TRAIN

**16.4%**  
BUS

## INFRASTRUCTURE INVESTMENT



**Victoria Park Vision**  
\$83 Million

The current 18-hole Victoria Park golf course closed in June 2021 to make way for Brisbane's biggest new park in 50 years. The Victoria Park Vision will create 45 hectares of public parkland space which is more than double the size of the Brisbane City Botanical Gardens.



**Kangaroo Point Green Bridge**  
\$190.2 Million

The Kangaroo Point Green Bridge will link Kangaroo Point to the CBD, making it easier to walk or ride between Kangaroo Point, the eastern suburbs and the CBD.



**Waterfront Brisbane**  
\$2.3 Billion

The \$2.3 billion dollar project will redevelop Eagle Street Pier and open up 7,900m2 of space, increase the size of the current Riverwalk (including extending the width to 6 metres) to a 1.2km waterfront promenade for pedestrians and cyclists.



**Cross River Rail**  
\$5.4 Billion

Cross River Rail is a new 10.2 kilometre rail line from Dutton Park to Bowen Hills, which includes 5.9 kilometres of twin tunnels under the Brisbane River and the CBD.



**Brisbane Live/Olympic Stadium**  
\$2 Billion

In alignment with the Cross River Rail Project and building the new underground station at Roma Street, a new entertainment arena complex will be constructed in place of the old transit centre.



**Queens Wharf**  
\$3.6 Billion

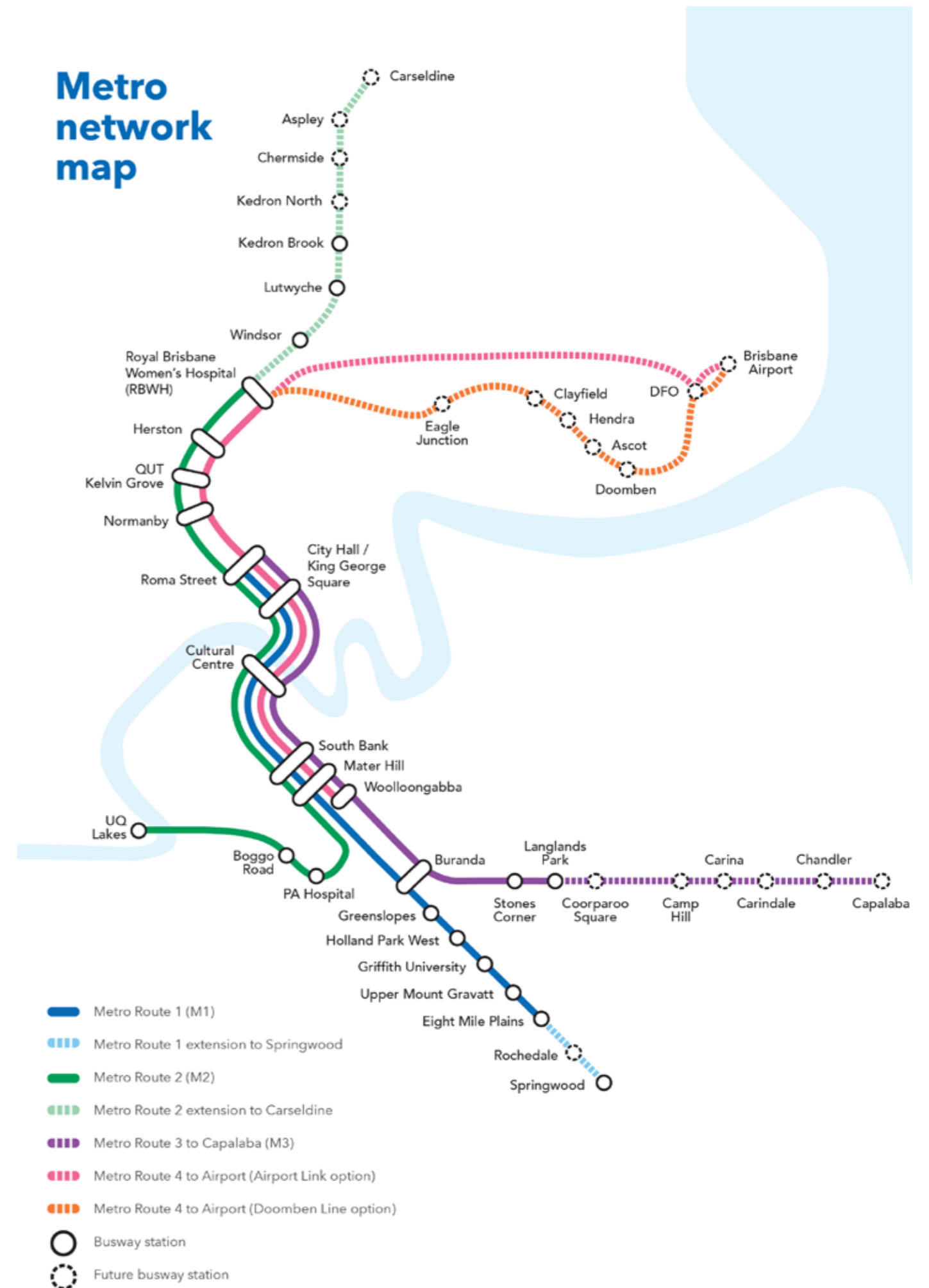
A new world-class integrated resort development is being constructed that will put Brisbane on the map as a tourism, leisure and entertainment destination.

# BRISBANE METRO SET TO FURTHER INCREASE CONNECTIVITY

As part of Brisbane Metro, Brisbane City Council is constructing a new metro depot at Rochedale, which will house the new fleet of fully electric metros.

This 10-hectare end of route facility will provide advanced metro charging solutions for a cleaner and greener Brisbane, making it one of the largest and most technologically advanced facilities of its kind in Australia.

Delivery of the metro depot is well underway with major construction expected to be complete in late-2024, subject to approvals, weather and construction conditions.



# BRISBANE TO HOST THE 2032 SUMMMER OLYMPIC

Brisbane is the host city for the 2032 Summer Olympic and Paralympic Games, which will take place from July 23 to August 8, 2032, for the Olympics and from August 24 to September 5, 2032, for the Paralympics. The Games will be held in Brisbane, the Sunshine Coast, and the Gold Coast.

The Brisbane 2032 Olympics are expected to have a significant impact on Upper Mount Gravatt, primarily due to the use of QSAC (Queensland Sport and Athletics Centre) as a venue and the potential for improved transport and infrastructure.

Upper Mount Gravatt is also likely to see increased property values and a boost to the local economy.





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