



## ADDISON QUAYS

BULIMBA REACH

### *Addison Quays*

*47 Addison Avenue, Bulimba, QLD, 4171. Lot 902 SP 204992 Parish of Bulimba, County of Stanley*

Addison Quays when complete will be a quality low rise 3 storey building developed on the Riverfront in the heart of Bulimba. Located less than 2.5km from the Brisbane CBD, Addison Quays retains all the characteristics required to exemplify the very best that waterfront living has to offer, together with a choice of adjoining marina berths for the boating enthusiasts. Being one of the last well positioned waterfront sites which exist in Bulimba; Addison Quays is set to capitalize upon an underlying demand for new residential product in the wealthy Bulimba precinct.

Developed by one of Australia's leading property development and contracting companies, the publicly listed Watpac Limited (ASX: WTP), and Designed by high profile architects Cottee Parker the project will span a total of 24 residential apartments and featuring a mix of one, two and three bedroom apartments. Owners can also choose from a total of 18 Private Marina Berths ranging in size from 12m to 20m in length.

Addison Quays will recognise direct river frontage, with views toward Teneriffe and will promote walkability to well-known Oxford Street precinct. The project is also immediately abutting the newly completed Bulimba Riverside Park.

### **47 Addison Avenue, Bulimba.**

- Basement Car parking (39 car spaces for residents + 6 car spaces for visitors)
- Pool (8m length, non heated), recreation, BBQ and entertainment area.
- Residential building – 3 storeys totalling 24 apartments including;
  - 6 x 1 Bed + study nook;
  - 3 x 2 Bed;
  - 3 x 2 Bed + study nook;
  - 6 x 3 Bed; and
  - 6 x 3 Bed + study nook.
- 18 Marina Berths ranging from 12m to 20m.
- Located in the prestigious area of Bulimba on the last remaining absolute waterfront site for multi unit dwellings on Addison Avenue.
- Central location, 2.5km to Brisbane Central Business District
- Abutting Bulimba Riverside Park.
- Less than 250m to Oxford St Urban Village.



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- Less than 250m to City Cat terminal
- Efficient apartment design to maximise stunning River, City and/or Park views.
- High quality finishes.
- European appliances.
- Six visitor's car parks (5 undercover and 1 on ground level)
- Ducted Air-conditioning.
- Secured bike storage room in basement.
- Each apartment has a secured storage lock-up available.
- CCTV.

### **Bulimba Precinct**

- Addison Quays is adjacent to the new Bulimba Riverside Park.
- Bulimba City Cat stop is a 2 minute walk at the end of the boardwalk.
- River Ferry leaves from Bulimba to Teneriffe to Bulimba.
- Bus stop at the City Cat terminal.
- 5 minute walk to the Oxford St precinct including Cinema, Woolworths Supermarket, Oxford 152 Hotel, Restaurants, Beauticians, Travel Agents, Medical Centre, Dentists, Banks, Gyms, Sporting fields and more.....
- Close to some of Brisbane's top public and private schools including Churchie, Cannon Hill Anglican College, Lourdes Hill, Bulimba State Primary, St Peters & Pauls Catholic Primary and more....