


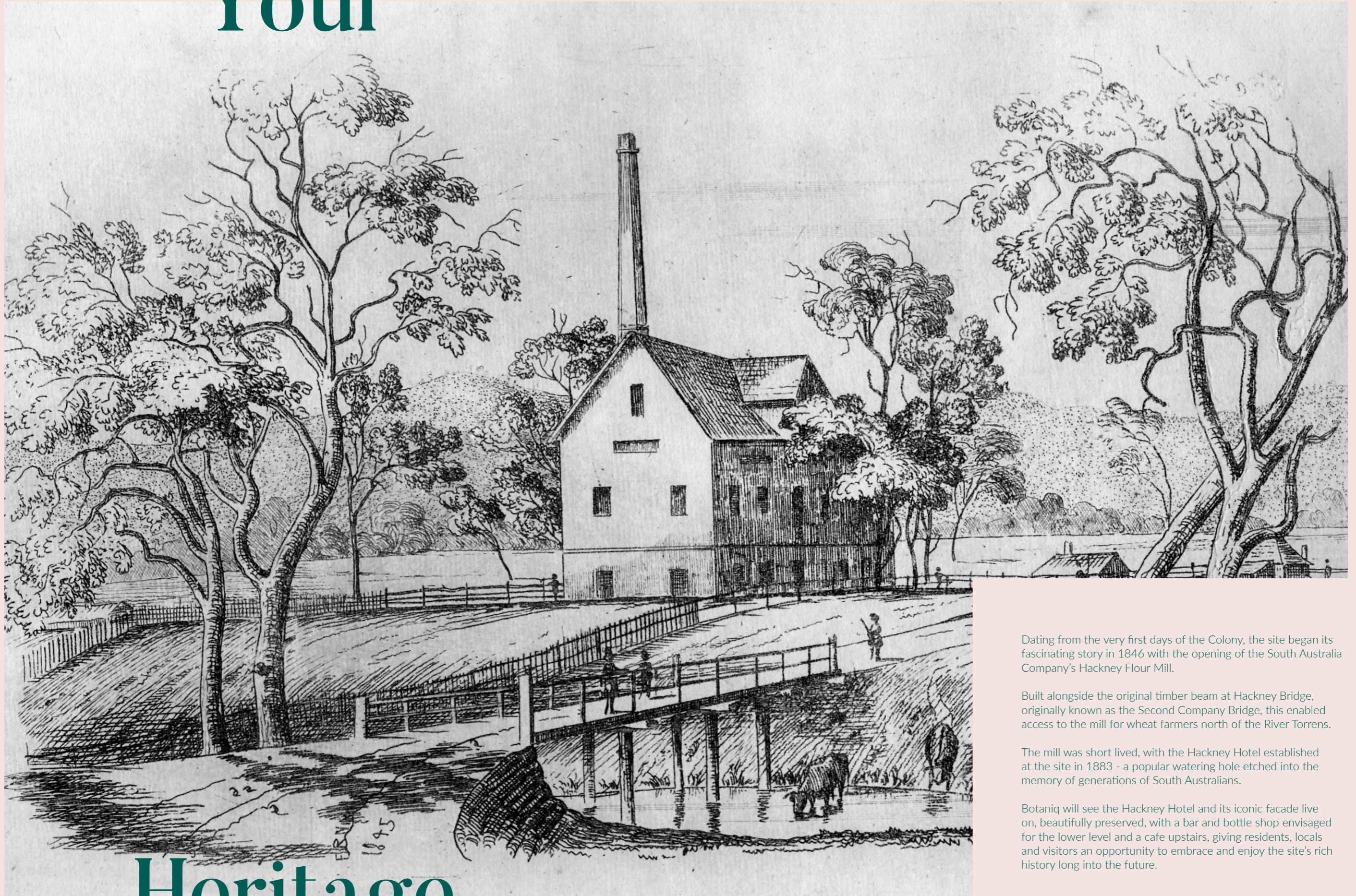


BOTANIQ
BY V THREE



Your
Gateway
to the
Gardens

Your



Heritage

Dating from the very first days of the Colony, the site began its fascinating story in 1846 with the opening of the South Australia Company's Hackney Flour Mill.

Built alongside the original timber beam at Hackney Bridge, originally known as the Second Company Bridge, this enabled access to the mill for wheat farmers north of the River Torrens.

The mill was short lived, with the Hackney Hotel established at the site in 1883 - a popular watering hole etched into the memory of generations of South Australians.

Botaniqu will see the Hackney Hotel and its iconic facade live on, beautifully preserved, with a bar and bottle shop envisaged for the lower level and a cafe upstairs, giving residents, locals and visitors an opportunity to embrace and enjoy the site's rich history long into the future.



Your Haven

A stone's throw from the Gardens, embracing the meandering River Torrens, Botaniq offers a vibrant urban precinct set to transform inner city living.

Inspired, integrated design by JPE Design Studio is complemented through an exclusive partnership with JamFactory, infusing unique and original elements throughout the precinct and individual residences.

With a limited first release of just 7 luxury 3 bedroom apartments to the private market, only the privileged few will make Botaniq home.



BOTANIQ

FLOUR MILL RESIDENCES



Limited
First Release



Adelaide Botanic Gardens



Your Backyard

With the sprawling Botanic Park and Adelaide's celebrated Botanic Gardens just three minutes from your front door, and the meandering River Torrens closer still, Botaniq promises the perfect urban sanctuary surrounded by nature.

Begin your day with a stress-free bike ride to your city office and end it with a sunset stroll through the Gardens with local flora and fauna to keep you company.

Botaniq delivers a backyard like no other - Adelaide's world-renowned Botanic Gardens on your doorstep.



Your Leisure

A leisurely walk away from the CBD, your work day and leisure day convenience is second to none.

Catching up with friends at Adelaide's best cafes, strolls through Rundle Street's retail heaven and dining out at top eateries will become part of your everyday.

Live in the heart of the city without losing the tranquility of the suburbs.



Hey Jupiter



Your Education

Botaniq will be conveniently located between Adelaide's most esteemed schools and universities.

Just a six minute walk from your door, St Peters College offers more than 170 years of the highest standards. A five minute drive in the other direction, and you'll arrive at the Wilderness School - founded in the belief of unlimited kindness and the joy of learning.

Not so much further afield, is the prestigious campus of the University of Adelaide - giving the next generation an opportunity to follow in the footsteps of five Nobel Laureates and 109 Rhodes Scholars.





Your Locale



Leisure

1. FIX Specialty Coffee 400m 5min walk
2. Melbourne Street 650m 8min walk
3. The Kentish Hotel 900m 12min walk
4. The Lion Hotel 900m 12min walk
5. Botanic Gardens 800m 10min walk
6. Bicentennial Conservatory 1km 13min walk
7. Amazon Waterlily Pavilion 1.2km 15min walk
8. Palm House 1.4km 18min walk
9. Botanic Restaurant 1.5km 19min walk
10. St Peters Bakehouse 1.5km 4min drive
11. St Peters Cellars 1.5km 4min drive
12. Tell Henry 1.8km 3min drive
13. Hey Jupiter 1.9km 4min drive
14. Exchange Specialty Coffee 2.1km 5min drive
15. Mr. Goodbar 2.1km 5min
16. NOLA 2.1km 6min
17. East End Cellars 2.2km 5min drive
18. The Colonist 2.7km 6min drive
19. The Velo Precinct 2.8km 5min drive
20. O'Connell Street 3.2km 6min drive

Fine Dining

21. Golden Boy 1.5km 3min
22. Africola 1.7km 3min drive
23. Orana 1.9km 3min drive

Retail

24. Rundle Street 1.7km 3min drive
25. Norwood Parade 2.1km 4min drive
26. Rundle Mall 2.4km 6min drive

Entertainment

27. Adelaide Oval 3.7km 6min drive
28. HOYTS Norwood 3.3km 6min drive
29. Adelaide Festival Centre 2.7km 7min drive
30. Adelaide Convention Centre 4.6km 8min drive
31. Riverbank Precinct 4.8km 9min drive

Arts & Culture

32. Adelaide Zoo 950m 12min walk
33. National Wine Centre 1.2km 3min drive
34. Santos Museum of Economic Botany 1.6km 4min drive
35. Art Gallery of South Australia 2.1km 5min drive
36. South Australian Museum 3.2km 9min drive

Green Spaces

37. Botanic Park 290m 3min walk
38. St Peters Oval 450m 6min walk
39. Rymill Park 1.5km 2min drive
40. Norwood Oval 2.8km 5min drive
41. Elder Park 2.9km 5min drive
42. Victoria Square 3.1km 8min drive

Education

43. Hackney Kindergarten 550m 2min drive
44. St Peters College 900m 2min drive
45. Prince Alfred College 1.5km 3min drive
46. University of Adelaide 1.8km 3min drive
47. East Adelaide School 2.1km 4min drive
48. The Learning Sanctuary Norwood 2.4km 5min drive
49. University of South Australia 2.6km 8min drive
50. Norwood Primary School 3.1km 6min drive
51. Wilderness School 3.2km 5min drive

Medical

52. The Memorial Hospital 2.9km 5min drive
53. Women's and Children's Hospital 2.9km 6min drive

Transport

54. Bus Stop 3 (West Side) 160m 2min walk
55. Bus Stop 3 (North East Side) 170m 2min walk
56. Botanic Gardens Tram Stop 1.7km 4min drive
57. Adelaide Railway Station 2.7km 7min drive

Convenience

58. North Adelaide Foodland 4km 7min drive
59. Norwood Foodland 3.2km 5min drive
60. Coles Norwood 3.4km 6min drive
61. Adelaide Central Market 3.5km 8min drive



Your Date Night

Adelaide is a city of culinary delight and Botaniq places you right in the thick of it, with a smorgasbord of options to suit every fancy.

With Melbourne Street, the Parade and Magill Road all within easy reach, you'll find moreish eateries and cafes in every direction.

And for those special occasions, you're a mere stone's throw away from Africola and Orana, two of Australia's finest restaurants.



Adelaide Oval



Your Game Day

Nestled between the soaring spires of St Peter's Cathedral and the ever-changing Riverbank precinct, you'll find one of the world's finest sports and entertainment facilities. The Adelaide Oval offers unforgettable experiences with sports, music and corporate events all year-round.

Watch Australia's cricket elite take on their rivals in the summer, lose your voice cheering on Eddie Betts and Robbie Gray at the footy in the winter, and enjoy the stage antics of superstars who venture Adelaide's way on world tours throughout the year.



Your Festival

Life at Botaniq offers arts, culture and music at your fingertips, with some of Adelaide's most celebrated festivals held in Botanic Park, the Gardens and the East End throughout the year.

The internationally-acclaimed WOMADelaide attracts music lovers from around the world, as do the Fringe and Adelaide Festival, with performers and visitors flocking to sunny South Australia for Mad March every year.

WOMADelaide

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Jodie Lutz

jodie@botaniqbyvthree.com.au

Mark Conway

mark@botaniqbyvthree.com.au

8424 2300

BOTANIQBYVTHREE.COM.AU