



THE
BOW RESIDENCE
YEERONGPILLY
.....
by DAVLAN BUILDING GROUP

The Bow Residence

THE BOW RESIDENCES offer splendid living. Featuring 15 deluxe apartments at a prestige location all within 8km from Brisbane's CBD. Every apartment is architecturally designed and is perfect for families, couples or investors who appreciate the best element of craftsmanship with sophisticated deluxe detailing and cutting-edge finishes. This boutique development consists of 1, 2 & 3 bedrooms spacious apartments. Each apartment either has an expansive balcony with beautiful suburban views or an outdoor alfresco area with private courtyard. One property will also be demonstrated with "Penthouse Style" quality and living.

This residence's location is absolutely outstanding. It is situated within walking distance to the Yeerongpilly Train Station and direct buses to CBD, multiple shopping centres, various parklands and numerous schools. The University of Queensland, Brisbane Golf Club, Brisbane Market, Queensland Tennis Centre and the various hospitals are also within close proximity.

You will not find other residences possessing these interior and exterior advancements and with only 15 apartments, the opportunity is as rare as the attention to detail.

The Developer

The Davlan Building Group, specialises in innovative residential design and construction. With integrated building construction, market solutions and project management, offering quality designs and revolutionary techniques to give customers the home they always have dreamed of.

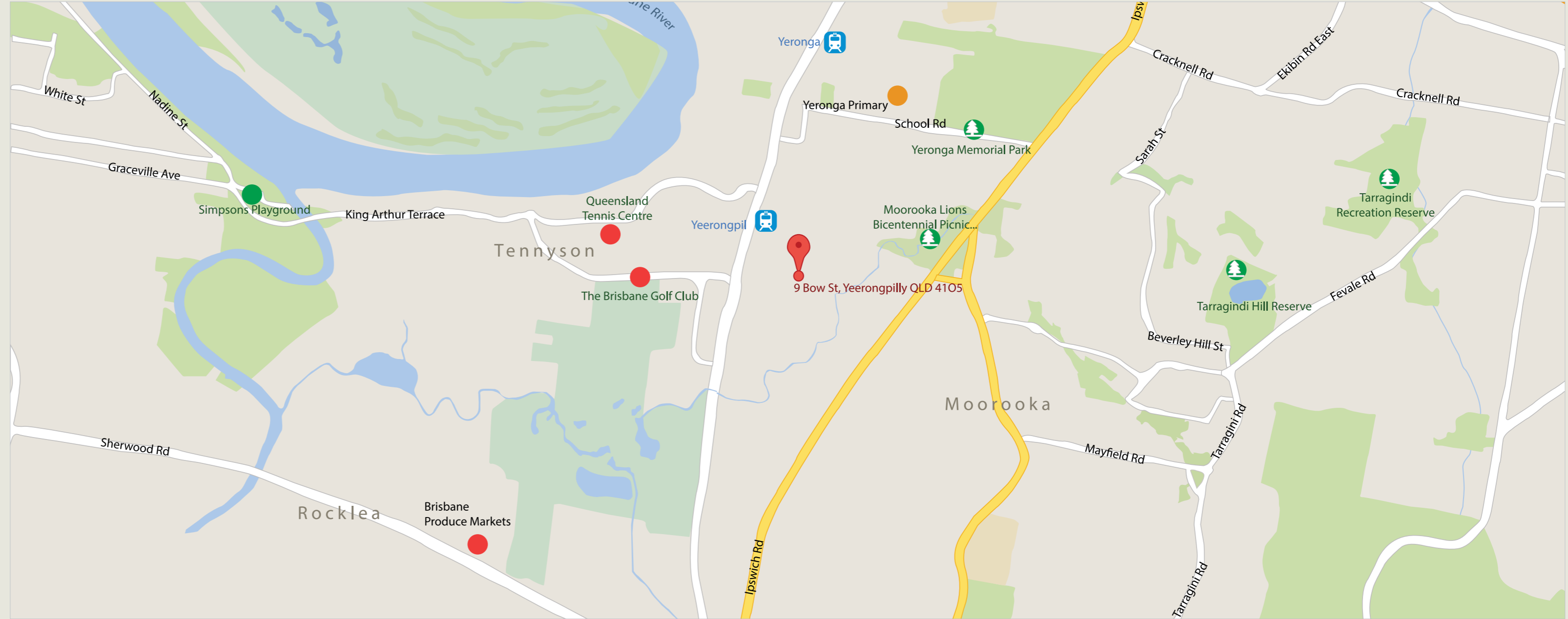
The Davlan Building Group's long term objective is to develop and build the highest quality residences across the Brisbane area, providing their customers the best level of lifestyle living and enjoyment. With a team of master builders and designers working together to deliver an appropriate balance of passive and active assets and unlock complex urban multi-use opportunities.





The Location

Yeerongpilly is one of the most attractive and desired suburbs in Brisbane's Southside. An inner-city suburb is close to the Brisbane River and less than 8km to the CBD. This suburb is extremely attractive for both families and working professionals, who crave perfect conveniences and healthy environment. The Bow Residences is situated in an impeccable location, within walking distance to major shopping centres, walking distance to public transports on Fairfield road and the Yeerongpilly Train Station, Metropolitan South Institute of TAFE and University of Queensland. It is also surrounded by multiple schools, parklands and nearby to the ever popular Brisbane Golf Club and Queensland Tennis Centre. Residences have straight access to Ipswich Motorway and you can drive to the CBD within 10 minutes.



Within 250m:

- Buses along Wilki Street

Within 500m:

- Yeerongpilly Train Station
- Foodlink Ltd.

Within 1km:

- Brisbane River
- Queensland Tennis Centre
- Garboro Asian Supermarket
- Moorooka Lions Bicentennial Picnic Ground

Within 1.5km:

- Woolworth
- Stimpson Park

Within 2km:

- Moorooka Primary School
- Moorooka Preschool
- St Sebastian's Primary School
- The Brisbane Golf Club
- Kids Matters Occupational Therapy
- Queensland Tennis Centre

Within 10 minutes:

- Brisbane's CBD





Balconies

- 600 × 300mm long charcoal stone-like tiles in slip rated outdoor format.
- 4 Street facing unit balconies with the timber feature ceiling.

Fence & Landscaping

- Masonry textured blockwork.
- Powder coated aluminium metal batten stacked stone cladded feature column.

Façade

- Steel frame canopy entry structure.
- Upper levels painted 'infinity white' stacked stone cladded feature column.
- Balustrading coated in aluminium powder.
- Gutters to be painted 'monument' masonry textured blockwork wall.



Kitchen

- Cabinetry to feature soft close drawers, finished in white satin (Matt finish) with timber veneer laminate for overhead cupboards.
- Marble replica stone to all bench top 60mm thick.
- Mixer tap to be designer pull out sink mixer.
- Sink to be under mounted stainless steel.
- Miele Cooktop.
- Miele Oven.
- Miele Built in rangehood.
- Miele Dishwasher.
- Pendant light over kitchen bench.





Bathrooms

- Tiles to be 600 × 300mm in Cararra galzed porcelain tiles floor to ceiling.
- Feature wall in shower to be 300x600mm grey marble look Crystal porcelain tiles.
- Toilet to be soft close dual flush toilet.
- Vanity unit to be off the floor with counter top basin and wall mounted tap ware.
- Wall mounted mirror.
- Shower tap ware, basin tap ware all to be designer look stainless steel.
- Stone on vanity top to be Calacatta like Stone (or similar).
- Glass over shower bath and in ensuite to be semi/frameless glass.





Living Room

- Fully tiled in 900x148mm wood tiles.
- Walls painted in Resene Tea or similar.

Bedrooms

- Fully tiled in 900x148mm wood tiles.
- Wall painted 'Infinity White'.
- Wardrobe doors to be semi frameless glass.

Miscellaneous

- Down lights to be brushed stainless steel with LED globes.
- Door handles to be brushed steel and flat.
- Common lift to feature marble (or similar luxury finish) floor and mirrored walls.
- Common floors to be Porcelain tiles 800 × 400mm.



The Bow Residence Finish

GENERAL

- Door Hardware: Architectural lever range, satin finish.
- Front Entry door: to have style and closer.
- Doors: Paint finish to flush panel doors.
- Architraves: timber with low sheen acrylic paint to match walls.
- Light Fittings: Selection of LED satin chrome down lights and oyster style fittings.
- Landscaping: As per Approved BCC plan.
- Car Accommodation: Secure automatic roller door/ gate to entrance.
- Communications: Video digital intercom to front entry, telephone /data and pay TV to living area of all apartments.
- Air Conditioning: Reverse cycle split system to all living areas.
- Internal: Glazed porcelain tiles 800x400mm to all living areas, carpet in bedrooms, painted walls with lighting as per Australian Standards.

ENTRY

- Floor: Glazed porcelain tiles 800x400mm.
- Door: solid timber door with gloss enamel paint finish.
- Walls: Selected painted finish to all walls.

LIVING & DINING AREAS

- Floor: Glazed porcelain wood tile.
- Walls: Washable low sheen acrylic paint.
- Electrical: 2 double GPO points, 1 telephone/data point and a TV connection point for pay TV.

BEDROOMS

- Floor: High quality carpet on quality underlay.
- Skirting: Timber with low sheen acrylic paint to match walls.
- Walls: Washable low sheen acrylic paint Serene Tea or similar.
- Built-in-robe: Semi frameless/super white optic glass sliding doors.
- Electrical: 2 double GPO points to all bedrooms and TV Point to main bedroom.

KITCHEN

- Floor: Glazed porcelain wood tile.
- Joinery: Selected Calacutter reconstituted stone bench top 60mm.
- Soft closure drawers and two pak finish cabinetry.
- Lighting: Pendant lighting over the kitchen bench.
- Sink: Double bowl under mounted sink.
- Appliance: Miele appliances – cook top, range hood, oven and dishwasher.
- Electrical: 2 Double GPO points.
- Teknobili T7 300 Pullout Sink Mixer.

LAUNDRY

- Floor: Glazed porcelain wood tile.
- Splash back: Tiled splash back.
- Tub: Quality laundry style tub.
- Tap ware: Designer Chrome Tap Ware.
- Electrical: 1 double GPO Point and dryer.
- Dryers: Powder coated white clothes dryer.

BATHROOM & ENSUITE

- Floor: Glazed Porcelain Tiles 300x600mm.
- Walls: Glazed Porcelain Tiles 300x600mm in wet areas, mirror above vanity.
- Basin: Solid Surface Basin White.
- Ensuite Shower: Semi frameless glass shower screens.
- Bath shower: Semi frameless glass shower screens and fixed panel to bath.
- WC: Dual Flush toilet.
- Fixtures: Designer Chrome Mixers.
- Mirror: Mirror Above vanity.
- Electrical: 1 double GPO Point.

COURTYARD/BALCONIES

- Floors: 600x300mm charcoal stone tiles in slip rated outdoor format.
- Balustrade: powder coated aluminum and glass or rendered concreted block as per approved plan.
- Lighting: quality LED satin Chrome lighting to external columns and features.



The Bow Residence Outstanding Investment Opportunity

Continuous Growth and Demand

Yeerongpilly has been experiencing strong price growth over the years given its splendid location and high demand of home owners moving into this area. The median price of the suburb is currently at \$675,000 and there are multi-million dollars homes in the area.

Yeerongpilly is a highly sought after suburb due to its tranquil and beautiful neighbourhood, and its easy access to the Brisbane's CBD, University of Queensland, major hospitals, elite schools, parklands and golf clubs.

The close-by suburbs – Yeronga, Moorooka and Tennyson have already experienced major price growths with median prices up to \$1,000,000 in these areas. The home prices in Yeerongpilly will be positively influenced by the upmarket neighbourhoods and will continue experiencing substantial capital growth in years to come.

Return of Investment

THE BOW RESIDENCE presents fantastic value to investors. The vacancy rates are very low given its close proximity to the Brisbane's CBD, University of Queensland, multiple schools, shopping centres, hospitals and the Metropolitan South Institute of TAFE.

Note: 1.) Data above are drawn from RP Data May/June 2014 2.) Rental return may vary depending on the market condition at the time the property is available for rent.

The estimated rental return will be in the range of \$470 - \$490p.w. for the 2-bedroom apartments and \$520 - \$540p.w. for the 3-bedroom apartments. Brand new properties are highly sought after and attract more quality tenants. They are also easier to be leased compared with established homes. As these are brand new, investors will enjoy the full depreciation benefits over the next 40 years. Overseas buyers are also welcome to purchase.

The body corporate fee is also relatively low, approximately \$51.20 - \$57.60 per week which includes the administration fee and sinking fund.

THE BOW RESIDENCE is truly a blue-chip investment providing a fantastic return to both home owners and astute investors.



DISCLAIMER: Whilst care has been taken in the preparation of this document, no representation is made or accepted by The Developer or other interested parties for the accuracy or completeness of the information presented. This material is indicative only and is not intended to be a true representation. Changes may be made during the development without notice. Loose furniture and white goods are not included. The material in this document has been prepared solely for information purposes and is not intended to form part of any contract or constitute an offer or invitation to the public. Interested persons should make and rely on their own independent enquiries.

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