



W.88

APARTMENTS



# WEST 88 APARTMENTS

34 APARTMENTS.  
1, 2 & 3 BEDROOM.  
ROOFTOP POOL.

NO. 24 BAILEY ST, WEST END  
[WEST88.COM.AU](http://WEST88.COM.AU)





# ARCHITURE







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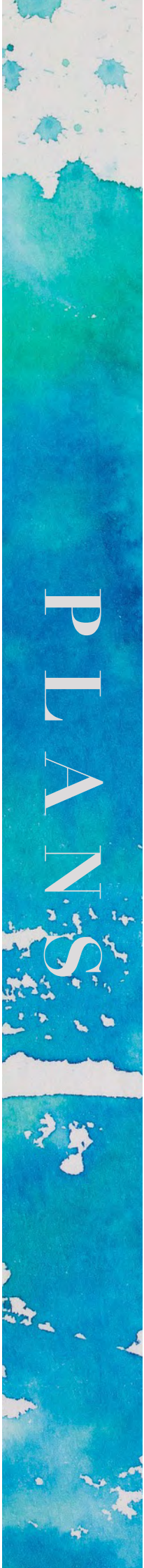
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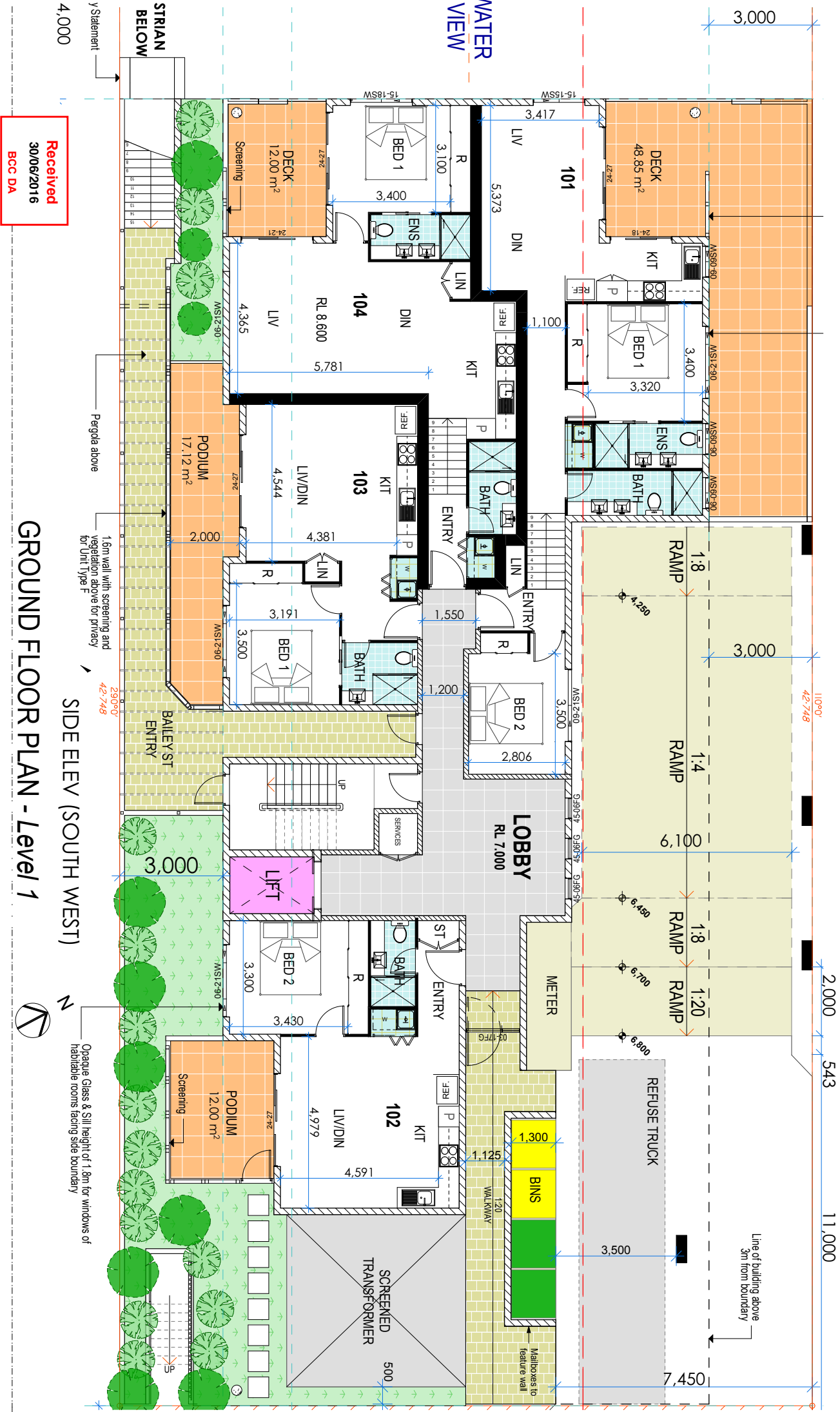






# PLANS

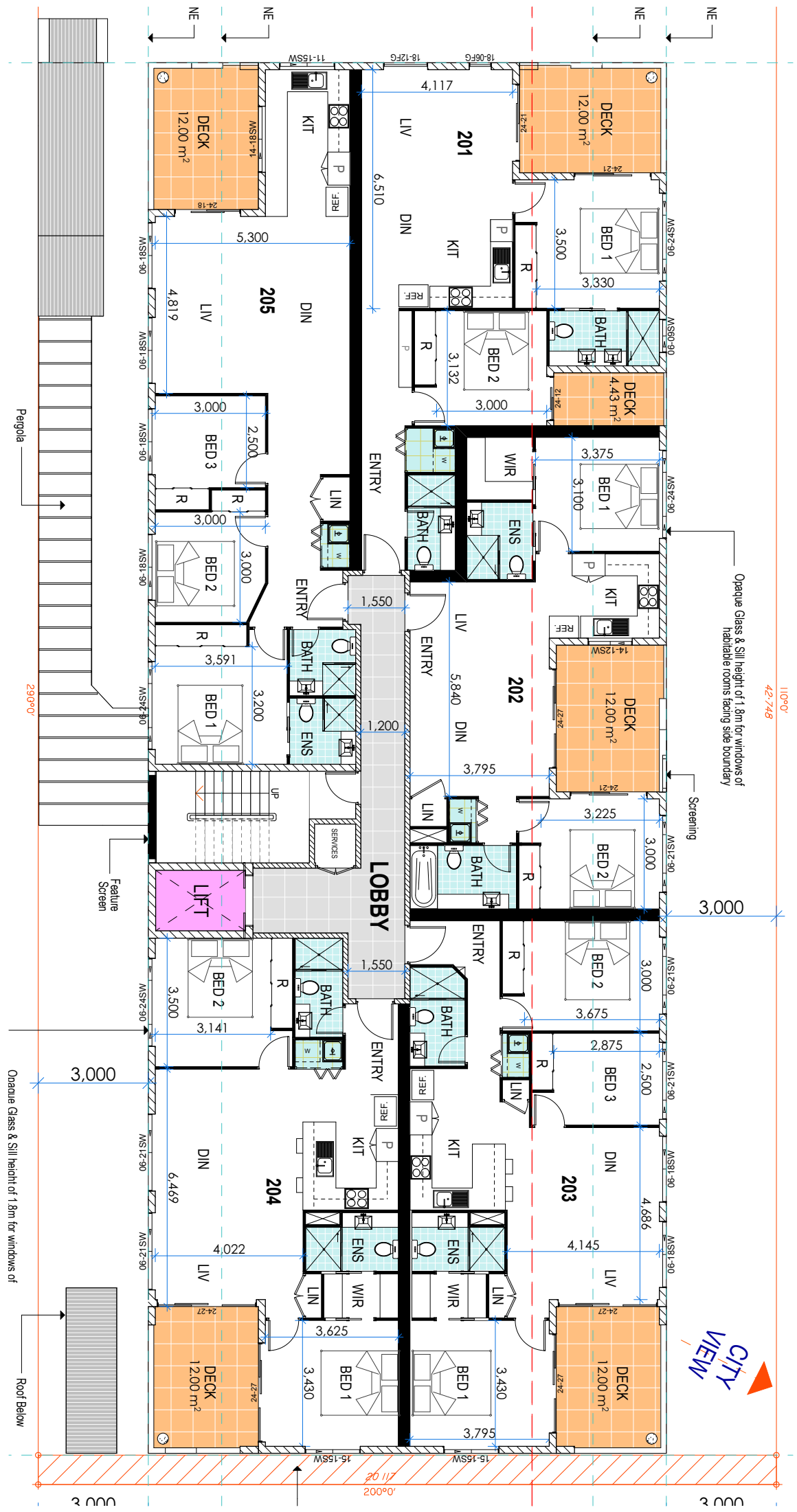






Received  
30/06/2016  
BCC DA

# LEVEL 2



Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary



Opaque Glass & Sill height of 1.8m for windows of

110°00'  
42°7'48"

3.000

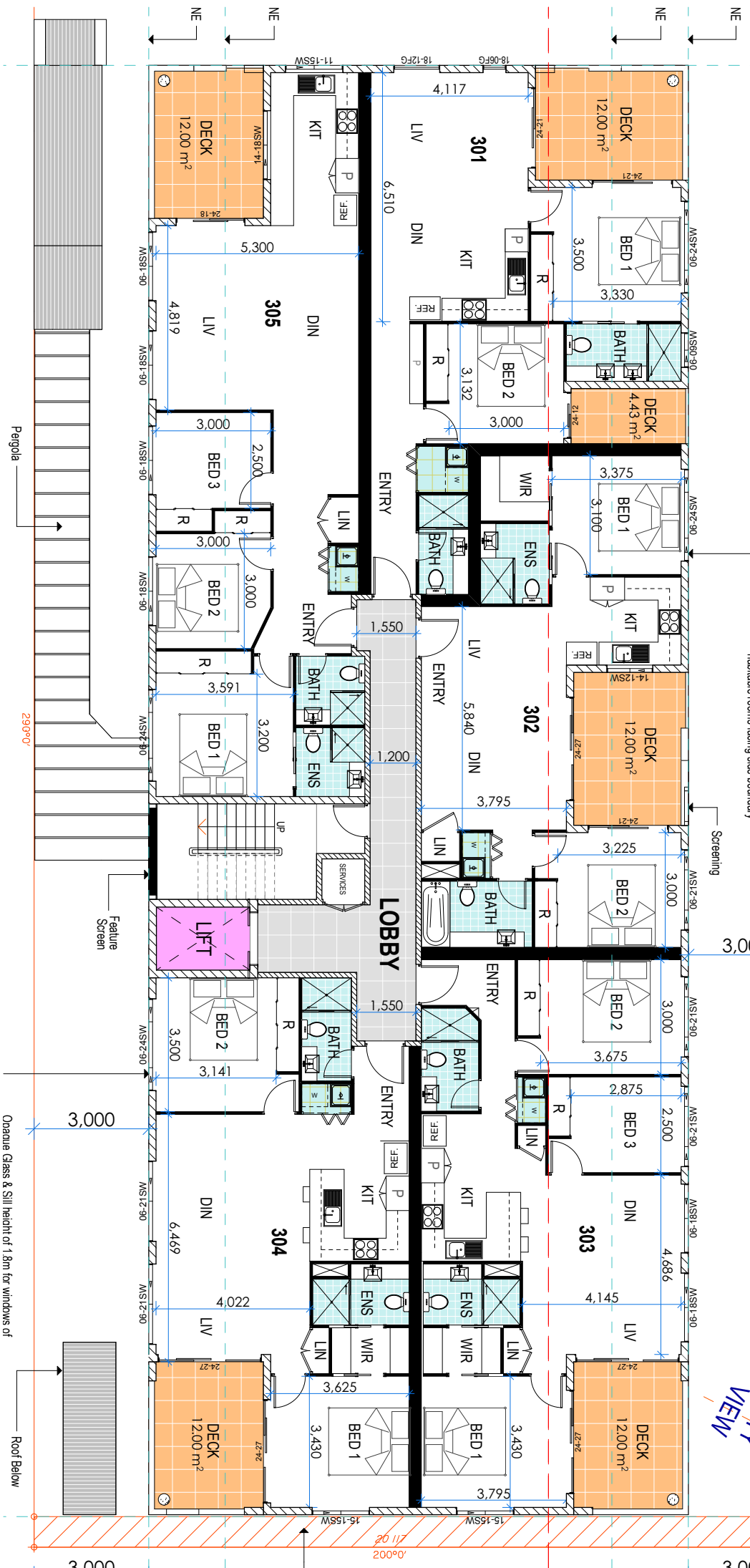
290°0'





110°00'  
42°7'48"

Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary



Opaque Glass & Sill height of 1.8m for windows of

Roof Below

# LEVEL 3

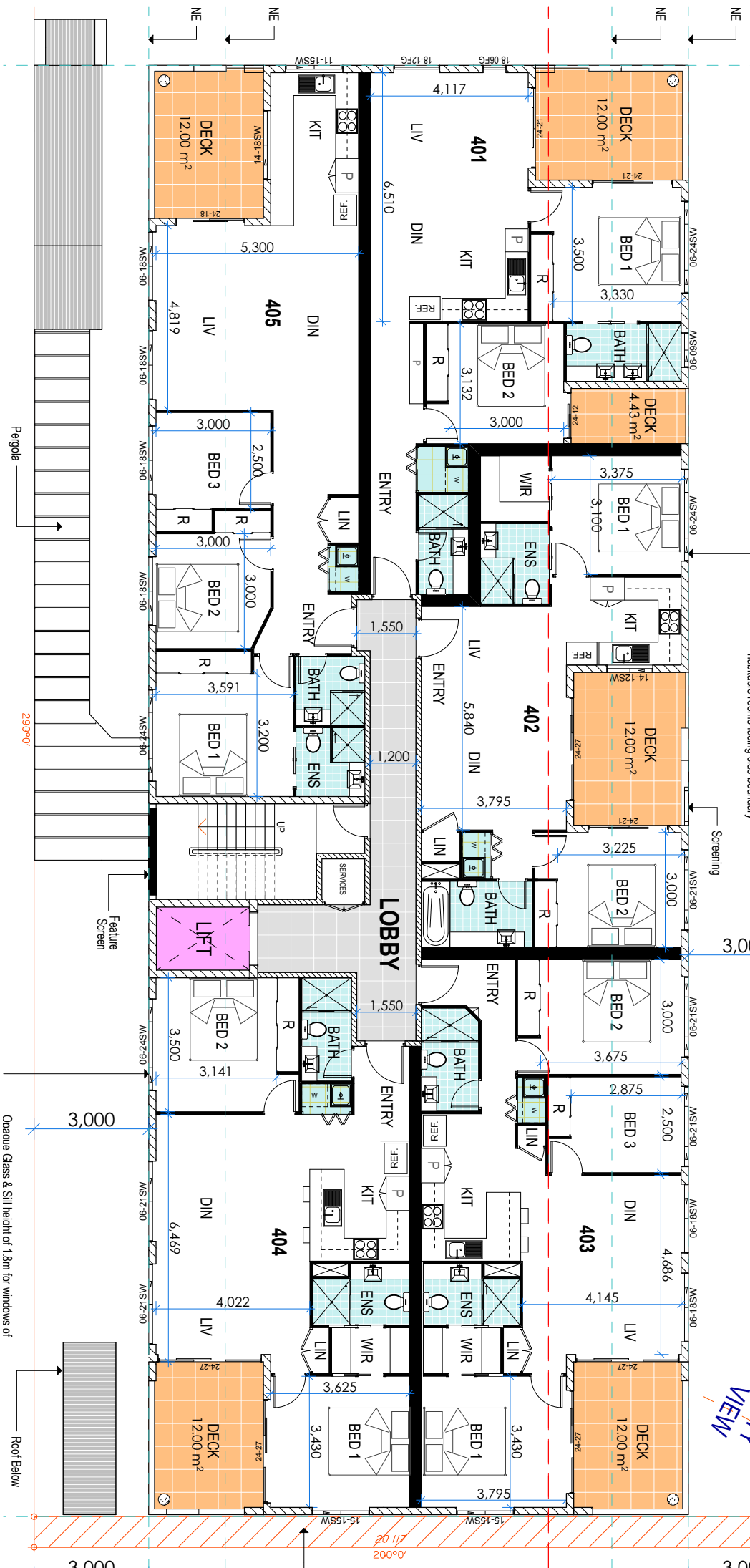
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30/06/2016  
BCC DA





110°00'  
42°7'48"

Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary



Opaque Glass & Sill height of 1.8m for windows of



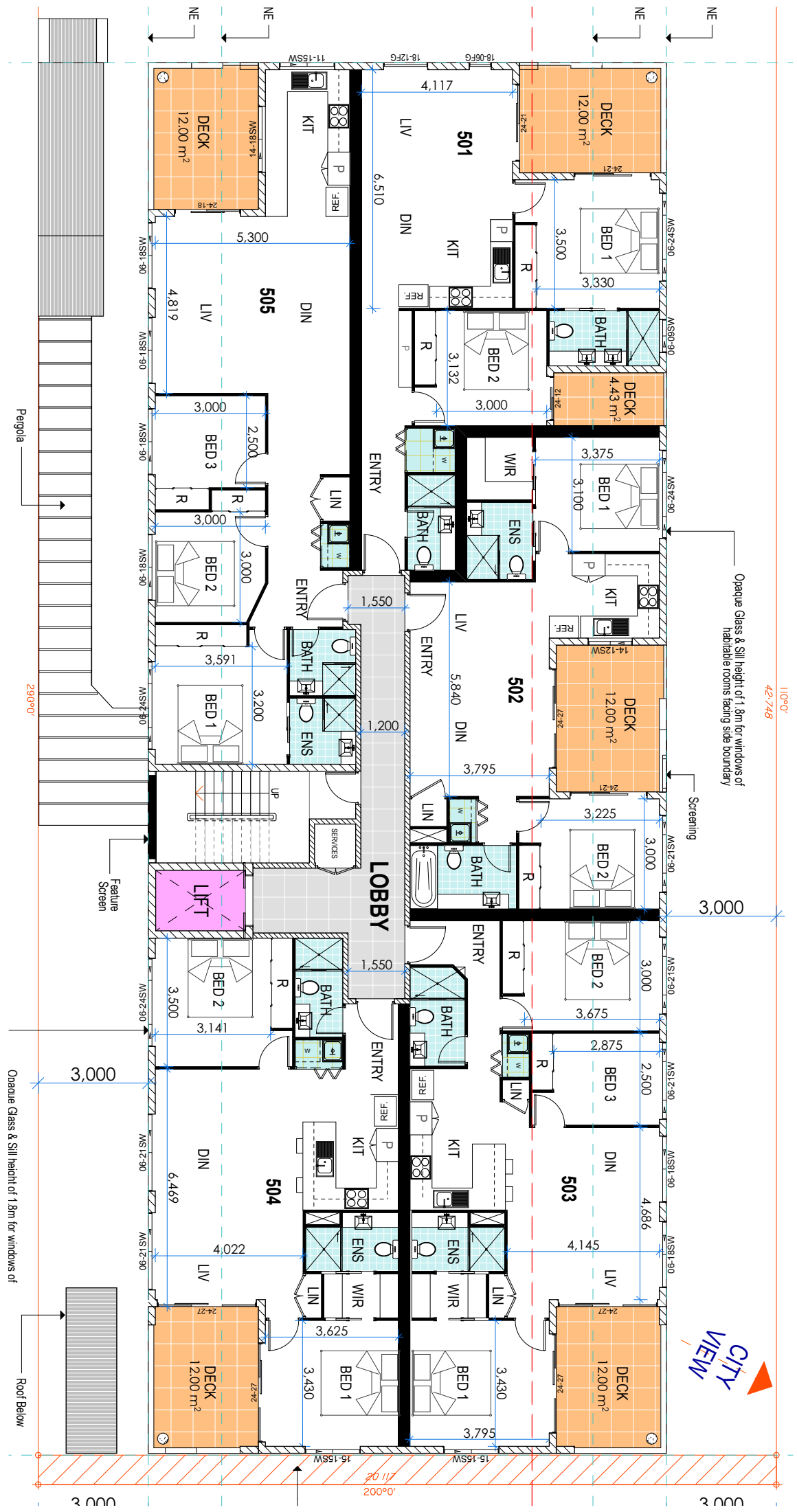
# LEVEL 4

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30/06/2016  
BCC DA



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30/06/2016  
BCC DA

# LEVEL 5



Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary



Opaque Glass & Sill height of 1.8m for windows of



110°00'  
42°7'48"

3,000

290°0'

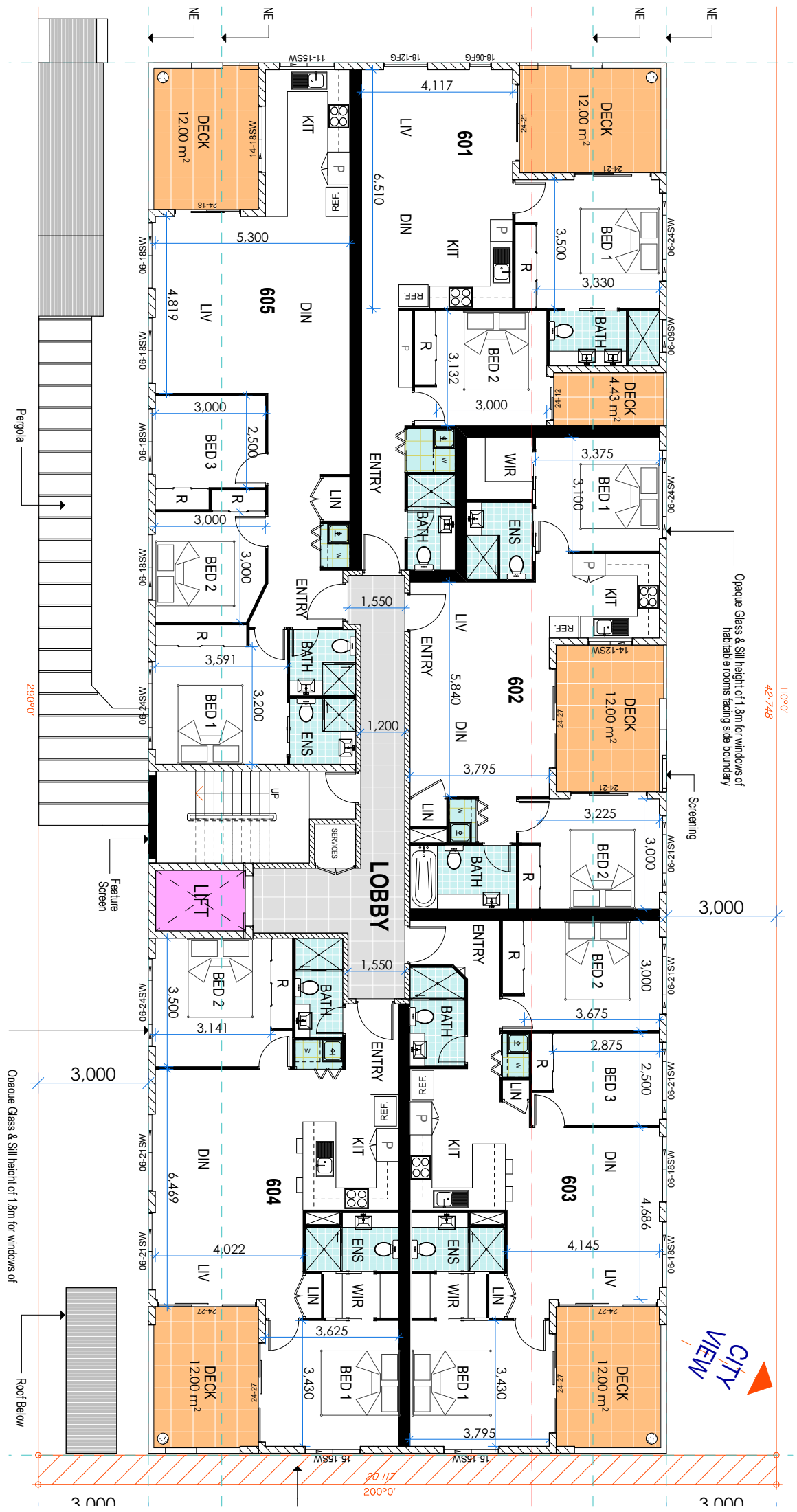
CC 3

CC 3



Received  
30/06/2016  
BCC DA

# LEVEL 6



Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary

Screening

Feature Screen

Opaque Glass & Sill height of 1.8m for windows of

Roof Below

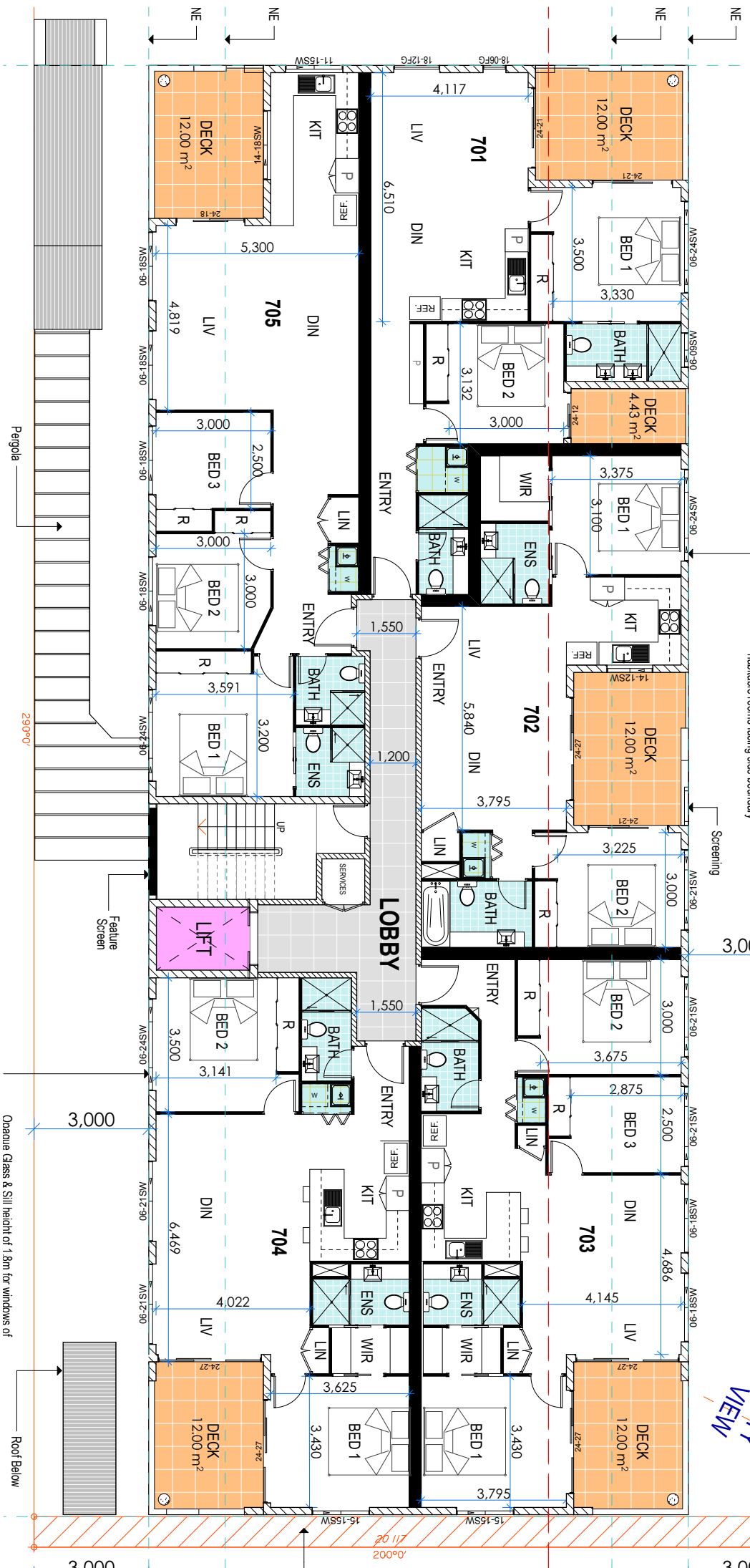


110°00'  
42°7'48"



110°00'  
42°7'48"

Opaque Glass & Sill height of 1.8m for windows of habitable rooms facing side boundary



Opaque Glass & Sill height of 1.8m for windows of



# LEVEL 7

Received  
30/06/2016  
BCC DA



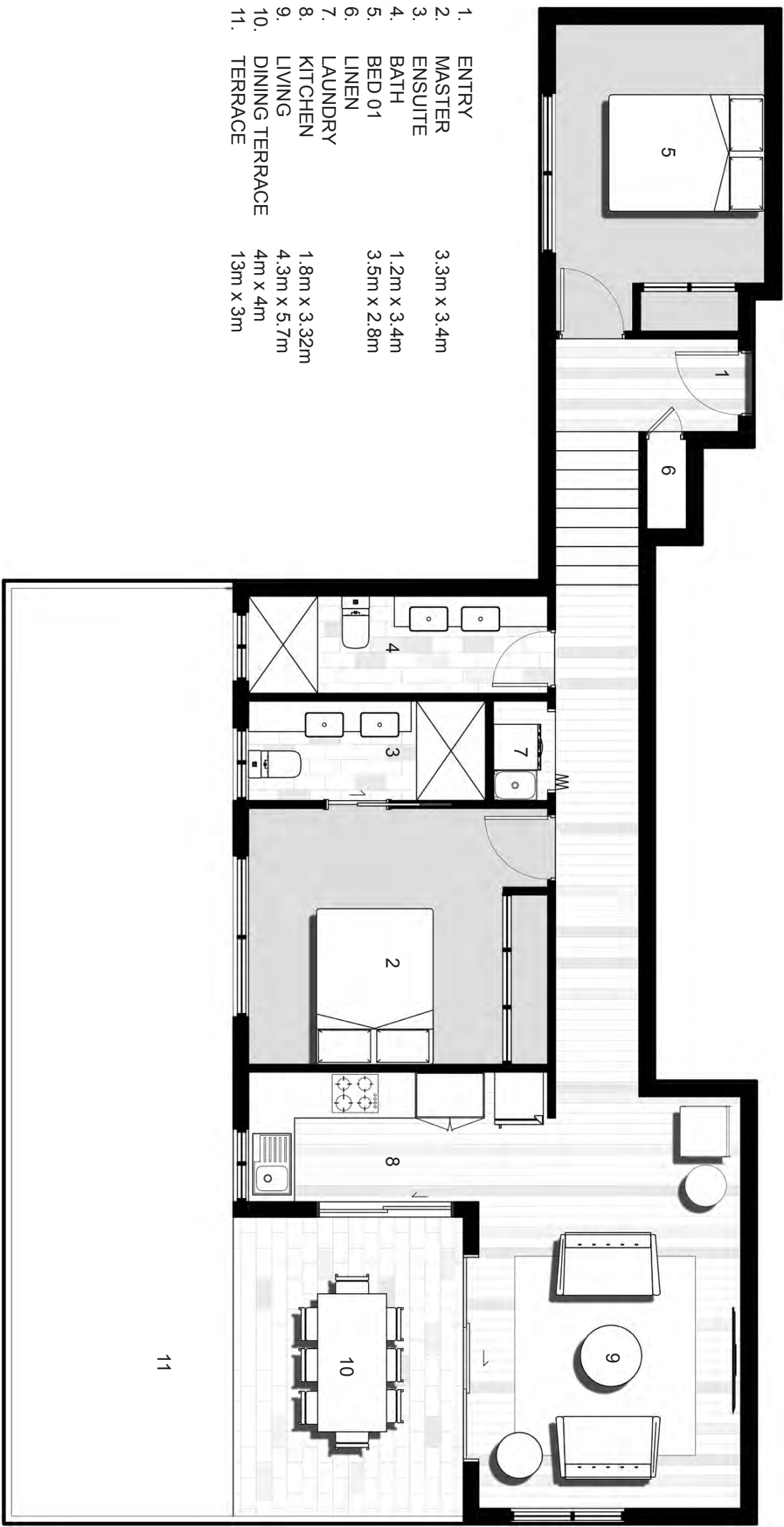




# FLOOR PLANS

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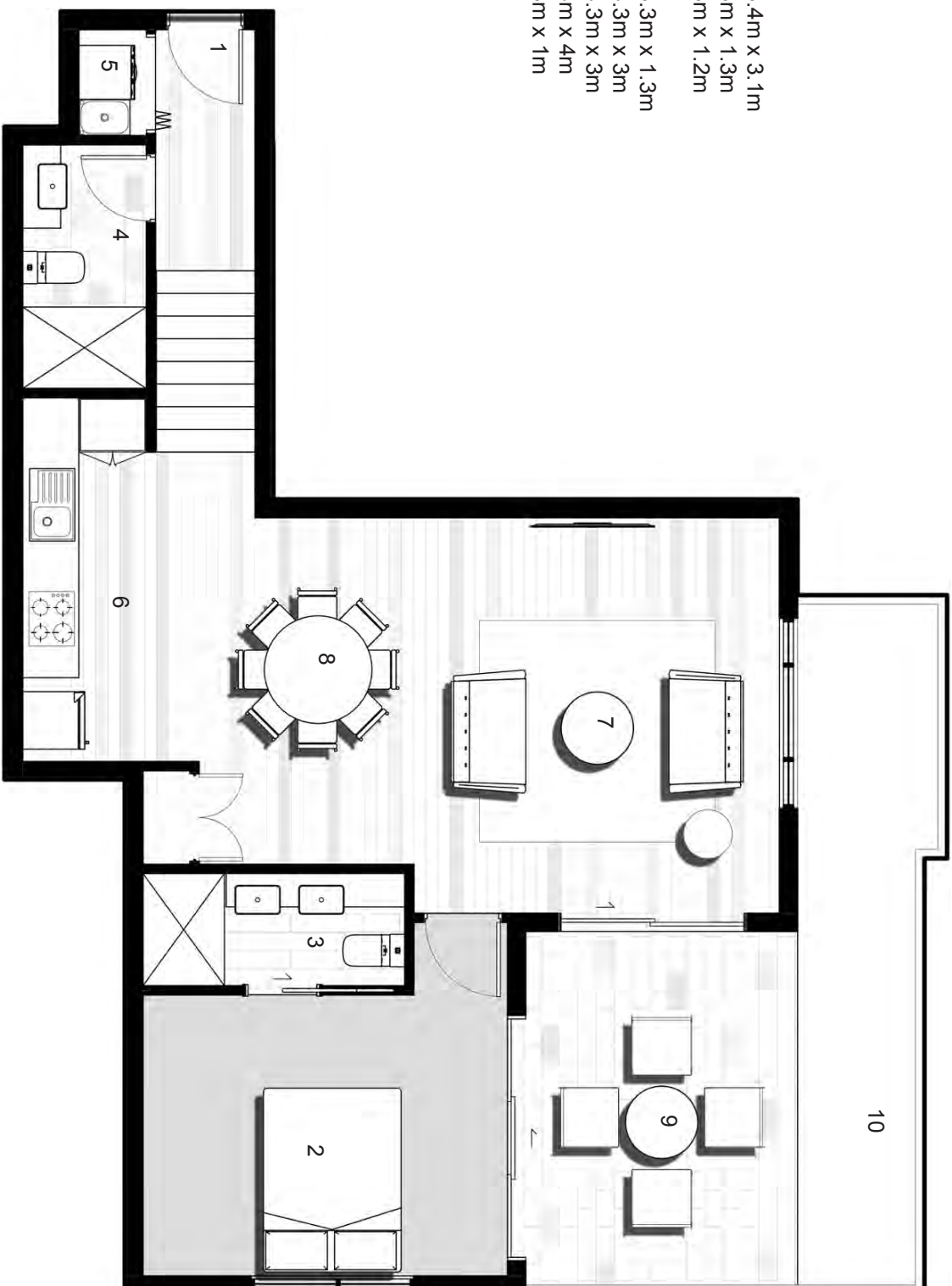


- |                   |              |
|-------------------|--------------|
| 1. ENTRY          | 3.3m x 3.4m  |
| 2. MASTER ENSUITE | 1.2m x 3.4m  |
| 3. BATH           | 3.5m x 2.8m  |
| 4. BED 01         | 1.8m x 3.32m |
| 5. LINEN          | 4.3m x 5.7m  |
| 6. LAUNDRY        | 4m x 4m      |
| 7. KITCHEN        | 13m x 3m     |
| 8. LIVING         |              |
| 9. DINING TERRACE |              |
| 10. TERRACE       |              |
| 11. TERRACE       |              |

APT. 101

INT: 79m<sup>2</sup> EXT: 50m<sup>2</sup>

- 1. ENTRY 3.4m x 3.1m
- 2. MASTER ENSUITE 3m x 1.3m
- 3. BATH 3m x 1.2m
- 4. LAUNDRY 3.3m x 1.3m
- 5. KITCHEN 4.3m x 3m
- 6. LIVING 4.3m x 3m
- 7. DINING 4m x 4m
- 8. BALCONY 4m x 4m
- 9. TERRACE 8m x 1m
- 10.

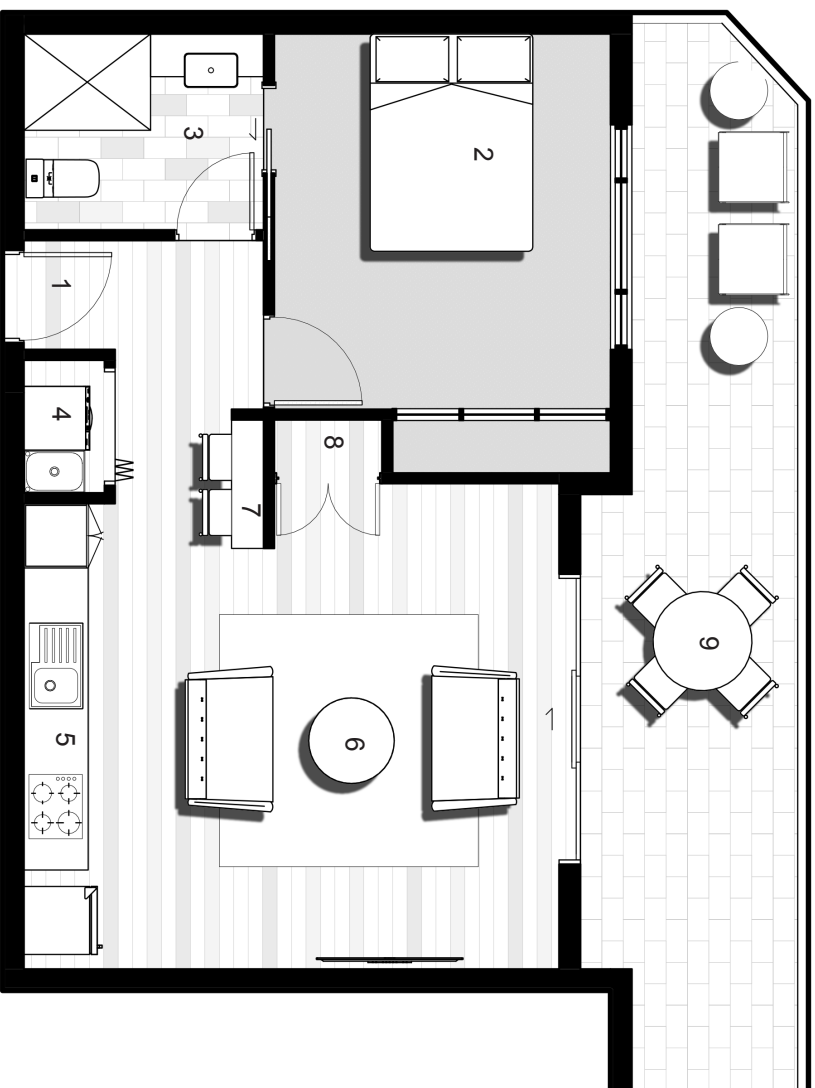


APT. 104

INT: 69m2 EXT: 13m2



- 1. ENTRY 3.5m x 3.1m
- 2. MASTER ENSUITE / BATH 2m 1.9m
- 3. LAUNDRY 4.5m x 0.9m
- 4. KITCHEN 4.5m x 2.5m
- 5. LIVING 4.5m x 2.5m
- 6. DINING 4.5m x 2.5m
- 7. LINEN
- 8. TERRACE 9.7m x 1.3m

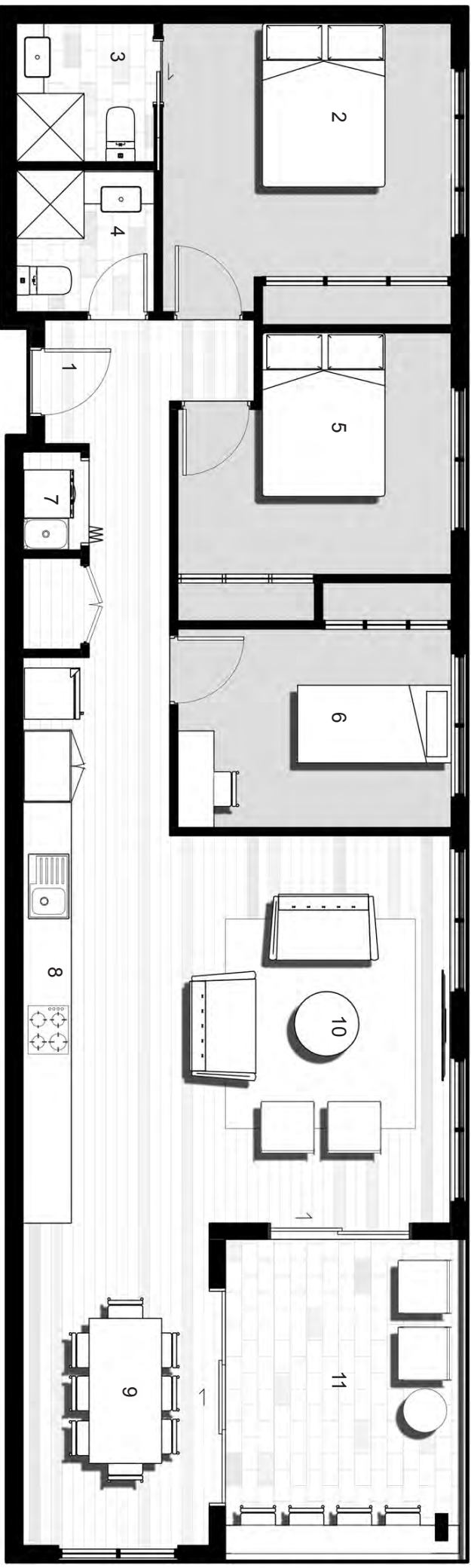


APT. 103

INT: 49m<sup>2</sup> EXT: 20m<sup>2</sup>



- 1. ENTRY 3.2m x 3.5m
- 2. MASTER ENSUITE 1.6m x 1.8m
- 3. BATH 1.6m x 1.8m
- 4. BED 01 3m x 3m
- 5. BED 02 3m x 2.5m
- 6. LAUNDRY 4m x 2.2m
- 7. KITCHEN 4.8m x 2.3m
- 8. DINING 4.8m x 3m
- 9. LIVING 4.8m x 3m
- 10. BALCONY 3m x 4m



APT. 205 - 705

INT: 94m2 EXT: 13m2

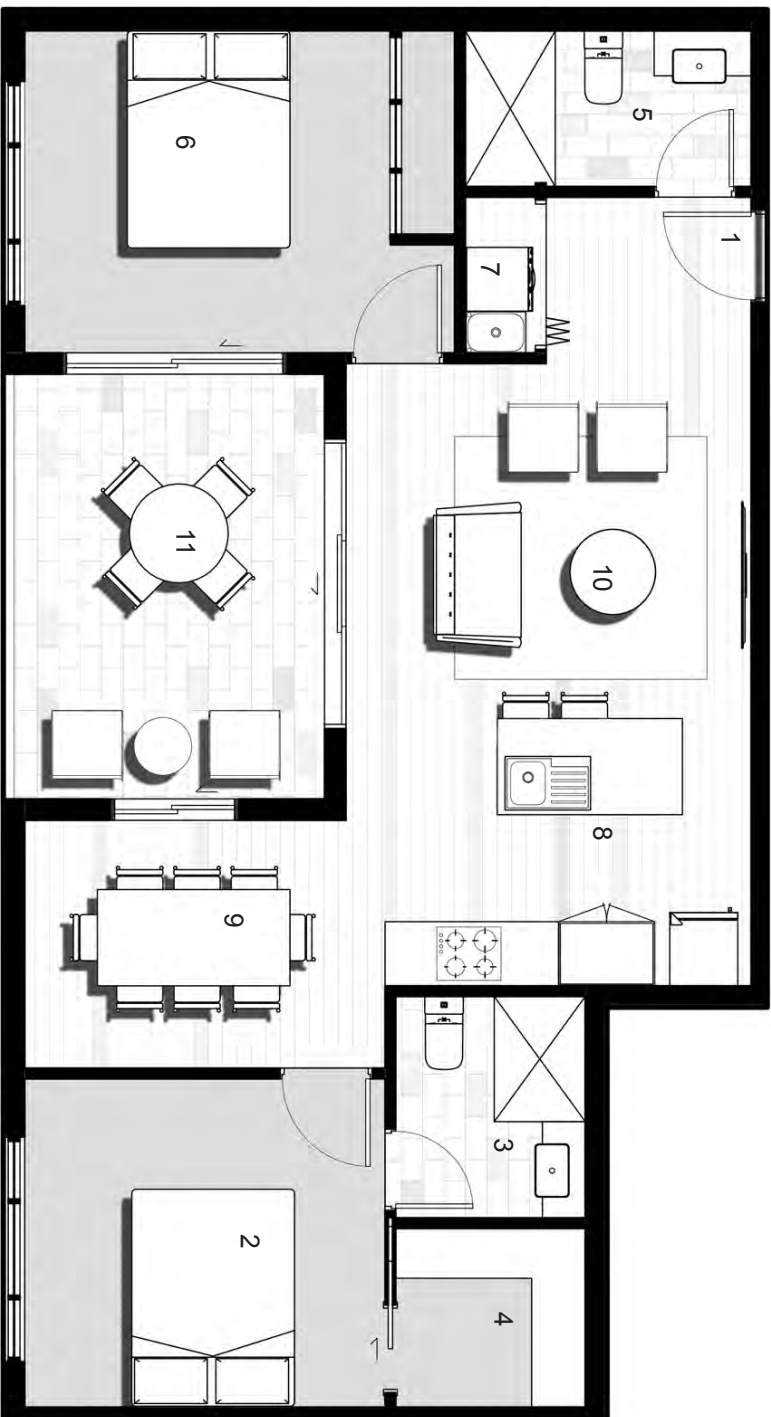




1. ENTRY 3.5m x 3.3m
2. MASTER ENSUITE 2.8m x 1.2m
3. ENSUITE 2.6m x 1.2m
4. BATH 3.1m x 3m
5. BED 01 4m x 3.1m
6. LAUNDRY 4m x 3.1m
7. KITCHEN 4.1m x 3.5m
8. DINING 2.8m x 2.2m
9. LIVING 4.1m x 3.5m
10. BALCONY 2.8m x 2.2m
11. LINEN

APT. 201 - 701

INT: 77m2 EXT: 13m2

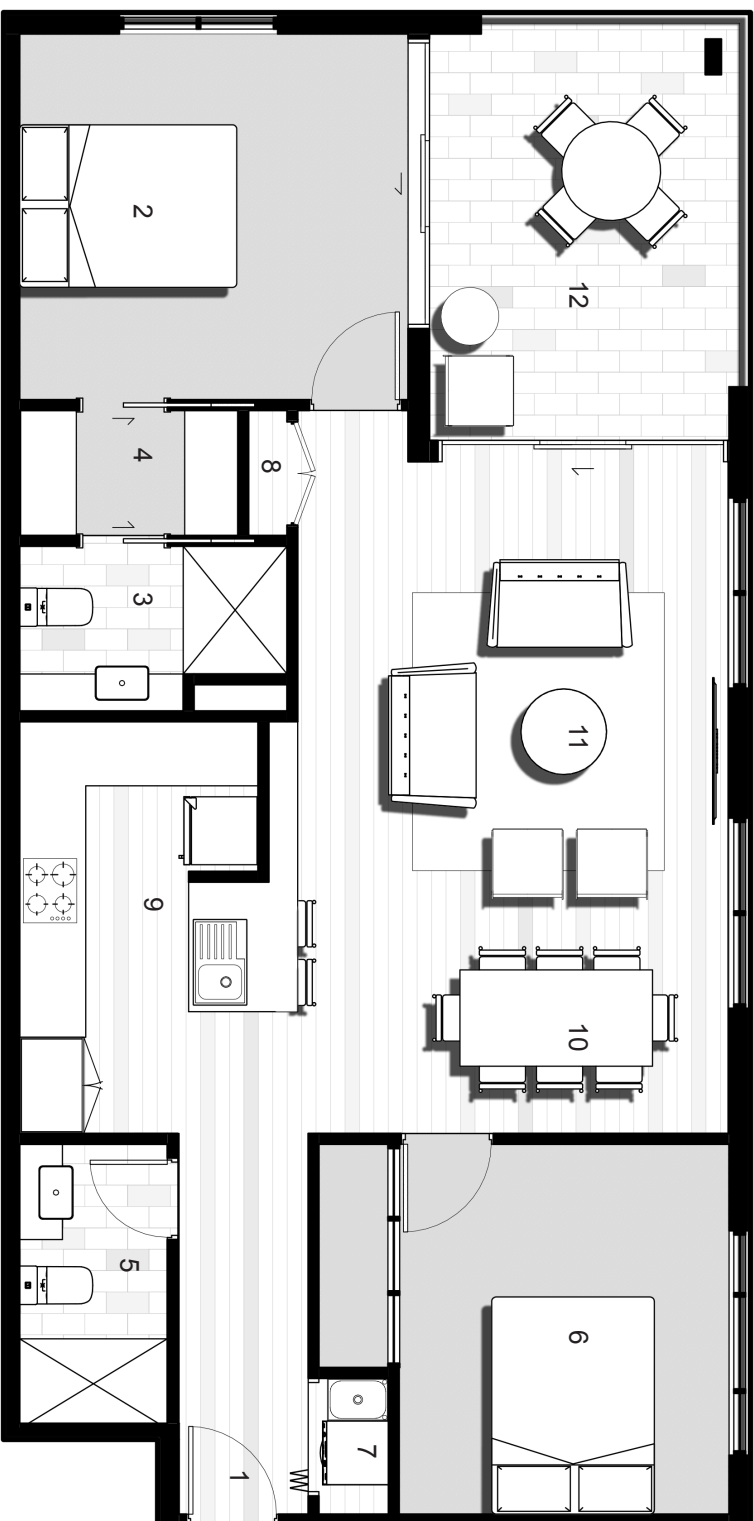


- |                 |             |             |             |
|-----------------|-------------|-------------|-------------|
| 1. ENTRY        | 3.4m x 3.1m | 7. LAUNDRY  | 2.8m x 3.4m |
| 2. MASTER       | 1.9m x 2m   | 8. KITCHEN  | 3m x 2.2m   |
| 3. ENSUITE      | 1.9m x 1.9m | 9. DINING   | 3.8m x 3m   |
| 4. WALK IN ROBE | 3.4m x 1.4m | 10. LIVING  | 3m x 4m     |
| 5. BATH         | 3.2m x 3    | 11. BALCONY |             |
| 6. BED 01       |             |             |             |

APT. 202 - 702

INT: 73m2 EXT: 13m2

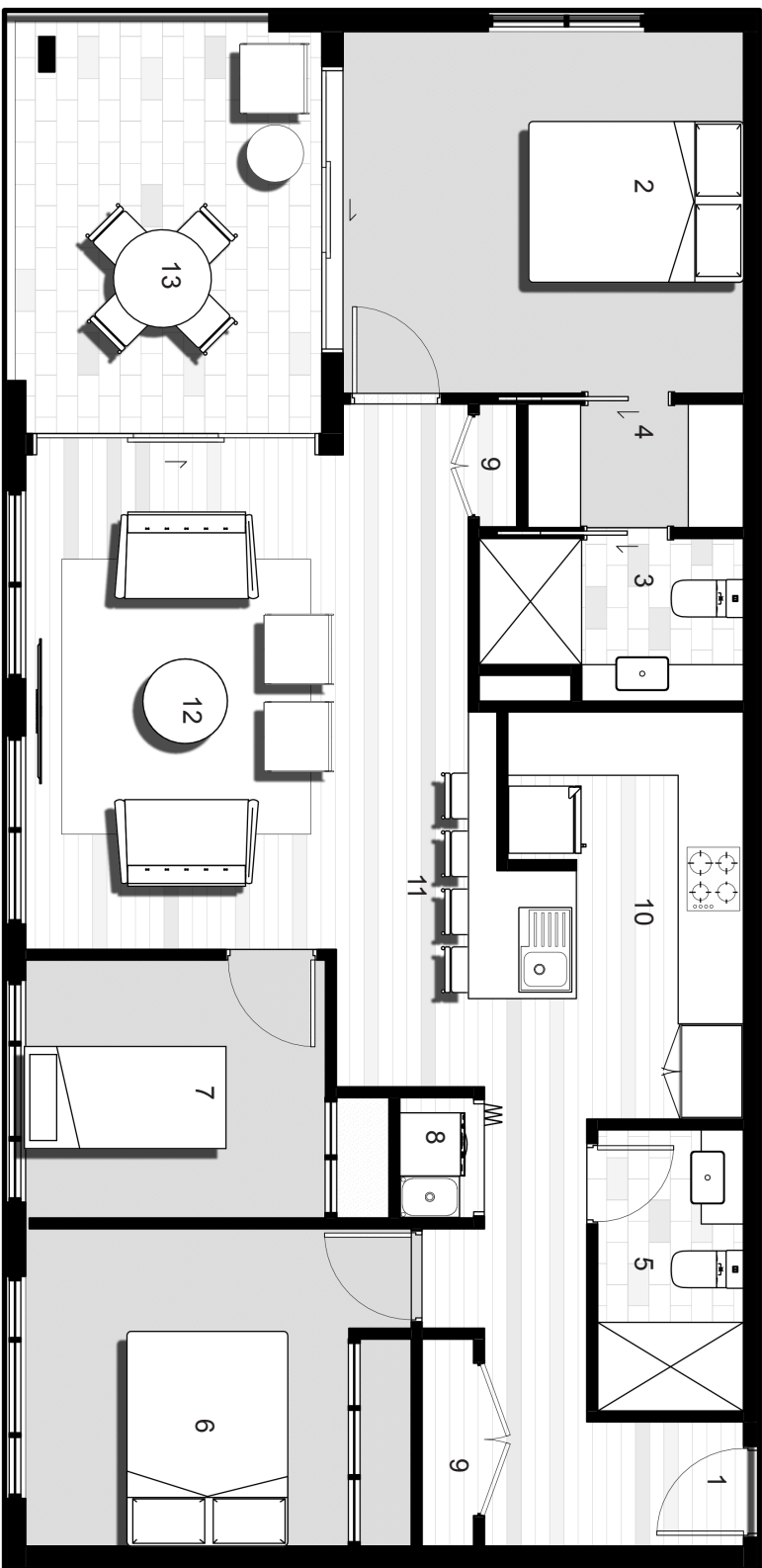




- |    |              |             |     |         |           |
|----|--------------|-------------|-----|---------|-----------|
| 1. | ENTRY        |             | 7.  | LAUNDRY |           |
| 2. | MASTER       | 3.6m x 3.5m | 8.  | LINEN   |           |
| 3. | ENSUITE      | 2.8m x 1.9m | 9.  | KITCHEN | 2.9m x 3m |
| 4. | WALK IN ROBE | 2.6m x 1m   | 10. | DINING  | 4m x 2.4m |
| 5. | BATH         | 3.1m x 2m   | 11. | LIVING  | 4m x 4m   |
| 6. | BED 01       | 3.5m x 3.2m | 12. | BALCONY | 3m x 4m   |

APT. 204 - 704

INT: 83m2 EXT: 13m2

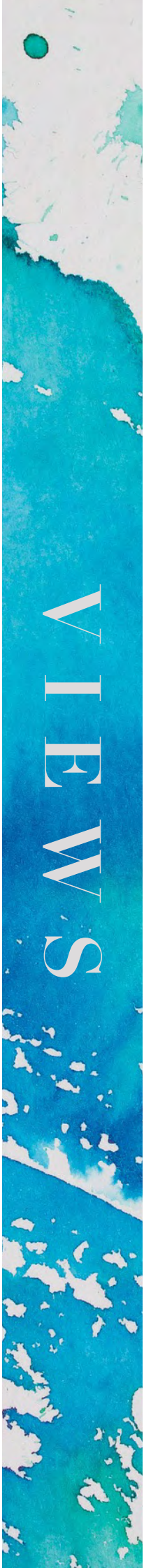


- |    |              |             |     |         |             |
|----|--------------|-------------|-----|---------|-------------|
| 1. | ENTRY        |             | 8.  | LAUNDRY |             |
| 2. | MASTER       | 3.8m x 3.4m | 9.  | LINEN   |             |
| 3. | ENSUITE      | 2.9m x 2.9m | 10. | KITCHEN | 2.9m x 3m   |
| 4. | WALK IN ROBE | 2.6m x 1m   | 11. | DINING  |             |
| 5. | BATH         | 3.1m x 2m   | 12. | LIVING  | 4.1m x 4.6m |
| 6. | BED 01       | 3.6m x 3m   | 13. | BALCONY | 3m x 4m     |
| 7. | BED 02       | 2.9m x 2.5m |     |         |             |

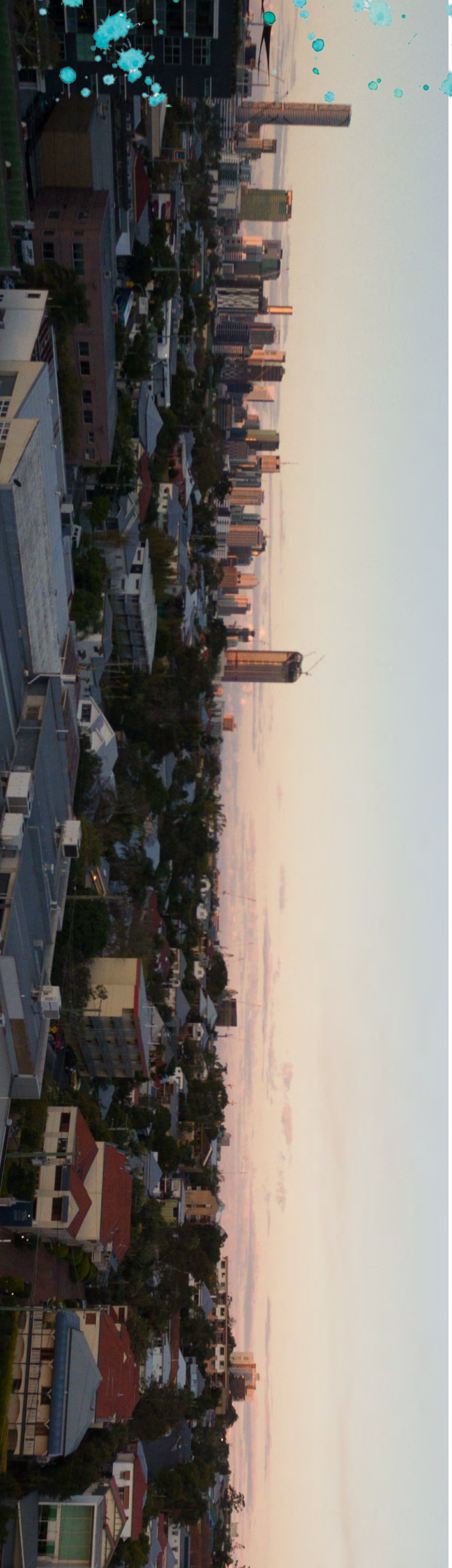
APT. 203 - 703

INT: 91m<sup>2</sup> EXT: 13m<sup>2</sup>





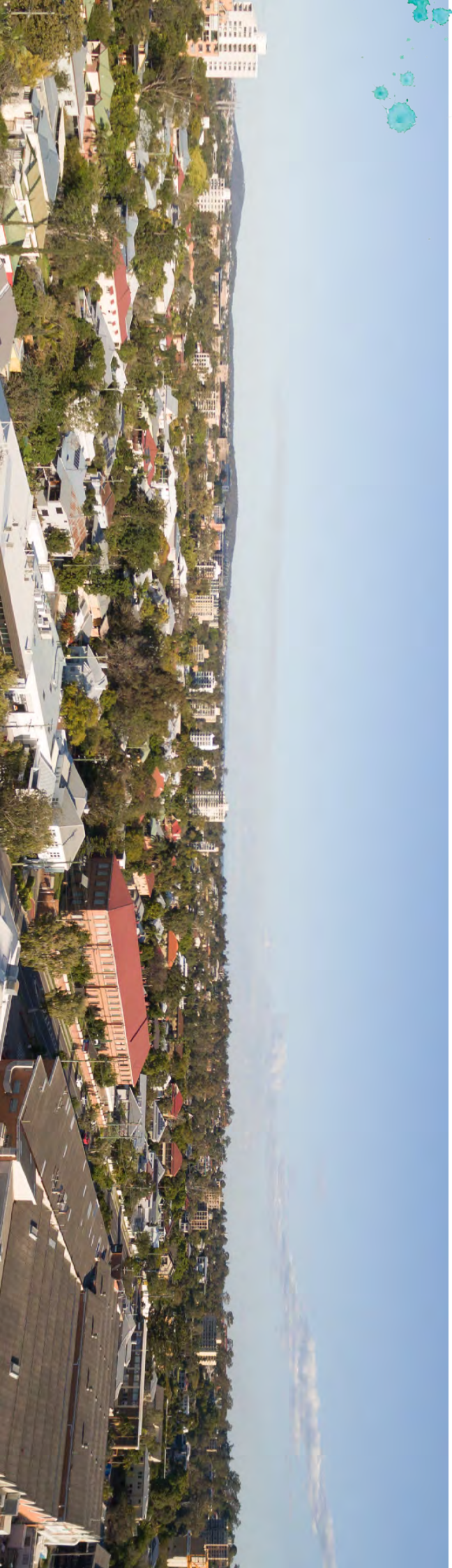
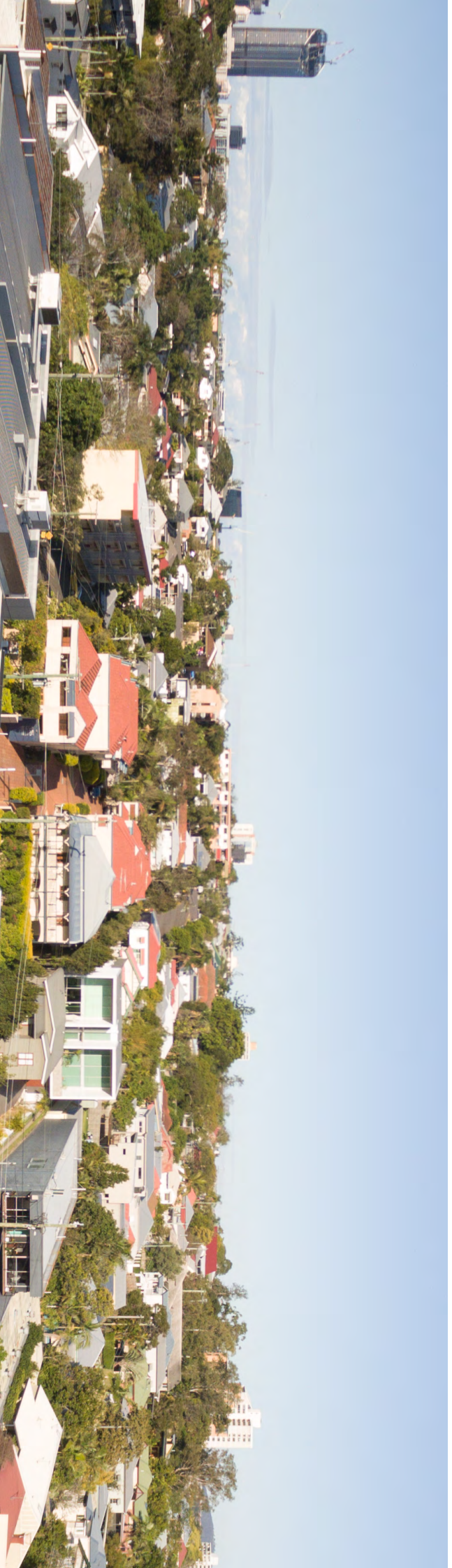
# VIEWS













# NO LITTLE OCCASION.

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## ICONIC LOCATION

Brisbane City is receiving a new landmark development set to redefine the thriving area of West End.

Walking distance from the Central Business District, West End is a suburb rich with character. Historically a light industrial area, this site was home to the fibreglass factory which made the Big Pineapple. Recently this area has been transformed into a cultural location revved with modern apartment buildings and home to some of Brisbane's best restaurants and cafes.

## IDEAL LIFESTYLE

West 88 is the epitome of excellence. These carefully crafted apartments are rich in character with flawless design that is equally aesthetically pleasing and functional.

The latest project from this highly regarded developer is harmonising affluence and affordability in one of Brisbane's best suburbs. Now is your opportunity to claim the lifestyle you've always dreamed of.

CBD  
2.9KM

AIRPORT  
18.6KM

BUS STOP  
280M

CAFE  
FIRST POUR  
CULTURA  
LETTUCE EAT

RESTAURANT  
LONDON FIELDS  
STOKESHOUSE  
THE CHAMBER SQUARE

GROCERY  
ALDI  
COLLES  
WEST END MARKETS

EDUCATION  
WEST END SS  
QUT  
UQ

HOSPITAL  
WESTLEY  
MINTER





SUNCORP STADIUM

WESTLEY HOSPITAL

DAVIES PARK

GOMA

MUSEUM

BRISBANE CBD

SOUTHBANK

CONVENTION CENTRE

BOTANICAL GARDENS

QUT

W.88

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# FINISHES

## INTERIOR

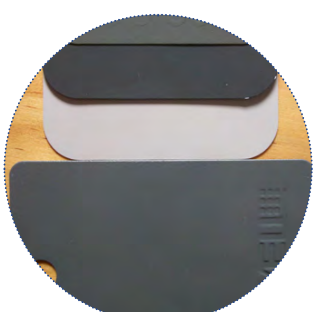
- Light, Off-White Colour Scheme
- 600mm x 600mm Off-White Porcelain Tiles
- Timber Flooring (3 Bedrooms Only)
- Downlights
- "Woodland Grey" Framed Windows
- Grey Carpeted Bedrooms

## KITCHEN

- Black Pendant Lighting Over Benchtop
- Bosch 600 Appliances
- Thick Calacatta Nuvo Waterfall Benchtop
- Grey Lined Cabinetry
- Mirrored Splashback
- Double Fridge Space
- Matte Black Tapware

## BATHROOM

- Floating Timber Vanity
- Frameless Shower Screens







# INVESTMENT

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## INFRASTRUCTURE & TRANSPORT

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The West End / South Brisbane area has witnessed more than \$3 billion investment in major infrastructure projects.

Investment in public transport and transport infrastructure have been made which have been instrumental in opening up the suburb to key employment, retail and educational nodes.

## POPULATION & DEMOGRAPHICS

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West End's population is projected to grow by over 120% by 2036. This expansion in the suburb's population ranks in the top six growth suburbs out of the 21 suburbs which make up Brisbane's inner city.

## EMPLOYMENT

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Within a two kilometer radius of West End is a combined workforce which is projected to experience the largest growth in jobs in Queensland over the coming years. This large and growing employment base will inevitably underpin a sustained level of dwelling demand within the suburb. The precinct's workforce is projected to more than double over the coming years with the creation of around 23,000 new jobs.

## EDUCATION

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West End is situated within a five km radius of the state's largest tertiary institutions including the University of Queensland, Griffith South Bank and Queensland University of Technology. Collectively there are more than 109,000 students enrolled across these institutions which underpin



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PPS Property Management  
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PO Box 3489, South Brisbane Qld 4101  
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Fax 07 3844 4802  
rentals@projectpropertysales.com.au  
www.projectpropertysales.com.au

23 August 2016

## RENTAL APPRAISAL FOR 24 BAILEY STREET, WEST END

As requested, I have inspected the floor plans and site location in order to carry out a rental appraisal.

*Property Description: Contemporary 7 level development comprising of 34 one, two & three bedroom brand new apartments. The property features private balconies and oversized windows. Modern kitchen with Stone bench tops and European appliances Air-conditioned living area. Bedrooms includes BIR & WIR plus ensuite to main. Secure single car parking. Building features pool & BBQ area. Great position close to CBD, markets, cafes & restaurants, river walkways, markets, Green Bridge to UQ, shops and transport.*

**Please find attached a list of properties from which we have estimated the property to be in the range of:**

### *Level One*

#### **To be advised**

### *Level Two*

#### **Apartment 201 & 204**

2 Bed 2 Bath 1 Car \$520 to \$550 per week

#### **Apartment 202**

2 Bed 2 Bath 1 Car \$480 to \$510 per week

#### **Apartment 203**

3 Bed 2 Bath 2 Car \$610 to \$640 per week

#### **Apartment 205**

3 Bed 2 Bath 2 Car \$680 to \$710 per week

### *Level Three*

#### **Apartment 301 & 304**

2 Bed 2 Bath 1 Car \$530 to \$560 per week

#### **Apartment 302**

2 Bed 2 Bath 1 Car \$480 to \$510 per week

#### **Apartment 303**

3 Bed 2 Bath 1 Car \$610 to \$640 per week

#### **Apartment 305**

3 Bed 2 Bath 2 Car \$680 to \$710 per week



*Level Four*

**Apartment 401& 404**

2 Bed 2 Bath 1 Car

\$540 to \$570 per week

**Apartment 402**

2 Bed 2 Bath 1 Car

\$480 to \$510 per week

**Apartment 403**

3 Bed 2 Bath 2 Car

\$620 to \$650 per week

**Apartment 405**

3 Bed 2 Bath 2 Car

\$690 to \$720 per week

*Level Five*

**Apartment 501& 504**

2 Bed 2 Bath 1 Car

\$540 to \$570 per week

**Apartment 502**

2 Bed 2 Bath 1 Car

\$490 to \$520 per week

**Apartment 503**

3 Bed 2 Bath 2 Car

\$630 to \$660 per week

**Apartment 505**

3 Bed 2 Bath 2 Car

\$690 to \$720 per week

*Level Six*

**Apartment 601& 604**

2 Bed 2 Bath 1 Car

\$550 to \$580 per week

**Apartment 602**

2 Bed 2 Bath 1 Car

\$520 to \$550 per week

**Apartment 603**

3 Bed 2 Bath 2 Car

\$670 to \$700 per week

**Apartment 605**

3 Bed 2 Bath 2 Car

\$700 to \$730 per week

*Level Seven*

**Apartment 701& 704**

2 Bed 2 Bath 2 Car

\$590 to \$620 per week

**Apartment 702**

2 Bed 2 Bath 1 Car

\$530 to \$560 per week

**Apartment 703**

3 Bed 2 Bath 2 Car

\$680 to \$710 per week

**Apartment 705**

3 Bed 2 Bath 2 Car

\$710 to \$740 per week

The rent achieved for this property can be influenced by many factors, such as the month of the year in which the property is available for rent, how motivated the owner is to reduce the vacancy period, how selective the owner is regarding the type of tenant, and lease terms.

Should you wish to discuss this appraisal please do not hesitate to contact myself.

Kind Regards



Sarah Williams  
Property Manager



Michelle Jones  
New Leasing & Management

**Comparable properties currently managed & leased by PPS Property Management**

2035/9 Edmondston Road, SOUTH BRISBANE \$435 per week  
1 Bedroom 1 Bathroom 1 car unfurnished apartment in the brand new Arena complex. Ducted Air Con & Smart Stylish Kitchens. Timber flooring in living area opening onto privacy screened balcony. Complex features roof top pool & gym.

714/70-78 Victoria Street, WEST END \$580 per week  
2 Bedroom 2 Bathroom 2 Car unfurnished apartments in the brand new ECCO Stage 2 complex. Tiled living areas opening onto balcony with either city, river or mountain views. Complex features roof top pool & gym.

2/376 Montague Road, WEST END \$685 per week  
3 Bedroom 2 Bathroom unfurnished Townhouse. Large living room flows out to a private courtyard. Upstairs bedroom open onto enclosed balcony.

906/14 Merival Street, South Brisbane \$550 per week  
2 Bedroom 2 Bathroom 1 Car unfurnished apartments in the brand new Base' Apartments. Balcony offer good city views and complex features a pool & gym.