

MARQUE



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OUR VISION

A unique offering for Brisbane's urban fringe, Marque sets a foundation of sophisticated and stylish living.

Discover a boutique lifestyle complex masterfully crafted to uphold premium quality and personal space. Offering generously sized open-plan layouts with large balconies across a range of 1, 2 and 3 bedroom apartments, Marque exceeds all expectations of modern apartment living.

Shared lawn areas and a spacious rooftop terrace with sweeping views of Mt Gravatt provide a place to relax, socialise and entertain, establishing a sense of community from the ground up. With 27 elegant apartments over five storeys, Marque is the perfect place to carve out the next chapter of your life.

KEY FACTS

LOCATION

- MARQUE is located at 18-20 Grout Street in the leafy, south-side suburb of Macgregor
- 14 minute drive to CBD
- Just a 10 minute walk to Westfield Garden City
- Sunnybank Plaza only an 8 minute drive
- QEII Hospital and Sunnybank Private Hospital located nearby
- Griffith University Nathan & Mount Gravatt Campus minutes away
- Selection of schools, parks and sporting facilities
- Leverage off more than \$1.4 billion of current and future infrastructure investment locally
- Large employment catchment & anticipated employment opportunity growth area

TRANSPORT & CONNECTIVITY

- Walking distance to SE Busway & future Metro stop, and only 200m to the nearest bus stop
- Easy access to the pacific & Gateway Motorways and major arterials
- Gold Coast only 45 minutes drive

DEVELOPMENT FEATURES

- Boutique complex, set over 5 storeys
- Modern building design inspired by surroundings
- Features unique architectural elements including masonry, glass, timber and metal
- Lift access from carpark to each level
- Secure car parking provided for each apartment
- Visitors parking available onsite

DESIGN

- Stone benchtops
- Feature cabinetry with LED lighting
- Generous & cleverly concealed storage spaces within apartment
- Built-in wardrobes

APARTMENT TYPES

MARQUE comprises 27 spacious apartments with a mix of 1, 2 & 3 bedroom designs:

- 1 x 1 bedroom, 1 bathroom + study nook, 1 car
- 3 x 2 bedroom, 2 bathroom + study nook, 1 car
- 19 x 2 bedroom, 2 bathroom + powder room, 1 car
- 3 x 2 bedroom (Premium), 2 bathroom, 2 cars
- 1 x 3 bedroom, 2 bathroom, 2 cars

STANDARD APARTMENT FEATURES

- Open plan designs
- Full size kitchens
- Spacious balconies
- Split system A/C to each bedroom and living space
- Stainless steel appliances
- Cabled NBN and Pay TV
- High ceilings with plasterboard ceilings throughout

RECREATION / FACILITIES

MARQUE will feature a spacious rooftop terrace with sweeping views of Mt Gravatt, providing a place to relax, socialize and entertain, establishing a sense of community from the ground up.

SECURITY

- Secure FOB access to carpark, lobby areas and levels
- Audio intercom to all apartments

DEVELOPER

- Over 60 years of combined property industry experience
- Specialise in delivering unique, multi-residential developments of exceptional quality
- Create desirable spaces in key locations, which people love to live in
- Brisbane based developer with an active focus on and commitment to the local area

RIGHT WHERE YOU NEED TO BE



YOUR NEIGHBOURHOOD

LOCAL INFRASTRUCTURE

**WESTFIELD
GARDEN CITY
EXPANSION**

**\$400
MILLION**

**GRIFFITH UNIVERSITY
NATHAN CAMPUS +
MOUNT GRAVATT CAMPUS**



**17,682
STUDENTS
2,383
STAFF**

**BRISBANE
METRO
\$944 MILLION**



*Prepared by URBIS. Source: NIEIR

DEMOGRAPHIC PROFILE – MACGREGOR CATCHMENT SHIFTING DEMOGRAPHIC OF YOUNG PROFESSIONALS

31% 22%
20-34 YR OLDS IN BRISBANE LGA

26% 23%
PROFESSIONALS IN BRISBANE LGA

41% 37%
COUPLES, NO KIDS IN BRISBANE LGA

*Prepared by URBIS. Source: ABS Census 2016

MEDIAN APARTMENT RENT

**2 & 3 BEDROOM GROWTH
PER ANNUM OVER
PAST 12 MONTHS**

10% 7%

*Prepared by URBIS. Source: Rental Tenancy Authority (RTA). Note: Based on Catchment of Macgregor, Mount Gravatt, Upper Mount Gravatt, Nathan & Robertson.

EMPLOYMENT OPPORTUNITIES BY 2031

**\$1.4
BILLION**

**FUTURE GROWTH FROM
CURRENT AND FUTURE
INFRASTRUCTURE**

11,081
JOB OPPORTUNITIES
IN CATCHMENT

115,000
JOB OPPORTUNITIES
IN CBD & TRADE COAST

2011 jobs

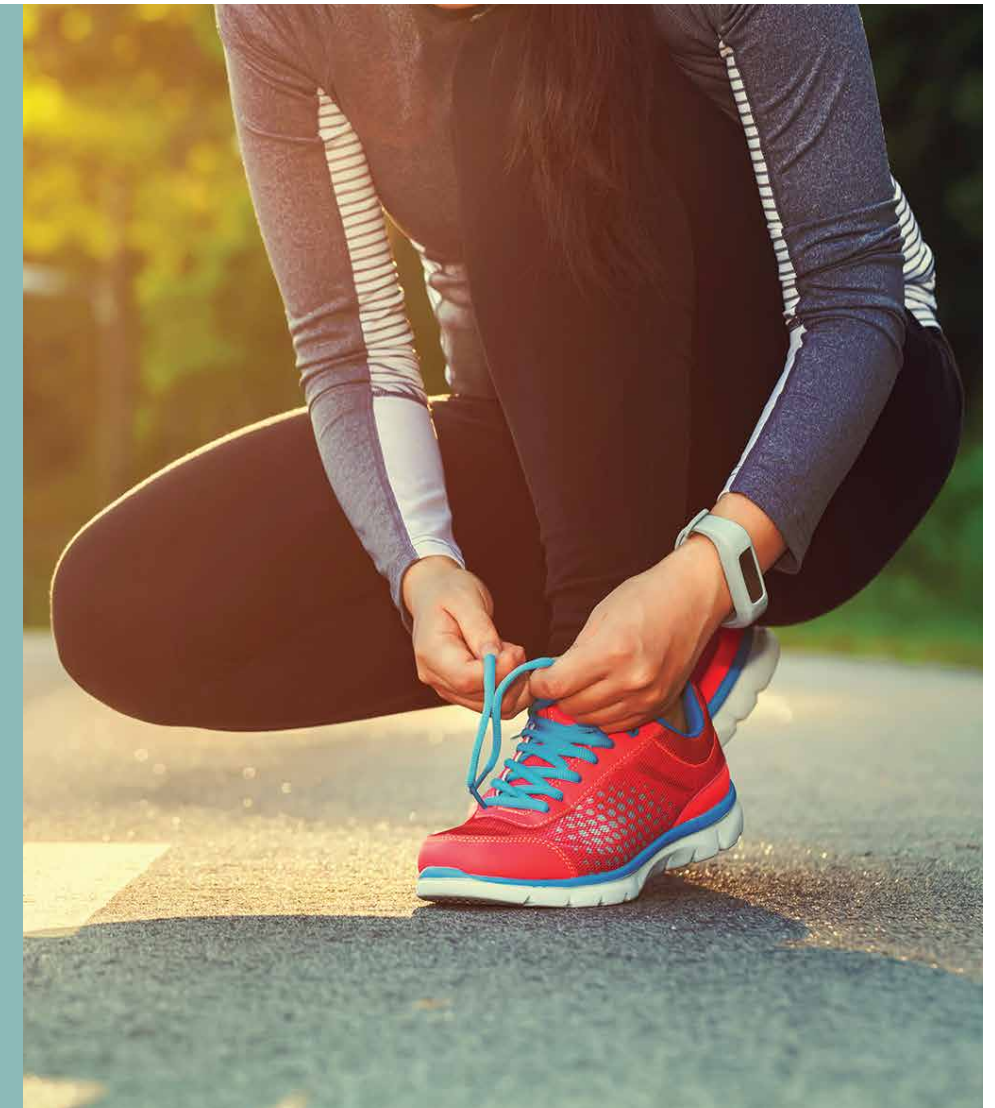
18,348

2031 jobs
forecast

29,429

**BRISBANE TOTAL
EMPLOYMENT GROWTH**

*Prepared by URBIS. Source: NIEIR





DESIGN OVERVIEW

Crafting premium finishes and contemporary design, Marque sculpts a selection of ideal living spaces to suit your individual lifestyle.

From bespoke cabinetry to luxury fixtures and fittings, the detail featured in Marque apartments is exceptional. The timeless palette of light and dark tones feature timber accents and stone elements.

Generous balconies and spacious interiors create unique spaces for you to call home.

High ceilings and split-system A/C feature throughout bedrooms and living spaces. Generous, well-planned kitchens with stone bench-tops and plenty of storage make entertaining a joy.

Marque's premium individuality carries through the external façade with a blend of materials highlighting the architectural elements. Dedicated landscaping keep the entrance and lawn picture-perfect for residents all year round, and breathtaking views from the spacious rooftop deck provide the ideal space for BBQs and gatherings with family, friends and neighbours









FLOOR PLANS

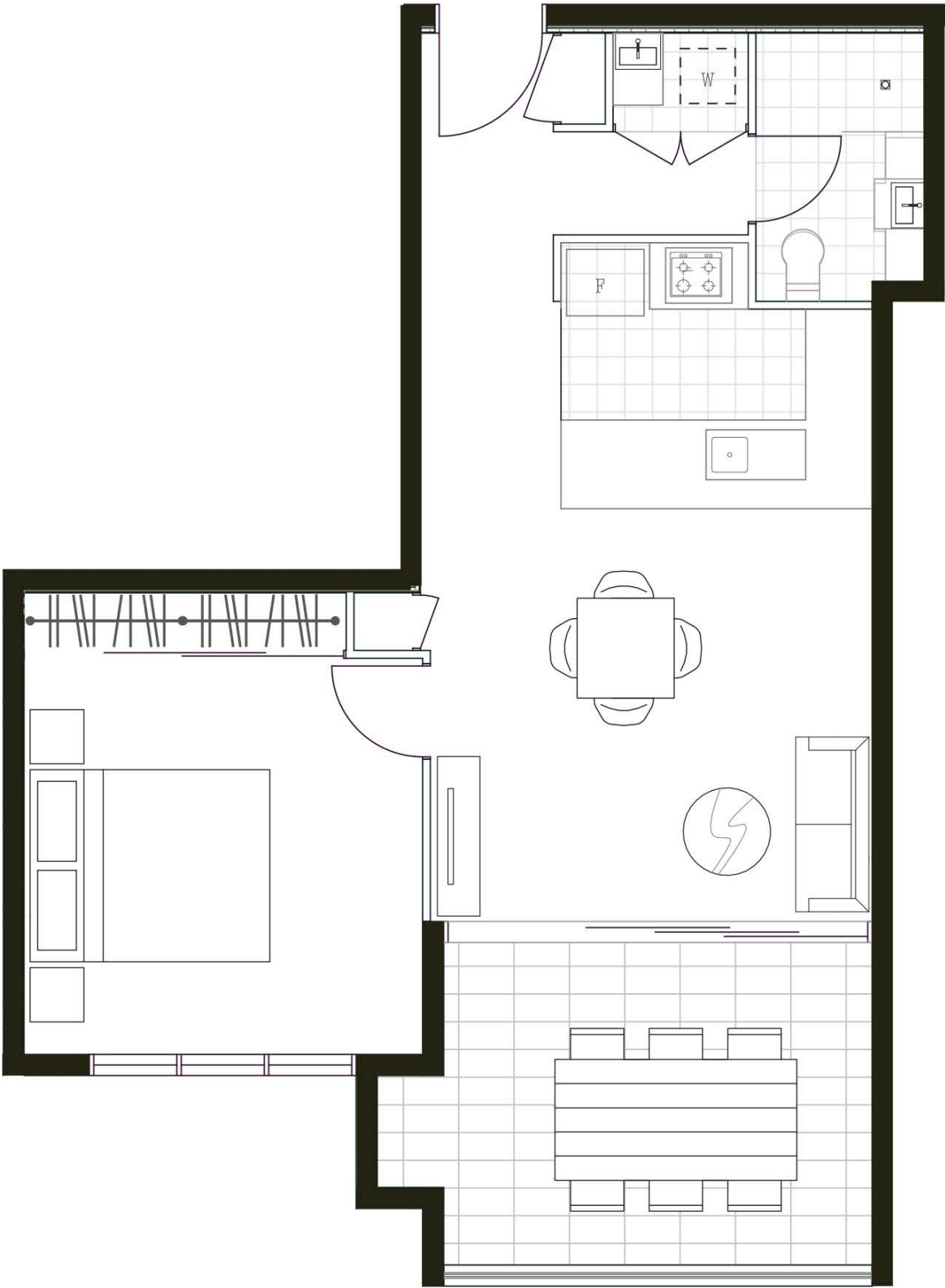
UNIT TYPE 1A

1 BEDROOM 1 BATH

INTERNAL	53SQM
EXTERNAL	14SQM
TOTAL	67SQM



18-20 GROUT STREET, MACGREGOR QLD



MARQUE



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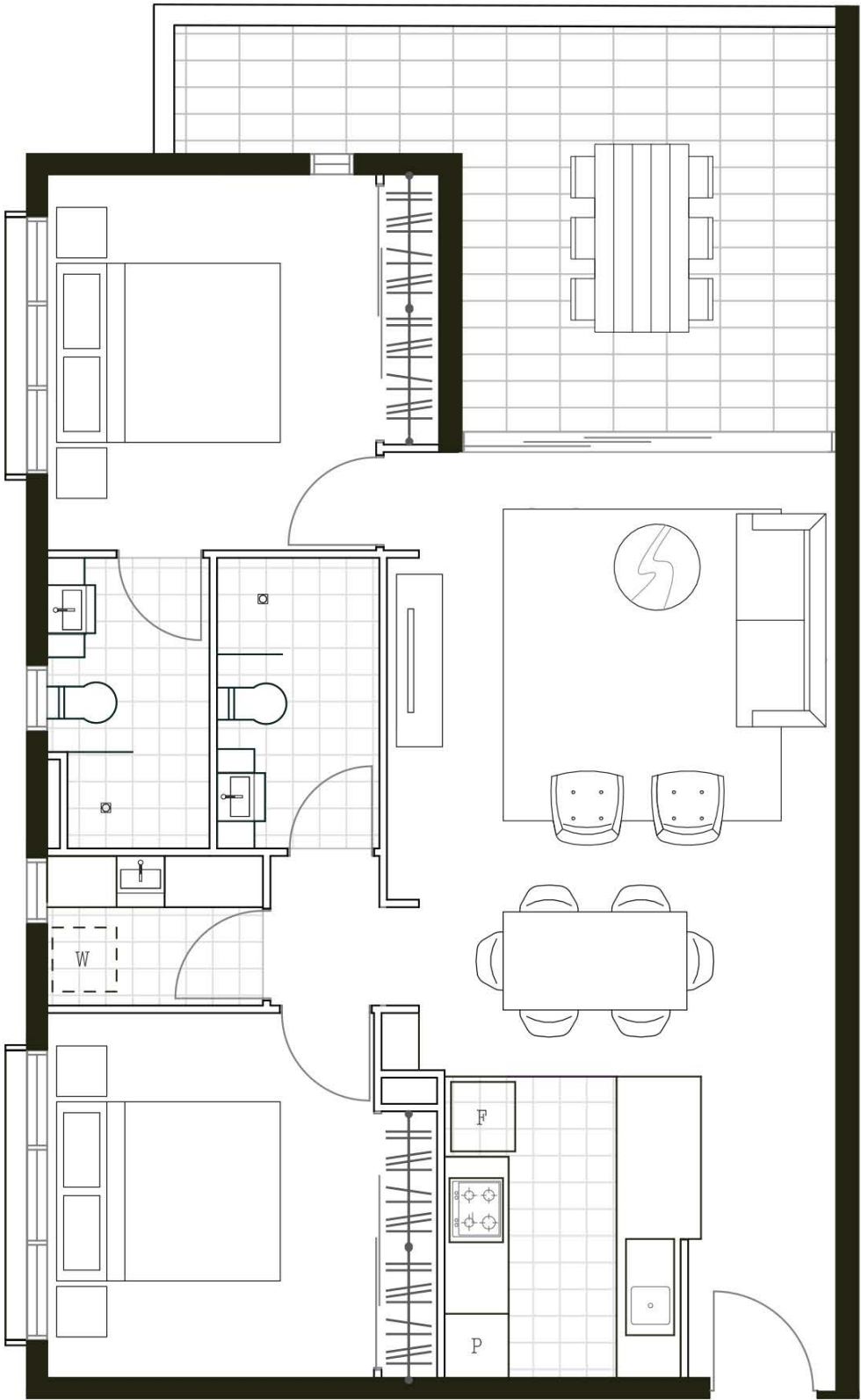
UNIT TYPE 2A

2 BEDROOM 2 BATH

INTERNAL 77SQM
EXTERNAL 17 - 90SQM
TOTAL 94 - 167SQM



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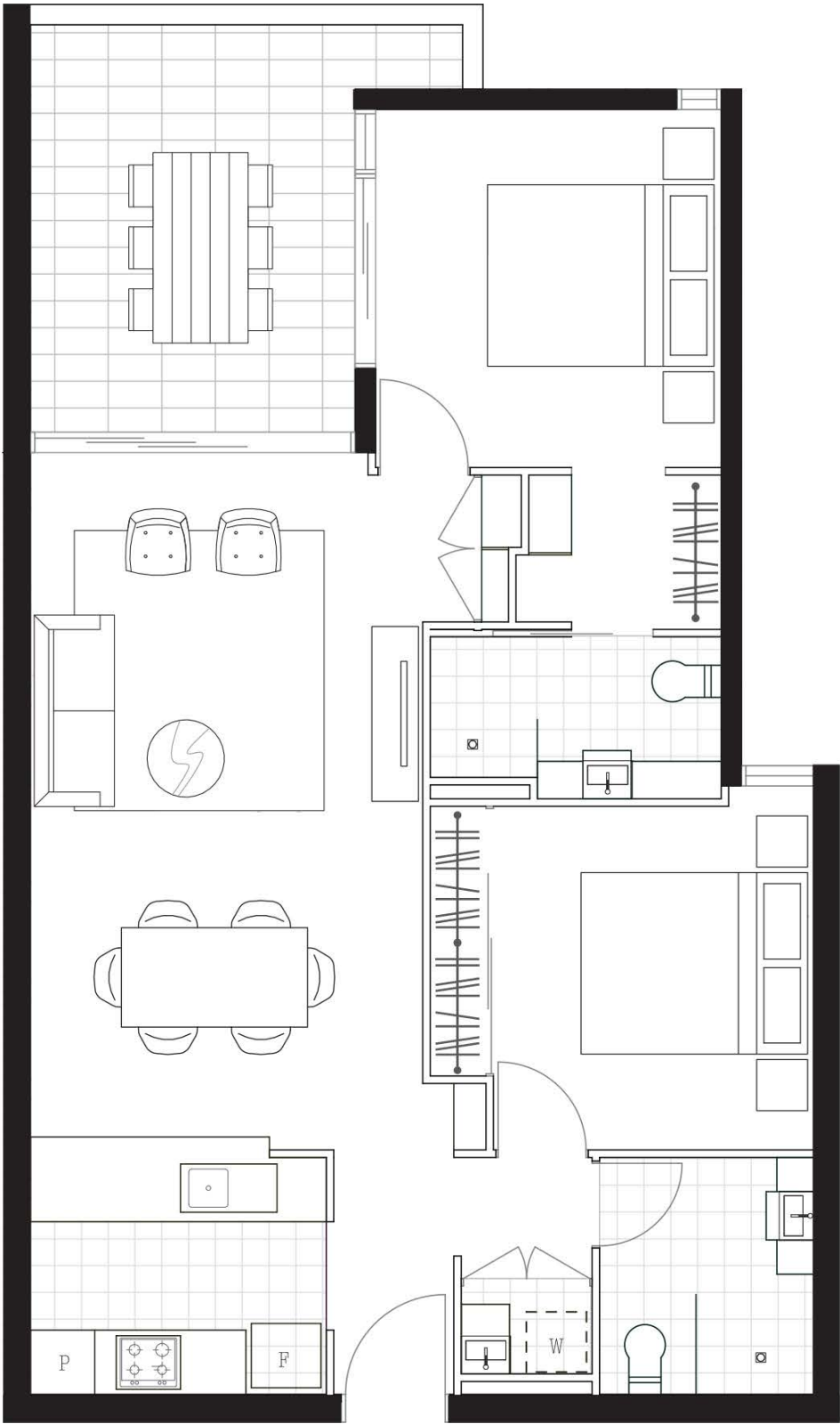
UNIT TYPE 2B

2 BEDROOM 2 BATH

INTERNAL 76 - 77SQM
EXTERNAL 14 - 54SQM
TOTAL 90 - 131SQM



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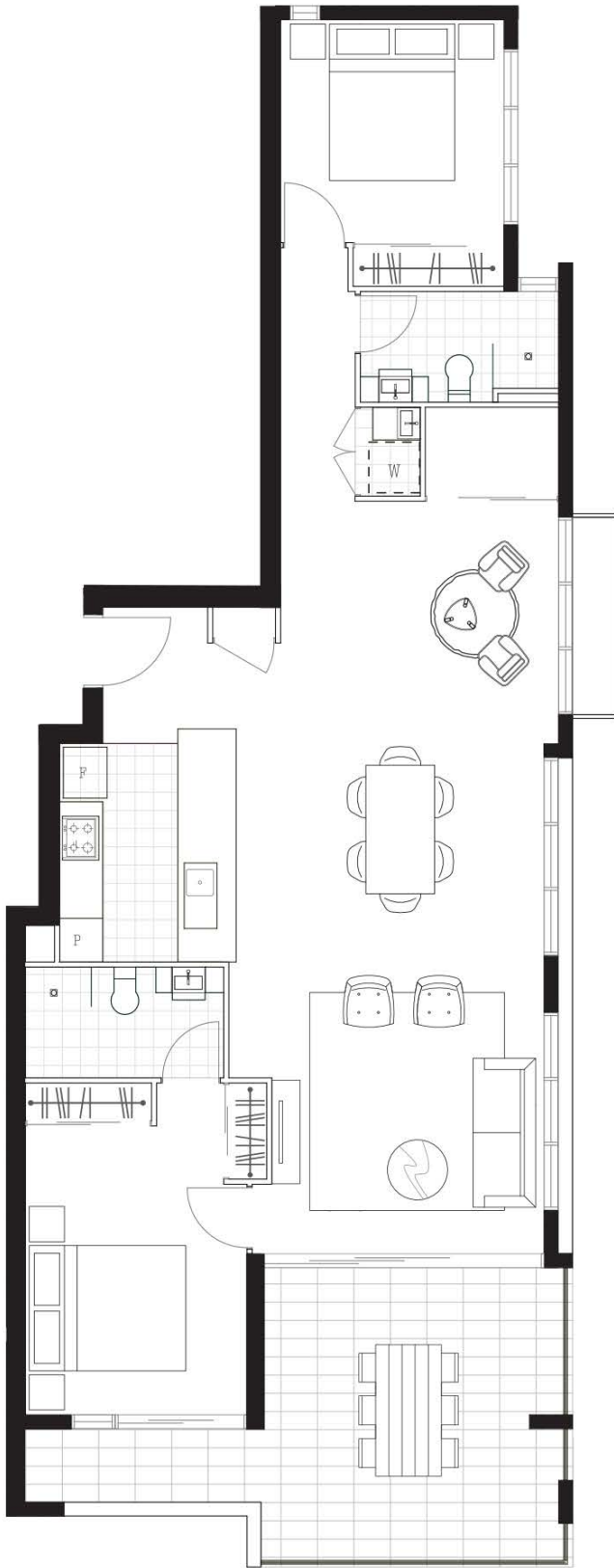
UNIT TYPE 2C

2 BEDROOM 2 BATH + STUDY NOOK

INTERNAL 101 - 102SQM
EXTERNAL 23 - 25SQM
TOTAL 124 - 126SQM



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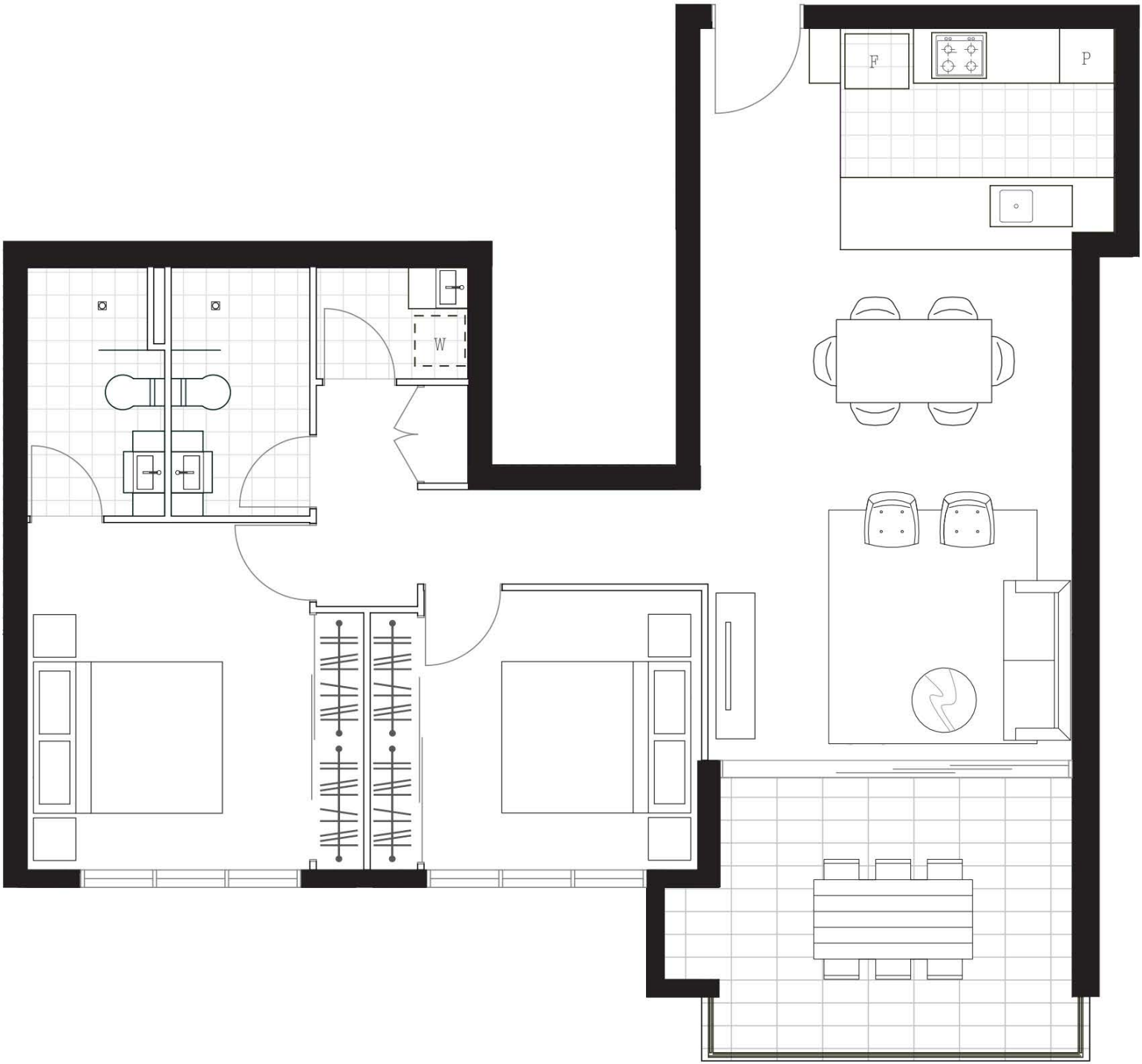
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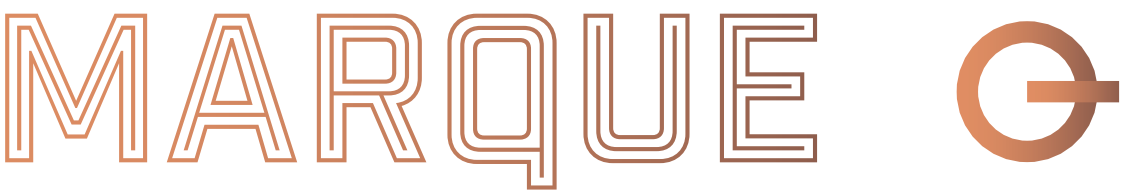
UNIT TYPE 2D

2 BEDROOM 2 BATH

INTERNAL 82SQM
EXTERNAL 14SQM
TOTAL 96SQM



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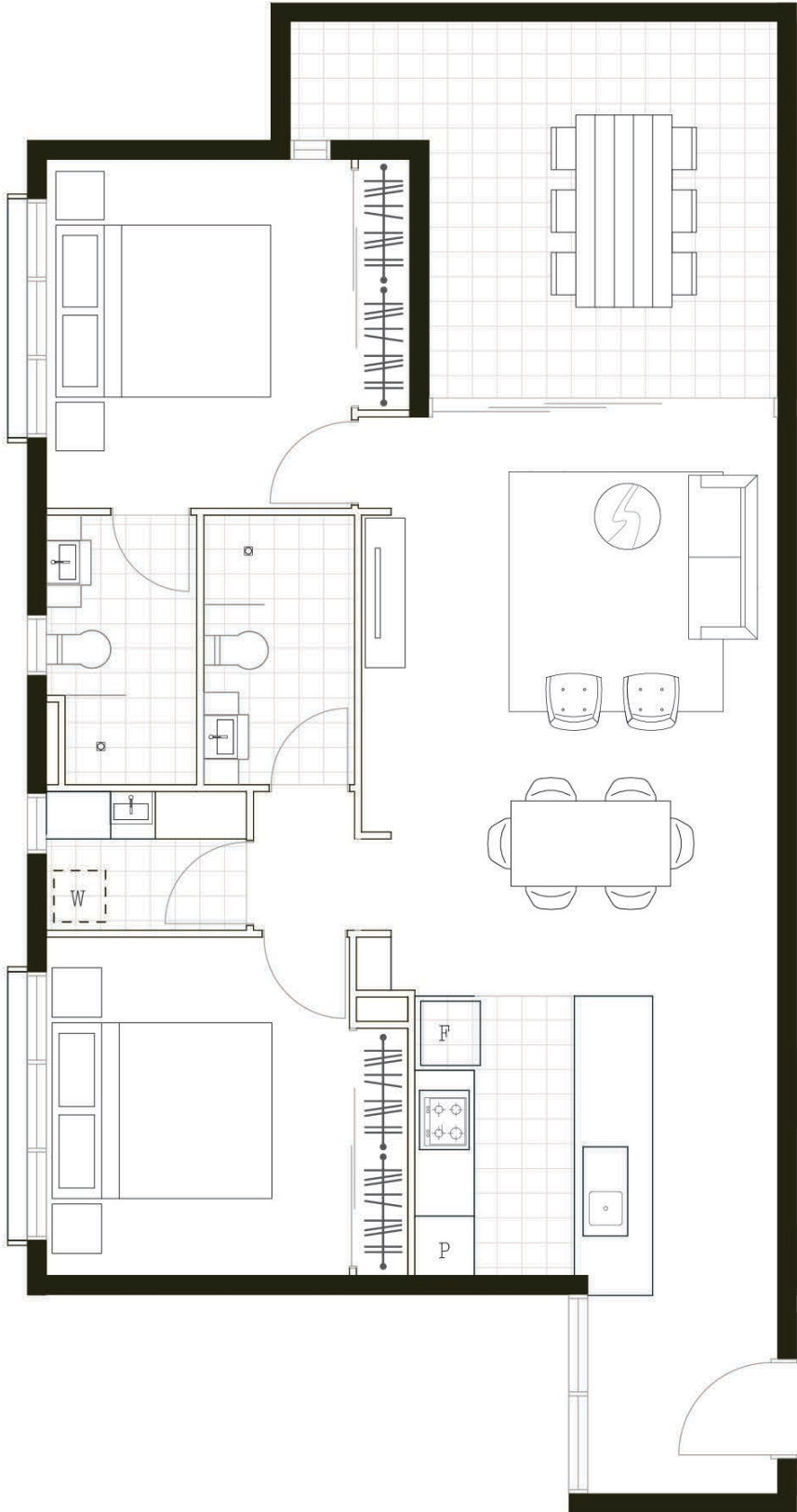
UNIT TYPE 2E

2 BEDROOM 2 BATH

INTERNAL 82SQM
EXTERNAL 17SQM
TOTAL 99SQM



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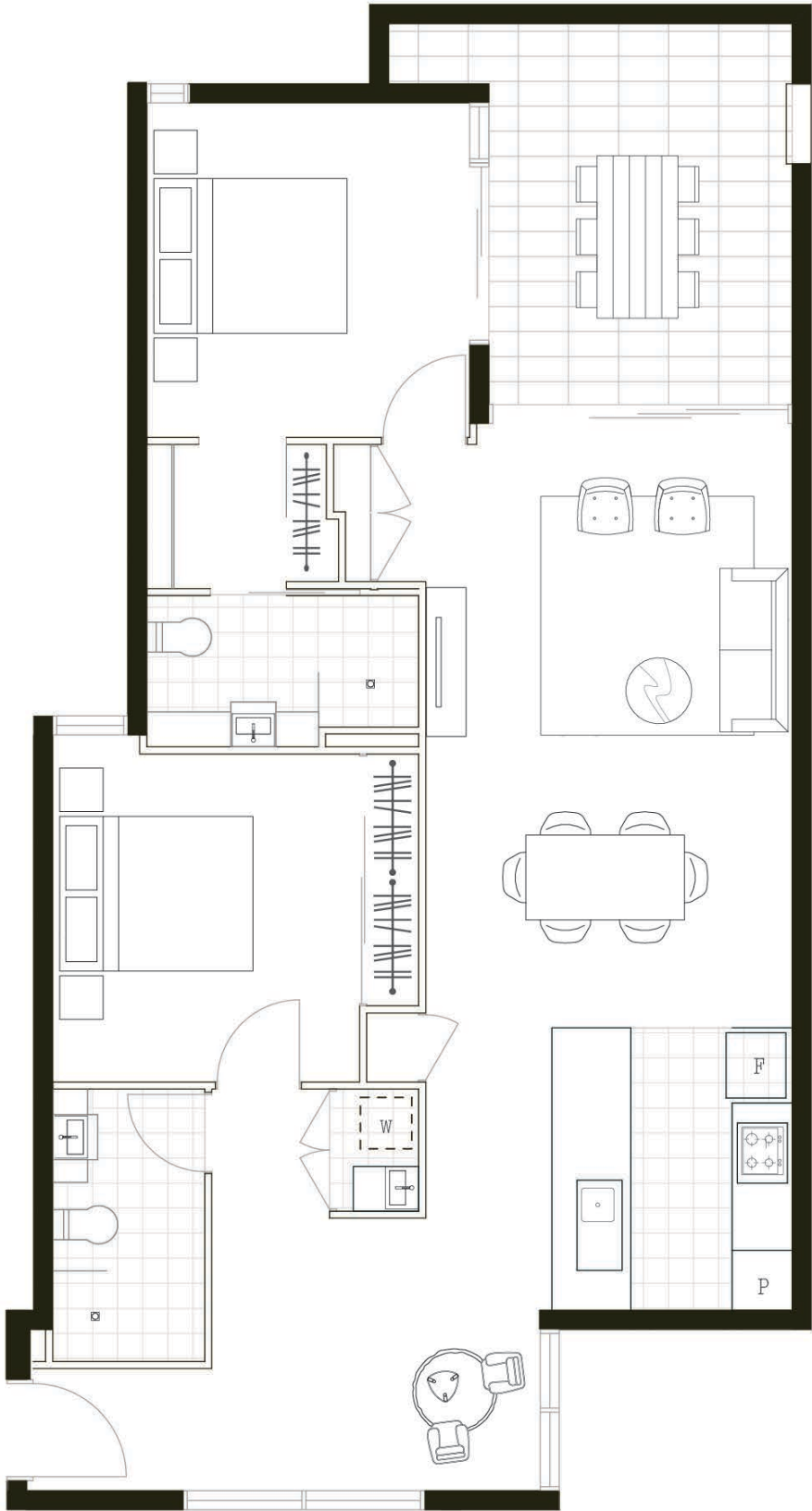
UNIT TYPE 2F

2 BEDROOM 2 BATH

INTERNAL 86SQM
EXTERNAL 15SQM
TOTAL 101SQM



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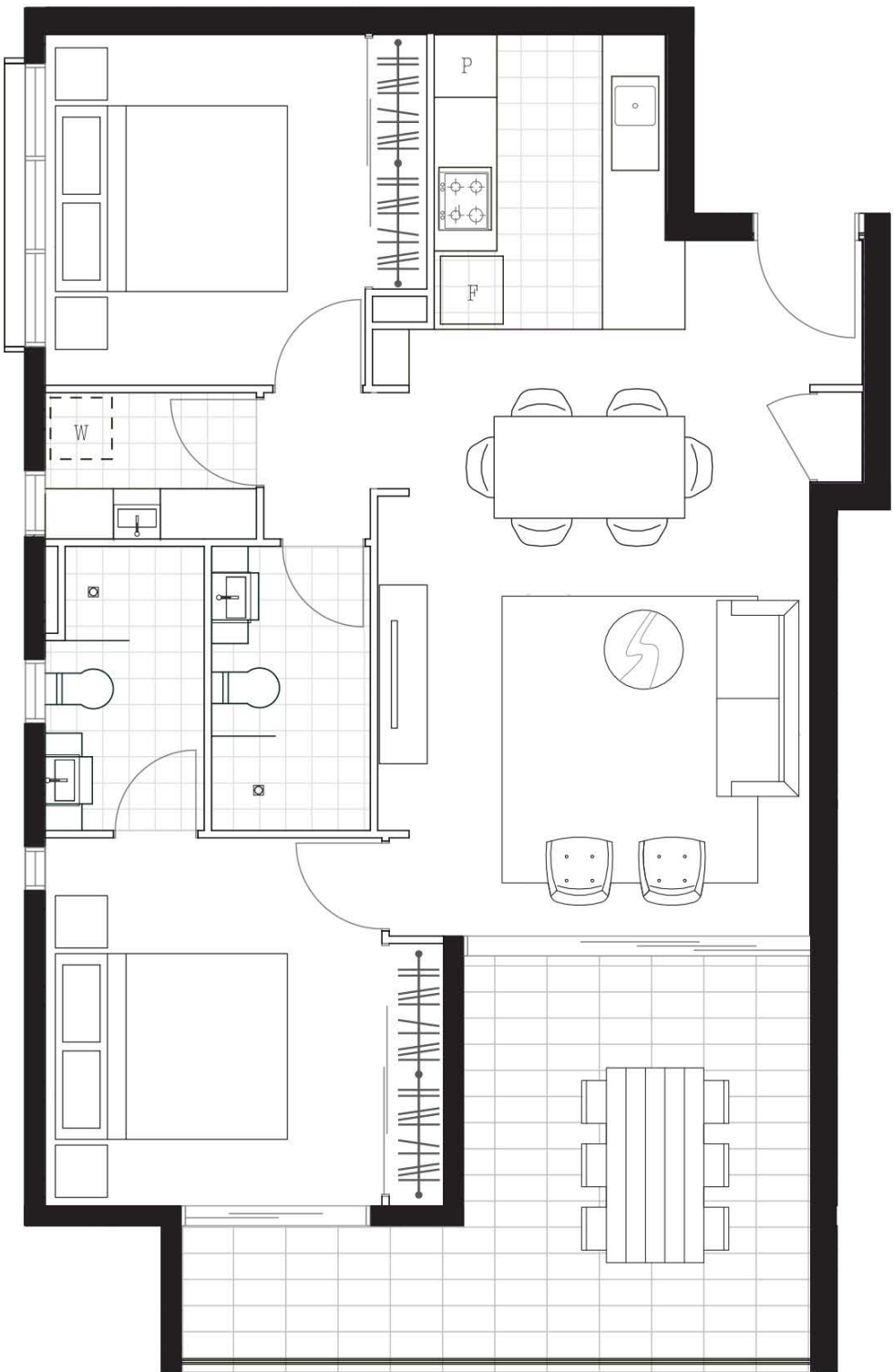
UNIT TYPE 2G

2 BEDROOM 2 BATH

INTERNAL 76SQM
EXTERNAL 19 - 59SQM
TOTAL 95 - 135SQM



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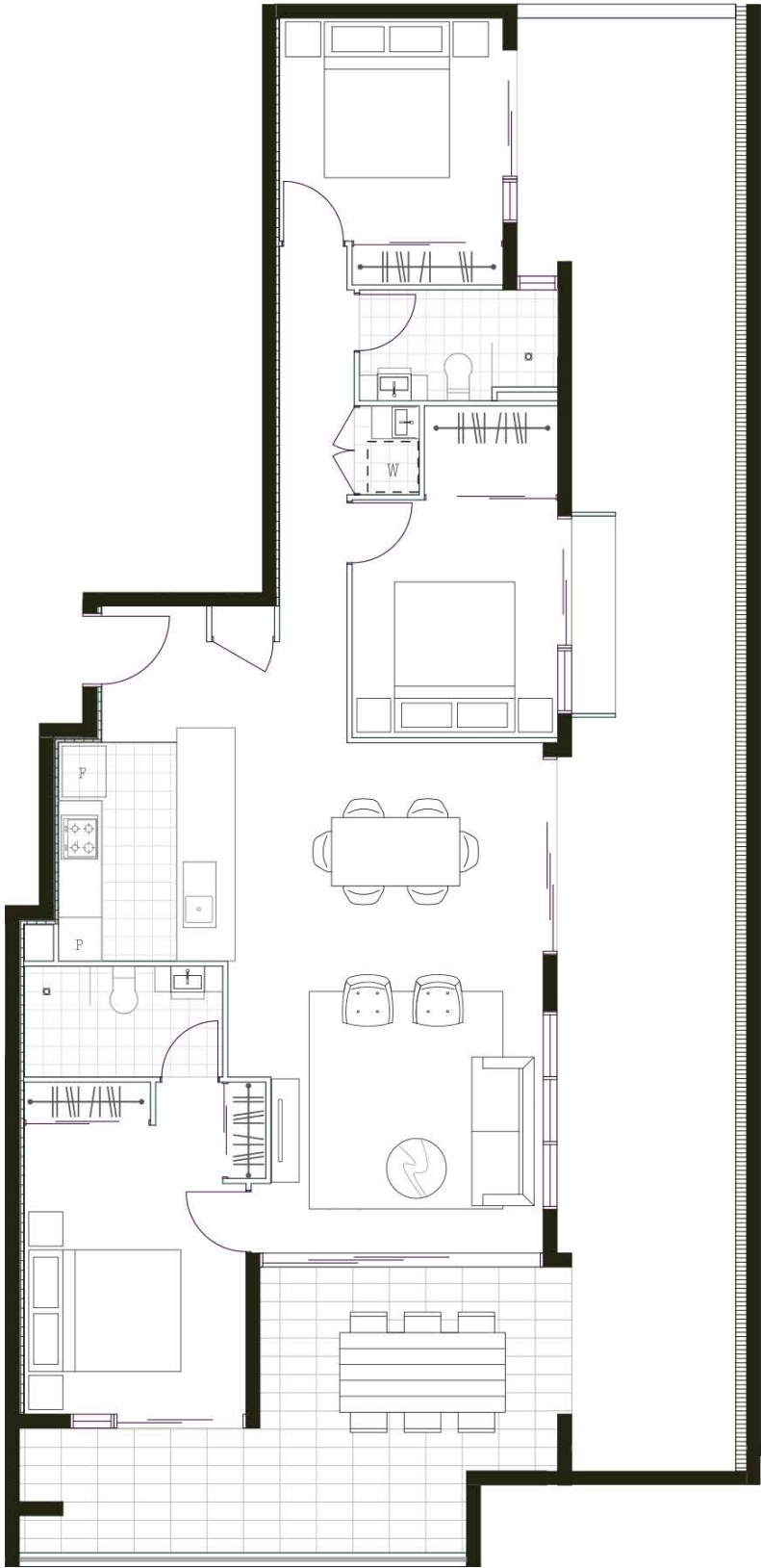
UNIT TYPE 3A

3 BEDROOM 2 BATH

INTERNAL 101SQM
EXTERNAL 102SQM
TOTAL 203SQM



18-20 GROUT STREET, MACGREGOR QLD



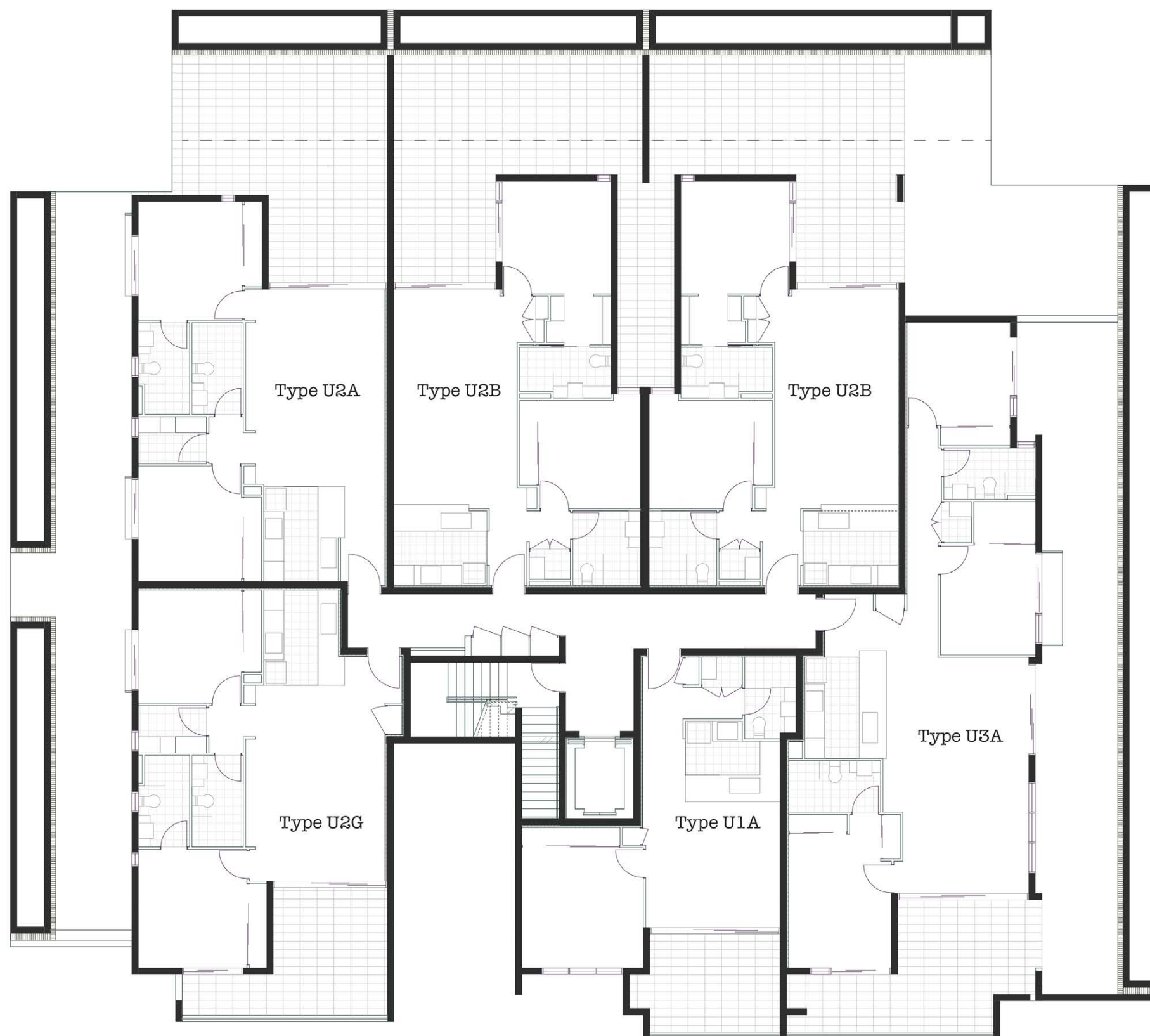
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FLOOR PLATES



LEVEL 1 FLOORPLATE

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LEVELS 2 - 4 FLOORPLATE

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LEVEL 5 FLOORPLATE

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Schedule of finishes

GENERAL EXTERNAL & INTERNAL CONSTRUCTION

Floor	Reinforced concrete slab
Internal Walls	Stud walls lined with plasterboard and paint finish
Balcony Doors & Windows	Generally clear anodized or powder coated aluminium frames with glazing
Internal Doors	Semi-gloss finish
Main Entry door (to units)	Semi-gloss finish
Linen Doors	Prefinished or painted MDF doors or similar with shelves
Study Desk	Reconstituted stone study desk with overhead shelf (where applicable)
Door Hardware	Selected quality range metal lever handles or equivalent to all units
Cabinet Hardware	Designer handles as nominated
Lighting	Surface mounted fittings.
Air Conditioning	To all units Daikin multi-spilt system to throughout
Balustrades	Aluminium framed glass or rendered masonry balustrade (as nominated)
Balconies	Tile to floors. Stipple painted concrete to soffit (unless noted otherwise)
Balcony Attachments	One waterproof GPO
Driveways and paths	As per landscape plan
Fencing	A mixture of metal or timber or masonry (as nominated)
Hot water service	Electric instantaneous units located in laundry typical
Bulkheads	Flat acrylic paint on plasterboard as required for services
Garbage Removal	Central refuse room located in basement
Floor to ceiling heights	Generally 2.55m (excluding bulkheads and wet areas)
Visitor car parking	Onsite visitor carparking

BASEMENT CARPARK

Floor	Reinforced concrete. Carparks are numbered and line marked.
Walls	Reinforced concrete retaining piers/piles or columns/panels or masonry
Ceiling	Off form concrete slab soffits

FOYERS AND CORRIDORS

Ground floor lobby	Carpet + Tiles (as nominated)
Corridor / Foyer floors	Carpet (as nominated)
Walls & Ceilings	Painted plasterboard or concrete or masonry walls

ACCESS AND EGRESS STAIRS

Floor	Reinforced Concrete
Walls	Face blockwork and/or off form concrete
Balustrades & handrails	Galvanised steel or powdercoated aluminium
Stair Soffit/ceilings	Off form concrete and/or steel form systems

SECURITY

Intercoms	Audio/Video intercom system in each unit
Access control	Security access to building entry point, building recreation facilities and basement carpark entry
Lighting	Lighting to foyers, carpark & common areas

LIFT

Lift capacity	1 x 15 Person through-car lift
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COMMUNITY RECREATION FACILITIES

Residents' Terrace	As per landscape plan, tiled floor with astro-turf, soft landscaping, BBQ facility and seating
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Schedule of finishes

IT

Cabling	Category 5 or 6 cabling providing telephone and data services to each apartment. Apartments will be wired to allow high definition digital TV to be received. All apartments prewired for pay TV.
TV	Free to air TV point to living room, bed 1
Pay TV	Pay TV point to living room, bed 1
Comms / Data	Telephone/ internet points to living room or entry and bed 1 USB point to Kitchen & Study (as nominated) All apartments NBN ready

ENTRY, LOUNGE, LIVING AND DINING

Floor	Engineered timber flooring. Tile flooring to unit entry
Walls	Paint finish to plasterboard
Ceiling	To all units, paint finish to off form set concrete

BEDROOMS AND ROBES

Floor	Wool blend carpet on underlay
Walls	Paint finish to plasterboard
Ceilings	To all units, paint finish to off form set concrete
Robes	Framed, mirror sliding robe doors with melamine shelves and hanging rail only
Walk In Robe	Feature prefinished board to open shelves and hanging rail

KITCHEN

Floor	Tiles
Walls	Paint finish to plasterboard
Ceilings	To all units, paint finish to off form set concrete
Benchtops	Reconstituted stone
Splashback	Tiles

Cupboards	Pre finished board or feature pre finished board finish to doors and drawers with white melamine finish internally
Kickboards	Selected laminate finish
Pantry	Pull-out pantry
Lighting	Feature LED lights to kitchen joinery (where applicable) Pendant featured in render indicative only

KITCHEN FITTINGS

Sink	1 ¼ bowl stainless steel sink
Tapware	Chrome mixer - gooseneck with side lever – or equivalent
Cooktop	Electric cooktop, 4-burner - Bosch or equivalent
Underbench oven	Stainless Steel Multifunction Bosch oven
Microwave shelf	Generally 520mm wide x 360mm high
Rangehood	Recirculating undermount rangehood stainless steel
Dishwasher	Stainless steel Bosch dishwasher
Refrigerator openings	Generally 900mm wide to all units

BATHROOM AND ENSUITE

Floor	Tiles
Walls	Generally paint finish to plasterboard. Floor to ceiling tiles to feature walls only (as nominated)
Ceilings and bulkheads	Painted plasterboard ceiling and bulkheads where required
Mirror	Mirror above vanity

BATHROOMS AND ENSUITE FITTING

Shower screen	Semi-frameless glass screen and pivot door
Vanity basin	Vitreous China basin or similar
Toilet Suite	White vitreous china dual flush
Tapware	Chrome flick mixer taps
Accessories	Towel rail, toilet roll holder and robe hook in a chrome finish
Vanity benchtops	Reconstituted stone

Schedule of finishes

LAUNDRY

Floor	Tiles
Wall	Tile splashback and skirtings with painted plasterboard elsewhere
Ceiling	Painted plasterboard ceilings with bulkheads as required for services
Laundry doors	Pre-finished board or painted MDF doors
Tapware	Chrome flickmixer
Laundry sink (if applicable)	Stainless Steel sink with cabinet
Washing machine & dryer	5.5kg top loader washing machine and 4kg wall hung clothes dryer to all units

NOTES

General	The developer may substitute items contained in this schedule as long as the substituted item is at least the same quality. The location of fixtures and fittings may be changed. All materials are subject to availability.
Stone/Timber	The fact that stone and timber are naturally occurring material, variations in colour, consistency and fault lines cannot be controlled. We will endeavour to match the stone or timber in the Sales Display and on the Finishes Boards, but cannot guarantee the stone or timber surface/pattern and colour will not vary.
Day/Night Air-Conditioning	A Day/Night air-conditioning system is sized to serve the peak load of the Living/ Dining area or the bedroom areas. This system is not designed to serve both areas simultaneously at their respective peak loads. In the case that the supply air is provided to the Living/Dining and the bedrooms areas simultaneously, the air-conditioning capacity will be at a reduced rate of their respective peak loads.



THE BUILDER

As one of Brisbane's preferred residential builders, Dimensions Qld are proud to have delivered a range of boutique apartment projects across Brisbane's inner south. Focused on building high quality finished product, the attention to detail goes a long way to ensuring home owners can appreciate the quality for many years to comes.



MARQUE

18 - 20 GROUT STREET, MACGREGOR