

CITRO

WEST END



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Contemporary. Stylish. Ideally located. Inner urban living has never looked so bright.

CITRO West End is a vibrant new apartment building taking pride of place in one of Australia's fastest growing urban and cultural precincts. Colourful, enticing and sophisticated, the thoughtfully planned and beautifully appointed apartments are designed to maximise their surrounds. But more than inner-city living, CITRO West End is about inner-city life.



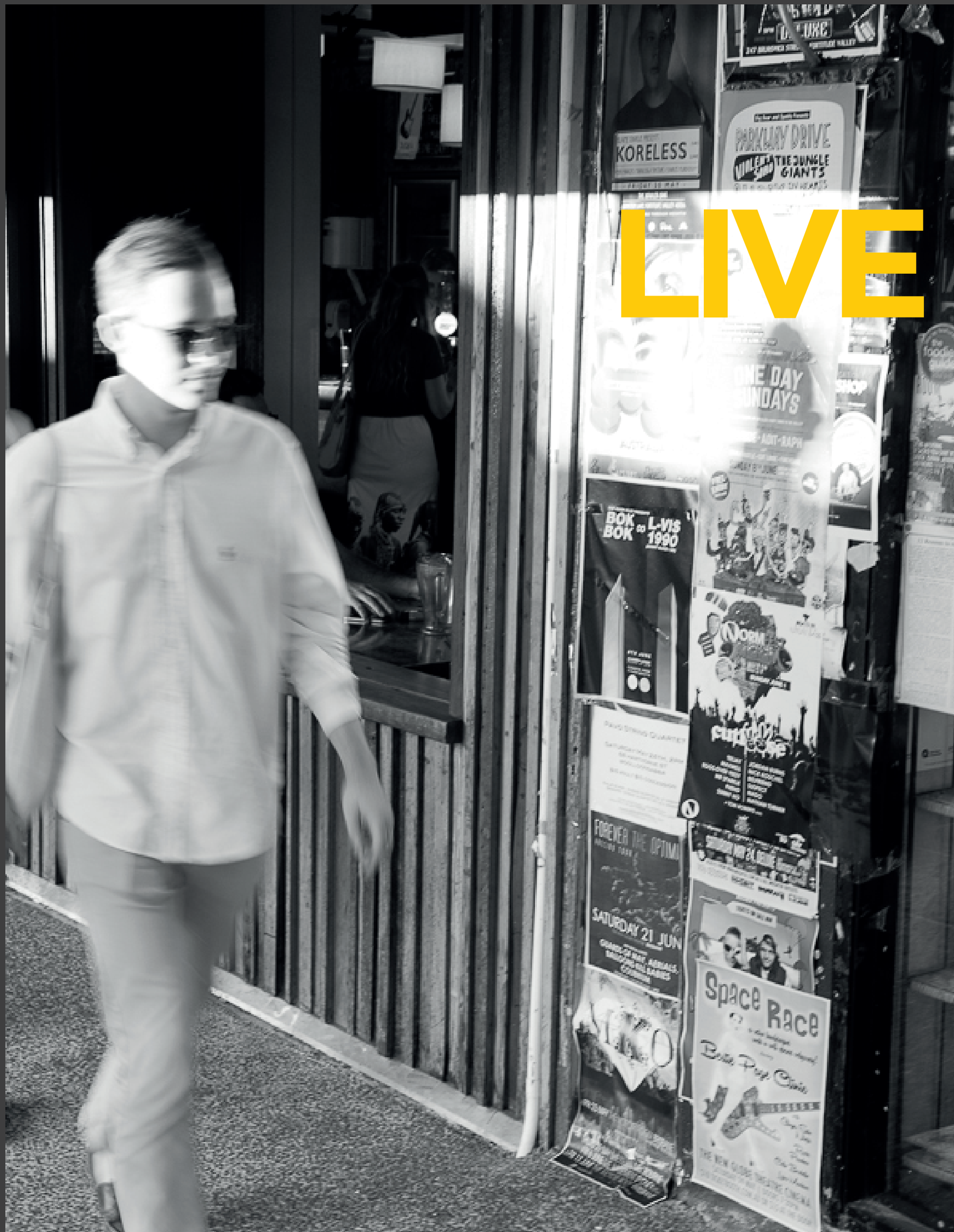
CITRO West End is supremely placed to capitalise on its outstanding geographic location. Close to the river, close to the city... and so close to a multitude of options that position the outstanding apartment complex in the heart of Brisbane's most desirable and liveable inner-city suburb.

WEST END

CITRO
WEST END

LEGEND

1. Montague Park
2. Gym Nation
3. 24.7.FIT
4. Urban Rowing
5. Davies Park
6. Davies Park Rowing Club
7. ALDI
8. Propoessd Ferry Terminal
9. Qld Dance School of Excellence
10. City Glider Stop
11. Dundee's Boxing & Fitness
12. West End State School
13. Ferry Terminal
14. West End Markets Shopping Centre
15. Boundary Street Shopping Precinct
16. Go-Between Bridge
17. William Jolly Bridge
18. GOMA
19. Kurilpa Bridge
20. Queensland Museum
21. State Library
22. South Bank Railway Station
23. Musgrave Park
24. Queensland Convention Centre
25. Brisbane State High School
26. UQ St. Lucia Campus
27. Little Stanley Street Precinct
28. South Bank Parklands
29. Victoria Street Bridge
30. Griffith University South Bank Campus
31. Queensland University of Technology
32. Brisbane CBD
33. Roma Street Railway Station



LIVE

CITRO



CITRO West End embodies the qualities and standards that create the ideal urban apartment. Less than 2.5 kilometres from the CBD and edging the entertainment precinct of West End and surrounding cafes, parks and cycle ways, **CITRO** has been designed for life. Its clever design raises the living standards too. The architecture resonates with its subtropical urban environment through the incorporation of deep balconies, sun shading, with the pool and recreation facilities set atop with spectacular views of the city and endless entertainment options in the Sky Terrace amongst lush tropical landscaping. Further more, the West End and South Brisbane areas are undergoing a major revitalisation through the City Council precinct plan. A range of significant projects including new bridges, ferry stops, art, cultural and retail additions, along with parks and public spaces, will only serve to enhance the liveability and desirability of the area.



VENEZIANO COFFEE ROASTERS



BOUNDARY STREET



CITYCYCLES



DAVIES PARK



THE MARKETS SHOPPING CENTRE



Vibrant. Eclectic. Bold. Brisbane's quirky West End imbues a fusion of cultures and a dynamic mix of the alternative and the vintage. The local shops, markets, cafes, restaurants and lively lifestyle reflect this inner-city suburb's diverse charm. It is a colourful world encouraging a colourful lifestyle.



BEACH BURRITO



DAVIES PARK MARKETS



THE GUNSHOP CAFE



MELBOURNE STREET



LOCK 'N' LOAD



BRISBANE RIVER AT SUNSET



CHOP CHOP CHANG'S



GEORGE'S SEAFOOD

CITRO STYLE



COFFEE

Whether it's to get the day started, or to provide the energy to power through a busy afternoon, West End's numerous cafes and coffee houses provide a plethora of alternatives for experiencing a caffeine hit.

- + **The Three Monkeys**
- + **The Burrow**
- + **Blackstar Coffee**
- + **West End Coffee House**
- + **Plenty**
- + **First Pour**
- + **Avid Reader Bookshop & Cafe**
- + **Ugees West End**
- + **Checocho**
- + **Alberto's Shot Espresso Bar**
- + **Posto**
- + **Kombi Kaffeen**
- + **Tazza Coffee**
- + **Betty's Espresso**
- + **Fillo & Co**
- + **Nostalgia Haus**
- + **Artspace Espresso**
- + **Tyrone Cafe & Patisserie**
- + **Bass Espresso**
- + **XS Shot Espresso**
- + **Mango Tree Cafe**
- + **Between The Bars**
- + **Veneziano Coffee Roasters**
- + **Violetta Espresso**
- + **BOX'D Espresso**
- + **Ricochet Espresso**
- + **Di Bella Cafe Van**
- + **Kafe Meze**



FOOD

West End has long been a favourite destination for Brisbane foodies, with the suburb split into three distinct culinary precincts: Boundary Rd, Little Stanley Street and the West End Markets. Modern Australian, Italian, Greek, Nepalese, Thai, Turkish, Indian... seems every nation is represented, providing a quality choice of satisfying and award winning selections.

- + **Little Greek Taverna**
- + **Beach Burrito Company**
- + **Lock 'n' Load Bistro**
- + **Quan Thanh**
- + **Leftas Taverna**
- + **Caravanserai**
- + **Chop Chop Chang's**
- + **Char Char Yiros**
- + **Lychee Lounge**
- + **Gunshop Cafe**
- + **Makanan Indonesia**
- + **Spaghetti House**
- + **The Indian Kitchen**
- + **Atomica Eat Drink**
- + **El Torito**
- + **Dakbia Vietnamese & Asian Cuisine**
- + **Huong's Restaurant**
- + **Vinyl**
- + **Mizu West End**
- + **Tukka**
- + **Bombay Dhaba**
- + **Depo**



ACTIVE LIFESTYLE

When it comes to exercise and maintaining a healthy lifestyle, West End residents are well served with local amenities. From leisurely walks along the riverfront, to the numerous bike trails that link the area to the neighbouring suburbs, West End caters to people of all fitness levels. The area is home to several fitness centres and a rock climbing gym, while those who prefer an aquatic workout can join the Brisbane and GPS Rowing Club, or frequent the pool and man-made beach facilities at South Bank.

- + **Gymnation**
- + **Healthworks**
- + **Anytime Fitness**
- + **Brisbane Boxing & Fitness**
- + **24.7.FIT**
- + **Dundee's Boxing & Fitness Gym**
- + **The Tough Spot**
- + **Urban Rowing**
- + **Gold's Gym**
- + **Urban Climb**
- + **Thor's Gym & Fitness Centre**
- + **Urban Climb**
- + **Queensland Ballet Fitness & Wellbeing**



SOCIAL

Life at West End picks up a pace or two when the sun goes down. After five, West Enders and visitors head to the numerous local hot spots to catch up with friends and work mates. Whether it's to enjoy a quiet craft beer at Archive, or to listen to an up and coming new band at Lock n Load, or to feast on fish and chips at the South Bank Surf Club, the social scene at the West End has the measure of its rivals.

- + **Cobbler**
- + **Lychee Lounge**
- + **Archive Beer Boutique**
- + **Sling Lounge**
- + **Lock 'n' Load Bistro**
- + **Jungle**
- + **The End**
- + **Bosc**
- + **Gold's Gym**
- + **The Boundary Hotel**
- + **The Melbourne Hotel**
- + **The Hifi Bar**
- + **Loft**
- + **Pallet Bar & Brew**
- + **The Bearded Lady**



RETAIL

West End is well known for its eclectic mix of unique shopping experiences. A classic example is the newly opened West End Co. on Montague Road which is home to an abundance of wonderful pieces from hand woven tribal and designer rugs to gorgeous furniture made from recycled timber. Another example is the fashion forward accessories brand, Adorne. This store delivers an amazing assortment of affordable, high quality, pieces inspired by the latest global trends.

- + **Xenia Boutique**
- + **Elite Handcrafts**
- + **West End Co.**
- + **Adorne**
- + **Box Vintage**
- + **Rag and bone**
- + **Shibui Japanese Homewares**
- + **Art Shed**
- + **Audrey's Music Shop**
- + **Bent Books**
- + **Ecclectica**
- + **Good Concepts Eco Store**
- + **HQ Male Grooming**
- + **The Markets Shopping Centre**



CULTURE

West End plays a culturally significant role on the Brisbane landscape. While Expo 88 is well-remembered for its pivotal contribution to the region, history will show the suburb's cultural importance dates back to the mid seventies when it hosted the first Paniyiri Greek Festival - an annual event which has grown to become the longest running festival in Australia. Today, West End has a number of galleries and Artist-run initiatives which showcase the works of local artists. The neighbouring suburb of South Brisbane, the designated cultural precinct of Brisbane, is home to some of Queensland's most well-regarded cultural education institutions.

- + **Queensland College of Art**
- + **The Queensland Conservatorium**
- + **Griffith University**
- + **The Queensland Performing Arts Centre.**
- + **Davies Park Markets**
- + **Boundary Street Markets**
- + **The Collective Markets South Bank**
- + **The Circle Gallery**
- + **Queensland Art Gallery**
- + **GOMA**
- + **Queensland Ballet**

CITRO ONE

ARTISTS IMPRESSION OF CITRO TYPE 1B APARTMENT. OPTIONAL UPGRADE SHOWN.

CITROONE offers a fresh, exciting and urban sanctuary from busy lives and an affordable slice of luxury for people on the go. Available with either timber flooring, or modern ceramic, the stunning one bedroom apartments provide a classic linear flow and excellent flexibility in layout. Full height glazing, alfresco space - each apartment is designed to maximise Brisbane's sub tropical environment.



ARTISTS IMPRESSION OF CITRO TYPE 1A APARTMENT. OPTIONAL UPGRADE SHOWN.



ARTISTS IMPRESSION OF CITRO TYPE 1A ENSUITE. OPTIONAL UPGRADE SHOWN.



CITRO TWO

ARTISTS IMPRESSION OF CITRO TYPE 2B APARTMENT. OPTIONAL UPGRADE SHOWN.

CITROTWO comprises two equally stylish two bedroom floor plans, each created to provide a spacious living option. With a choice of warm timber flooring or a contemporary ceramic tile finish, the floor plans include a generous balcony with views north and south across all levels. The balcony is accessed via the open living area and master bedroom. An open plan kitchen with an eat-in island bench has been designed to create a sense of integrated living, while smooth finishes provide elegance, simplicity and sophistication to the spaces.



ARTISTS IMPRESSION OF CITRO TYPE 2B APARTMENT. OPTIONAL UPGRADE SHOWN.



ARTISTS IMPRESSION OF CITRO TYPE 2B ENSUITE. OPTIONAL UPGRADE SHOWN.

INVEST

With West End and South Brisbane undergoing a revitalization through the Brisbane City Council precinct plan, the precinct is being embraced as the perfect place for inner-city life. A range of significant projects including new bridges, ferry stops, art, cultural and retail additions along with parks and public spaces will add to the livability and desirability of the area.

As an investment, CITRO West End provides strong fundamentals to satisfy the most ardent investor. With its locale in the highly sought after Brisbane State High School catchment area and proximity to a range of Universities, TAFE and other Colleges, and with approximately 80,000 students and close on 25,000 white collar CBD workers CITRO West End has an excellent source of potential tenants. West End and the South Brisbane precinct with their prime location and strong rental demand, are returning an 11-30% rental premium over typical rental values in the area second only to the CBD itself.

6%

Average capital appreciation for Brisbane Apartments over the last two decades driven by population growth



50m
Brisbane River

10.6%

Average capital appreciation median apartment prices have experienced 10.6% average growth per annum since 2000.



200m
Davies Park
Fresh Food Markets

FASTEST GROWING

West End is set to experience a substantial increase in population of roughly 179%, from 8,531 people in 2011 to 23,813 people by 2036.



800m
The Markets
Shopping Centre

76%

Renters dominate the West End apartment market with a 76% marketshare of tenure. This is a reflection of the area's high demand for quality rental accommodation, specifically apartments.



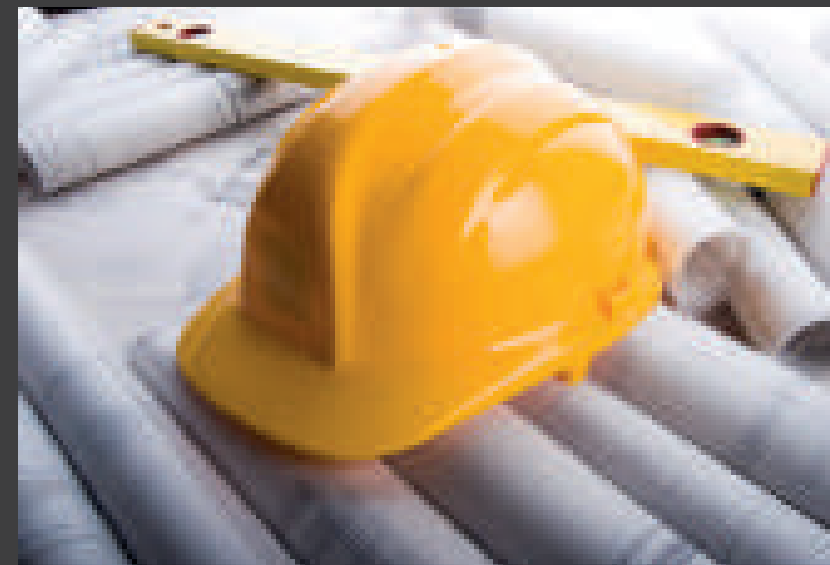
800m
West End
Ferry Terminal



1.2km
South Bank
Railway Station

Source (i.e. taken from the NPR Report).

CITRO OPEN



OPEN CORPORATION

A fund manager that specialises in residential developments across Australia. Open Corporation has extensive experience in the property development industry having completed over \$2 billion worth of property projects in WA, NSW, VIC and QLD, including several award winning developments.

Our highly regarded development team was hand picked from among Australia's largest property companies, and we are committed to continuing to attract and nurture the best Australian talent. We are proud to say that Open Corporation has become well known for its exceptional customer service and the consistent value offered to investors.

DC8 STUDIO

ARCHITECTS Founded by a group of 6 highly skilled and experienced design directors DC8 Studio is a multi disciplinary design studio with offices in Newstead QLD and Kirribilli NSW.

Design is embedded at all levels for DC8 Studio, from the house, unit, office or retail space out to the street, to the suburb and it's wider contribution to creating a livable city. "If we were to sum up our vision in one short sentence, it is that DC8 Studio sets out to design better places for people".



CITRO

WEST END

ENQUIRE TODAY

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Disclaimer: a) Whilst all reasonable care has been taken in production of this brochure, the information represented is believed but not guaranteed to be correct. b) Photographs and artist perspectives of buildings and interiors are indicative of the project and are subject to change without notice. c) The floorplans in this brochure may be subject to change of up to 5%. d) Floor plans may be amended in the course of construction. e) Any finishes, furniture or other chattels shown in the unit layout plan is illustrative only and are not included unless specified in the Contract and Disclosure Documents. f) This brochure does not constitute and offer or contract and is not part of Contract and Disclosure agreement.

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