

*The connected
neighbourhood*



ΔCORDIA Δ

18 ARCHITECTURALLY-DESIGNED RESIDENCES

Join the vibe

CONTENTS

About Acordia Residences.....	5
Investment Overview.....	6
Lifestyle.....	7
Amenities.....	12
Location.....	13
Transport.....	14
Employment.....	15
Education.....	16
Location Map	17
Rental Market.....	19
Product Information.....	21
Floor Plans.....	23
Master Plan.....	33
Schedule of Finishes.....	36
Rental Appraisal.....	39
Depreciation Estimates.....	40
The Architect.....	44
The Developer.....	45



ΔCORDIAΔ

accord [uh-kawrd] verb
to be in harmony and agreement

*Consensus inspired interiors
to create connected living*





49 ROBINSON ROAD NUNDAH BRISBANE

Acordia Residences is a contemporary urban development situated 8km from the heart of Brisbane's CBD.

Positioned expediently amongst surrounding parklands, transport and one of Brisbane's newest urban renewal precincts, Acordia offers the best in convenience, community and lifestyle.

Including 18 refined apartments, Acordia strives to offer a balanced consonance of leading finishes and affordability to the astute.

Located at 49 Robinson Road Nundah, Acordia offers a variety of 2 & 3-bedroom layouts amongst one of Brisbane's most vibrant urban precincts. With a plethora of retail, dining and entertainment options a short 400m walk away, residents will enjoy all the Nundah community has to offer.

Live. Work. Play.





INVESTMENT OVERVIEW

61%

of residences in Nundah
are apartments



1.7%

current residential
vacancy rate in Nundah



5.3%

average gross rental
yield in Nundah



79/100

WalkScore™
(Brisbane average 51/100)



58%

of households are
renting in Nundah


LIFESTYLE

Call Acordia home, a convenient and invigorating locale nestled amongst the thriving and vibrant community of Nundah Village.

Situated a stone's throw away from Nundah Village, residents will appreciate the endless enjoyment, expediency and entertainment this exciting precinct has to offer.

Feel the good vibes





*Connecting you to what
matters most*

Down the road, enjoy the local coffee and breakfast at the Block House Café before commuting to work via one of the many transport options.

Spend the time with family and friends amongst 'the village', soaking up everything this inner-city gem has to offer. Whether you're looking for a night out dining and socialising with friends or cruising through the markets on a Sunday with the family, Acordia really has it all.



Private yet accessible
living for the whole family

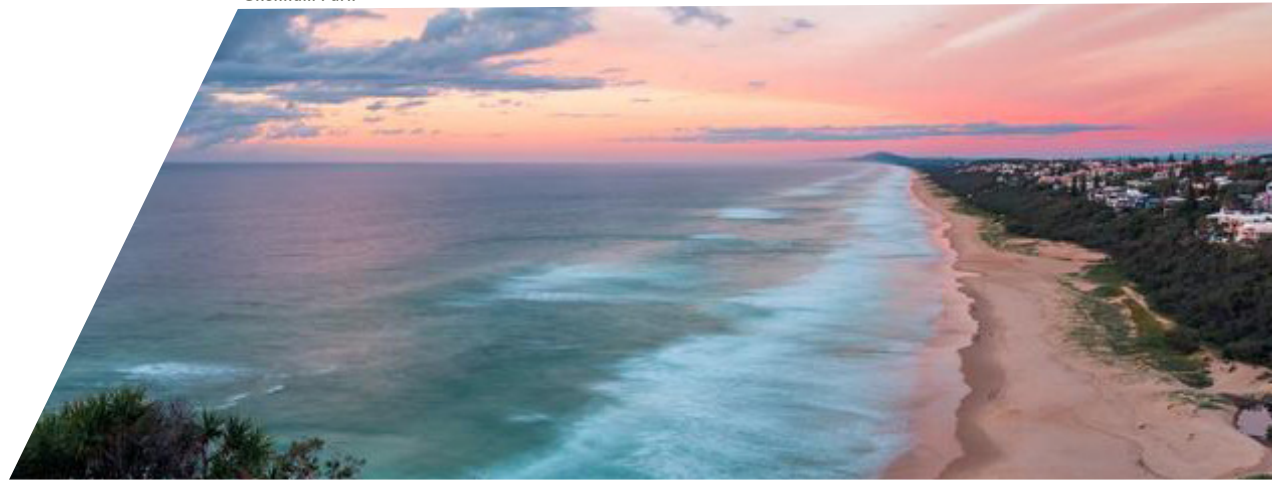
Nature at your doorstep

Need a break from it all? Get a breath of fresh air playing with the kids at Oxenham Park or take a leisurely run around the fantastic Kedron Brook Creek.

Being arguably one of Brisbane's most connected suburbs, residents can also enjoy a quick 45min trip to the Sunshine or Gold Coasts via the nearby Gateway Motorway.



Oxenham Park



Tranquil Sunshine Coast (above) & Kedron Brook (below)



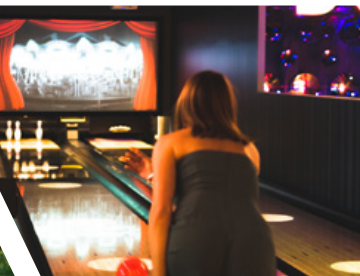


Retail at your fingertips

Toombul Shopping Centre, located only 5 minutes away, is also a great day out with an abundance of retail and entertainment options.

Spend the day with the kids enjoying bowling, dodgem cars, arcades or movies. If retail therapy is in order, experience the variety of major brands and specialty stores. All the necessities reside at your fingertips.

Over 140 specialty stores at Toombul Shopping Center including Coles, Kmart, Bunnings, Target and Aldi.



AMENITIES

Opposite Acordia, residents will find Block House Café and a variety of specialty stores, perfect for a morning coffee and breakfast.

A short 400m walk away residents will discover Nundah Village - this precinct is one of Brisbane's newest urban renewal successes, catering the local community with all their daily necessities.

This vibrant precinct includes everything from fine dining, cafés, entertainment, markets, medical, bars, gyms, and retail. If Nundah Village doesn't tick all the boxes, residents can enjoy everything to offer at the Toombul Shopping centre - a quick 5min drive down the road.

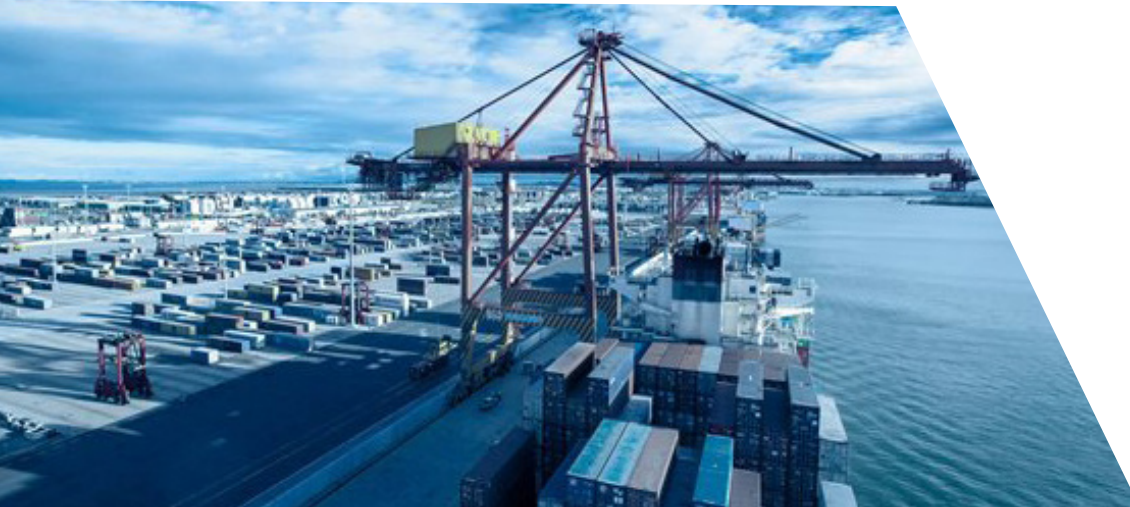
Nearby residents can also get a breath of fresh air at Oxenham Park, Boyd Park & Kedron Brook Reserve.

*A fusion of energy and entertainment
with easy access for all the family*





Brisbane Domestic & International Airport only 5km from Acordia



Port of Brisbane (above) has 73 businesses located within the precinct, supporting thousands of jobs—Brisbane City (below) only 8km from Acordia



LOCATION

Acordia Residences is situated 10min North East of Brisbane's CBD. With great connectivity, convenient location and dynamic amenity, Acordia strives to offer residents the best in urban living.

Located amongst what is referred to as 'The Golden Triangle', Acordia is also nestled beside the biggest nodes of Brisbane – the Brisbane Airport, Port of Brisbane and the CBD.

Brisbane's New Runway is recognised as a key driver in the long-term growth of Brisbane and Queensland by creating jobs, opportunities for new destinations and a greater choice of airlines.

At a total cost of around \$1.3 billion, it is the biggest aviation project under construction in Australia and when complete, will give Brisbane the most efficient runway system in the country.

Apart from the hundreds of construction jobs already created, by 2035, the runway will generate 7,800 new jobs and an additional \$5 billion in annual economic benefit to the region. By effectively doubling capacity, it will enable continued growth bringing more flights, more choice and better service for all our business and leisure travel.

As one of the fastest growing airports in Australia with nearly 23.2 million passengers each year, Brisbane is an important gateway to the rest of the country.



Nundah Station only 350m from Acordia



High frequency bus stops and access to the Airport Link Tunnel and express Tolls means you get where you want quicker



TRANSPORT

Acordia Residences is also located in a fantastically connected catchment serviced by abundant transport options and major infrastructure. With Nundah station only 350m away and the Sandgate Rd high frequency bus top only 450m away - residents are spoilt for choice.

Being located nearby Sandgate Road, the Gateway Motorway, Airport Link Tunnel & Gympie Road, residents of Acordia will also enjoy the luxury of reduced travel times and direct access to key employment and recreational nodes.

*Stay connected to work,
life and play!*

EMPLOYMENT

Acordia is also superbly positioned amongst the largest employment sectors in Brisbane. These sectors include the CBD, three major industrial precincts, two major hospitals, and the Airport and Port of Brisbane.

2 km



Banyo & Virginia Industrial precincts

3 km



Trade Coast Industrial

4 km



Prince Charles Hospital

5 km



Brisbane Airport

6.5 km



Royal Brisbane Womens Hospital

8 km



Brisbane CBD

10 km



Port of Brisbane

EDUCATION

Residing nearby Acordia is a range of primary to tertiary education. There is peace of mind knowing the fact that your children are safe. Police and local authorities are highly visible in areas nearby schools and universities. ... Living close to your children's school also gives you more opportunities to meet and talk to their classmates and be more involved in the community.



500_m

Northgate State School



850_m

St Joseph's Catholic College

3_{km}

Australian Catholic University

600_m

Nundah State School

2_{km}

Aviation State High

4_{km}

Nudgee College

2_{km}

Wavell State High

2.5_{km}

Clayfield College

9_{km}

Queensland University of Technology.

△CORDIA△

Brisbane Airport

5km

Port of Brisbane

10km

Gateway Bridge

5.5km

Block House Coffee

100m

Trade Coast Precinct

3 km

Oxenham Park

300m

Nundah Train and Markets

250m

Toombul Shopping Center

1km

Nundah Village

400m

Airport Link Tunnel

1.5km

Nundah State School

550m

Boyd Park

500m

Brisbane CBD

8km



Find your
harmony



RENTAL MARKET

According to the Residential Tenancies Authority, 150 new rental bonds are lodged each month in postcode 4012 (which includes Nundah).

Nundah's average household income is considerably higher than the Queensland average and this is due to the fact that Nundah has a much higher proportion of professional workers (29%) and tertiary educated residents (45%) than Queensland as a whole (20% and 27% respectively).

This demographic is able to pay high rents for well-positioned properties.

According to Walk Score™, Robinson Road Nundah is 'very walkable' – achieving a score of 79/100. This means that most errands can be done on foot. The Brisbane average is 51/100.

The residential vacancy rate for Nundah is currently just 1.7%. This suggests a significant shortfall of suitable rental product. Such strong demand for rental accommodation is not surprising given that 58% of households in Nundah are renting.

As a result of strong demand and lack of supply, median weekly rents for apartments in Nundah have increased by \$17 per week over the past 12 months and gross rental yields in Nundah are currently averaging 5.3% per annum.

This is significantly ahead of average gross rental yields in Melbourne (3.24%) and Sydney (3.01%).

Investors are therefore likely to find new apartment developments such as Acordia Residences an attractive proposition, particularly with anticipated rents of \$460 to \$480 per week (pw) for the two-bedroom apartments; \$480 to \$500 pw for the two-bedroom plus MPR apartments; and \$540 to \$560 pw for the three-bedroom apartments.





THE ACORDIA POINT OF DIFFERENCE

Floor to ceiling tiling
in bathrooms

Frameless glass
shower screens

Stone benchtops
with waterfall edge

Island bench with
vener backing

Ducted AC to living
& all bedrooms

Security screens on
ground floor units

Contemporary block out
blinds to all bedrooms

Wall hung vanities with
stone tops

Large floor plates for
spacious living

Architectural downlights
in kitchen

PRODUCT INFORMATION

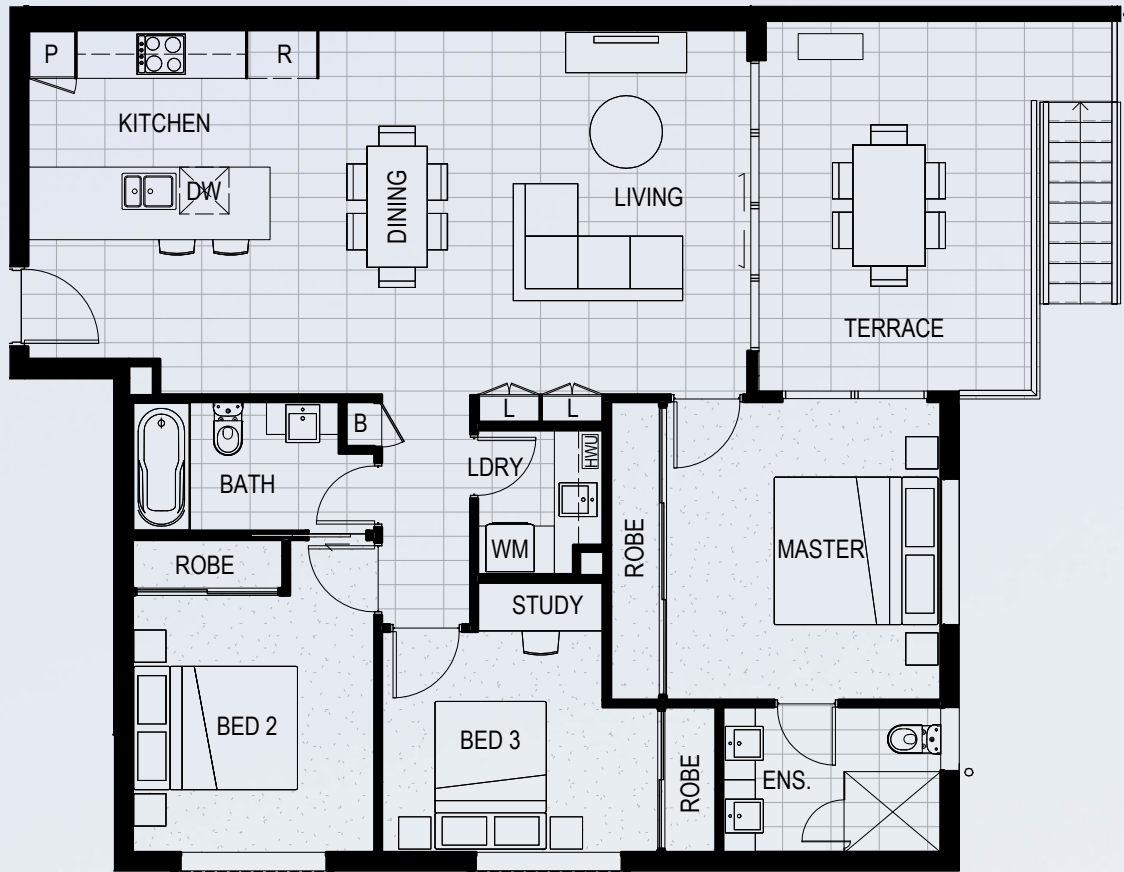
	LOT	PRODUCT	CARPARK No.	INTERNAL AREA (m ²)	EXTERNAL AREA (m ²)	ASPECT	OUTSIDE AREA (m ²)	TOTAL AREA (m ²)	WEEKLY BODY CORPORATE
GROUND	1	3 Bed, 2 Bath	2	103	16	South	73	192	\$62,60
	2	3 Bed, 2 Bath	2	114	16	South	89	219	\$63,17
	3	2 Bed, 2 Bath	1	96	13	North	n/a	109	\$62,92
	4	2 Bed, 2 Bath	1	88	13	North	n/a	101	\$62,47
	5	2 Bed, 2 Bath + MPR	2	111	15	East	n/a	126	\$64,20
LEVEL 1	6	2 Bed, 2 Bath + MPR	1	94	18	East/West	n/a	112	\$63,49
	7	2 Bed, 2 Bath + MPR	1	94	18	East/West	n/a	112	\$63,49
	8	2 Bed, 2 Bath + MPR	2	109	13	East	n/a	122	\$64,00
	9	2 Bed, 2 Bath + MPR	1	93	16	South	n/a	109	\$63,30
	10	2 Bed, 2 Bath	1	98	16	South	n/a	114	\$63,17
	11	2 Bed, 2 Bath	1	96	13	North	n/a	109	\$64,52
	12	2 Bed, 2 Bath	1	88	13	North	n/a	101	\$64,07
LEVEL 2	13	2 Bed, 2 Bath + MPR	2	111	15	East	n/a	126	\$65,86
	14	2 Bed, 2 Bath + MPR	1	94	18	East/West	n/a	112	\$65,09
	15	2 Bed, 2 Bath + MPR	1	94	18	East/West	n/a	112	\$65,09
	16	2 Bed, 2 Bath + MPR	1	109	13	East	n/a	122	\$65,60
	17	2 Bed, 2 Bath + MPR	1	98	16	South	n/a	114	\$65,22
	18	2 Bed, 2 Bath	1	93	16	South	n/a	109	\$64,52

3 Bedroom
 2 Bedroom
 2 Bedroom + MPR



Modern finishes such
as Caesarstone island
bench tops with
waterfall
edge





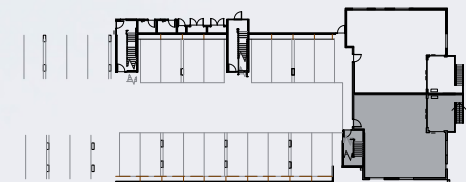
FLOOR PLAN APARTMENT 1

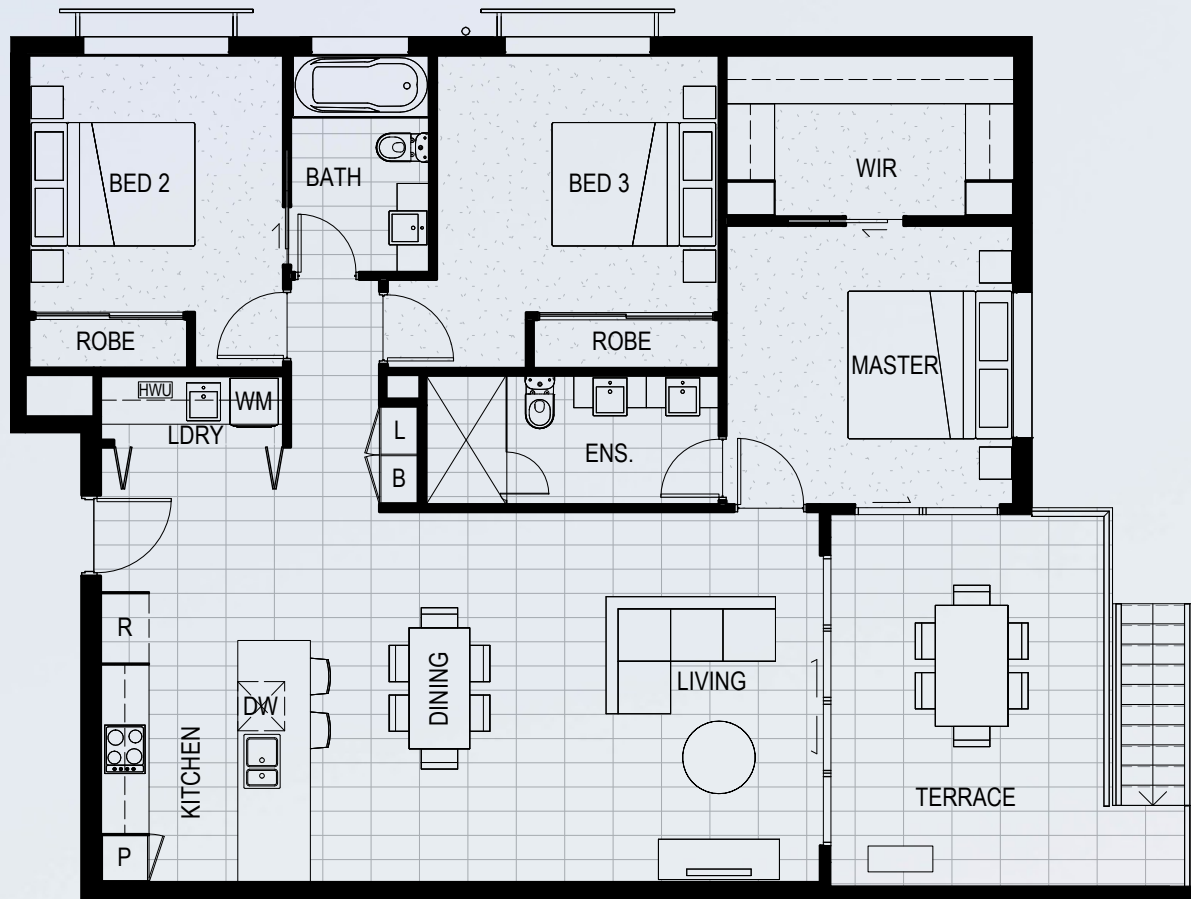
BED	3
BATH	2
CAR	2

INTERNAL AREA	103 m ²
EXTERNAL AREA	16 m ²

TOTAL	119 m ²
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KEY PLAN

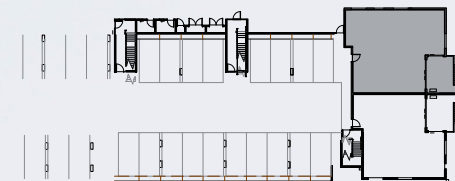


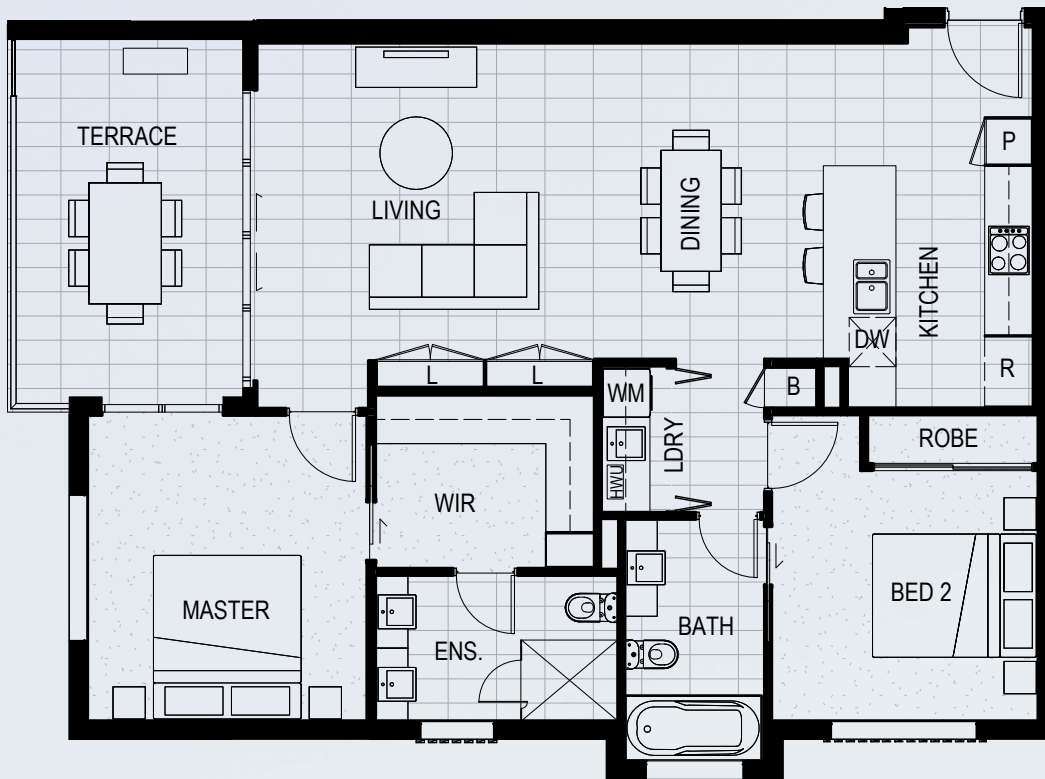


FLOOR PLAN APARTMENT 2

BED	3
BATH	2
CAR	2
<hr/>	
INTERNAL AREA	114 m ²
EXTERNAL AREA	16 m ²
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TOTAL	130 m ²

KEY PLAN

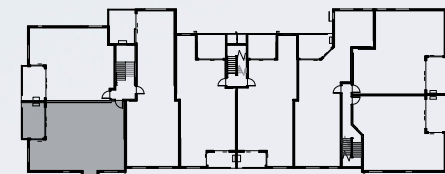


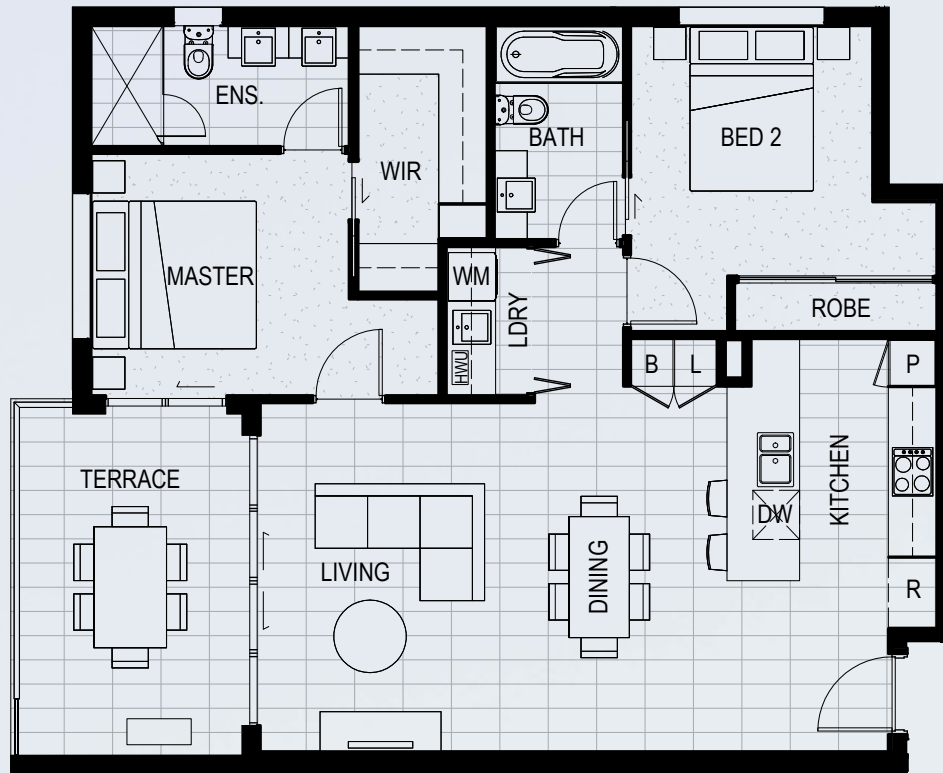


FLOOR PLAN APARTMENT 3 & 11

BED	2
BATH	2
CAR	1
<hr/>	
INTERNAL AREA	96 m ²
EXTERNAL AREA	13 m ²
<hr/>	
TOTAL	109 m ²

KEY PLAN

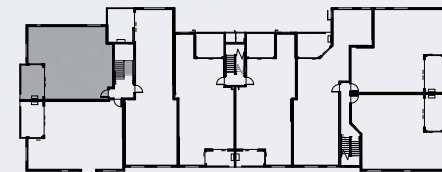


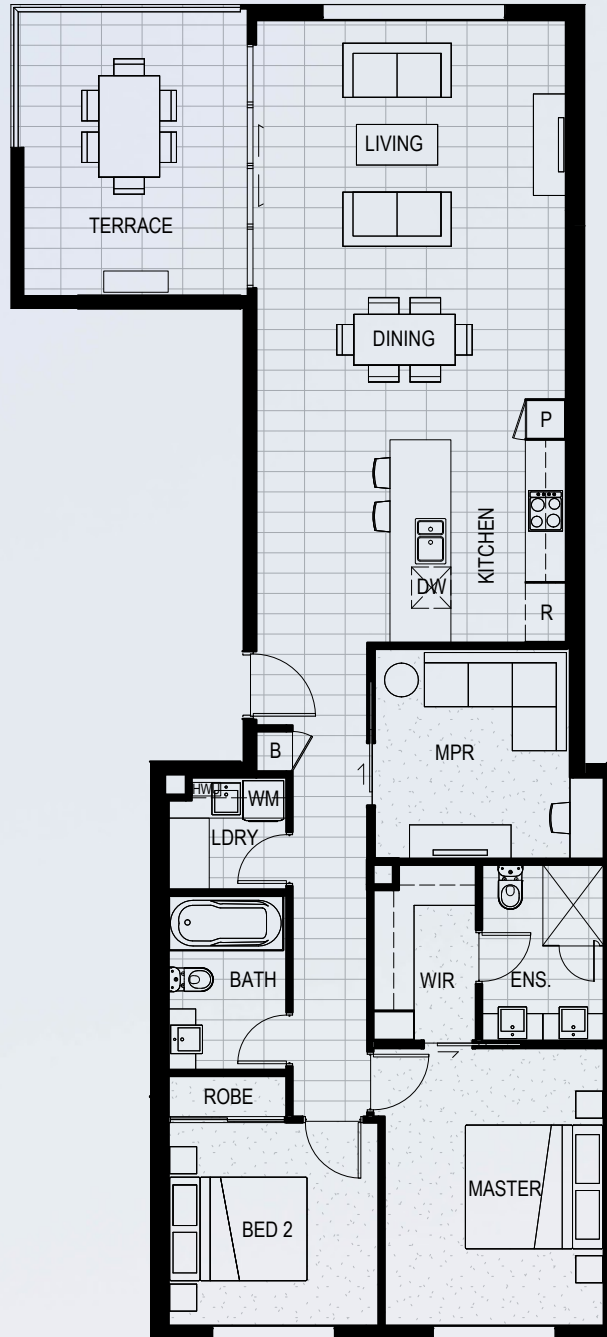


FLOOR PLAN APARTMENT 4 & 12

BED	2
BATH	2
CAR	1
<hr/>	
INTERNAL AREA	88 m ²
EXTERNAL AREA	13 m ²
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TOTAL	101 m ²

KEY PLAN

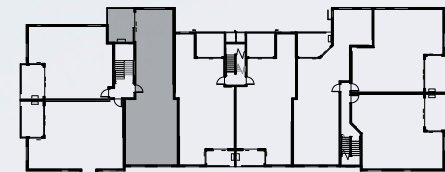


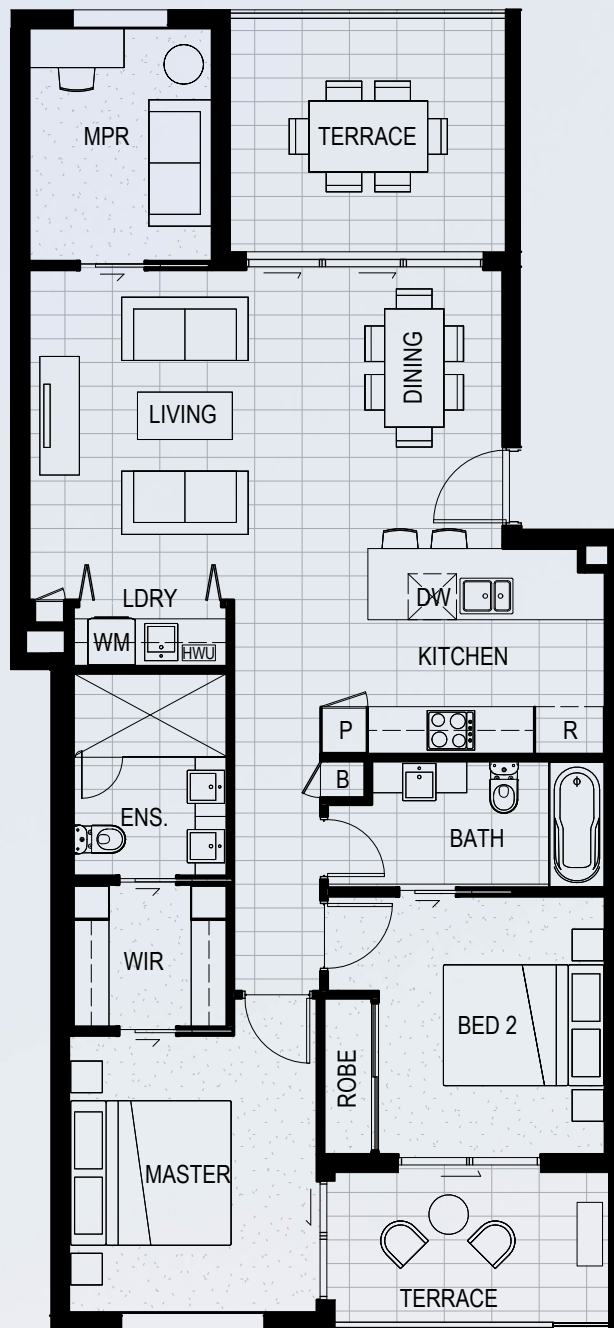


FLOOR PLAN APARTMENT 5 & 13

BED	2 + MPR
BATH	2
CAR	2
<hr/>	
INTERNAL AREA	111 m ²
EXTERNAL AREA	15 m ²
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TOTAL	126 m ²

KEY PLAN





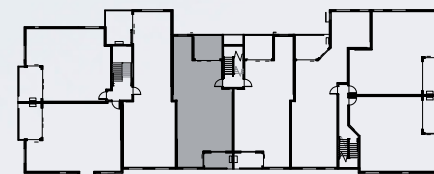
FLOOR PLAN APARTMENT 6 & 14

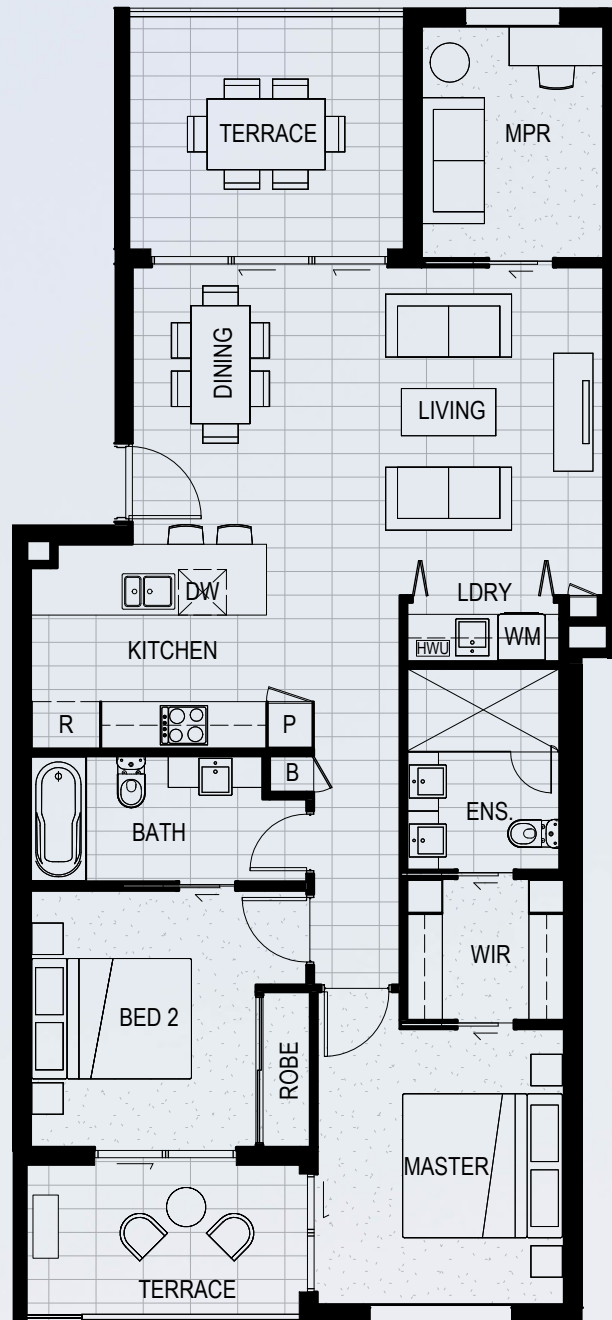
BED	2 + MPR
BATH	2
CAR	1

INTERNAL AREA	94 m ²
EXTERNAL AREA	18 m ²

TOTAL	112 m ²
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KEY PLAN

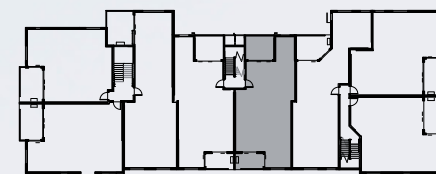


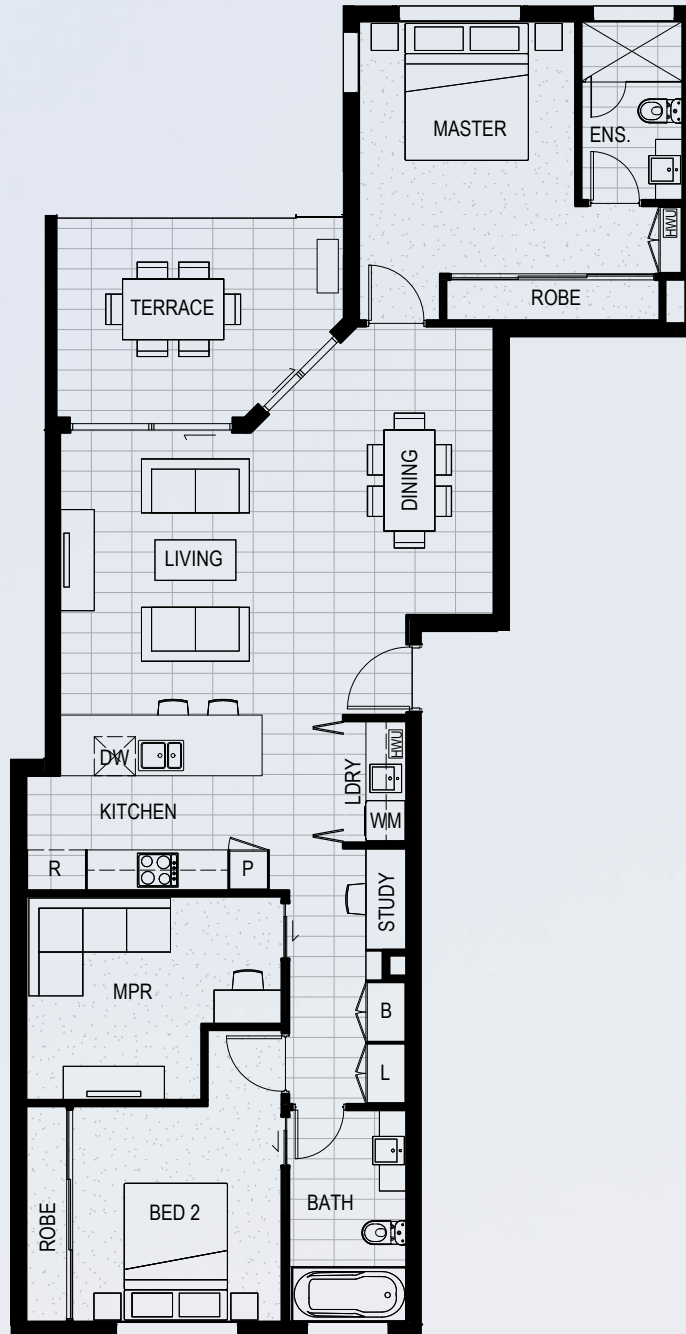


FLOOR PLAN APARTMENT 7 & 15

BED	2 + MPR
BATH	2
CAR	1
<hr/>	
INTERNAL AREA	94 m ²
EXTERNAL AREA	18 m ²
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TOTAL	112 m ²

KEY PLAN





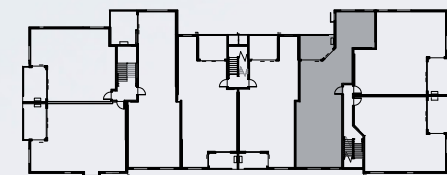
FLOOR PLAN APARTMENT 8 & 16

BED	2 + MPR
BATH	2
CAR	2

INTERNAL AREA	109 m ²
EXTERNAL AREA	13 m ²

TOTAL	122 m ²
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KEY PLAN

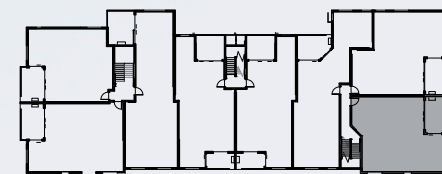




FLOOR PLAN APARTMENT 9 & 17

BED	2 + MPR
BATH	2
CAR	1
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INTERNAL AREA	93 m ²
EXTERNAL AREA	16 m ²
<hr/>	
TOTAL	109 m ²

KEY PLAN

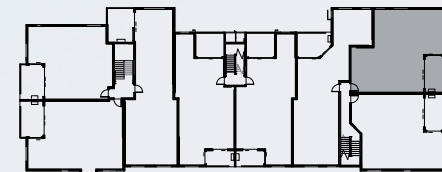




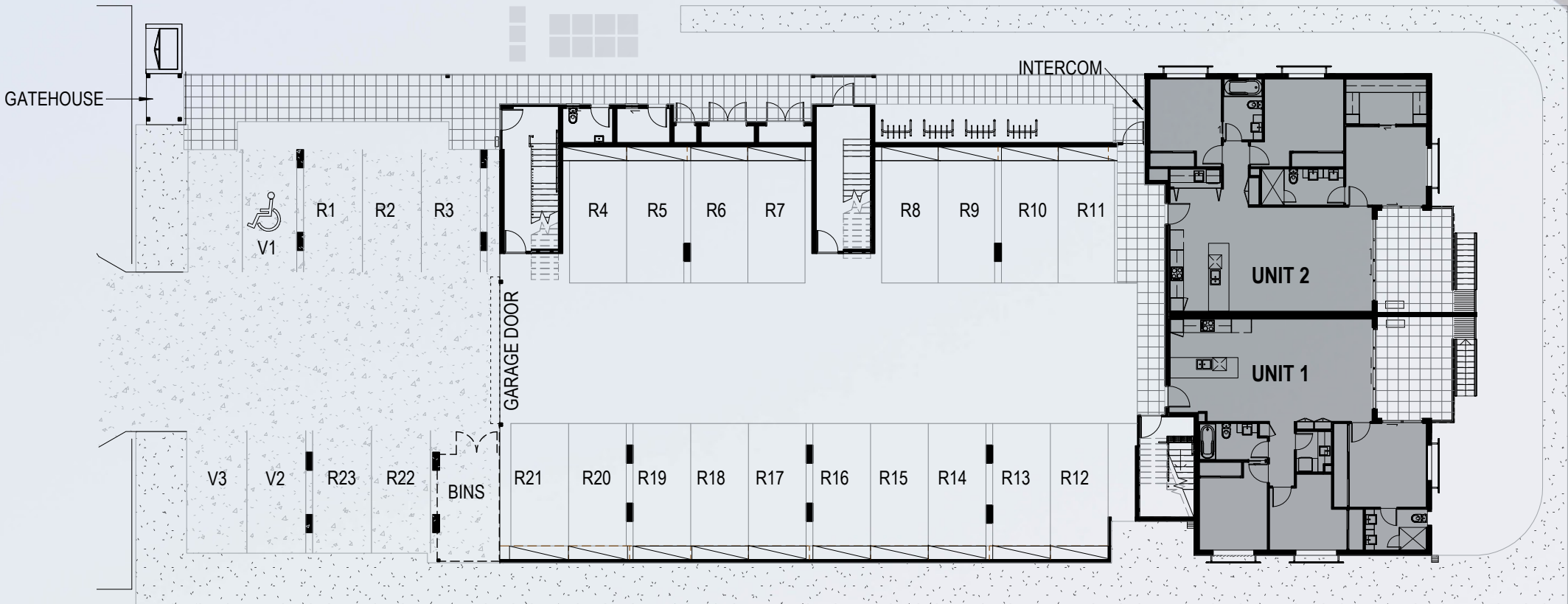
FLOOR PLAN APARTMENT 10 & 18

BED	2
BATH	2
CAR	1
<hr/>	
INTERNAL AREA	98 m ²
EXTERNAL AREA	16 m ²
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TOTAL	114 m ²

KEY PLAN



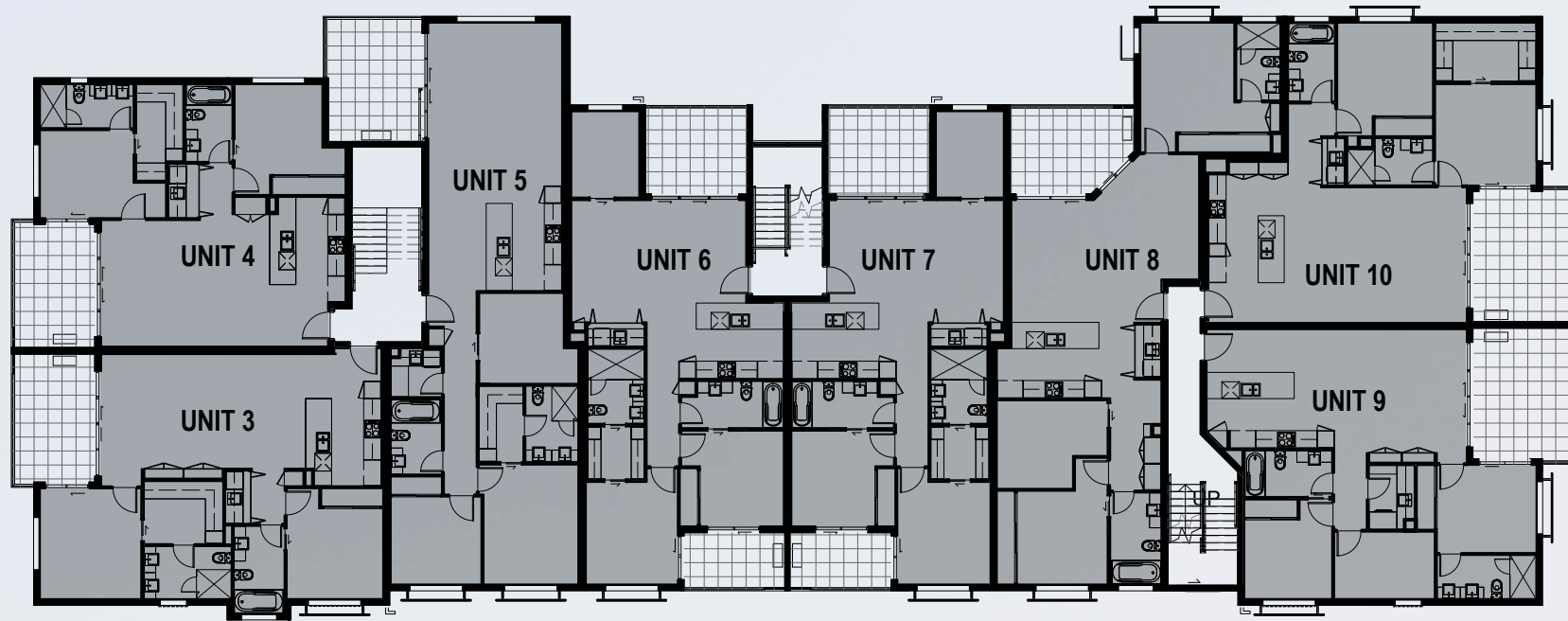
MASTER PLAN



1 GROUND FLOOR OVERALL PLAN
1:200



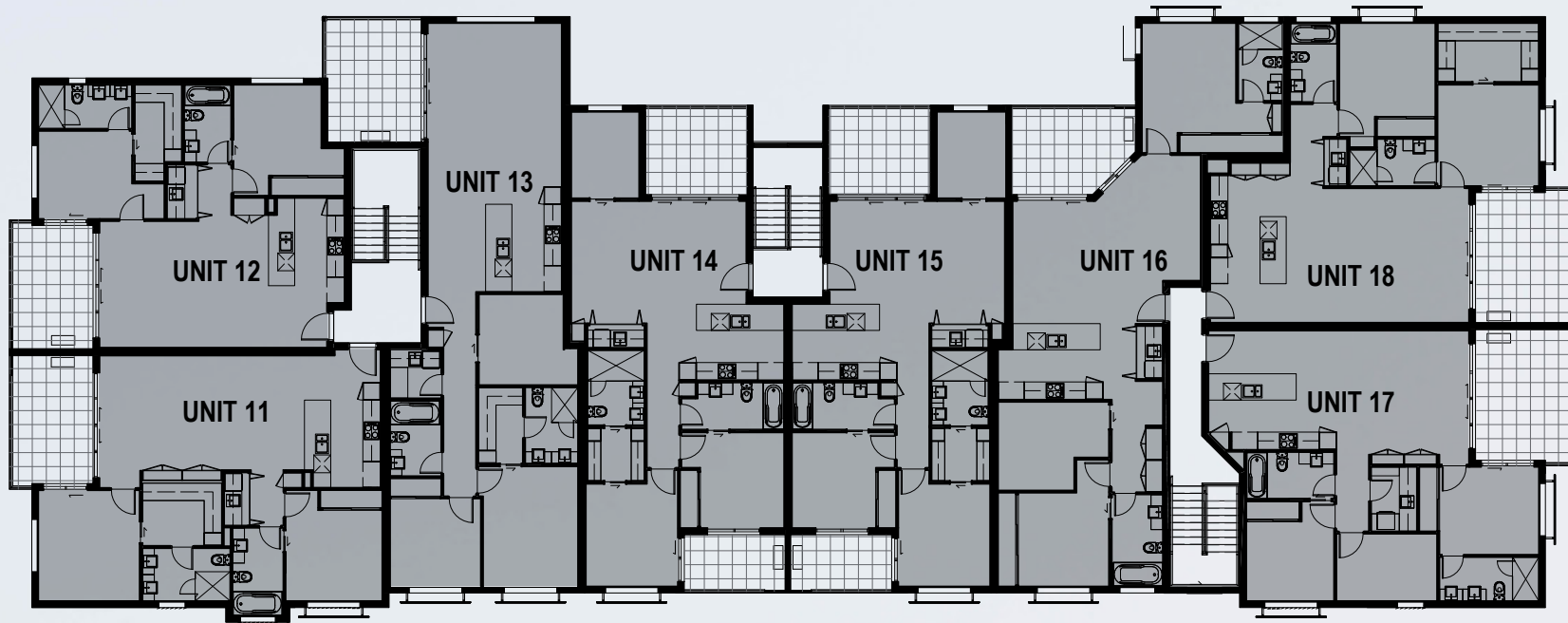
MASTER PLAN



1 LEVEL 1 OVERALL PLAN
1:200



MASTER PLAN

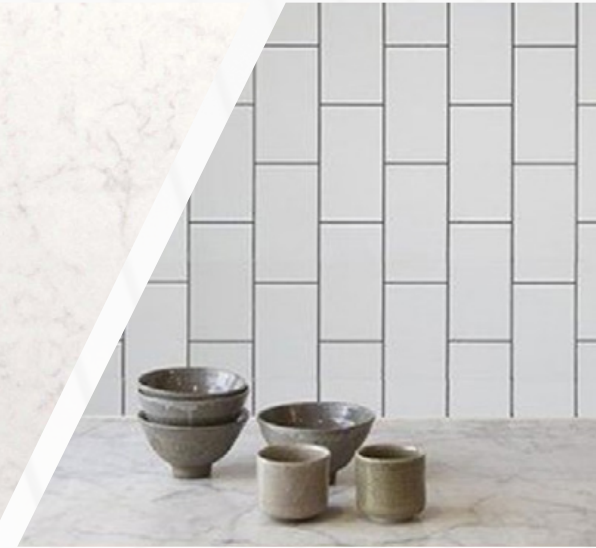


1 LEVEL 2 OVERALL PLAN
1:200



SCHEDULE OF FINISHES

Naturally inspired



KITCHEN

- > 20mm Caesarstone island bench tops with waterfall edge.
- > Island bench veneer backing.
- > Natural white (matt) overhead & base cabinetry.
- > Soft close drawers & a generous sized pantry with adjustable internal shelving.
- > Wood-matt feature shelving above cabinetry & within island benchtop.
- > Wood-matt feature trimming between kitchen drawers, cupboards & benchtops.
- > Stainless steel multifunction oven.
- > Slide out stainless steel rangehood & 4 burner electric cook top.
- > Gloss white brick bond tiled kitchen splashback.
- > Stainless steel twin sink & chrome mixer.
- > Stainless steel free stand dishwasher.
- > Architectural downlights above island bench in kitchen.

LIVING & DINING

- > High quality large format tile flooring.
- > Contemporary window coverings.
- > Ceiling Fans.
- > Ducted Air Conditioning.
- > Security screens on ground level.

BATH ROOMS

- > Floor to ceiling tiling.
- > Contemporary flush to floor tiling.
- > Sunken tiled floor waste.
- > Contemporary patterned floor tiling.
- > Frameless fixed glass shower screens.
- > Contemporary chrome bathroom accessories & mixers.
- > Gloss white, brick bond tiled bathroom wall with recessed niche.
- > Wall hung, laminate wood-matt vanities with 20mm Caesarstone top.

BED ROOMS

- > Durable carpets in a contemporary design.
- > Contemporary window coverings.
- > Walk in robes with robe shelving, chrome hanging rail & linen cupboard.
- > Built in robes with mirrored sliding doors, open shelf & chrome hanging rail.
- > Ducted Air Conditioning to all bedrooms.
- > Ceiling fans to all bedrooms.

*A classic yet fresh approach
to contemporary living*





Quality Vs Quantity

RENTAL APPRAISAL

*Nundah - a suburb
of consistent growth*



Red & Co Pty Ltd.
ABN 96 610 575 383

 RedAndCoProperty

 RedAndCoProperty

L1/18 Wandoo St
Fortitude Valley 4006
PO Box 2185 New Farm, QLD 4005

info@redandco.com
redandco.com.au
1300 88 73 28

To whom it may concern,

I can confirm the following rental appraisal for the to be developed properties located at 49-51 Robinson Rd Nundah, Brisbane, QLD.

Two bed, two bath, one carpark apartments: \$460 - \$480 per week.

Two bed, two bath, MPR, one car park apartments: \$480 - \$510 per week.

Two bed, two bath, MPR, two car park apartments: \$500 - \$530 per week.

Three bed, two bath, two car park apartments: \$570 - \$595 per week.

Regards,

Kathy Laverty

Kathy Laverty

Director, Red & Co
L1/18 Wandoo St, Fortitude Valley. [PO Box 2185 New Farm QLD 4005](https://www.redandco.com.au)
t: [1300 88 73 28](tel:1300887328) | m: [0412 729 935](tel:0412729935) | Lic. [4034699](https://www.redandco.com.au)
e: klaverty@redandco.com.au | w: www.redandco.com.au



DEPRECIATION ESTIMATES

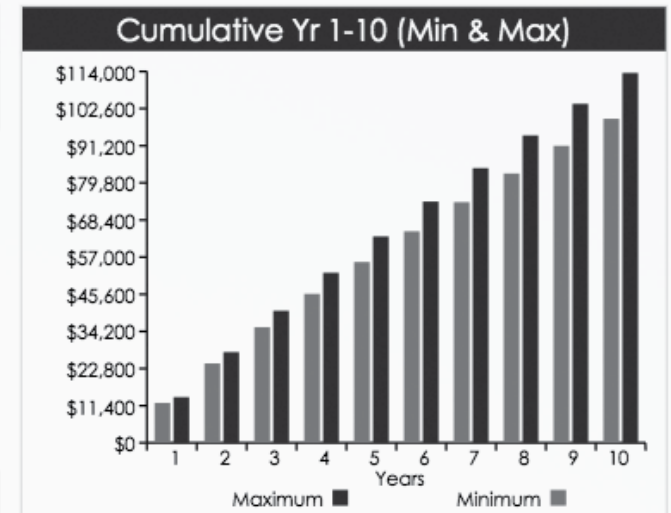
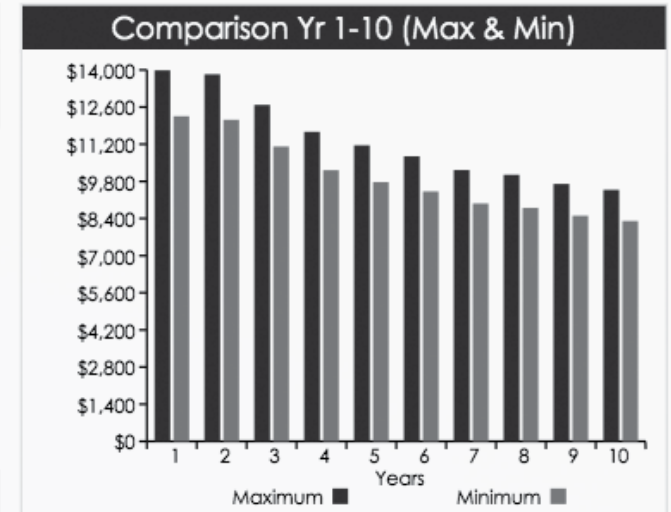


This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,131	8,853	13,984
2	4,977	8,853	13,830
3	3,825	8,853	12,678
4	2,811	8,853	11,664
5	2,300	8,853	11,153
6	1,892	8,853	10,745
7	1,374	8,853	10,227
8	1,191	8,853	10,044
9	848	8,853	9,701
10	621	8,853	9,474
11 +	2,594	265,594	268,188
Total	\$27,564	\$354,124	\$381,688

Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,496	7,757	12,253
2	4,361	7,757	12,118
3	3,352	7,757	11,109
4	2,463	7,757	10,220
5	2,015	7,757	9,772
6	1,658	7,757	9,415
7	1,204	7,757	8,961
8	1,043	7,757	8,800
9	743	7,757	8,500
10	544	7,757	8,301
11 +	2,272	232,711	234,983
Total	\$24,151	\$310,281	\$334,432

* assumes settlement on 1 July in any given year.



DEPRECIATION ESTIMATES



18 ARCHITECTURALLY-DESIGNED RESIDENCES



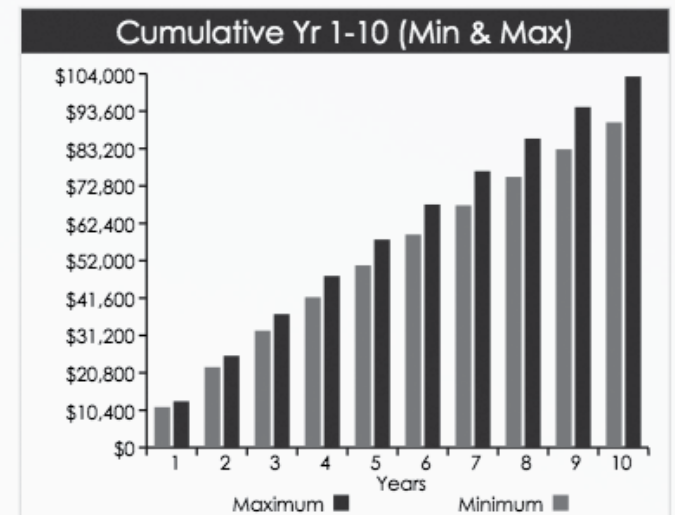
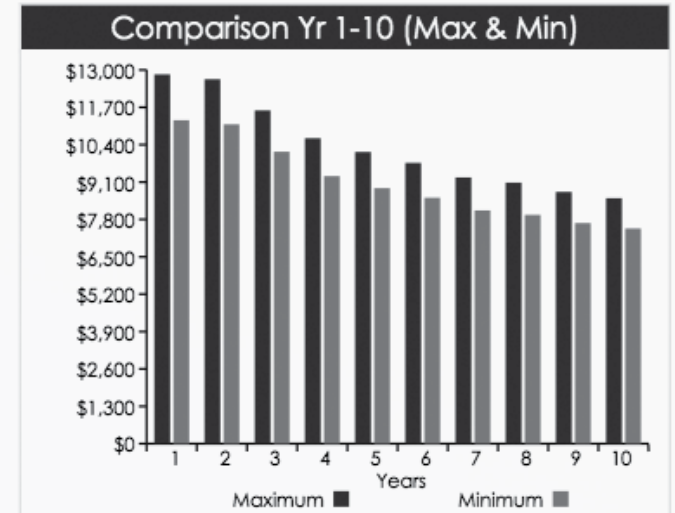
+MULTI-PURPOSE ROOM

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Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,877	7,963	12,840
2	4,710	7,963	12,673
3	3,625	7,963	11,588
4	2,657	7,963	10,620
5	2,180	7,963	10,143
6	1,798	7,963	9,761
7	1,296	7,963	9,259
8	1,115	7,963	9,078
9	791	7,963	8,754
10	575	7,963	8,538
11 +	2,377	238,890	241,267
Total	\$26,001	\$318,520	\$344,521

Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,273	6,977	11,250
2	4,127	6,977	11,104
3	3,176	6,977	10,153
4	2,328	6,977	9,305
5	1,910	6,977	8,887
6	1,575	6,977	8,552
7	1,135	6,977	8,112
8	977	6,977	7,954
9	693	6,977	7,670
10	504	6,977	7,481
11 +	2,083	209,313	211,396
Total	\$22,781	\$279,083	\$301,864

* assumes settlement on 1 July in any given year.



DEPRECIATION ESTIMATES



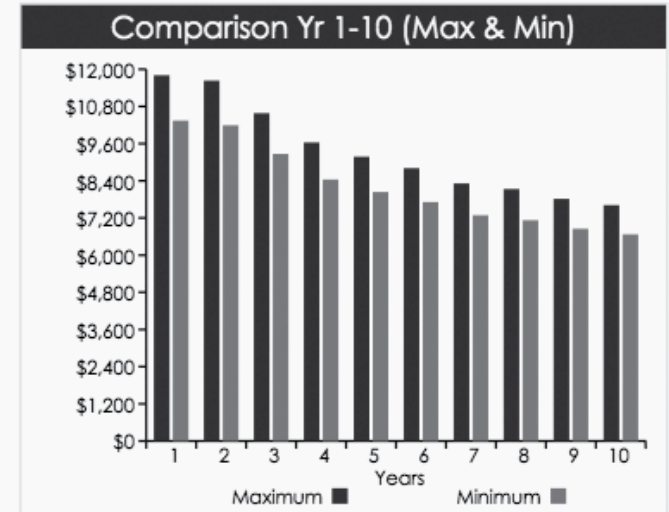
18 ARCHITECTURALLY-DESIGNED RESIDENCES

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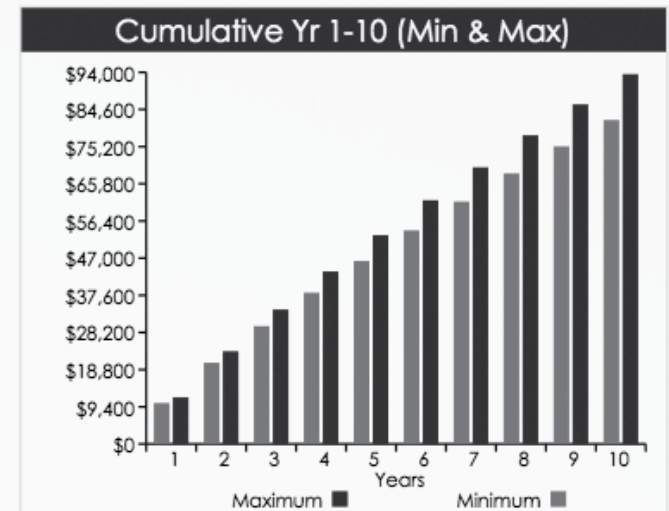


This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,744	7,058	11,802
2	4,570	7,058	11,628
3	3,520	7,058	10,578
4	2,574	7,058	9,632
5	2,116	7,058	9,174
6	1,745	7,058	8,803
7	1,256	7,058	8,314
8	1,073	7,058	8,131
9	758	7,058	7,816
10	552	7,058	7,610
11 +	2,255	211,734	213,989
Total	\$25,163	\$282,314	\$307,477



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,157	6,184	10,341
2	4,004	6,184	10,188
3	3,084	6,184	9,268
4	2,255	6,184	8,439
5	1,854	6,184	8,038
6	1,529	6,184	7,713
7	1,100	6,184	7,284
8	940	6,184	7,124
9	664	6,184	6,848
10	484	6,184	6,668
11 +	1,976	185,519	187,495
Total	\$22,047	\$247,359	\$269,406



* assumes settlement on 1 July in any given year.





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the corner...*



THE ARCHITECT

agarchitects
architecture / masterplanning / interiors

Optimum site yield through creative design and practical built form.

AG Architects was founded by Adam Garton in 2007. The business has since carried out projects under many different procurement strategies ranging from traditional full documentation and tender, design and construct, construction management and 3rd party novation.

We have worked extensively with successful and practical developers. This has provided us with the experience to be flexible and adaptable to meet the reality of market forces.

We work closely with the client to form a project strategy and evaluate various options to select the most appropriate built form in terms of feasibility, practicality, marketability and amenity.

We have a balance between creative and practical in house skills which delivers high quality aesthetic design solutions founded in common sense practical principles.

We have a determination to produce a responsible design by demonstrable application of the 10 Design Quality Principles we adopt for all our projects.

We are able to transform a development concept and brief into a commercially realistic outcome.



THE DEVELOPER

Red & Co.

Red & Co strive to build you an exceptional product and provide you with a team dedicated to ensuring that your investment will be well managed and maintained.

Red & Co is a Brisbane based privately owned Residential Development Group.

Red & Co have a strong track record in designing and building cutting edge townhouse and apartment projects in high growth locations in the capital of Queensland.

For the past six years Red & Co have been developing in some of Brisbane's most sought-after areas and new hot spots including Greenslopes, Clayfield, Holland Park West, Annerley, Parkinson, Northgate and Nundah.

Their focus is on providing median priced properties that incorporate quality design finishes and architectural elements that are well above their price point.

Red & Co's key point of difference is that they retain the majority of property they build. This gives you the confidence to know that they are strong believers in the property they develop and the knowledge that they retain a vested interest in supplying and maintaining a quality product.

Red & Co Rentals is a highly specialised Property Management business that concentrates specifically on the projects that Red & Co create to ensure highly consistent rental incomes for owners and professional management of all their rental properties.

Red & Co strive to build you an exceptional product and provide you with a team dedicated to ensuring that your investment will be well managed and maintained.



ACORDIA

18 ARCHITECTURALLY-DESIGNED RESIDENCES

Find out more

Red & Co.

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www.redandco.com.au/our-pipeline/

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