



MARQUETTE PROPERTIES

ASSET MANAGEMENT CASE STUDY

The Garden Terraces
48-50 GARDEN TERRACE,
NEWMARKET



ASSET SNAPSHOT

| | |
|--------------------|------------------------------------|
| Address | 48-50 Garden Terrace, Newmarket |
| Role | Developer |
| Project Value | \$13m |
| Construction Value | \$6m |
| No. Apartments | 26 |

MARQUETTE SCOPE

- ▶ Deal Origination
- ▶ Design & Town Planning Management
- ▶ Construction & Project Management
- ▶ Sales & Marketing Management
- ▶ Reporting



PROJECT DESCRIPTION

Marquette recently acquired a 1,417 square metre LMR-zoned development site in the inner northern Brisbane suburb of Newmarket.

The Garden Terraces is a boutique development of 26 architecturally-designed two- and three-bedroom residences. Inspired by the leafy post-war suburbs of the inner north, the project is defined by a green, living breezeblock façade.

Working closely with the architectural team Fairweather Jemcott, the architectural detailing and articulation is incorporated to present an interesting façade and reduce visual bulk, while the building's height and scale is coherent with that envisaged for the surrounding area.

In conjunction with 02 Landscape Architecture, the design maximises the proposal includes extensive

landscaping and areas of deep planting to soften the interface of the building. This landscaped area allows mature canopy growth of shade tree species and contributes to the amenity of the development.

The boutique project will offer the market high-quality, attainable and thoughtfully-designed residences within close proximity to high-frequency public transport, education, employment and lifestyle infrastructure.

Appealing to both investors and owner-occupiers, The Garden Terraces is the first in a series of boutique residential projects to be developed and delivered by Marquette Properties.

Development Approval has been lodged with Brisbane City Council. Marketing is anticipated to commence in early 2016 with completion scheduled for late-2016.

FOR MORE INFORMATION

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