

# ONE HUNDRED

ON LEICHHARDT



# EXECUTIVE SUMMARY

**Project Name**

100 On Leichhardt

**Developer**

Dibcorp

**Builder**

LPS Group

**Project Location**

100 Leichhardt Street,  
Spring Hill QLD 4000

**Architect**

DKO

**Project Description**

A development of 119, 12 & 3  
bedroom apartments

**Apartment Breakdown**

1 Bedroom Apartment  
2 Bedroom Apartment  
3 Bedroom Apartment

**Transaction Requirement**

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

**Time to Exchange**

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

**Development Features**

- Rooftop communal space includes private dining with kitchen facilities
- Outdoor dining with BBQ area and stepped amphitheatre
- Health and wellness retreat including hot and cold plunge pools
- Sauna, Outdoor showers, Garden & Seating
- 3 basement levels for car parking and ample on-site bicycle parking
- Ground floor retail space with preserved heritage frontage

**Location**

- 200m from Brisbane CBD and walking distance to Queen Street Mall
- Adjacent to Roma Street Parkland and Roma Street Station
- 1km to Howard Smith Wharves, Eagle Street and Storey Bridge
- 2km to Suncorp Stadium, Kangaroo Point and Botanical Gardens
- 2.5km to James Street, Gasworks, Teneriffe and New Farm Park



## THE INVESTMENT

- » High capital growth potential and high-yielding
- » Low vacancy rate currently 2.5%
- » Superior finish and build quality
- » Efficient and spacious, well-designed apartment layouts with low maintenance
- » Strong tax depreciation
- » Walking distance to two private hospitals: St Andrews War Memorial Hospital and Brisbane Private Hospital
- » Close to quality Brisbane schools: Brisbane Boys Grammar, Brisbane Girls Grammar, St James College, All Hallows School and Brisbane Central

## DWELLING MAKE UP

UNIT TYPE	INTERNAL SQM	EXTERNAL SQM	PRICE RANGE
1 BRM	62	11	\$760,000
2 BRM	74 - 99	11 - 32	\$980,000 - \$1,500,000
3 BRM	115 - 130	11 - 24	\$2,250,000 - \$2,350,000

Pricing is subject to change without notice.

## OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
1 BRM	\$1050 / Quarter	\$500 / Quarter	\$250 / Quarter
2 BRM	\$1205 - \$1340 / Quarter		
3 BRM	\$2100 - \$2200 / Quarter		

### Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

## IMPORTANT DATES

PROJECT	CONSTRUCTION START	COMPLETION
Mixed Use Residential	September 2024	Q3 2026



# ONE HUNDRED

ON LEICHHARDT

Fortitude Valley

Howard Smith Wharves

Kangaroo Point

Botanic Gardens

Central Station

Queen Street Mall

The Star

South Bank

South Brisbane

Roma Street Parklands

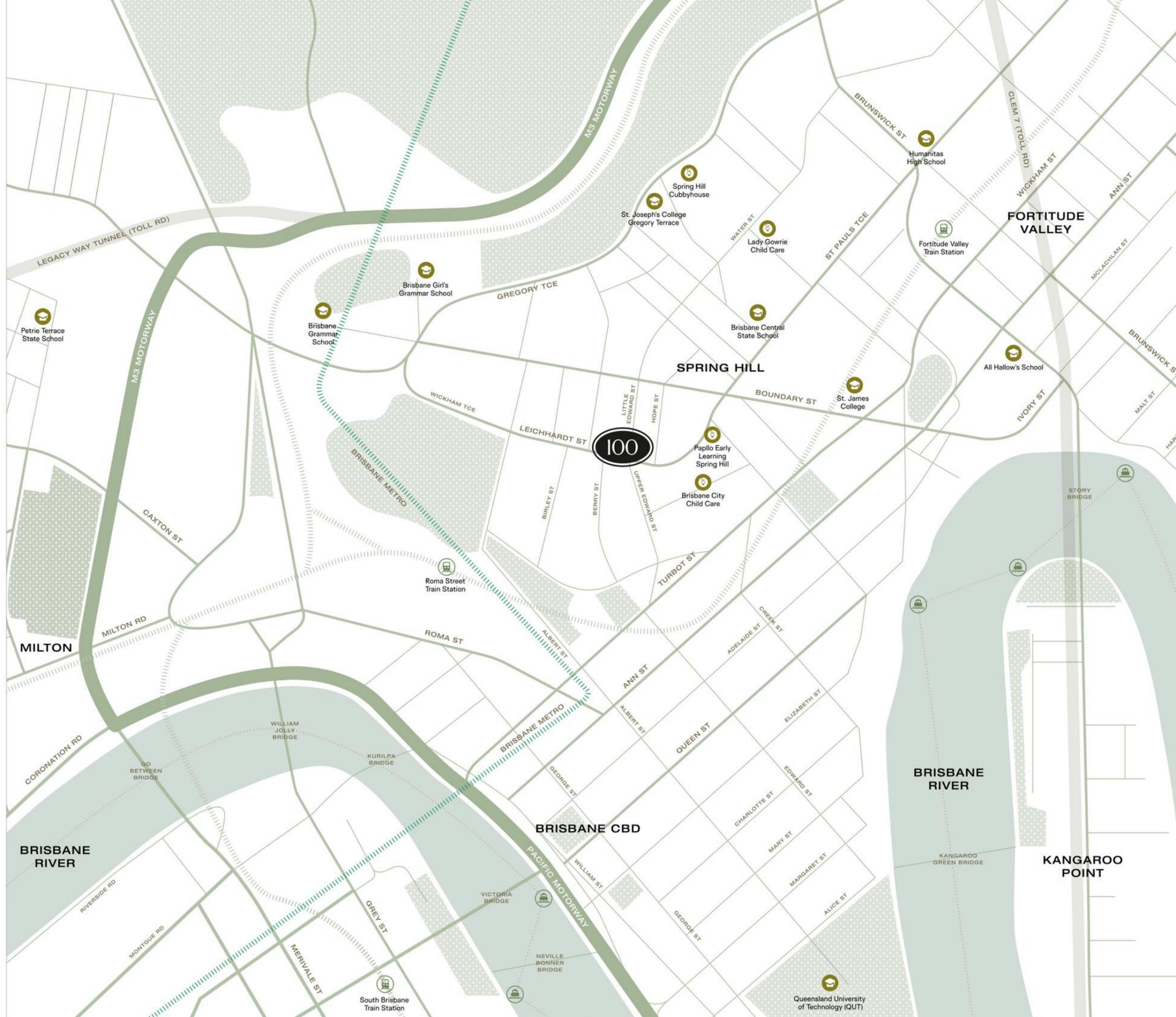
A SPECTACULAR NEIGHBORHOOD

Schools & Education

-  Brisbane Girl's Grammar School  
12 min walk
-  Brisbane Grammar School  
11 min walk
-  St. Joseph's College, Gregory Terrace  
11 min walk
-  Brisbane Central State School  
9 min walk
-  St. James College  
10 min walk
-  All Hallow's School  
17 min walk
-  Humanitas High School  
7 min drive
-  Petrie Terrace State School  
7 min drive
-  Queensland University of Technology  
8 min drive

Child Care

-  Papilio Early Learning  
3 min walk
-  Brisbane City Child Care  
6 min walk
-  Lady Gowrie Child Care  
12 min walk
-  Spring Hill Cubbyhouse  
14 min walk



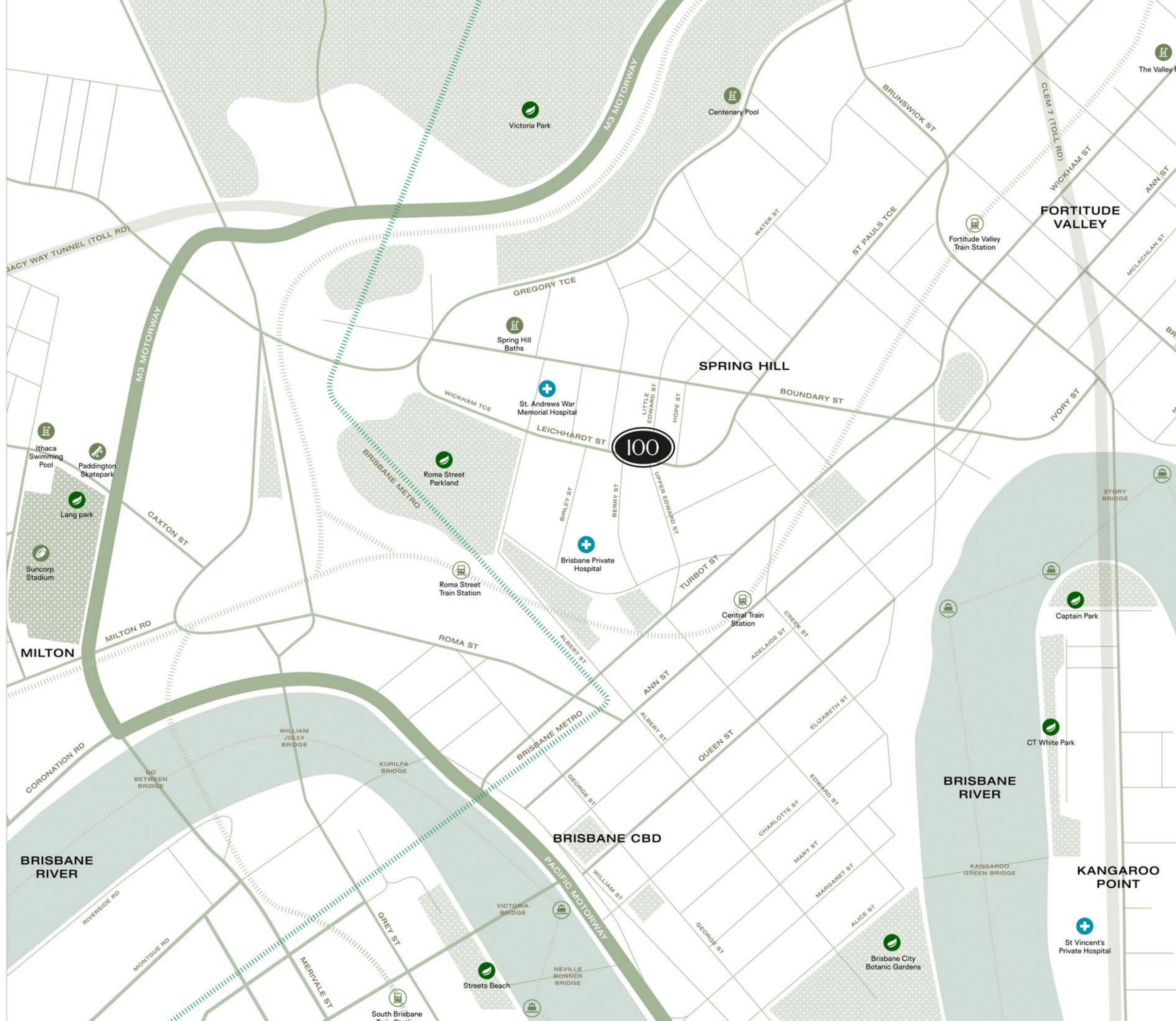
A SPECTACULAR NEIGHBORHOOD

Hospital & Health

-  St. Andrews War Memorial Hospital  
4 min walk
-  Brisbane Private Hospital  
8 min walk
-  St Vincent's Private Hospital  
6 min drive

Recreation & Wellness

-  Spring hill Baths  
8 min walk
-  Roma Street Parkland  
12 min walk
-  Centenary Pool  
15 min walk
-  Brisbane City Botanic Garden  
6 min drive
-  The Valley Pool  
7 min drive
-  Captain park  
7 min drive
-  CT White Park  
7 min drive
-  Lang Park  
7 min drive
-  Paddington Skatepark  
8 min drive
-  Ithacs Swimming Pool  
8 min drive
-  Victoria Park  
10 min drive
-  Streets Beach  
11 min drive



## A SPECTACULAR NEIGHBORHOOD

### Places of Interest

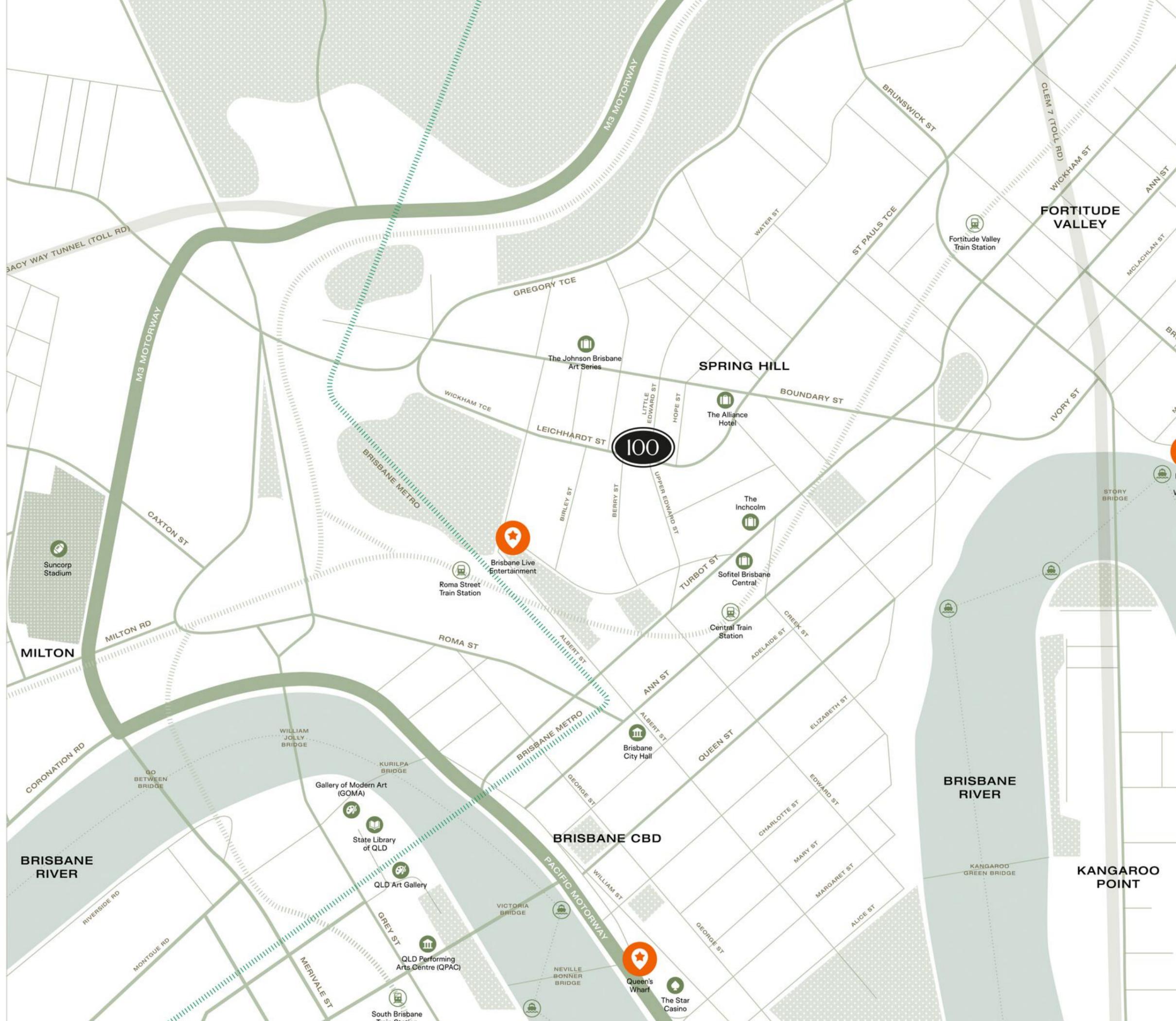
-  Brisbane Live Entertainment  
Expected Completion 2030
-  Brisbane City Hall  
13 min walk
-  Queen's Wharf  
6 min drive
-  Howard Smith Wharves  
6 min drive
-  The Star Casino  
6 min drive
-  Suncorp Stadium  
6 min drive

### Cultural Precinct

-  Gallery of Modern Art (GOMA)  
8 min walk
-  State Library  
12 min walk
-  QLD Art Gallery  
15 min walk
-  QLD Performing Arts Centre (QPAC)  
6 min drive

### Hotel

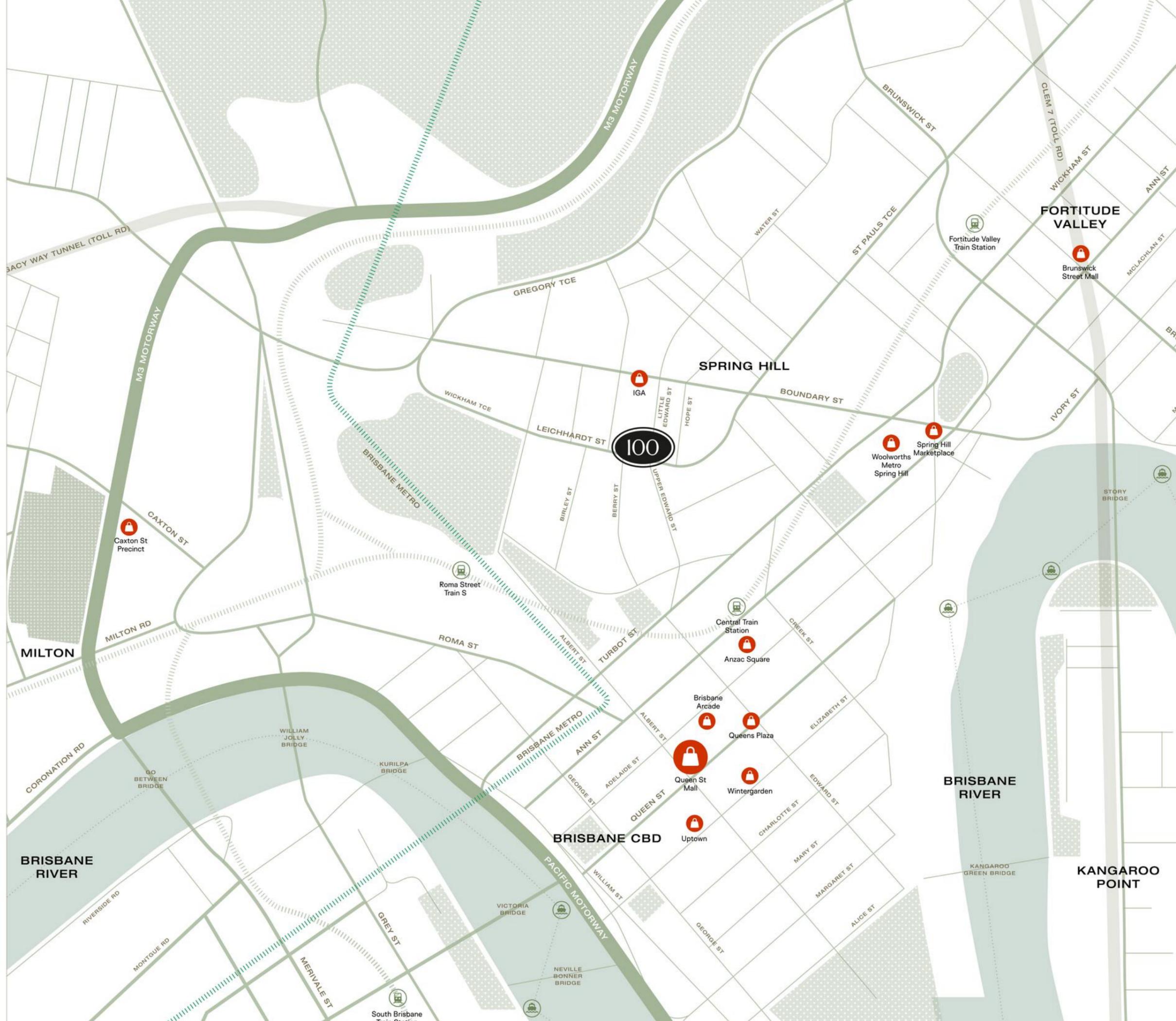
-  The Alliance Hotel  
4 min walk
-  The Johnson Brisbane - Art Series  
4 min walk
-  The Inchcolm  
7 min walk
-  Sofitel Brisbane Central  
7 min walk
-  The Calile Hotel  
5 min drive



A SPECTACULAR NEIGHBORHOOD

Shop

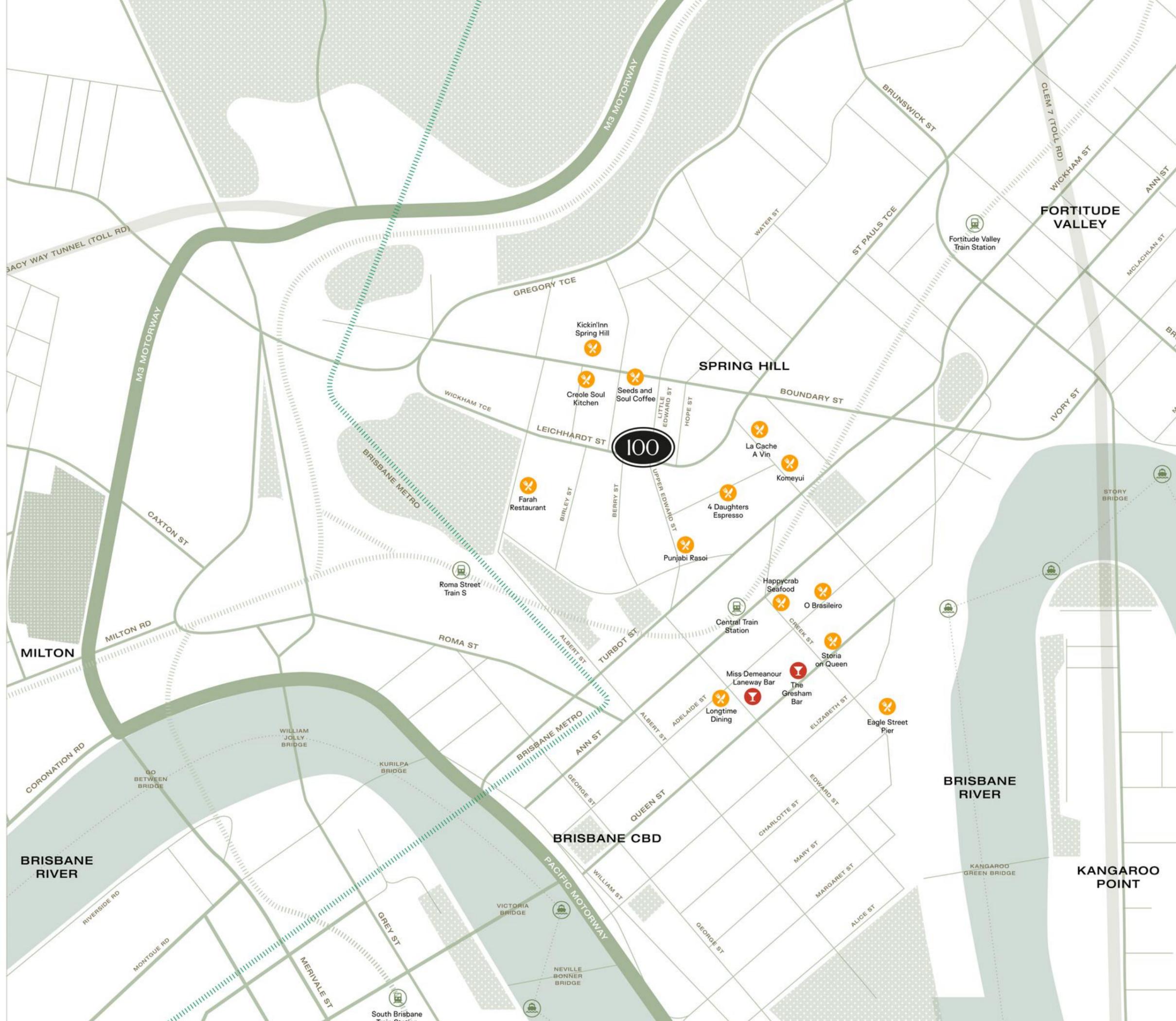
- IGA  
4 min walk
- Woolworths Metro Spring Hill  
11 min walk
- Spring Hill Marketplace  
11 min walk
- Anzac Square  
11 min walk
- Brisbane Arcade  
12 min walk
- Queens Plaza  
12 min walk
- Wintergarden  
14 min walk
- Queen Street Mall  
15 min walk
- Uptown  
18 min walk
- Brunswick Street Mall  
4 min drive
- James St Precinct  
4 min drive
- Caxton St Precinct  
4 min drive



A SPECTACULAR NEIGHBORHOOD

Bars, Cafes & Restaurants

- Seeds and Soul Coffee  
3 min walk
- Kickin'Inn Spring Hill  
4 min walk
- 4 Daughters Espresso  
4 min walk
- Punjabi Rasoi  
4 min walk
- Creole Soul Kitchen  
5 min walk
- La Cache à Vin  
5 min walk
- Farah Restaurant  
6 min walk
- Komeyui  
6 min walk
- Happycrab Seafood  
10 min walk
- Longtime Dining  
11 min walk
- O Brasileiro  
12 min walk
- Storia on Queen  
12 min walk
- The Gresham Bar  
12 min walk
- Miss Demeanour Laneway Bar  
12 min walk
- Eagle Street Pier  
16 min walk





## Walker's Paradise

Daily errands do not require a car.

97

WALK SCORE



## Rider's Paradise

World-class public transportation

100

TRANSIT SCORE

LIVING



LIVING



KITCHEN



BEDROOM



2 BED ENSUITE



3 BED ENSUITE



# ROOFTOP POOL



# ROOFTOP SAUNA



PRIVATE DINING



# ROOFTOP PAVILION



## 1 BEDROOM

### TYPE 1A

1  1  0 

INTERNAL 62 M<sup>2</sup>  
EXTERNAL 11 M<sup>2</sup>  
TOTAL 73 M<sup>2</sup>



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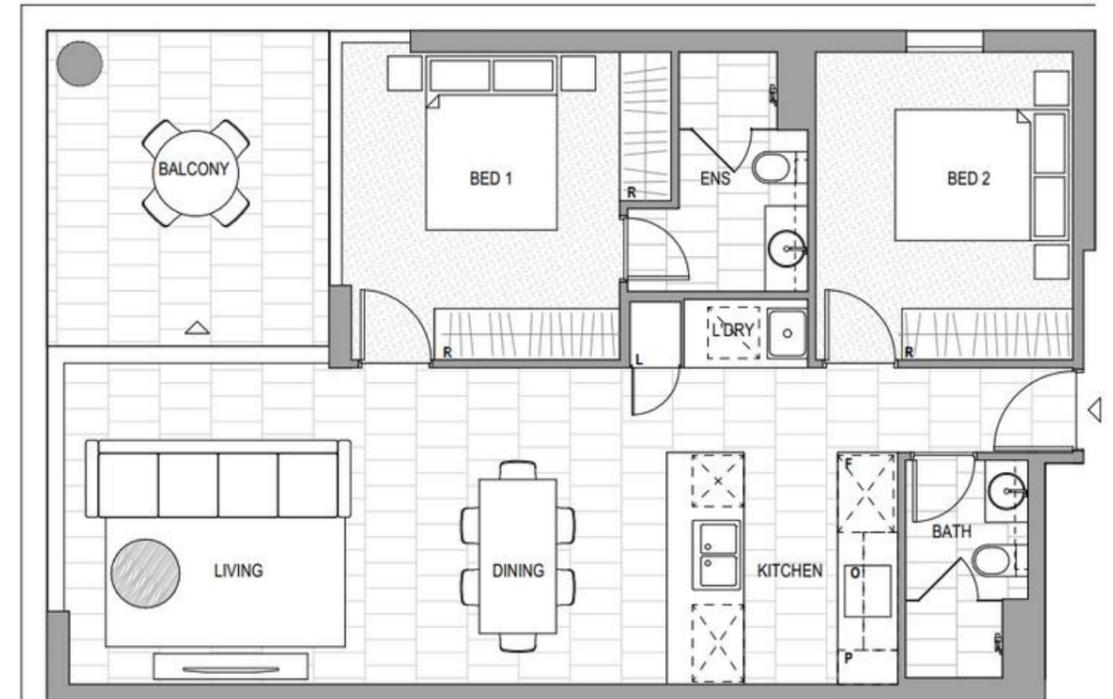
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## 2 BEDROOM

### TYPE 2A

2  2  1 

INTERNAL 78 M<sup>2</sup>  
EXTERNAL 13 M<sup>2</sup>  
TOTAL 91 M<sup>2</sup>



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## 2 BEDROOM

### TYPE 2B

2  2  1 

INTERNAL 72 M<sup>2</sup>  
EXTERNAL 12 M<sup>2</sup>  
TOTAL 89 M<sup>2</sup>



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## 2 BEDROOM

### TYPE 2C

2  2  1 

INTERNAL 85 M<sup>2</sup>  
EXTERNAL 13 M<sup>2</sup>  
TOTAL 140 M<sup>2</sup>

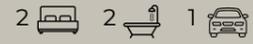


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## 2 BEDROOM

### TYPE 2H



INTERNAL	76 M <sup>2</sup>
EXTERNAL	11 M <sup>2</sup>
TOTAL	87 M <sup>2</sup>

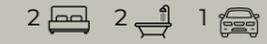


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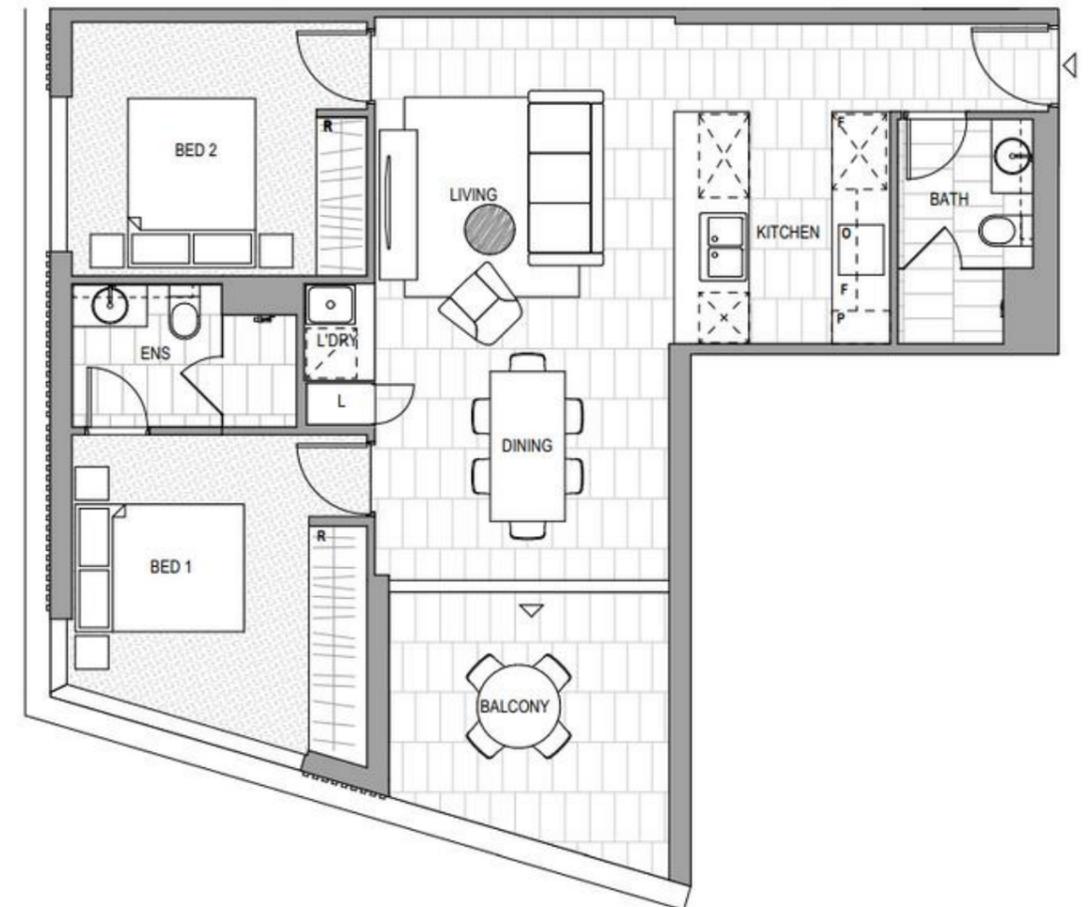
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## 2 BEDROOM

### TYPE 2I



INTERNAL	77 M <sup>2</sup>
EXTERNAL	11 M <sup>2</sup>
TOTAL	88 M <sup>2</sup>

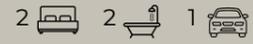


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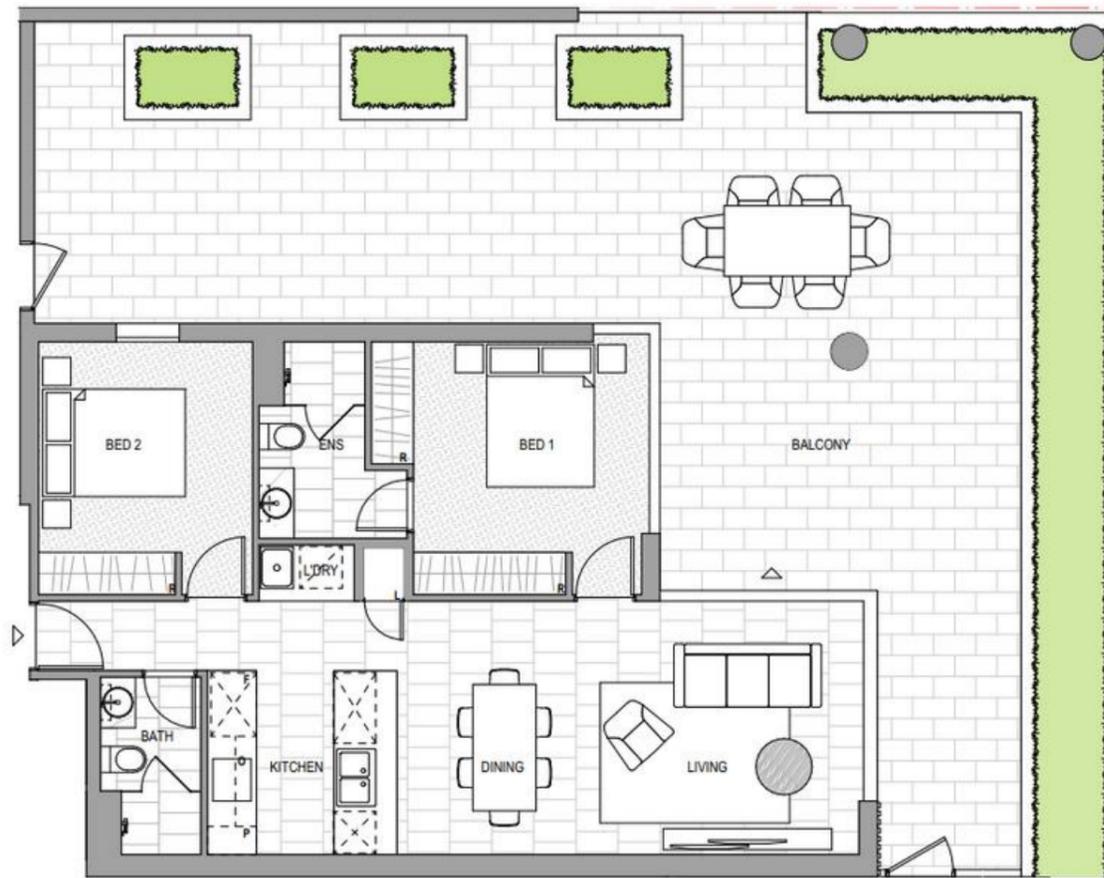
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## 2 BEDROOM

### TYPE 2K



INTERNAL	77 M <sup>2</sup>
EXTERNAL	87 M <sup>2</sup>
TOTAL	164 M <sup>2</sup>

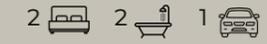


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## 2 BEDROOM

### TYPE 2L



INTERNAL	77 M <sup>2</sup>
EXTERNAL	32 M <sup>2</sup>
TOTAL	109 M <sup>2</sup>



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FLOOR PLATES

LEVEL 1



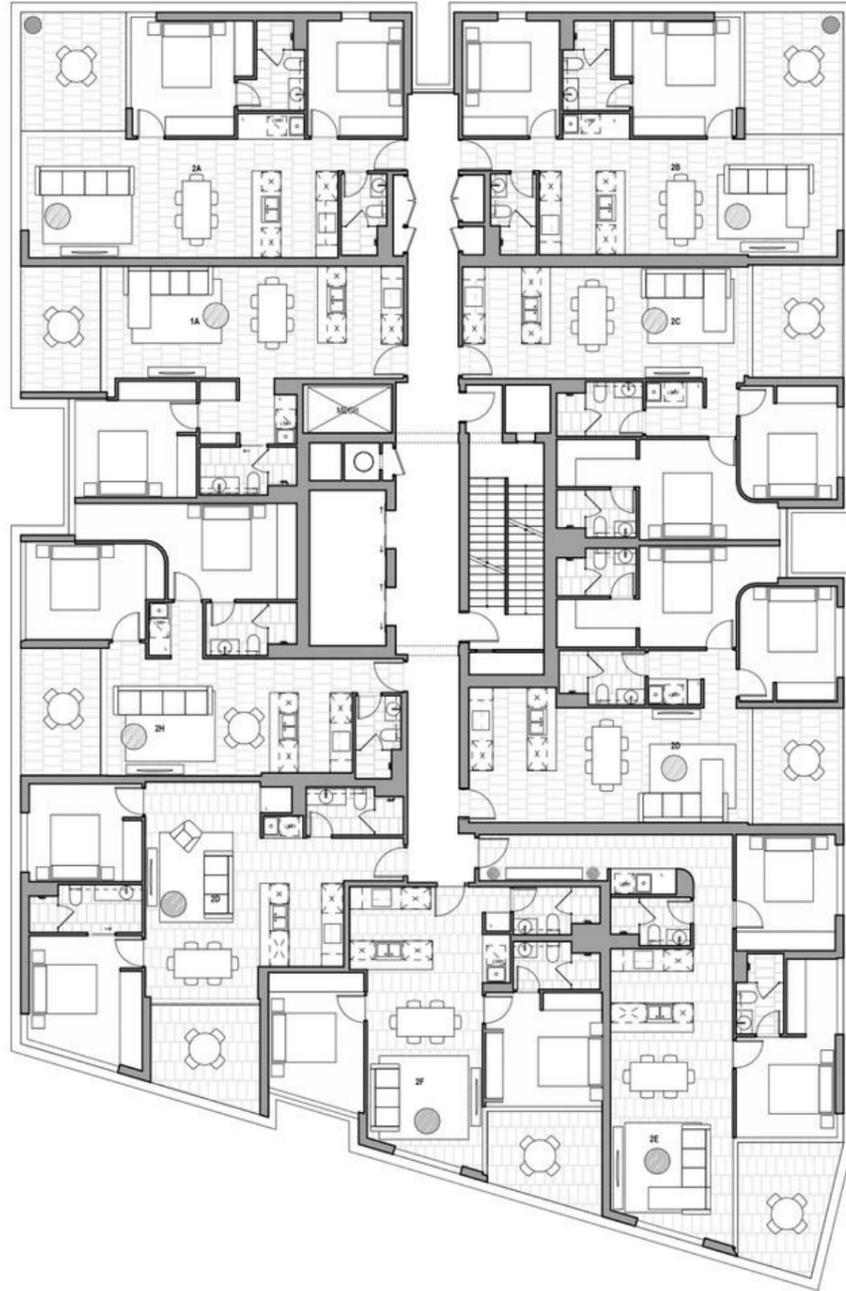
FLOOR PLATES

LEVEL 3



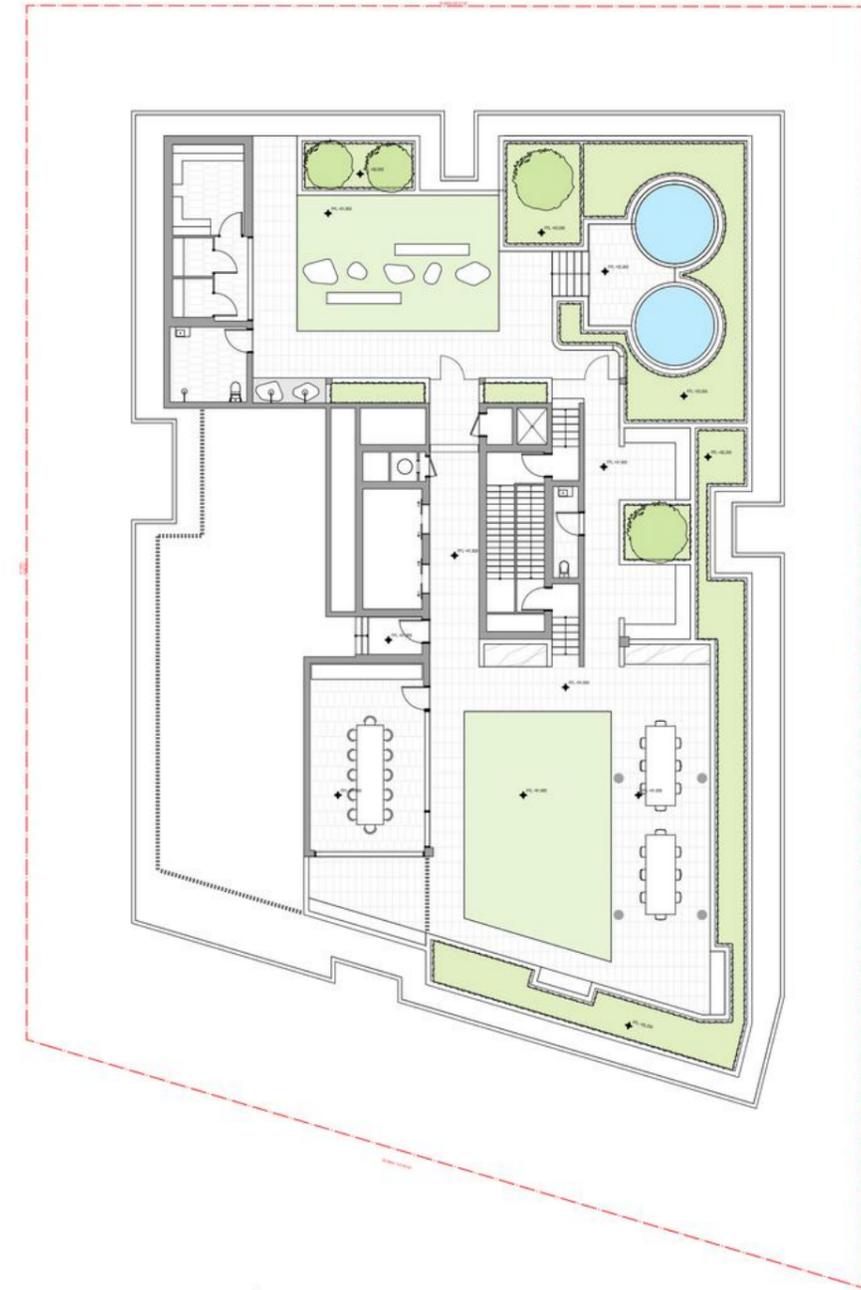
FLOOR PLATES

LEVEL 4-13



FLOOR PLATES

ROOFTOP



# PROJECT TEAM



## **DEVELOPER**

With a legacy of excellence, Dibcorp is a Brisbane-based boutique property development company founded in 1996. Known for creating innovative and sustainable living spaces, Dibcorp focuses on enhancing urban lifestyles through thoughtful design and superior quality. Dibcorp takes pride in its human-centred approach, ensuring that relationships are the foundation of their success. The team is involved in every aspect of the development process, from ideation to delivery, ensuring a seamless and personalised experience for every client

**dibcorp**

## **BUILDER**

LPS Group is committed to delivering exceptional construction quality. Their expertise spans across residential and commercial projects, ensuring that each development is built to the highest standards with a focus on durability and sustainability.

**LPS Group™**

## **ARCHITECT**

DKO was founded in 2000. Its founding partners Koos de Keijzer and Zvonko Orsanic were keen to independently implement their own vision: the creation of ingenious spaces that are appreciated by the eyes, mind and soul alike. Within a decade the practice – with Koos de Keijzer as Principal – has grown from its humble beginnings to a design powerhouse in the Asia-Pacific region. DKO is a multidisciplinary team of more than 200 professionals working across six offices in Australia, New Zealand and South East Asia.

**DKO**

# MARKET OVERVIEW

Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.

"THE ONLY BAD TIME TO BUY A PROPERTY IS LATER!"





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