



THE PENTHOUSE COLLECTION
AT THE AMBROSE

MILTON, BRISBANE

EXECUTIVE SUMMARY

PROJECT NAME

The Ambrose, Penthouse Collection

PROJECT LOCATION

19 - 23 McDougall Street, Milton QLD 4064

DISTANCE FROM CBD

3 km to Brisbane CBD

DEVELOPER

Kokoda Property

ARCHITECT

Cottee Parker

KEY FEATURES

- Direct lift access
- Floor-to-ceiling windows
- Natural Stone Benchtop
- Integrated Liebherr fridge and freezers
- Miele Kitchen Appliances
- Recessed LED Downlights
- Ducted Air Conditioning
- Secure Car Park
- Outdoor Cinema
- Gym & Yoga Space
- Rooftop Gardens
- Infinity Pool
- Private Dining
- Views of Brisbane City Skyline & River



THE PENTHOUSE COLLECTION AT THE AMBROSE

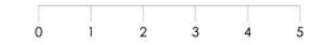
| MILTON, BRISBANE |

\$6,990,000

BODY CORPORATE \$15,250 / YEAR
COUNCIL RATES \$1,850 / YEAR
WATER RATES \$850 / YEAR

PENTHOUSE 1901

| 4 BEDROOM | 4.5 BATHROOM | 3 CARPARK | 1 MEDIA ROOM | 1 STUDY |

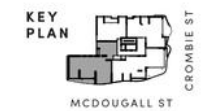


4 BED, 4.5 BATH
1 MEDIA ROOM, 1 STUDY
3 Carpark

TOTAL AREA.....325m²
Internal.....294m²
External.....31m²

THE AMBROSE
| MILTON, BRISBANE |

F - Fridge
WM - Washing Machine



This plan is indicative, not to scale and for illustrative purposes only. This representation is intended as a guide only and interested parties should refer to the specific apartment floor plan for further information and dimensions. The final product may differ from that illustrated, including changes to orientation, floor plan and layout. Furniture depicted is provided as a guide only and is not sold pursuant to the contract of sale. To the extent of any inconsistency between this floor plan and the building format plan, the building format plan prevails. These plans are subject to variation as set out in the contract of sale including resulting from design changes, approvals and final survey following completion of construction. Changes, including dimensions, specifications or fittings (including colours), will occur as the development progresses.

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| MILTON, BRISBANE |

PENTHOUSE ONE SPECIFICATIONS

| KITCHEN | |
|--|---|
| Sink | Double Sink |
| Mixer | Single Lever Mixer |
| Cooktop | Miele Induction Cooktop 900mm Nominal |
| Oven | Miele Pyrolytic Oven 600mm |
| Rangehood | Miele Rangehood 900mm Nominal |
| Dishwasher | Miele Fully-Integrated Dishwasher |
| Microwave & Steam Oven | Miele Integrated Microwave & Steam Oven |
| Refrigerator | Liebherr Integrated Fridge and Freezer (Side by Side) |
| Splashback | Natural Stone |
| Benchtop | Natural Stone |
| Tile | Feature Wall Ceramic Tile |
| Joinery | 2 Pac Finish |
| Floor | Herringbone Engineered Oak Timber Floor |
| Lighting | Feature Pendant Light / Selected Downlights |
| BATHROOM & LAUNDRY | |
| Basin | Ceramic Basin (Bathroom / Ensuites) / Stainless Steel Trough (Laundry) |
| Basin Mixer | Mixer |
| Vanity | Laminate (Master Ensuite only) |
| Toilet Suite | Toilet Suite with Soft Close Seat |
| Shower Tapware | Single Lever Mixer, Rain Shower & Hand Shower (Master Ensuite) Single Lever Mixer & Hand Shower (Secondary Ensuites) |
| Shower Screen | Semi-Frameless Glass (Secondary Ensuites) |
| Mirror | Mirror & Shaving Cabinet |
| Accessories | Towel Rail, Hand Towel Holder, Toilet Roll Holder |
| Floor & Wall Tile | Selected Porcelain Tile / Feature Wall Ceramic Tile (Master Ensuite) |
| Bath | Selected Freestanding Bath (Master Ensuite only) |
| Lighting | Selected Downlights |
| LIVING AREAS & BEDROOMS | |
| Flooring | Herringbone Engineered Oak Timber Floor (Living, Kitchen, Study & Master Bedroom) Carpet (Secondary Bedrooms) |
| Walls / Ceilings | Select Paint Finish to Plasterboard / Feature Wall French Wash (Master Bedroom only) |
| Skirtings & Architraves | Select Paint Finish to Skirtings and Architraves |
| Cornices | Square Set |
| Entry & Internal Doors | Flush Panel Door with Selected Door Furniture |
| Lighting | Selected Downlights |
| Joinery | 2 Pac Finish, Natural Stone Shelf (Entertainment Unit) |
| Wardrobes to Bedrooms | Robes with Hanging Rail & Shelves (Laminate Finish) and Glass Doors, Vanity with Natural Stone Benchtop (Master Bedroom only) Sliding Mirror Doors (All Other Bedrooms) |
| Bed Head | Half Round Timber Panelling, Prefinished Board (Master Suite only) |
| Study Desk | Laminate |
| Window Furnishings | Sheer Curtains (Living & Bedrooms), Block-out Blinds (Bedrooms) |
| GENERAL | |
| Windows | Aluminium Frame, Sliding Doors to Terraces and Courtyards |
| Walls / Ceilings | Select Paint Finish to Plasterboard |
| Courtyards / Terraces | Selected Tile |
| Security | Video / Audio Intercom |
| Laundry | Provision for Washing Machine and Dryer |
| Heating & Cooling | Zoned Ducted Air Conditioning throughout (Condensers on Roof) |
| Telephone / High speed Internet / Pay TV | One Point to Living Room & Master Bedroom |
| Barbecue | Built-In Gas Barbecue |
| Entry | Timber Wall Cladding, Laminate Joinery, Natural Stone Benchtop, Mirror |

The Seller may substitute items contained in this schedule at any time without notice in accordance with the contract. The location of fixtures and fittings may also be changed. Communications and TV points are for access to the relevant service, but individual connection charges and ongoing usage charges will apply. All stainless steel products are susceptible to scratching and should be treated with care. This is not a fault - it is a character of the product. Any marks must be identified at the pre-acceptance inspection in order to qualify as a defect. The Seller is not obliged to remedy defects in granite where there is a manufacturer's or supplier's warranty. As stone is natural, there may be variations in colour and consistency. Reconstituted stone is manufactured from natural aggregate materials therefore variations in colour, consistency and shading can occur. Stone should be cared for in the manner recommended by the Manufacturer. Information herein is subject to change without notice. No responsibility is accepted by the Seller or its agents for any other information contained herein or for any action taken in reliance thereon. Architectural and artist impressions are indicative only. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries.



THE AMBROSE AMENITIES

CONCIERGE

- Hours of operation: Monday to Friday 7am-7pm, Saturday and Sunday 9am-5pm

HEALTH & WELLNESS CENTRE (LEVEL 1)

- Fully Equipped Gym

RESIDENT AMENITIES (LEVEL 1)

- Private Dining Room
- Chef's Kitchen
- Private Lounge
- Outdoor Terrace

ROOFTOP TERRACE (LEVEL 20)

- Outdoor Kitchens with BBQ
- Outdoor Dining Areas
- Infinity Pool & Spa with city views
- 12 Cabana Daybeds
- Outdoor Cinema
- Integrated Seating, Nooks and Sun Loungers
- Pergola
- Podium Planter with Sub-Tropical Planting
- Chill Out Zone
- Yoga Area

OUTDOOR CINEMA



OUTDOOR KITCHEN & BBQ



YOGA AREA



PRIVATE DINING



PRIVATE LOUNGE







THE AMBROSE

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| MILTON, BRISBANE |

SUNCORP STADIUM

CAXTON STREET

THE BARRACKS

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

QLD PERFORMING ARTS CENTRE (QPAC)

THE WHEEL OF BRISBANE

BRISBANE CBD

SOUTH BANK

PADDINGTON

MILTON ROAD



BRISBANE RIVER

MILTON TRAIN STATION

MILTON HOUSE

MILTON

CORONATION DRIVE

EX
ERY

Hanson

KK

CAFES & RESTAURANTS

- 1 Bunker Coffee..... 3 min walk
- 2 Two Wheels and a Handlebar..... 4 min walk
- 3 Anouk Cafe..... 17 min walk
- 4 Na'im..... 7 min drive
- 5 85 Miskin St..... 9 min drive

BARS & NIGHTLIFE

- 6 Aether Brewing..... 4 min walk
- 7 The Scratch Bar..... 5 min walk
- 8 Newstead Brewing Co..... 9 min walk
- 9 The Malecón..... 10 min walk
- 10 Darling & Co..... 14 min walk

SHOPPING

- 11 Milton Markets..... 2 min walk
- 12 Brown's General Store..... 5 min drive
- 13 Double Double..... 6 min drive
- 14 Empire Revival..... 6 min drive
- 15 Hummingbird The Shop..... 6 min drive

EDUCATION

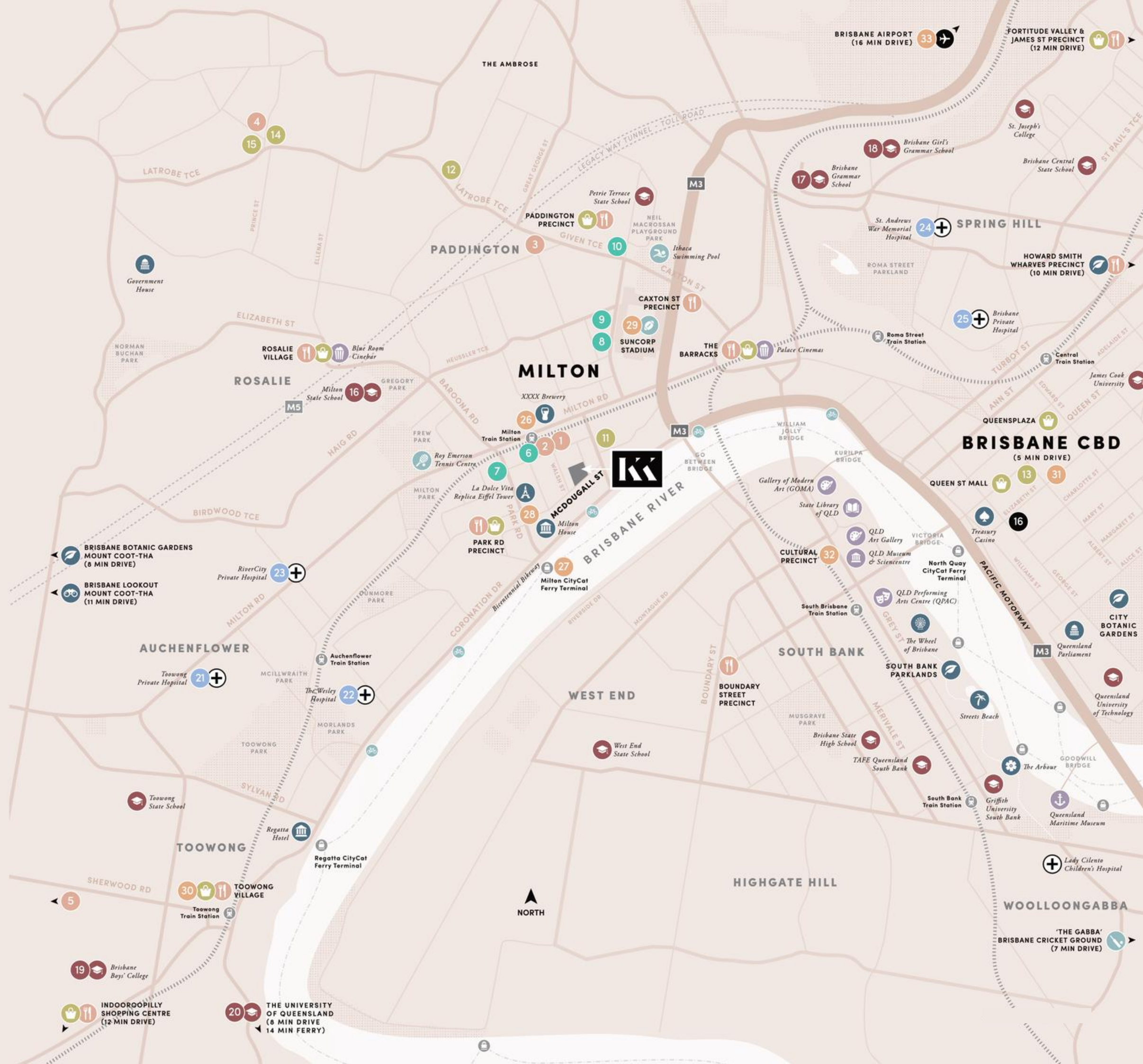
- 16 Milton State School..... 4 min drive
- 17 Brisbane Grammar School..... 5 min drive
- 18 Brisbane Girl's Grammar School..... 6 min drive
- 19 Brisbane Boys' College..... 7 min drive
- 20 The University of Queensland (St Lucia)..... 8 min drive

HEALTH & WELLBEING

- 21 Toowong Private Hospital..... 4 min drive
- 22 The Wesley Hospital..... 4 min drive
- 23 RiverCity Private Hospital..... 4 min drive
- 24 St Andrews War Memorial Hospital..... 6 min drive
- 25 Brisbane Private Hospital..... 7 min drive

KEY DESTINATIONS

- 26 Milton Train Station..... 4 min walk
- 27 Milton Ferry Terminal..... 8 min walk
- 28 Park Road Shopping & Dining Precinct..... 4 min walk
- 29 Suncorp Stadium..... 10 min walk
- 30 Toowong Village..... 4 min drive
- 31 Brisbane CBD..... 5 min drive
- 32 South Bank Cultural Precinct..... 5 min drive
- 33 Brisbane Airport..... 16 min drive



BRISBANE BOTANIC GARDENS MOUNT COOT-THA (8 MIN DRIVE)

BRISBANE LOOKOUT MOUNT COOT-THA (11 MIN DRIVE)

INDOOROOPILLY SHOPPING CENTRE (12 MIN DRIVE)

THE UNIVERSITY OF QUEENSLAND (8 MIN DRIVE 14 MIN FERRY)

'THE GABBA' BRISBANE CRICKET GROUND (7 MIN DRIVE)





















PROJECT
TEAM



DEVELOPER

Kokoda Property was founded with a respect for classical architecture, an unwavering commitment to quality, and a passionate, pioneering spirit. Kokoda Property creates living landmarks of craftsmanship, superior quality and thoughtful design. In just over 20 years, their award-winning luxury residences have made the Kokoda Property name synonymous with quality and style, cementing their reputation as one of the country's most respected developers.



ARCHITECT

Founded in 1989, Cottee Parker combines intellect and creativity with a skilful, sensitive approach to design. They design considering culture, environment and the human condition to produce responsive and sustainable solutions. They use their experience, skills and knowledge to create designs that work for their clients and the community.

COTTEEPARKER 

An aerial photograph of a modern apartment complex in Milton, Brisbane. The image shows several multi-story buildings with balconies and large windows. In the background, a hill is visible under a sunset sky. The text 'THE PENTHOUSE COLLECTION AT THE AMBROSE' is overlaid in the center, and 'MILTON, BRISBANE' is overlaid below it.

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