

News Release

23 February 2015

Enjoy Postcard Views over Albert Park and Port Phillip Bay

Queens Domain, 12 Queens Road, Melbourne

Nestled near the tree-lined St Kilda Road, Queens Domain is the perfect haven for those who love the vibrancy and convenience of cosmopolitan living.

12 Queens Road is a 20 storey sculptural white balustrading building with 238 apartments consisting of 82 x 1 bedroom apartments, 127 x 2 bedroom apartments, 27 x 3 bedroom apartments and two stunning penthouses which enjoy never-to-be-built-out uninterrupted views out over Albert Park Lake, Port Phillip Bay and the Melbourne CBD.

All residents have access to a rooftop communal area overlooking parkland and the Melbourne Grand Prix race track, a heated indoor swimming pool, a gymnasium, concierge, and the residents' lounge with free Wi-Fi and kitchen facilities.

The well-appointed apartments developed by Kangoala and PDA Australia have been created to achieve a seamless interaction between the indoor space and surrounding area of Albert Park and its 225 hectares of sporting facilities and restaurants.

Designed by Nexus Design, in conjunction with DKO Architecture, each apartment features Italian designer kitchens and wardrobes; prestigious European appliances in the kitchen; solid timber veneered front doors with internal closers; a security video entry phone system and keyless entry to each apartment.

Due for completion end of 2017, each apartment consists of stone floor finishes to living and kitchen areas with carpets to all bedrooms alongside wall mounted air-conditioners in all lounge areas. Located only three kilometres from the CBD and in one of Melbourne's premium areas, residents will enjoy a front row seat from their balcony overlooking the Grand Prix and are in close walking distance to Fawkner Park, Junction Oval, Albert Park Golf Course and Melbourne Sports & Aquatic Centre.

Knight Frank's Director of Residential Project Marketing for Melbourne, Richard Drummond said "The latest Knight Frank Global Cities Survey ranked Melbourne as the best quality of life and has also received the title of 'World's Most Liveable City' for the fourth year in a row – defeating 139 other global cities to top The Economist Intelligence Unit's Global Liveability Index."

"The Melbourne CBD has grown an unprecedented 23 per cent, an addition of 5,400 residents, in the year to June 2013 and making it the nation's fastest growing region. The above average rise in population highlights Melbourne's ongoing demand for housing, as well as the amount of supply that must be generated to absorb this population boost," continued Mr Drummond.

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"As a result of this growing demand for property in Melbourne, Queens Road, and its surrounding precinct, has been rejuvenated and has firmly emerged as a highly desirable, convenient and cosmopolitan area close to shops, café, restaurants and bars for investors," added Mr Drummond.

Queens Domain is well serviced by transport via trams on St Kilda Road, a 22 minute drive to Melbourne international airport and is a convenient five minute drive to the Crown Casino and 10 minute walk to St Kilda beach and the Melbourne's popular shopping strip on Chapel Street. The location is in close walking distance to some of Melbourne's most prestigious schools including Melbourne Grammar (1.5 kilometres), Wesley College (1.3 kilometres) and MacRobertson Girls (450 metres) and is approximately 15 minutes' drive to RMIT University and the Melbourne University.

More details on Queens Domain are available at www.queensdomainmelbourne.com.au

Overview

PRICE: 1 bedroom apartments priced from \$389,000
2 bedroom 1 bathroom apartments priced from \$559,000
2 bedroom 2 bathroom apartments priced from \$617,000
3 bedroom 2 bathroom apartments priced from \$899,000
2 x penthouse apartments priced from \$4,300,000

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Notes to Editors

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