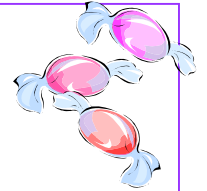


Lewin Suites



Set on the site of the original 1919 Lewin's Confectionery company owned and operated by Mr Clement Lewin, is 'Lewin Suites' a new development of 22 exclusive residential apartments.

Woolloongabba is well developed suburb close to the city centre. There is immediate access to the South East Freeway and with the new North-South Bypass Tunnel under construction, inner city travel congestion will be dramatically eased. Close to hospitals, universities, dining experiences and wholesale retailers Woolloongabba has also been earmarked for Brisbane City Council's Urban Renewal Project.

The development comprises of 2 one bedroom units, and 20 two bedroom units, all with secure car parks. There are also four extra car parks available for sale individually, allowing the opportunity for those who may have two cars to purchase an additional car space.

This development provides a quality residential lifestyle with a superbly designed three storey building maximizing space. For ease of movement a lift has been included in the project - an item rarely found in similar 3 storey projects. Large balconies and quite courtyards embrace the Queensland style of living allowing for outdoor entertainment and quite spots of relaxation.

Each Unit has been designed with an open plan format providing internal space and breezeways. Australian goods have been used where available and bamboo flooring was the choice for long wear and stylish ease. Fully air-conditioned and with quality fixtures throughout using only the best in Kleenmaid appliances, and granite bench tops, these units are of a high quality standard.

According to the Australian bureau of Statistics (ABS) figures released in February 2006, Brisbane was the fastest growing capital city in Australia. The area around Brisbane CBD is growing even faster, recording a massive 18% increase last year (around 1,250 residents). This translates into demand for around 750 to 800 inner city apartments. Rental demand far exceeds the supply of rental accommodation currently available, an issue that will only be exacerbated by the current first home owner affordability crisis. The result of this excess and growing demand, can only result in upward pressure on weekly rents thus improving returns for Investors. With the predicted growth in population and the expansion of the medical sector, we can only predict an excellent return on your investment

Lewin Suites is due for completion towards the end of 2009.

Contact our office today to discuss the further advantages of such a lifestyle investment, and request a copy of our information package.

