

Q THE FINE
ART OF
CITY LIVING

**QUEENS RIVERSIDE
36 ADELAIDE TERRACE
EAST PERTH WA**



THE PLACE



Perth, Queens Riverside in foreground



44 King Street Café, Perth CBD

IS PERTH WESTERN AUSTRALIA



Perth CBD skyline from Swan River south shore

An exciting entrée to city living, Queens Riverside ushers in a new mode of living to Perth. Historically, Australian cities evolved with clear distinctions between where one lived and worked. Today the manifold benefits of a more European approach where living and commerce thrive side by side are now obvious. In recognition, Perth's Central Business District (CBD) is rapidly evolving, taking advantage of its magnificent river setting to see residential addresses appearing within the city postcode.

Queens Riverside heralds a new approach to city living by creating Perth's first luxurious 'residential quarter'. A unique concept, it comprises a broad range of apartment styles, an all-suites hotel, health club, dining, retail and commercial facilities. Designed to pamper the fortunate few who will call it 'home', it is enviably surrounded by parklands and water, is on the doorstep of the CBD and comes wrapped in luxurious, world-class trappings.

Commandingly located at Perth's eastern gateway, such fortuitous combinations are not happenstance. They come from experience. Frasers Property is a global entity that has been developing world-class residential and hospitality projects throughout the world for more than 30 years. Developments throughout Asia, the United Kingdom, New Zealand and Australia continue to be applauded for their quality, innovation and response to aspirational lifestyles.

Queens Riverside is at the forefront of East Perth's re-invention as a desirable residential environment and as such, represents astute property buying. Frasers Property is proud to welcome you to Queens Riverside, 36 Adelaide Terrace, East Perth.



Queens Gardens, Perth

IS PARKSIDE



Queens Riverside is pet friendly

Queens Riverside is endowed with two idyllic and highly desirable diversions... parklands and waterways. The luxury of 'escaping' to peaceful acreage within a city precinct always commands a premium. Think NYC's Central Park, London's Hyde, Regents, St James and Kensington Parks, or the Jardin des Tuileries in Paris. Here in Perth the signature parks are Kings Park and Queens Gardens and it is the latter that Queens Riverside sits directly opposite. The pleasures of strolling amongst swan-filled ponds set amidst velvet lawns, of a lazy picnic or the reading of a good book under a leafy canopy are as imminent as having your own private back garden. Add water to the equation by strolling to Frasers Point, Langley Park and the majestic palm flanked promenade of Riverside Drive, all bordering the Swan River.



Riverside Drive



Swan River

IS RIVERSIDE



Matilda Bay

Visible, and just a short stroll from Queens Riverside, is Perth's most recognised feature: the Swan River. The city straddles the river as it winds to the Indian Ocean, past opulent homes, the CBD, marinas, parks, beaches and Fremantle. Named in 1797 by Dutch explorer Willem de Vlamingh for its many black swans, its banks are a perfect vantage point for watching early morning scullers, sleek motor cruisers and year round yachting action. Fishermen are here too, for the Swan abounds with prawns, crabs and a variety of fish.

Queens Riverside: the name has an elegant ring to it. More importantly, it locates and brands this brilliant new residential quarter with attributes few of its peers can rival... Queens Gardens and the Swan River.



THE SPACE





Entry, Display Apartment



Living area, Display Apartment

FOR ENTERTAINING



Living to loggia, Display Apartment

Classic elegance. Contemporary style. This is the DNA behind the design of every Frasers Property abode. The sitting or living room is where you entertain, where you relax in private. Where you can be yourself. These spaces should be the ultimate expression of you. Integral to our design process is an understanding and appreciation that everyone's taste, preferences and needs are different. Quality throughout is standard, signified by our choices of materials, colour schemes, and finishes, to provide the optimum palette for your personal expression. Space for living, for the logical flow and connection with the rhythms of daily life, are combined and refined to ensure your home is a reflection of your personality, your aspirations and your desire to settle for nothing less than the very best.



Kitchen, Display Apartment



FOR DINING



Dining, Display Apartment

To enjoy good food and wine in good company is a restorative for both body and mind. Dining is one of life's great pleasures. So too for some, is cooking and culinary experimentation. We enjoy being able to converse with family or friends while meals are prepared. Gathering at the heart of every home – the kitchen – is very much an Australian way of life. Queens Riverside kitchens and dining areas lie alongside each other for this reason, each as stylish and finished to perfection as the other... dining areas because they form the backdrop to encounters and experiences to be savoured and remembered, kitchens because they are on stage all the time. Finishes throughout the kitchens are of the highest quality, while the dining spaces are generous and flow onto both the living rooms and loggias beyond.



FOR RELAXING



Introducing the loggia, Queens Riverside redefines the traditional Australian verandah. By introducing a contemporary translation of the centuries old Mediterranean loggia, pronounced lodge-ee-ah, into our apartments, living areas are substantially enlarged. Sliding glass walls open to spacious year-round living zones. Adjustable louvres, framed in sliding full-height screens, move to fully or partially enclose the loggia as desired. This provides the best of both worlds, creating flexible, private living spaces irrespective of the weather or time of day. Loggias are the ultimate extension and expression of Australian living, in tune with our temperate climate, love of entertaining and relaxed lifestyle.

FOR WORKING



Hall to study, Display Apartment

As in life, so it is with living spaces... it's the little things that count. Such as somewhere to work that isn't the dining room table. Today most households bring work home in some fashion. Some even run their business from home. Today's lifestyles are linked to technology and what home nowadays does not have a computer? Printers, files, mail and all the ephemera associated with work, research, interests and hobbies, even just family matters and records, all require somewhere to live that does not impede on entertaining or relaxation areas. Queens Riverside knows this and has created the perfect spot with you and your computer in mind.



Stylishly customised study zone, Display Apartment



2nd bedroom, Display Apartment



FOR RESTING



Master bedroom, Display Apartment

The bedroom is your sanctuary. The place you start and finish your day should engender peace of mind. From one bedroom floorplans to the ultra lavish dual-key four bedroom penthouse-style apartments, all have something in common: a sense of space. All have built-in robes of which some are walk-thru or walk-in. Many have floor to ceiling windows and their own ensuite bathrooms. And yes, all bedrooms have their own television point. Additionally, all master bedrooms have direct access through a separate door to their own private balcony or loggia. This most personal of spaces is the place you need to feel totally at ease in. We believe our bedrooms answer the challenge, beautifully.

FOR PAMPERING



Glass. Stone. Porcelain. Mirror. Chrome. Essential ingredients for a bathroom. Of course not all bathrooms are created equal. It is very much in the materials chosen... which stone, what porcelain ware, what shade of mirror – yes, mirror comes in shades. And then there's the palette within which all these ingredients meet. This is the difference between a bathroom you'll love to spend time in and one that is nothing more than a utilitarian wet zone. Bathrooms can most assuredly have an aura of glamour, of luxe, of indulgence. Queens Riverside bathrooms most definitely do.





THE QUARTER



Piazza looking to Fraser Suites, Q1 and Eat Street at Queens Riverside



- ↑ QUEENS GARDENS
- WACA
- RIVERSIDE
- BURSWOOD CASINO
- AIRPORT
- CAUSEWAY
- SWAN RIVER
- ← FREMANTLE
- ← PERTH CBD
- ← KINGS PARK
- ← BEACHES

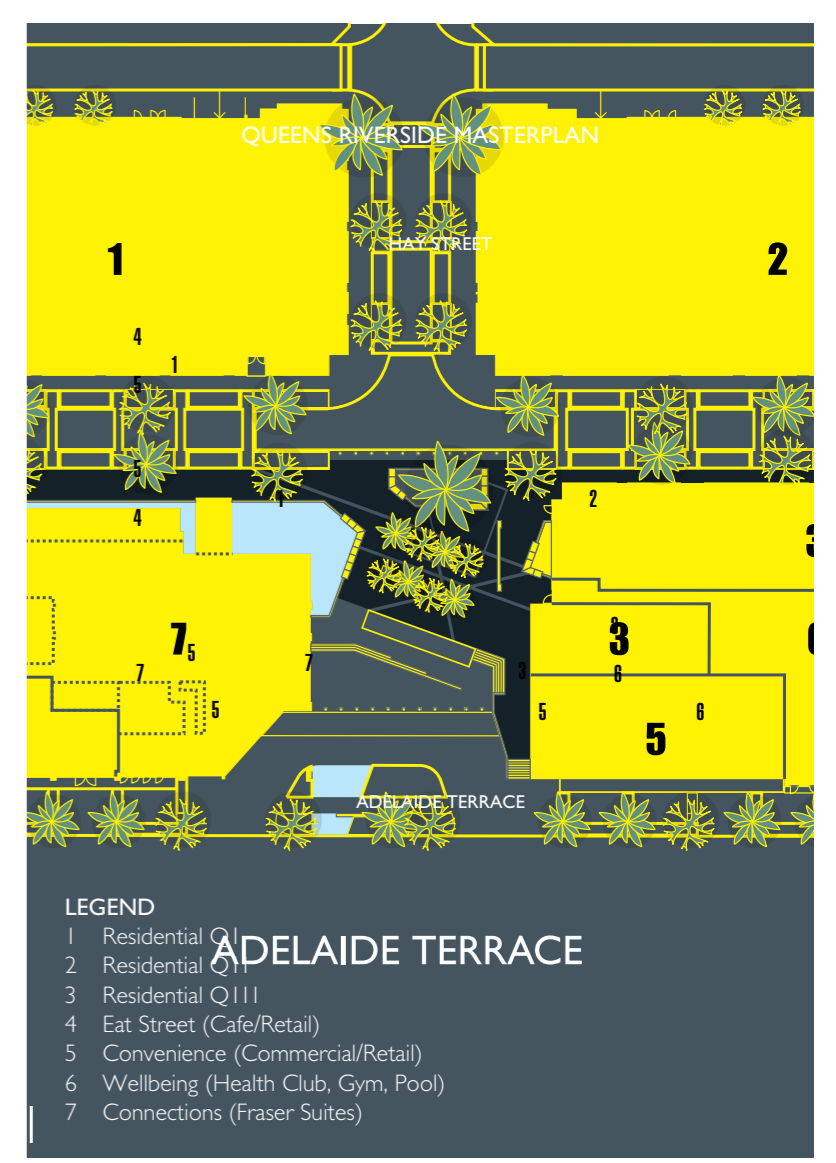
FOR LIVING

Queens Riverside will become a vibrant quarter within a great metropolis in the best European tradition. Its boundaries are to the south, Adelaide Terrace and the Swan River; to the north, Hay Street and Queens Gardens; to the east, The Causeway and Frasers Point; and to the west, the CBD itself. Surrounded by parks, water, sporting and educational facilities, Queens Riverside will be a microcosm of the greater precinct it lies within.

The two taller buildings of Queens Riverside will overlook the glittering Swan River, while the two low-rise buildings will be on a more intimate acquaintance with the green and leafy acreage of Queens Gardens. A tree-lined boulevard will connect vistas of Queens Gardens to the Swan River. At the centre of Queens Riverside a beautifully landscaped open public space with water features, gardens and resting places will form a pedestrian link with, at its centre, a truly European inspired 'piazza'.

Queens Riverside comprises QI, QII, QIII and Fraser Suites. There are approximately 337 residential apartments including the latest innovation in residential design, dual-key apartments, valued for their flexibility as extra accommodation or even income generation.

Accompanying the apartments will be hospitality, commercial, retail and dining venues. The advantages to creating an urban quarter are many, the main one being convenience. Imagine within a few metres of your front door access to an hotel, your office, a health club, restaurants, cafés, bars and retail outlets for the essentials as well as luxury items. Queens Riverside is set to redefine the template for the future of true city living.





Eat Street, Riverside Quarter, London: developed by Frasers Property

FOR EATING OUT



'Eat Street' will be found along De Vlamingh Avenue on the western side of Queens Riverside's quarter. Running north/south, this vibrant sector between Hay Street and Adelaide Terrace will become a destination in its own right. Introducing a range of food and beverage venues to this part of Perth's eastern CBD, existing locals will appreciate its coming, and those who will reside at Queens Riverside will appreciate its convenience. Variety will be on the menu... from coffee and cake to something more substantial, a social bar scene, take-away or dine-in operating from breakfast till late. The choice is yours... all on your doorstep.



Commercial suites available at Queens Riverside

FOR CONVENIENCE



Retail available at Queens Riverside

Queens Riverside will be home to a selection of retail premises and commercial suites as distinct from the café, restaurant and bar venues:

- QI** 3 retail tenancies
- QIII** 1 large commercial space
- Fraser Suites** 5 retail tenancies
- Fraser Suites** 1 commercial space

Among the retail tenancies the developers will ensure residents will have the benefits of a local 'convenience' store for groceries and daily items. And as the eastern end of Perth's CBD is further developed, commercial space with a superior location and address will also become highly prized. Quality tenancies will be sought to ensure the level of services offered to residents is commensurate with the Queens Riverside vision.

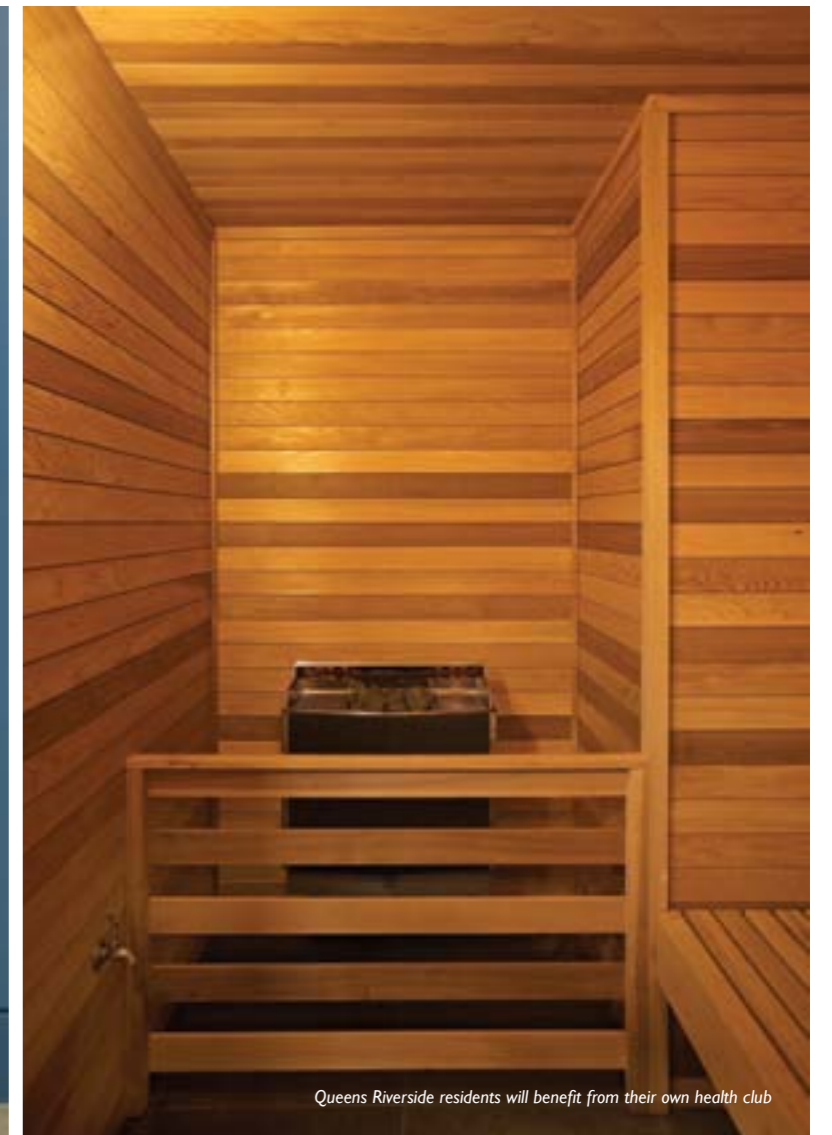


Queens Riverside residents will have their own exclusive-use indoor heated pool

FOR WELLBEING



Queens Riverside will have a fully equipped gymnasium



Queens Riverside residents will benefit from their own health club

Queens Riverside will naturally be fitted with all the accoutrements a world-class lifestyle demands. Similar projects completed recently by Frasers Property have included exceptional private facilities exclusively for residents such as heated indoor swimming pools, steam rooms, saunas, gymnasiums equipped with the latest in fitness technology, yoga and pilates rooms, even lounge areas in which to relax or meet up with friends. Some have even included function facilities, theatrettes and concierge services. Queens Riverside will benefit from Frasers' vision and experience in providing the level and standard of facilities expected by discerning residents.



Fraser Suites bedroom, Sydney

FOR CONNECTIONS



Fraser Suites reception, Sydney

The prestigious Fraser Suites Perth, an all-suite 184-room hotel, will be situated on Adelaide Terrace facing the Swan River. This superbly appointed facility, will feature its own health club distinct from the residents' club in QIII. In addition there will be a function and business centre, offices, a café and restaurant, together with a public bar. Another significant point of difference will be the 24 deluxe private residences occupying the upper levels of the tower. These apartments will have the opportunity to benefit from the full service facilities of the hotel below... all of the comforts, none of the effort. For those to whom time is precious, Queens Riverside is the ultimate city residence.



THE LIFESTYLE





IS PLAYFUL



Queens Riverside stands to firmly identify what makes city living so great. Historically in Australia unlimited space beckoned, and our cities were left to commerce. Times are changing and Perth is in the process of a residential evolution. Nowhere is this more evident than in the eastern precincts of the CBD. Destined to become a prized residential enclave by virtue of its superior convenience to the things we want, need and enjoy, it offers immediate proximity to the heart of the business end of town yet is equally accessible to a great day – or night – out. Enjoy a round of golf at nearby Burswood Park golf course or a match at the WACA. An evening at the casino for dinner, a show or a throw of the dice is a ten minute drive. Queens Riverside retains the advantage of proximity at all times.

IS PLEASURABLE



Queens Riverside is only a few blocks from Perth's retail and cultural hub. Theatres, art galleries, fine dining, waterfront cafés, festivals and events... they're all here. Perth's CBD skyline, dominated by glass towers reflecting Western Australia's wealth created through mining and agriculture, offers a different landscape at street level where venues for enjoyment are growing daily. From the temptations to be found among such elegant emporiums as Hugo Boss, to the established scene at the King Street Cafe to fine art at Greenhill Galleries, city living has plenty of merit. Queens Riverside is positioned on the doorstep of the best food, retail, cultural and entertainment choices Perth has to offer.



Strolling beachside, Swan River

IS AT YOUR DOOR



Perth is a city that epitomises the Australian lifestyle. Rich in natural beauty, founded on a riverbank, Perth is blessed with a playground that fits the national character – vast expanses of blue water, acres of park and bushland, all under a bronzing sun.

Queens Riverside residents will look onto Perth's most recognised feature – the beautiful Swan River. For those who love being on the water, this glittering waterway leads past marinas to Fremantle, home of Australia's triumphant America's Cup win in 1987 and on to Perth's famous beaches with their miles of white sand and the rolling surf of the Indian Ocean.

Opposite Queens Gardens – and pet friendly – Queens Riverside is the perfect combination. For those who want the convenience of city living without sacrificing their connection with nature, the location of Queens Riverside is exceptional. Queens Gardens is on the doorstep. Close by are Frasers Point and Langley Park. One can even walk, jog or cycle from Queens Riverside to Kings Park's magnificent 4.06 square kilometers of gardens and bushland. And, should a resident of Queens Riverside happen to have four legs, the proximity to these open-air venues will be all the more appreciated. Living healthily and happily in the city is possible after all.

Perth is a great city to live in. The pace is relaxed, the natural environment is predominant, the weather temperate, and the lifestyle enviable. Growing more international daily, Queens Riverside is an address to match the lifestyle that makes Perth so desirable.

Recreational

- 1 Russell Square
- 2 Kings Park
- 3 The Esplanade
- 4 Allan Green Conservatory
- 5 Supreme Court Gardens
- 6 Langley Park
- 7 Point Fraser Wetlands
- 8 Heirisson Island
- 9 Queens Gardens
- 10 WACA
- 11 Wellington Gardens
- 12 Gloucester Park Raceway
- 13 Burswood Golf Course

Cultural

- 14 Glass Manifesto
- 15 Scitech
- 16 The Bakery Artrage
- 17 Cinema Paradiso
- 18 PICA Arts Space
- 19 The Blue Room Theatre
- 20 Art Gallery of WA
- 21 WA Museum
- 22 His Majesty's Theatre
- 23 Perth Convention Exhibition Centre
- 24 Perth Concert Hall
- 25 Holmes à Court Gallery

Shopping Precinct

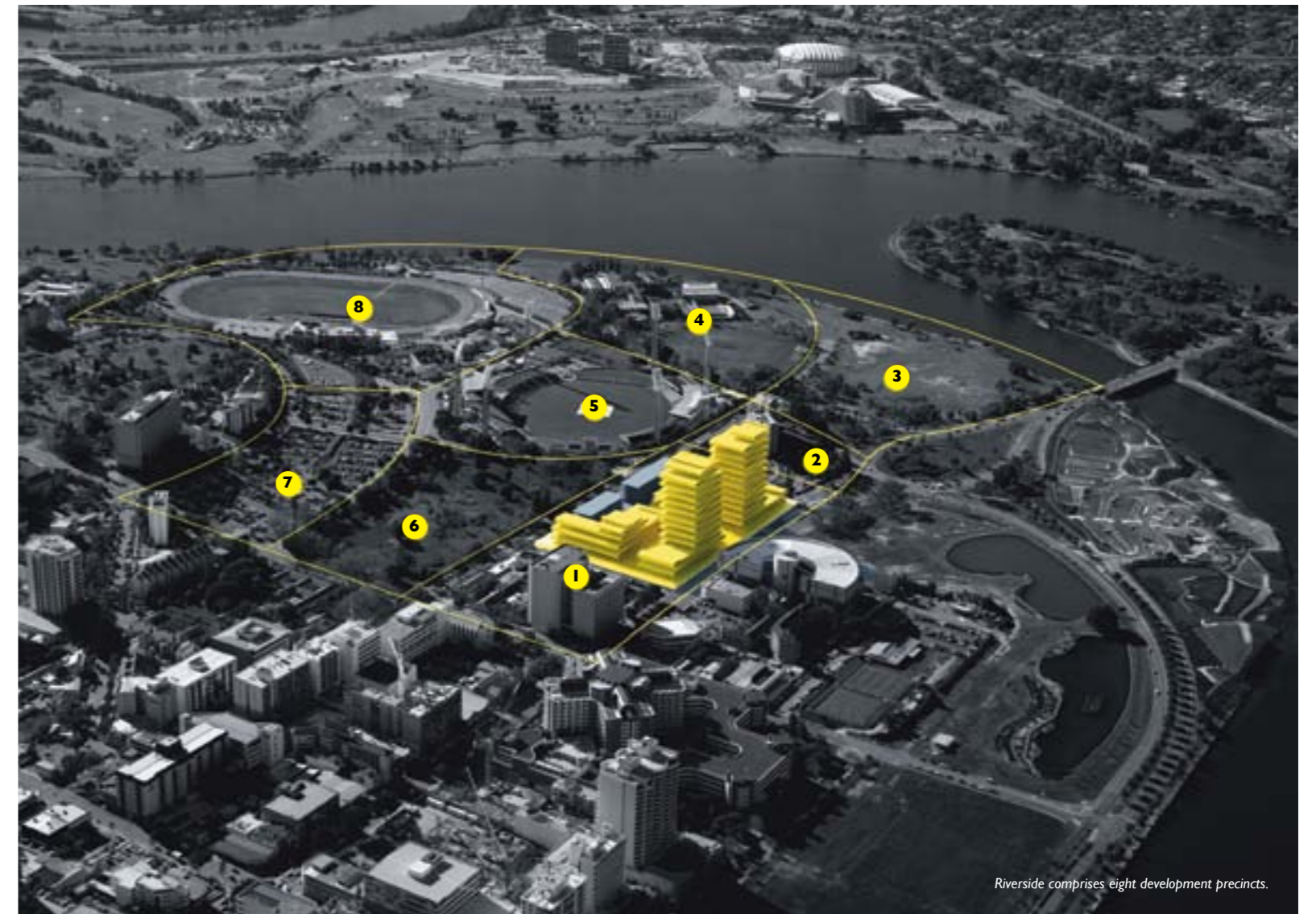
- 26 Oxford Street, Leederville
- 27 Harbour Town
- 28 Westend
- 29 King Street Area
- 30 Hay Street Mall

Other Places of Interest

- 31 Parliament House
- 32 Royal Perth Hospital
- 33 Swan Bells (Bell Tower)



IS CHANGING



The eastern entry to Perth is undergoing rejuvenation and in some places reinvention, combining high quality residential and commercial developments with waterfront entertainment, all within just minutes of the Central Business District.

Enjoying absolute river frontage at its eastern edge with river and parkland views throughout the project area, the Riverside precinct is set to become one of Australia's most desirable inner city locations. Home to premier sporting venues including the WACA and Gloucester Park, it will be well regarded for its recreation and leisure activities. High-quality open public spaces, parklands, restaurants, bars and cafés will soon be enjoyed by more than 1,000 workers together with 5,000 new residents and countless visitors.

- 1 Queens Precinct, including Queens Riverside
- 2 Central Precinct
- 3 Waterbank Precinct
- 4 Trinity College Precinct
- 5 The WACA Precinct
- 6 Queens Gardens
- 7 Hillside Precinct
- 8 Gloucester Park Precinct



Riverside could deliver 68,000m² new retail and commercial space



Riverside's vision includes development and enhancement of education facilities

IS SUSTAINABLE



Riverside will encourage outdoor activities within a safe, friendly neighbourhood



Riverside will encourage a lively, cosmopolitan community

The Riverside project area covers 40 hectares of land bordered by the Swan River on two sides and the Perth CBD. The East Perth Redevelopment Authority, a WA Government body, is the force behind Riverside with a passion for the innovative and sustainable development of this unique waterside location. The vision for Riverside is of a bustling, vibrant urban community comprised of a wide range of entertainment, commercial and residential developments taking advantage of the river location. With urban design measures to encourage walking, cycling and use of public transport together with energy and water conservation initiatives, this desirable neighbourhood will deliver a proud example of worldwide best practice in sustainable urban development.



THE PEDIGREE



Frasers Landing, Mandurah

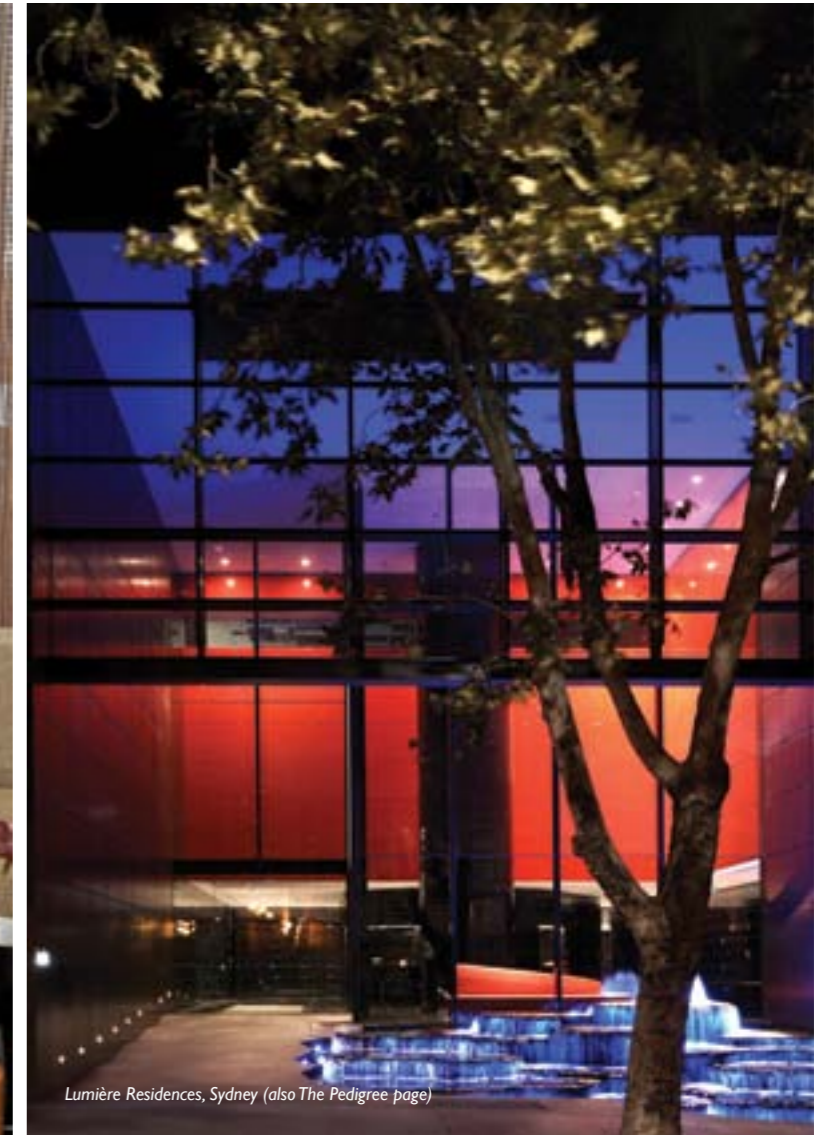


Lorne Killara, Sydney

IS NATIONAL



Alexandra, Sydney



Lumière Residences, Sydney (also The Pedigree page)

Frasers Property and its parent company Frasers Centrepoint, develop residential projects world-wide. Here in Australia, the portfolio includes many acclaimed addresses. Such is the recently completed Lumière Residences in Sydney, designed by Lord Norman Foster of Foster + Partners. A showcase of brilliant solutions, engineering excellence and innovation, one amazing tower encompasses garden apartments, duplexes, studios, dual-key apartments and two-storey skyhomes of breathtaking proportions. Exclusively for residents, Club Lumière comes with a 50m indoor swimming pool, a 20m recreational pool, theatrettes, conference and function facilities, multiple gymnasium/pilates/yoga rooms, a lounge and private concierge. Frasers Property raises the bar wherever it creates a footprint.



IS INTERNATIONAL



The name behind Queens Riverside is Frasers Property. The international property arm of Frasers Centrepoint Limited, Frasers' financial strength is underpinned by our parent company, Fraser & Neave Limited, a public company founded in 1883.

Responding to global demand for high-end residential environments Frasers Property is currently planning and developing more than AU\$4.5 billion in residential property throughout Australia and New Zealand. Further projects are underway in the United Kingdom and, by Frasers Centrepoint, across Asia.



QUEENS RIVERSIDE

Developer

Frasers Property

Architecture

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Interior Design

Pyke Design
Ruth Levine Design

Interior Display Apartment

Ruth Levine Design

Landscape Architecture

Hassell – Perth

Graphic Design

Holcam Creative

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Sioux Mocerino – Shine Magazine
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QUEENS RIVERSIDE

ADELAIDE TERRACE, EAST PERTH, WA

QUEENS RIVERSIDE SALES & DISPLAY GALLERY

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The information and images in this publication are intended as a general introduction to Queens Riverside and do not form an offer, guarantee or contract. Information and images provided here are given in good faith and are believed to be correct at the time of publication, however all finishes and technical specifications are subject to change and all images are indicative only. Interested parties should rely on their own enquiries and the contract for sale, January 2009.



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