

# BAXTER ST

## APARTMENTS

CRN ST PAULS TERRACE & BAXTER STREET  
FORTITUDE VALLEY QUEENSLAND AUSTRALIA



# The Lifestyle

## URBAN ATTRACTIONS

Baxter St Apartments, the latest boutique residential project from Forrester Properties, is the signature address to connect with Brisbane's most engaging inner-city location, Fortitude Valley.

Prominently positioned on the corner of St Paul's Terrace, Baxter Street and Hadlow Lane, this 10-level architecturally designed mixed-use development takes full advantage of the unique three-street frontage and emerging neighbourhood laneway culture to deliver the ultimate urban lifestyle.

All the character and connectivity of contemporary Fortitude Valley is right on the doorstep of these 56 sophisticated residences, backed by stunning new standards in modern building services and its own vibrant ground floor deli/café.

From the designer shopping, fashion and fresh market produce of established James Street to the emerging King Street retail and commercial strip at the heart of the RNA Showgrounds redevelopment that will provide a similar offering only 200m from Baxter St Apartments.

All this, and an ever growing array of laneways, bars, restaurants and the energy of Chinatown, is just a short walk away and supported by outstanding public transport links.

This dynamic lifestyle destination has been identified as Brisbane's next inner-city property hotspot by Forrester Properties, following on from the success of its South Central and The Capitol projects in South Brisbane.

As Fortitude Valley continues its exciting transformation, Forrester Properties is proud to present Baxter St Apartments as a premium lifestyle and investment opportunity in this evolving urban renewal location.



# The *Location*

## EVOLVING PRECINCT

Accessibility and the ease of walking to everything that the emerging Fortitude Valley precinct has to offer, and is sought after by sophisticated urban residents, is at the heart of Baxter St Apartments.

This is the chance to live, work and play in a prime lifestyle and investment location within an inspiring inner-city neighbourhood that has only just begun its rejuvenation.

Fortitude Valley is where the heritage and dynamic new direction of Brisbane come together to create an environment that will help shape the city's future character.

Baxter St Apartments is perfectly positioned to benefit from this ongoing renewal, just two blocks from the landmark \$2.9 billion regeneration of the historic RNA into a fully integrated residential, commercial, retail and events hub.

Put yourself in the picture as the vision for Fortitude Valley becomes a reality and delivers the unrivalled urban lifestyle befitting Brisbane's standing as a new world city.

## 10 MINUTES WALK TO

- |                          |  |
|--------------------------|--|
| • 52 bus stops           | • 200,000m <sup>2</sup> of commercial office space |
| • 8 existing train lines | • 9 fitness centres                                |
| • 63 bars                | • 2 olympic swimming pools                         |
| • 4 hotels               | • 7 childcare facilities                           |
| • 4 medical centres      | • > 100 cafes & restaurants                        |
| • 1 hospital             |  |

GOLD COAST 1HR

21

22

19

18

16

13

5

NEW FARM

14

7

12

BRISBANE CRUISE TERMINAL 10MINS

PORT OF BRISBANE 25MINS

- ① Upper Constance Dining/Entertainment Precinct
- ② Green Square
- ③ Brunswick Street Mall
- ④ The Tivoli Theatre
- ⑤ The Valley Entertainment Precinct
- ⑥ Royal International Convention Centre

- ⑦ The Valley Municipal Swimming Baths
- ⑧ King Street Precinct
- ⑨ RNA Showgrounds
- ⑩ China Town Mall
- ⑪ Royal Brisbane Hospital
- ⑫ The Emporium Precinct



BRISBANE CBD

SPRING HILL

FORTITUDE VALLEY

BAXTER ST  
APARTMENTS

BRISBANE AIRPORT 20MINS

SUNSHINE COAST 1HR

Train Station

- 13 The Story Bridge
- 14 James Street Precinct
- 15 Victoria Park
- 16 City Botanic Gardens
- 17 Queensland Museum & Art Gallery
- 18 QUT Gardens Point
- 19 Brisbane Convention & Exhibition Centre
- 20 Suncorp Stadium
- 21 The Gabba Stadium
- 22 Mater & Children's Hospital
- 23 Southbank Parklands
- 24 University of Queensland



\* Artist's impression.

# The Building

## COMMUNITY CONNECTION

By reflecting both the historic character and modern appeal of its surrounds, Baxter St Apartments delivers a unique architectural statement befitting its prime position.

The elevated setting overlooking, but not crowded amongst, the maturing Fortitude Valley precinct is maximised with open views, natural light, a sense of space and community connection.

The building's brickwork-style façade and art deco columns are inspired by the local heritage architecture, while the innovative use of transparent panels reflect the colours of the iconic Poinciana and Jacaranda trees.

The result is a contemporary architectural style that honours the history of the local area, adds to its ongoing urban regeneration and houses the premium inner-city residences so in demand from residents and investors alike.

# The Facilities

## INNOVATION & INTEGRATION

Baxter St Apartments sets new standards in sophisticated and streamlined modern living that allows residents to fully immerse themselves in the vibrant Fortitude Valley community.

With endless dining and entertainment attractions within easy reach at any time of day or night, the focus is on low-maintenance and world-class facilities that complement and enhance the complete lifestyle on offer.

Nowhere is this commitment to providing the very best in modern urban living more evident than in Baxter St Apartment's innovative car lifts, one of the only residential car lifts of its kind in Brisbane. This cutting-edge feature is common in leading world urban capitals, such as New York and London, and eliminates the need for car park ramps.

Two easy to maintain car lifts will seamlessly and safely transport residents of Baxter St Apartments to four levels of secure parking via hand-held remote controls and swipe card access and backed by state-of-the-art CCTV monitoring.

On the building's street level, residents will enjoy the convenience and character of their very own deli/café, while the open rooftop space is fully utilised with a lap pool, cabana day beds, sun lounges, community herb garden, bike storage for each apartment, and BBQ and entertaining area.



\* Artist's impression.



\* Artist's impression.



\* Artist's impression.



\* Artist's impression.

# The *Apartments*

## SPACE & STYLE

Baxter St Apartments will create a stylish new standard in carefree and cutting edge urban living in a boutique building of just 56 sophisticated apartments, comprising 25 one-bedroom and 31 two-bedroom residences.





\* Artist's impression.

# The *Apartments*

**SMART &  
FUNCTIONAL**

These spacious apartments, surrounded by the energy and appeal of the evolving Fortitude Valley precinct, provide the modern and multi-functional environment for residents to make the most of the vibrant inner-city lifestyle right on their doorstep.

Each apartment effortlessly blends indoor and outdoor space through a sleek, flowing design highlighted by generous balconies capturing natural light and city aspects, open kitchens for entertaining, and floating timber floors in the main living areas.

The focus is on easy, smart and functional living with an individual character and style that is reflective of the maturing Fortitude Valley location, increasingly in demand from the busy young professional, aspirational buyer and savvy investor.



\* Artist's impression.



\* Artist's impression.



\* Artist's impression.

# The *Apartments*

## SUPERIOR FINISHES

A free-flowing interior design framed by crisp, clean architectural lines sets a contemporary style template for sophisticated inner-city living at its very best.

This is showcased in the superior finishes at every turn, from high quality and hard wearing floor coverings to stone kitchen benchtops, European appliances and tapware, and rain shower heads and full height tiles in the bathroom.

Air-conditioning to each bedroom and living area, ceiling fans in the bedrooms, high speed internet and the latest smart living innovations, including security card access and CCTV monitoring, are always at your fingertips and complete the sophisticated, low-maintenance lifestyle package.

In a neighbourhood filled with the endless shopping, dining, socialising and exploring, Baxter St Apartments provides the sought-after setting, space and style for its residents to relax, recharge and engage with Brisbane's most exciting urban destination.

# The Investment

## LOCATION OF CHOICE

Fortitude Valley is one of inner Brisbane's most highly sought-after residential locations and as such presents a compelling investment opportunity.

Its proximity to the CBD and major employment, education, hospital and medical nodes, coupled with its own rapidly developing amenity and lifestyle appeal, makes this the location of choice for young urban professionals to live, work and play.

With continued increases in its permanent population, and median property prices and rental yields, Fortitude Valley should also be the location of choice for the savvy investor.

It has shown steady property growth over the past decade and the major urban regeneration and new transport infrastructure that is set to further transform the suburb means the real capital and rental growth returns for investors are still to come.

Now is the time to secure a prime position in a high quality boutique residential development catering directly for the ongoing demand for stylish one and two bedroom apartments in this evolving urban community.

Baxter St Apartments provides the strategic location, superior living spaces and community connection that meets and exceeds the needs of those who aspire to call Fortitude Valley home.

This attractive investment proposition is underpinned by a dynamic urban renewal story that is still in its early chapters and will continue to drive strong long-term demand.

+25%

FORTITUDE VALLEY  
PREMIUM TO THE QLD  
APARTMENT MEDIAN



OCCUPIED BY  
YOUNG, WELL  
EDUCATED,  
URBAN  
PROFESSIONALS



54%

FORTITUDE VALLEY  
FORECAST POPULATION  
GROWTH BY 2036

3.9%

10 YEAR MEDIAN  
APARTMENT GROWTH  
FORTITUDE VALLEY

1 & 2 BEDROOM  
APARTMENTS  
ACCOUNT FOR

86%



OF ALL  
DWELLING  
TYPES

4.35%

MEDIAN RENTAL  
GROWTH OF  
1 & 2 BEDROOM  
APARTMENTS (PA)