

TREEHOUSE

BY ARIA

TENANT BOOKLET

ARIA LIVING



BUILDING EXTERNAL

FOR ALL RENTAL AND INSPECTION ENQUIRIES PLEASE CONTACT
TREEHOUSE BY ARIA BUILDING MANAGEMENT
M 0478 091 098 | MANAGER@TREEHOUSEBYARIA.COM.AU

WHY LIVE AT TREEHOUSE?

- CONTENTS
- LOCATION
- BUILDING OVERVIEW
- AMENITIES
- APARTMENTS
- FLOOR PLANS
- ABOUT ARIA LIVING

TREEHOUSE
BY ARIA

LOCATION



LOCATION MAP

TREEHOUSE IS PERFECTLY LOCATED OVERLOOKING
DAVIES PARK AND THE BRISBANE RIVER

LOCATION

- 1/ Mango Tree Coffee House [2 min]

2/ Espresso Garage [2 min]

3/ Grown [3 min]

4/ Doc Brown [3 min]

5/ The Coffee Roaster [4 min]

6/ Plenty West End [4 min]

7/ Kafenio Brisbane [5 min]

8/ Cake & Bake [5 min]

9/ West End Café [5 min]

10/ La Lupa [6 min]

11/ La Macelleria Gelateria West End [6 min]

12/ Ash + Monties Espresso Bar & Café [6 min]

13/ Sol Breads [6 min]

14/ Just Earth Coffee Roastery & Café [7 min]

15/ Sattva Yoga Café [8 min]

16/ NYC Bagel Deli [9 min]

17/ Sea Fuel [9 min]

18/ Morning After [9 min]

19/ Archive Beer Boutique [9 min]

20/ The Burrow [10 min]

21/ Boundary Street Markets [10 min]

22/ The Gunshop Café [10 min]

23/ The End Bar [10 min]

24/ Blackstar Coffee [11 min]

25/ Miss Bliss Whole Foods [11 min]

26/ Aroi Café [11 min]

27/ The Jungle [11 min]

28/ The Catchment Co [11 min]

29/ The Bearded Lady [11 min]

30/ The Three Monkeys Coffee & Tea House [11 min]

31/ Bird's Nest Restaurant [12 min]
- 32/ Little Greek Taverna [11 min]

33/ FALALALAH [12 min]

34/ Da'Burger [13 min]

35/ Billykart West End [13 min]

36/ Five Sisters Greek [15 min]

37/ Punjabi Palace [15 min]

38/ Next Episode [15 min]

39/ Big Roddy's Ribs [15 min]

40/ Wandering Cooks [16 min]

41/ La Lune [16 min]

42/ Gelato Messina [16 min]

43/ Chu the Phat [16 min]

44/ Hoo Ha Coffee Bar [16 min]

45/ Miss Green's Beans [17 min]

46/ Saccharomyces Beer Café [18 min]

47/ The Fox Hotel [18 min]

48/ Maker [20 min]

49/ Hello Please [20 min]

50/ Julius Pizzeria [20 min]

51/ Gauge [21 min]

52/ Woolworths Metro [21 min]

53/ Brisbane Convention & Exhibition Centre [21 min]

54/ Queensland Museum [22 min]

55/ Queensland Art Gallery [22 min]

56/ GOMA [22 min]

57/ State Library [22 min]

58/ Queensland Performing Arts Centre [22 min]

59/ The Wheel of Brisbane [23 min]

60/ Queensland Conservatorium [24 min]

61/ South Bank Parklands [25 min]

62/ Streets Beach (South Brisbane) [26 min]



HOME TO ALL THAT WEST END &
SOUTH BRISBANE HAVE TO OFFER



BUILDING EXTERNAL

BUILDING SUMMARY

Carparks per Apartment	1 per apartment
Total visitor carparks	12
Total Storeys	13
Total Apartments	90
Total 1 Bedroom 1 Bathroom Apartments	14
Total 2 Bedroom 1 Bathroom Apartments	9
Total 2 Bedroom 2 Bathroom Apartments	38
Total 2 Bedroom 2 Bathroom + MPR Apartments	14
Total 3 Bedroom 2 Bathroom Apartments	15

COMMUNAL FACILITIES

GROUND FLOOR

- › Residents' Lobby
- › Parcel Locker System [Package pickup after hours]
- › Cafe Retail

LEVEL 13 [Residents' Rooftop Garden Club]

- › Rooftop Infinity Pool and Sun Lounges
- › Rooftop Heated Plunge Pool
- › Private Dining Pavilion and Garden
- › 2 x Outdoor Barbecue and Dining Area
- › Day Bed and Lounging Area
- › Fitness Centre
- › Kids' Play Area



BUILDING ENTRY

BUILDING ENTRY

- Ground floor cafe with breakfast and lunch offering
- Adjacent to Davies Park and Brisbane River Walk
 - Bicycles and Canoes available for hire



RESIDENTS' LOBBY

RESIDENTS' LOBBY

- Daily newspaper in lobby
- Complimentary apples in lobby
- Complimentary umbrellas for resident use
- Complimentary fortnightly group personal training
- Complimentary fortnightly group yoga

RESIDENTS' ROOFTOP CLUB



RESIDENTS' ROOFTOP CLUB – ROOFTOP INFINITY POOL

RESIDENTS' ROOFTOP CLUB

- Stunning views across Davies Park, Brisbane River and to the CBD
 - Rooftop Infinity Pool and Sun Lounges
 - Private Dining Pavilion and Garden
- 2 x Outdoor Barbecue and Dining Areas
 - Day Bed and Lounging Area
 - Rooftop Plunge Pool
 - Fitness Centre
 - Kids' Play Area

ROOFTOP INFINITY POOL

- Expansive pool and outdoor shower
- Multiple sun lounges and seating areas
 - Heated plunge pool

RESIDENTS' ROOFTOP CLUB



RESIDENTS' ROOFTOP CLUB – PRIVATE DINING PAVILION AND GARDEN

PRIVATE DINING PAVILION AND GARDEN

- Commercial grade kitchen
- Private garden / terrace space
- Expansive views over the Brisbane CBD
- Available for bookings [Seating for 10 people]
- Fully stocked dining room with fine China and full inventory



FITNESS CENTRE

FITNESS CENTRE

- Complimentary group yoga and personal training
- Commercial grade equipment including:
 - 2 x Treadmills
 - 1 x Bicycle
 - 1 x Adjustable Cable Machine
 - 1 x Rowing Machine
 - 2 x Adjustable Weight Benches
 - Dumbbell Weights Set
 - Wellness and Medicine Balls



KIDS' PLAY AREA

KIDS' PLAY AREA

- Turfed lawn area
- Outdoor playground
- Barbecue and dining area
- Adults seating area connected to playground

APARTMENT INTERNALS



UPPER TOWER [APARTMENT TYPE 01]

LIVING & DINING [THREE BEDROOM, TWO BATHROOM]

- 2.7m high ceilings
- Ducted air-conditioning
- Double-sided kitchens
- Plasterboard ceilings
- Double-glazed windows and sliding doors

APARTMENT INTERNALS



TYPICAL APARTMENT INTERNAL – MID TOWER [APARTMENT TYPE 01]

KITCHEN [THREE BEDROOM, TWO BATHROOM]

- Double-sided entertainer's kitchen
 - European appliances
 - Recessed fridge nook
- Display shelving and storage



TYPICAL APARTMENT INTERNAL – MID TOWER [APARTMENT TYPE 01]

BATHROOM [THREE BEDROOM, TWO BATHROOM]

- Recessed storage shelf plus under vanity storage
 - Minimalist materials and colour palette
 - Bath tubs to select apartments
 - Mirrored storage cabinet



APARTMENT TYPE 01 BALCONY

TREEHOUSE

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FLOOR
PLANS

GROUND FLOOR PLAN



JANE ST
[PARK ASPECT]

DISCLAIMER: THESE PLANS ARE INTENDED AS A GUIDE ONLY FOR PRESENTATION PURPOSES. THE DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL DIMENSIONS AND AREAS OF THE APARTMENTS OR THE SPACES WITHIN THEM, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AND AS PERMITTED BY THE CONTRACT OF SALE. ALL LAYOUT AND DESIGN FEATURES ARE ALSO FOR PRESENTATION PURPOSES AND INDICATIVE ONLY. IN ADDITION, LOCATIONS OF UTILITIES MAY VARY DURING CONSTRUCTION, AND FITTINGS AND FIXTURES ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL PRODUCT MAY DIFFER FROM WHAT IS DESCRIBED. THE AREAS ARE GENERALLY MEASURED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT. ANY DIMENSIONS OR AREAS MAY DIFFER FROM SURVEYED AREAS DUE TO DIFFERENT METHODS OF MEASUREMENT. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN ENQUIRIES AND SHOULD REFER TO THE CONTRACT OF SALE AND ITS SCHEDULES FOR ALL MATTERS TO BE INCLUDED IN THE PURCHASE PRICE OF THE APARTMENT, INCLUDING PLANS, FINISHES, FITTINGS, APPLIANCES AND OTHER PARTICULARS OF SALE, BEFORE SIGNING THE CONTRACT. LOOSE FURNITURE AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISHES MAY VARY. EXTERNAL SPACES AND LANDSCAPING ARE INDICATIVE ONLY. REFER TO LEVEL PLANS FOR FURTHER INFORMATION.

RESIDENTS' ROOFTOP
GARDEN CLUB [LEVEL 13]

Total Residents' Rooftop Garden Club:
1,085m² / 90 Apartments = 12.06m² per Apartment



[RIVER ASPECT]

[CITY ASPECT]

..... represents enclosed internal area

JANE ST
[PARK ASPECT]

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PODIUM FLOOR PLAN – LEVEL 3

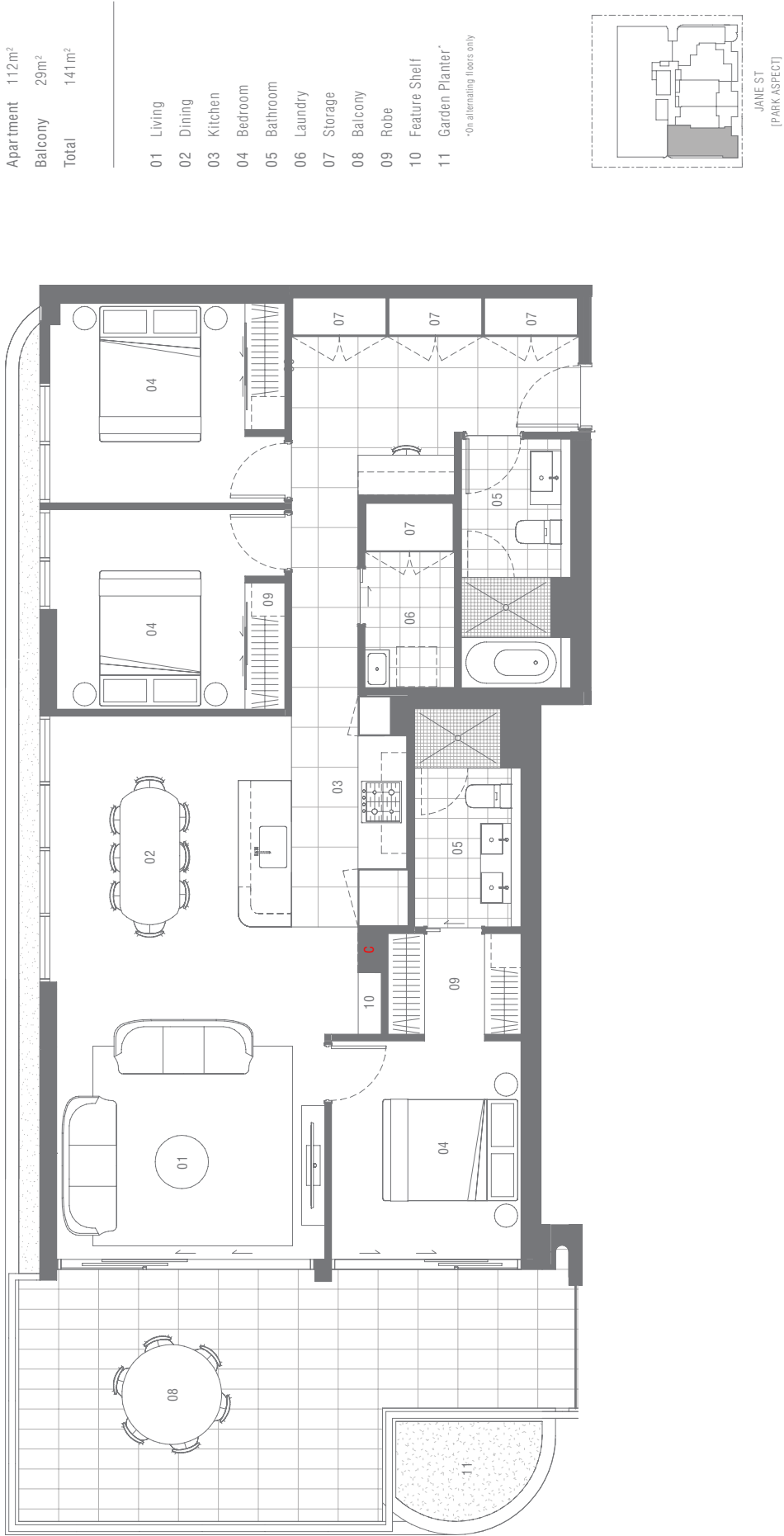


JANE ST
[PARK ASPECT]

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PODIUM FLOOR PLAN – APARTMENT 301

3 Bed, 2 Bath, 1 Car Space

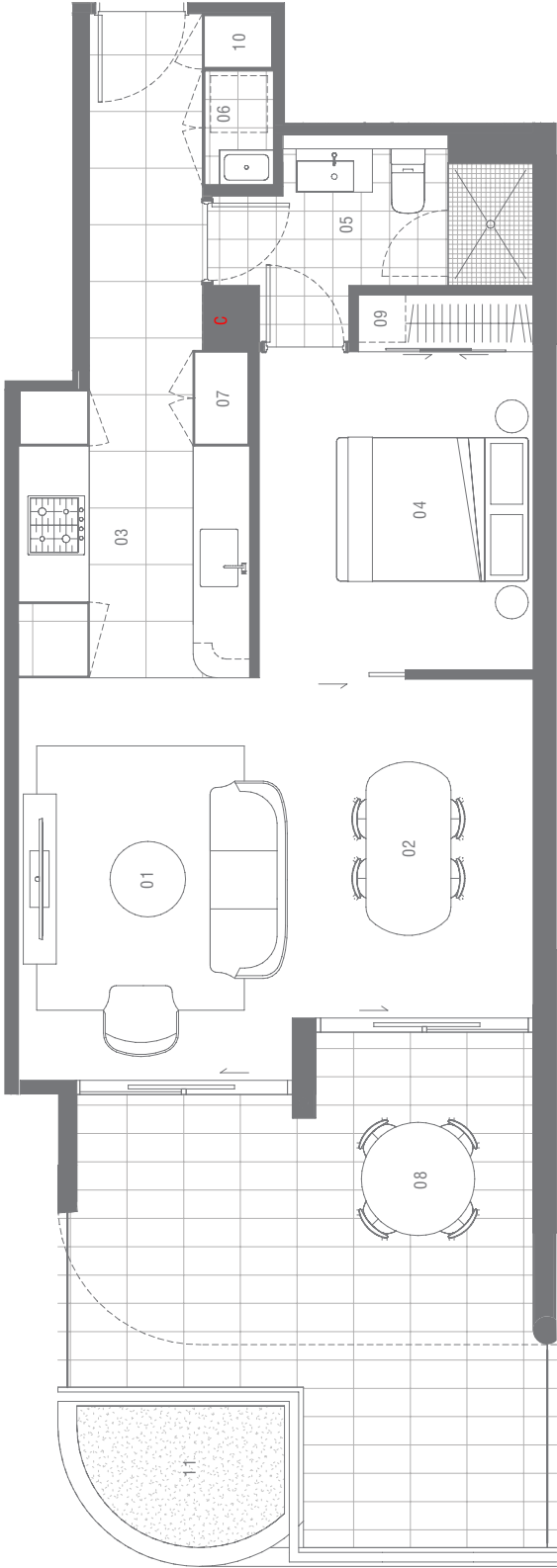


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PODIUM FLOOR PLAN – APARTMENT 302

1 Bed, 1 Bath, 1 Car Space

Apartment	57m ²
Balcony	24m ²
Total	81m ²



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Feature Shelf
- 11 Garden Planter*

*On alternating floors only

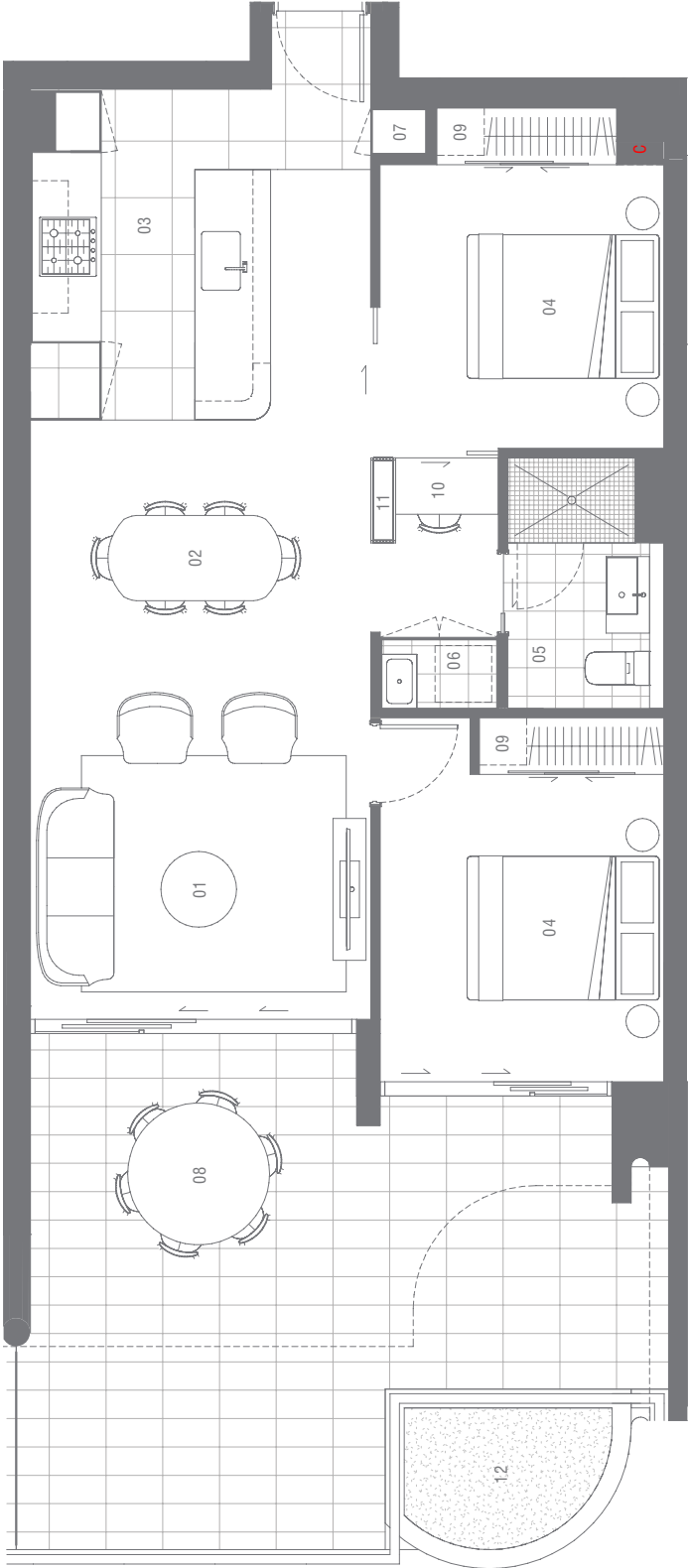


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PODIUM FLOOR PLAN – APARTMENT 303

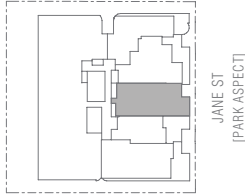
2 Bed, 1 Bath, 1 Car Space + Study

Apartment	72m ²
Balcony	33m ²
Total	105m ²



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Feature Shelf
- 12 Garden Planter*

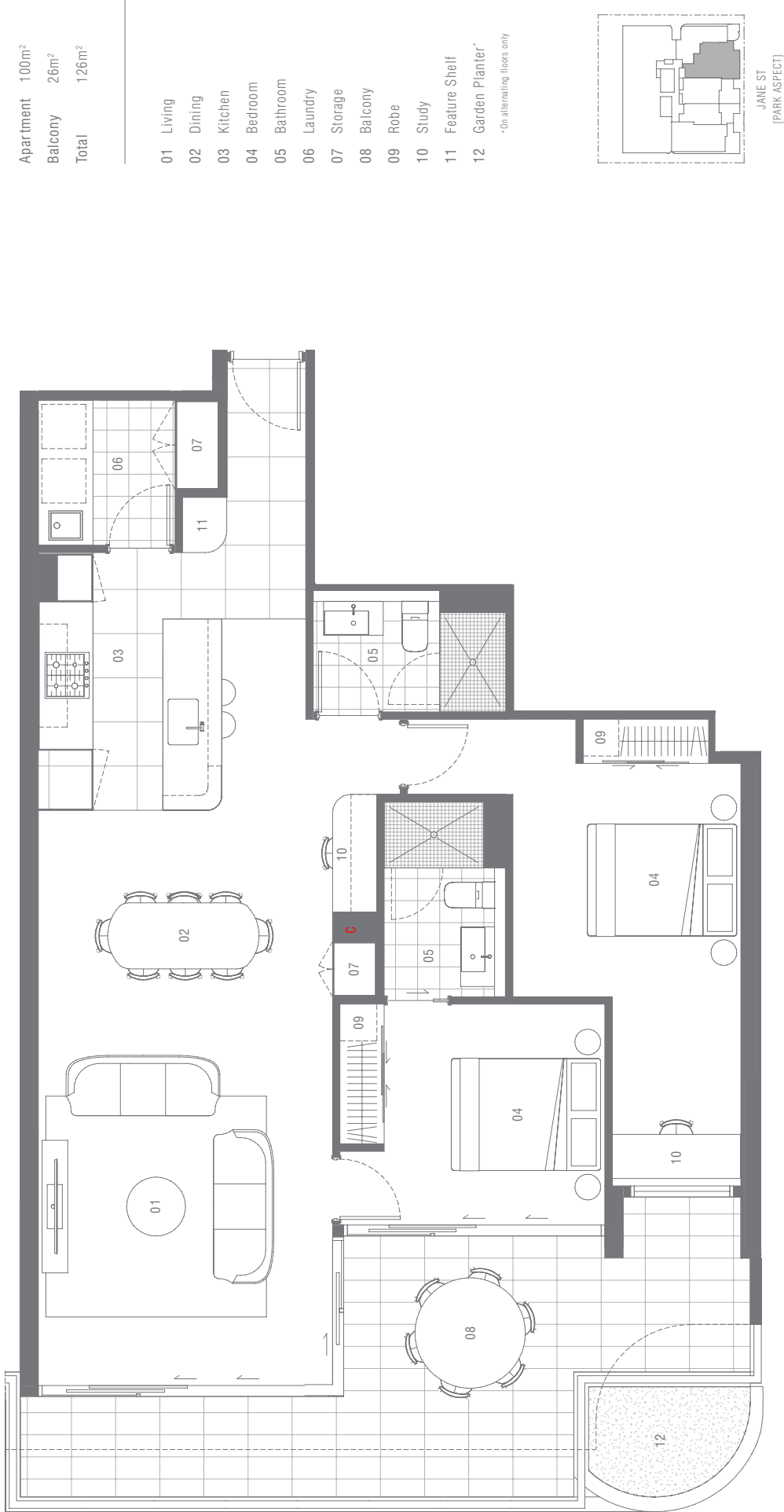
*On alternating floors only



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PODIUM FLOOR PLAN – APARTMENT 304

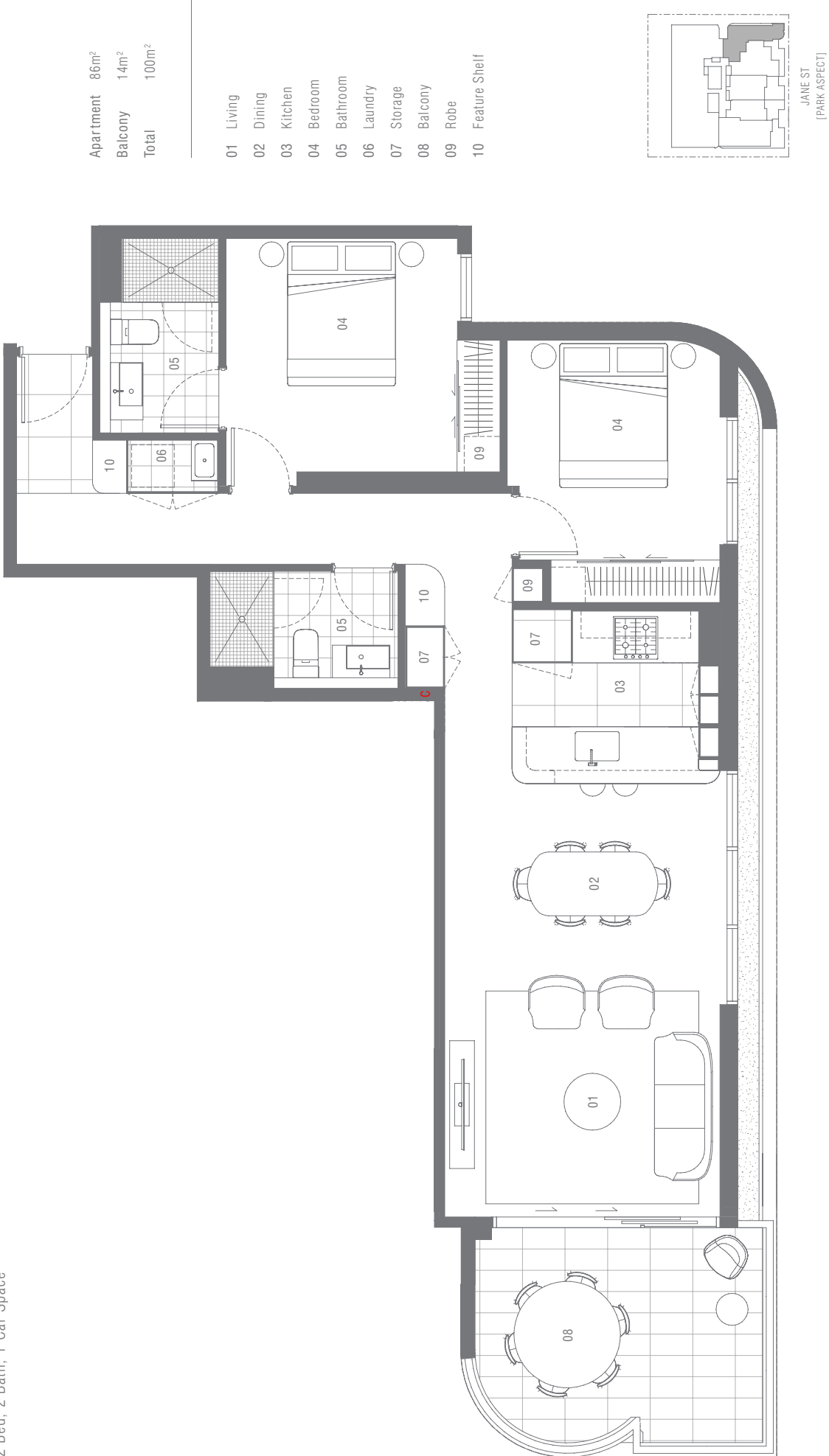
2 Bed, 2 Bath, 1 Car Space + Study



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PODIUM FLOOR PLAN – APARTMENT 305

2 Bed, 2 Bath, 1 Car Space



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TYPICAL MID TOWER FLOOR PLAN [LEVEL 4 TO 7]



JANE ST
[PARK ASPECT]

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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 01

3 Bed, 2 Bath, 1 Car Space

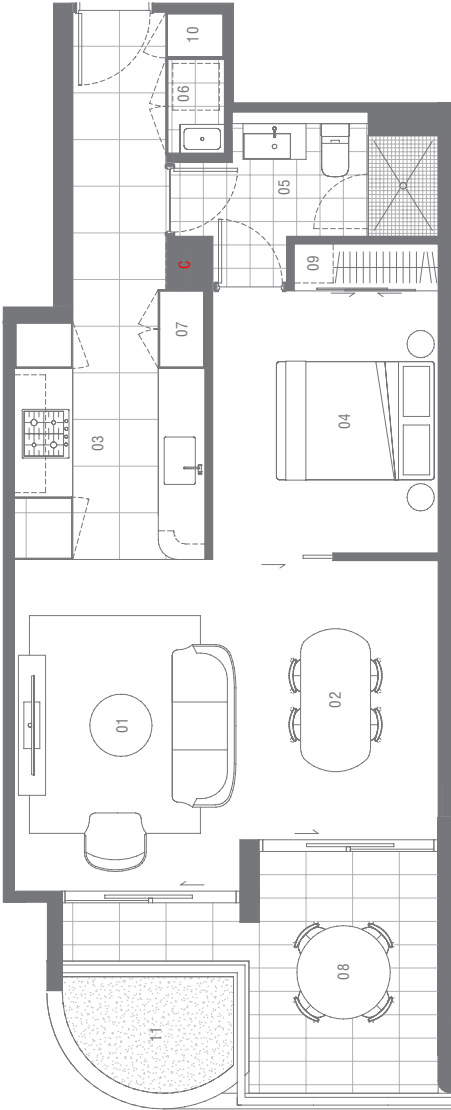


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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 02

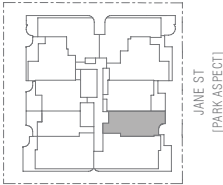
1 Bed, 1 Bath, 1 Car Space

Apartment	57m ²
Balcony	12m ²
Total	69m ²



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Feature Shelf
- 11 Garden Planter

*On alternating floors only

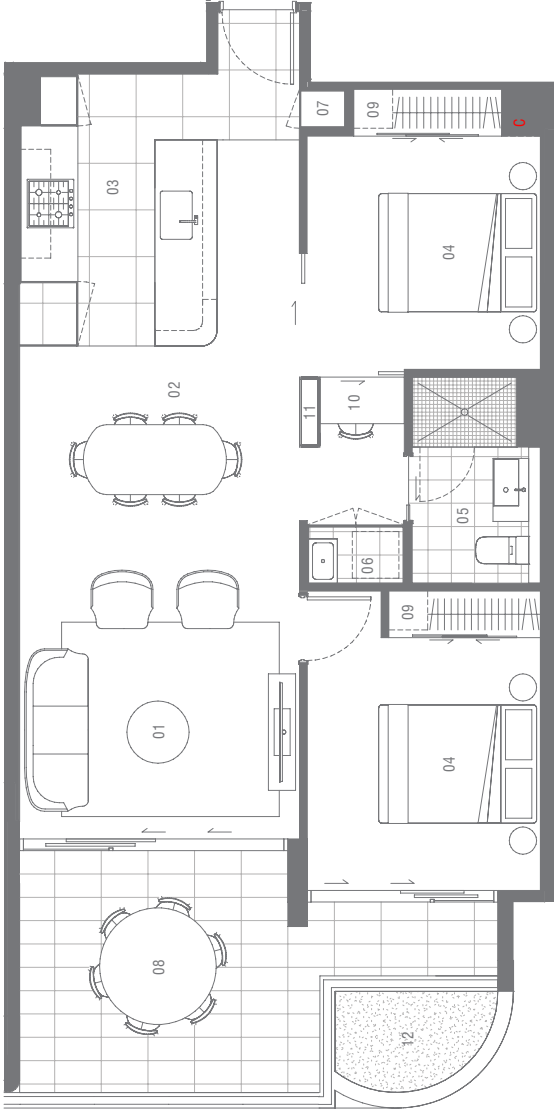


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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 03

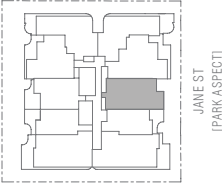
2 Bed, 1 Bath, 1 Car Space + Study

Apartment	71m ²
Balcony	16m ²
Total	87m ²



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Feature Shelf
- 12 Garden Planter

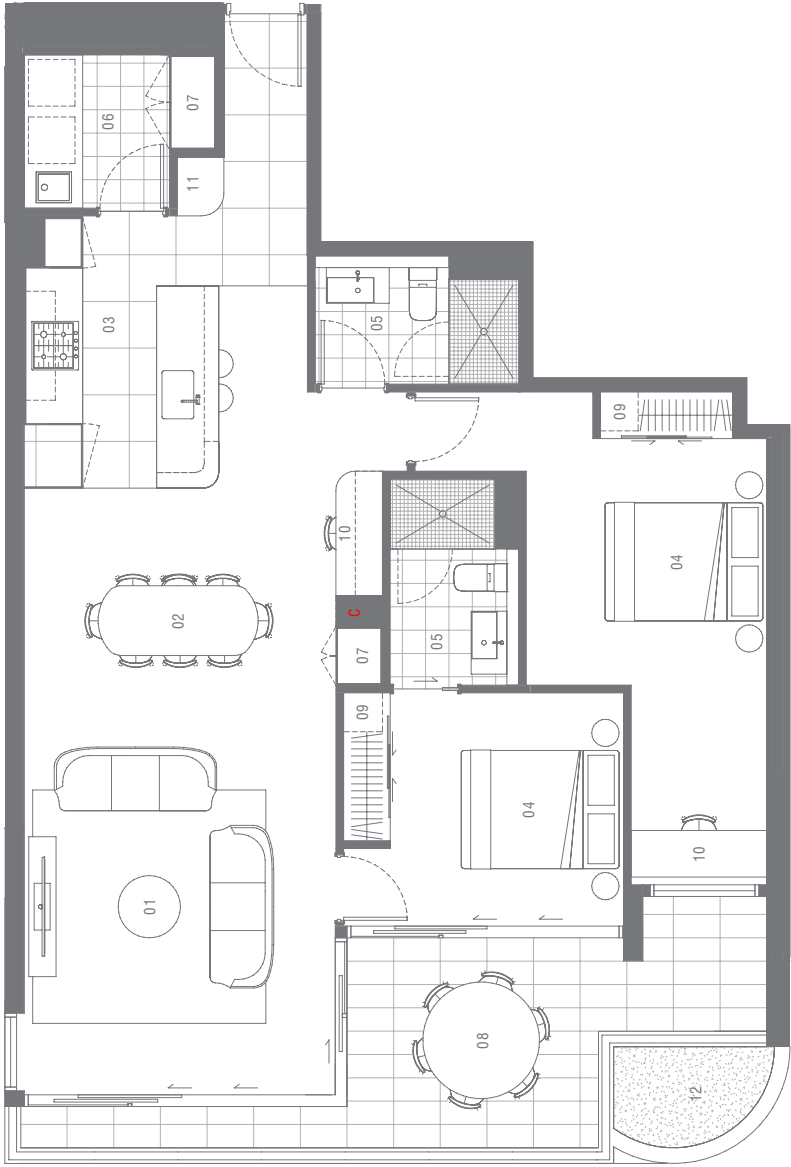
*On alternating floors only



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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 04

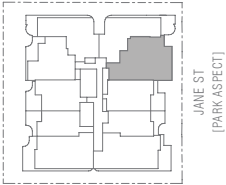
2 Bed, 2 Bath, 1 Car Space + Study



Apart tment	99m ²
Balcony	17m ²
Total	116m ²

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Feature Shelf
- 12 Garden Planter*

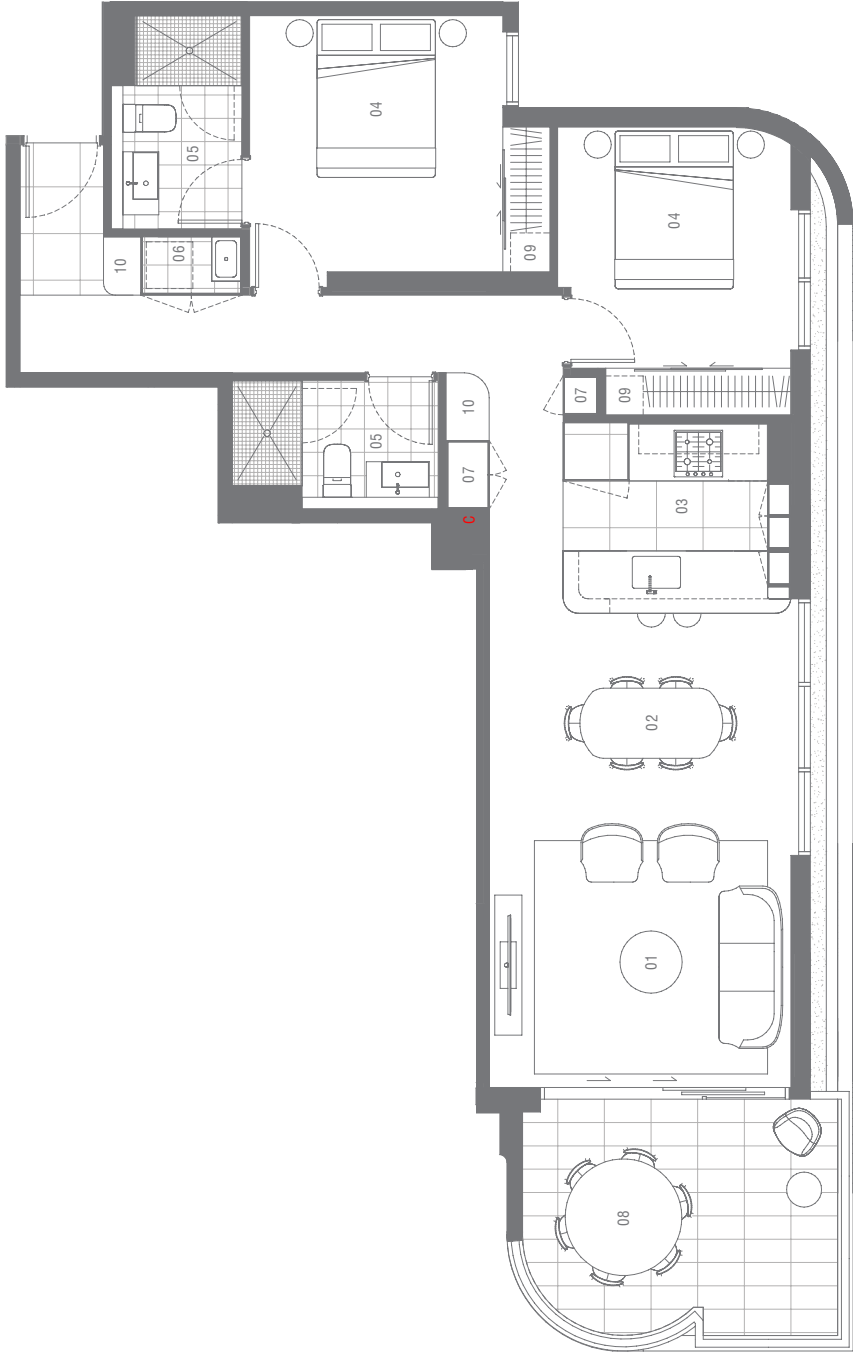
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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 05

2 Bed, 2 Bath, 1 Car Space



Apart ment	84m ²
Balcony	13m ²
Total	97m ²

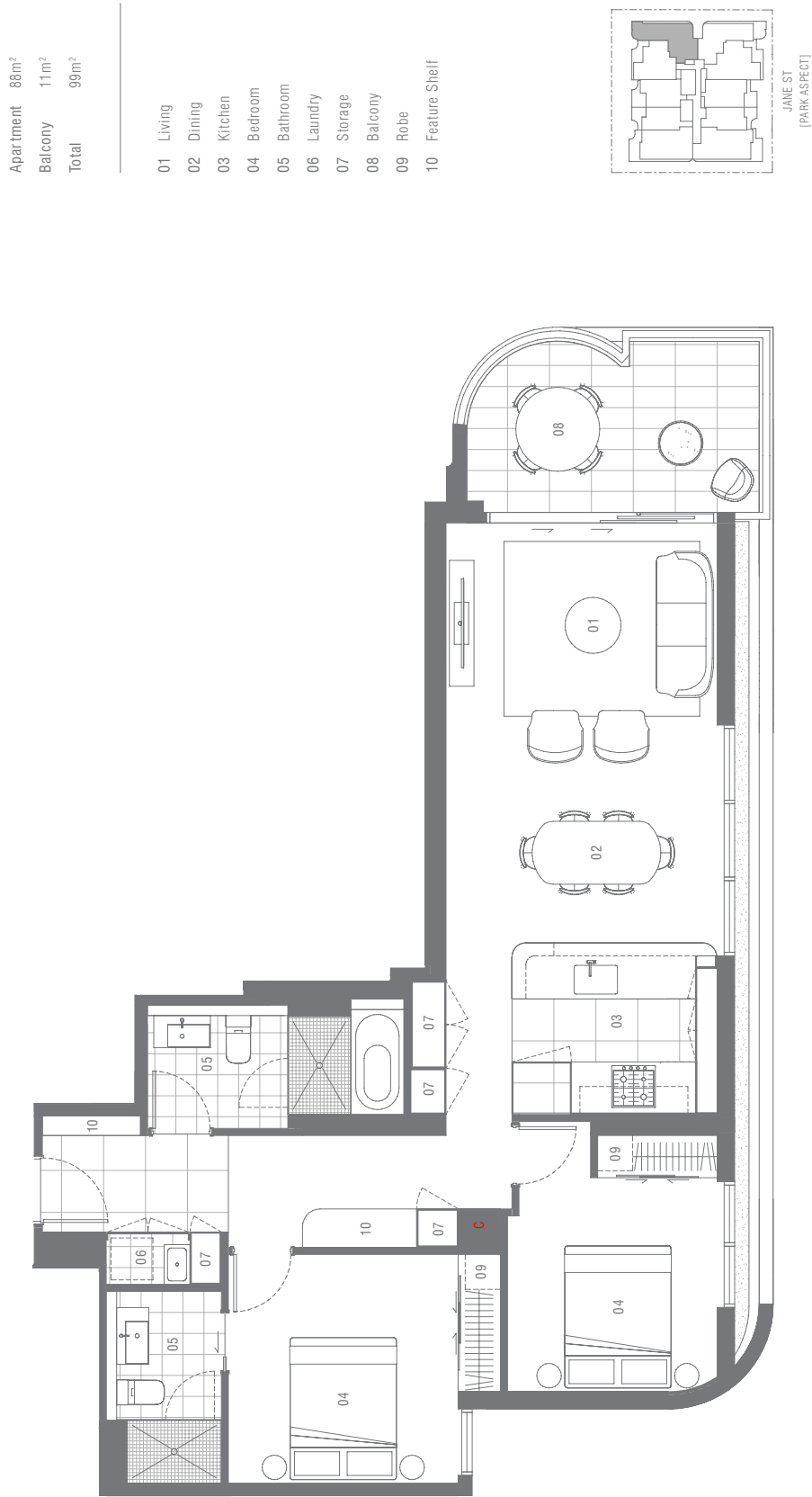
- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Feature Shelf



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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 06

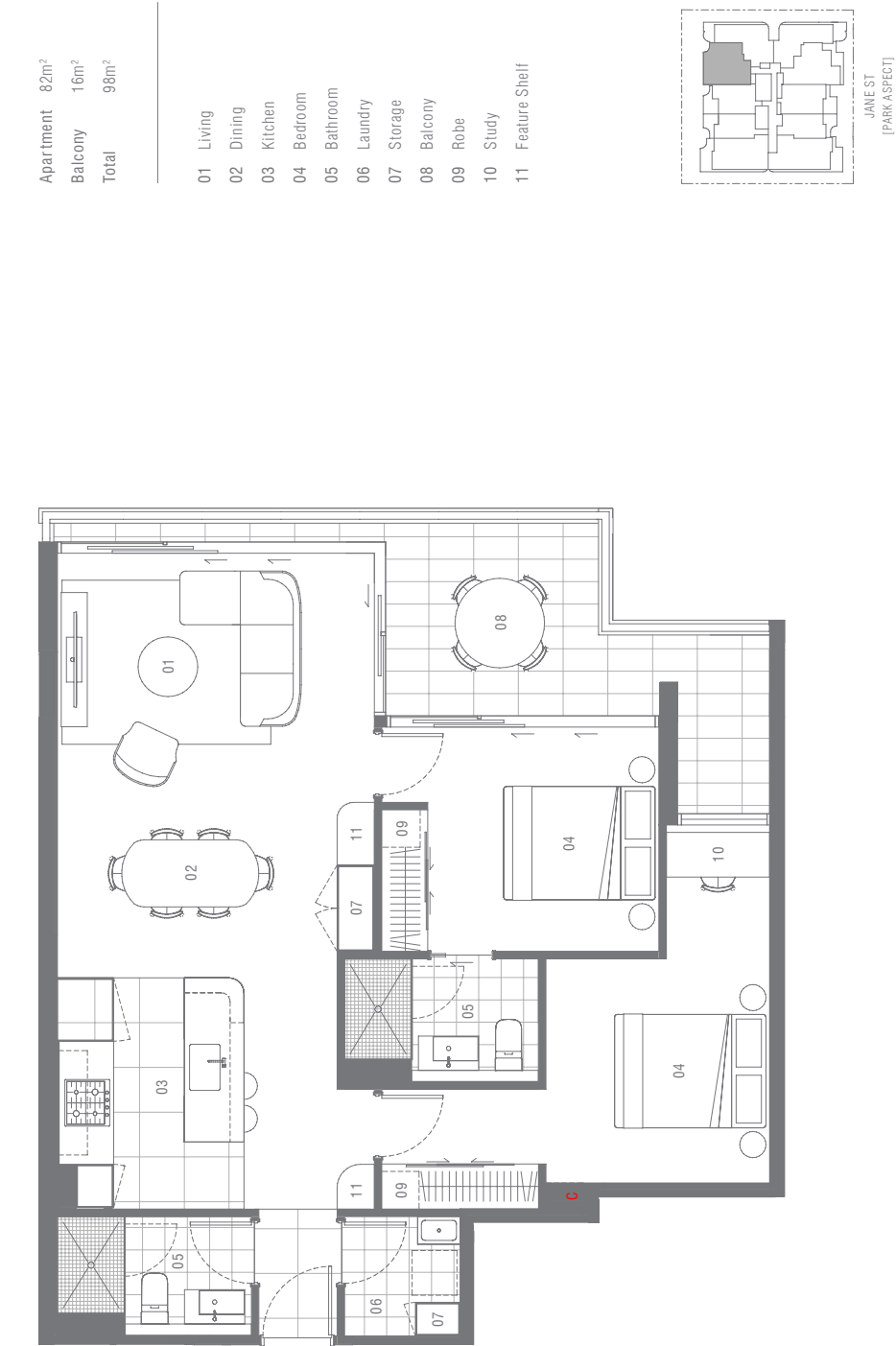
2 Bed, 2 Bath, 1 Car Space



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MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 07

2 Bed, 2 Bath, 1 Car Space



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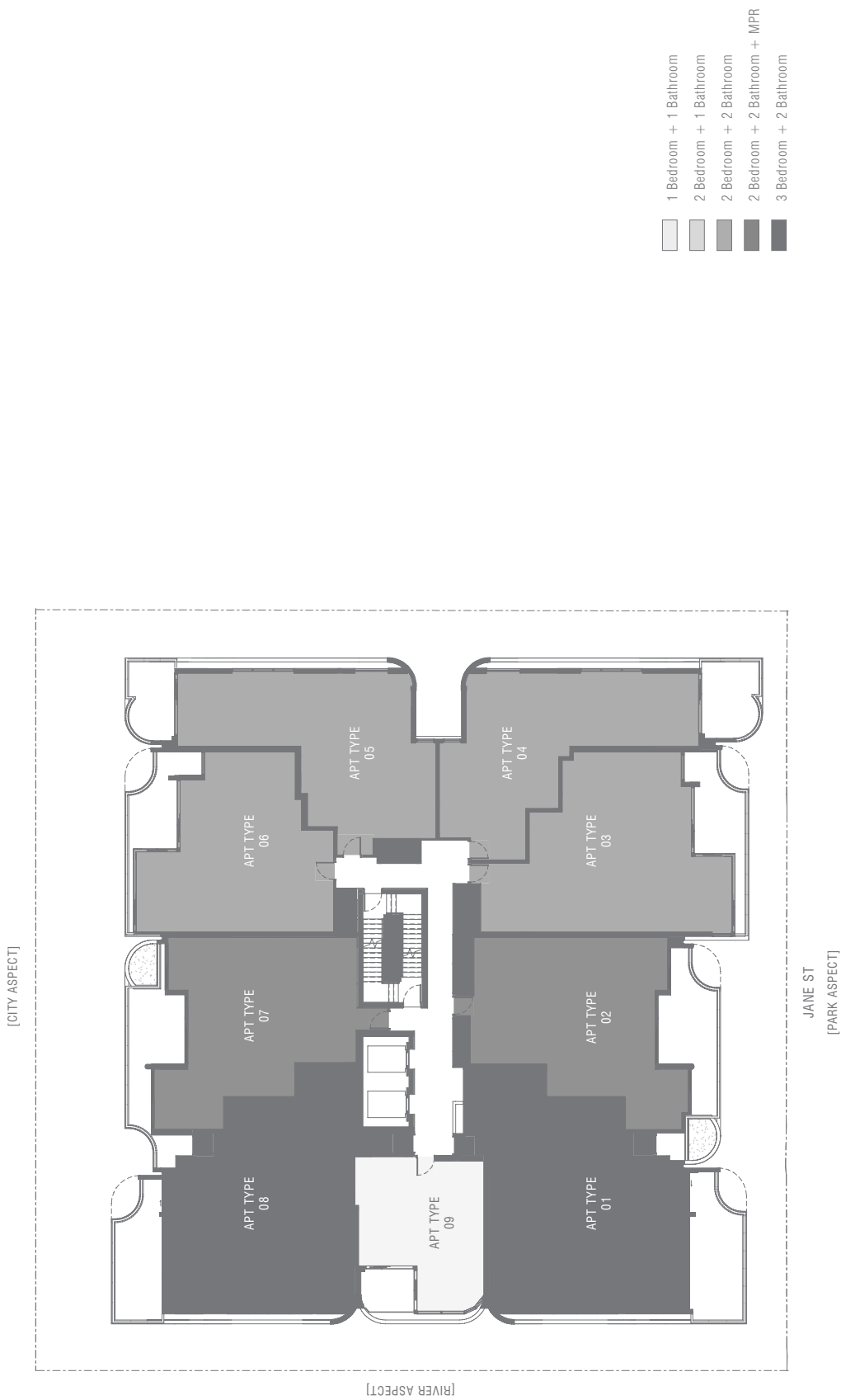
MID TOWER [LEVEL 4 TO 7] – APARTMENT TYPE 10

2 Bed, 2 Bath, Multi-Purpose Room, 1 Car Space



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TYPICAL UPPER TOWER FLOOR PLAN [LEVEL 8 TO 12]



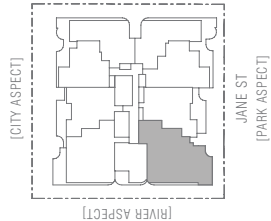
DISCLAIMER: THESE PLANS ARE INTENDED AS A GUIDE ONLY FOR PRESENTATION PURPOSES. THE DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL DIMENSIONS AND AREAS OF THE APARTMENTS OR THE SPACES WITHIN THEM, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AND AS PERMITTED BY THE CONTRACT OF SALE. ALL LAYOUT AND DESIGN FEATURES ARE ALSO FOR PRESENTATION PURPOSES AND INDICATIVE ONLY. IN ADDITION, LOCATIONS OF UTILITIES MAY VARY DURING CONSTRUCTION, AND FITTINGS AND FIXTURES ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL PRODUCT MAY DIFFER FROM WHAT IS DESCRIBED. THE AREAS ARE GENERALLY MEASURED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT. ANY DIMENSIONS OR AREAS MAY DIFFER FROM SURVEYED AREAS DUE TO DIFFERENT METHODS OF MEASUREMENT. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN ENQUIRIES AND SHOULD REFER TO THE CONTRACT OF SALE AND ITS SCHEDULES FOR ALL MATTERS TO BE INCLUDED IN THE PURCHASE PRICE OF THE APARTMENT, INCLUDING PLANS, FINISHES, FITTINGS, APPLIANCES AND OTHER PARTICULARS OF SALE, BEFORE SIGNING THE CONTRACT. LOOSE FURNITURE AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISHES MAY VARY. EXTERNAL SPACES AND LANDSCAPING ARE INDICATIVE ONLY. REFER TO LEVEL PLANS FOR FURTHER INFORMATION.

UPPER TOWER [LEVEL 8 TO 12]

APARTMENT TYPE 01

3 Bed, 2 Bath, 2 Car Space + Study

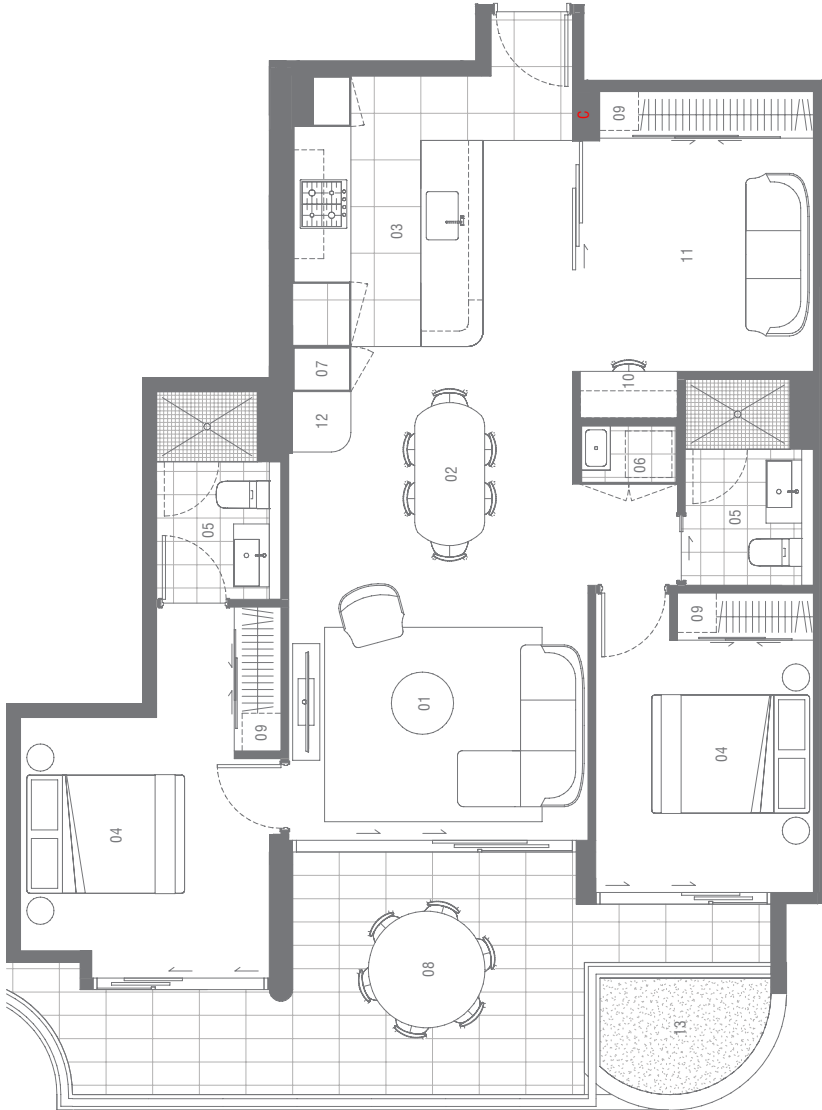
Apartment	123m ²
Balcony	20m ²
Total	143m ²



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UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 02

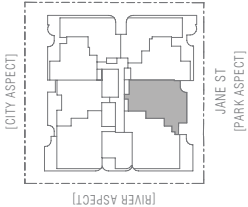
2 Bed, 2 Bath + Multi-Purpose Room, 1 Car Space + Study



Apartment	90m ²
Balcony	21m ²
Total	111m ²

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Multi-Purpose Room
- 12 Feature Shelf
- 13 Garden Planter*

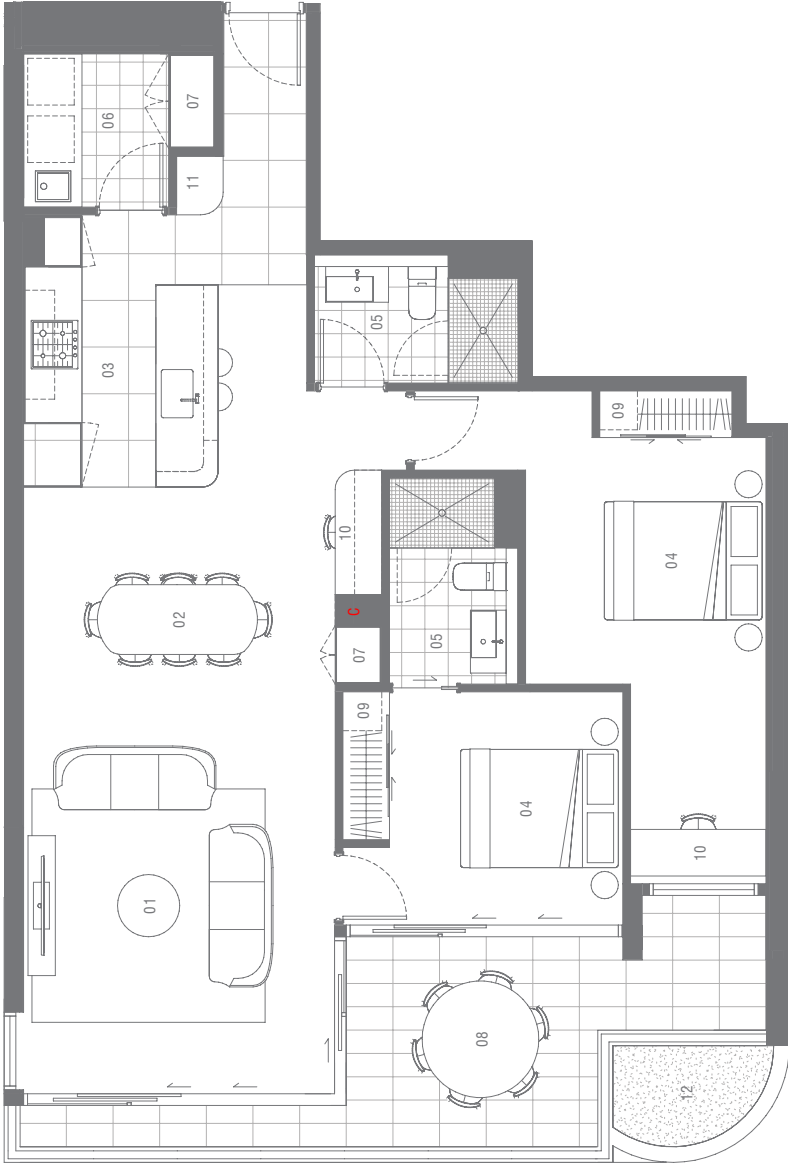
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UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 03

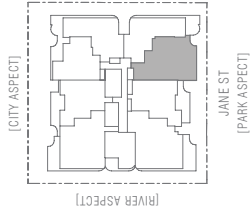
2 Bed, 2 Bath, 1 Car Space + Study



Apart tment	99m ²
Balcony	17m ²
Total	116m ²

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Feature Shelf
- 12 Garden Planter

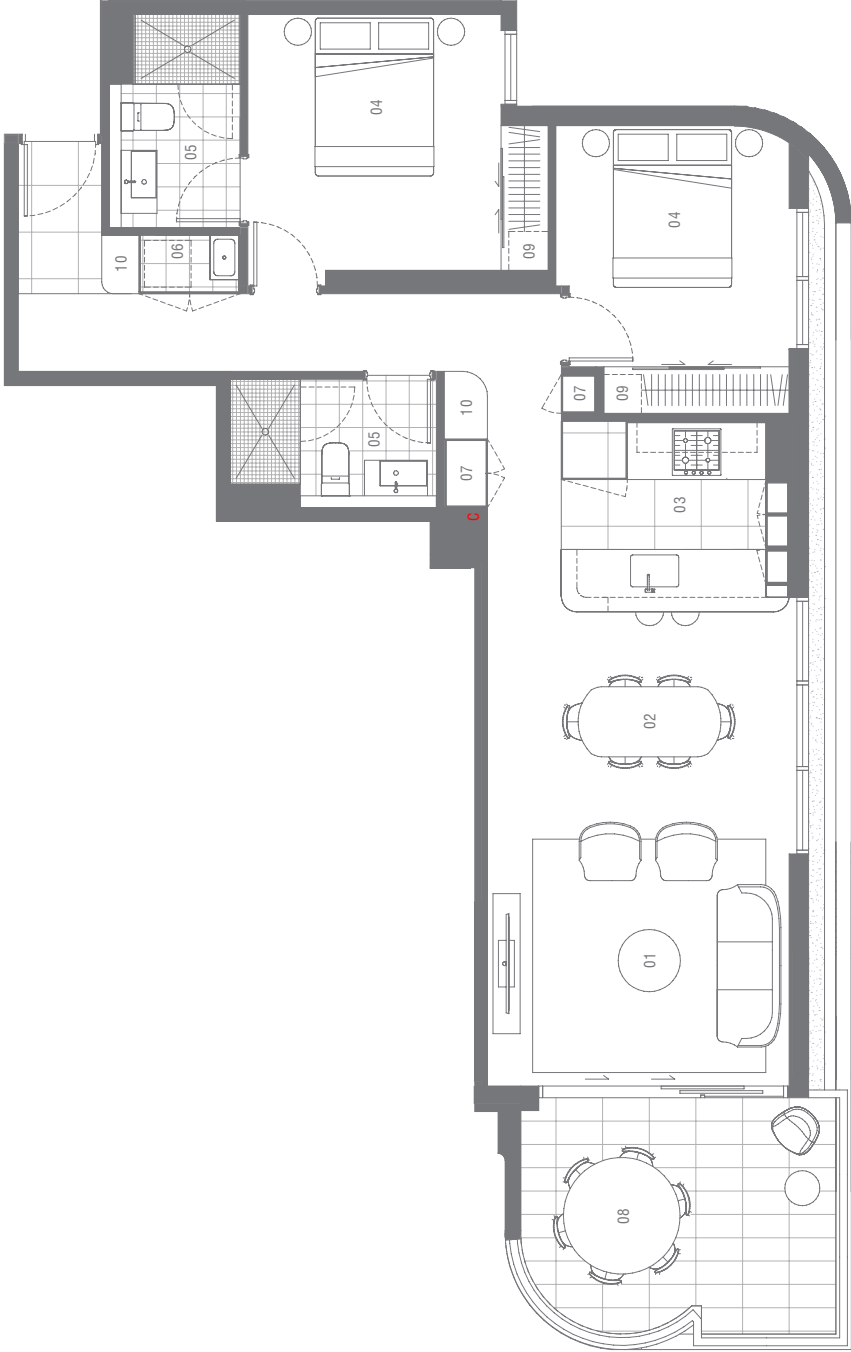
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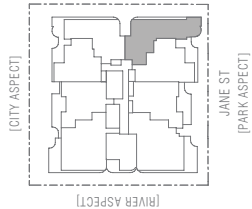
UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 04

2 Bed, 2 Bath, 1 Car Space



Apar tment	85m ²
Balcony	13m ²
Total	98m ²

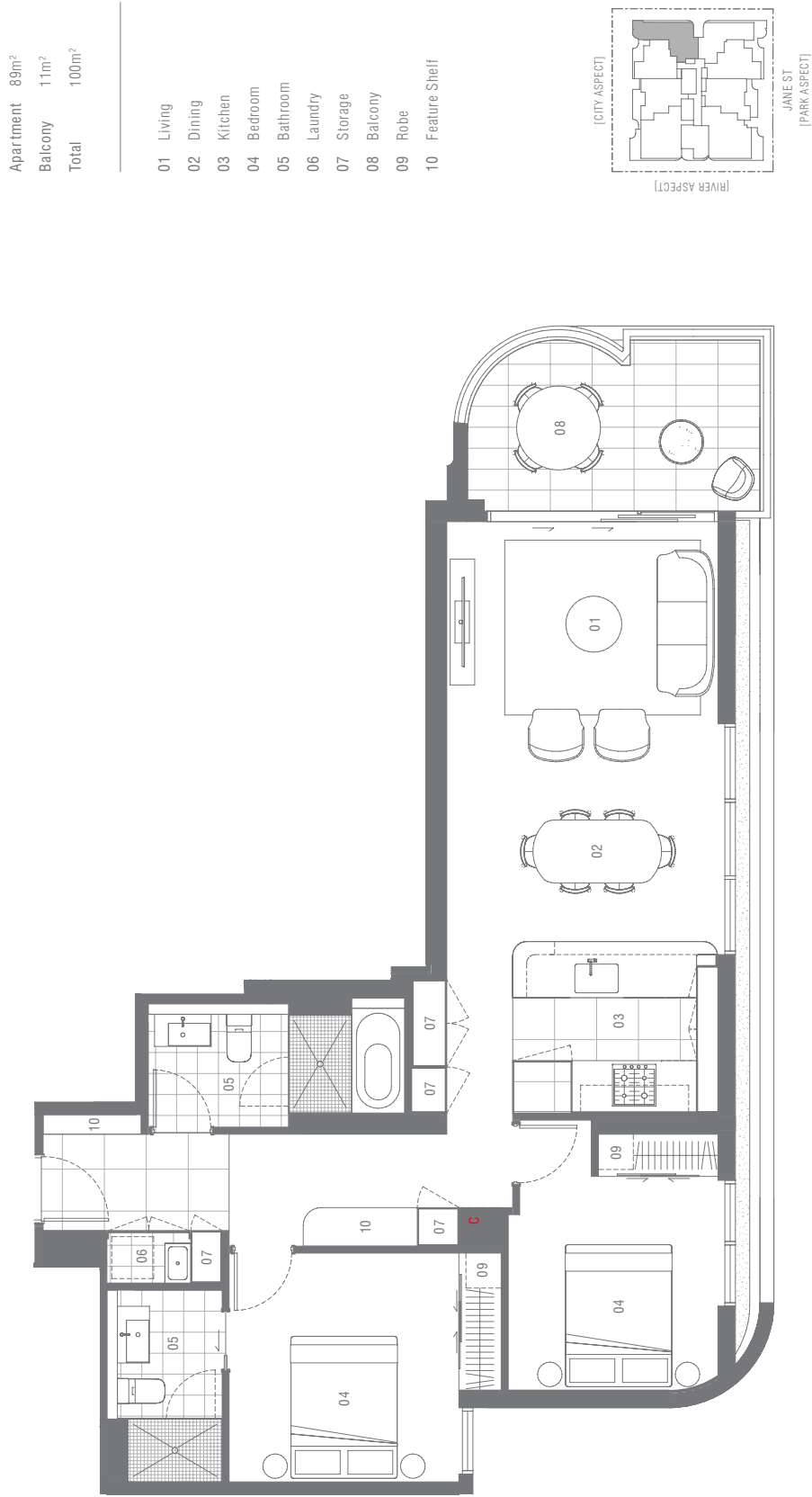
- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Feature Shelf



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UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 05

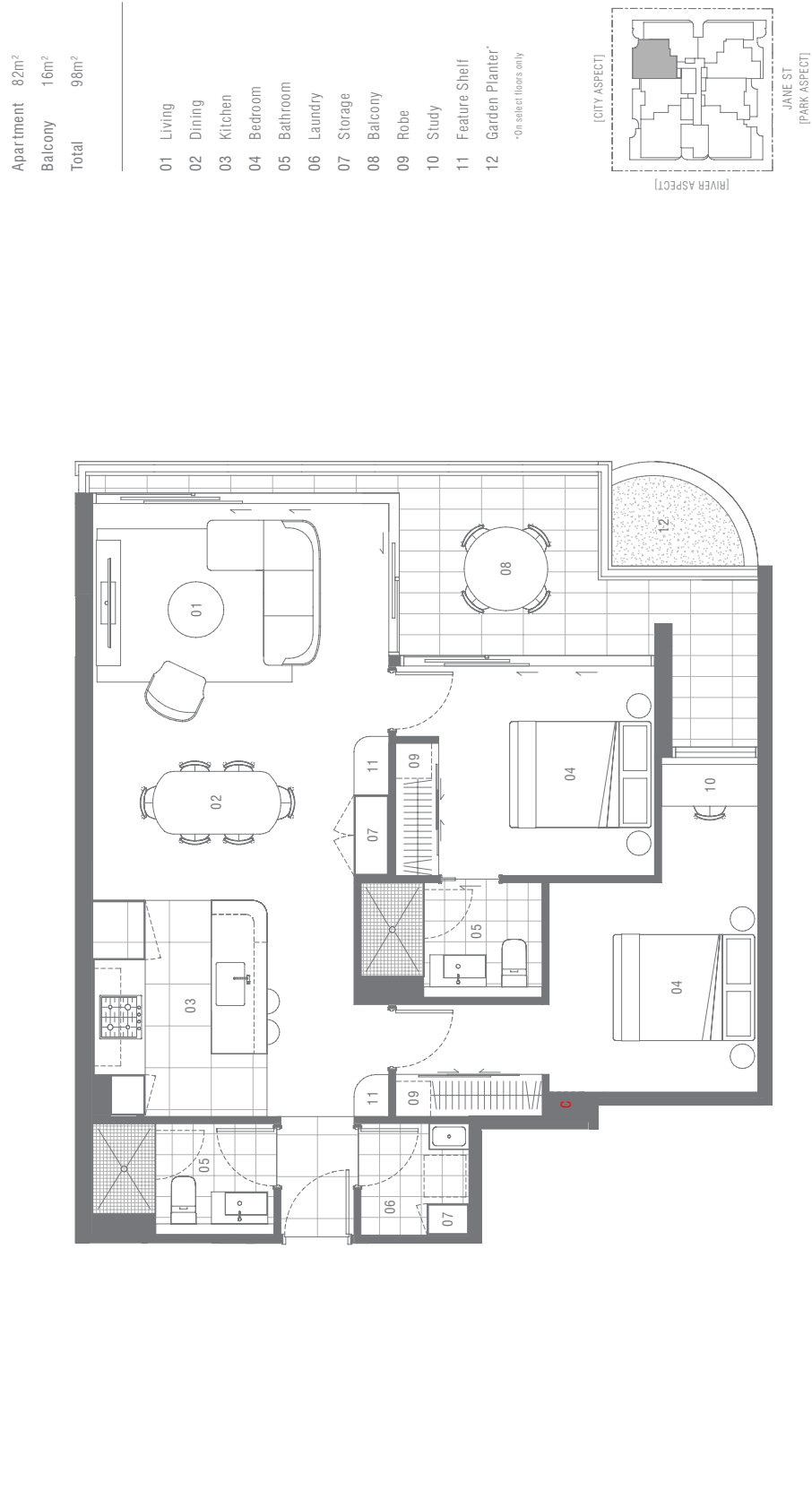
2 Bed, 2 Bath, 1 Car Space



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UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 06

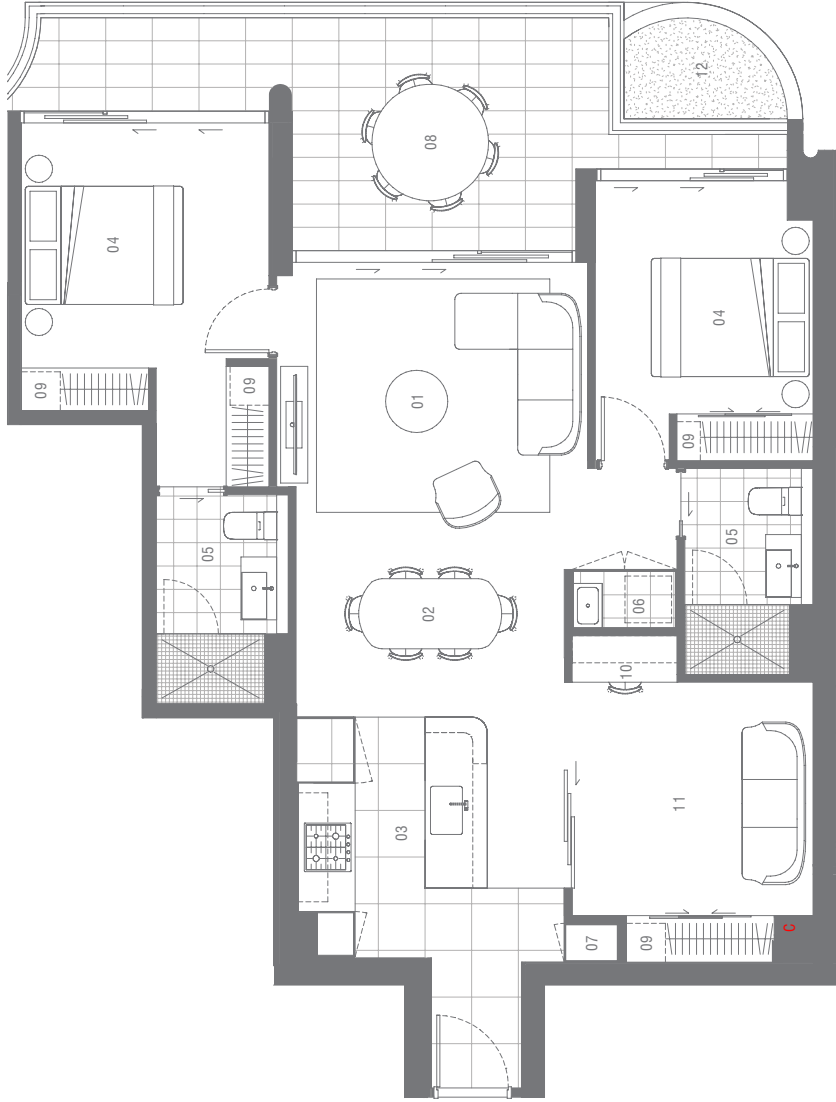
2 Bed, 2 Bath, 1 Car Space



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UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 07

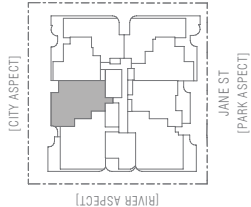
2 Bed, 2 Bath, + Multi-Purpose Room, 1 Car Space + Study



Apartment	91m ²
Balcony	19m ²
Total	110m ²

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Study
- 11 Multi-Purpose Room
- 12 Garden Planter*

*On select floors only



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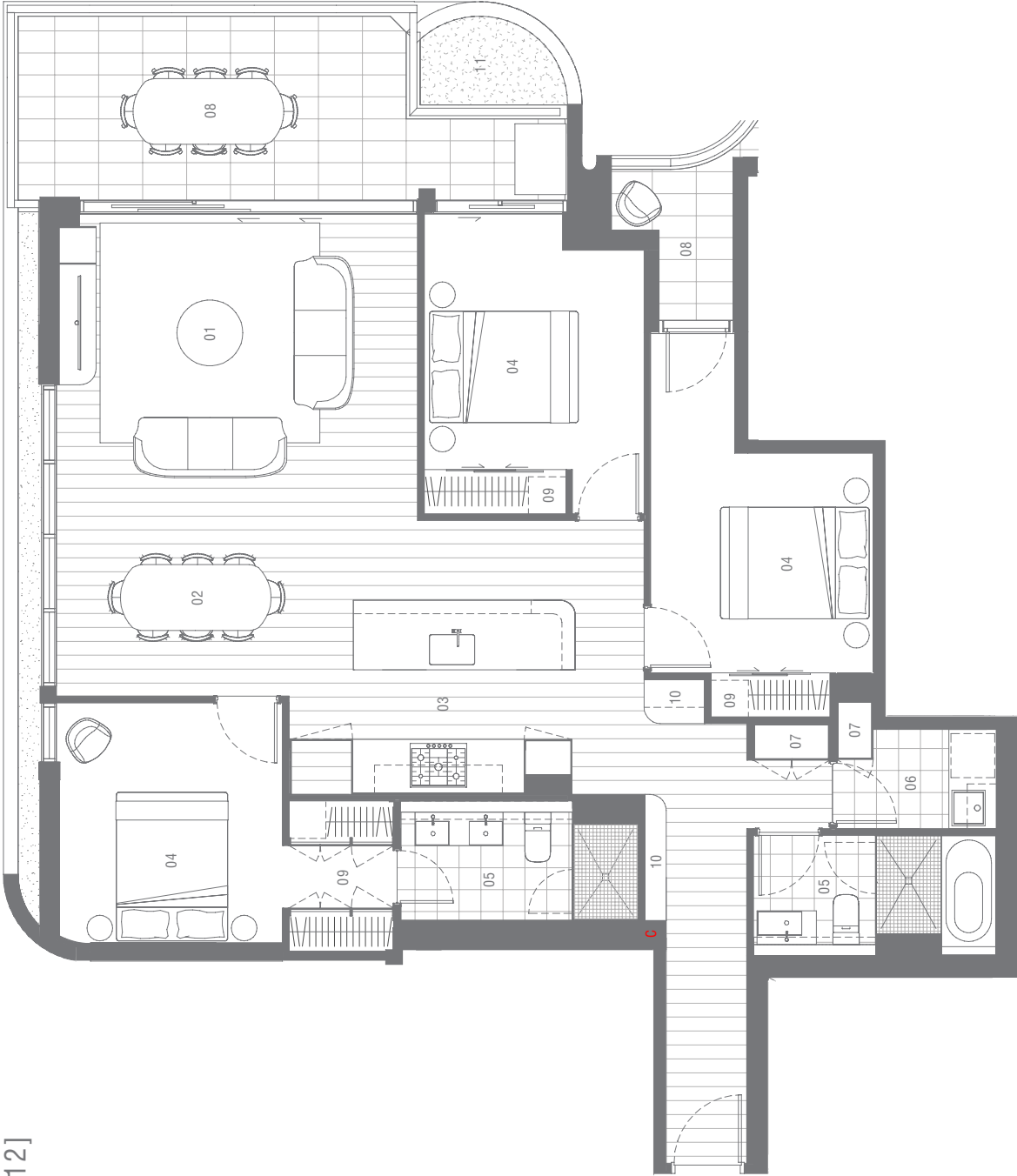
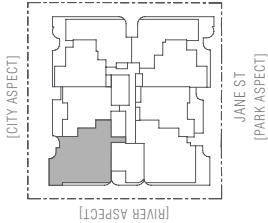
UPPER TOWER [LEVEL 8 TO 12]
APARTMENT TYPE 08

3 Bed, 2 Bath, 2 Car Space

Apartment	116m ²
Balcony	18m ²
Total	134m ²

- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Feature Shelf
- 11 Garden Planter*

*On select floors only

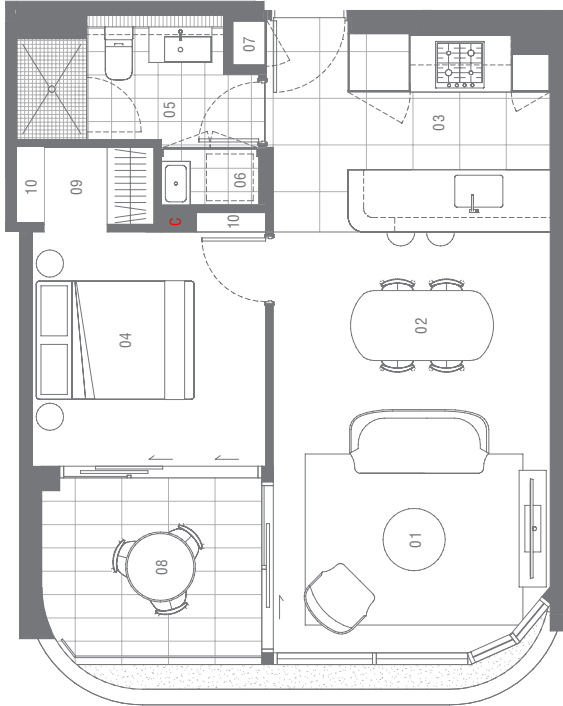


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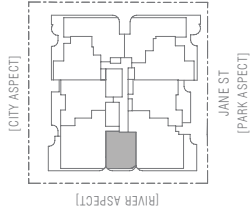
UPPER TOWER [LEVEL 8 TO 12] – APARTMENT TYPE 09

1 Bed, 1 Bath, 1 Car Space

Apartment	50m ²
Balcony	8m ²
Total	58m ²



- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Storage
- 08 Balcony
- 09 Robe
- 10 Open Shelving



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ARIA LIVING MANAGEMENT TEAM

ABOUT ARIA LIVING

Aria Living is a division of Aria Property Group and our aim is to provide world class management in our award winning buildings. We are continually innovating and challenging the traditional services provided by typical onsite managers.

ARIA LIVING SERVICE	DESCRIPTION
RELAXATION & FITNESS	To take advantage of the beautiful rooftop at TreeHouse, Aria Living offers complimentary group yoga and personal training every fortnight for residents. In addition to encouraging an active and healthy lifestyle this will enhance the buildings' sense of community and give residents an opportunity to socialise with each other.
TENANT WELCOME PACKAGE	To make tenants feel welcome to the building we provide them with a welcome hamper. To ensure tenants can settle in easily, useful essential items are provided as part of the hamper.
ARIA LIVING TENANT EVENTS	Aria Living is one of the only mangement companies in Australia that offers exclusive events available throughout the year to all tenants and residents. Our aim is create a community experience in each Aria Living building. These events may include; › Quarterly coffee & morning tea › Movie nights › Book club › Easter egg hunt event › Halloween 'Trick or Treat' event › Christmas event › Unique Aria Living tenant events - Jazz Night, Paint 'n' Sip



ARIA LIVING RESIDENT EVENTS



ARIA LIVING RESIDENT EVENTS

ARIA LIVING

FOR ALL RENTAL AND INSPECTION ENQUIRIES PLEASE CONTACT

TREEHOUSE BY ARIA BUILDING MANAGEMENT
M 0478 091 098 | MANAGER@TREEHOUSEBYARIA.COM.AU