

Contents Page

Introduction	2
Property description	2
Unit floor outline	3
Unit features	3
Availability	4
Floor plans	5
Completed and ongoing projects	10

Toowoomba Central Plaza

Toowoomba Central Plaza, is a prestigious modern 4 ½ Star luxurious apartment hotel. It is centrally located opposite Toowoomba Town Hall. The apartment hotel consists of spacious studio, one, two, three bedroom and penthouse apartments perfectly suited to owner occupiers. The hotel is exceptionally designed with large entertainer balconies offering panoramic views of the Toowoomba skyline.

Property Description

As a purpose built development, the residences include excellent facilities and services for owner occupiers and tenants.

The residences are stylish and elegant by design and are finished to a very high standard with quality fittings and fixtures throughout. Each residence will have the option to be fully furnished if required and are designed by our “In House Designer” to enhance the quality and sophistication. These executive residences are situated within the CBD and command city views over Toowoomba city and tree-lined hillside. The residences are situated across the road from the town hall in Toowoomba and are central to; city retail strip, restaurants, pubs, cafes and amenities.

Residences are intelligently designed to take advantage of the location and views. The architectural plan revolves around the maximization of views for each residence. Through the clever use of glass and balconies, the outdoors is invited into each and every residence. The purpose built aspect guarantees that the quality and selection of finishes will suit the ambience and local environment. These residences are perfect for entertaining, working, or relaxing for individuals and families. Stylish bathrooms and well-appointed functional designer kitchens with stone finishes complement the elegance.

This development stands out from any competition in the Toowoomba region with smartly designed 2 and 3 bedroom and penthouse apartments which maximize profits for investors and create exceptional living for owner occupiers. This complex is the ultimate address in Toowoomba.

The residents of the development will enjoy the feeling of security provided by the intercom controlled gated access for both vehicles and residents and the added feeling of comfort from knowing that a resident manager is on hand to handle the short-term and long-term property management issues relating to this quality development. Concierge style facilities are available to owner occupiers and short-term residents alike.

Each residence is linked to Wi-Fi, Broadband and cable television. The most up to date technologies, such as monitored access, monitored fire prevention, voice over IP telephony and the latest security features are incorporated into the design of the building.

Unit Floor Plans

- **Ground Floor** – A level of secure car parking with internal access;
- **Level 1** - 31 car spaces, reception, and commercial lots
- **Level 2** – Retail and commercial premises
- **Level 3** - 13 serviced apartments
- **Level 4** - 12 serviced apartments
- **Level 5/6** – Both floors have 11 apartments
- **Level 7** - 10 residential apartments
- **Level 8** – 10 sub penthouse apartments
- **Level 9** - 8 Penthouse apartments

Unit features

- Architecturally designed kitchens and chic bathrooms
- Large living areas
- Neutral elegant decor
- Built-in cupboards to all bedrooms
- Ensuite to master bedroom
- Air-conditioning and fans to ALL bedrooms and to main living area
- Large entertainer balconies & terraces
- Quality kitchen appliances which include dishwasher, and clothes dryer
- Stone bench tops in kitchen and ensuite
- Laminate bench tops to other bathrooms, & laundries
- Selected laminate door & gables finish to kitchen and bathroom joinery
- Chrome plated tapware
- A lift to all levels
- Undercover / secure tenant car parking
- Use of a pool, gym, spa, and conference facilities

Availability

Lot	Level	Total Price	Internal Area (m ²)	External Area (m ²)	Total Area (m ²)
903	8	\$610,000	111	19	130
904	8	\$635,000	114	25	139
906	8	\$645,000	126	16	142
907	8	\$699,000	128	30	158

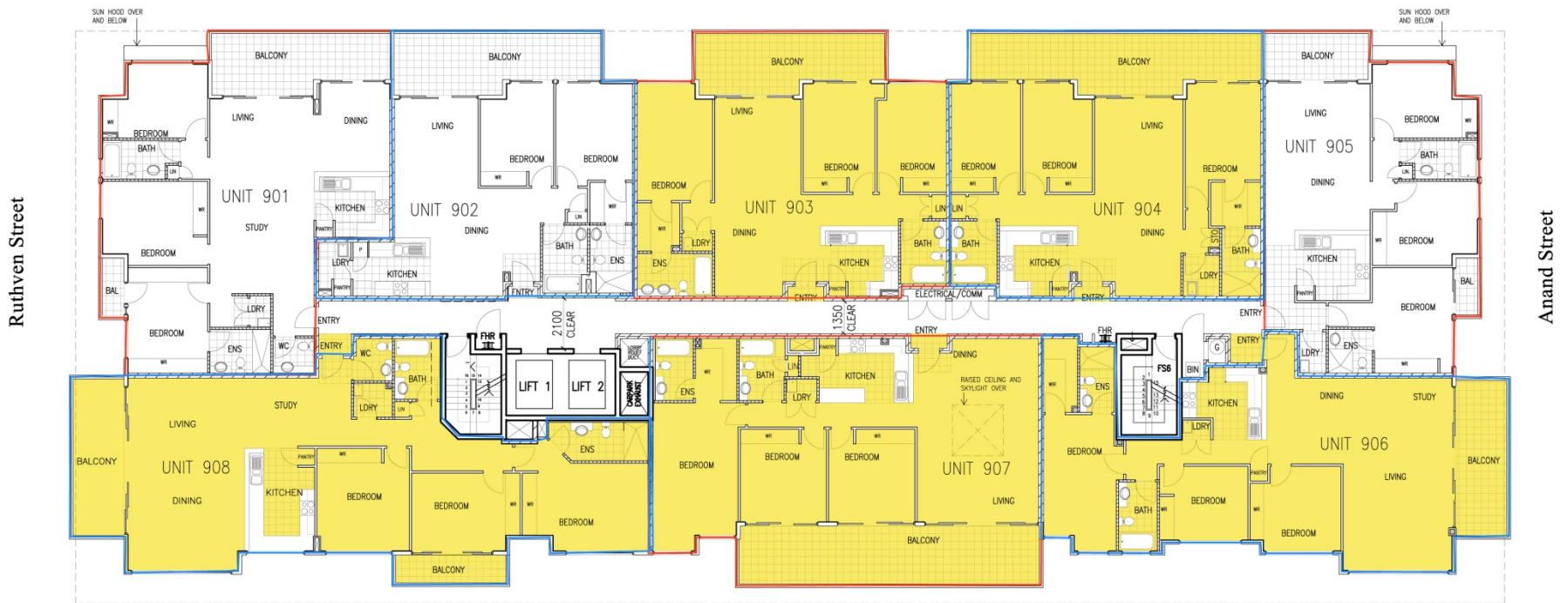
Additional Fees

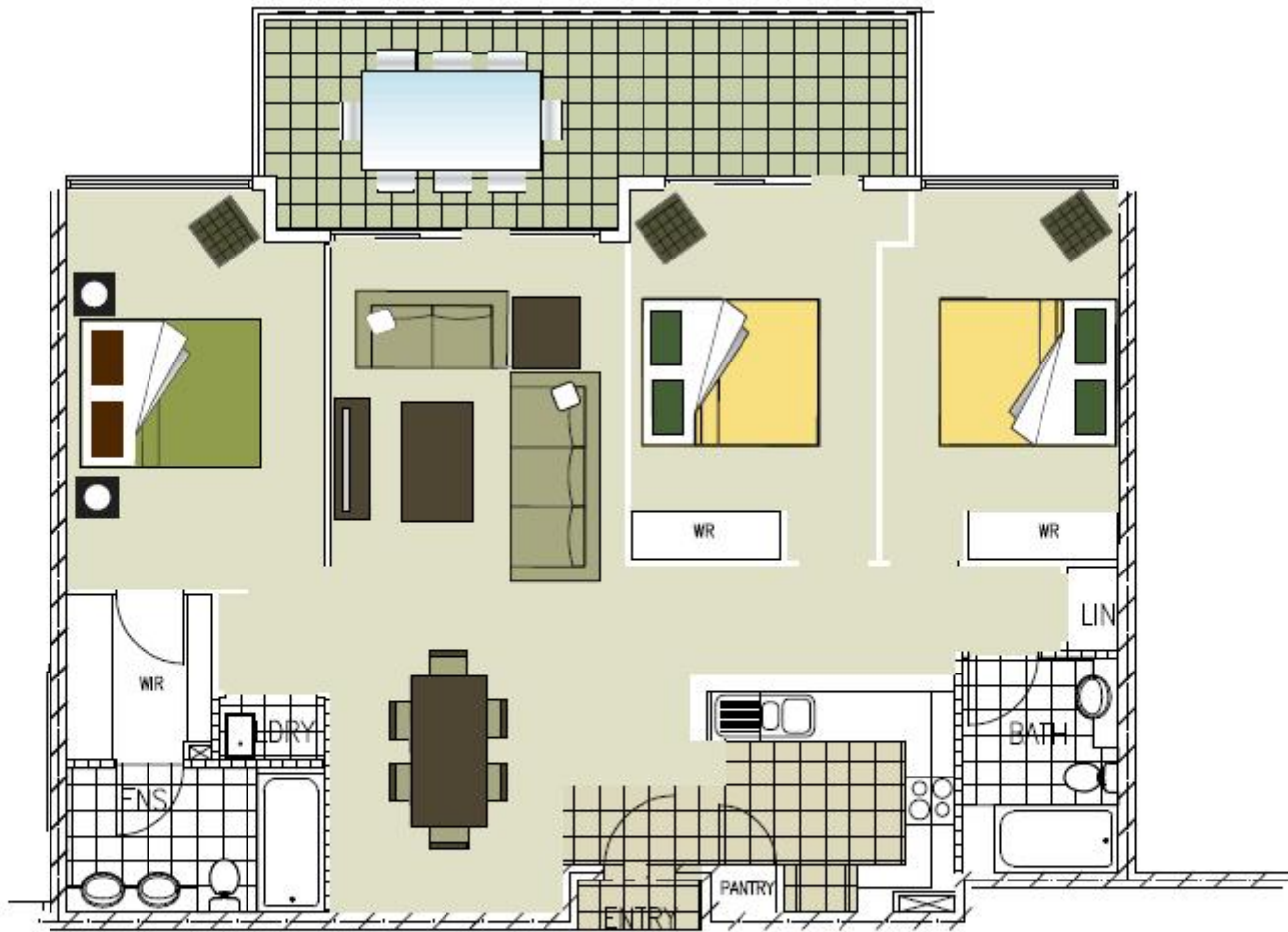
Body Corporate Levy	\$1,422 per quarter
Rates	\$931 bi-annually
Water	\$295 per quarter

Floor plans

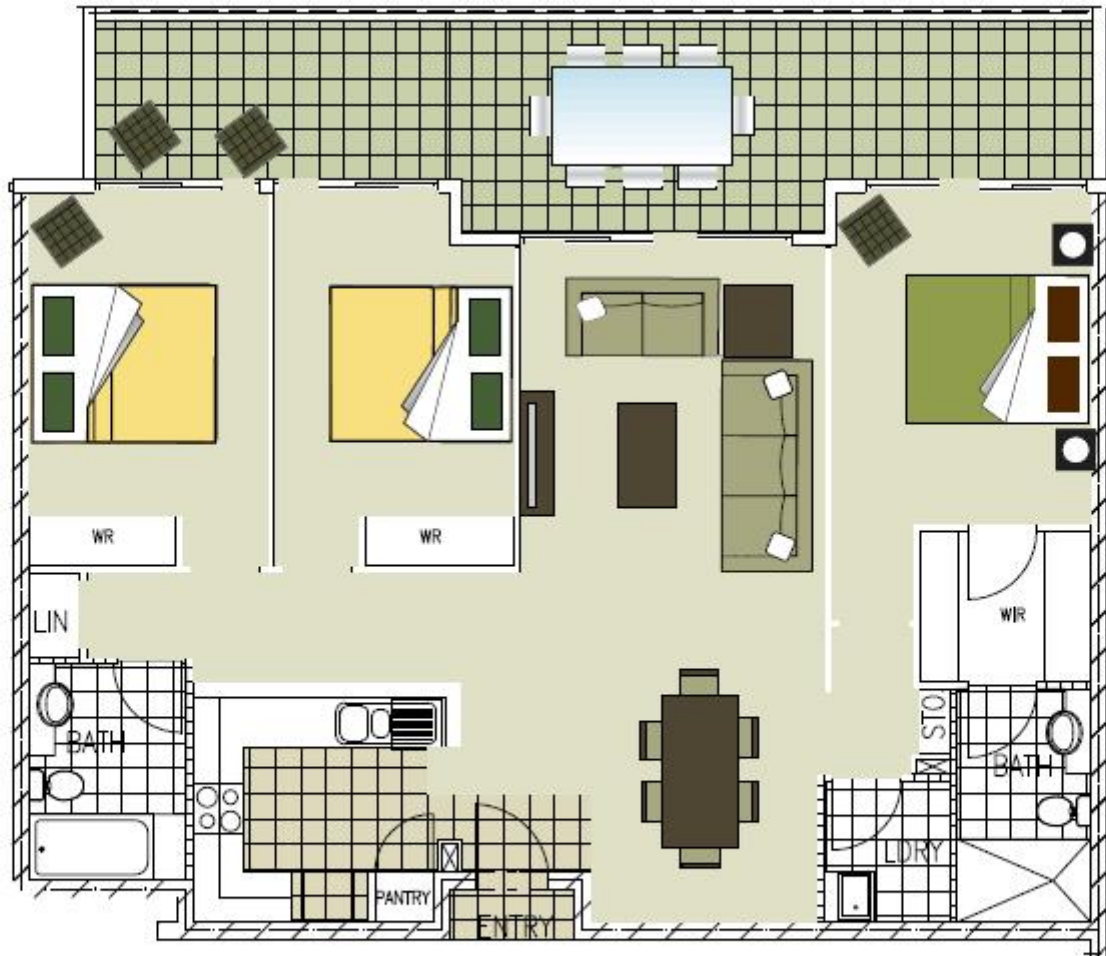
Level 9 Penthouses

(Available residences are indicated below)





Apartment 903	hotel apartments	penthouse living	 Ferrissimble CENTRAL PLAZA	<small> indicate in blue only areas that are the responsibility of individual floor access to floor area, contact the supplier or design professional for further information. All floor area shown here is intended as a guide and is not a contract. A more complete set of floor information. </small>	Penthouse level 9 Lot 903 120m2
	wine bar	business center			
	retail	day spa			



Apartment
904

hotel apartments |
wine bar |
retail |

penthouse living |
business center |
day spa |



not liable to provide any warranty, as no responsibility for individual floor accessions that
will be contact to our supplier or design professional or their floor options. All features
shown here are to standard scale - and are all power to a clean construction, or
more information.

Penthouse level 9
Lot 004 135m2



APARTMENT
906

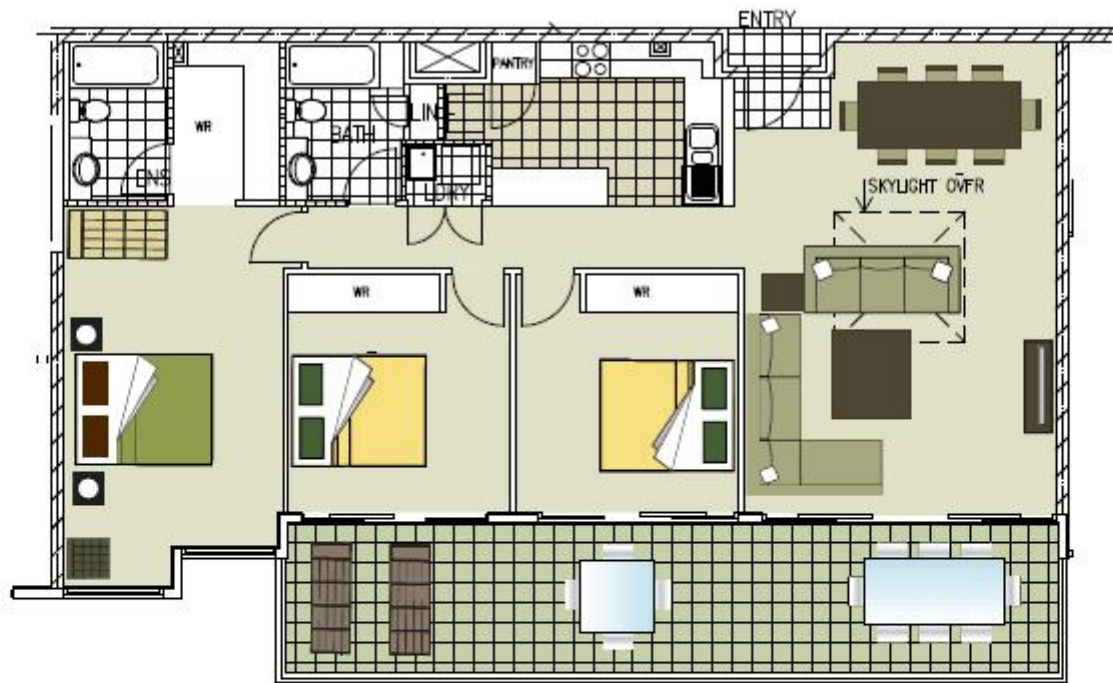
serviced apartments |
wine bar |
retail

penthouse living |
business center |
day spa |



Indicative layout only. NPG takes no responsibility for individual floor space to fit out units. Contact your supplier or design professional for final floor plans. All furniture shown here is to standard scale. Beds are all queen size. Please contact NPG for more information.

Penthouse level 0
Lot 906: 141m²



APARTMENT
907

hotel apartments |
wine bar |
retail |

penthouse living |
business center |
day spa |



Initial site layout only. RFG takes no responsibility for individual floor spaces or floor
units. Contact your supplier or design professional for final floor options. All furniture
shown here is to provide scale. Sets are all given as is. Please contact RFG for
more information.

Penthouse level 0
Lot 907 154m2