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Founded with a passion for architecture and a proud pioneering spirit, Kokoda Property creates living landmarks of craftsmanship, superior quality and thoughtful design. In 23 years our award-winning luxury residences have made the Kokoda Property name synonymous with quality and style, cementing our reputation as one of Australia's most respected developers.

**KOKODA**  
PROPERTY

# ADDRESSES OF DISTINCTION

Defined by award-winning design, superior quality and proud heritage, Kokoda Property creates luxury residences in Australia's most desired locations.



## THOUGHTFUL, AWARD-WINNING DESIGN

We seek out the nation's premier locations and create bespoke residences to match, both in design and style. Offering unrivalled lifestyle and luxury, our homes live up to our promise, receiving multiple industry awards for design excellence.

## SUPERIOR QUALITY & CRAFTSMANSHIP

Our standards are as high as yours. Every touch point of a Kokoda Property residence is carefully considered and cleverly designed. With meticulous attention to detail and luxury inclusions as standard, we aim to exceed your expectations every time.

## BESPOKE, PERSONAL SERVICE

We understand that buying a new home is one of life's most significant investments. Kokoda Property is with you every step of the way to make the journey simple and seamless, and help you personalise your residence to suit your individual style.

## PROUD HERITAGE IN LUXURY

We began 23 years ago, building luxury homes in Melbourne's most elite suburbs. Today our philosophy remains unchanged and our finished product serves as our proud legacy. Every Kokoda Property residence represents an unfaltering commitment to quality.

## HOMES YOU'LL LOVE LIVING IN

Our ultimate satisfaction comes from creating homes you'll adore, inside and out. Where style and lifestyle meet in perfect harmony and happiness is effortless.

Proven, trusted and respected, Kokoda Property creates homes that are not just livable, but lovable.

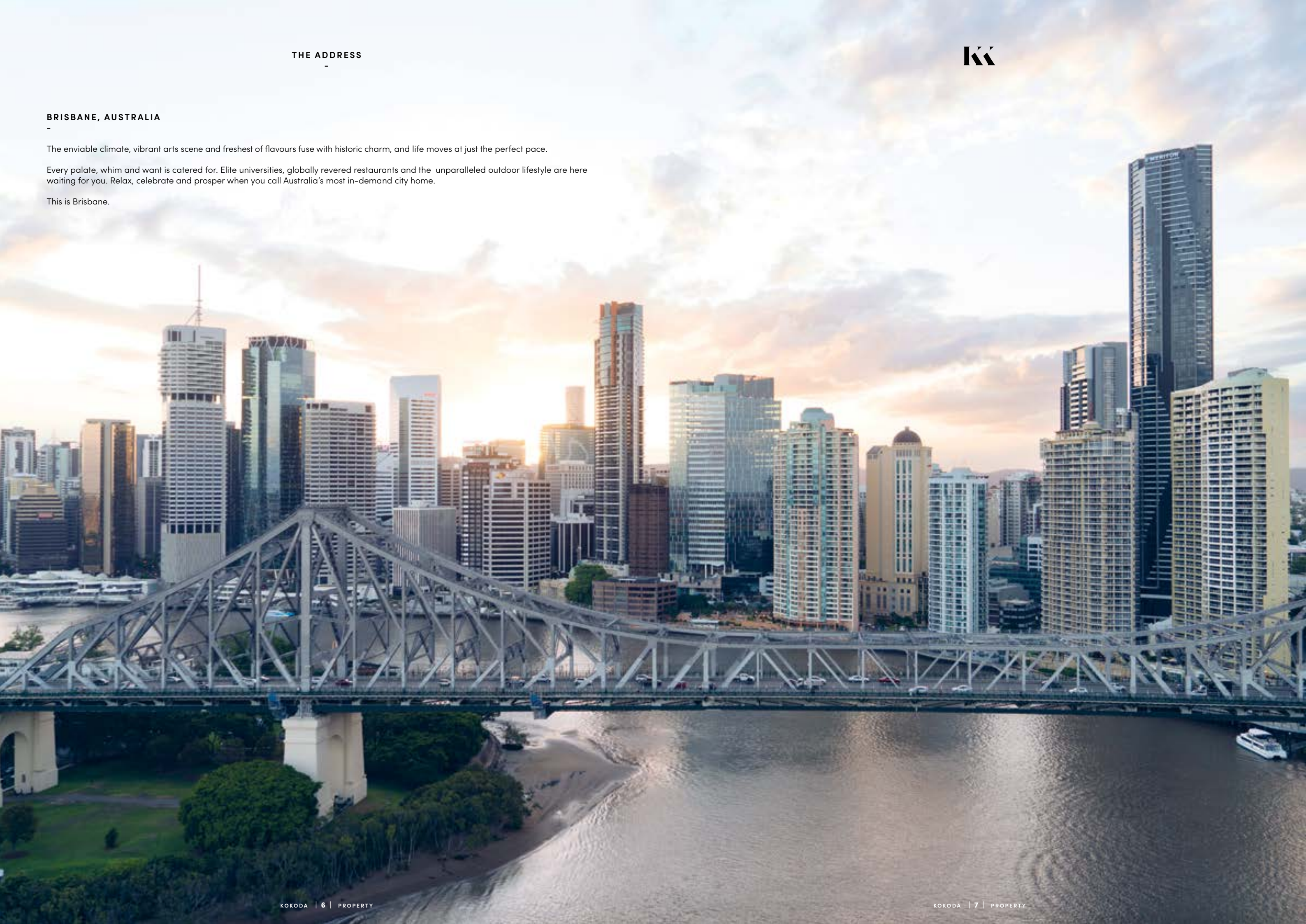


BRISBANE, AUSTRALIA

The enviable climate, vibrant arts scene and freshest of flavours fuse with historic charm, and life moves at just the perfect pace.

Every palate, whim and want is catered for. Elite universities, globally revered restaurants and the unparalleled outdoor lifestyle are here waiting for you. Relax, celebrate and prosper when you call Australia's most in-demand city home.

This is Brisbane.









PRIME POSITION







C&E

7 Chester Street

ACTUAL PHOTOGRAPH



C&E

14 Ella Street

ACTUAL PHOTOGRAPH



## THE AESTHETIC

### C&E

Welcome to Chester & Ella. Two buildings, one luxurious, resort-style project.

Connected on the fifth floor by a spacious entertainment precinct, both buildings include show stopping amenity, available to all residents.

The buildings emulate two different personalities - Ella's facade and interiors are gold, feminine and soft, while Chester represents abstract design and features neutral colours.



### MAKE AN ENTRANCE

The grand lobby beckons. A subtle warmth where considered details relax your senses and make you feel instantly at home.

Hayball have collaborated with Ministry of Design Singapore to create the grand entrance Chester & Ella deserves with Concierge for convenience, lounge for luxuriating and art to inspire.

The 7 day concierge is open Monday to Friday 7am-8pm, Saturday and Sunday 9am-5pm.



## ENTERTAIN THE POSSIBILITY

Intimate or epic private functions exclusively for residents can be held right at home. With interiors by award-winning Ministry of Design, the event precinct on Levels 5 & 6 offers unrivalled hotel-style access without leaving the building.

Reserve the whole level or select an individual space to suit your soirée, through the Concierge. Unified by a bespoke sculptural spiral staircase, the precinct takes lavish amenities to a whole new level.



ACTUAL PHOTOGRAPH



**IGNITE APPETITES**

Hosting a decadent dinner party for twenty of your closest friends is a refined affair in Level 6's private dining room and chef's kitchen.

Leave behind-the-scenes operations to the experts. Your Concierge will engage the personal chef and catering team to ensure your special occasion is seamless while you ensure your guests have a magical evening.



## THE CHILL

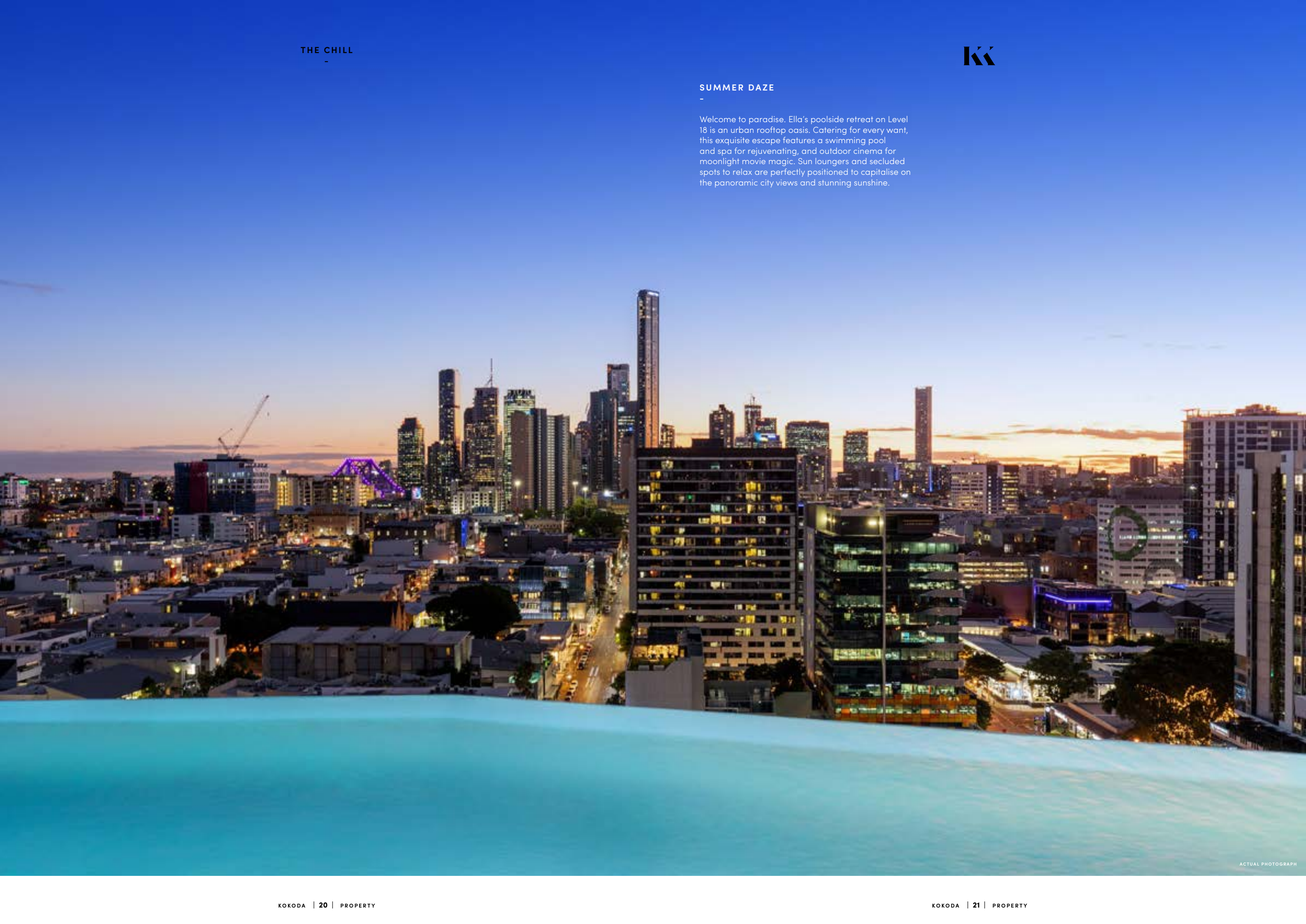
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KK

## SUMMER DAZE

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Welcome to paradise. Ella's poolside retreat on Level 18 is an urban rooftop oasis. Catering for every want, this exquisite escape features a swimming pool and spa for rejuvenating, and outdoor cinema for moonlight movie magic. Sun loungers and secluded spots to relax are perfectly positioned to capitalise on the panoramic city views and stunning sunshine.



ACTUAL PHOTOGRAPH



**TAKE IT OUTSIDE**

Settle into a balmy evening on Level 5's outdoor opulent terrace. Enjoy casual get-togethers in the lounge with a central fire pit or move your party to the dining area with spectacular sub-tropical backdrop. Cook up a summer feast on the barbeque and indulge in a cocktail or two.

The custom-made concrete table creates a dramatic centrepiece for alfresco entertaining and dining.



IN THE ZONE

Make the most of Chester & Ella's premium amenity and indulge in a film with your loved ones in the private theatre room.

Available for bookings through the Concierge, the private theatre is your space to relax and enjoy.



ACTUAL PHOTOGRAPH



SMART SOPHISTICATE



ACTUAL PHOTOGRAPH





WELCOME HOME





KK

ACTUAL PHOTOGRAPH





#### SOAK IT UP

Say hello to a new dawn with a rejuvenating dip in the swimming pool and spa on Level 18. Settle in for sun-drenched skies and inspiring views.

Hotel luxuries come standard.

As a connoisseur of cool, you deserve an unparalleled wealth of exclusive amenities and Concierge to look after life's little details.

#### CONCIERGE HOURS OF OPERATION

*Monday to Friday 7am-8pm, Saturday and Sunday 9am-5pm*

## A LIFE LESS ORDINARY



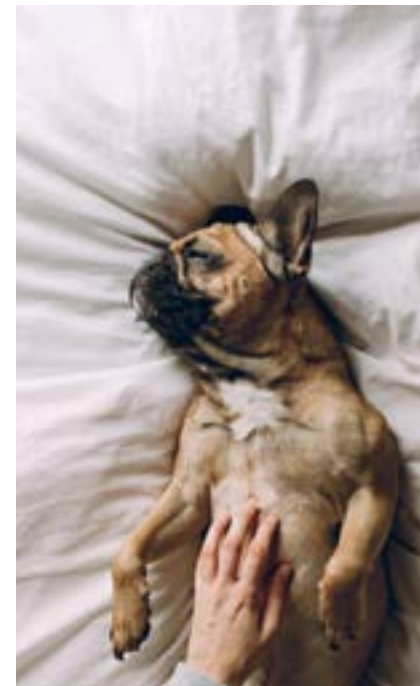
#### ARRIVE IN STYLE

Pit stops from A to B. Road trips from city to coast. Your Concierge can organise suitably impressive transportation to get you there in style.



#### DO NOT WASH

From delicates to your favourite denim, your Concierge can organise your laundry to be dry-cleaned, washed or pressed and returned to your door. Your Concierge can also escort your preferred cleaners to your residence in your absence, so your home looks equally beautiful.



#### DOG DAY AFTERNOON

The royal treatment extends to your four-legged friends. Your Concierge can organise dog walking services for your pampered pooch, along with pick-ups and drop-offs. Pats come complimentary.



#### EYE ON THE BALL

Settle the score with a game of billiards on Level 6, or move out to Level 5's terrace for table tennis. Perfect your putt on Level 18's rooftop putting green or kick back watching the game in the private theatre room.



#### LET SPARKS FLY

Settle into the evening fireside on Level 5's outdoor opulent terrace. An intimate lounge with central fire pit is the perfect backdrop for catching up with friends.





*Guilt-free pleasures* **NODO DONUTS**

**MAKE YOUR MOVE**

Beyond your front door a world of wonder awaits. Infused with energy and eclecticism, Newstead and its neighbours serve up cool on every corner. Start with a guilt-free pleasure at Nodo. Meet your entourage for brunch at King Arthur and plan the night's adventures (and your outfit to match). A sleek silhouette from Gail Sorronda pared back with a glittering sunset at Eleven. Just perfect.



*James Street fashionista* **GAIL SORRONDA**

**THE WORD**

**l o c a l  
l o v e**



*Toast of the town* **ELEVEN ROOFTOP BAR**



*Brunch royalty* **KING ARTHUR**



*A quick pint* **NEWSTEAD BREWING CO.**

**t h e  
h o o d**



*Blue jeans* **NUDIE JEANS CO**

**KK**



*Eat your greens* **HATCH & CO**



*Business at the bar* **TARTUFO**



*Time for a nightcap* **CALILE HOTEL**



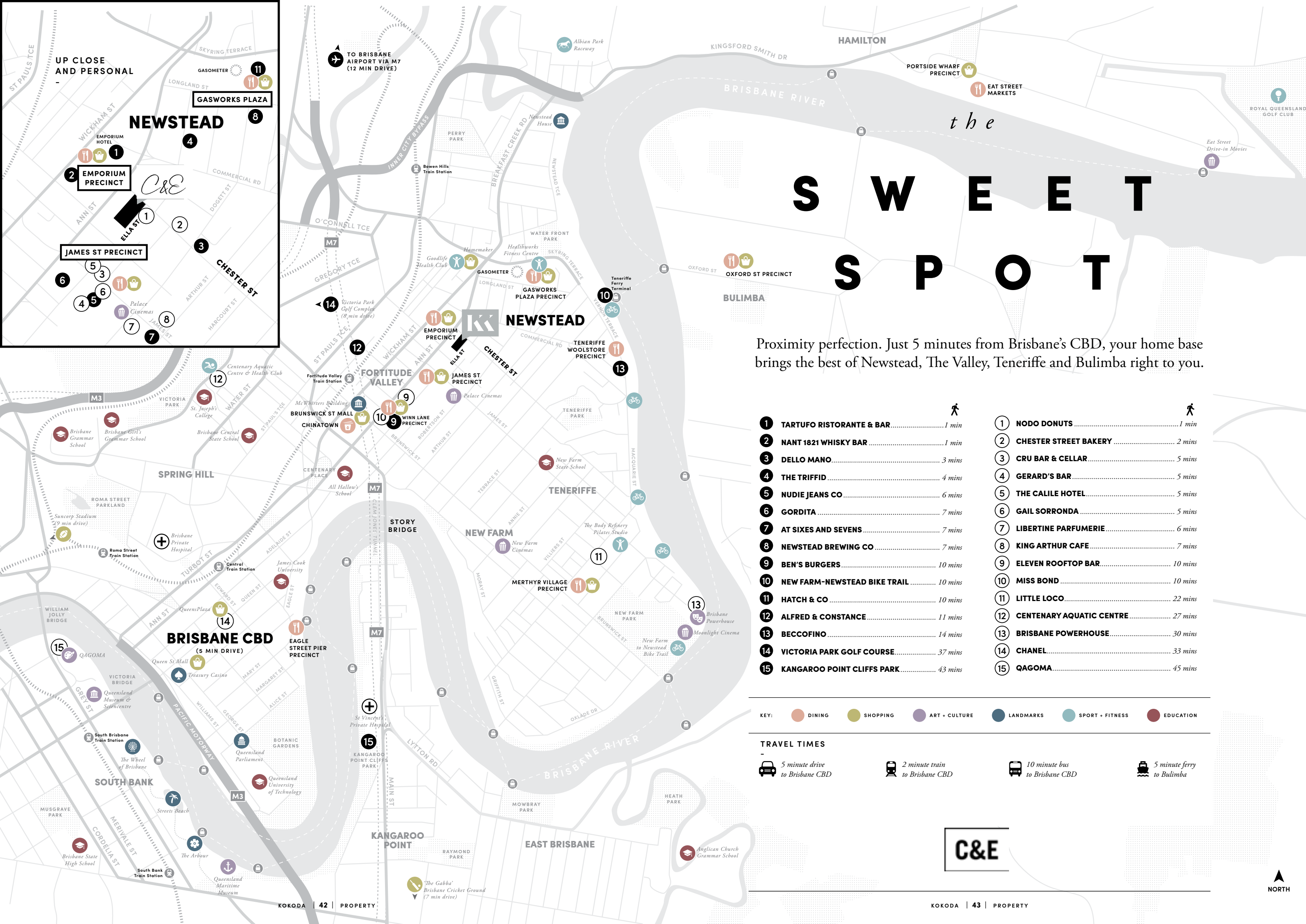
CHANEL

OBJET D'ART

A city of contrast and cool. Ornate sandstone heritage from the late 1800s meets sharply angled millennial modernism. Lose yourself at QAGOMA, where old masters challenge their contemporary counterparts. Painterly ballerinas by Edgar Degas dance with hyper-realistic sculptures by Ron Mueck at Brisbane's monument to artistic mastery.

For art of the more wearable kind, turn to eclectic finds and international icons along Brisbane's Queen Street Mall and beyond. A Chanel stop, vintage top-up and Louis Vuitton window shop. One should always dream.





UP CLOSE  
AND PERSONAL

GASWORKS PLAZA

NEWSTEAD

JAMES ST PRECINCT

NEWSTEAD

BRISBANE CBD  
(5 MIN DRIVE)

Proximity perfection. Just 5 minutes from Brisbane's CBD, your home base brings the best of Newstead, The Valley, Teneriffe and Bulimba right to you.

- 1

TARTUFO RISTORANTE & BAR.....1 min
- 2

NANT 1821 WHISKY BAR.....1 min
- 3

DELLO MANO.....3 mins
- 4

THE TRIFFID.....4 mins
- 5

NUDIE JEANS CO.....6 mins
- 6

GORDITA.....7 mins
- 7

AT SIXES AND SEVENS.....7 mins
- 8

NEWSTEAD BREWING CO.....7 mins
- 9

BEN'S BURGERS.....10 mins
- 10

NEW FARM-NEWSTEAD BIKE TRAIL.....10 mins
- 11

HATCH & CO.....10 mins
- 12

ALFRED & CONSTANCE.....11 mins
- 13

BECCOFINO.....14 mins
- 14

VICTORIA PARK GOLF COURSE.....37 mins
- 15

KANGAROO POINT CLIFFS PARK.....43 mins
- 1

NODO DONUTS.....1 min
- 2

CHESTER STREET BAKERY.....2 mins
- 3

CRU BAR & CELLAR.....5 mins
- 4

GERARD'S BAR.....5 mins
- 5

THE CALILE HOTEL.....5 mins
- 6

GAIL SORRONDA.....5 mins
- 7

LIBERTINE PARFUMERIE.....6 mins
- 8

KING ARTHUR CAFE.....7 mins
- 9

ELEVEN ROOFTOP BAR.....10 mins
- 10

MISS BOND.....10 mins
- 11

LITTLE LOCO.....22 mins
- 12

CENTENARY AQUATIC CENTRE.....27 mins
- 13

BRISBANE POWERHOUSE.....30 mins
- 14

CHANEL.....33 mins
- 15

QAGOMA.....45 mins

KEY: DINING SHOPPING ART + CULTURE LANDMARKS SPORT + FITNESS EDUCATION

TRAVEL TIMES  
5 minute drive to Brisbane CBD  
2 minute train to Brisbane CBD  
10 minute bus to Brisbane CBD  
5 minute ferry to Bulimba

C&E





## ARCHITECTURE &amp; INTERIOR DESIGN

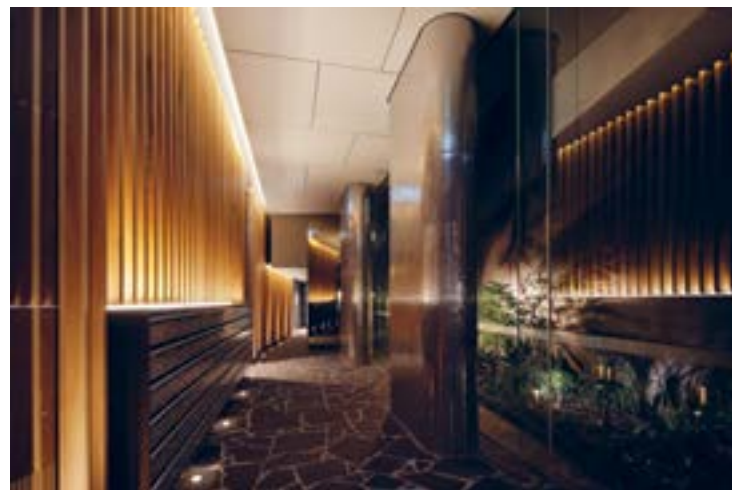
Hayball is one of Australia's largest practices specialising in architecture, interior design and urban planning. Over 30 years, they have created hundreds of projects across Australia, South-East Asia and China – from single and multi-residential buildings to schools and universities, commercial developments and urban design for entire suburbs.

Hayball creates outstanding buildings that enrich the lives of occupants with a sense of individuality, flexibility and enjoyment. Integrating architecture, interior design and urban design, Hayball specialises in stitching new projects into the existing urban fabric with emphasis on an architectural response that contributes to an area's vibrancy and character.

hayball



*Neo 200* **MELBOURNE**



*Bravo Apartments* **CARLTON, MELBOURNE**

C&E



*Macalister Mansion* **PENANG, MALAYSIA**

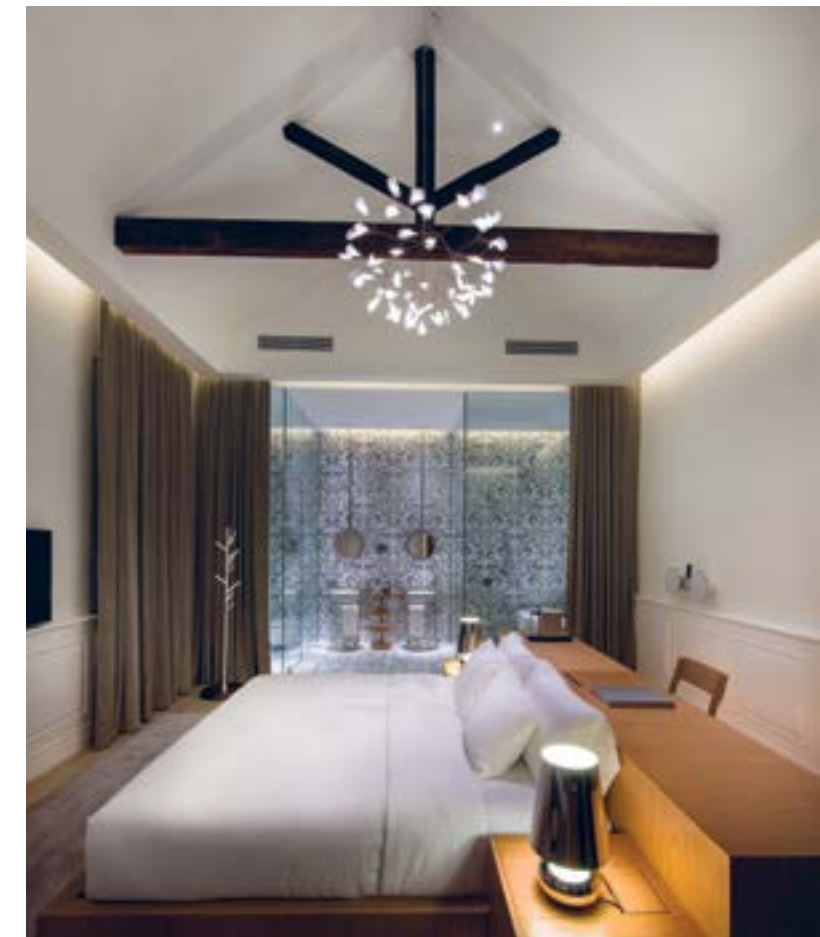
## INTERIOR DESIGN

Headquartered in Singapore, Ministry of Design was created by Colin Seah to question, disturb and redefine spaces, forms and experiences that surround us and give meaning to our world. Declared a "Rising Star of Architecture" by the Monocle Singapore Survey 2010, MOD won the prestigious "Designer of the Year" by the International Design Awards, USA 2010.

An integrated spatial-design practice, MOD's explorations are created amidst a democratic atmosphere and progress seamlessly between form, site, object and space.

MOD begin each distinct project anew by seeking to do two things – draw deeply from context and dream freely to transcend convention. Each MOD project strives to be delightfully surprising, relevant, distinctly local but with true global appeal.

MINISTRY  
OF  
DESIGN



*Macalister Mansion* **PENANG, MALAYSIA**

C&E



*Bravo Apartments* **CARLTON, MELBOURNE**





C&E

C&E

ACTUAL PHOTOGRAPH



C&E

APT. C701

| 1 BEDROOM | 1 BATHROOM | 1 CAR PARK |



1 BED, 1 BATH

1 Car park

TOTAL AREA ..... 62m<sup>2</sup>

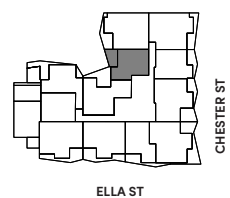
Internal..... 51m<sup>2</sup>

External..... 11m<sup>2</sup>

CHESTER

| NEWSTEAD, BRISBANE |

KEY  
PLAN



The plan is not to scale and for illustrative purposes only. The final product may differ from that illustrated. Furniture depicted is provided as a guide only and is not sold pursuant to the contract of sale. To the extent of any inconsistency between this floor plan and the building format plan, the building format plan prevails.

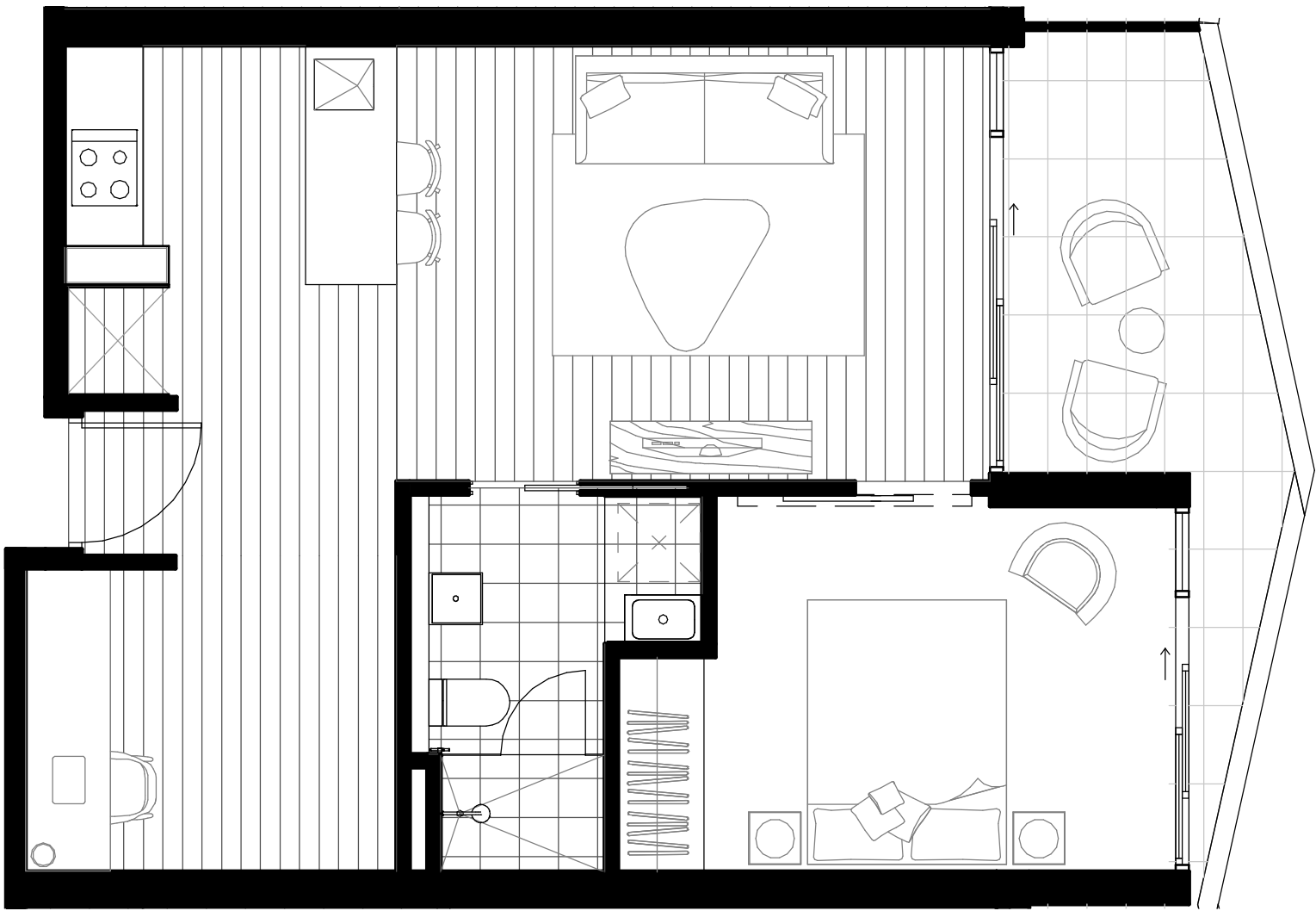
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APT. C604

| 1 BEDROOM | 1 BATHROOM | 1 STUDY | 1 CAR PARK |

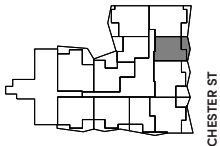


1 BED, 1 BATH, 1 STUDY  
1 Car park

TOTAL AREA .....63m<sup>2</sup>  
Internal.....53m<sup>2</sup>  
External.....10m<sup>2</sup>

CHESTER  
| NEWSTEAD, BRISBANE |

KEY  
PLAN



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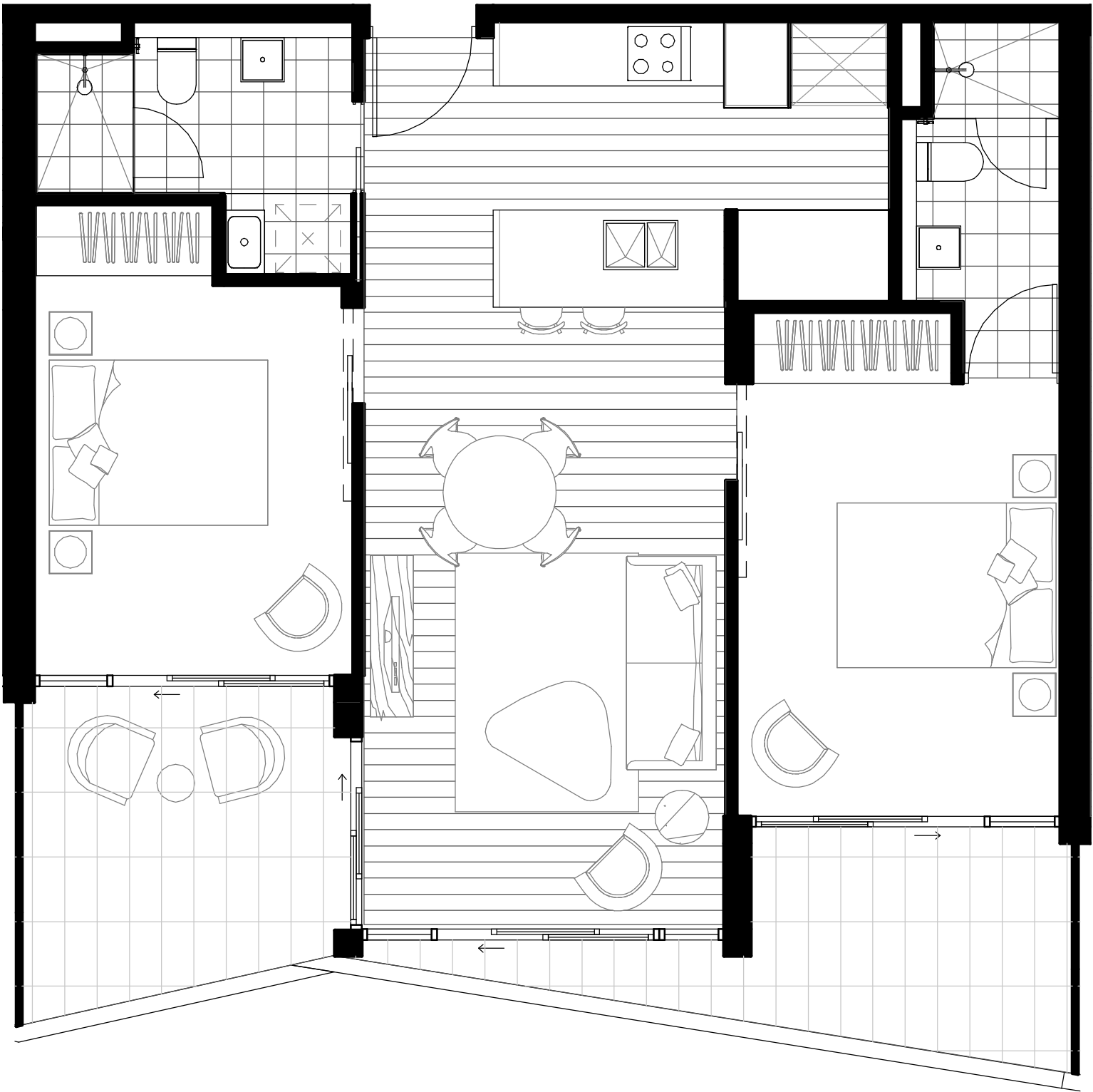






APT. C808

| 2 BEDROOM | 2 BATHROOM | 1 CAR PARK |



2 BED, 2 BATH

1 Car park

TOTAL AREA ..... 90m<sup>2</sup>

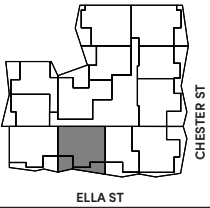
Internal.....71m<sup>2</sup>

External.....19m<sup>2</sup>

CHESTER

| NEWSTEAD, BRISBANE |

KEY  
PLAN



NORTH

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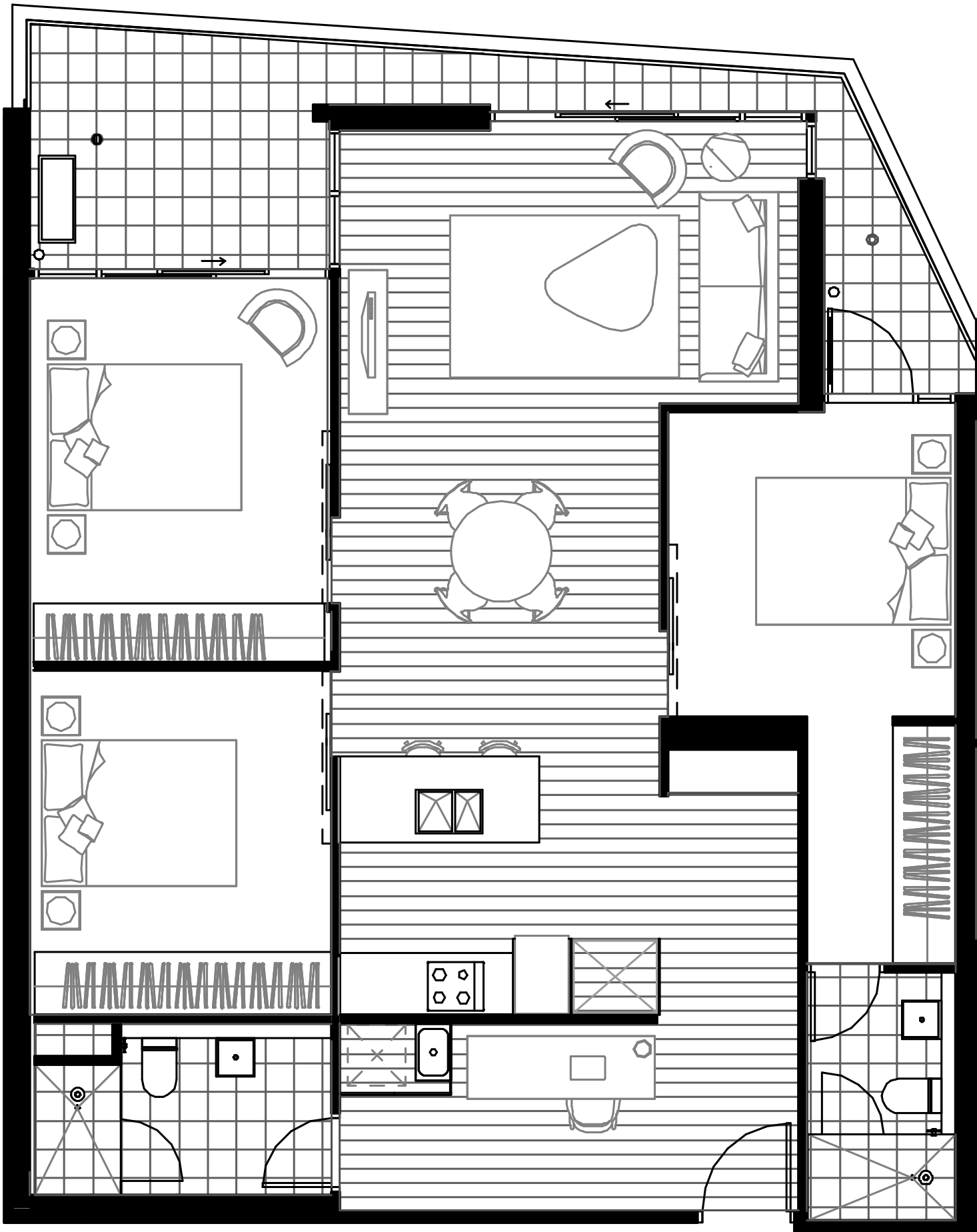






APT. C610

| 3 BEDROOM | 2 BATHROOM | 1 STUDY | 2 CAR PARK |

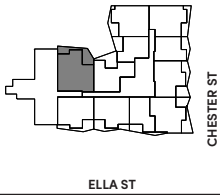


3 BED, 2 BATH, 1 STUDY  
2 Car park

TOTAL AREA ..... 118m<sup>2</sup>  
Internal.....102m<sup>2</sup>  
External.....16m<sup>2</sup>

CHESTER  
| NEWSTEAD, BRISBANE |

KEY  
PLAN



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