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| MILTON, BRISBANE |

THE  
NEW  
WAVE  
*milfen*

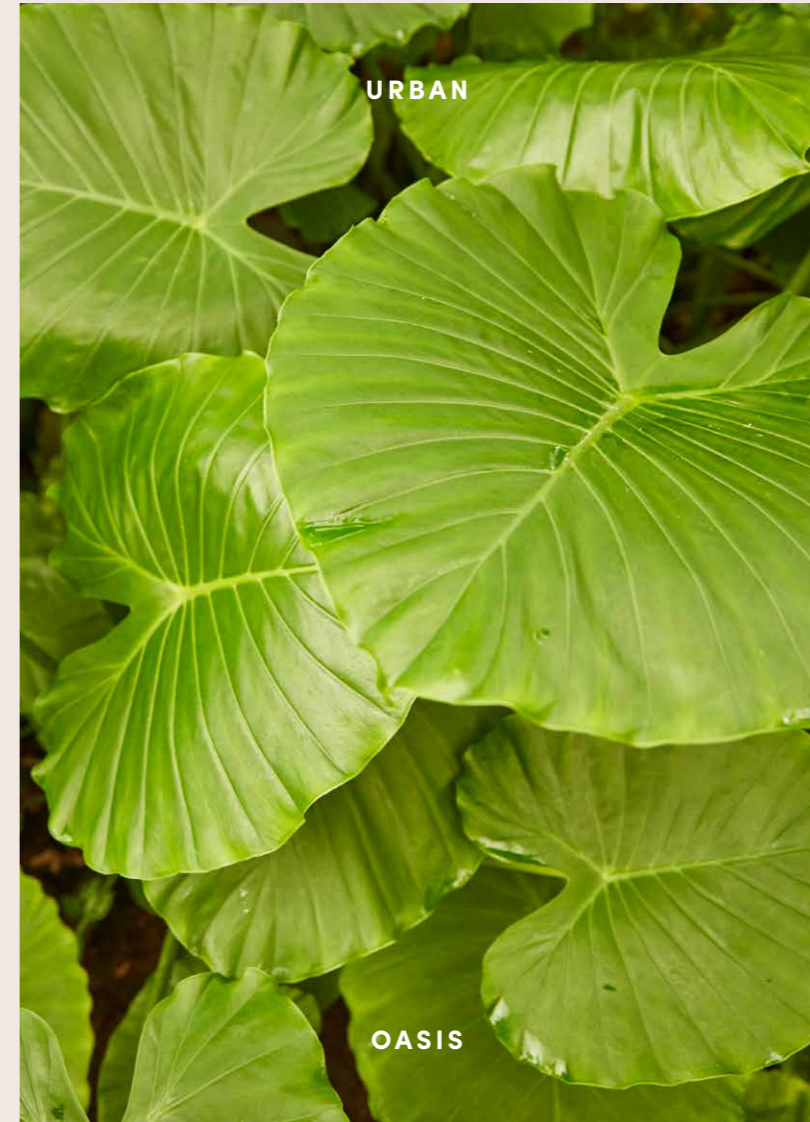
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# BRISBANE

THE ALLURE OF BRISBANE LIES IN ITS EFFORTLESS LIFESTYLE. A UNIQUE ATMOSPHERE THAT MERGES NATURAL BEAUTY WITH AN URBAN EDGE. AS AUSTRALIA'S FASTEST GROWING METROPOLIS, BRISBANE IS WHERE LIFE FINDS ITS PERFECT BALANCE.

# BEAUTY



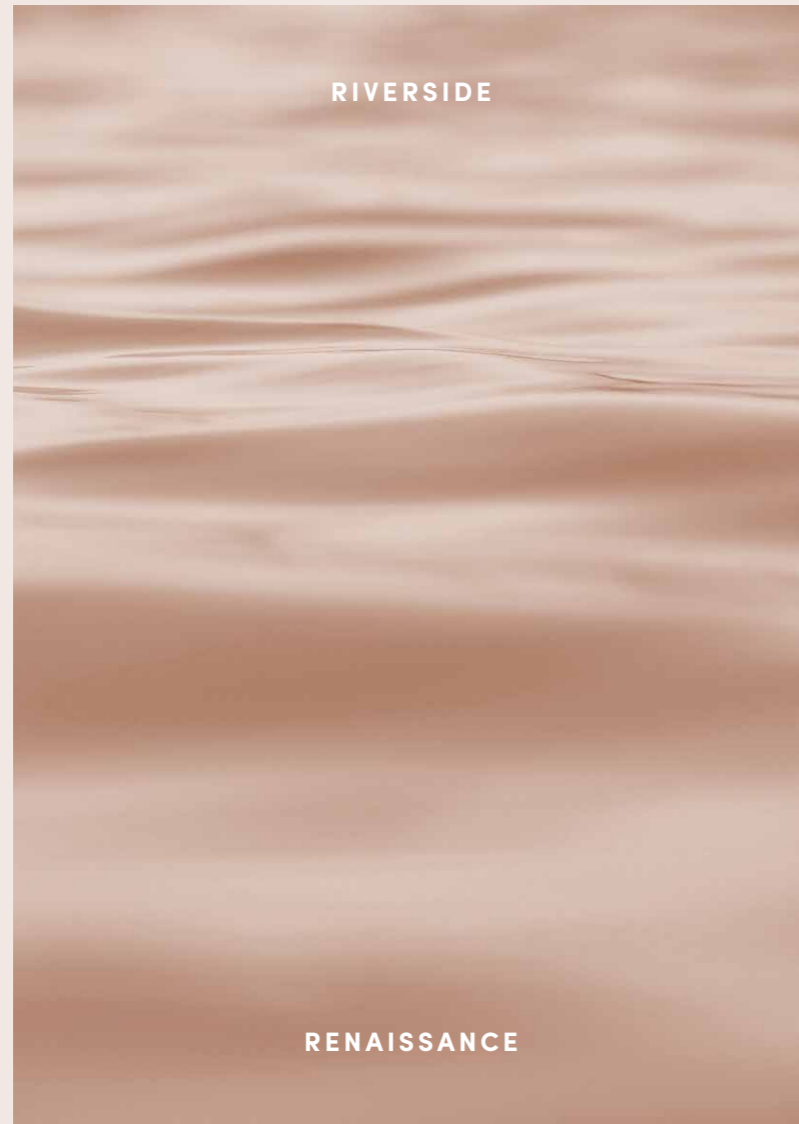
A vibrant metropolis of complementary contrasts, Brisbane is a heady mix of contemporary and heritage architecture set against a backdrop of lush, tropical landscape. The city celebrates the laid back Queensland lifestyle alongside a world class offering of commercial and creative endeavour. A dynamic city has risen, defined by its spectacular setting and entrepreneurial spirit.

# MILTON

EMERGING FROM ITS PROUD HISTORY, MILTON IS EXPERIENCING A METAMORPHOSIS. CARRYING FORWARD HUMBLE ORIGINS AND THE LEGACIES OF HOME GROWN HEROES, A NEW GENERATION HAS EMBRACED MILTON, DRAWN TO ITS SPIRITED URBAN APPEAL.

# PROUD





From its idyllic riverside aspect to its diverse artisanal offerings, Milton is reawakening as the beating heart of Brisbane's cultural scene. With a downtown vibe that mixes microbreweries, rum distilleries and coffee bunkers, Milton's modern-day alchemists are creating an enchanting ambience for a brand new era.





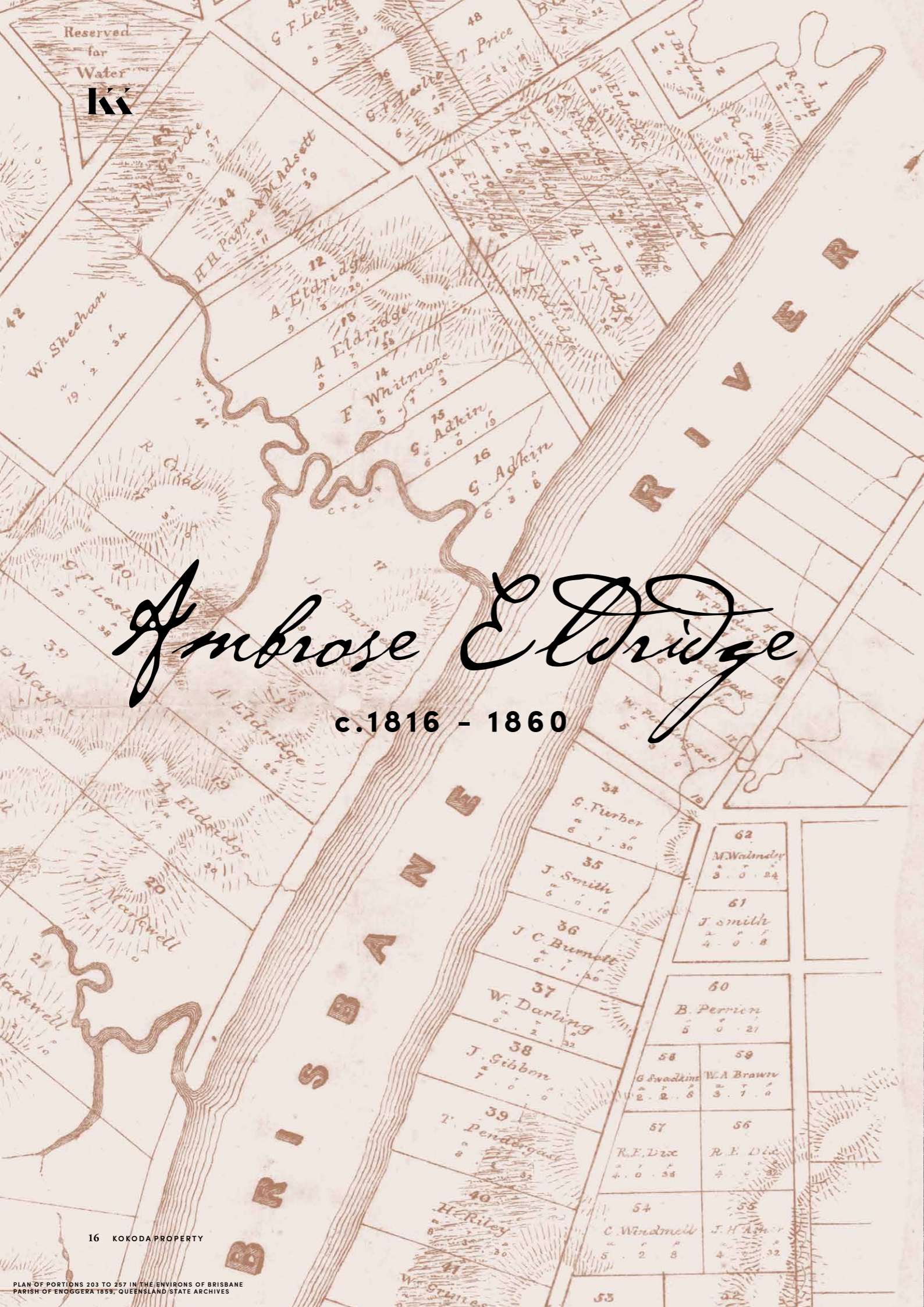
THE  
*bold vision*  
PROUD  
HISTORY

# MILTON

MILTON STANDS TODAY AS A TESTAMENT TO THE AMBITIOUS DREAMS OF AN EARLY PIONEER - AMBROSE ELDRIDGE. SINCE ITS ESTABLISHMENT IN THE 1850s AS MILTON FARM, AMBROSE'S BOLD VISION HAS STEERED ITS EVOLUTION WITH A TENACIOUS SPIRIT.

# FARM





MANNING FAMILY ON THE STEPS OF MILTON HOUSE, c.1866 STATE LIBRARY OF QUEENSLAND

**IN HONOUR OF ITS NAMESAKE, THE CELEBRATES THE HEART, FORTITUDE AND GENEROSITY OF MILTON'S FOREFATHER, AMBROSE ELDRIDGE.**

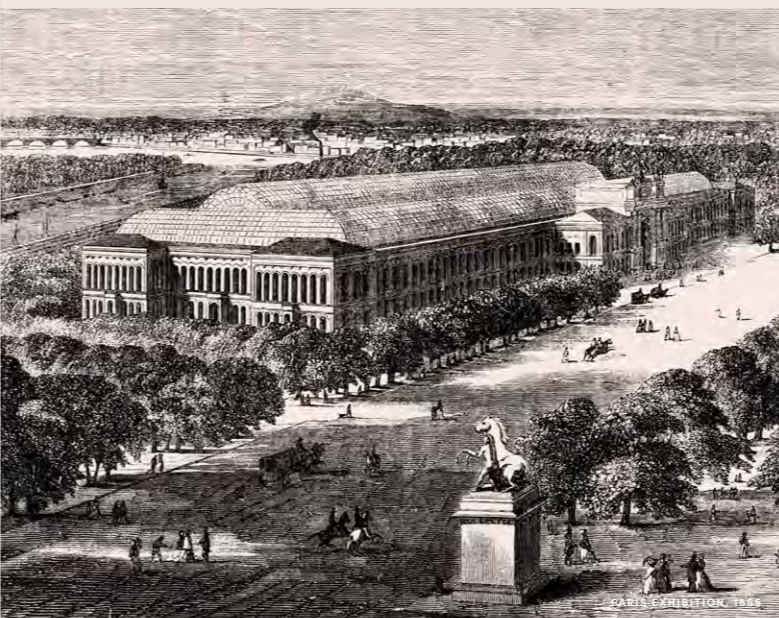
One of Milton's first European landowners was a pioneering visionary named Ambrose Eldridge. An entrepreneur at heart, Ambrose was a respected townsman, high profile businessman and experimental farmer who had a profound influence on the development of Milton and Brisbane.

Born c.1816 in Greater Milton, Oxfordshire, England, Ambrose travelled by ship to Australia on the *Alfred*, arriving in 1839. After practising as a chemist in Sydney for close to a decade, Ambrose moved to Moreton Bay in 1847 where he worked at John Taggart's Medical Hall as Brisbane's third ever chemist. Two years later, Ambrose purchased and expanded the business to offer oil, groceries and confectionery, heralding a new chapter in his entrepreneurial journey.

With profits flowing, and his influence continuing to spread, Ambrose became enthusiastically involved in developing Brisbane's political, civil, economic and social climates. He was a prominent advocate for the Separation Movement and served on numerous local committees that helped establish Moreton Bay's infrastructure and services across health, transport, agriculture, immigration, arts and sciences. In the words of his great grandson Trevor Parminter "Ambrose was a real go-getter."



EARLY VIEW OF QUEEN STREET BRISBANE, c.1850 STATE LIBRARY OF QUEENSLAND

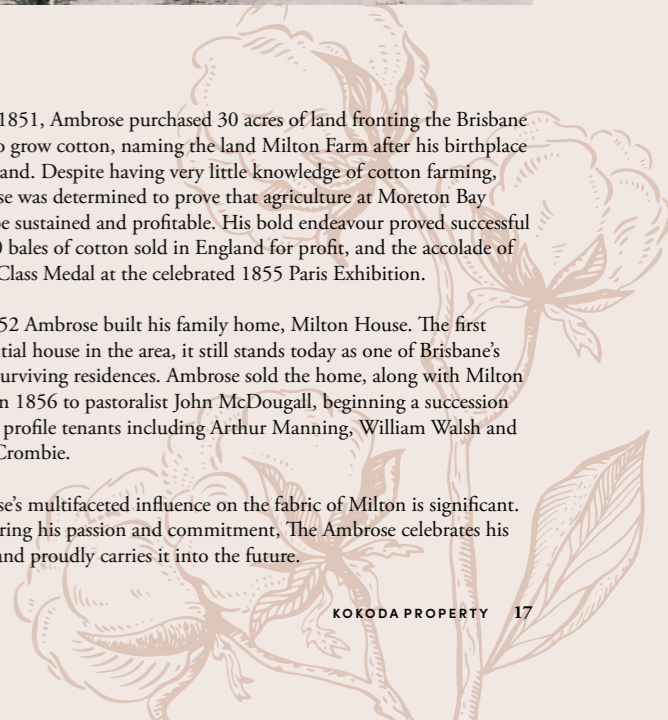


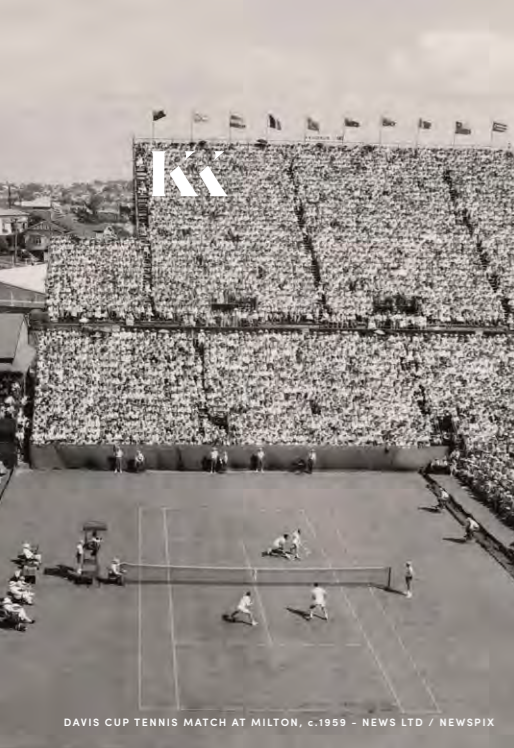
PARIS EXHIBITION 1855

In late 1851, Ambrose purchased 30 acres of land fronting the Brisbane River to grow cotton, naming the land Milton Farm after his birthplace in England. Despite having very little knowledge of cotton farming, Ambrose was determined to prove that agriculture at Moreton Bay could be sustained and profitable. His bold endeavour proved successful with 20 bales of cotton sold in England for profit, and the accolade of a First Class Medal at the celebrated 1855 Paris Exhibition.

In c.1852 Ambrose built his family home, Milton House. The first substantial house in the area, it still stands today as one of Brisbane's oldest surviving residences. Ambrose sold the home, along with Milton Farm, in 1856 to pastoralist John McDougall, beginning a succession of high profile tenants including Arthur Manning, William Walsh and James Crombie.

Ambrose's multifaceted influence on the fabric of Milton is significant. Honouring his passion and commitment, The Ambrose celebrates his legacy and proudly carries it into the future.





DAVIS CUP TENNIS MATCH AT MILTON, c.1959 - NEWS LTD / NEWSPIX



WATCHING A TENNIS GAME AT MILTON, c.1954



CASTLEMAINE BREWERY, c.1901



MAI MENINGA IN THE STATE OF ORIGIN MATCH AT LANG PARK, c.1981 - NEWS LTD / NEWSPIX



SIDE VIEW OF MILTON HOUSE WITH THE MANNING FAMILY, c.1868

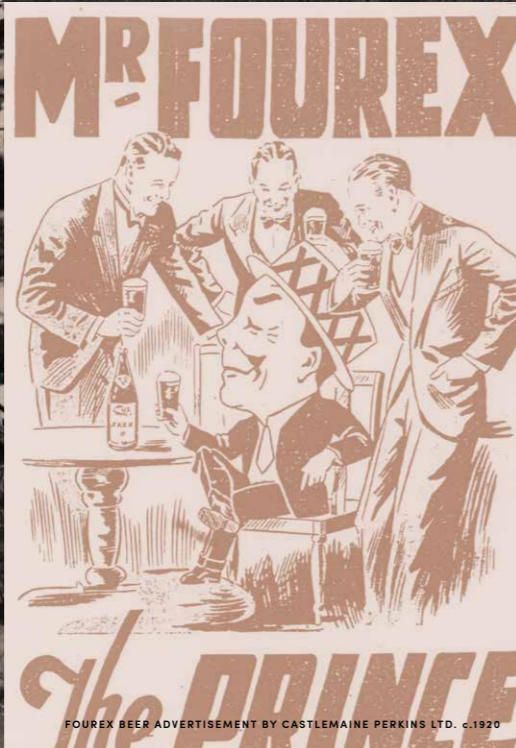


ROWING ON THE BRISBANE RIVER NEXT TO CORONATION DRIVE, c.1947



18 KOKODA PROPERTY

MORROWS BISCUIT FACTORY (LATER TO BECOME ARNOLD MORROWS) ON RIVER RD (RENAMED CORONATION DRIVE), c.1925



FOUREX BEER ADVERTISEMENT BY CASTLEMAINE PERKINS LTD, c.1920



SOCCER MATCH AT LANG PARK IN BRISBANE, c.1937  
ALL HISTORIC IMAGES FROM STATE LIBRARY OF QUEENSLAND



1840

FOR NEARLY TWO CENTURIES MILTON HAS GROWN AND NURTURED SOME OF AUSTRALIA'S GREATEST ICONS. FROM XXXX BEER TO MORROW'S BISCUITS, DAVIS CUP TO THE STATE OF ORIGIN, MILTON HAS EMERGED AS THE NATION'S HEARTLAND FOR LEGENDARY HEROES.

TODAY

KOKODA PROPERTY 19

RIVER RD NOW KNOWN AS CORONATION DR, c.1902

INGENUITY AND LOVE  
FOR BRISBANE LIVES ON, PROUDLY  
CELEBRATED BY HIS FAMILY WHO  
STILL CALL BRISBANE HOME TODAY.

# Family ties

THE  
DESIGN  
REBELLION

*cool change*

COTTEEPARKER  $\Phi$





Designed by renowned Australian architects, Cottee Parker,





RIPPLE

EFFECT

CLIMBING PLANTS WEAVE THEIR  
WAY UP TO THE SKY





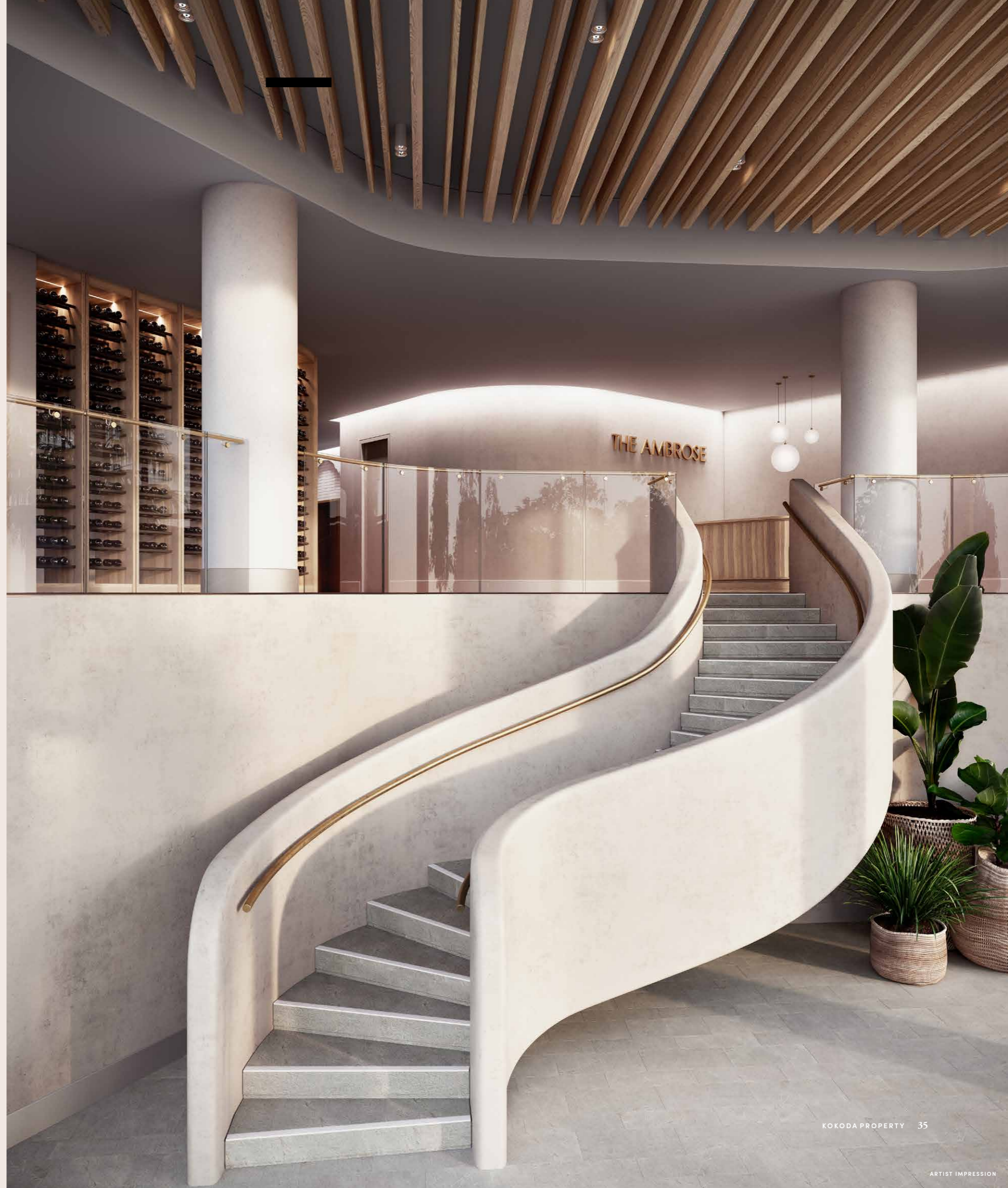
ENJOYS SUBLIME VIEWS OF THE  
CITY SKYLINE, BRISBANE RIVER  
AND MOUNTAINS BEYOND.





THE  
INTERIOR  
DESIGN  
*art house*

THE LOBBY WELCOMES YOU INTO A REFRESHINGLY MINIMAL SPACE, HERALDING AN ORGANIC VISUAL SIMPLICITY THAT MIRRORS THE ARCHITECTURE.



LIGHT AND BRIGHT INTERIORS  
HARNESS AN UNDERSTATED  
CONTEMPORARY ELEGANCE OF  
UNPARALLELED SOPHISTICATION.

RE

PRESS RESET. EPITOMISING THE RELAXED AMBIENCE OF QUEENSLAND'S LAID BACK LIFESTYLE, THE AMBROSE IS A PLACE TO PAUSE AND UNWIND AMONGST COOL ELEGANCE AND NATURAL LUXURY.

LAX





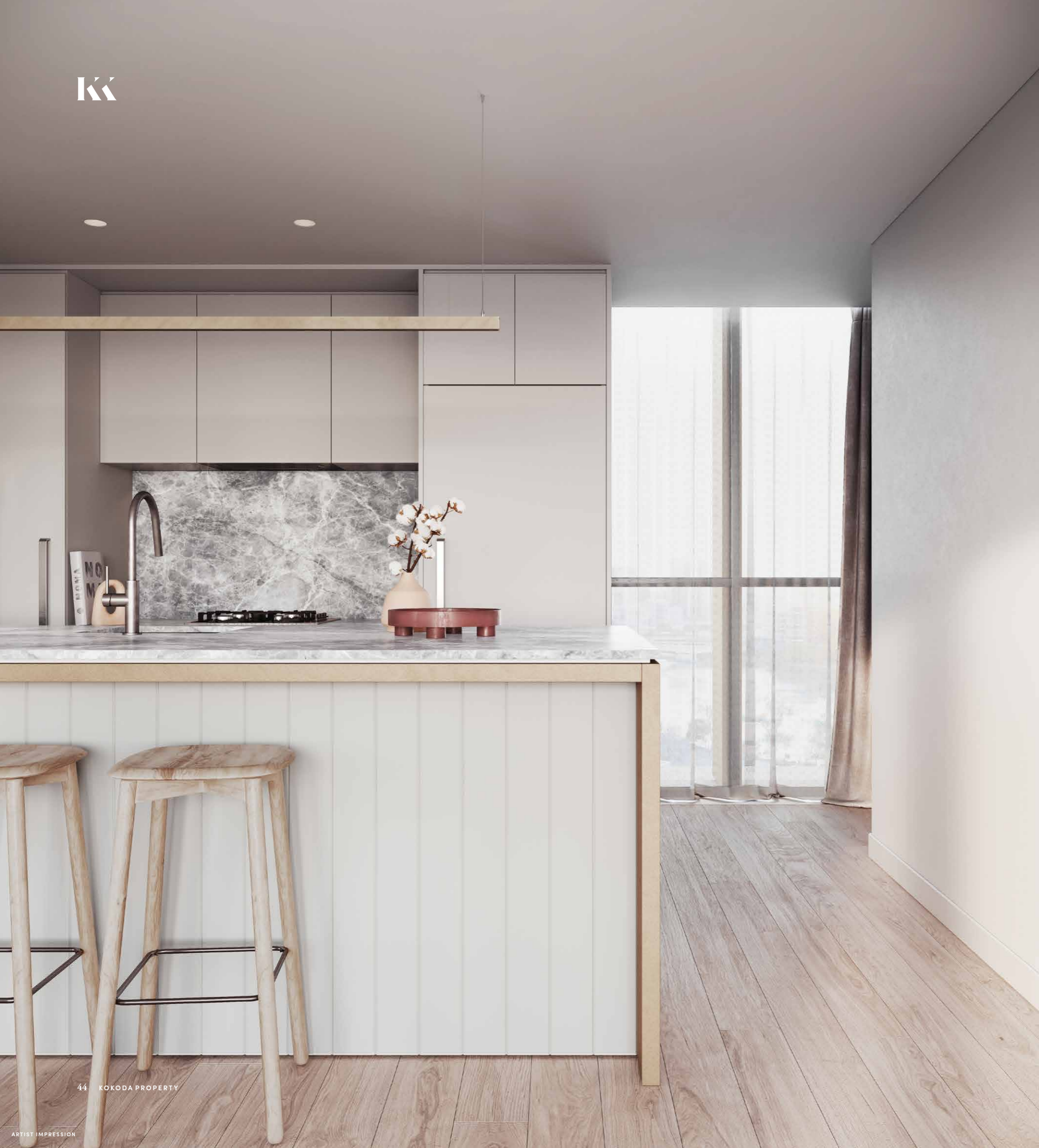
EMBRACE EFFORTLESS LIVING  
AT THE AMBROSE WITH CURATED  
SPACES DESIGNED TO CALM AND  
BRISBANE'S PANORAMIC BEAUTY  
TO INSPIRE.

ARTIST IMPRESSION

-  
PROVIDING SHADE FROM THE  
QUEENSLAND SUN, THE  
ARCHITECTURAL FINNS FRAME THE  
BRISBANE RIVERSIDE BACKDROP.



ARTIST IMPRESSION



AT THE HEART OF THE HOME,  
THE KITCHENS ARE  
INFUSED WITH TACTILE BEAUTY,  
CONSIDERED MATERIALS AND  
SEAMLESS LAYOUTS.



ARTIST IMPRESSION

Natural stone benchtops offset by hints of metallic glamour set the scene for kitchens of elegant beauty. With an understated aesthetic appeal, matched by thoughtful functionality, The kitchen is the cornerstone of your residence. Premium Miele appliances, feature pendant lighting, and sleek white cabinetry, complete kitchens of gentle ambience and style.



GATHER ROUND. THE LUXURY OF NATURAL STONE SETS THE STAGE FOR CULINARY CREATIVITY AND EFFORTLESS ENTERTAINING.





Exuding contemporary sophistication, The bathrooms provide the ultimate tranquil retreat. A neutral palette of organic beauty is grounded with an earthy simplicity. Intelligent layouts highlight a luxury of space, while a curated selection of fixtures and finishes evoke resort-style luxury.



DRIFT AWAY IN A COCOON  
OF QUIET BEAUTY WITH  
HOTEL-INSPIRED DESIGN  
AND SIGNATURE SERENITY.



WITH A CALMING PALETTE  
AND SOFT TEXTURAL DETAILS,  
THE AMBROSE BEDROOMS  
ARE RELAXING SANCTUARIES  
TO INDULGE A LAZY LIE-IN.





ARTIST IMPRESSION



RE

FOSTERING A STRONG SENSE OF COMMUNITY, THE AMBROSE OFFERS A WEALTH OF SOCIAL, ACTIVE AND PRIVATE SPACES TO RECHARGE AND REFRESH. SET AGAINST AN INSPIRED BACKDROP OF THE BRISBANE CITY SKYLINE, THE ROOFTOP REACHES NEW HEIGHTS OF LUXURY.

NEW

AS THE INSPIRED CENTREPIECE OF THE ROOFTOP, POOLSIDE PLEASURES BECKON AGAINST A BACKDROP OF SHIMMERING BEAUTY.





KK

With spaces for relaxation, entertaining or indulging health and wellbeing pursuits, The [redacted] rooftop is your go-to for good times. Lose yourself in a book on the reading lawn or enjoy a bbq with friends as the sun goes down, followed by a twilight movie at the outdoor cinema. Set against a lush landscape with stunning views, The [redacted] rooftop is the pinnacle of relaxation.

ARTIST IMPRESSION





ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION



**SOAK IT UP**

Rejuvenate and refresh on The Ambrose rooftop with elevated pool and spa deck, bbq areas, lawn terraces, and outdoor cinema. Settle in with friends or enjoy solo time surrounded by stunning views.

ENJOY A WEALTH OF EXCLUSIVE RESORT-STYLE LUXURIES AND CONCIERGE SERVICES THAT HELP LOOK AFTER LIFE'S NECESSITIES.

**CONCIERGE HOURS OF OPERATION**

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

**STAND AND DELIVER**

Limes for your margaritas, fresh flowers for your table, or the spoils of that little late night net-a-porter.com session. Allow your concierge to take delivery of all your precious items and online purchases.



**INNER BALANCE**

Say hello to a new dawn with an invigorating yoga session on rooftop deck or a morning workout in the gym.

LITTLE

**ARRIVE IN STYLE**

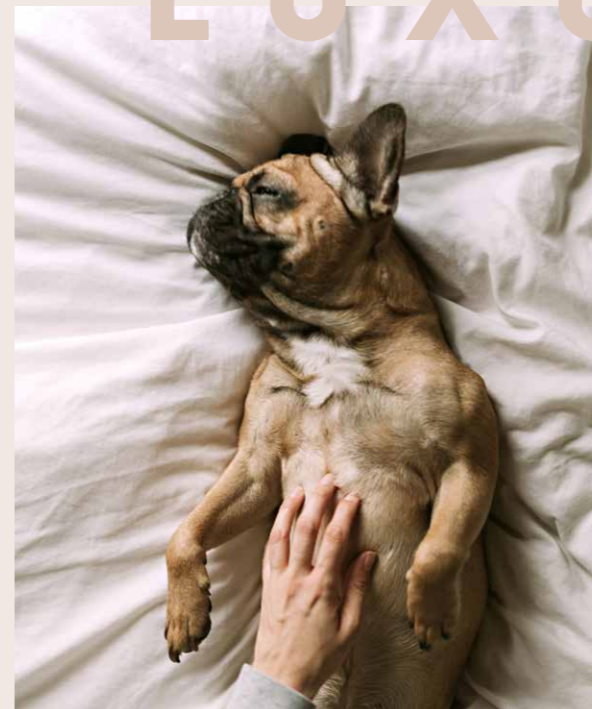
Quick journeys from A to B. Weekend escapes from city to coast. Your Concierge can organise suitably impressive transportation to get you there in style.



**DO NOT WASH**

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

LUXURIES



**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.



**DINNER PARTY, SANS DRAMA**

Allow your Concierge to engage the personal chef and event planner to cater your next celebration or intimate gathering in the private dining room, lounge and kitchen.

Please refer to the Management Engagement and Letting Authorisation Agreement (the Management Agreement) for all standard concierge services included within the body corporate levies. Additional services (such as arranging transportation, laundry, dry cleaning, dog walking, car washing, personal trainer, event planner and personal chef) can be requested by residents and will be charged as an additional cost to the requestor. Information contained in the Management Agreement is subject to change without notice. Concierge onsite hours of operation are Monday to Friday 7am-8pm, Saturday and Sunday 9am-5pm. Hours are subject to change.

THE  
NEIGH  
BOUR  
HOOD  
*sweet spot*





THE PROJECT

SUNCORP STADIUM

CAXTON STREET

THE BARRACKS

GALLERY OF MODERN ART (GOMA)

STATE LIBRARY

QUEENSLAND ART GALLERY

QLD PERFORMING ARTS CENTRE (QPAC)

THE WHEEL OF BRISBANE

BRISBANE CBD

PADDINGTON

SOUTH BANK

MILTON ROAD

BRISBANE RIVER

MILTON TRAIN STATION



XXXX BREWERY

MILTON HOUSE

MILTON

CORONATION DRIVE



HUNTER

GATHERER

ANOUK CAFE

Scoot by Bunker for Brisbane's best coffee followed by lunch with friends at Anouk. Gather farm fresh produce at the Sunday Milton Markets, find a kaleidoscope of fashion at Hummingbird The Shop or discover locally made ceramics at Brown's General Store.







EXPLORE THE ECLECTIC TREASURES OF MILTON AND ITS NEIGHBOURS. FROM HOME GROWN FAVOURITES TO SECRET GEMS, THE LOCAL VIBE IS LAID BACK AND FULL OF FRIENDLY CHARM.





**CAFES & RESTAURANTS**

- 1 Bunker Coffee..... 3 min walk
- 2 Two Wheels and a Handlebar..... 4 min walk
- 3 Anouk Cafe..... 17 min walk
- 4 Naim..... 7 min drive
- 5 85 Miskin St..... 9 min drive

**BARS & NIGHTLIFE**

- 6 Aether Brewing..... 4 min walk
- 7 The Scratch Bar..... 5 min walk
- 8 Newstead Brewing Co..... 9 min walk
- 9 The Malecón..... 10 min walk
- 10 Darling & Co..... 14 min walk

**SHOPPING**

- 11 Milton Markets..... 2 min walk
- 12 Brown's General Store..... 5 min drive
- 13 Double Double..... 6 min drive
- 14 Empire Revival..... 6 min drive
- 15 Hummingbird The Shop..... 6 min drive

**EDUCATION**

- 16 Milton State School..... 4 min drive
- 17 Brisbane Grammar School..... 5 min drive
- 18 Brisbane Girl's Grammar School..... 6 min drive
- 19 Brisbane Boys' College..... 7 min drive
- 20 The University of Queensland (St Lucia)..... 8 min drive

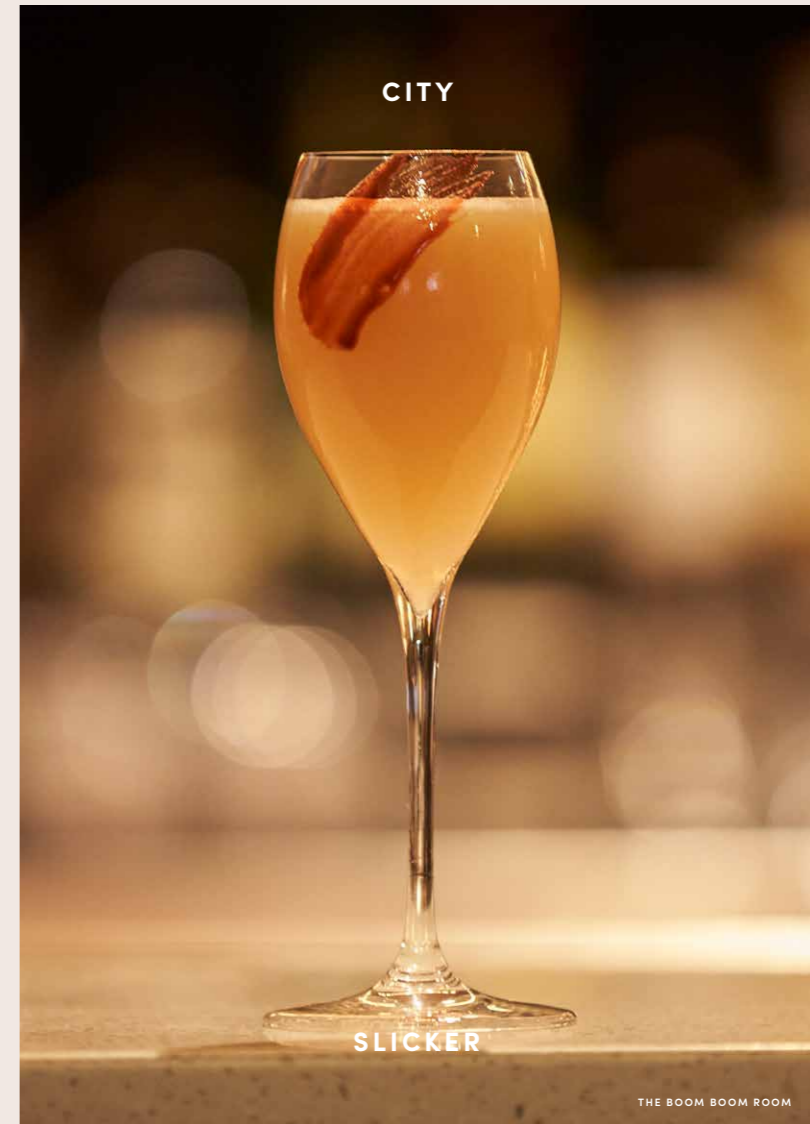
**HEALTH & WELLBEING**

- 21 Toowong Private Hospital..... 4 min drive
- 22 The Wesley Hospital..... 4 min drive
- 23 RiverCity Private Hospital..... 4 min drive
- 24 St Andrews War Memorial Hospital..... 6 min drive
- 25 Brisbane Private Hospital..... 7 min drive

**KEY DESTINATIONS**

- 26 Milton Train Station..... 4 min walk
- 27 Milton Ferry Terminal..... 8 min walk
- 28 Park Road Shopping & Dining Precinct..... 4 min walk
- 29 Suncorp Stadium..... 10 min walk
- 30 Toowong Village..... 4 min drive
- 31 Brisbane CBD..... 5 min drive
- 32 South Bank Cultural Precinct..... 5 min drive
- 33 Brisbane Airport..... 16 min drive

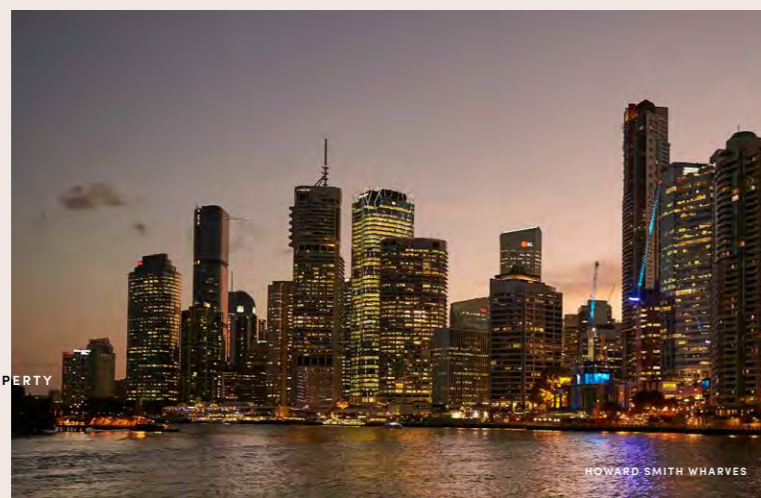




Six minutes by ferry will find you sipping champagne cocktails at the latest hotspots. Book a booth at Donna Chang for modern Chinese in a 1920's era bank or settle in for a sunset spritz at Howard Smith Wharves. Closer to home, The Malecón's rum and live jazz make for a perfect nightcap.



THE NIGHT IS YOUNG AND THE DRINKS ARE ON ICE. FROM BOUTIQUE DISTILLERIES TO GRAND ESTABLISHMENTS, BRISBANE'S FLOURISHING BAR & DINING SCENE AWAITS.





THE  
*fast facts*  
DOWN

HIT

LIST



4

MINUTE WALK

MILTON TRAIN STATION

Milton Station hosts frequent train services that connect you with the city and surrounds.



4

MINUTE WALK

PARK ROAD PRECINCT

With its European allure, Milton's iconic Park Road Precinct enjoys an abundance of lively cafe culture and alfresco dining.



8

MINUTE WALK

MILTON FERRY TERMINAL

Whether you're heading to the CBD, The University of Queensland, or beyond, the CityCat ferry is your traffic-free option.



10

MINUTE WALK

SUNCORP STADIUM

As the beating heart of Brisbane's sporting scene, the world-class Suncorp Stadium is home to rugby league, rugby union and major events.



3

MINUTE DRIVE

FREW PARK

Enjoy a game of tennis at the Roy Emerson Tennis Centre or a lazy weekend picnic in the parklands with a wealth of play spaces for kids.



6

MINUTE FERRY

BRISBANE CBD

Work or play, Brisbane's CBD is located just 2kms ensuring you are in prime position to enjoy its bounty.



5

MINUTE DRIVE

**BRISBANE GRAMMAR**

With an enviable reputation and heritage charm, Brisbane Grammar School is one of many of elite educational offerings

7

MINUTE DRIVE

**PADDINGTON PRECINCT**

Neighbouring Paddington offers vibrant cafes, vintage fashion and antique shopping set amongst a picturesque village atmosphere.

10

MINUTE FERRY

**SOUTH BANK**

Brisbane's cultural, educational and recreational precinct features a host of events alongside galleries, museums, Streets Beach and parklands.



10

MINUTE DRIVE

**MT COOT-THA GARDENS**

Recognised as Queensland's premier subtropical botanic gardens, this 56-hectare lush sanctuary provides the ultimate escape just moments away.

12

MINUTE DRIVE

**MT COOT-THA LOOKOUT**

Walk, run, bike or drive it. The spectacular panoramic views across Brisbane are worth the climb at Mount Coot-tha Lookout.

14

MINUTE FERRY

**UNIVERSITY OF QLD**

Ranked in the top 50 QS World University Rankings, The University of QLD is one of the world's most respected universities.

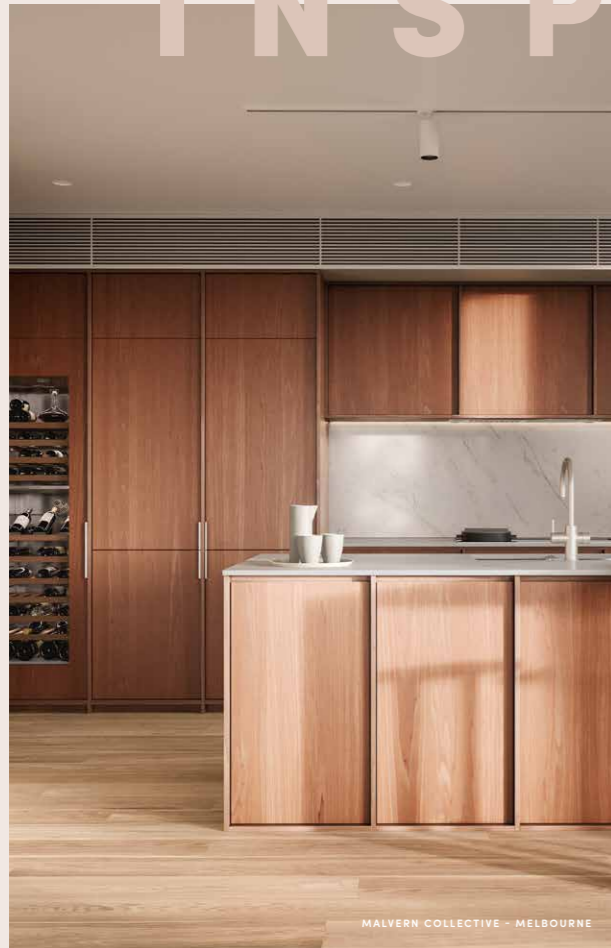


**B R A N C H**

DISCOVER BRISBANE'S MOST EXCLUSIVE SCHOOLS AND THE RENOWNED UNIVERSITY OF QLD. FROM SOUTH BANK'S CULTURAL HEART TO MOUNT COOT-THA'S NATURAL BEAUTY, THE SURROUNDS CELEBRATE BOTH WISDOM AND WONDER.

**O U T**

# INSPIRED



## AN ADDRESS OF DISTINCTION BY KOKODA PROPERTY

Founded with a passion for architecture and a proud pioneering spirit, Kokoda Property creates living landmarks of craftsmanship, superior quality and thoughtful design. In just 21 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.

# EVOLUTION



## WITH ARCHITECTURE & INTERIORS BY COTTEE PARKER

Founded in 1989, Cottee Parker combine intellect and creativity with a skilful, sensitive approach to design to deliver exceptional spaces and unique architectural outcomes. Responding to culture, environment and the human condition, Cottee Parker are renowned for creating thoughtful and sustainable built environments with community-focused sensibilities.



| MILTON, BRISBANE |



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