



PROJECT FACT SHEET

LOCATION	175-179 and 181 - 185 Waymouth Street Adelaide SA 5000
DEVELOPER	175 Waymouth Street Development Pty Ltd ACN 637 055 022 a.k.a. Luks Investments
ARCHITECTS	GASPARINI LUK ARCHITECTS 15 Hay Street West Ryde NSW 2114 NELSON ARCHITECTS 214 Kensington Road, Marryatville SA 5068
BUILDER	IJ PROJECTS
APARTMENT MIX	Studio, 1, 2, 3bed, sub-Penthouses and Penthouse apartments
TOTAL DWELLINGS	177
STATUS	UNDER CONSTRUCTION
ESTIMATED COMPLETION	Q1 2024
PROJECT HIGHLIGHTS:	<p>OFFERING GREAT INVESTOR DEALS</p> <ul style="list-style-type: none">- High rental return and low vacancy rate in Adelaide CBD- Shortage of new apartment in the next two years, great investment opportunity- Strong Rental Yield, Strong Rental Market <p>OFFERING TO OWNER OCCUPIERS</p> <ul style="list-style-type: none">- Bespoke luxury apartment package- Various selections of spacious layout <p>WALKABLE LOCATION:</p> <ul style="list-style-type: none">- 5min Walk to UniSA West Campus, TafeSA- 8min Walk to Chinatown, Central Market, Adelaide High School- 9min Walk to Tram Stop- 10min Walk to University of Adelaide (Medical School)- 12min Walk to Adelaide Railway Station, Skycity Casino, Convention Centre- 15min Walk to Rundle Mall

BUILDING

- Grand lobby entrance with nearly 6m high foyer
- 3 high speed passenger lifts
- Fully automated multi-stacking car park system in Adelaide that offers a safe, secure, fast, and hassle-free parking experience.
- Built-in smart home features such as lighting, air conditioning, and intercom
- An interrupted view of Light Square that will never be built-out
- Premium fit-out including timber floors, 40mm sintered stone benchtop and vanity top, stone splashback, Miele appliances, double-glazed windows
- Luxury Upgrade: Miele built-in coffee machine & microwave, 900mm Miele appliances, Chevron timber floor, electric fireplace, F&P double-door integrated fridge.
- Well-mix of commercial and residential space in one building. 13 ground-floor spaces are SOLD OUT and designed for local small retailers such as cafe, Japanese noodle shop, sushi bar, dessert shop, saloon, unmanned convenience store, Vietnamese Rolls takeaway, florist, co-working space, bubble tea shop, etc.
- Amenities - Two rooftop gardens with BBQ facilities, secured mail room, jet pool and fully equipped Gym
- Energy efficient design, targeting 6-star NatHERS rating.

APARTMENT ATTRIBUTES

TYPE	BATH	CAR	INT SIZE (SQM)	BAL SIZE (SQM)	PRICE (AUD)
INVESTOR OPTIONS					
STUDIO	1	0	29 - 39	0 - 6	From \$268,000
1BED	1	0	50	3	From \$375,000
1BEB + STUDY	1	0	53 - 58	10 - 12	From \$406,000
2BED	2	1	60 - 73	0 - 25	From \$583,000
OWNER OCCUPIER / DOWNSIZER OPTIONS					
2BED	2	1	90 - 112	12 - 17	From \$999,000
3BED	2 - 3	2	143 - 161	17 - 27	From \$1.324mil
4BED	3 - 4	2	251 - 261	21 - 118	From \$2.440mil

ESTIMATED OUTGOINGS

TYPE	Strata Fee p.a.	Council Rate Per Qtr	Water Rates Per Qtr
STUDIO	0.55%	\$250	\$140
1BED	0.55%	\$300	\$158
1BEB + STUDY	0.55%	\$350	\$170
2BED 2BATH	0.55%	\$400	\$198

ABOUT LUKS INVESTMENTS

Luks Investments has been a passive investor in South Australia real estate market since its establishment in 1987. With the Central Adelaide project, it has been transformed into a customer focused property developer that delivers innovative products which exceed buyers' expectations ever since.

In May 2017, Luks Investments has delivered the landmark Central Adelaide project on 160 Grote Street Adelaide SA 5000. It consists of 260 apartments and 5 commercial tenancies with the total value of over \$120 million.

