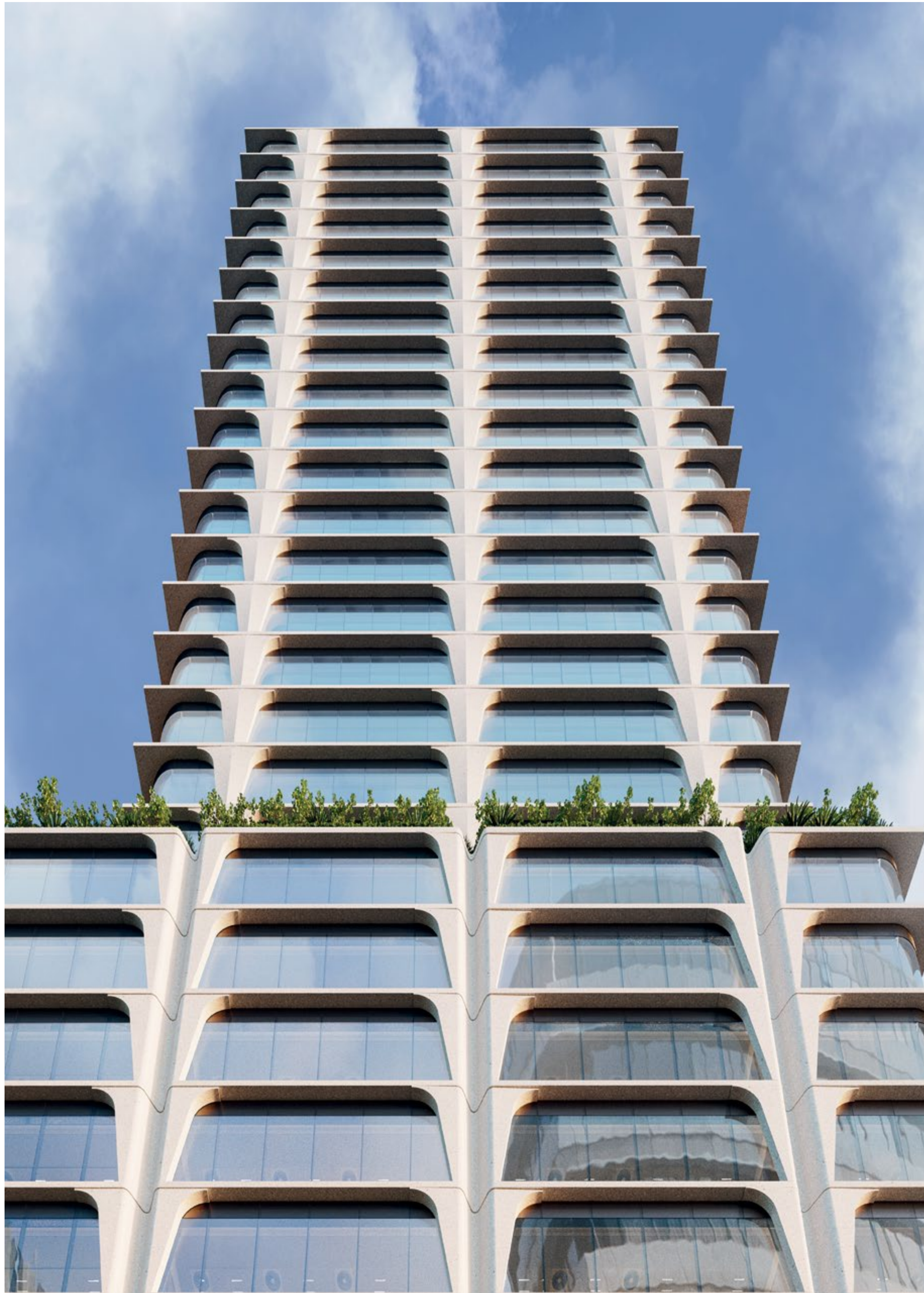


LITTLE COLLINS



**SEE IN THE DAY. SEE OUT THE DAY
AT 130 LITTLE COLLINS.**



TRANSFORM YOUR WORK DAY, ONE LUXURIOUS MOMENT AT A TIME.

WORK TIME. FREE TIME. ALL THE TIME

130 Little Collins sets the bar in architecture, design, amenity and sustainability to redefine how you will start and finish your day. This new, world-class site will open its doors within Melbourne's exclusive Paris End, where you can see out your day in an entirely new way.

An early morning refresh in the luxury private showers. An 8am espresso in the sun-drenched ground floor lobby. A midday video conference in a private meeting room. Drinks on the rooftop with views to the bay. A dinner at the subterranean

basement restaurant. With top-end design, personalised services and amenities on par with world-class boutique hotels, welcome to a space where you will want to stay long after the working day ends.

MORE THAN GREAT DESIGN

Architecture, interior design and landscaping heavyweights Cox Architecture, Hecker Guthrie and Jack Merlo leave no stone unturned. Expect to see a new benchmark for quality and performance in Melbourne's epicentre, with 130 Little Collins striving for certification in sustainability and wellness.



BUILDING OVERVIEW



BUILDING

- 28 LEVEL BUILDING
- 10,223 SQM OF NET SALEABLE AREA OVER 26 OFFICE LEVELS
- 400 SQM OF RETAIL
- 651 SQM SITE AREA
- 556 SQM OF NET SALEABLE AREA PODIUM FLOORPLATES
- 351 SQM OF NET SALEABLE AREA TOWER FLOORPLATES
- 3 PASSENGER LIFTS
- CONCIERGE SERVICES
- 2,700MM OFFICE CEILING HEIGHT
- INDEPENDENTLY CONTROLLED TENANCY SERVICES
- WARM SHELL OFFERING READY FOR OCCUPANCY
- FIT OUT CUSTOMISATION OPTIONS AVAILABLE

END-OF-TRIP

- 26 EXCLUSIVE CAR PARKS INCLUDING
2 ELECTRIC VEHICLE CHARGING STATIONS
- 10 PRIVATE CHANGE ROOMS WITH SHOWERS
- SEPARATE MALE AND FEMALE GROOMING FACILITIES
- END-OF-TRIP WAITING LOUNGE
- 55 BIKE PARKS WITH REPAIR STATION
- INDIVIDUAL STORAGE LOCKERS

AMENITY

- DOUBLE HEIGHT LOBBY WITH CONCIERGE SERVICES
- LEVEL 1 BUSINESS LOUNGE WITH BOOKABLE MEETING ROOMS
- ROOFTOP TERRACE

RETAIL

- 400 SQM OF RETAIL
- GROUND LOBBY CAFE
- LOWER GROUND RESTAURANT
- LANEWAY MICRO TENANCY

ENVIRONMENTAL & WELLNESS

- TARGETING 5-STAR GREEN STAR CERTIFICATION
- TARGETING 5-STAR NABERS DESIGN POTENTIAL
- TARGETING WELL SILVER CERTIFICATION

SMART BUILDING

- FUTURE-PROOF TECHNOLOGY INTEGRATION
- INTEGRATED COMMUNICATIONS SYSTEM
- STATE OF THE ART SECURITY
AND MONITORING
- AUTOMATED LIGHTING SYSTEM
- AUTOMATED HVAC SYSTEM
- RECYCLABLE WATER SYSTEM
- SMART BUILDING MANAGEMENT SYSTEM

**"IT'S EASY TO WAX
ARCHITECTURAL ABOUT
OUR WORK, BUT
SOMETIMES IT'S BETTER
TO LET THE BUILDING
SPEAK FOR ITSELF... 130
LITTLE COLLINS FEELS
RIGHT AND LOOKS RIGHT...
WHICH IS BECAUSE OUR
COLLECTIVE TEAM HAS
SPENT THE PAST 2 YEARS
WORKING DILIGENTLY TO
ENSURE THIS WOULD BE
THE OUTCOME."**

**PHIL ROWE,
CO-DIRECTOR COX
ARCHITECTURE**

AS GROUNDED AS IT IS AMBITIOUS

Sweeping sculptural columns flow from the level above and anchor themselves to the ground plane. World-class architecture convenes with innovation in sustainability and design excellence.

Simple and minimalist material selection ensures a timeless yet contemporary quality that plays with light and texture. The building's colour palette generates openness and expansiveness while the interiors are sophisticated, rich and warm. The outcome?
A space that is balanced. Perfect to rest, retreat, socialise and work.

Designed to reflect the warmth and humanity of the people within it, 130 Little Collins steps away from the 'glass box' office and replaces it with a site that is unique and aspirational in keeping with the surrounding streetscape.

The design opens the space between the building's edge and Coromandel Place. This allows the site to breathe and add vibrancy to the public realm. The double height, 3-dimensional sculptural colonnade creates a sense of grandeur, drama and elegance that plays into the proportions of height and mass at street level. While the arches tip their hats to the Victorian era, and the expressed columns nod to the façades of the precinct's early 20th century buildings, all of which collate to see out your day in an atmosphere of brilliance.

→ Artist's impression – Little Collins Street façade

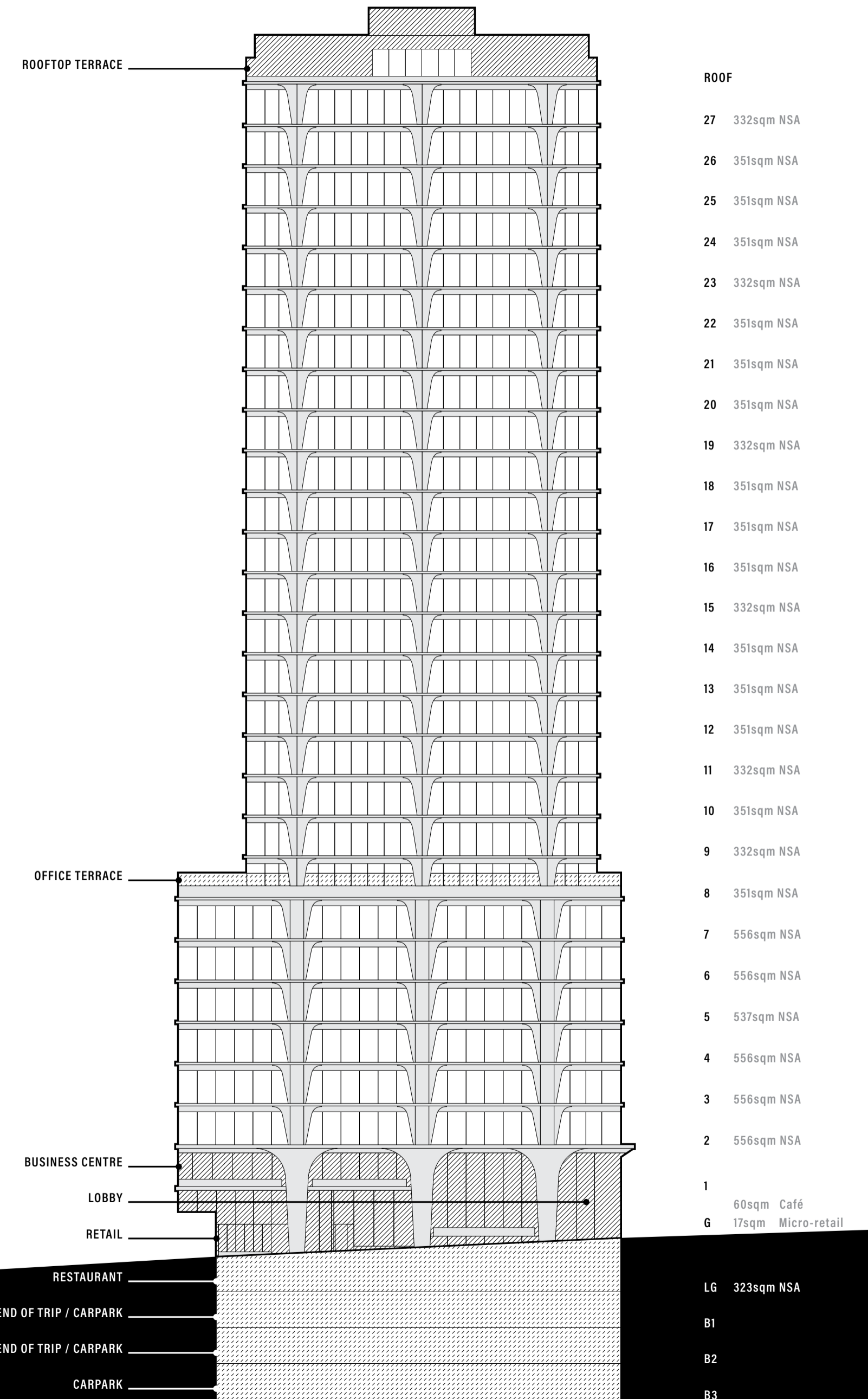


IT IS THE ONE WORKSPACE YOU NEED. THE ONLY ONE

UNPARALLELED AMENITY, FROM THE BASEMENT TO THE ROOFTOP.

Level 28	Rooftop Terrace
Levels 9-27	Tower Office Floorplates accommodating 1-2 Tenancies
Level 8	Tower Office with Landscaped Terrace accommodating 1-2 Tenancies
Levels 2-7	Podium Office Floorplates accommodating 1-4 Tenancies
Level 1	Business Centre with Business Lounge and Meeting Rooms
Ground	Entry Lobby, Concierge Services, Lobby Café and Micro-Retail
Lower Ground	Feature Restaurant
Basement 1	Car Park, Bike Parking and Storage Lockers
Basement 2	Car Park and End-of-trip Facilities (Private Showers, Male and Female Grooming and Waiting Lounge)
Basement 3	Car Park

Site Area	651 SQM
Net Saleable Area	10,223 SQM
Podium Floorplates	556 SQM Net Saleable Area
Tower Floorplates	351 SQM Net Saleable Area



INVESTING IN WORLD'S BEST PRACTICE

A PROGRESSIVE VISION

Do you envision a progressive, efficient and sustainable future? Golden Age does.

The developer of 130 Little Collins is committed to exceeding sustainability requirements. Quality underpins each project as they strive for the highest possible environmental and wellness ratings for 130 Little Collins: 5-star Green Star certification, 5-star NABERS design potential and WELL Silver certification.

130 Little Collins' commitment to a new benchmark in environmental and wellness credentials makes it one of the most lucrative investment opportunities within Asia Pacific's most strategic investment destination.

SUSTAINABILITY EXCEEDING BASELINE

130 Little Collins seeks optimal sustainability with a 360-degree approach. We have selected the right build and fit-out materials and have closely considered elements like waste, water and energy efficiency, sustainable transport, indoor environment quality, land use, ecology and emissions. See

out your day with motion and daylight sensors that turn on when the sun rises and off when you leave (whenever that may be). The end-of-trip facilities recycle excess water and promote sustainable transportation.

Every day is an opportunity to ensure comfort and peace-of-mind throughout an entire day for our occupiers.

HIGH TECH WHERE IT COUNTS

Technology develops quickly and 130 Little Collins is designed to keep up with it. Integrated, intelligent design means getting your work done efficiently. A fully integrated smart building means flawlessly delivering a presentation and impressing clients without the technical difficulties. An integrated communication network means allowing for big data environments and network bandwidths accommodating a range of businesses. A central control and integration of systems means enhanced security, reduced operational and maintenance costs, increased productivity and ultimately, a better environment for occupants.

From the light levels to the air conditioning, make each moment in your day a comfortable one.



The National Australian Built Environment Rating System (NABERS) measures a building's energy efficiency, carbon emissions, water consumption and waste management. It assesses the indoor environment quality of a building, its impact on the environment and compares it to similar buildings. NABERS is a truly holistic sustainability rating system. Golden Age has partnered with the best in field to achieve a high five-star NABERS design potential.



The Green Building Council of Australia (GBCA) launched Green Star as a Certification Trademark to drive resilient outcomes for buildings, fitouts and communities. The GBCA aims to reduce the impact of climate change, enhance health and quality of life, contribute to market transformation and a sustainable economy. Golden Age has considered their impact down to the minute detail to target a high five-star Green Star building certification.

WELL™

The WELL Building Standard exists to support and advance human health and wellness in buildings, interior spaces and communities. The cutting-edge WELL Building Standard is the leading global rating system focused exclusively on the way that buildings can improve comfort, drive better choices, and enhance (rather than compromise) health. WELL uses scientific research and literature on environmental health, human behaviour, health outcomes and demographic risk factors to inform the Building Standard. Golden Age adopts these principles into the building at 130 Little Collins to enhance occupants' health and wellbeing.



LOCATION





Treasury Gardens



At 130 Little Collins, feel inspired by the energy, prestige and practicality of being in the heart of the city.

THE FINEST ADDRESS. IN THE BEST PRECINCT

You have heard it before, we will say it again: location, location, location. Melbourne's Eastern Core is the most sought-after office precinct in Australia. Feel free to read that sentence again. Nestled within a cluster of properties owned and managed by the world's largest institutions and offices occupied by economic powerhouses, 130 Little Collins is unparalleled in opportunity.

EFFORTLESS CONNECTION

Go about your day with ease in this location. Trams, trains and busses on your doorstep, internationally renowned restaurants, bars and designer shops within walking distance.

Watch this precinct evolve. Surrounded by prestigious office towers, the city's most iconic buildings and Parliament House – you will never be more connected to the business world.

SHOPS

1	Louis Vuitton	170m
2	Gucci	190m
3	Dior	305m
4	Chanel	250m
5	Hermès	203m
6	Bottega Veneta	207m
7	Fendi	185m
8	Max Mara	247m
9	Harrolds	164m
10	Cartier	405m
11	Bulgari	160m
12	Hourglass	461m
13	Watches Of Switzerland	526m
14	Monards	210m

OFFICES

28	80 Collins	119m
29	120 Collins	106m
30	60 Collins	199m
31	171 Collins	258m
32	161 Collins	330m
33	101 Collins	211m
34	Collins Place	334m

TRANSPORT

Swanston Street	Stop 6	331m
Russell St	Stop 7	99m
Spring Street	Stop 9	331m
Spring Street	Stop 8	351m
Spring Street	-	502m
Exhibition St/Flinders St	Stop 7	392m
101 Collins Street	Stop 7	154m
Parliament	-	494m
Flinders Street	-	587m
Town Hall	-	385m

RESTAURANTS/BARS

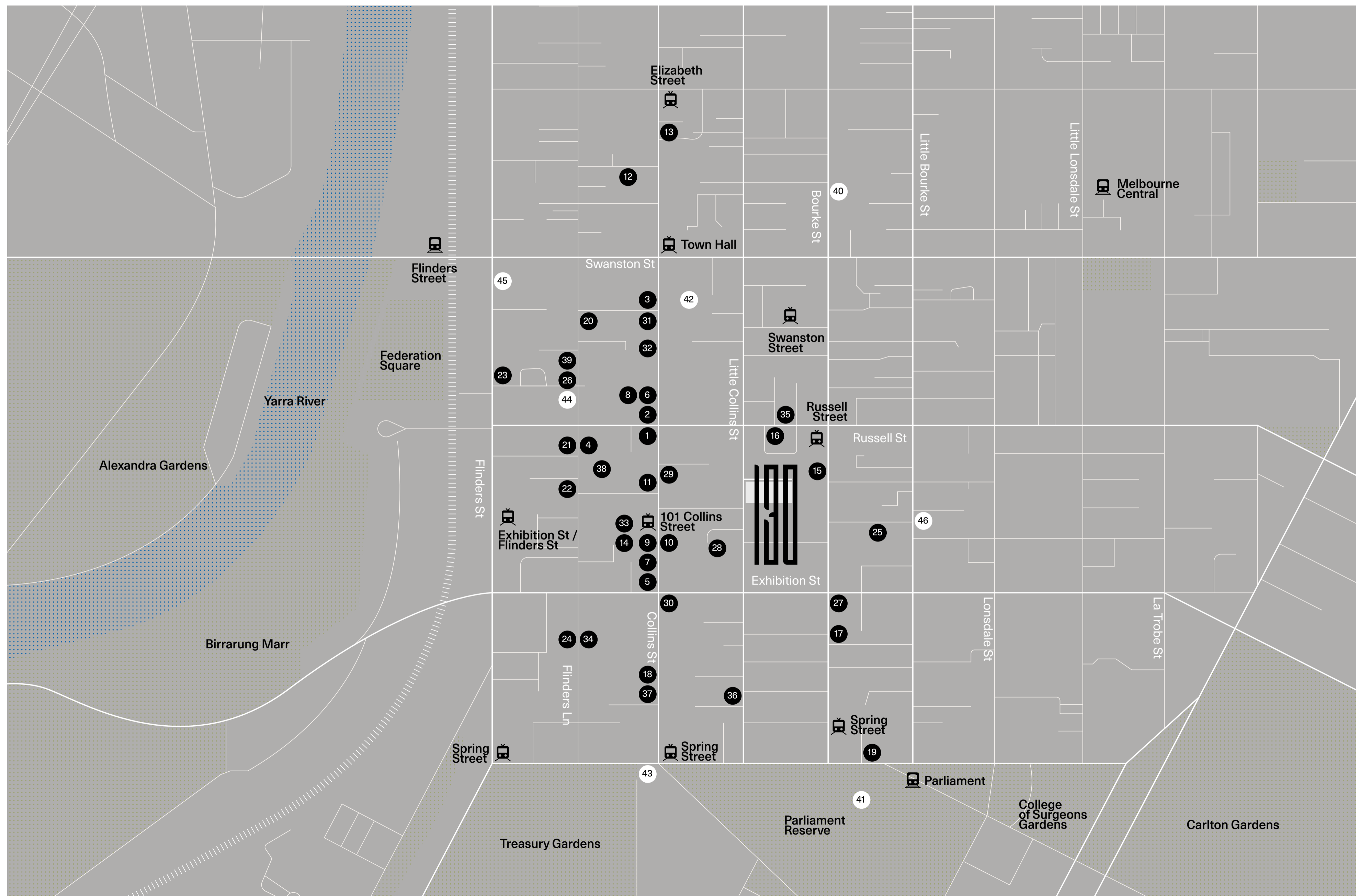
15	Ishizuka	179m
16	Embla	66m
17	Romeo Lane	350m
18	No. 35	314m
19	The European	500m
20	Supernormal	306m
21	Coda	285m
22	Chin Chin	270m
23	Movida	500m
24	Cumulus Inc	365m
25	Flower Drum	280m
26	Hazel	400m
27	Grossi Florentino	200m

HOTELS

35	QT	107m
36	Sheraton	294m
37	Sofitel	318m
38	Grand Hyatt	225m
39	Adelphi	331m

LANDMARKS

40	Bourke Street Mall	463m
41	Parliament House	465m
42	Melbourne Town Hall	383m
43	Old Treasury Building	440m
44	Hosier Lane	364m
45	St Paul's Cathedral	439m
46	Chinatown	280m



ASIA PACIFIC'S MOST INSPIRING INVESTMENT DESTINATION

Located in Australia's most sought-after office precinct, Melbourne's East End, 130 Little Collins directly neighbours the country's landmark buildings. These tightly held assets are owned and managed by the world's largest institutions, attracting major tenants and the CBD's highest rental benchmarks with low vacancy rates.



MELBOURNE'S HOME OF LUXURY SHOPPING

Experience style inside 130 Little Collins and out. When it comes to shopping, prepare to treat yourself with some lunch hour retail therapy or pick up a gift after work.

Expect to find luxury goods from the world's most exclusive brands or unique items from independent retailers.

- 1 Louis Vuitton, Collins Street
- 2 Cartier and Christian Louboutin, Collins Street



28 FLOORS OF EXCLUSIVE
OFFICE SPACE

130 LITTLE COLLINS
MELBOURNE



1

2



3

- 1 Collins Quarter, Collins Street
- 2 Grand Hyatt, Collins Street
- 3 Chanel, Flinders Lane



1



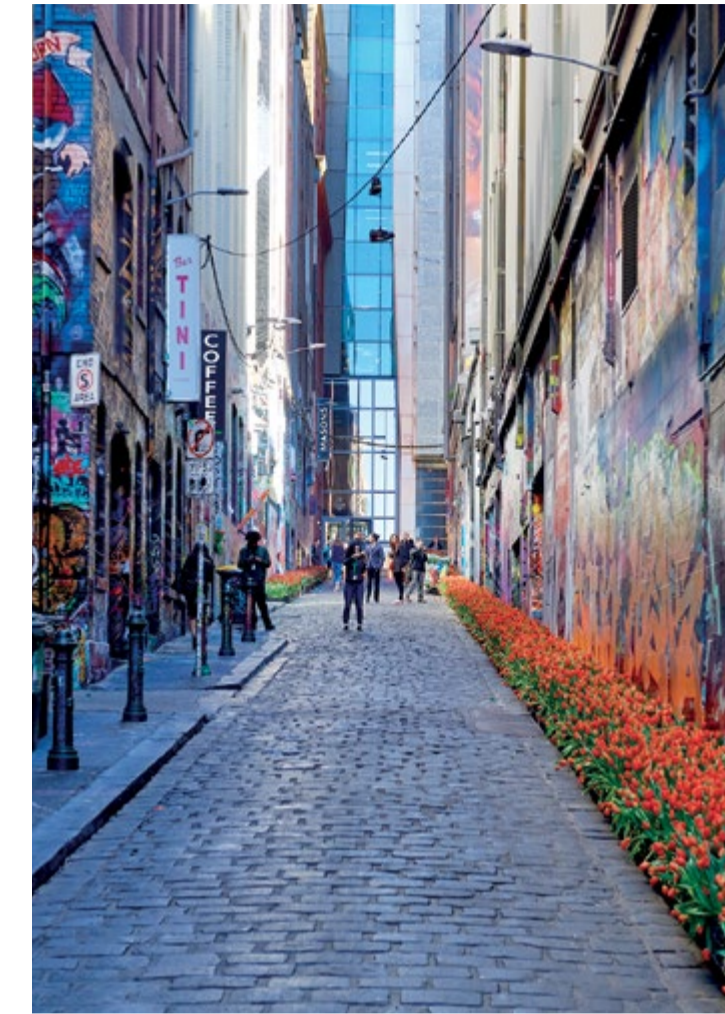
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2

THE CITY'S ICONS

Every corner in Melbourne's Paris End is a delight to explore. From the Grandeur of Gothic St Paul's Cathedral and Parliament House to the curious street art waiting to be discovered in the precinct's laneways. 130 Little Collins is a modern classic among classics. It all begins in this pocket of the city.



4



5



6

- 1 Treasury Gardens/Fitzroy Gardens
- 2 Federation Square and St Paul's Cathedral
- 3 Princess' Theatre, Spring Street
- 4 Hosier Lane
- 5 Collins Street
- 6 Old Treasury Building



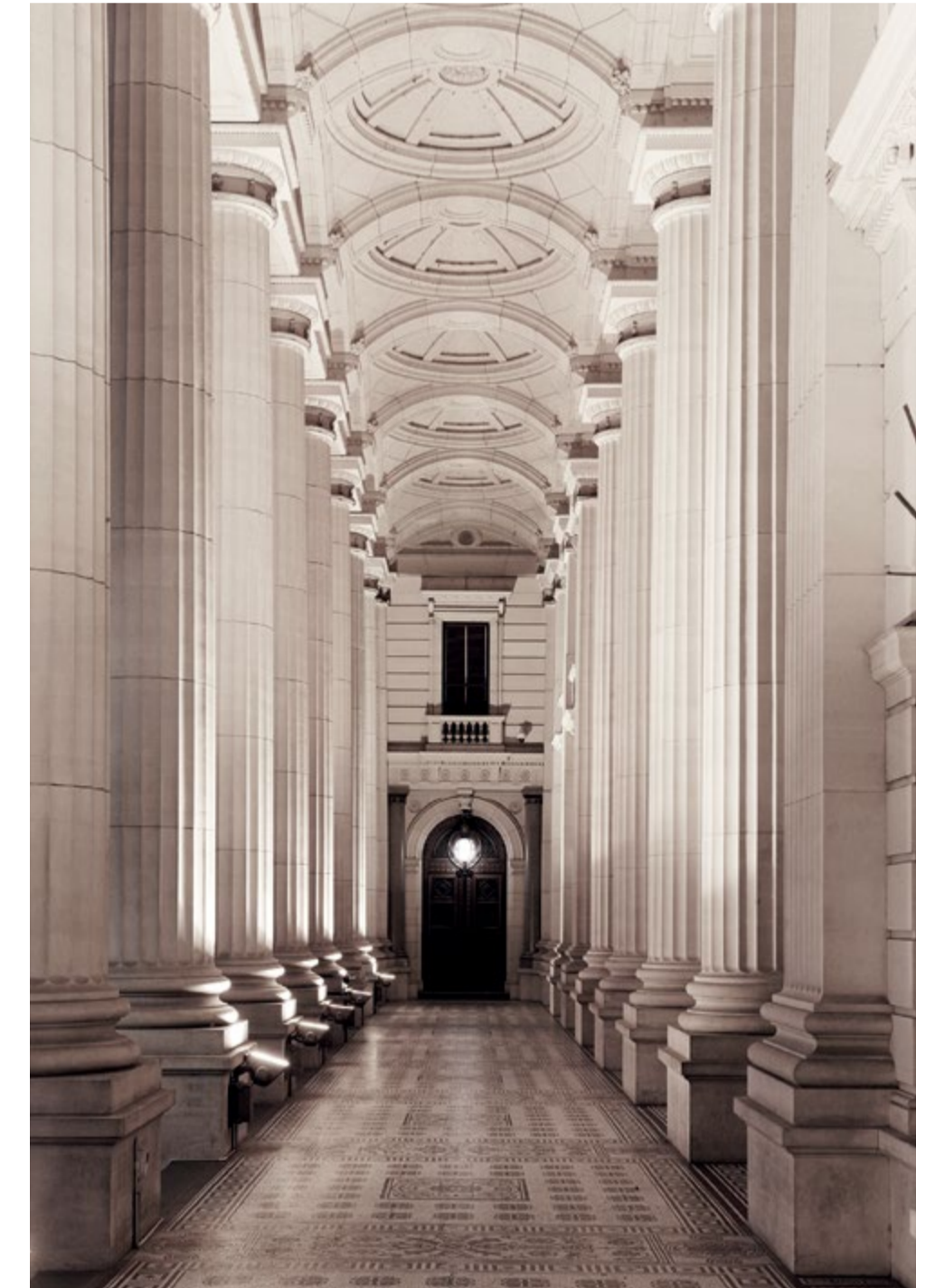
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3



2



4

- 1 The Hotel Windsor, Spring Street
- 2 Parliament House, Spring Street
- 3 Melbourne Club 1965, David BEAL
- National Gallery of Victoria, Melbourne. Purchased through the KODAK (Australasia) Pty Ltd Fund, 1969 © David Beal
- 4 Parliament House, Spring Street

**LIFE PLAYED OUT
IN LANEWAYS.
NESTLED IN MELBOURNE'S
BEATING HEART.**





1

MELBOURNE'S TRUE GASTRONOMICAL HUB FOR HOMETGROWN AND INTERNATIONAL EXCELLENCE

Melbourne is internationally renowned for its dynamic hospitality scene. Find authentic fare of any country and discover laneways of hidden gems. This edge of Melbourne hosts some of the best names in the business. Discovering Melbourne's character through its hospitality will satisfy your appetite for great food and memorable experiences. With so many places on 130 Little Collins' doorstep, your day's biggest obstacle might just be deciding where to eat.



4

2



3

5



- 1 Romeo Lane, Crossley Street
 - 2 Cumulus Inc., Flinders Lane
 - 3 The European, Spring Street
 - 4 Hazel, Flinders Lane
 - 5 Movida, Hosier Lane.
- Image credit: Alan Benson



AMENITY



Artist's impression –
Corner of Little Collins Street and Coromandel Place



End-of-trip facilities highlight privacy to punctuate the beginning and end of your day. Feel at home in your personal retreat. Welcome to a superlative example of end-of-trip facilities where every detail ensures work (and life) is just that little bit easier.

Let 130 Little Collins redefine the space between work and play.

EQUAL PARTS LUXURY AND FUNCTION



A GREETING LIKE NO OTHER

Inject a sense of drama into the day with our state-of-the-art carpark. Expect animated lighting effects to welcome you upon entry. Likewise, custom signage elements personalise each parking space. Picture an avant-garde cave under prime city real estate.

Electrical charging stations take the stress out of sustainable transportation. Bike parks complete with a bike repair station reflect 130 Little Collins' attention to detail.

28 FLOORS OF EXCLUSIVE
OFFICE SPACE

130 LITTLE COLLINS
MELBOURNE

28 FLOORS OF EXCLUSIVE
OFFICE SPACE

130LITTLECOLLINS.COM.AU

DESIGNED TO
REPRESENT THE NEEDS
OF THE ELITE.



EXCLUSIVE FACILITIES. AVAILABLE EACH MOMENT OF EVERY DAY



PREMIUM PRIVATE CHANGE ROOMS

Busy day ahead? Start to unwind in a calming change room equipped with a private shower, towel service and dedicated regular cleaners.

FEMALE & MALE GROOMING SPACES

Make a great impression. Separate grooming facilities fitted with tools and styling equipment to keep you looking your best.

STORAGE LOCKERS

Securely drop your belongings and glide from one part of your day to the next.

- 1 Artist's impression –
End-of-trip private change room
with shower
- 2 Artist's impression –
End-of-trip corridor and lockers



RELAX IN A NEW KIND OF WAITING ROOM

Comfort like a first-class lounge. The end-of-trip waiting room is complete with magazines, newspapers and refreshments.



Artist's impression – End-of-trip waiting room



BIG IDEAS PACKED WITH THOUGHTFUL DETAIL

A STUDY IN CONTRASTS

The conversation between location, architecture and interiors conjures harmony between external and internal. Take, for example, the building's stone elements referencing the cobbled laneway outside. Hecker Guthrie, masters of timeless design, infuse a visual rhythm into the space. Earthy materials like stone, timber, textured glass and draped linens invite warmth and depth.

A LASTING IMPRESSION

130 Little Collins brings you a day distilled to its most beautiful parts. It recognises moments. Like the moment you walk through subterranean passages to your private change room. Or the moment you pass under the foyer's delicate hanging sculptures, reminiscent of a boutique lifestyle hotel.

**'THE DESIGN AND SUSTAINABILITY
ETHOS BEHIND ALL OF HECKER
GUTHRIE'S WORK IS TO DO IT ONCE,
DO IT WELL, DO IT FOREVER.'**

PAUL HECKER, DIRECTOR



130 LITTLE COLLINS' LANDSCAPED ROOFTOP TERRACE IS THE PERFECT SPACE FOR YOUR NEXT PRIVATE COCKTAIL PARTY OR EVENT.

BOOK

TIME	+
DATE	+
NUMBER OF GUESTS	+

REQUIREMENTS

BAR	
BAR STAFF	
CATERING	•
WAITSTAFF	
AV FUNCTIONALITY	

UNPARALLELED AMENITY TO USHER YOU THROUGH THE DAY

AT YOUR SERVICE

A special lunch to cater for? A last-minute flight to book? Let our concierge take care of that for you. Our hotel-trained staff will go out of their way to make sure you see out your day as seamlessly as possible.

130 Little Collins' services include the ownership, management, staffing, cleaning and presentation of:

- Lobby and concierge desk
- Greeting all visitors and assisting with access/directions
- 130 Business Lounge management including boardroom reservations and preliminary IT Support
- Rooftop bar and break out areas including managing reservations for events
- Premium EOT facilities
- Building community app connected to all above services
- Mail and parcel collection

Our hotel trained concierge staff cater for special requests including:

- Visitor escorting and visitor management systems
- Booking flights, printing and restaurant bookings
- Organising private car services
- Dry-cleaning service
- Services/contractor drop-off/works redirection guidance
- Agile office support including relocations, moving, etc
- AV support and workstation support

Included for building occupiers:

- Promotions, events, entertainment and sports event specials with preferred rates
- Organised exclusive building events
- Building newsletters and email updates
- Inductions for new tenants

THE PINNACLE OF PARIS QUARTER AMENITY

From the lobby to the rooftop: flow through amenities that add colour to the story of your day. The ground floor hosts both casual day meetings and intimate wines after dark, while the rooftop terrace accommodates lunches, drinks, private functions and everything in between. Naturally, the building's concierge service will help you take care of bookings.



28 FLOORS OF EXCLUSIVE
OFFICE SPACE

130 LITTLE COLLINS
MELBOURNE

28 FLOORS OF EXCLUSIVE
OFFICE SPACE

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MELBOURNE'S TRUE HUB FOR HOMEGROWN AND INTERNATIONAL EXCELLENCE



A BUSINESS & SOCIAL HUB

The 130 Business Lounge is the beacon of the 130 Little Collins address. Floating within the ground floor lobby void, it is not only an architectural feature but an exclusive business and social hub for tenants.

Whether it is a formal board meeting or casual morning coffee chat, conduct business effectively in our first-class business facility. Flexible room layouts and furniture mean your team can utilise the space as they need for meetings, functions, events or even casual break-out spaces. Integrated technology makes interconnectivity seamless. A well-appointed kitchen caters for in-house events while our concierge service ensures you feel at home in the space.

A refined finishes palette of natural stone and timbers complemented by rich leathers and brass feature lighting presents a considered, luxury space in which to collaborate or focus. Looking out to the balcony garden and the quintessential Melbourne laneway beyond, 130 Business Lounge is intrinsically linked to its Little Collins Street address.



STRATA OFFICE SPACES



Artist's impression – Custom office interior



Artist's impression – Custom office interior

CREATE YOUR OWN WORLD

When it comes to a building fit out, it's all about choice.

With our pre-designed sophisticated interiors, there is no need to start from scratch. We have already gone above and beyond – simply move in with your workstations, plug in and go. Or build on our ideas to create the office of your desires using the 'kit-of-parts' designed by Hecker Guthrie. For those who appreciate a blank canvas, the column-free floor plates allow for endless possibilities.

Now you can watch as your new workplace transforms from 'office' to 'place of ideas'.

CONDUCT BUSINESS WELL

Look forward to mastering your emails in a space that encourages productivity and wellbeing. Draw inspiration from pools of natural light and views across the city. Hecker Guthrie, one of Melbourne's best interior design firms, ensures a floor plan with quality at its core. They provide options to customise and make your mark on what is already a remarkable space. With it, you can create a world that feels reflective of you and your business.

A FLEXIBLE FIT

130 Little Collins recognises strength in flexibility. The column free larger 556 sqm NSA podium floors and smaller 351 sqm NSA tower floors both accommodate private and open spaces, for big businesses and small tenants alike. Flexible floorplans cater to small businesses from 82 sqm, or take the whole floor. Whatever you choose, arrive in style with a true sense of entry and a workspace immersed in the CBD skyline.



Artist's impression –
Standard office interior



Artist's impression - Custom executive office



ROOFTOP & RESTAURANT



LUXURY INSIDE, LUSH ON TOP

The rooftop is a jewel in the building's crown, beckoning bright days and luminous evenings. By day, it offers an outdoor space for casual meetings, lunches and aperitifs in dappled light. By night, curated ambient lighting carries relaxed elegance for entertaining co-workers and clients alike.

This space rises above typical commercial offerings to also include a working bar perfect for private cocktail parties and events. While the building's prime location presents an exclusive view over Melbourne's Arts Precinct and iconic Yarra River.

Renowned landscaper, Jack Merlo, crafts an urban garden complete with hanging greenery and lush planting. Meanwhile, designers Hecker Guthrie breathe smart casual into the terrace with soft finishes, timber panels and joinery. Together, they create a space built for reflecting on the work, celebrating the wins and inspiring the next step.

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OFFICE SPACE

130 LITTLE COLLINS
MELBOURNE

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**BREATHTAKING
VIEWS OF
THE CBD SKYLINE.
RESERVED
FOR A SELECT FEW.**





Artist's impression – Rooftop terrace
*Rooftop bar subject to planning approval

A RESTAURANT INSTITUTION FOR THE BUSINESS ELITE

Melbourne is serious about its food and wine scene. The restaurant within 130 Little Collins will be no exception, offering a premium dining experience, a world away from your desk. From the moment you enter, the journey into the moody subterranean destination begins. Imagine you are dining in a cathedral as elegant arched columns convene into a feature vaulted ceiling. Let the beautiful and seductive play of the columns and light transport you to an enigmatic location, a feast for all the senses and the perfect end to your day.

Spacious seating and options for private dining offer the perfect backdrop to close a lucrative business deal.

Finished in a rich palette of stone, wood and brass, the restaurant concept can trigger any chef in creating a menu that delivers a culinary experience inspiring as the space itself.

A
CULINARY
CUT
ABOVE

→ Artist's impression – Restaurant concept





Artist's impression – Restaurant concept

AN AWARD- WINNING PROJECT TEAM



GOLDEN AGE — THE DEVELOPERS

With liveability and luxury design at the forefront, and underpinned by the mantra of “See, Think, Act”, Golden Age has delivered some of the most ambitious and innovative projects Australia has seen, bringing to life high-end commercial, industrial and iconic residential projects. With an impressive portfolio valued at approximately \$4.5 billion, Golden Age has cemented itself as an industry leader who continues to raise the bar when it comes to quality, design and passion. This unwavering commitment has attracted the industry’s finest architects, designers and consultants time and time again, and has led to Golden Age pioneering the Australian property sphere by delivering a through-the-line service for each stage of a property’s lifecycle.

With a vision to build cities and communities in a better way, leading to more jobs and stronger communities, Golden Age views quality of construction and quality of life as equal pillars of success. This in itself has led to a host of accolades, including some of the industry’s most prestigious awards, and has seen Golden Age achieve above-market performance in relation to sales and settlement.

Major large-scale projects include the development of Sheraton Melbourne, Australia’s largest air-rights development Sky Garden; a 75-level tower on Elizabeth Street, known as Victoria One; Australia’s slimmest skyscraper and globally recognised Collins House; the iconic Park One in Macquarie Park, Sydney, and the mixed-use award-winning tower, Sky One in Box Hill. In addition, new projects in the company’s pipeline include iconic lifestyle hotel brand Ace Hotel in an Australian first, state-of-the-art commercial office building Victoria Place in East Melbourne, and The Harrington Collection in the historical The Rocks precinct on Sydney’s waterfront, offering a never-to-be-repeated opportunity to live between the dual icons of Sydney’s Harbour Bridge and Opera House.

Today, the company’s property portfolio spans across residential, hotel, mixed-use, industrial, commercial and house and land packages.

www.goldenagegroup.com.au



COX ARCHITECTURE — THE ARCHITECTS

COX Architecture believes in supporting the public life of cities. To make positive contributions to the public realm. To develop sites that give more than they take. COX adopts a holistic approach, adopting four major principles for all work: Structure, Craft, Art and Nature. With studios in every major Australian city, they have 60 years of experience and a design-focussed ethos. This approach drives each project from first sketch to final site advice.

www.coxarchitecture.com.au

HECKER GUTHRIE — THE DESIGNERS

Paul Hecker and Hamish Guthrie start each project with one question: how will this space make you feel? Hecker Guthrie strives for an outcome far more than the sum of its furnished parts. With a team of highly skilled members, Hecker Guthrie have experience within a range of industries, from retail to residential. The driving motivation is to create spaces that are cohesive, considered and authentic – spaces that feel as though they add value to the whole of your day.

www.heckerguthrie.com

JACK MERLO — THE LANDSCAPE ARCHITECTS

Jack Merlo leads Australia’s premier landscape architecture studio. He is award-winning and highly sought after as a partner on prestigious commercial and residential projects. Personal attention on every project, impeccable detail and considered responses drive the studio’s ethos. Merlo brings a unique, architectural approach to the gardens, rooftops, courtyards and terraces he designs. The result? Spaces to be appreciated for years to come.

www.jackmerlo.com



Artist's impression –
Building façade and indicative bay views

METHOD OF SALE

130 Little Collins will be sold via an international public marketing campaign.

SALE TERMS

- Subject to terms and conditions within the Vendor's Contract of Sale and Vendor Statement.
- Payment by Purchasers will be based on a 10% deposit upon signing of the Contract of Sale and Vendor Statement, with the balance of 90% payable upon settlement at the completion of the development.

ADDITIONAL INFORMATION

A copy of the following documentation and resources can be made available upon request:

- Project Sales Film
- Price and Availability
- Marketing Floorplans and Plates
- Building Specification List
- Office Fit Out Options and Pricing
- Contract of Sale and Vendor Statement

PROUDLY DEVELOPED BY

GOLDEN AGE
>