

KK

THE AMBROSE

| MILTON, BRISBANE |

THE
NEW
WAVE

milken

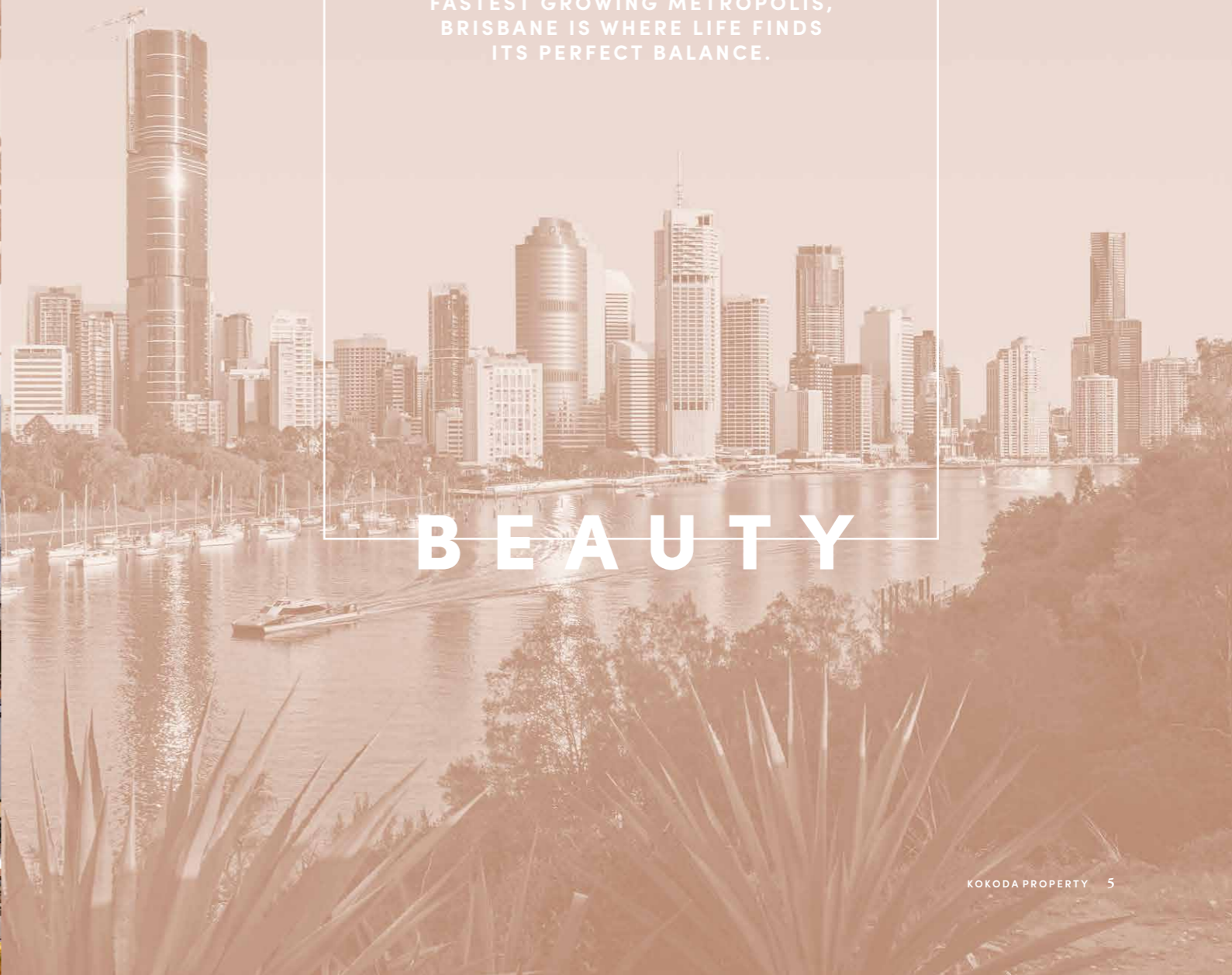
KK



THE AMBROSE

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



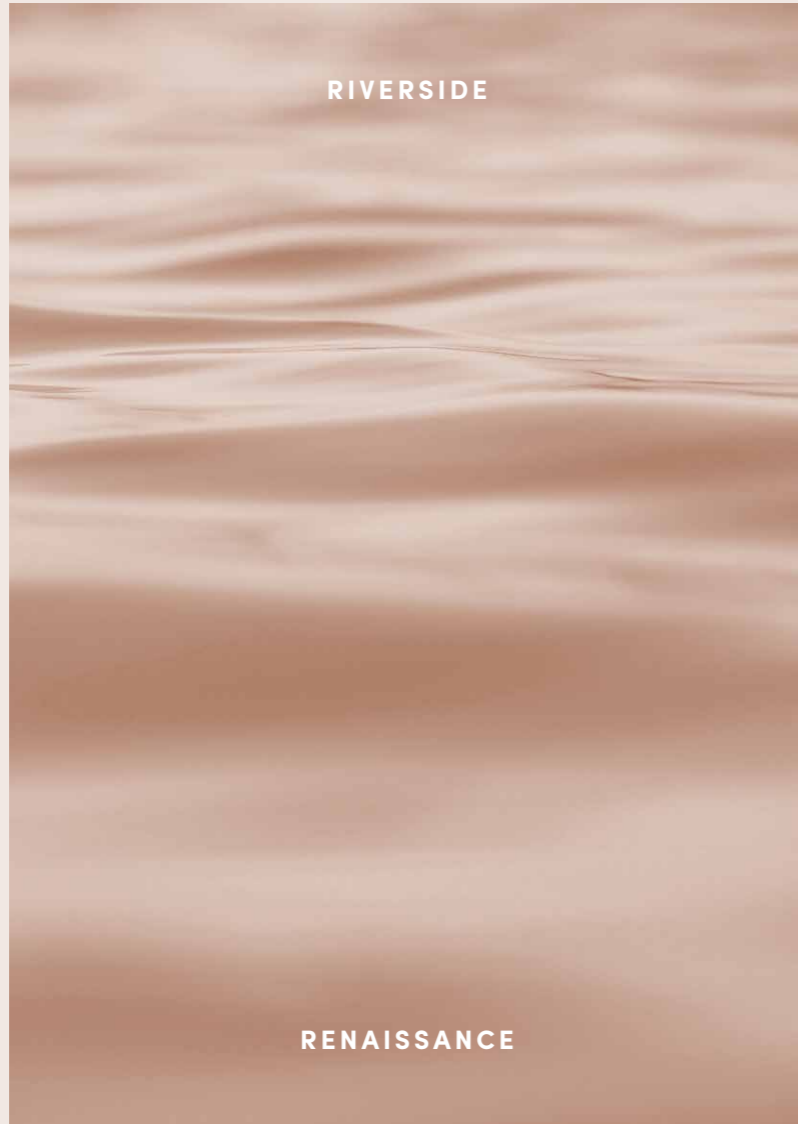
A vibrant metropolis of complementary contrasts, Brisbane is a heady mix of contemporary and heritage architecture set against a backdrop of lush, tropical landscape. The city celebrates the laid back Queensland lifestyle alongside a world class offering of commercial and creative endeavour. A dynamic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

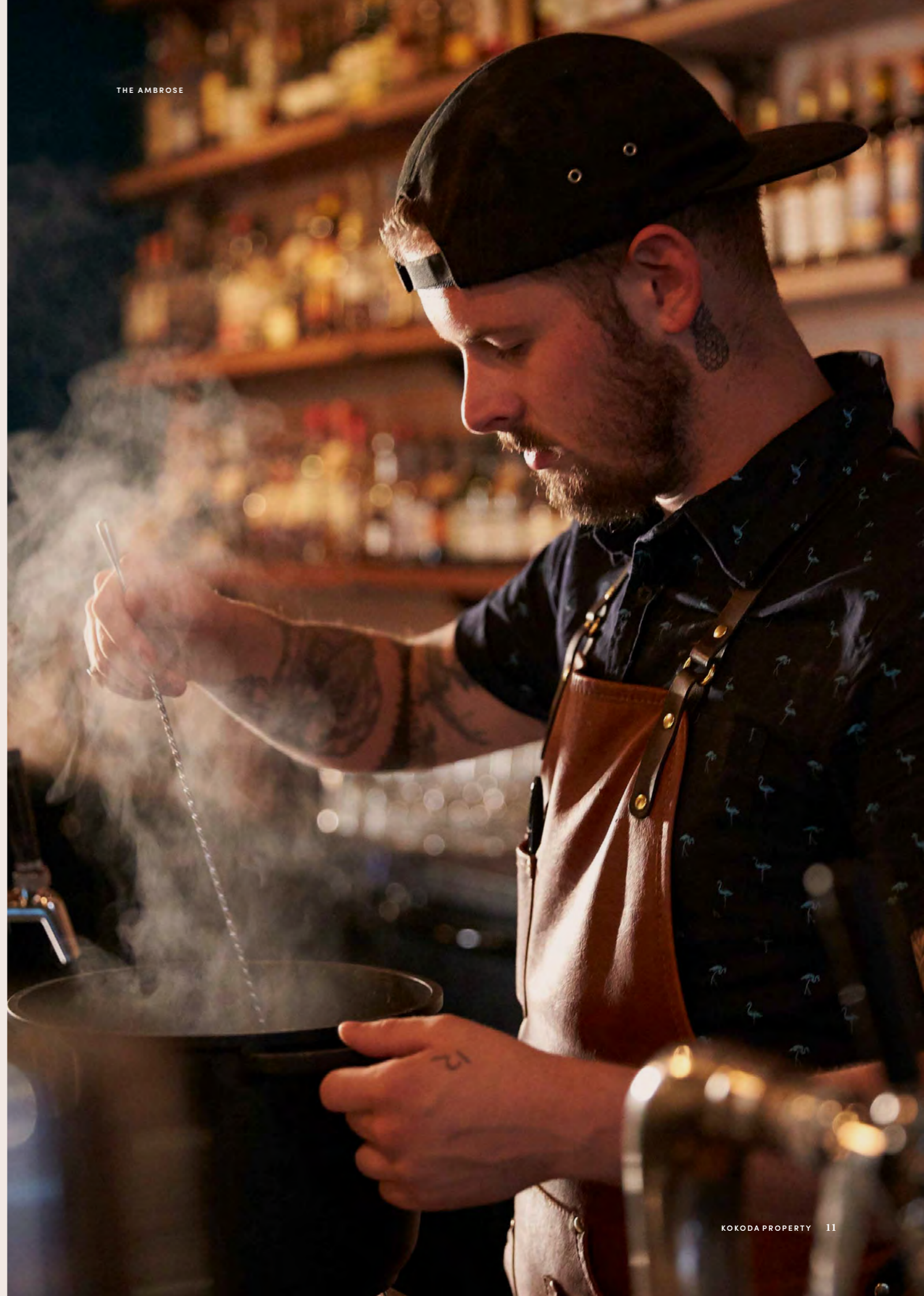




RIVERSIDE

RENAISSANCE

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 AMBROSE

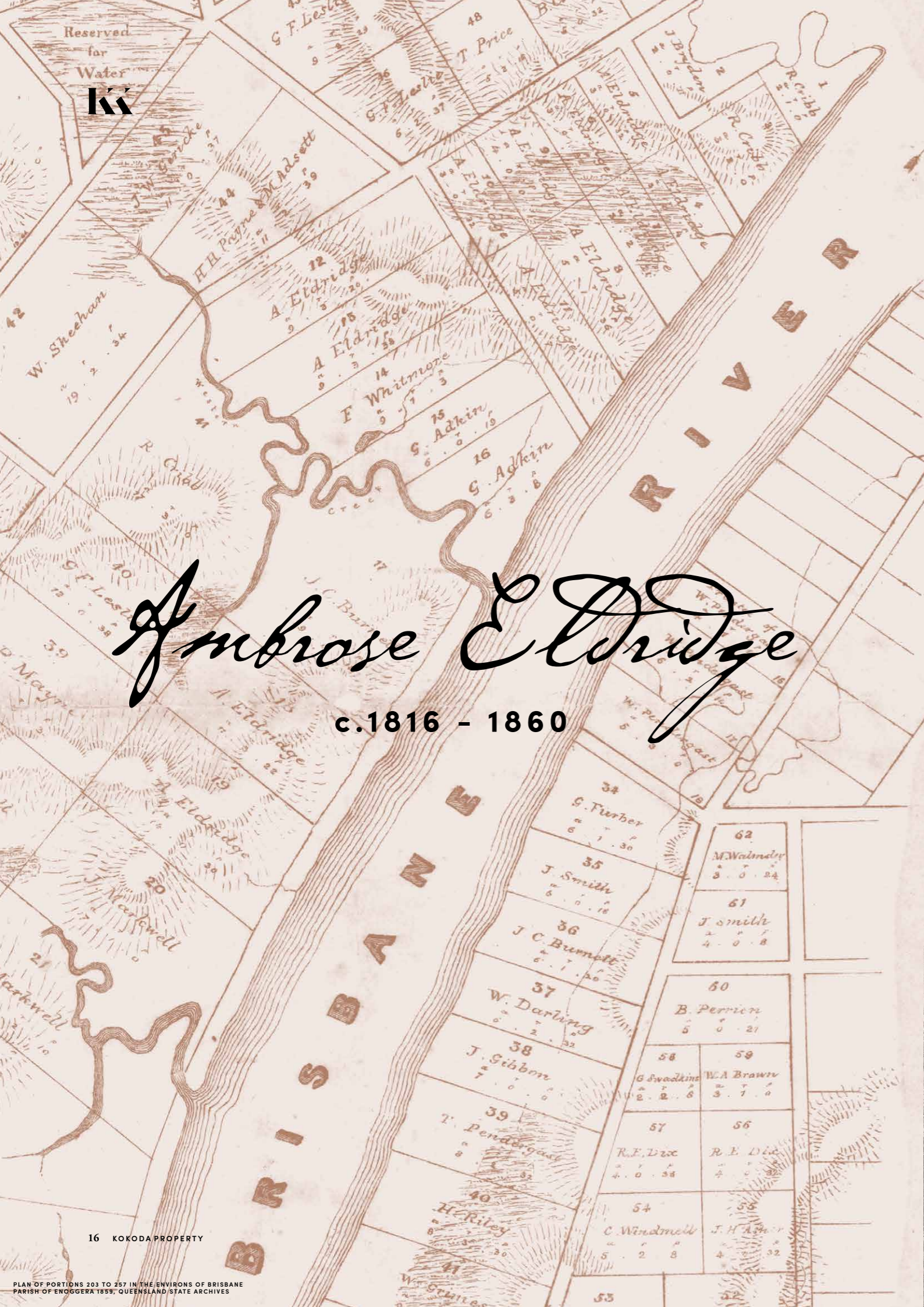


THE
bold vision
PROUD
HISTORY

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



THE AMBROSE



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

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

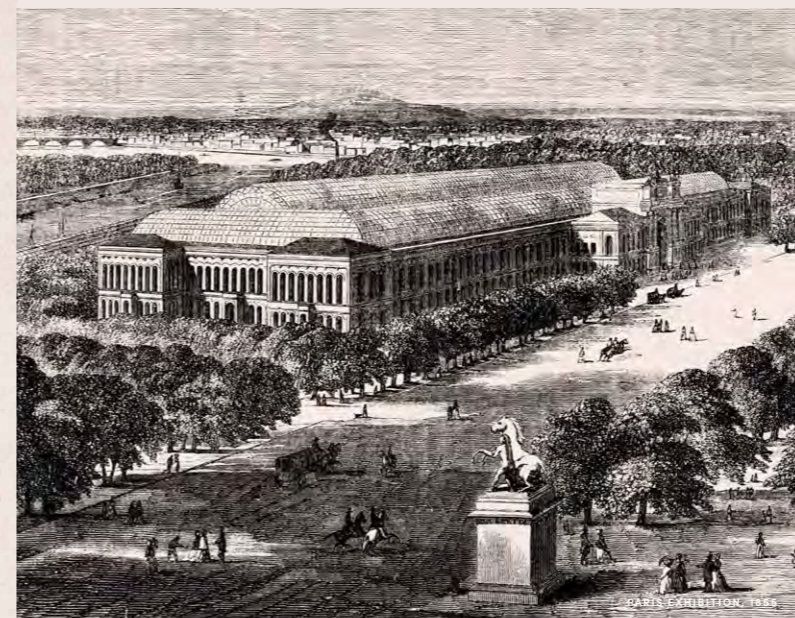
One of Milton's first European landowners was a pioneering visionary named Ambrose Eldridge. An entrepreneur at heart, Ambrose was a respected townsman, high profile businessman and experimental farmer who had a profound influence on the development of Milton and Brisbane.

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

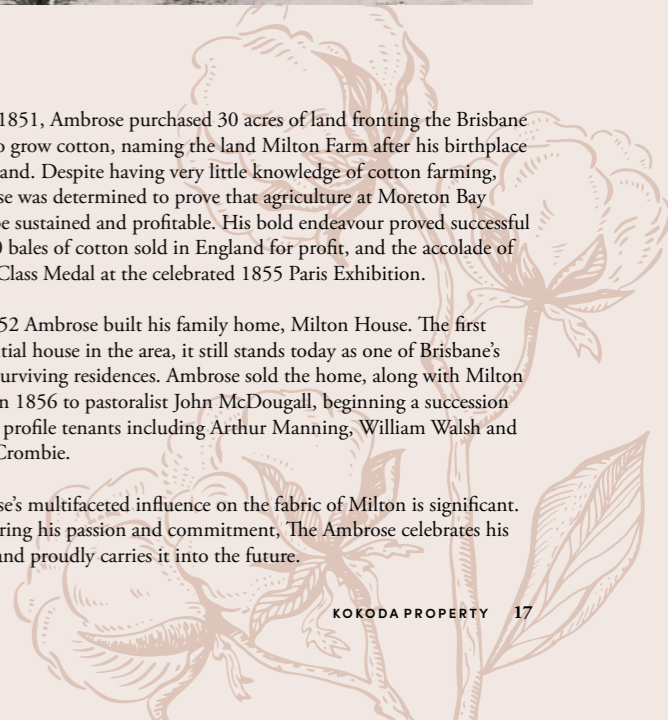


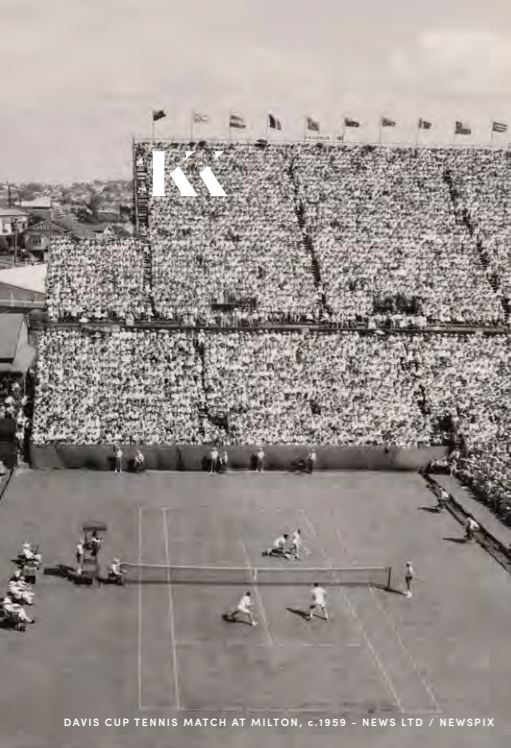
PARIS EXHIBITION, 1855

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



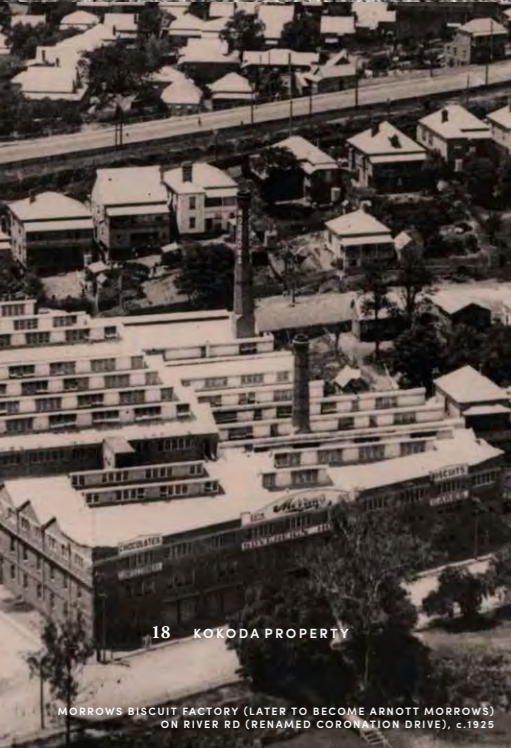
WAL MENINGA IN THE STATE OF ORIGIN MATCH AT LANG PARK, c.1981 - NEWS LTD / NEWSPIX



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

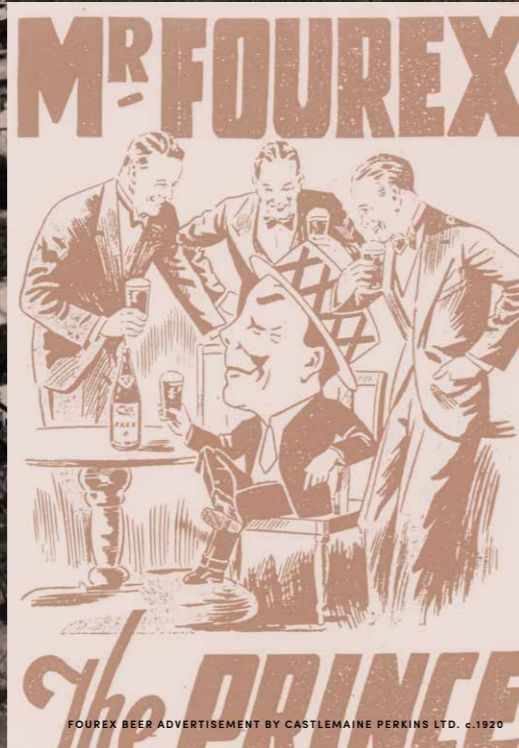


ROWING ON THE BRISBANE RIVER NEXT TO CORONATION DRIVE, c.1947



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



THE AMBROSE

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

THE AMBROSE

AMBROSE'S 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

"The Ambrose personifies the man it honours by challenging convention. Like a fresh cool breeze, the architecture is designed to breathe and respond to its natural surrounds and subtropical climate."

SANDRA BROWNE, DIRECTOR

COTTEEPARKER Φ





Designed by renowned Australian architects, Cottee Parker, The Ambrose embraces a sculptural fluidity. Evoking the memory of a shell, intricate metallic fins wrap the facade providing refreshing shade and textural contrast. Living greenery weaves up the full height of the tower, naturally anchoring the building within its subtropical landscape.





RIPPLE

EFFECT

With a receding profile that echoes the gentle waves of the Brisbane River, The Ambrose takes cues from its natural context. Resulting in a form that is entirely unique, its organic design origins are reminiscent of a gentle natural order. Merging unconstrained flowing curves with understated simplicity, The Ambrose is poised to be the new icon of Milton.

CLIMBING PLANTS WEAVE THEIR WAY UP TO THE SKY, PROVIDING ORGANIC CONTRAST TO THE AMBROSE'S METALLIC FINIS.



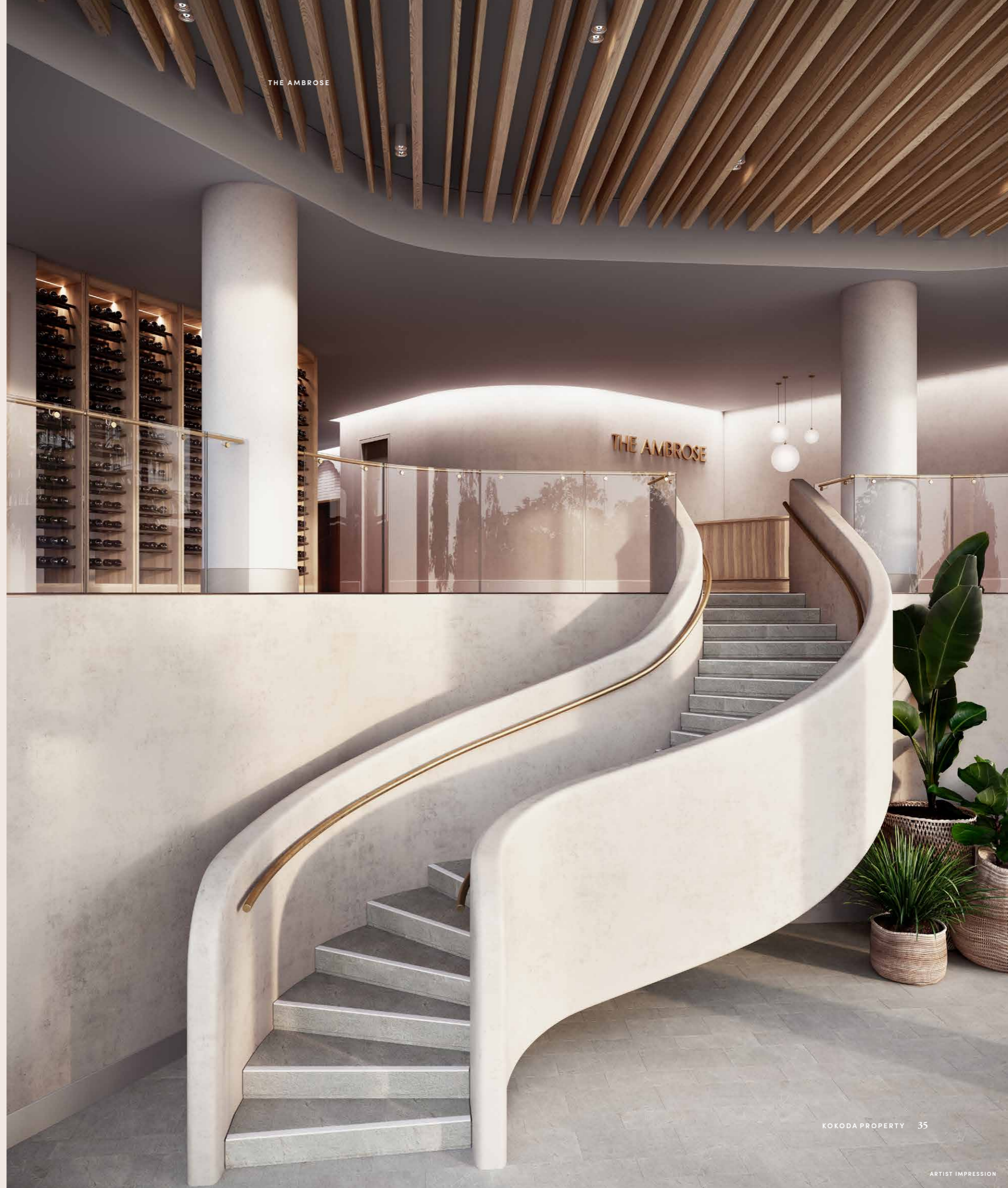
JUST MOMENTS FROM THE HEART
OF BRISBANE, THE AMBROSE
ENJOYS SUBLIME VIEWS OF THE
CITY SKYLINE, BRISBANE RIVER
AND MOUNTAINS BEYOND.





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.

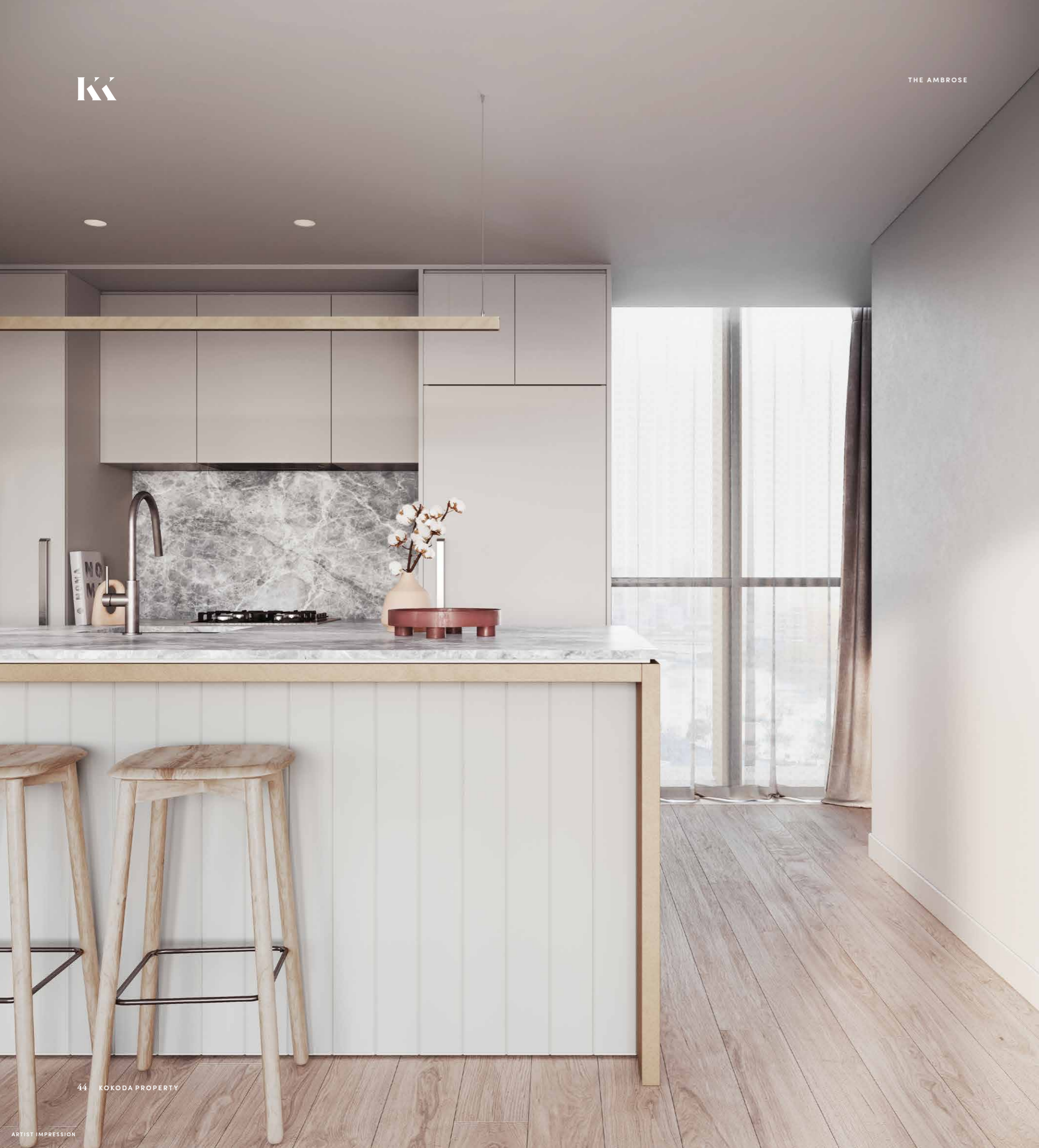


ARTIST IMPRESSION

PROVIDING SHADE FROM THE QUEENSLAND SUN, THE AMBROSE'S ARCHITECTURAL FINIS FRAME THE BRISBANE RIVERSIDE BACKDROP.



ARTIST IMPRESSION



AT THE HEART OF THE HOME,
THE AMBROSE 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 Ambrose 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 Ambrose 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

R E

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 AMBROSE ROOFTOP REACHES NEW HEIGHTS OF LUXURY.

N E W

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





With spaces for relaxation, entertaining or indulging health and wellbeing pursuits, The Ambrose 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 Ambrose rooftop is the pinnacle of relaxation.



THE AMBROSE



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 The Ambrose rooftop deck or a morning workout in the gym.

LITTLE

ARRIVE IN STYLE

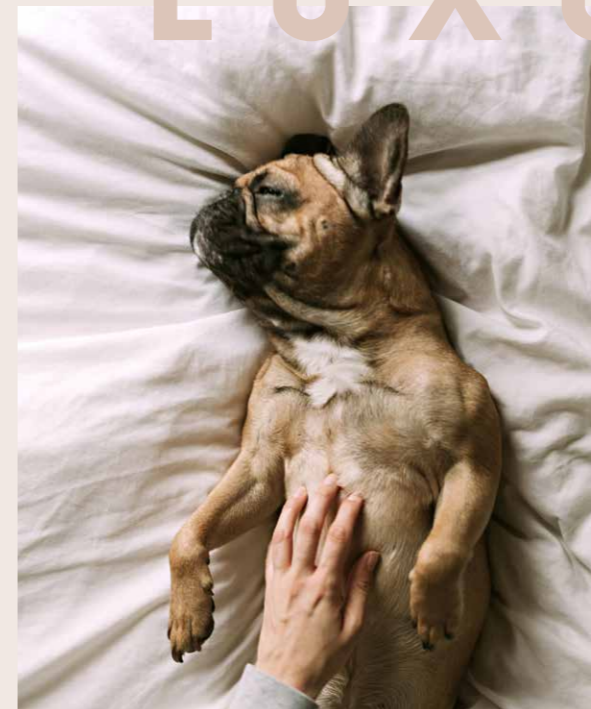
Quick journeys from A to B. Weekend escapes from city to coast. Your Concierge can organise suitably impressive transportation to get you there in style.



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 AMBROSE

THE AMBROSE

| MILTON, BRISBANE |

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

CORONATION DRIVE

MILTON

PARK ROAD



HUNTER

GATHERER

ANOUK CAFE

The Ambrose is perfectly placed to enjoy the hidden delights of Milton and neighbouring CBD, Paddington, and Toowong. 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.



THE AMBROSE



HUMMINGBIRD THE SHOP

THE AMBROSE



BROWN'S GENERAL STORE



ANOUC CAFE



BROWN'S GENERAL STORE



NAIM

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.



PARK ROAD, MILTON



ANOUC CAFE



NAIM



NAIM



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

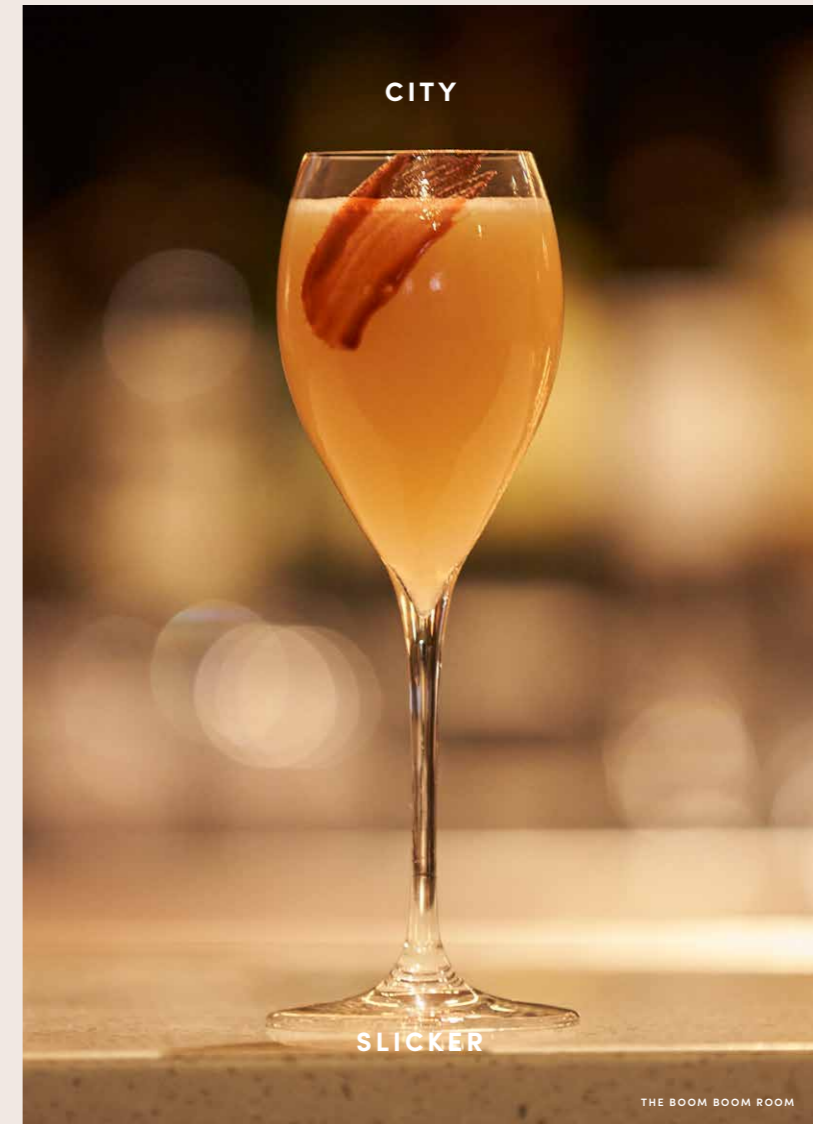
HEALTH & WELLBEING

- 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

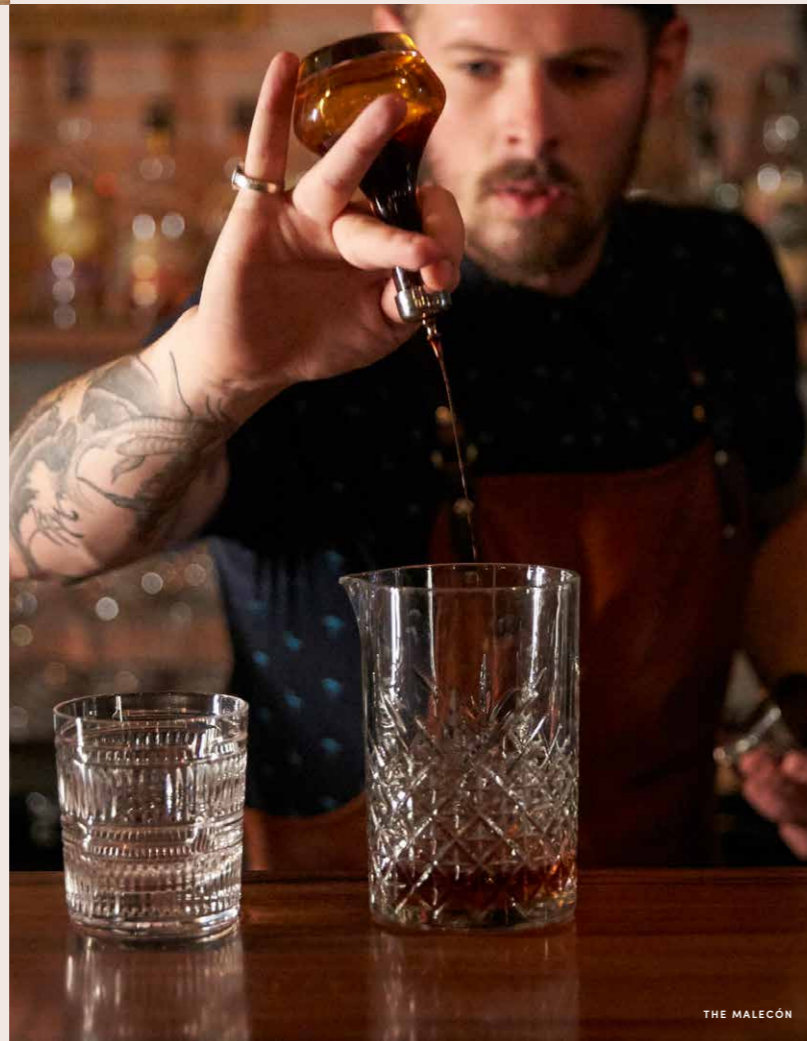




Indulging every urban sophisticate's whim, The Ambrose is your all-access pass to the best of Brisbane city. Six minutes by ferry will find you sipping champagne cocktails at the latest hotspots. Book a booth at Donna Chang for modern Chinese in a 1920's era bank or settle in for a sunset spritz at Howard Smith Wharves. Closer to home, The Malecón's rum and live jazz make for a perfect nightcap.



THE AMBROSE



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





THE
LOW
DOWN
fast facts
DOWN

HIT

LIST



THE AMBROSE



4

MINUTE WALK

MILTON TRAIN STATION

A four minute walk from The Ambrose, 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 from The Ambrose, 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 near The Ambrose.

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.



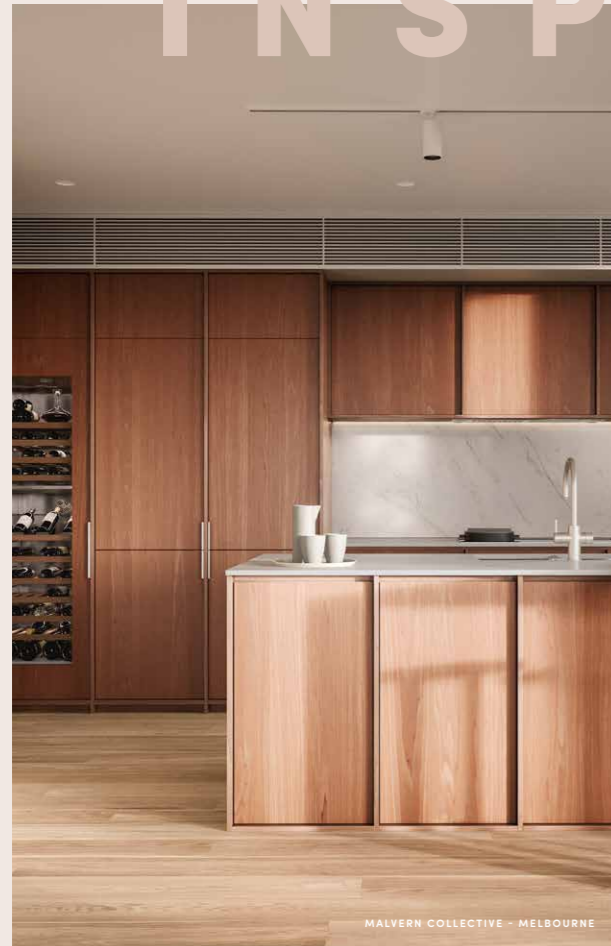
THE AMBROSE

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 AMBROSE'S SURROUNDS CELEBRATE BOTH WISDOM AND WONDER.

O U T

INSPIRED



EVOLUTION



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.

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.

THE AMBROSE

| MILTON, BRISBANE |

19-23 McDougall Street,
Milton, QLD 4064, Australia

THEAMBROSE.COM.AU

Information, dimensions and specifications herein are subject to change without notice and descriptions provided may not be applicable to every lot within the development. No responsibility is accepted by the seller or its agents for any other information contained herein or for any action taken in reliance thereon. Illustrations, architectural and artist impressions are indicative only. Furniture shown is for illustrative purposes only and is not included with the property. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries. This brochure does not form part of, and is not, an offer or a contract of sale.



