

# BUYERS ARE SWIFT ON THEIR FLEET

**PAULA SHEARER**

CONSTRUCTION has begun on the \$36 million Fleet Lane boutique project in Brisbane's new Kurilpa precinct.

Buyer interest has been strong, with 90 per cent of the apartments under contract.

The 10-storey project is being managed by Marquee Projects for HCAP Developments, a Sydney based funds manager which has a development pipeline exceeding \$250 million.

Fleet Lane will comprise 66

one, two and three-bedroom apartments and feature more than 300sq m of roof terrace.

Facilities will include lounges, dining spaces and barbecues, as well as a yoga garden and spa.

The design team is led by John Deicke from Deicke Richards.

Within the South Brisbane arts and cultural precinct, Fleet Lane will be a few minutes' walk from the Queen St mall and 10 minutes' walk from the proposed Brisbane Casino and Integrated Resort Precinct.

Views will include the Brisbane CBD and river.

Marquee Projects chief executive Mark Spedding said the project offered apartment buyers value for money.

"Local buyers have identified that many of the other apartment projects in South Brisbane will have their views built out," he said. "Fleet Lane takes a front-row seat, providing secure views of the Brisbane River and CBD, and overlooks Jolly Place Park."

HCAP director Steve Howell said Fleet Lane offered buyers a

chance to live and invest in an upcoming hotspot at an affordable price.

"With the New Kurilpa Riverfront Renewal Master Plan – which includes the Iha park on the doorstep of Fleet Lane and the investment in the South Bank cultural and arts precinct – local buyers have been attracted early to Fleet Lane's location," he said.

Prices for the remaining two-bedroom apartments start at \$544,000.

The building is due for completion in January 2016.



**BOUTIQUE APPROACH:** The \$36 million Fleet Lane project lies within the new Kurilpa precinct at South Brisbane.