



The Lake. The Location. The Opportunity.

◆ When you picture Canberra, it's almost impossible to visualise it without it's most defining feature – Lake Burley Griffin. ◆ The lake is the heart and soul of Canberra, its waters reflect some of Australia's proudest monuments. While it's shores offer recreation for an entire city. ◆ Since Canberra's birth, only a few very select residences, (set well back from the foreshore) could boast any sort of view of this beautiful waterway. ◆ Now that is all about to change. With Canberra's first residential foreshore development designed specifically to incorporate uninterrupted views of the city's most famous aspect. ◆ **The name says it all. Landmark.**

◆ Landmark overlooks Lake Burley Griffin's East Basin from above Bowen Drive, in the exclusive suburb of Barton. ◆ It's fair to say that it rests at the hub of all the features that make Canberra great. ◆ Nestled at the edge of the Parliamentary Triangle, Landmark counts among its neighbours the Australian National Gallery, the High Court, the National Science and Technology Centre, the National Library and, of course, Parliament House. ◆ On the other flank are the fashionable shops and restaurants of Kingston and Manuka. Telopea Park is around the corner, the lake is right in front, Mt Pleasant rests across the water, and the Great Dividing Range beckons to the east. ◆ **Canberra has seen no residential development like Landmark – And as you will discover, to your great benefit, it may never see one like it again.**

◆ There is the lake. There is the amazing location. But there is also another element that elevates Landmark into a strata of opportunity unattainable anywhere else in Canberra - the wonder of the development itself. ◆ At Landmark's very heart is a concept for living that is sure to be the benchmark for years to come.

◆ Rarely in a development of this magnitude, have the natural elements been woven so expertly and essentially into the overall fabric of the residential environment. The huge 3.6 hectare (or 9 acre) site retains 60% of its natural splendour as gardens and parkland for all residents. ◆ Nestled amongst trees that have thrived for over seventy years are clusters of apartment buildings - varying in height from three to six storeys. These park apartments enjoy the kind of intelligent design and quality construction that leave no room for compromise. Every detail has been considered in creating a living environment par excellence.

◆ With its diverse selection of apartments, its expansive garden setting, its access to the joys of Canberra and its breathtaking views, Landmark offers something for everyone. ◆ **Landmark is in a class of its own – as an enviable home, or an astute investment.**

The natural environment was the genesis for Landmark. Most of the existing mature woodland has been retained, the development growing around and within it. English and Lusitanian Oak, White and Silver Poplar, Chinese Elm and Desert Ash are just a few of the species that have made a home here. Complementing the existing trees is a brilliant landscaping concept, incorporating expansive lawn areas, native gardens, lookout points, and shaded recreation areas. Plants and trees have been chosen to create contrast and variety while retaining an overall harmony. The colours and scents of the seasons are sure to beautify the parkland year round. Pathways make it easy to navigate the grounds. And roads have been kept to an absolute minimum. Cars themselves are kept right where they should be - out of sight beneath the buildings. Landmark's gardens aren't just a haven for local wildlife. They're an integral part of your lifestyle as a resident.



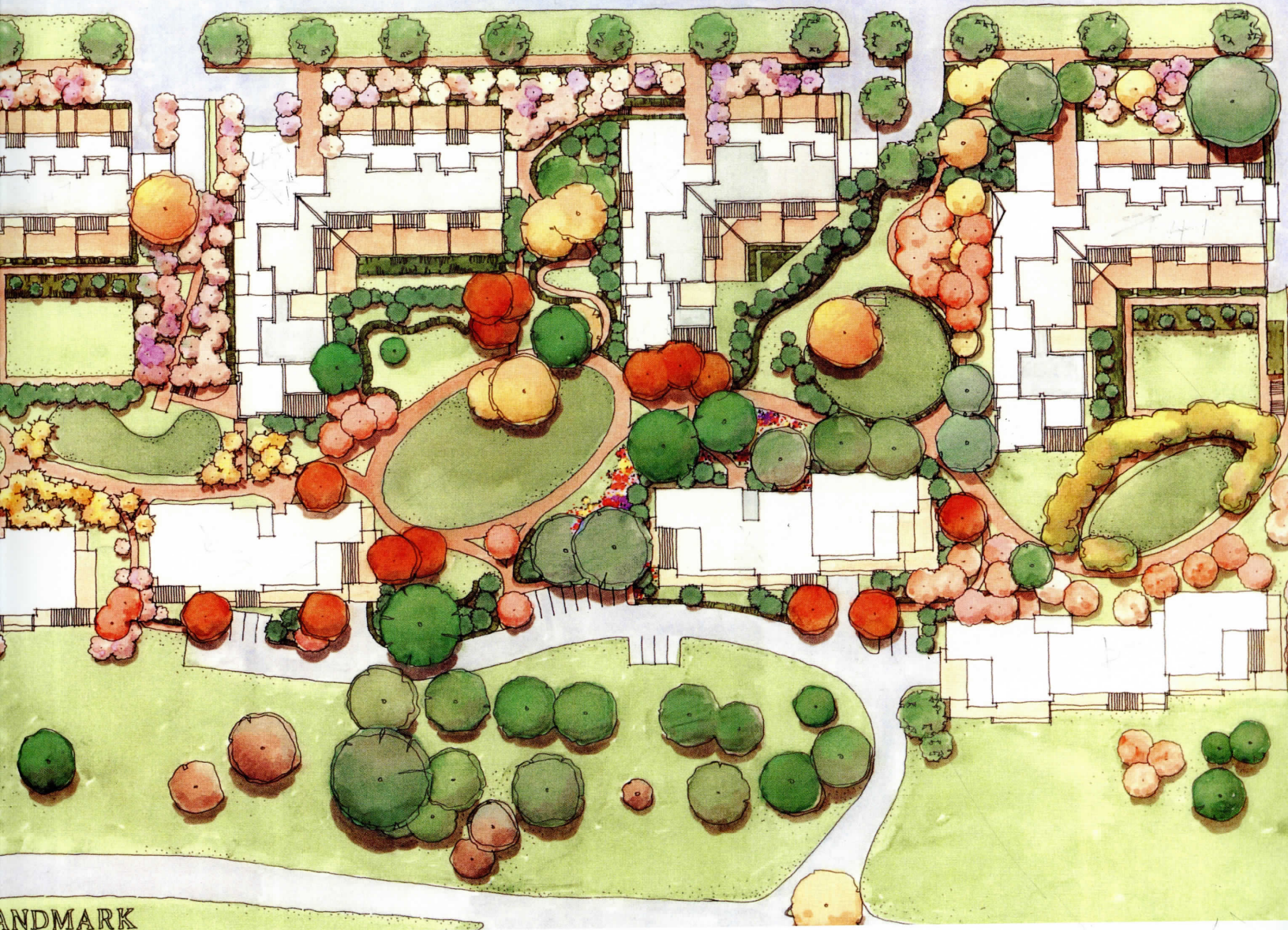
LANDMARK

LAKE BURLEY GRIFFIN



Apartment living has finally come of age in Landmark. The development is a clever response to the natural site. Because of the slope and elevation of the land, apartment blocks could be stepped so that those at the front of the site don't block those at the back. The result being that 85% of the units enjoy spectacular water views. There are 272 apartments in total, with 45 different floor plans. From one-bedroom apartments to three-bedroom penthouses with terraces - complex split-level plans, simple single-level plans, generous family units. In all, practicality and efficiency have been blended with elegance and quality to create a lasting investment in fine living. As mentioned, car parking is all underground. The security lots offer one or two spaces for each resident, with some having private lock-up garages. The car parks are serviced by lifts, which in turn service the entire building.

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Indoors, large windows make the most of the northerly aspect and combined with the high ceilings and uncluttered layouts, they bring each apartment a light, roomy atmosphere. Interior design has been influenced by the colours and textures of the landscape. Naturally, fittings and fixtures are first-class throughout. Kitchens have stylish granite bench tops and utilise only quality equipment, while bathrooms are sleek with marble vanities and semi-frameless shower screens. Some other vital inclusions: air-conditioning and heating; audio/visual security intercom; high-rated acoustic separation between apartments; maximum thermal insulation; pre-wired for internet access. Landmark's majestic parkland setting extends your home well beyond its walls with dedicated public areas that include a club facility with gym and formal areas with barbecue facilities.



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◆ **This is living of an absolutely unique nature.**

Landmark represents an opportunity never seen before and unlikely to be seen again in Canberra. ◆ A unique residential

niche on the lake foreshores. ◆ It's also reassuring that Landmark will not suffer from neighbouring development.

◆ The south and west already has established and well-mannered commercial development. To the north, the church grasslands are protected against incursions. Which only leaves the expansive views of the lake to the east.

Landmark. The Lake. The Location. And most definitely the opportunity of a lifetime.



COMMONWEALTH AVE BRIDGE

Frontier

LAKE
BURLEY
GRIFFIN

PARKES

CIVIC

REID

Australian
War Memorial

High Court

National Gallery

Carillion
Aspen Island

KINGS AVE BRIDGE

LAKE
BURLEY
GRIFFIN

CAMPBELL

RUSSELL