



THE BAILEY

WEST END



Intrigue meets inspiration at The Bailey.
A stunning collection of 26 boutique
two and three bedroom apartments in
Brisbane's iconic and eclectic West End.



Artists impression

Living & balcony

Live with ease.

Exterior



Artists impression



Master bedroom

Artists impression



Artists impression

Kitchen

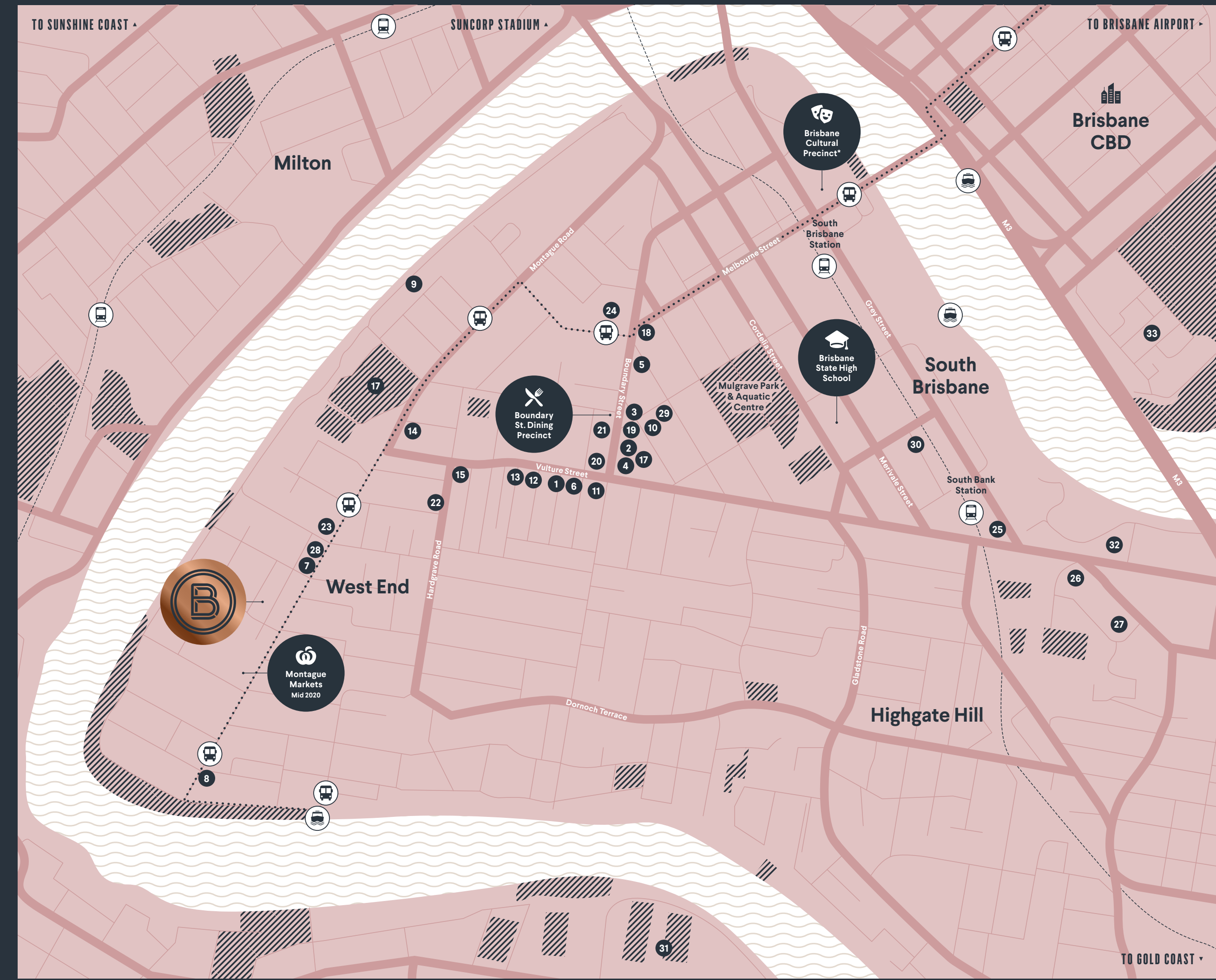
The Bailey offers modern sanctuary amidst the vibrant and striking backdrop of Brisbane's West End. Move effortlessly between work and life in a space made for both reclining with ease and entertaining with energy.



Whatever you need. Whenever you need it. Nestled just back from the Brisbane River, The Bailey connects you to every modern amenity, including the retail and transport hubs of nearby South Brisbane and beyond.



Rooftop panorama





With its vibrant fusion of cultures and mix of alternative and vintage spirit, West End's shops, restaurants and lively lifestyle reflect this inner-city suburb's eclectic charm.

From the always vibrant dining precinct of Boundary and Vulture Streets, to the arts and culture of nearby South Bank, enjoy the very best that Brisbane has to offer. All just moments away.

Eat, drink and play well. West End is truly alive – there's so much to enjoy, so close to home.

Stroll the banks of Brisbane River, explore nearby markets and revel in a suburb characterised by its independent spirit and vibrant cultural mix.



A VIBRANT FOOD SCENE

Find your flavour in one of Brisbane's most popular dining precincts. Bursting with variety, Boundary Street offers everything from ramen to risotto, served by celebrity chefs in award-winning restaurants.



INNER-CITY CONVENIENCE

Glide into the city with ease via bus, ferry, car or bike. The Bailey's West End location makes it an ideal base to venture out from and experience Brisbane's pulsing inner-city at any time of day.



THE BUZZ OF BOUNDARY STREET

Whether you're looking for vintage records or the latest in independent design, take a moment to explore West End's endlessly fascinating retail scene.



ORGANIC MARKETS

Enjoy a change of pace and take a wander through West End's colourful organic food markets located only minutes from your front door.

BRISBANE'S BEST COFFEE

Discover barista brilliance in the city's most sought after coffee spots. From cappuccinos to the perfect slow-drip, find your dream brew on nearby Boundary Street – just a short walk away.



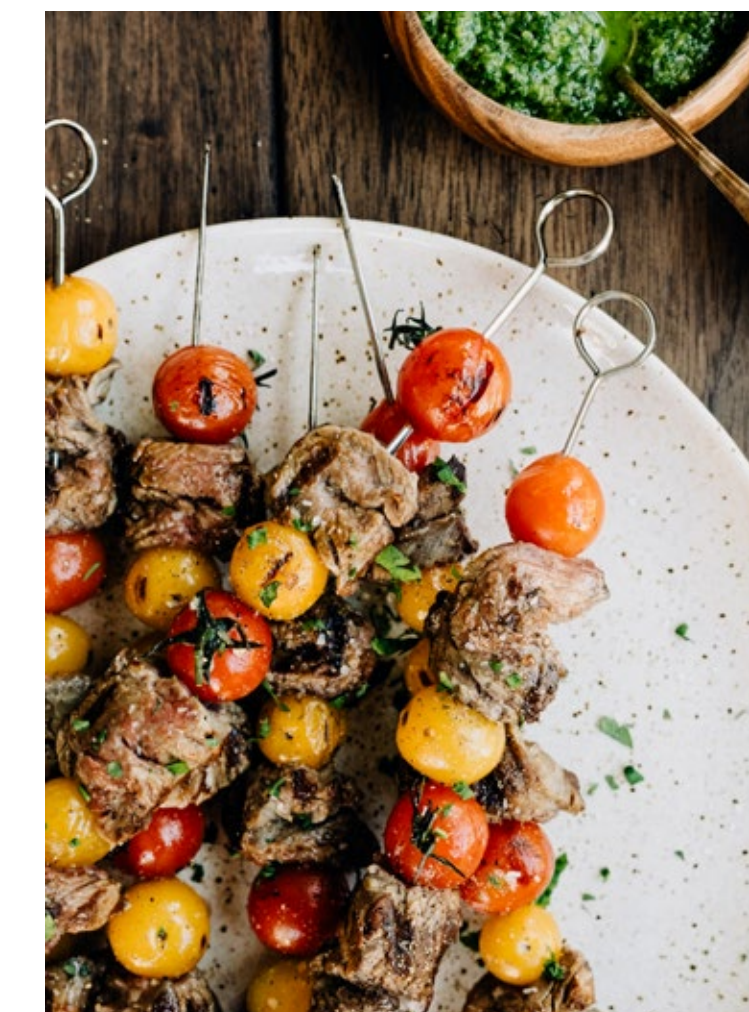


Hit the road

Get on your bike and take advantage of The Bailey's private bicycle storage. Ride in from a day spent cruising the shores of Brisbane River and put your wheels up.

A pool with a view

Step in and shut it all out. Soak up the vista and enjoy the feeling of freedom in The Bailey's stunning rooftop pool. Experience truly modern luxury in Brisbane city's cultural heart.



Outdoors, in style

Relax, recharge and take in the tranquility of The Bailey's leafy rooftop terrace – an idyllic setting for friendly BBQs and family dinners. Or enjoy a glass of red whilst gazing over a spectacular panorama of Brisbane city. The choice is yours.

The apartments at The Bailey offer true modern sophistication brimming with high-quality inclusions and appliances. Whilst inspired interiors and bright, fresh finishes help to maximise natural light and enhance the sense of open-air living.

KITCHEN

- Hybrid timber flooring
- 40mm stone benchtops
- Herringbone tiled splashback
- Polytec cabinetry
- Feature panelling
- Semi-integrated dishwasher
- Miele appliances

BEDROOM

- Plush wool carpet
- Black framed built-in robes
- Ceiling fans
- Blockout roller blinds
- LED downlights
- Matte black door hardware

BATHROOMS

- Floor to ceiling tiles
- Glass panel shower screen
- Wall hung vanity
- Matte black fittings
- Ample storage
- Timber detailing
- In-wall toilet suite

INTERNAL

- Hybrid timber flooring
- Split system air conditioning
- LED downlights
- Matte black door hardware



PYCO

Pyco Group is a boutique residential property developer with over 20 years of collective experience in the Australian property industry. With over \$130 million worth of projects currently underway across Sydney and Brisbane, Pyco Group continues to seek and develop superior residential property throughout Australia.

Previous projects

HORIZON ON THE PARK, CHERMSIDE
Under construction

26 FARM ST, NEWMARKET
Completed 2019

38 ANDREWS ST, CANON HILL
Completed 2018

WEST WING, CHERMSIDE
Completed 2017



DAHA

Architect

DAH Architecture (DAHA) is a Brisbane architecture studio formed in 2014 to produce quality design outcomes sensitive to the occupants way of living. It is led by registered architect David Hansford, who possesses over 13 years of experience in architecture in Brisbane.

RAWCORP

Builder

Rawcorp Pty Ltd is an award winning and growing construction company combining the expertise and experience of Anthony Rigby & David Walton. Registered and operating since 2005, Rawcorp has received recognition from Master Builders and from the Urban Development Institute of Australia (UDIA) awards.

STYLE PROPERTY GROUP

Project Partner

Style Property Group is a Brisbane focused property development and investment company. With an unmatched commitment to quality and innovation we have earned a reputation for insightful developments of residential apartments across Brisbane.

Unit	Type	Car	Expected Rental	Body Corporate
G01	2 Bed 2 Bath	1	\$580 pw	\$2,751 pa
101	3 Bed 2 Bath + Terrace	2	\$800-\$850 pw	\$3,200 pa
102	3 Bed 2 Bath + Terrace	2	\$800-\$850 pw	\$3,200 pa
103	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
104	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
201	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
202	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
203	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
204	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
301	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
302	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
303	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
304	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
401	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
402	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
403	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
404	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
501	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
502	3 Bed 2 Bath	2	\$800-\$850 pw	\$3,200 pa
503	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
504	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
601	3 Bed 2 Bath	2	\$800-\$850 pw	\$3,200 pa
602	3 Bed 2 Bath	2	\$800-\$850 pw	\$3,200 pa
603	3 Bed 2 Bath	1	\$750-\$800 pw	\$3,150 pa
604	3 Bed 2 Bath	2	\$800-\$850 pw	\$3,200 pa
701	3 Bed Penthouse	2	\$1,200 pw	\$3,900 pa



Body Corporate for The Bailey
Proposed budget for the initial 12 months of the Scheme

ADMINISTRATION FUND	
Contributions Receivable	\$51,587
LESS EXPENSES	
Accounting Fees	
Income Tax - Lodgement Fees	\$205
Administration Fees	\$3,861
Administration Fees - Other	\$250
Disbursements, IT Electronic archiving - Contract	\$2,531
Disbursements - Other	\$150
Banking Fees	
Bank Charges	\$95
Caretaking Fees	
Gardens, Grounds, Cleaning	\$15,000
Cleaning	
Cleaning/ cleaning Materials	\$750
Common Utilities	
Electricity	\$6,500
Fire Control	
Fire Control - Repairs and Maintenance	\$5,000
General Maintenance	
R & M - Building	\$1,500
R & M - Electrical	\$500
R & M - Gardens & Grounds	\$750
R & M Plumbing	\$750
Insurance	
Insurance - Building	\$11,000.00
Lift Expenses	
Lift - Registration	\$120
Lift - Service & Maintenance	\$5,500
Lift - Telephone	\$625
Pool Maintenance	
Pool - Chemicals	\$1,500
Pool - Cleaning & inspections	\$4,000
Pool - R & M	\$500
Professional Fees	
Sinking Fund Forecast/Ins Valuation	\$1,500
	\$11,000
	\$51,587
Total INC GST	\$11,000 \$51,587
Total Units of Entitlement	9999
Levy Per Unit of Entitlement	\$1,1001 \$5,1561

SINKING FUND	
Contributions Receivable	\$19,500
Total INC GST	\$19,500
Total Units of Entitlement	10005
Levy Per Unit of Entitlement	\$1,9490



Body Corporate for The Bailey
Schedule of Proposed Contributions

LOT NO.	Contribution Schedule Lot Entitlement (CSLE)	Gardens and Grounds	DCM Agreement	Interest Schedule Lot Entitlement (ISLE)	Building Insurance Contribution based on ISLE	Administration Fund (Total INC GST) based on CSLE & ISLE	Sinking Fund (Total INC GST) based on CSLE	Total Per Lot Per Year (INC GST)	Amount Per Lot Per Week (Total INC GST)
1	342	\$592.24	\$755.35	292	\$327.22	\$1,763.39	\$666.53	\$2,751.99	\$52.98
101	382	\$572.21	\$240.54	405	\$443.34	\$1,969.64	\$744.53	\$3,357.52	\$60.72
102	387	\$580.21	\$243.69	399	\$458.94	\$1,995.42	\$754.27	\$3,388.64	\$61.32
103	384	\$575.21	\$241.80	347	\$381.74	\$1,979.95	\$748.43	\$3,100.11	\$58.81
104	384	\$575.21	\$241.80	355	\$390.34	\$1,979.95	\$748.43	\$3,188.92	\$59.98
201	382	\$572.21	\$240.54	362	\$398.24	\$1,969.64	\$744.53	\$3,127.41	\$59.85
202	387	\$580.21	\$243.69	360	\$386.04	\$1,995.42	\$754.27	\$3,145.73	\$60.49
203	384	\$575.21	\$241.80	352	\$387.24	\$1,979.95	\$748.43	\$3,175.62	\$59.92
204	384	\$575.21	\$241.80	360	\$386.04	\$1,979.95	\$748.43	\$3,224.42	\$60.08
301	382	\$572.21	\$240.54	367	\$403.74	\$1,969.64	\$744.53	\$3,177.95	\$59.98
302	387	\$580.21	\$243.69	378	\$410.54	\$1,995.42	\$754.27	\$3,182.23	\$60.81
303	384	\$575.21	\$241.80	357	\$392.74	\$1,979.95	\$748.43	\$3,121.12	\$60.02
304	384	\$575.21	\$241.80	365	\$401.54	\$1,979.95	\$748.43	\$3,229.82	\$60.70
401	382	\$572.21	\$240.54	372	\$409.24	\$1,969.64	\$744.53	\$3,174.41	\$60.02
402	387	\$580.21	\$243.69	385	\$433.54	\$1,995.42	\$754.27	\$3,173.23	\$61.01
403	384	\$575.21	\$241.80	362	\$398.24	\$1,979.95	\$748.43	\$3,106.62	\$60.11
404	384	\$575.21	\$241.80	370	\$407.04	\$1,979.95	\$748.43	\$3,175.42	\$60.30
501	382	\$572.21	\$240.54	377	\$416.74	\$1,969.64	\$744.53	\$3,189.95	\$60.13
502	387	\$580.21	\$243.69	409	\$449.84	\$1,995.42	\$754.27	\$3,389.64	\$61.53
503	384	\$575.21	\$241.80	367	\$403.74	\$1,979.95	\$748.43	\$3,182.12	\$60.21
504	384	\$575.21	\$241.80	375	\$412.54	\$1,979.95	\$748.43	\$3,140.92	\$60.40
601	382	\$572.21	\$240.54	402	\$442.24	\$1,969.64	\$744.53	\$3,176.41	\$60.70
602	387	\$580.21	\$243.69	419	\$460.95	\$1,995.42	\$754.27	\$3,270.64	\$61.74
603	384	\$575.21	\$241.80	372	\$409.24	\$1,979.95	\$748.43	\$3,187.62	\$60.34
604	384	\$575.21	\$241.80	400	\$440.04	\$1,979.95	\$748.43	\$3,188.42	\$60.91
701	441	\$661.11	\$277.69	695	\$764.58	\$2,777.80	\$895.43	\$1,899.79	\$14.98
TOTALS	10005	\$15,000.00	\$6,300.00	9999	\$1,000.00	\$51,587.00	\$19,500.00	\$82,087.00	\$1,678.60



October 2019

To Whom It May Concern;

Rental Appraisal for "The Bailey" 24 Bailey Street, West End

The current market analysis is below, which provides you with a rental value range.

When assessing the rental value of a property, we take into account factors that assist in leasing your property promptly. This includes comparable properties, current vacancies and market trends.

We have consulted widely with other Real Estate Agencies and estimate that the following properties (unfurnished) within "The Bailey" will attract the below rental ranges:

Two Bedrooms, Two Bathrooms, 1 Car	\$570 - \$590 per week
Three Bedrooms, Two Bathrooms, 1 Car	\$750 - \$800 per week
Three Bedrooms, Two Bathrooms, 2 Cars	\$800 - \$850 per week
"The Bailey" Penthouse	\$1,200 per week

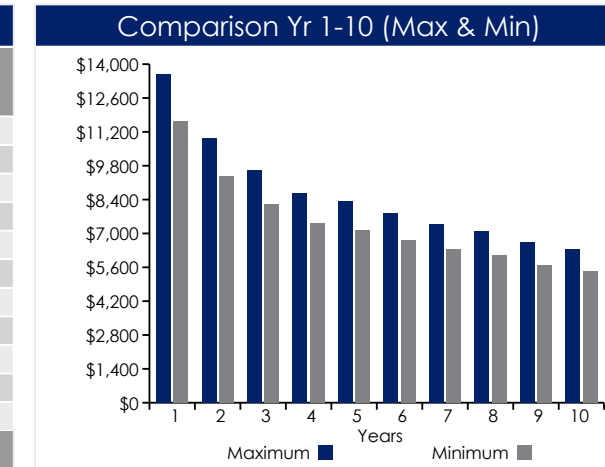
Please note the price range takes into consideration the differing aspects of the building, if seeking individual lot appraisals these can be conducted on request once the property is complete by your preferred Property Manager.

Kind Regards,

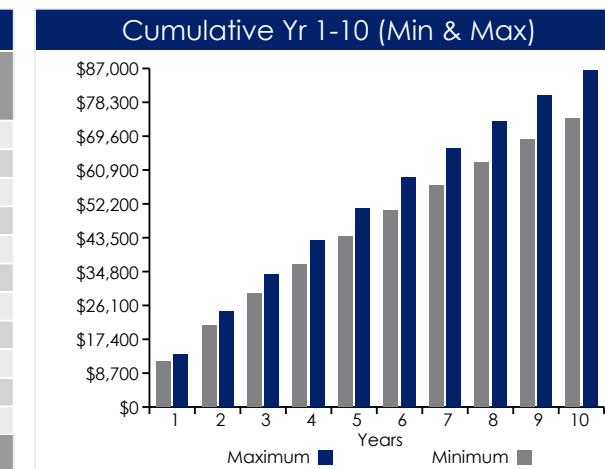
"The Bailey" Team

**Estimate of Depreciation Claimable
Typical 2 Bedroom Apartment, The Bailey
24 Bailey Street, WEST END QLD 4101**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,249	5,341	13,590
2	5,603	5,341	10,944
3	4,254	5,341	9,595
4	3,308	5,341	8,649
5	2,975	5,341	8,316
6	2,489	5,341	7,830
7	2,043	5,341	7,384
8	1,760	5,341	7,101
9	1,305	5,341	6,646
10	1,001	5,341	6,342
11 +	7,442	160,242	167,684
Total	\$40,429	\$213,652	\$254,081



Minimum			
Year	Plant & Equipment	Division 43	Total
1	7,070	4,578	11,648
2	4,802	4,578	9,380
3	3,646	4,578	8,224
4	2,835	4,578	7,413
5	2,550	4,578	7,128
6	2,133	4,578	6,711
7	1,751	4,578	6,329
8	1,508	4,578	6,086
9	1,119	4,578	5,697
10	858	4,578	5,436
11 +	6,379	137,350	143,729
Total	\$34,651	\$183,130	\$217,781



* assumes settlement on 1 July in any given year.

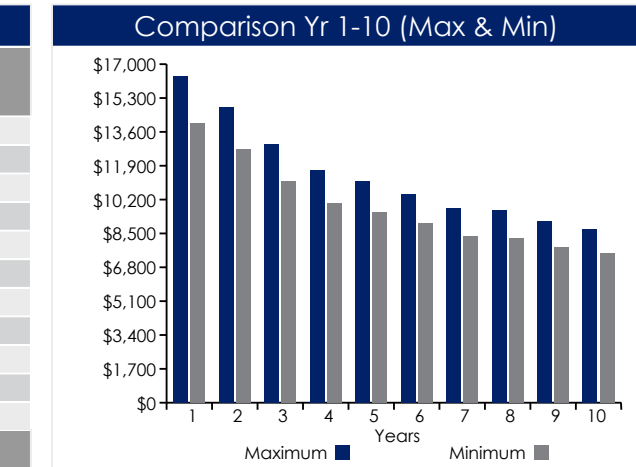
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

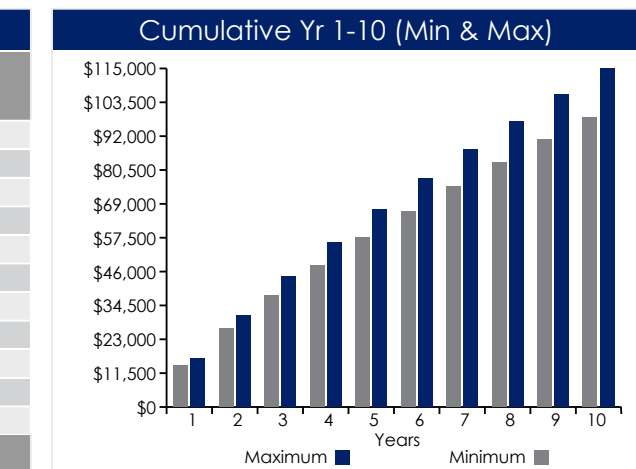
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

**Estimate of Depreciation Claimable
Typical 3 Bedroom Apartment, The Bailey
24 Bailey Street, WEST END QLD 4101**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,952	7,428	16,380
2	7,430	7,428	14,858
3	5,562	7,428	12,990
4	4,267	7,428	11,695
5	3,705	7,428	11,133
6	3,060	7,428	10,488
7	2,350	7,428	9,778
8	2,237	7,428	9,665
9	1,678	7,428	9,106
10	1,302	7,428	8,730
11 +	9,669	222,834	232,503
Total	\$50,212	\$297,114	\$347,326



Minimum			
Year	Plant & Equipment	Division 43	Total
1	7,673	6,367	14,040
2	6,368	6,367	12,735
3	4,767	6,367	11,134
4	3,658	6,367	10,025
5	3,176	6,367	9,543
6	2,623	6,367	8,990
7	2,014	6,367	8,381
8	1,917	6,367	8,284
9	1,438	6,367	7,805
10	1,116	6,367	7,483
11 +	8,288	191,001	199,289
Total	\$43,038	\$254,671	\$297,709



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

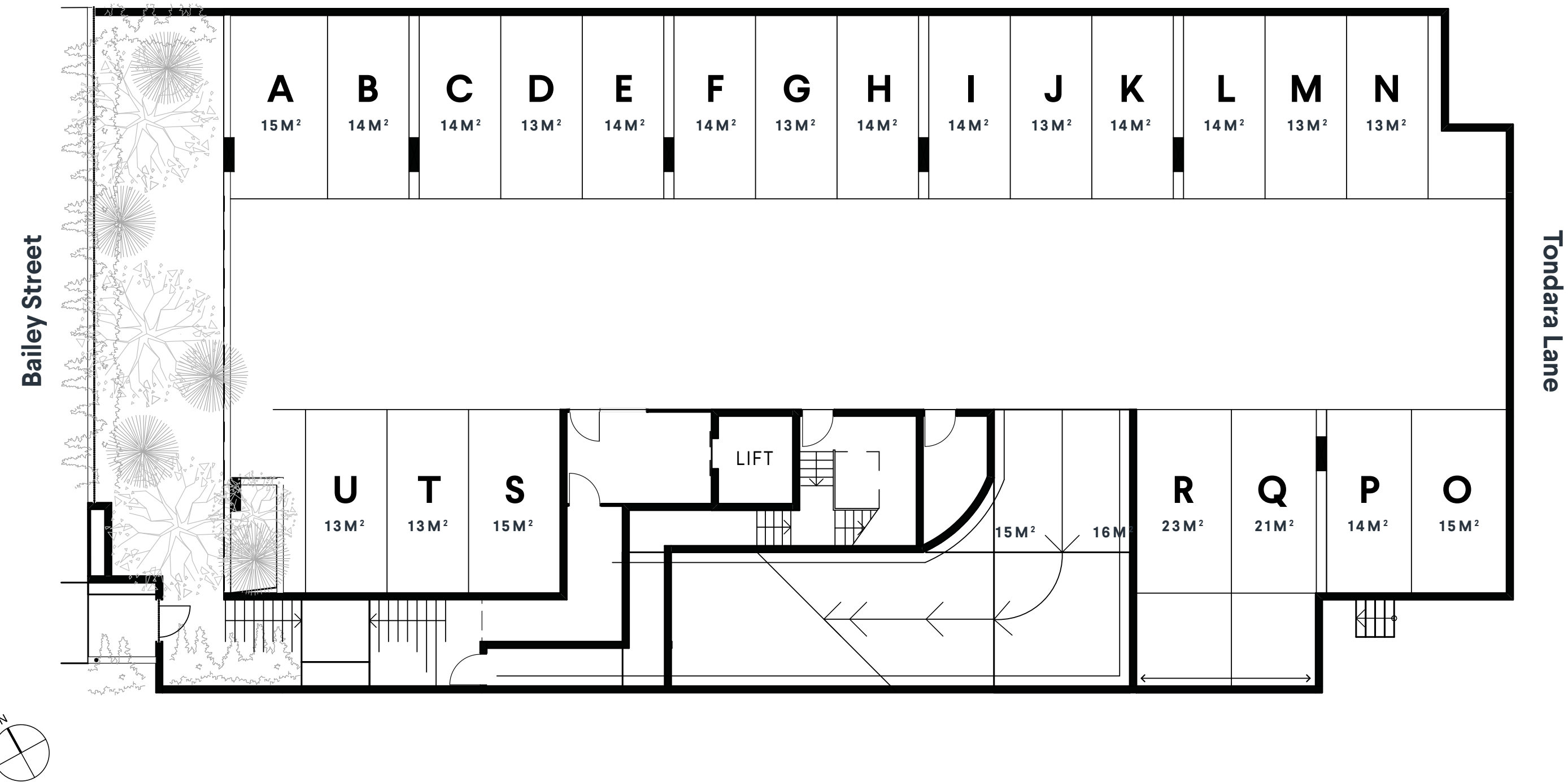
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THE BAILEY

Upper Ground

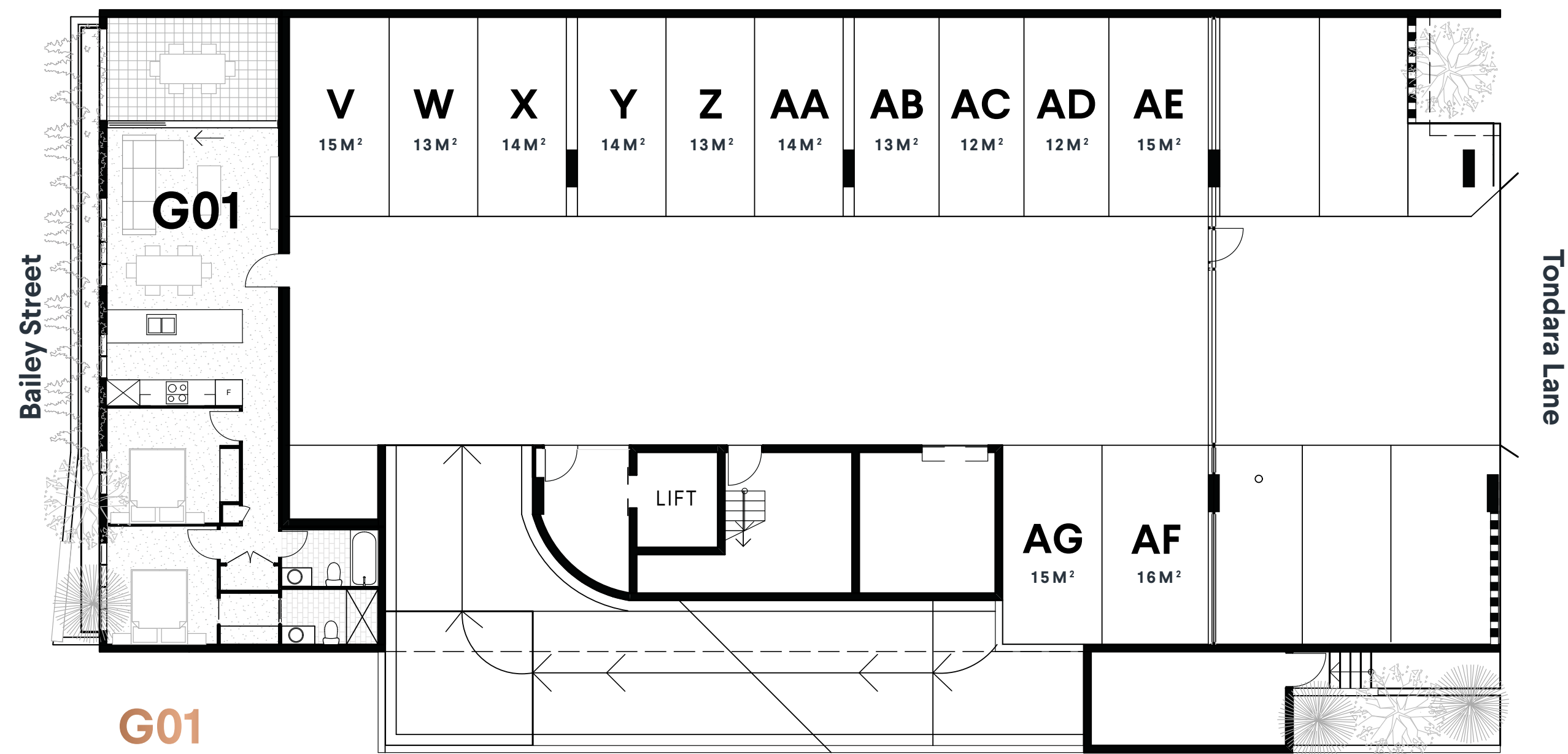


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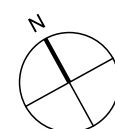
THE BAILEY

Upper Ground



G01

INTERNAL	103M ²
TERRACE	76M ²
TOTAL AREA	179M ²

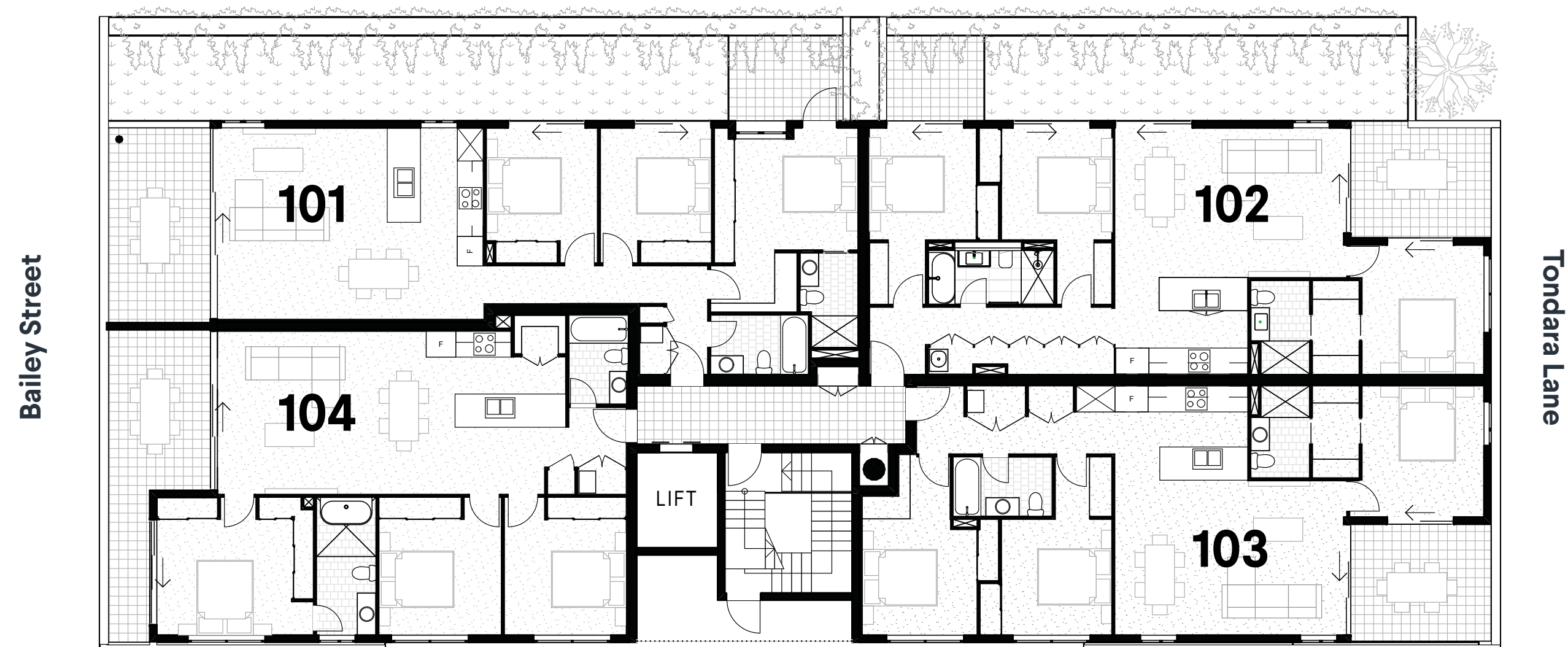


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THE BAILEY

Level 1



101

INTERNAL	103M ²
TERRACE	76M ²
TOTAL AREA	179M ²

102

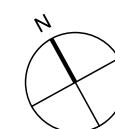
INTERNAL	106M ²
TERRACE	56M ²
TOTAL AREA	162M ²

103

INTERNAL	104M ²
TERRACE	13M ²
TOTAL AREA	117M ²

104

INTERNAL	104M ²
TERRACE	17M ²
TOTAL AREA	121M ²

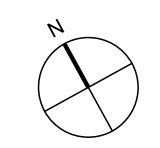


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Level 2



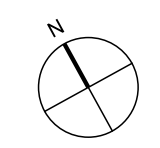
201	202	203	204
INTERNAL 103M ²	INTERNAL 106M ²	INTERNAL 104M ²	INTERNAL 104M ²
TERRACE 16M ²	TERRACE 11M ²	TERRACE 11M ²	TERRACE 18M ²
TOTAL AREA 119M ²	TOTAL AREA 117M ²	TOTAL AREA 115M ²	TOTAL AREA 122M ²



Level 3



301	302	303	304
INTERNAL 103M ²	INTERNAL 106M ²	INTERNAL 104M ²	INTERNAL 104M ²
TERRACE 16M ²	TERRACE 11M ²	TERRACE 11M ²	TERRACE 18M ²
TOTAL AREA 119M ²	TOTAL AREA 117M ²	TOTAL AREA 115M ²	TOTAL AREA 122M ²



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Level 4



401

INTERNAL	103M ²
TERRACE	16M ²
TOTAL AREA	119M ²

402

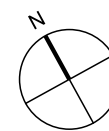
INTERNAL	106M ²
TERRACE	11M ²
TOTAL AREA	117M ²

403

INTERNAL	104M ²
TERRACE	11M ²
TOTAL AREA	115M ²

404

INTERNAL	104M ²
TERRACE	18M ²
TOTAL AREA	122M ²



Level 5



501

INTERNAL	103M ²
TERRACE	16M ²
TOTAL AREA	119M ²

502

INTERNAL	106M ²
TERRACE	11M ²
TOTAL AREA	117M ²

503

INTERNAL	104M ²
TERRACE	11M ²
TOTAL AREA	115M ²

504

INTERNAL	104M ²
TERRACE	18M ²
TOTAL AREA	122M ²



THE BAILEY

Level 6



601

INTERNAL	103M ²
TERRACE	16M ²
TOTAL AREA	119M ²

602

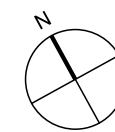
INTERNAL	106M ²
TERRACE	11M ²
TOTAL AREA	117M ²

603

INTERNAL	104M ²
TERRACE	11M ²
TOTAL AREA	115M ²

604

INTERNAL	104M ²
TERRACE	18M ²
TOTAL AREA	122M ²



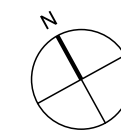
THE BAILEY

Level 7



701

INTERNAL	142M ²
TERRACE	81M ²
TOTAL AREA	223M ²



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Apartment Plans

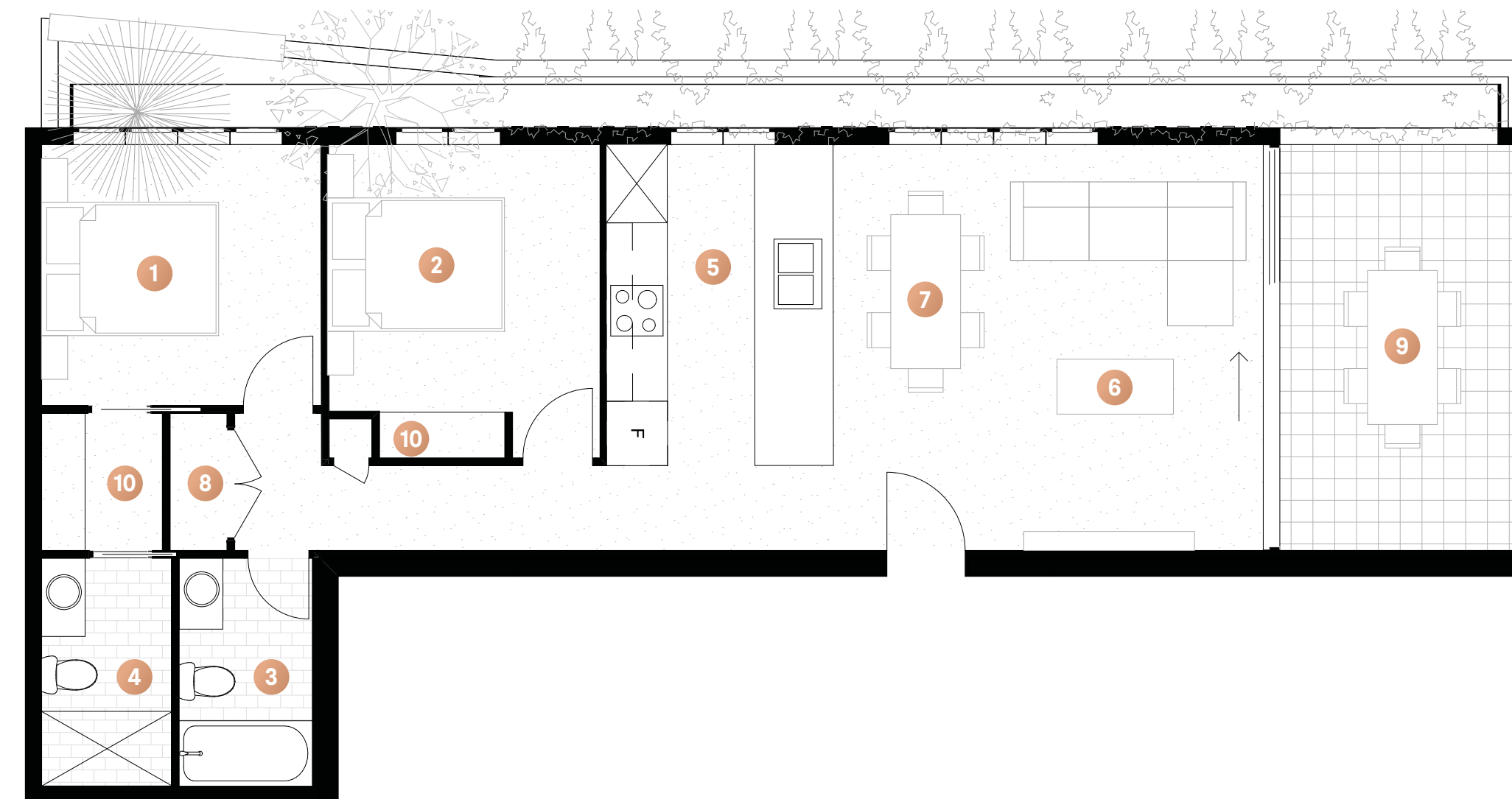


THE BAILEY

24 BAILEY STREET
WEST END

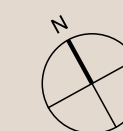
Unit G01

INTERNAL	78 M ²
TERRACE	15 M ²
TOTAL AREA	93 M ²



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

1:50



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THE BAILEY

24 BAILEY STREET
WEST END

Unit 101

INTERNAL	103M ²
TERRACE	76M ²
TOTAL AREA	179M ²

1:50



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

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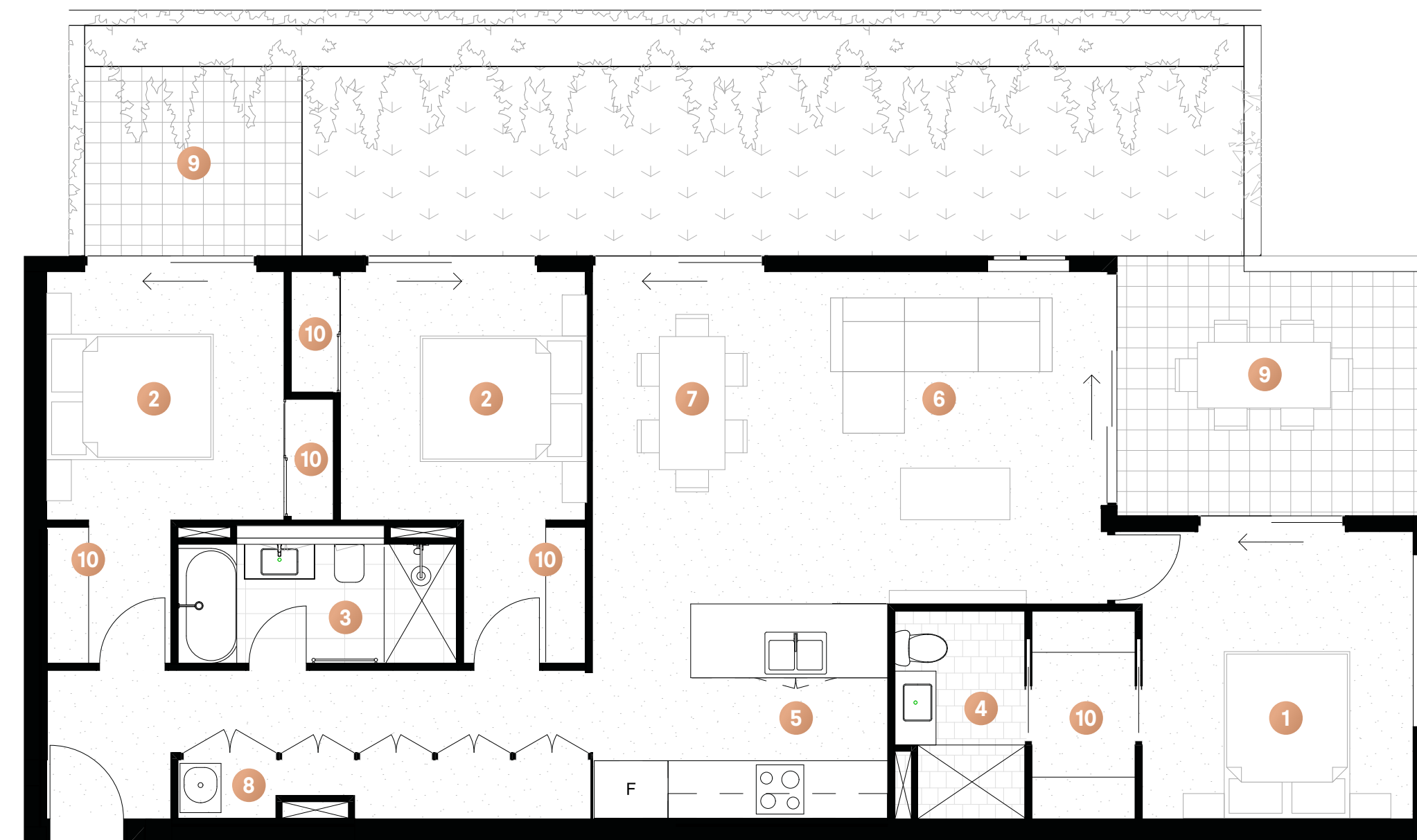


THE BAILEY

24 BAILEY STREET
WEST END

Unit 102

INTERNAL	106M ²
TERRACE	56M ²
TOTAL AREA	162M ²



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

1:50



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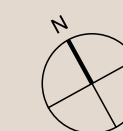
THE BAILEY

24 BAILEY STREET
WEST END

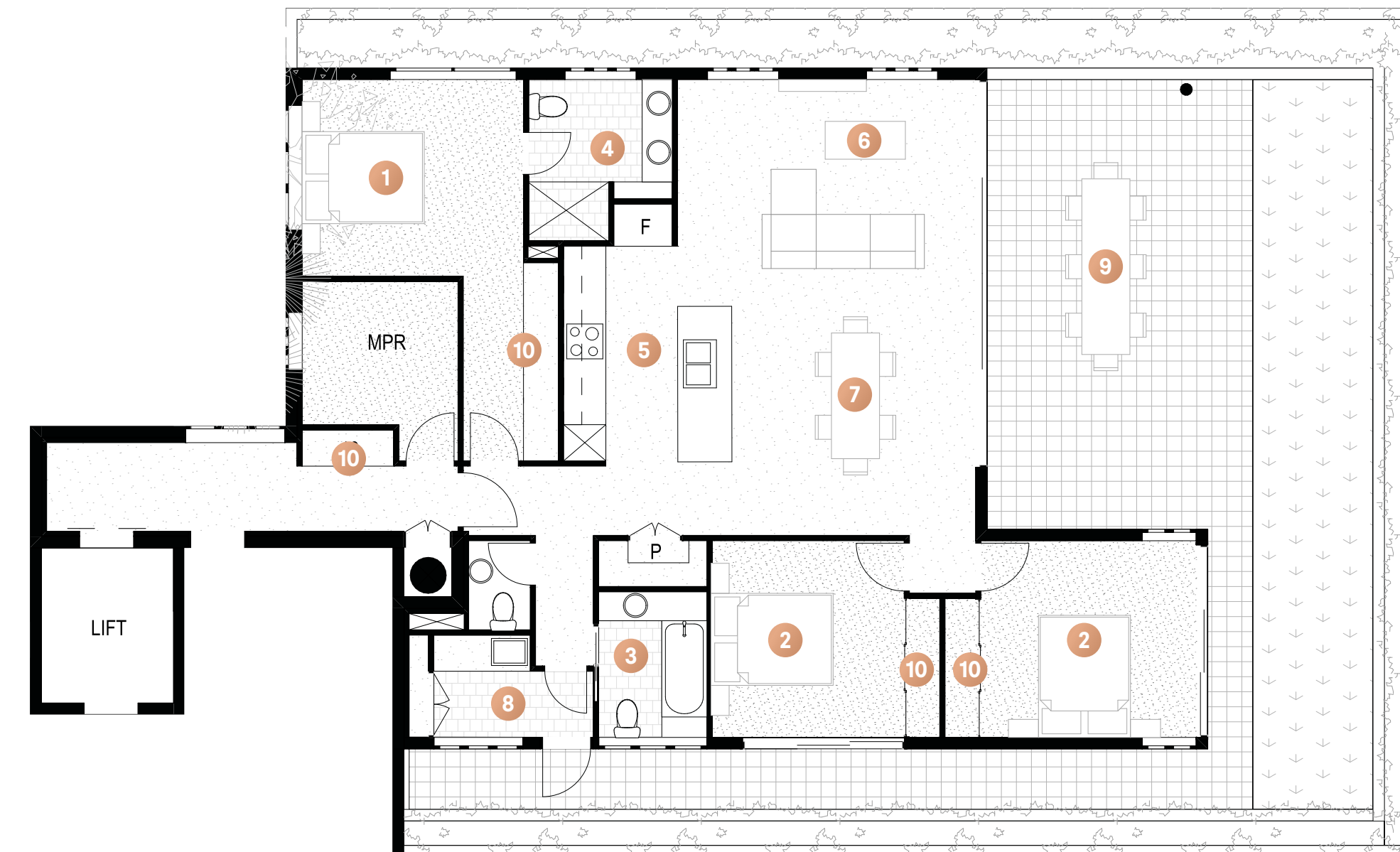
Unit 701

INTERNAL	142M ²
TERRACE	81M ²
TOTAL AREA	223M ²

1:50



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- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |



THE BAILEY

24 BAILEY STREET
WEST END

Unit Type 1

201, 301, 401, 501, 601

INTERNAL	103M ²
TERRACE	16M ²
TOTAL AREA	119M ²



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

1:50



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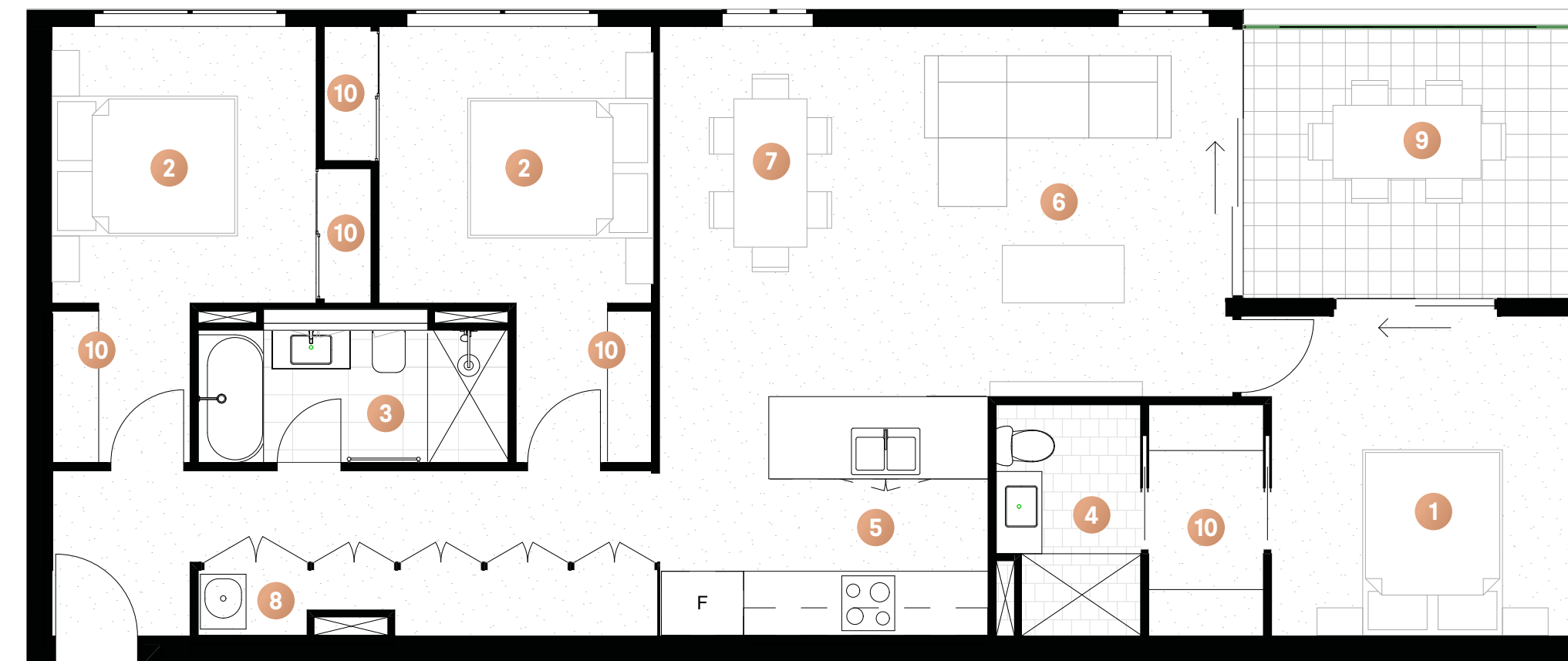
THE BAILEY

24 BAILEY STREET
WEST END

Unit Type 2

202, 302, 402, 502, 602

INTERNAL	106M ²
TERRACE	11M ²
TOTAL AREA	117M ²



- 1 MASTER
- 2 BEDROOM
- 3 BATHROOM
- 4 ENSUITE
- 5 KITCHEN
- 6 LIVING
- 7 DINING
- 8 LAUNDRY
- 9 BALCONY
- 10 ROBE

1:50



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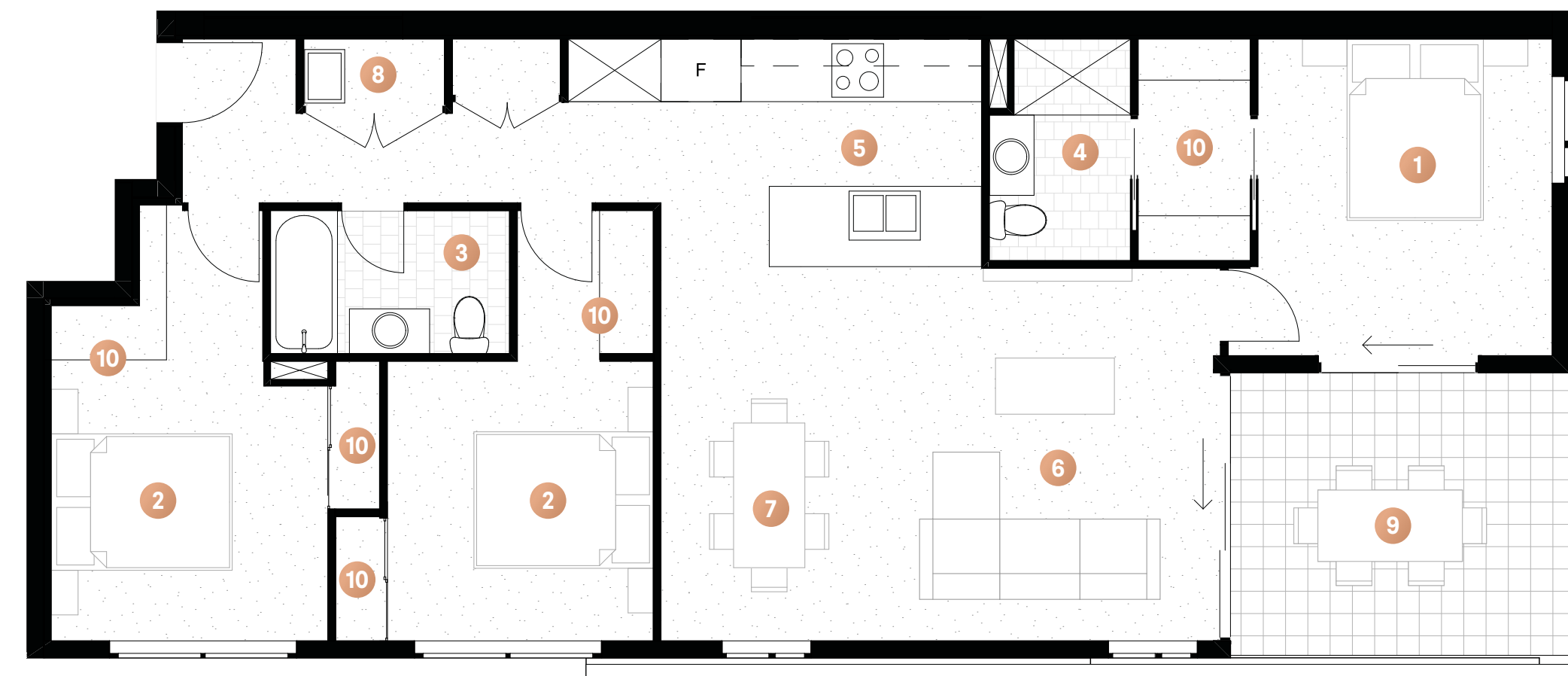
THE BAILEY

24 BAILEY STREET
WEST END

Unit Type 3

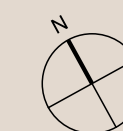
103, 203, 303, 403, 503, 603

INTERNAL	104M ²
TERRACE	11M ²
TOTAL AREA	115M ²



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

1:50



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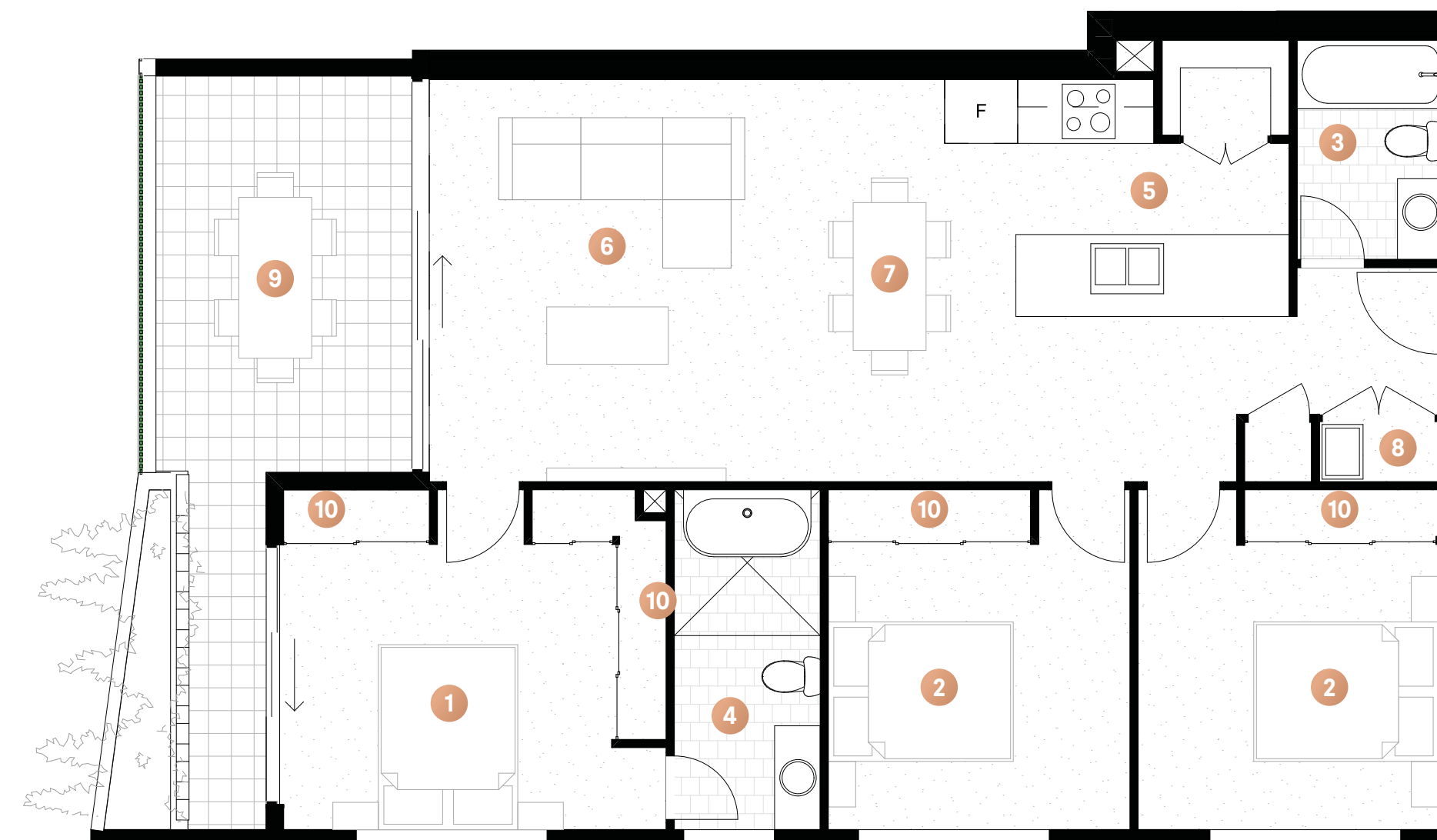
THE BAILEY

24 BAILEY STREET
WEST END

Unit Type 4

204, 304, 404, 504, 604

INTERNAL	104M ²
TERRACE	18M ²
TOTAL AREA	122M ²



- 1 MASTER
- 2 BEDROOM
- 3 BATHROOM
- 4 ENSUITE
- 5 KITCHEN
- 6 LIVING
- 7 DINING
- 8 LAUNDRY
- 9 BALCONY
- 10 ROBE

1:50



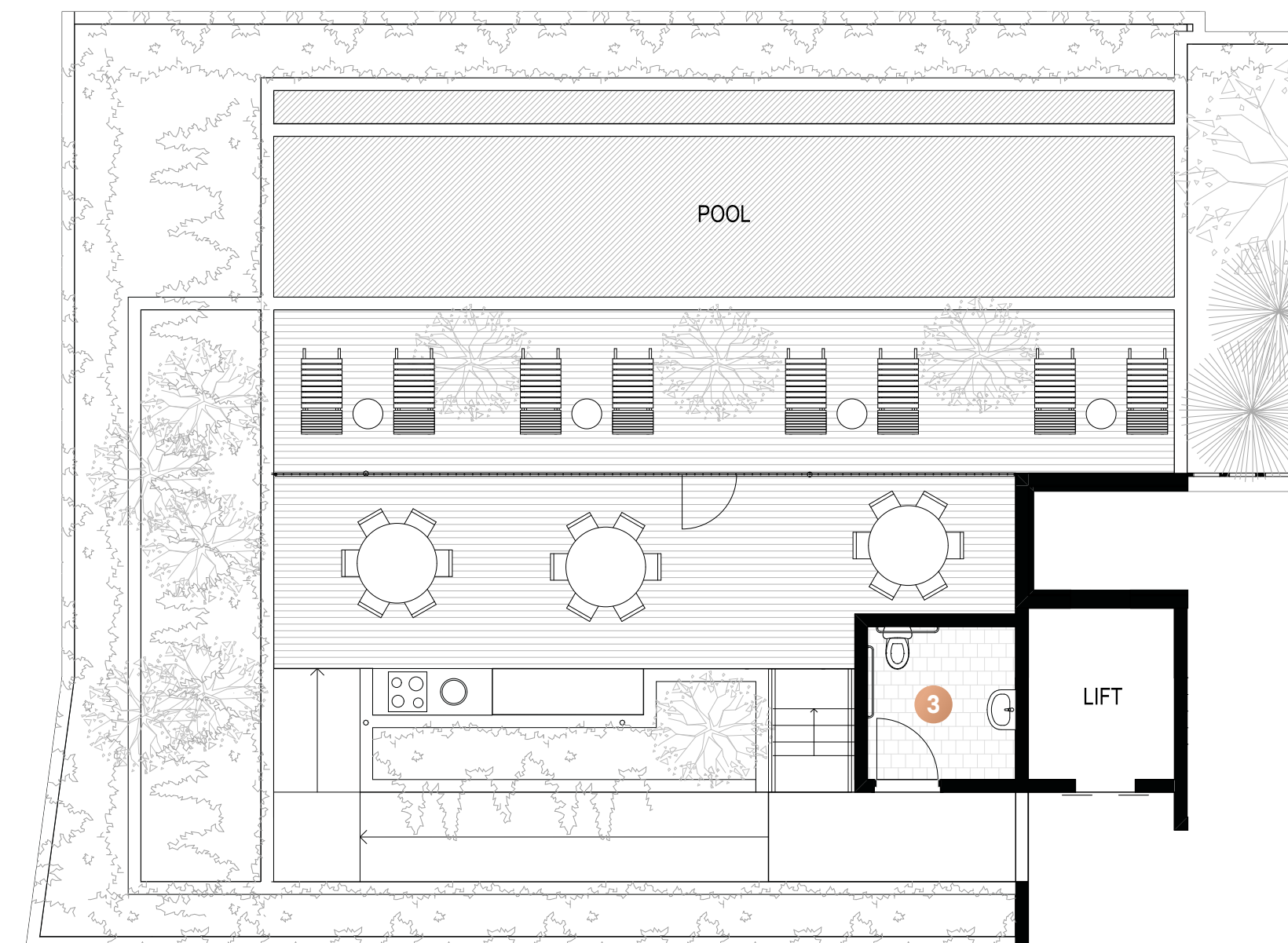
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THE BAILEY

24 BAILEY STREET
WEST END

Rooftop Terrace



1:50



- | | |
|------------|-----------|
| 1 MASTER | 6 LIVING |
| 2 BEDROOM | 7 DINING |
| 3 BATHROOM | 8 LAUNDRY |
| 4 ENSUITE | 9 BALCONY |
| 5 KITCHEN | 10 ROBE |

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24 BAILEY STREET
WEST END

FOR ENQUIRIES
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1300 334 519

P Y C O

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