

ESTD · THE · 2023

GRANDE

ON LONDON

CANBERRA CITY

GEOCON

LIVE IN CANBERRA'S MOST CONNECTED ADDRESS

The Grande is your front-row seat to Constitution Avenue's cultural institutions to Lake Burley Griffin's waterfront, you're minutes from the experiences that define the best of Canberra city-edge living.

- Walk to Canberra Theatre Centre and Constitution Avenue precinct
- Light rail connects you to Gungahlin and beyond
- Minutes to National Convention Centre
- Direct access to parliamentary triangle and cultural institutions



Kitchen

- Silica Free reconstituted stone
- Smeg Appliances – 60cm induction cooktop, oven, rangehood, semi-integrated dishwasher
- Undermount Stainless Steel Sink
- Dimmable LED Downlights with feature lighting over island benchtops
- Soft-Close Cabinetry



Living

- Above average height ceilings – 2.7m in living areas
- Double Glazed Windows
- 5 Star Energy Rating
- Reverse Cycle Air Conditioning
- Architectural-grade Tiled Flooring throughout living and dining
- Dimmable LED Lighting – Control the ambience in every room
- USB outlets in main bedroom
- TV/Data Connectivity – Pre-wired for free-to-air and pay TV



Bathroom

- Full-Height Wall Tiling throughout
- Wall-Hung Vanities with mirrored doors and LED strip lighting
- Brushed Nickel Tapware – WELS 6-star basin mixers, 3-star showers
- Glazed Shower Screens with brushed chrome hardware
- Soft-Close Toilet Suites – WELS 4-star dual flush



Laundry

- 8kg/4.5kg Washer-Dryer Combo included
- Stainless Steel Sink with gooseneck mixer
- Built-In Cabinetry with concealed connections

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AMENITIES FOR WORK, WELLNESS AND LEISURE



Rooftop pool


Private cinema


Gym


Pilates studio



Dog wash


Library


Co-working space

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OWN A PIECE OF CANBERRA'S GROWTH CORRIDOR

Located in the Nation's Capital within minutes to Parliament, Embassies, Federal and State Government Departments, and world class Universities, The Grande is a unique investment representing major growth opportunity.

SIGNIFICANT INVESTMENT UNDERWAY

Massive nearby investment currently underway, posed to attract high quality tenants from Government & Defence Workforce and University & Postgraduate Students.

Along with the huge lifestyle appeal that access to Lake Burley Griffin, high quality dining and cultural institutions represents, The Grande is the obvious choice for savvy investors.

ACT TREASURY PROJECTS CANBERRA'S POPULATION TO REACH ABOUT 784,000 PEOPLE BY 2060 [WITH] THE INNER NORTH EXPECTED TO BE [AMONG] THE FASTEST-GROWING DISTRICTS.

ABC News, 2023



2026
EXPECTED COMPLETION



Canberra Airport Group Commercial Precinct "Vernon" – New City Centre Development

- New seven-level, 15,000 sqm commercial tower next to Constitution Place
- As of November 2025, professional Services firm EY, has committed to leasing two floors

2027
EXPECTED COMPLETION



Stage 2A (City to Commonwealth Park)

- Currently under construction, connecting Canberra City with Commonwealth Park and Lake Burley Griffin Waterfront

2028
EXPECTED COMPLETION

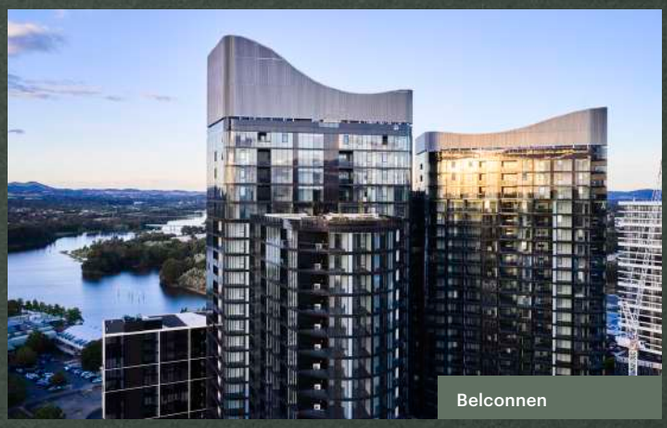


UNSW Canberra City

- Stage 1 of the future Canberra City Precinct in Parkes is expected to be completed in 2028.
- Supported by a $25 million cash contribution from ACT Government
- 6,000 Students & Educators expected by 2040
- Defence & Cyber Security Focus–Education in areas of national strategic priority

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SHAPING CANBERRA'S SKYLINE



Belconnen

HIGH SOCIETY

High Society surrounds you with uncompromising levels of private and public amenity, spanning everything from state-of-the-art recreation facilities to inspired entertainment and social settings. Standing unchallenged as the tallest residential tower in Canberra, High Society marks the peak of luxury living. Completed 2020.



Belconnen

NIGHTFALL

Nightfall marks the final glittering jewel in the The Republic precinct crown. It is the culmination of a bold and remarkable vision to transform a lakeside pocket of Belconnen into a stylish & connected urban community. Laden with potential. Brimming with amenity. Overflowing with style. Yet, critically, still filled with market-defining value. Completed 2022.



Woden

GRAND CENTRAL TOWERS

A towering urban masterpiece reaching high above the revitalised Woden Town Centre, Grand Central Towers offers Canberra's most exquisite new residential lifestyle with a breathtaking balance of luxury and amenity. Completed 2020.



Gungahlin

THE ESTABLISHMENT

Created by Empire and Geocon, this vibrant community of 1 and 2 bedroom apartments offers the best of modern urban living in Canberra. Ideal for young families, smart investors and urban professionals, The Establishment's extraordinary amenities have been designed to enhance every aspect of life for the dynamic city-dweller. Completed 2023.

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Canberra City

METROPOL

Striking, edgy and sophisticated, Metropol is an inspired residential statement for Canberra's most savvy. Just moments from bustling Canberra Centre and the tranquility of Glebe Park, it's a rare place where the finest qualities of urban and suburban living meld into one. Completed 2022.



Braddon

MIDNIGHT

Midnight is an urban oasis that never sleeps. Located brilliantly between Northbourne Avenue and the vibrant bar and café scene of Lonsdale Street, it offers Braddon's most contemporary fusion of sights, sounds and textures to stimulate every sense at any hour. Completed 2019.



Belconnen

REPUBLIC AND DUSK

Immediately adjacent to Nightfall, Republic and Dusk sit at the heart of one of Australia's most dynamic new residential communities. The visionary masterplan overlooking Lake Ginninderra is built upon an ambitious desire to reshape the very fabric of residential Canberra by challenging conventions and expectations at every turn. Completed 2020.



Greenway

ASPEN VILLAGE & BLACK DIAMOND

Developed by Empire and Geocon, Aspen Village is the area's most exciting mixed-use precinct. Nestled between the bustle of the city and the serenity of the Brindabella Mountains, residents will be spoilt with 2,200m2 of rooftop entertaining space including pool & spa, BBQs, fire pits, a bar & chef's kitchen, dining facilities and lounge areas. Completed 2022.

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CANBERRA'S MARKET SNAPSHOT

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POPULATION GROWTH

1.4% annual population growth
Source: ACT Government Population Projections, 2024

784,000 projected population by 2060
Up from ~455,000 in 2025
Source: ACT Government Population Projections released September 2025

130% growth projected for Inner City & CBD
Over the next 35–40 years
Source: ACT Government Population Projections, 2024; Canberra Times, September 2025

ADJACENT SUBURBS SOME OF THE DENSEST IN CANBERRA

5,200 people per km² in Kingston & Braddon
Source: Australian Bureau of Statistics, Regional Population 2023-24

18% of Canberra's population aged 25–34
Up from 15% in 2015, driven by public service graduate programs and tech sector growth
Source: AccessEP Population Analysis, 2025

RENTAL MARKET FUNDAMENTALS

1.5% vacancy rate
As of November 2025, well below the 3% "balanced market" threshold
Source: SQM Research/Cotality, November 2025

4.2% rental growth year-on-year
Canberra Rents (despite monthly fluctuations)
Source: Cotality/OpenAgent, November 2025

1.0% monthly rent growth
Canberra (30 days to December 2025)
PropertyMe/SQM Research, December 2025

RENTAL YIELDS

4.8–5.2% gross yield for Canberra units
Source: Bamboo Routes Property Analysis, 2025; Cotality Research

~4% gross yield Inner city precincts
(Kingston, Barton, Braddon) with minimal vacancy
Source: Cotality Australia's Strongest Rental Property Markets, 2025

4% Sydney unit yield
Source: Cotality/Smart Property Investment, January 2026

4.2% Melbourne unit yield
Source: Cotality/Smart Property Investment, January 2026

3.5% Canberra house yield
Source: CoreLogic/InfoChoice, October 2025

PROPERTY PRICES

$930,000 median house price Canberra
Source: CoreLogic/Bamboo Routes, September 2025

$600,000 median unit price Canberra
Source: CoreLogic/Bamboo Routes, September 2025

MORE affordable to invest than Sydney & Melbourne
Canberra remains on par with Brisbane
Source: Bamboo Routes Property Forecast, September 2025

EMPLOYMENT & INCOME

32.3% work in public administration and safety
Highest concentration in Australia
Source: Population.net.au Census Analysis, 2021 Census data

$917 weekly median weekly income
In Canberra vs $577 national average
Source: Population.net.au Census Analysis, 2021 Census data

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