

# GHR

GLOBAL HOTELS & RESIDENCES

AUSTRALIA | UNITED ARAB EMIRATES | MALDIVES

# 33 CARLON THE PARK

NEW WAY OF LIVING

Central and positioned for growth



**33 CARL STREET**  
WOOLLOONGABBA  
BRISBANE

**2 BEDROOMS @ \$500K**

**ONLY 10 EXCLUSIVE DEVELOPER UNITS  
AVAILABLE - INVITE ONLY**

### 33 CARL STREET, WOOLLOONGABBA, BRISBANE

### ZEON PARKLANDS

### OVERVIEW



### Modern Residential Living with 89 Apartments, Parking and Communal recreation Area

#### PROJECT

The Project involves development of modern 12-storey residential tower featuring 89 modern apartments in studio, 1, 2, and 3-bedroom configurations.. The project includes 110 car parks and 68 bicycle spaces, designed for convenience and sustainable urban living with 10 dedicated visitor spaces across three basement levels.

*Backed by Government Support*  
*This property is positioned to benefit from the \$350 million Investment in Infrastructure and Development Fund (IIDF) – a key element of the Queensland Government's Homes for Queenslanders initiative. With a goal to deliver 1 million new homes by 2046, the IIDF supports projects that offer affordable, well-located, and diverse housing options. This ensures long-term demand and growth potential for your investment.*

#### LOCATION

Ideally positioned in one of Brisbane's rapidly evolving precincts, 33 Carl Street offers unmatched connectivity to several lifestyle and growth hotspots. Just minutes away, residents can enjoy the vibrant café culture and boutique shopping of Stones Corner and the thriving retail and dining scenes of Woolloongabba and Coorparoo. The property also benefits from close proximity to the upcoming Cross River Rail project, the Gabba Stadium – a key venue for the 2032 Olympic Games – and major healthcare and education hubs including the Princess Alexandra Hospital and the University of Queensland. With Brisbane CBD less than 5km away and excellent public transport options nearby, 33 Carl Street places you at the heart of Brisbane's future-forward urban renaissance.

#### DEVELOPER

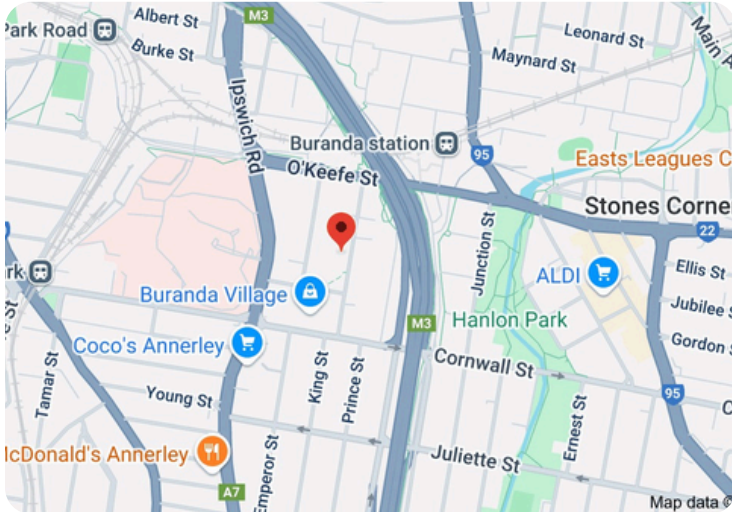
Zeon Developments is a privately-held residential development firm dedicated to creating enduring and sustainable living environments in Brisbane, Gold Coast and Perth. Zeon oversees every aspect of the development process, from land acquisition and market research to design, marketing, securing finance, and construction. The company is committed to delivering exceptional, forward-thinking projects in prime locations.

33 CARL STREET, WOOLLOONGABBA, BRISBANE  
ZEON PARKLANDS

KEY FEATURES OF THE OFFER

PROJECT NAME	33 Carl Street Residences
PROJECT LOCATION	33 Carl Street, Woolloongabba, Brisbane.
PROJECT DESCRIPTION	<p>A DA-approved 12-storey residential tower featuring 89 modern apartments in studio, 1, 2, and 3-bedroom configurations.</p> <p>Includes 110 car parks and 68 bicycle spaces designed for convenience and sustainable urban living.</p> <p>Located just 3km from Brisbane CBD, adjacent to Cross River Rail, the Gabba Stadium, and the \$750M Buranda Village redevelopment.</p>
OPPORTUNITY	The Developer is offering selective units to Investors on <b>EXCLUSIVE</b> first come first serve basis to eligible investors to raise capital for the development and construction of the project. The project is estimated to be completed in 24 months.
DEVELOPER	Zeon Developments Pty Ltd (ACN 683 652 299) is the Developer of the project and the profile is attached in this document.
CORPORATE FIRM	Arrow White Lawyers (Arrow White (QLD) Pty Ltd ACN 650 544 040)
PAYMENT TERMS	<p>\$ 1000 AUD EOI Reistration fee applicable on signing the EOI to participate in the opportunity and select the units. (This amount is fully refundable) <b>EOI doesn't guarantee your interest. This offer is INVITE ONLY.</b></p> <p>50% upfront and 50% within 3 months.</p>
EOI CLOSING DATE	20 <sup>TH</sup> JULY 2025
PROJECT TIMELINE	<p>Project works starting Oct 2025</p> <p>Estimated completion Oct 2027</p>

## 33 CARL STREET, WOOLLOONGABBA, BRISBANE ZEON PARKLANDS



**SOUTHBANK**



**KANGAROO POINT**



**PA HOSPITAL**



**BURANDA VILLAGE**

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### 33 CARL STREET, WOOLLOONGABBA, BRISBANE

### ZEON PARKLANDS

### FIXTURES & FITTINGS



**MIELE ELECTRIC COOKTOP**



**MIELE RANGEHOOD**



**MIELE STAINLESS STEEL OVEN**



**ILVE INTEGRATED DISHWASHER**

KITCHEN	
Tapware	Single lever mixer with black sink
Cabinetry/Benchtop	Stone benchtop (20mm thick), selected vinyl wrap to cabinetry (timber look)
Floor	Timber
Splashback	Selected tile
BATHROOM	
Floor	Selected tile
Tapware	Black single level mixer and Shower rose
Vanity	Vitreous China-white basin wall hung with exposed bottle trap, no vanity cabinet
Shower Screen	Semi-frameless glass
LIVING ROOM	
Floor	Timber look
BEDROOMS	
Floors	Carpet to all bedrooms
Robes	Mirror sliding door, timber robes with hanging rail and shelves

The builder may substitute items contained in the schedule at any time without notice in accordance with the contract.  
The location of fixtures and fittings may also be changed.

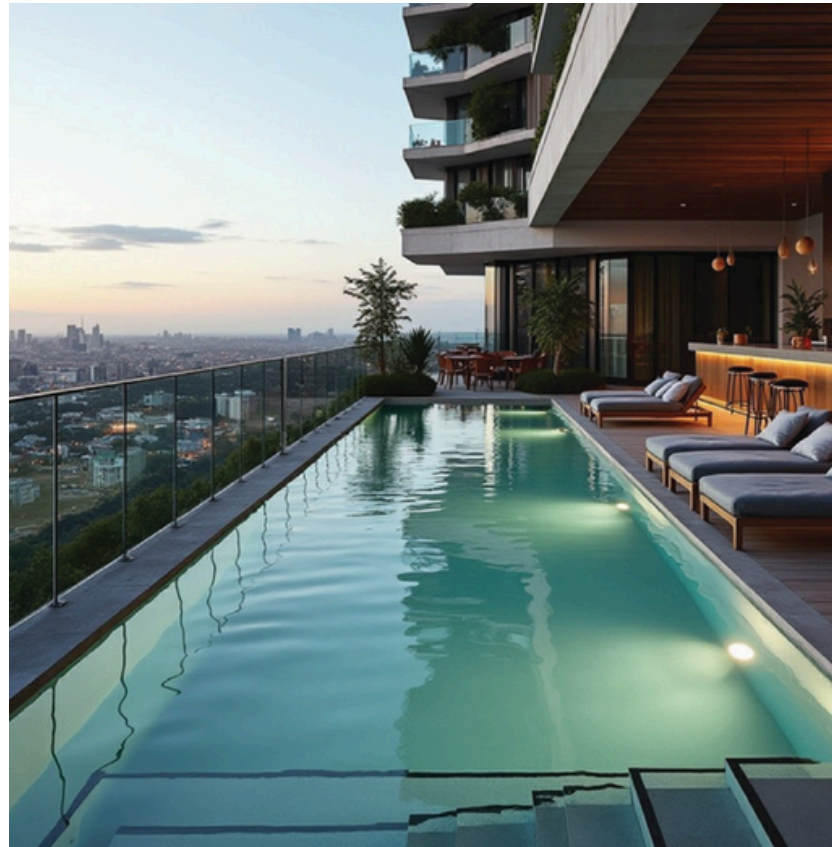
## 33 CARL STREET, WOOLLOONGABBA, BRISBANE ZEON PARKLANDS

### DEVELOPER UNITS ON OFFER TYPE 2-2BHK FLOOR PLAN

RAFFLES STREET VIEW



**33 CARL STREET, WOOLLOONGABBA, BRISBANE**  
**ZEON PARKLANDS**  
**ARCHITECTURE & COMMUNAL SPACES**



**33 CARL STREET, WOOLLOONGABBA, BRISBANE**  
**ZEON PARKLANDS**

**DEVELOPER PROFILE**

**CHARLES**

CEO, ZEON DEVELOPMENTS PTY LTD



Charles is a highly accomplished finance and banking professional with over 20 years of industry experience. He holds a Bachelor of International Business, as well as Diplomas in Finance & Mortgage Broking and Financial Planning. A certified financial advisor, he is renowned for delivering strategic investment and funding solutions, particularly in commercial development and property investment. His multi-award-winning expertise, combined with hands-on development experience in Brisbane, provides him with deep insight into the local market and a proven ability to align investment strategies with evolving opportunities.

**ADWIN AWADH**

PROJECT DIRECTOR, ZEON DEVELOPMENTS PTY LTD



Adwin Awadh

Projects Director, Global Hotels & Residences

Adwin is a results-oriented Projects Director at Global Hotels & Residences, bringing over 20 years of extensive experience in strategic leadership, senior management and projects management.

He holds a Master of Business Administration (MBA) and a Bachelor's degree in Accounting & Public Sector Management.

He specialises in project planning and client relationship management, working closely with the leading Developers to foster innovation within the industry.

Adwin is dedicated to overseeing the entire projects lifecycle, collaborating with property developers, landowners, and investors to ensure timely execution and optimise return on investment.

His commitment to building investor confidence and meeting project deadlines sets him apart as a leader in the sector

**33 CARL STREET, WOOLLOONGABBA, BRISBANE**  
**ZEON PARKLANDS**  
**TERMS & CONDITIONS**

**EOI REGISTRATION**

The EOI Registration will remain open until 20th July 2025. The Developer has complete discretion as to the number of Units to be allocated to each Applicant.

**WHO CAN PARTICIPATE**

Private Investors, Equity Investors, Self Managed Super Fund Investors, can participate.

This offer is only available to persons who qualify as wholesale clients (as defined in Section 761G of the Corporations Act) or sophisticated investors (Subsections 708(1) and (8-11) of the Act) and to parties whose participation in the offer allows the Company to comply with Section 708 of the Corporations Act (Eligible Investors)

**INVESTMENT STRUCTURE**

Investment Structure  
Landowner: Carl Property Holdings Pty Ltd – Land valued at AUD 7 million  
Investor Entity: Carl Capital Unit Trust  
Available Shares: 10 of 20 shares  
Share Price: AUD 500,000 each  
Landowner retains: 10 shares (50% equity)

**DELAY COMPENSATION**

Developer agrees to pay a delay compensation of 10% per annum pro rata for extended term

**DISCLAIMER**

Global Hotels and Residences Pty Ltd “GHR” (ACN 165 621 625), operating under REA License Number: 4795308, is acting solely as a real estate and property management agent for the Developer - Zeon Developments Pty Ltd. (ACN 683 652 299). GHR is not marketing or offering any financial products and is only facilitating the sale of properties at a discounted rate. All prospective investors must carefully review the Information Memorandum provided by the Developer and consult with their legal and financial advisors before making any investment decisions. GHR assumes no responsibility for any investment outcomes or liabilities resulting from the sale of properties. Investors are advised to conduct their own independent investigations, including seeking professional advice from licensed financial, legal, and tax advisors. GHR does not offer, and will not be held responsible for, any investment advice, forecasts, or financial outcomes. All payments in relation to the transaction must be made directly to the lawyer's trust account, and the Developer will provide all necessary documentation required for the transaction. GHR is not responsible for the accuracy or completeness of any documents provided by the Developer or any third parties. By engaging with this offering, investors acknowledge that GHR is not responsible for any misrepresentation, errors, omissions, or actions taken by the Developer.

The information contained herein is provided for informational purposes only and does not constitute an offer, solicitation, or invitation for the sale or purchase of securities. Architectural and artist impressions are indicative only. 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. Information herein is subject to change without notice. No responsibility is accepted by the Seller or its agents for any other information contained herein or for any action taken in reliance thereon.

**33 CARL STREET, WOOLLOONGABBA, BRISBANE  
ZEON PARKLANDS**

**EXPRESSION OF INTEREST**

**PROPERTY ADDRESS**

33 Carl Street, Woolloongabba, Brisbane.

**UNIT/s SELECTED**

☐ Personal Residence

☐ Investment

☐ First Home

**BUYER'S DETAILS**

Full Name \_\_\_\_\_

Address \_\_\_\_\_

ABN/ACN (If Applicable) \_\_\_\_\_

GST (If Applicable). \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

**BUYER'S SOLICITOR**

Company Name \_\_\_\_\_

Contact \_\_\_\_\_

Address. \_\_\_\_\_

Telephone \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

**PURCHASE TERMS**

**EOI Application Fee \$1,000**

Purchase Price (\$) \_\_\_\_\_

Deposit. \_\_\_\_\_ Due \_\_\_\_\_

Balance Amount \_\_\_\_\_ Due \_\_\_\_\_

**BANK DETAILS FOR EOI APPLICATION FEE**

Account Name **Arrow White (Qld) Law  
Practice Trust Account**

Bank Name National Australia Bank Ltd

BSB **084 961**

Account Number **407077990**

**SPECIAL CONDITIONS**

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**SIGNATURE OF BUYER**

Signature \_\_\_\_\_

Print Name/s \_\_\_\_\_

Date Signed \_\_\_\_\_

Agent/ Referral Name \_\_\_\_\_

**NOTE:**

The EOI application fee is refundable and this EOI allows the prospective buyer to select a unit in the development from the available Developer units. There is a 5 day cooling period in case the buyer does not wish to proceed with the offer.

### PROJECT PORTFOLIO

#### COMPLETED PROJECTS



**50 Carl Street**  
Brisbane



**29 Raffles Street**  
Brisbane



**6 Ventura Street**  
Brisbane



**44 Mascar Street**  
Brisbane



**55 Balmoral Street**  
Brisbane



**Norman Park**  
Brisbane

### UPCOMING PROJECTS - 2025 to 2027



**39 RAFFLES STREET**  
**MT GRAVATT EAST**  
Brisbane  
**Starting Sep 2025**

9 Storey  
62 units  
93 Cars  
68 Bicycles



**ZEON LIFEHUB**  
**61 Regent Street**  
Brisbane  
**Starting Mar 2026**

15 Storey  
208 Rooms  
31 Cars  
60 Bicycles



**ZEON CITYVIEW**  
**55 Regent Street**  
Brisbane  
**Starting June 2026**

15 Storey  
90 - 2 Beds  
60 Studios  
109 Cars | 71 Bicycle



**ZEON BLUE HORIZON**  
**11 Hunters Avenue**  
Labrador  
**Starting Aug 2025**

13 Storey  
69 - 2 Bed  
12 - 3 Bed  
113 Cars | 33 Bicycles



**ZEON C6 Skytower**  
**4-8 Charles Street**  
South Perth  
**Starting Mar 2027**

50 Storey  
238 units  
162 Cars | 25 Motorcycle

### FOR ENQUIRIES CONTACT

## GLOBAL HOTELS AND RESIDENCES PTY LTD

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Brisbane - 4102

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