

# TIMELINESS

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There was a time when details were important...

... a time when elegance and class counted.

The Century Apartments brings back that time



# TIME IS EVERYTHING

Isn't it nice when architects and builders take the time to get things right – like the vibrant innovations of times past? With a superb Inner South location in Griffith, and the weight of history on their minds, Madison, the developer of The Century Apartments will exceed your expectations of apartment living.

Classical, yet affordable, The Century Apartments make the most of their surroundings. Located opposite heritage-listed Kingston Oval and walking distance to Canberra's premier lifestyle hubs – Kingston, Manuka and Griffith – The Century Apartments are truly a lifestyle proposition.

The 47 one and two bedroom apartments have been designed to fit in with their idyllic location and are an investment that will stand the test of time. The Century Apartments cater for your discerning taste. Only you – and time – will tell.

*Madison*



# TAKE TIME...

To appreciate the pleasures of old Canberra. Whether it's a stroll in a leafy park, coffee in Kingston or dinner in Manuka, The Century Apartments puts you in the heart of the scene.

Only minutes from the lake foreshore, fine dining and boutique shopping, at The Century Apartments you'll waste no time getting to the good things in life. Just a short drive to major employment hubs in Barton, Canberra City, Fyshwick and Woden, The Century Apartments offer the ideal refuge – a step back in time to a world of solace, elegance and class.

Find the perfect gift or catch the latest arthouse flick in Manuka. It's time to discover The Century Apartments.



*Madison*



E...





# TIMELY CHOICES

Madison have taken the time to professionally design, fine tune and perfect the The Century Apartments. Expertly combining functionality and style, the one and two bedroom designs, many with additional study, do not compromise on quality or character.

The internal designs of The Century Apartments have been created with meticulous attention to detail and 'liveability' firmly in mind.

Elevators are on standby to take you from your basement car park to your front door. Ground floor apartments come with generous paved courtyards as well as planter boxes with magnolia and pittosporum hedge plantings, while all upper floor homes enjoy private balconies.

The Century Apartments.

It's about time.

*Madison*





*Madison*



# YOU'VE WAITED LONG ENOUGH



Do you remember when being easily 'furnishable' was a must have design feature? Madison have designed The Century Apartments to bring it back by focusing on efficient dimensions while taking the time to add those special touches that matter.

Most apartments enjoy an ideal north or north/west orientation. The penthouses, with large balconies on top, make best use of the enviable outlook across Kingston Oval towards the leafy heart of the Inner South and beyond. An impressive combination of the old and the new, history and modernity, The Century Apartments are built to stand the test of time.

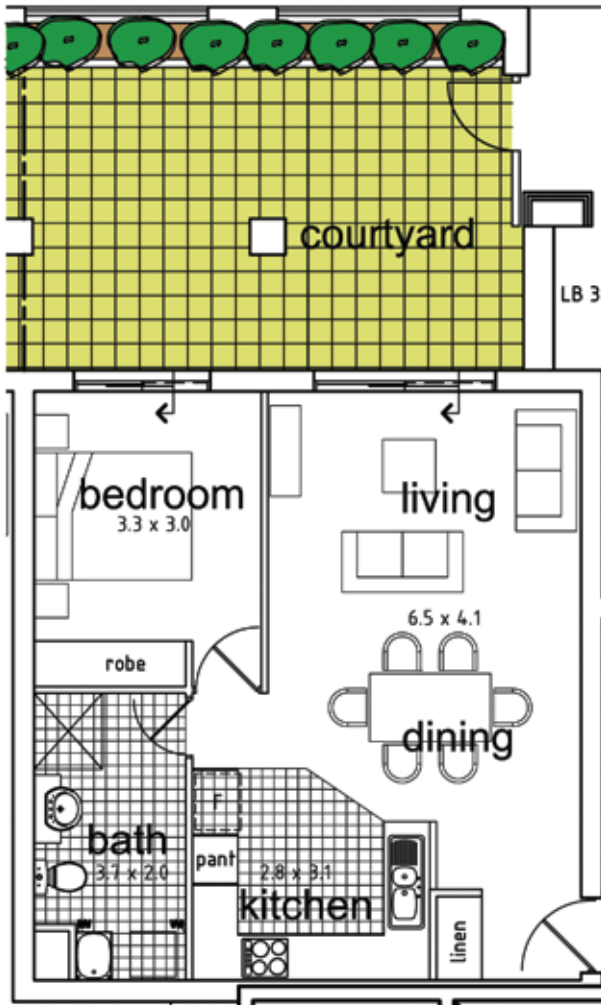




# TIME TO CHOOSE

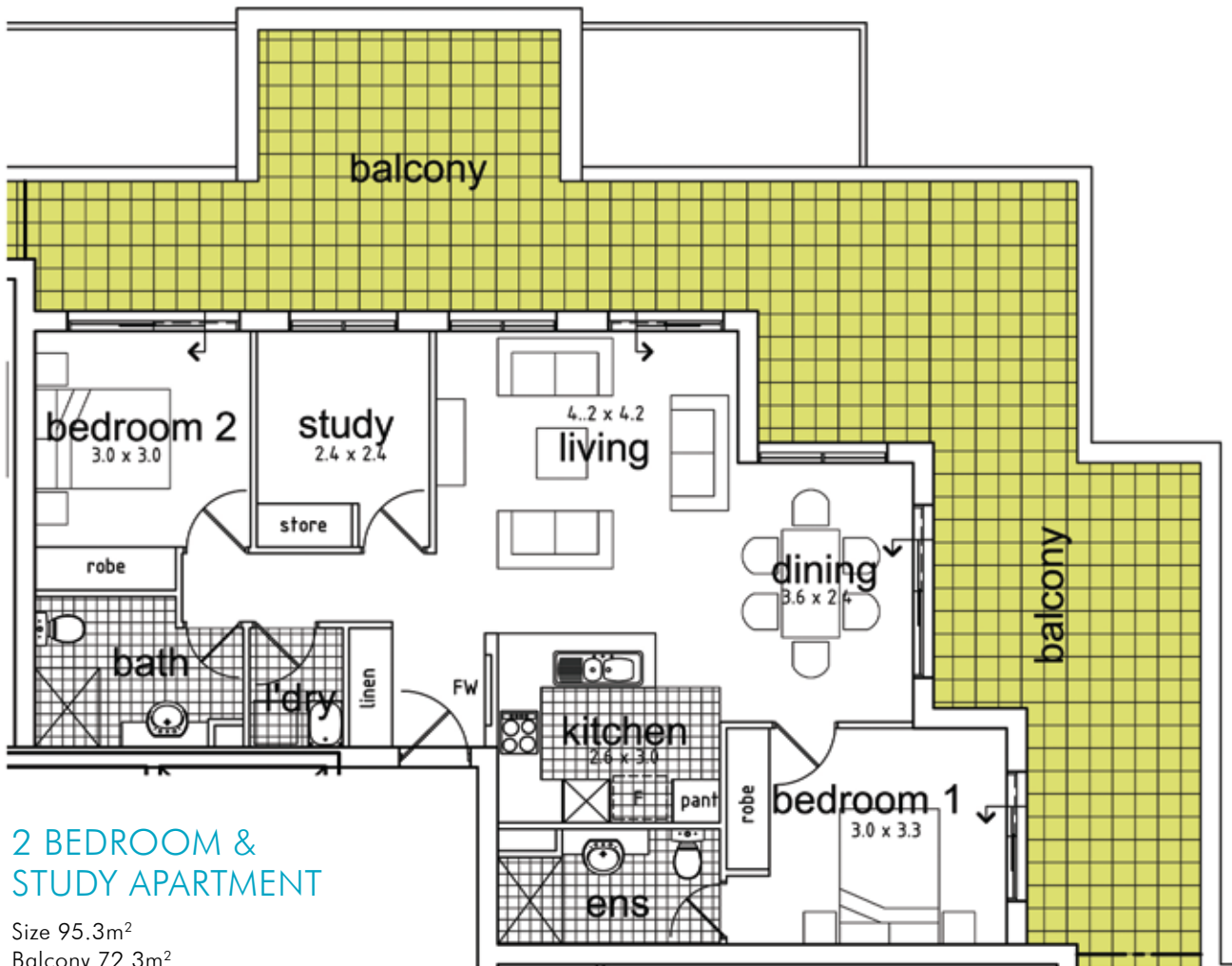
The Century Apartments do not compromise on the quality of features or inclusions. Your new home will come with a choice of three stylish colour schemes and include:

- The Madison unique 3-stage quality assurance process and detailed pre-settlement inspection
- Madison home owner's kit supplied to all owners
- All floor coverings - carpet in bedrooms and living areas, tiling in kitchen and wet areas
- Stone kitchen bench tops
- Premium quality Bosch kitchen appliances
- Clothes dryer
- Optional window treatment package
- Centralised instantaneous gas-fired hot water service
- Intercom access
- Basement parking and storage areas for each apartment
- Visitor car parking within basement
- Outstanding energy-efficient designs with a minimum Energy Efficiency Rating of 5
- Landscaping to all courtyards and common areas with the use of highly developed plants and trees
- Irrigated landscaped areas with gazebo, bench seating and water feature



## 1 BEDROOM COURTYARD APARTMENT

Size 61.9m<sup>2</sup>  
Courtyard 31.9m<sup>2</sup>



**2 BEDROOM &  
STUDY APARTMENT**

Size 95.3m<sup>2</sup>

Balcony 72.3m<sup>2</sup>







Completed 2010

## TESTIMONIALS

...Your communication during construction was timely and informative ... The hamper we found in the kitchen was also a nice touch!

### **Jeff Proud, Canberra Life & Superannuation**

Our recent purchase ... from Madison was stress-free and simple. ... and throughout the process dealing with Independent and Madison was seamless...

### **Anthony and Hanna Beach**

...when we saw our unit inside. We were so delighted. It was even better than the plan....The overall finish is beautiful...we had a couple of minor hiccoughs that needed attention, and Madison organised for a member of staff to be in attendance within the hour. Now that's real service...

### **Alison, Bob and Carol Marshall**



Completed 2009



# MADISON – TIME & AGAIN

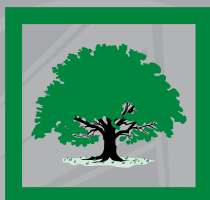
A quarter century of experience. Almost two thousand medium-density residences in the ACT. Specialists in free-standing villas and courtyard homes located within a Body Corporate association.

Madison is a mark of quality. Established in 1986, the company has developed expertise in residential estates, rather than contract homes, and it brings that expertise to bear with an 'art deco' theme to The Century Apartments. Capturing the character of Griffith, The Century Apartments boasts feature façade and entries, shadow lines and symmetrical design.

An unwavering commitment to quality and a profound respect for history. Madison's creation of The Century Apartments is a testament to their promise to deliver – every time.



Quality  
ISO 9001  
SAI GLOBAL



*Madison*  
*...live more!*

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HIA Professional Builder of the Year 2004 - 2007

# INVESTORS

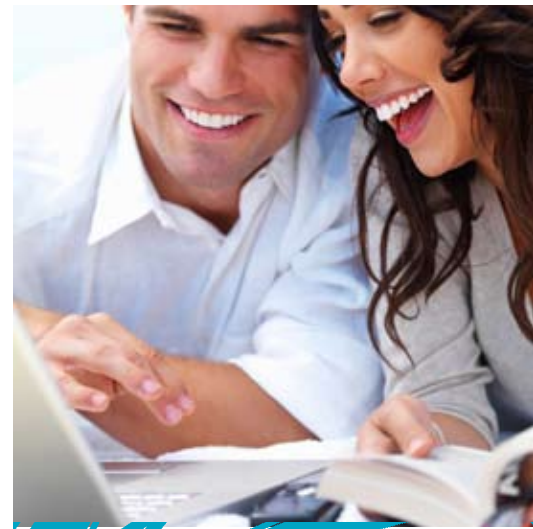
The fundamentals underpinning property investment in Canberra are exceptionally strong, highlighted by a combination of robust population growth, comparatively low interest rates, rising rents and an Australia wide housing shortage. These factors add up to a once-in-a-lifetime opportunity for property investors.

Whether you are a first time investor or if you are considering adding to your property portfolio, The Century Apartments are an astute choice. The superb Inner South location, combined with Canberra's tightening rental market\* is sure to make The Century Apartments a popular address with tenants, while the timeless yet innovative architectural design will ensure future re-sale and capital growth.

Your Independent Property Group representative can provide you with a personalised Investment Cashflow Analysis which will highlight the possible tax and depreciation benefits to be gained and demonstrate just how affordable investing in The Century Apartments can be.\*\*

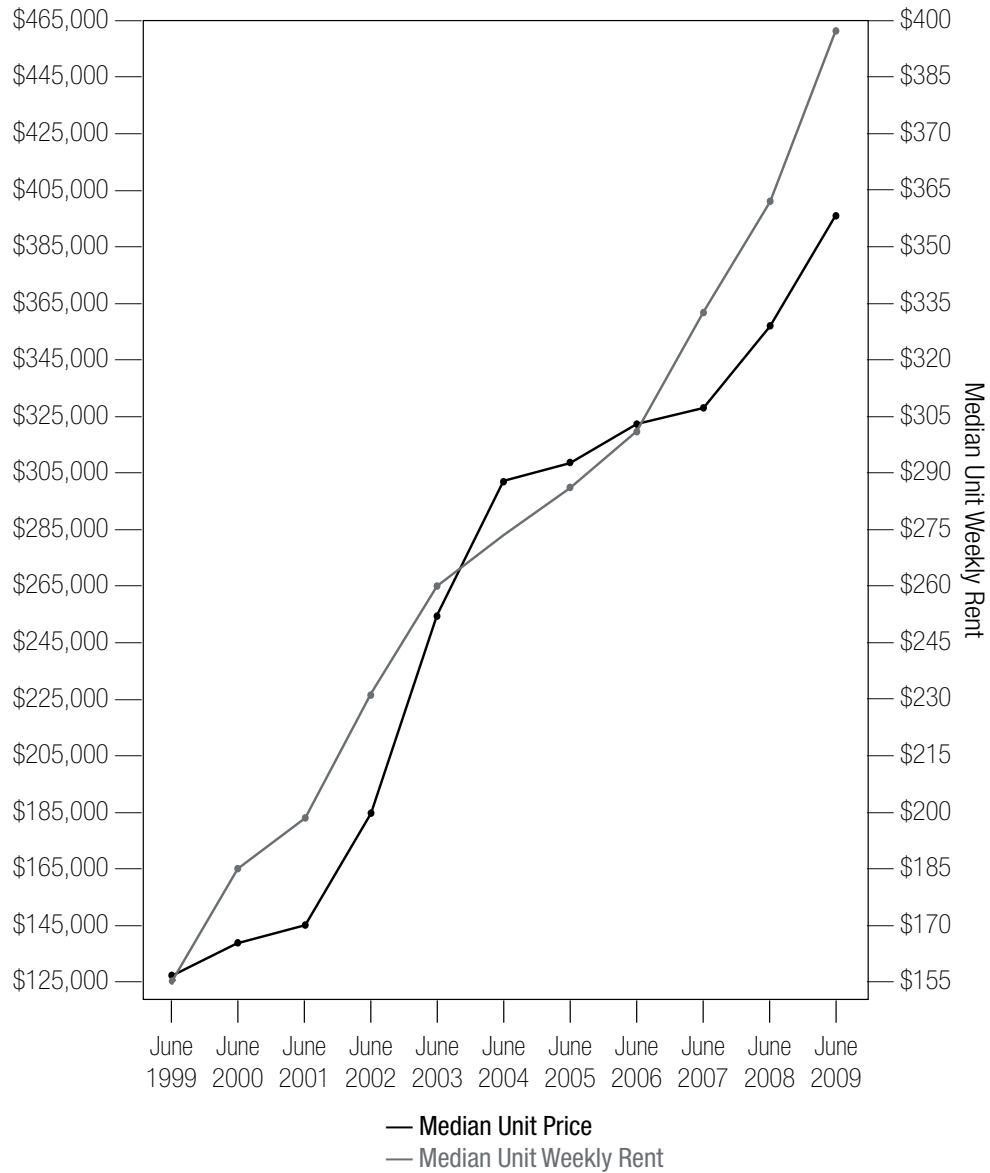
\*At March 2010 Independent Property Management's vacancy rate has been consistently at 1% or below for almost two years.

\*\* This is not to be considered investment advice and purchasers should always satisfy themselves in every respect of their investment decisions by seeking independent financial advice.

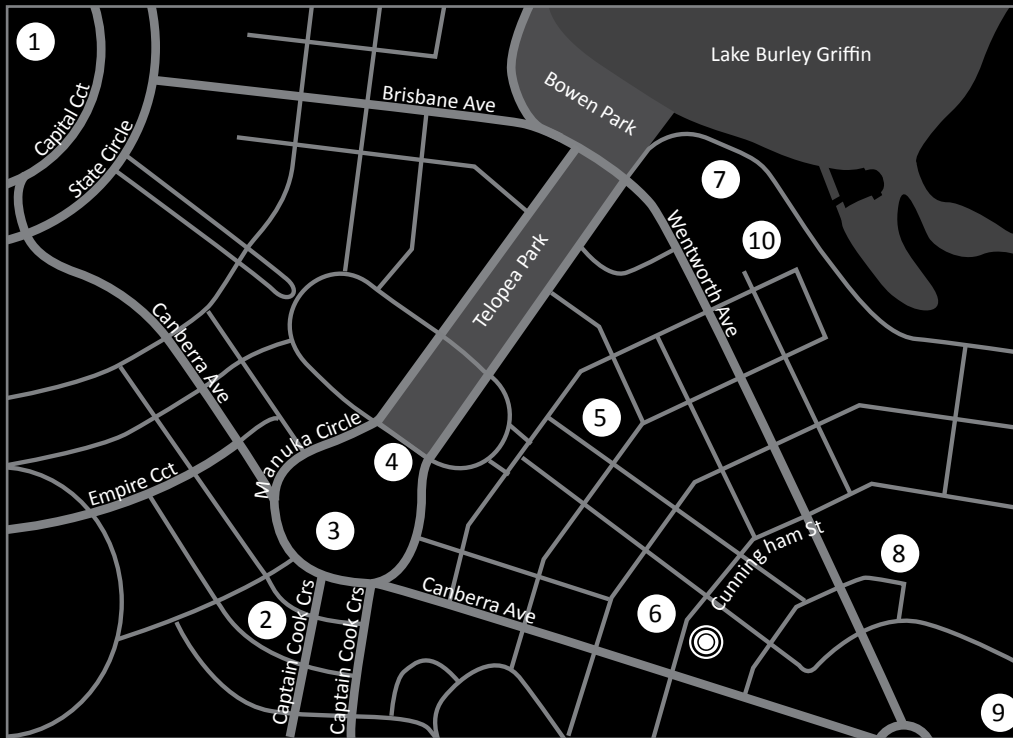




## Canberra Median Price & Weekly Rent



Source: REIA Real Estate Market Facts & Australian Property Market Indicators Reports



-  The Century Apartments
-  Parliament House
-  Manuka Village
-  Manuka Oval
-  Manuka Pool
-  Kingston Shops
-  Kingston Oval
-  Kingston Foreshore
-  Canberra Railway Station
-  Fyshwick Fresh Food Markets
-  Old Bus Depot Markets

# TIME IS OF THE ESSENCE

So contact your local Independent Property Group office today:



Quality ISO 9001  
SAI GLOBAL



# Madison

*...live more!*

**HIA Professional Builder of the Year 2004 - 2007**

City 6209 1700  
 Belconnen 6209 4444  
 Inner North 6209 4000  
 Gungahlin 6209 9666  
 Tuggeranong 6209 7777  
 Woden 6209 5000

[TheCenturyApartments.com.au](http://TheCenturyApartments.com.au)

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