

Overview^{P. 03}

Location & Lifestyle^{P. 06}

Team^{P. 33}

An Urban Renaissance

Welcome to a new era of living in Spring Hill, where urban sophistication meets serene comfort. Discover a place where contemporary design and lush greenery harmonise to create an unparalleled lifestyle experience.

This is your urban renaissance.



One Unbeatable Location
The Heart of Brisbane at Your Doorstep



One Hub of Convenience
Everything You Need, Just Steps Away



A Signature Heritage Build
Historic Charm, Modern Living



Expansive Views, Abundant Light
Experience the City from a New Perspective



Wellness Above the City
Your Private Rooftop Retrea



A Track Record to Deliver
Trust in Proven Excellence



ONE HUNDRED ON LEICHHARDT



ONE HUNDRED

ON LEICHHARDT

Fortitude Valley

Howard Smith Wharves

Kangaroo Point

Botanic Gardens

Central Station

Queen Street Mall

The Star










South Bank

South Brisbane

Roma Street Parklands

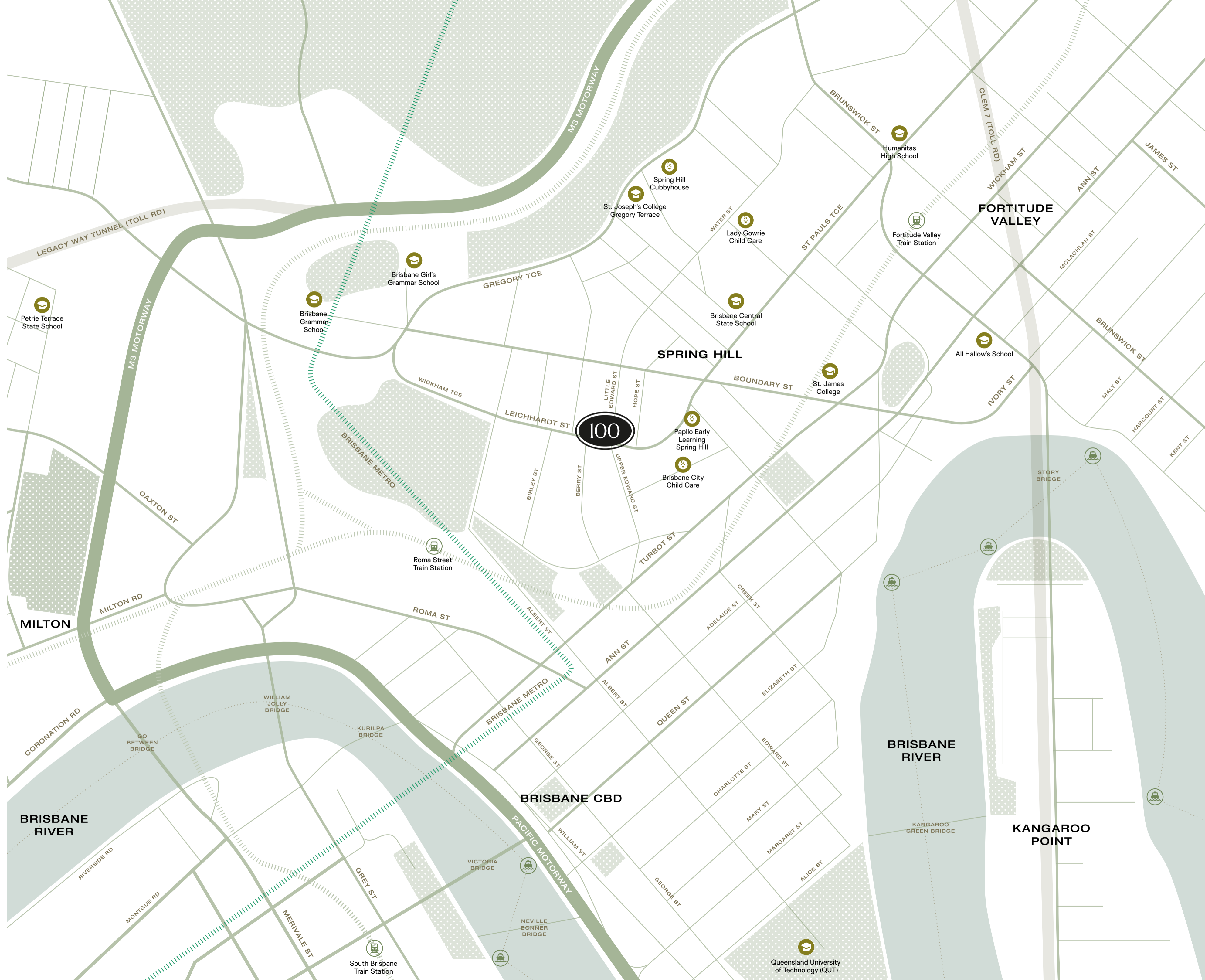
A SPECTACULAR NEIGHBORHOOD

Schools & Education

-  Brisbane Girl's Grammar School
12 min walk
-  Brisbane Grammar School
11 min walk
-  St. Joseph's College, Gregory Terrace
11 min walk
-  Brisbane Central State School
9 min walk
-  St. James College
10 min walk
-  All Hallow's School
17 min walk
-  Humanitas High School
7 min drive
-  Petrie Terrace State School
7 min drive
-  Queensland University of Technology
8 min drive




Child Care

-  Papilio Early Learning
3 min walk
-  Brisbane City Child Care
6 min walk
-  Lady Gowrie Child Care
12 min walk
-  Spring Hill Cubbyhouse
14 min walk















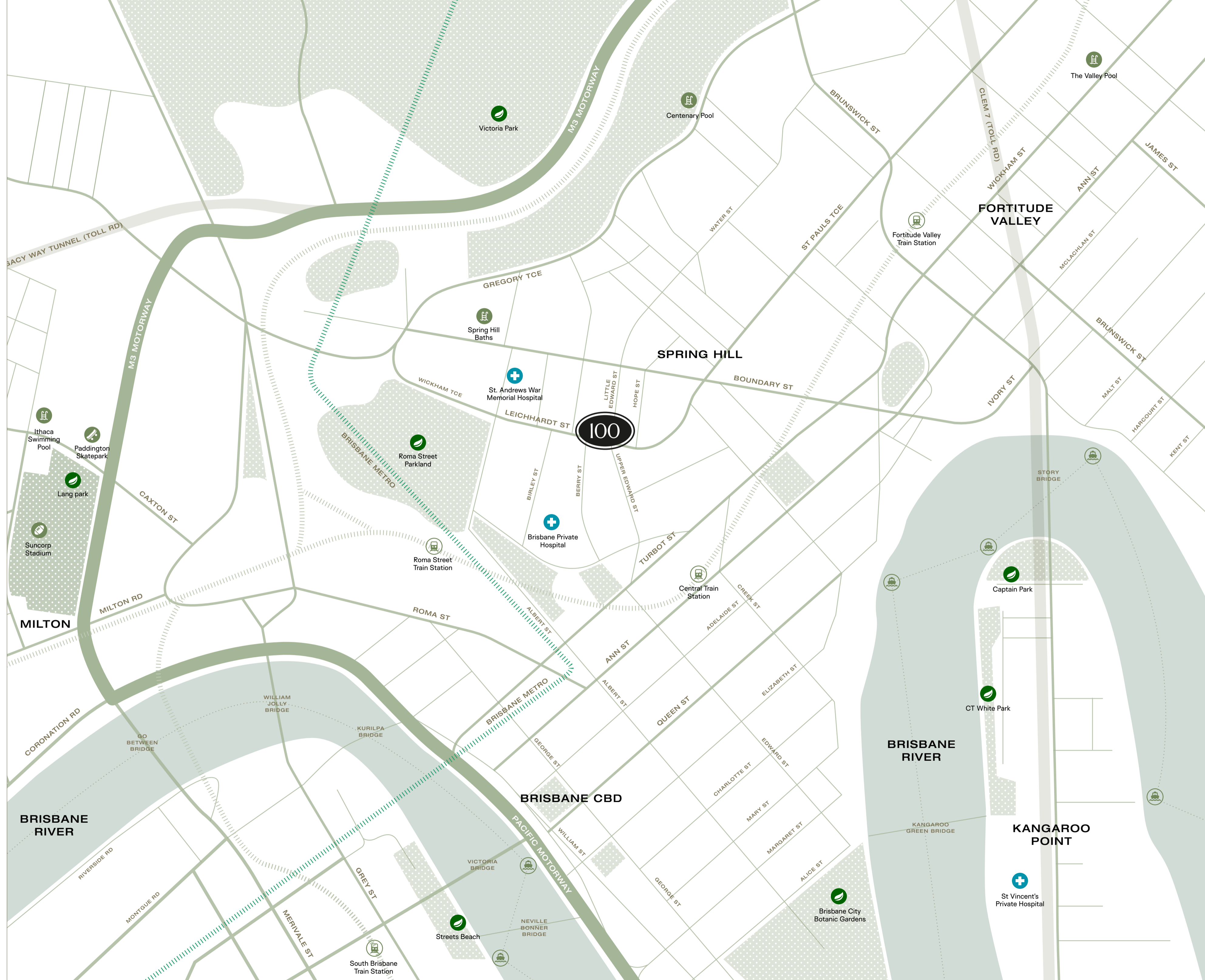
A SPECTACULAR NEIGHBORHOOD

Hospital & Health

-  St. Andrews War Memorial Hospital
4 min walk
-  Brisbane Private Hospital
8 min walk
-  St Vincent's Private Hospital
6 min drive







Recreation & Wellness

-  Spring hill Baths
8 min walk
-  Roma Street Parkland
12 min walk
-  Centenary Pool
15 min walk
-  Brisbane City Botanic Garden
6 min drive
-  The Valley Pool
7 min drive
-  Captain park
7 min drive
-  CT White Park
7 min drive
-  Lang Park
7 min drive
-  Paddington Skatepark
8 min drive
-  Ithacs Swimming Pool
8 min drive
-  Victoria Park
10 min drive
-  Streets Beach
11 min drive







A SPECTACULAR NEIGHBORHOOD






Places of Interest

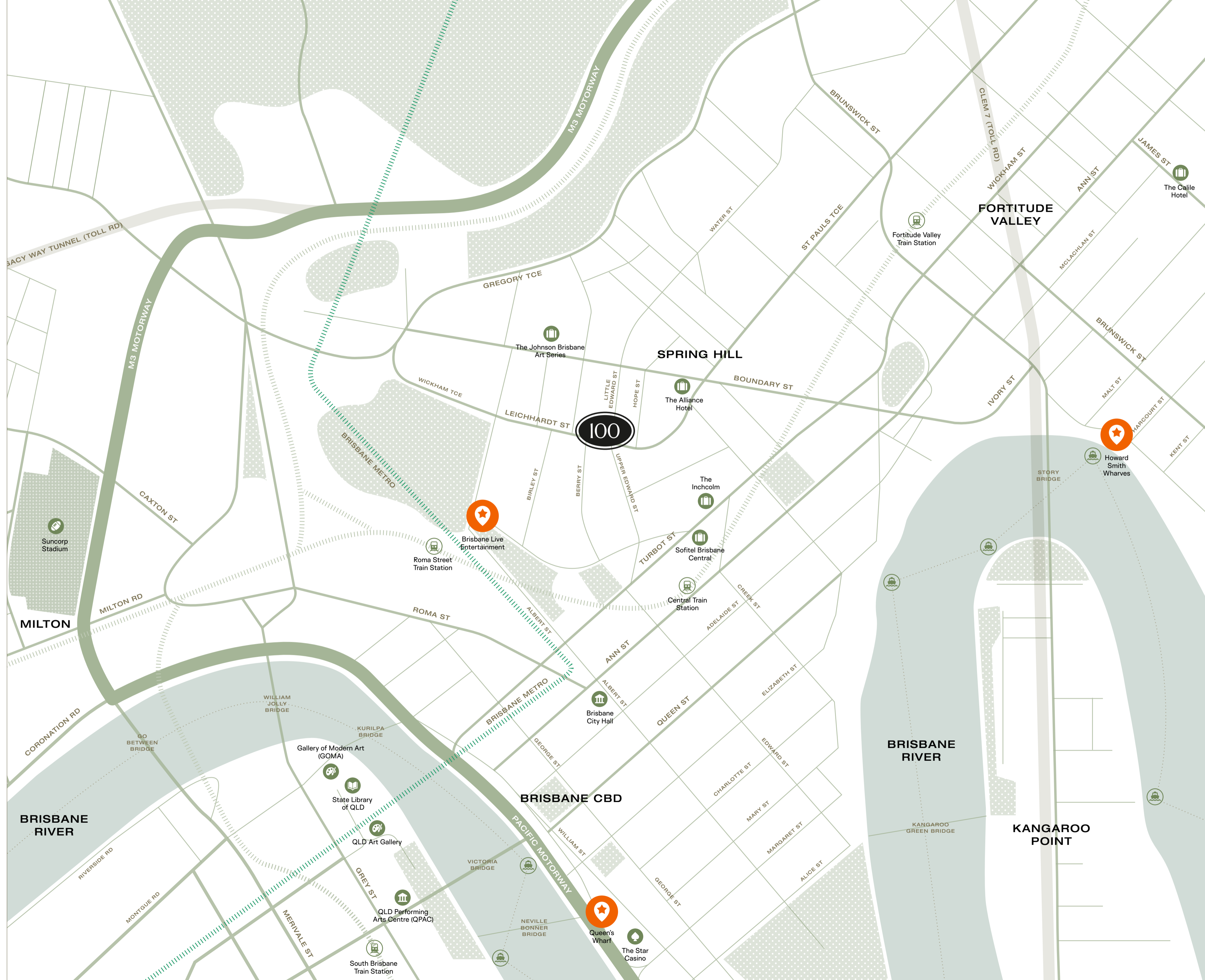
-  Brisbane Live Entertainment
Expected Completion 2030
-  Brisbane City Hall
13 min walk
-  Queen's Wharf
6 min drive
-  Howard Smith Wharves
6 min drive
-  The Star Casino
6 min drive
-  Suncorp Stadium
6 min drive

Cultural Precinct

-  Gallery of Modern Art (GOMA)
8 min walk
-  State Library
12 min walk
-  QLD Art Gallery
15 min walk
-  QLD Performing Arts Centre (QAC)
6 min drive













Hotel

-  The Alliance Hotel
4 min walk
-  The Johnson Brisbane – Art Series
4 min walk
-  The Inchcolm
7 min walk
-  Sofitel Brisbane Central
7 min walk
-  The Calile Hotel
5 min drive



A SPECTACULAR NEIGHBORHOOD
















Shop

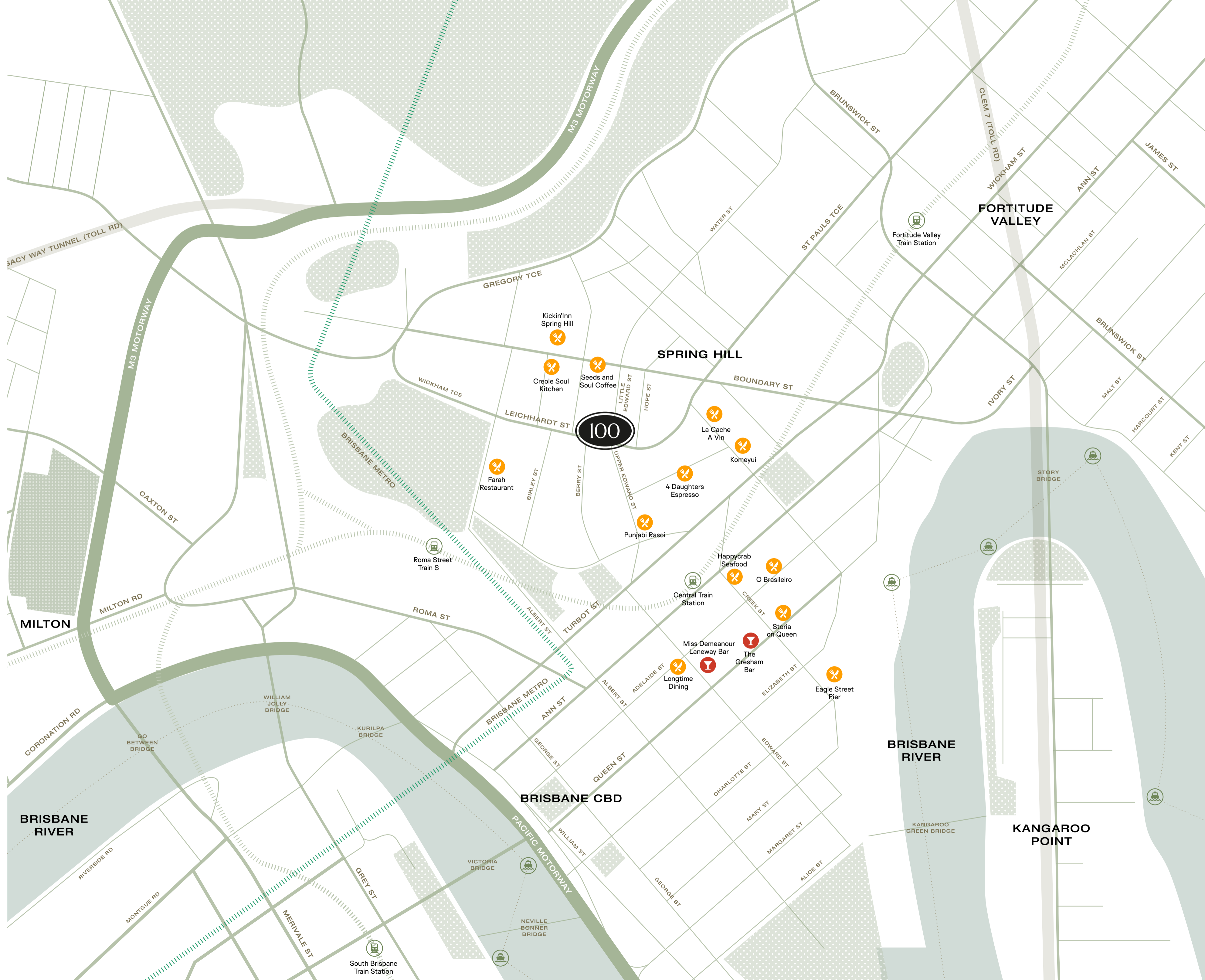
-  IGA
4 min walk
-  Woolworths Metro Spring Hill
11 min walk
-  Spring Hill Marketplace
11 min walk
-  Anzac Square
11 min walk
-  Brisbane Arcade
12 min walk
-  Queens Plaza
12 min walk
-  Wintergarden
14 min walk
-  Queen Street Mall
15 min walk
-  Uptown
18 min walk
-  Brunswick Street Mall
4 min drive
-  James St Precinct
4 min drive
-  Caxton St Precinct
4 min drive



A SPECTACULAR NEIGHBORHOOD

Bars, Cafes & Restaurants

-  Seeds and Soul Coffee
3 min walk
-  Kickin'Inn Spring Hill
4 min walk
-  4 Daughters Espresso
4 min walk
-  Punjabi Rasoi
4 min walk
-  Creole Soul Kitchen
5 min walk
-  La Cache à Vin
5 min walk
-  Farah Restaurant
6 min walk
-  Komeyui
6 min walk
-  Happycrab Seafood
10 min walk
-  Longtime Dining
11 min walk
-  O Brasileiro
12 min walk
-  Storia on Queen
12 min walk
-  The Gresham Bar
12 min walk
-  Miss Demeanour Laneway Bar
12 min walk
-  Eagle Street Pier
16 min walk



Brisbane Australia's Happiest City

Brisbane, recently crowned Australia's happiest city and 21st happiest city in the world, boasts a unique blend of vibrant culture, scenic beauty, and a thriving community spirit. With year-round sunshine, world-class dining, and a host of recreational activities, it's easy to see why Brisbane is beloved by its residents.





Walker's Paradise

Daily errands do not require a car.

97

WALK SCORE



Rider's Paradise

World-class public transportation

100

TRANSIT SCORE

Location and Lifestyle

Situated in the heart of Spring Hill, our residences offer the perfect balance of urban convenience and tranquil living. Enjoy immediate access to Brisbane's bustling CBD, while residing in a peaceful enclave rich with history and green spaces. Every detail has been designed to elevate your everyday living experience.

WITHIN REACH

Local Lifestyle by Day

During the day, Spring Hill is a haven of activity and relaxation. Stroll through lush parks, visit charming cafes, and enjoy boutique shopping. The nearby Roma Street Parkland offers expansive green spaces perfect for picnics, exercise, and family outings. The vibrant Queen Street Mall is just a short walk away, providing an array of retail and dining options.







ONE HUNDRED ON LEICHHARDT



Spring Hill Baths



Spring Hill Heritage Residence





THE MANOR
APARTMENT

MAJOR GENERAL
FRANCIS HENRY BURNETT
R.N.S. 1840-1910



Local Lifestyle by Night

As night falls, Spring Hill transforms into a vibrant hub of entertainment and dining. Delight in gourmet meals at local restaurants, enjoy a cocktail at stylish bars, or catch a show at the iconic Queensland Performing Arts Centre. The nightlife of Fortitude Valley, with its eclectic mix of live music and entertainment venues, is just minutes away.











Brisbane Live Entertainment

Experience the best of Brisbane's cultural scene right on your doorstep. The Roma Street precinct offers a dynamic range of live entertainment options, from theatre performances to live music events. Immerse yourself in the vibrant arts community and enjoy the convenience of world-class entertainment within walking distance.



Artist Impression only

ON YOUR DOORSTEP

ONE HUNDRED ON LEICHHARDT



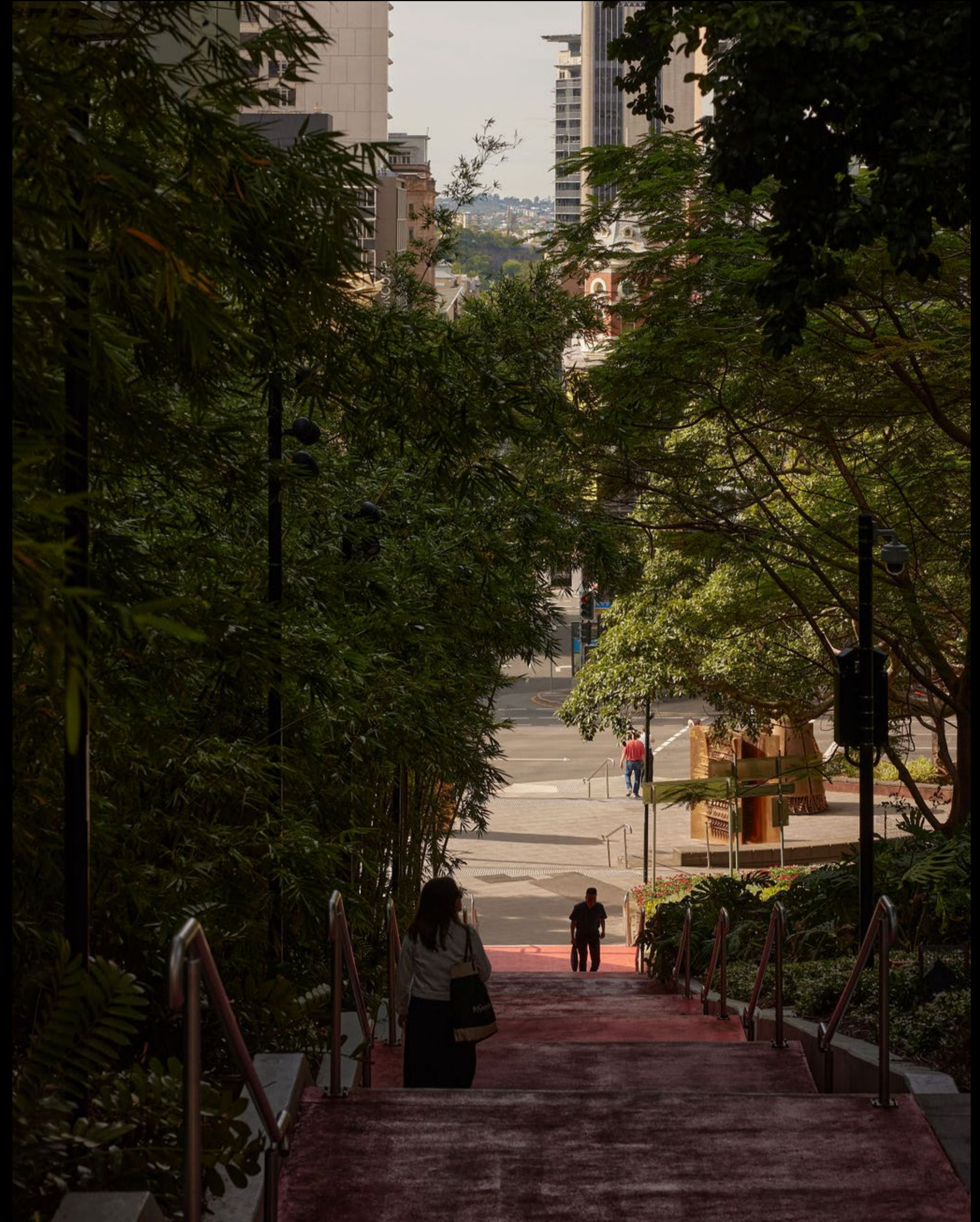
Howard Smith Wharves



Brisbane CBD



Spring Hill Baths



Jacobs Ladder

ON YOUR DOORSTEP

ONE HUNDRED ON LEICHHARDT





DEVELOPER

Dibcorp

With a legacy of excellence, Dibcorp is a Brisbane-based boutique property development company founded in 1996. Known for creating innovative and sustainable living spaces, Dibcorp focuses on enhancing urban lifestyles through thoughtful design and superior quality.

Dibcorp takes pride in its human-centred approach, ensuring that relationships are the foundation of their success. The team is involved in every aspect of the development process, from ideation to delivery, ensuring a seamless and personalised experience for every client



We stay involved

Dibcorp's comprehensive approach to property development underscores their dedication to excellence at every stage, from initial design and market research to meticulous construction and strategic sales and marketing.

By managing everything in-house, from securing approvals to maintaining properties post-construction, Dibcorp ensures the highest quality and long-term value of their developments.

This meticulous process, combined with their commitment to efficiency and cost management, instills trust that your investment is safeguarded and that your future home is crafted with utmost care and expertise.

OUR END TO END APPROACH

1. **ACQUISITION**
 - Initial design sketches
 - Initial due diligence to understand site parameters
 - Market research – land sales/ property sales/ rents
 - identify client and initial apartment mix
 - Feedback from sales team on sale prices
 - Initial construction budget from our team
 - Feasibility Studies

2. **DESIGN**
 - Focus group to identify client & finalise apartment mix
 - Work with consultants to create an efficient design
current project is 90% efficient (standard is 80%)
 - Incorporate construction feedback into design to ensure – design can be built, materials are available and within budget

3. **APPROVALS**
 - Manage the planning & development approval process to ensure the greatest outcome for the site
 - Ensure the approval outcome can be built, and sold to the market

4. **CONSTRUCTION**
 - Manage and control construction budget by locking in key trades
 - Review and manage exposure of subcontractors
 - Advance payments if required to manage price growth / delivery time frames
 - Control the construction and design quality
 - Review and manage construction price throughout construction
 - No variation or time delay costs

5. **SALES & MARKETING**
 - Pricing matrix for each apartment
 - Pricing reviewed by sales agents & third party consultant on pricing
 - Manage our own sales team – both local and investment sales
 - Prepare & implement a marketing strategy
 - Prepare marketing material for campaign
 - Review and manage marketing spend

6. **PROPERTY & BUILDING MANAGEMENT**
 - Manage only buildings that we have developed and built ourselves
 - Maintain the asset to the highest quality and protect its value
 - Feedback from Property & Building Management to implement new learnings into our future buildings
 - Thrive towards the most efficient and low cost building for our client



DEVELOPER / DIPCORP

Proudly delivering in South East Queensland since 1993

PROJECT	YEAR COMPLETE	SUBURB
Bide	2023	Newstead
Dwell Commercial	2020	Newstead
Dwell Residential	2020	Newstead
CASA	2019	Newstead
120 Surf Parade	2009	Broadbeach
487 Ipswich Road	2009	Annerley
19 Lang Parade	2009	Milton
Pinkenba Hotel	2007	Pinkenba
493 Ipswich Road	2007	Annerley
41 Plover Street	2007	Peregian Beach
5 Sykes Avenue	2006	Caloundra
40 Nathan Avenue	2006	Ashgrove
36 Holland Street	2005	Toowong
57 Swann Road	2005	Taringa
30 Paradise Street	2004	Highgate Hill
10 Trout Street	2004	Ashgrove
28 Belgrave Road	2003	Indooroopilly
11 Grosvenor Road	2003	Indooroopilly
69 Coonan Road	2003	Indooroopilly
26 Paradise Street	2002	Highgate Hill
53 Foxtan Street	1999	Indooroopilly
19 Dean Street	1998	Toowong
15 Miskin Street	1996	Toowong
28 Lucinda Street	1993	Taringa



‘At Dibcorp, we believe as society changes, so should the living spaces we create. We respond to the needs of modern living, each project offering unique features and amenities to ease the demands of daily life.’

FRANCO DI BARTOLOMEO, FOUNDER AND MANAGING DIRECTOR

ARCHITECT

DKO



DKO is a leading architectural firm renowned for its innovative and sustainable design solutions. Their work reflects a deep understanding of place and community, creating buildings that are not only visually striking but also highly functional.

Twohill and James

Twohill and James bring a refined touch to the interiors, blending modern aesthetics with timeless elegance. Their meticulous attention to detail ensures that every space is both beautiful and practical, creating environments that enrich the lives of residents.



BUILDER

LPS Group

ONE HUNDRED ON LEICHHARDT

LPS Group is committed to delivering exceptional construction quality. Their expertise spans across residential and commercial projects, ensuring that each development is built to the highest standards with a focus on durability and sustainability.



LEVEL 01 OVERALL

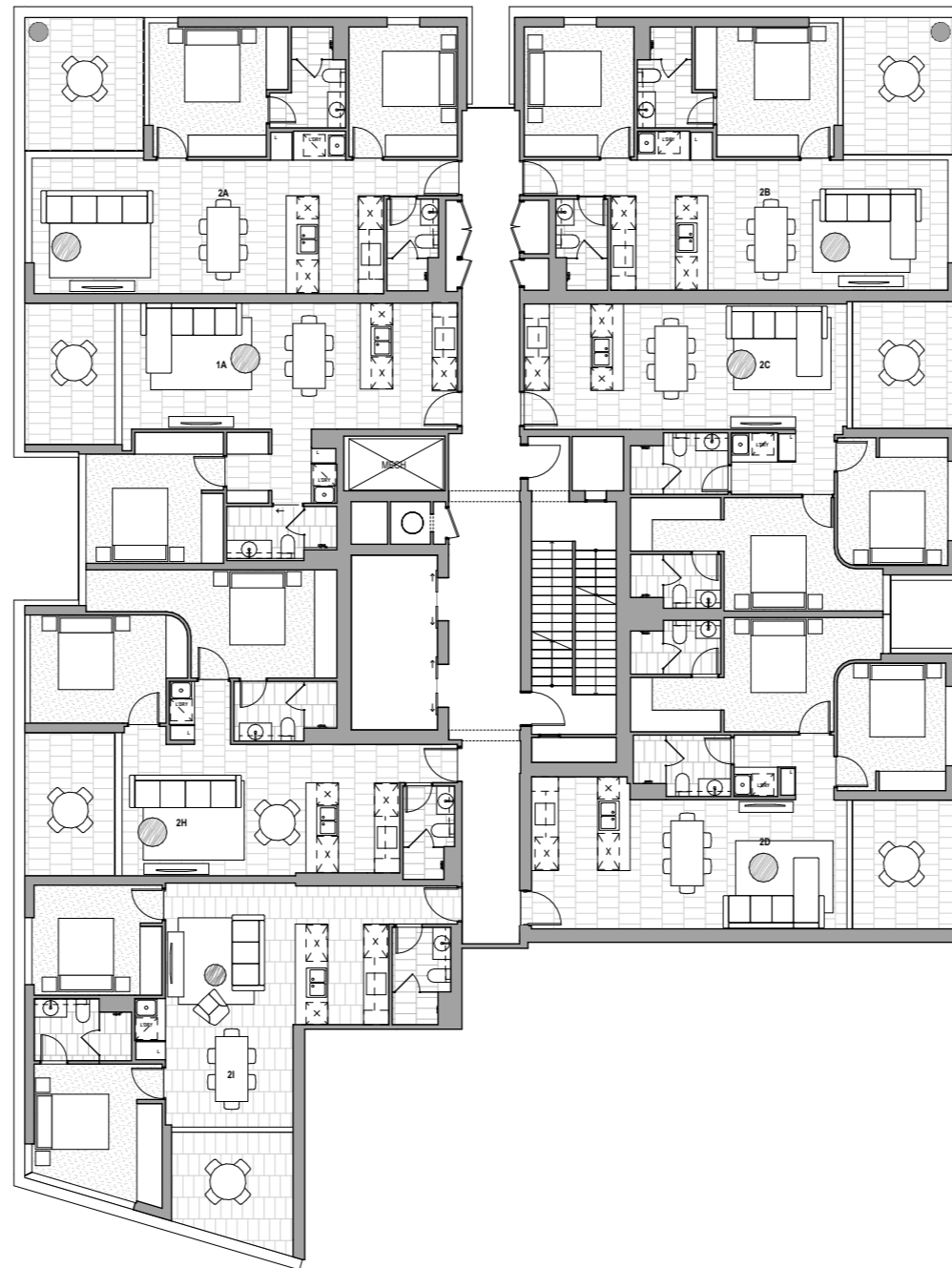


LEVEL 03
OVERALL

NORTH

WEST

EAST



CITY

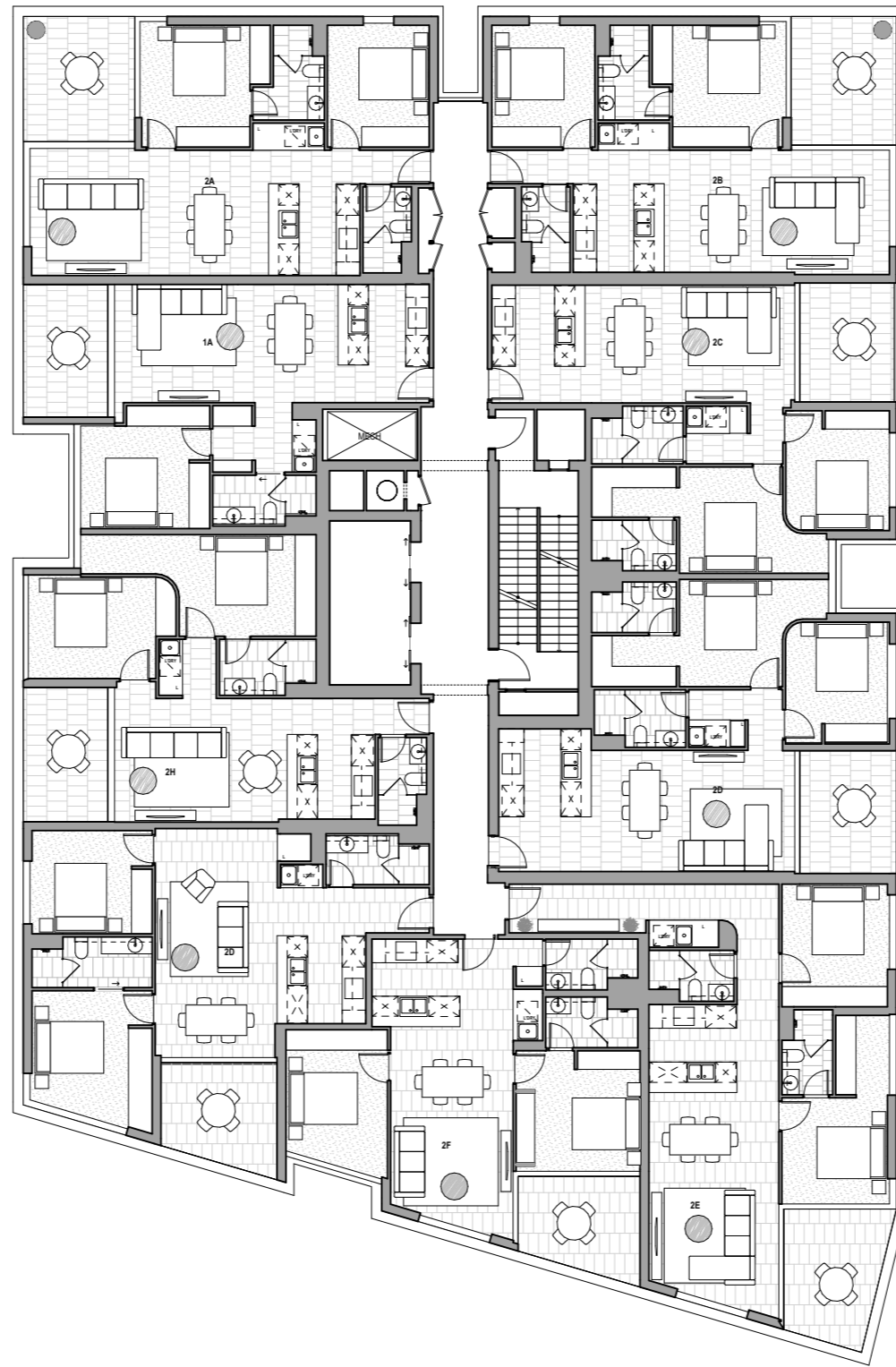


LEVEL 4-13
OVERALL

NORTH

WEST

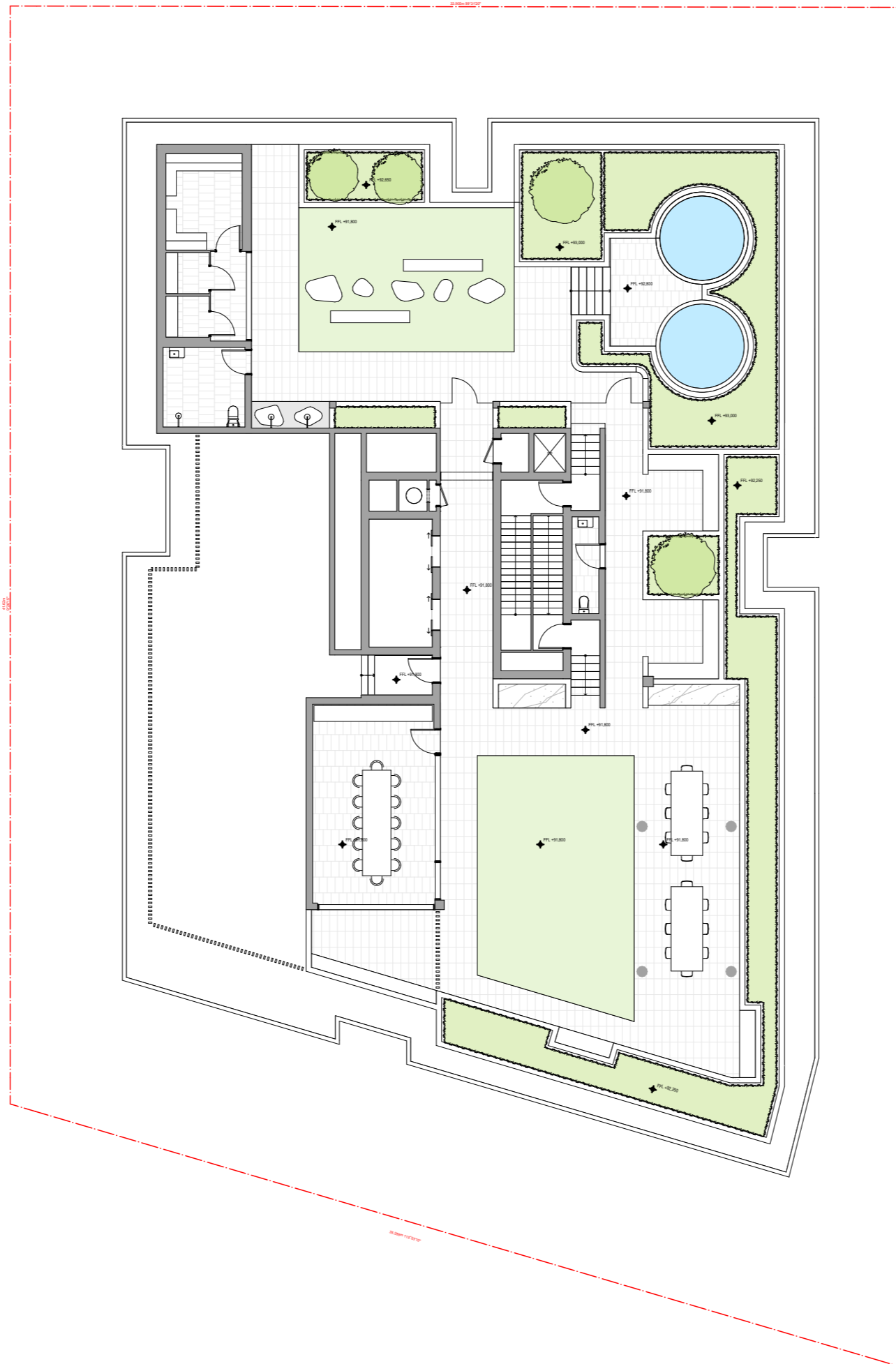
EAST



CITY



ROOF TOP



APARTMENT

TYPE 2K: 2 BED, 2 BATH

Apartment: 77 m²

Balcony: 87 m²

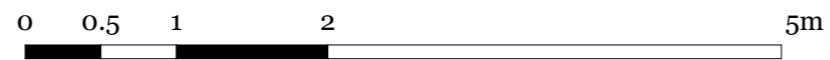
Total: 164 m²

APARTMENT NO:

101



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



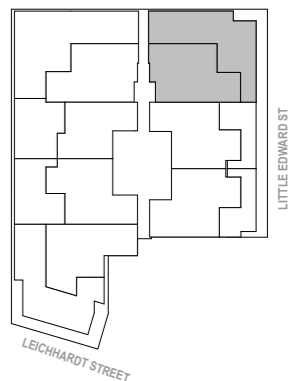
Scale 1:50 @ A3

100 Leichhardt Street
MARKETING



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PROJECT
#00013168



15/08/2024
PAGE 8

APARTMENT

TYPE 2L: 2 BED, 2 BATH

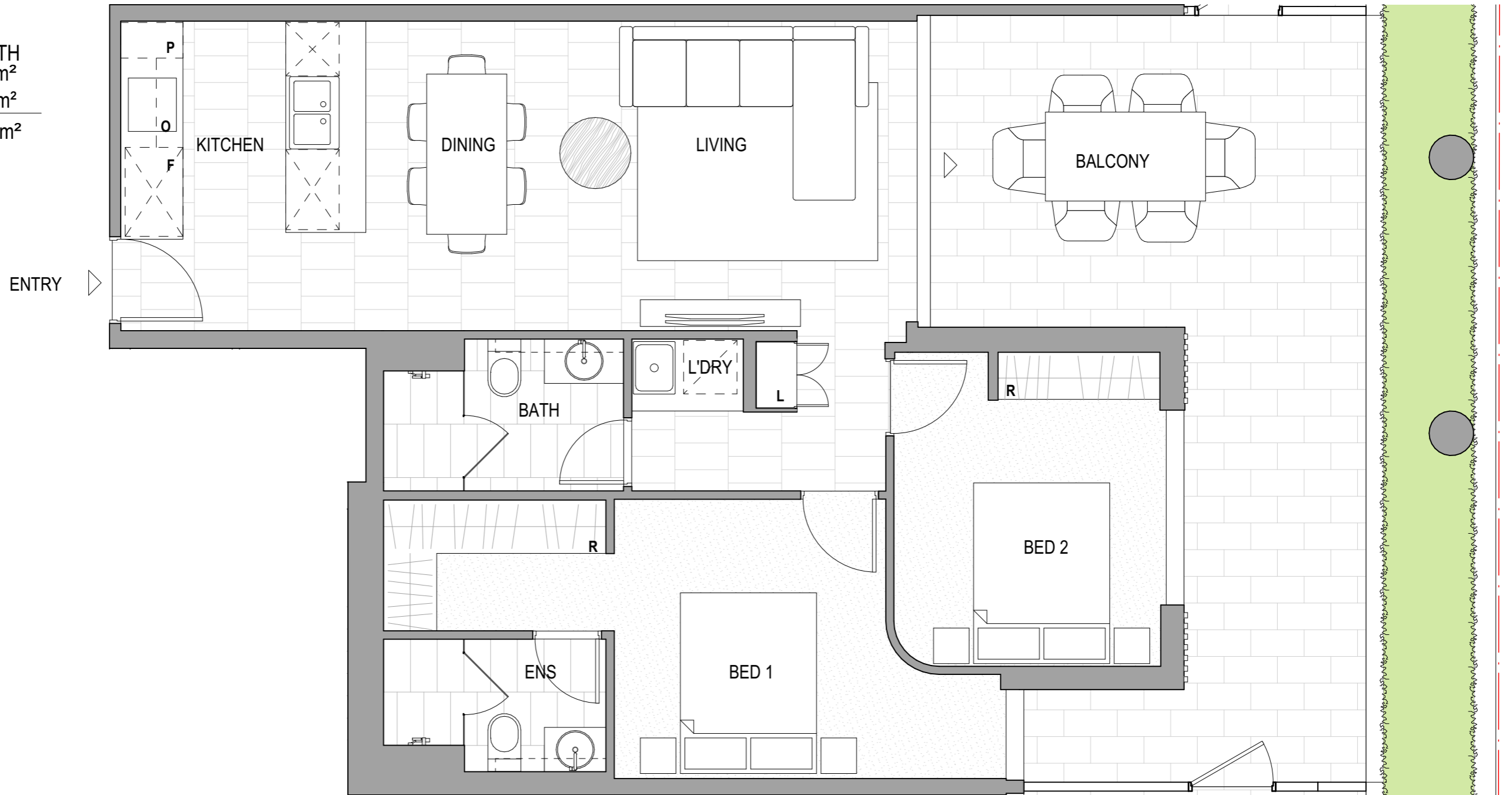
Apartment: 77 m²

Balcony: 32 m²

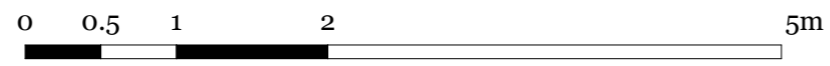
Total: 109 m²

APARTMENT NO:

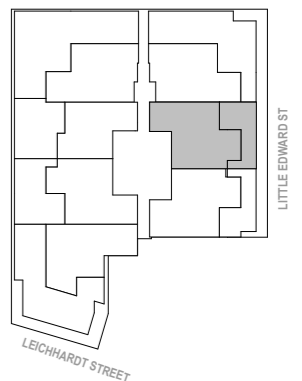
102



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3



APARTMENT

TYPE 2M: 2 BED, 2 BATH

Apartment: 80 m²

Balcony: 32 m²

Total: 112 m²

APARTMENT NO:

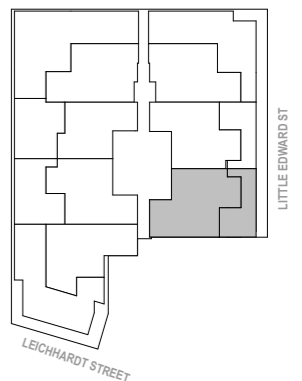
103



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3



APARTMENT

TYPE 1A: 1 BED, 1 BATH

Apartment: 62 m²

Balcony: 11 m²

Total: 73 m²

APARTMENT NO:

301

401

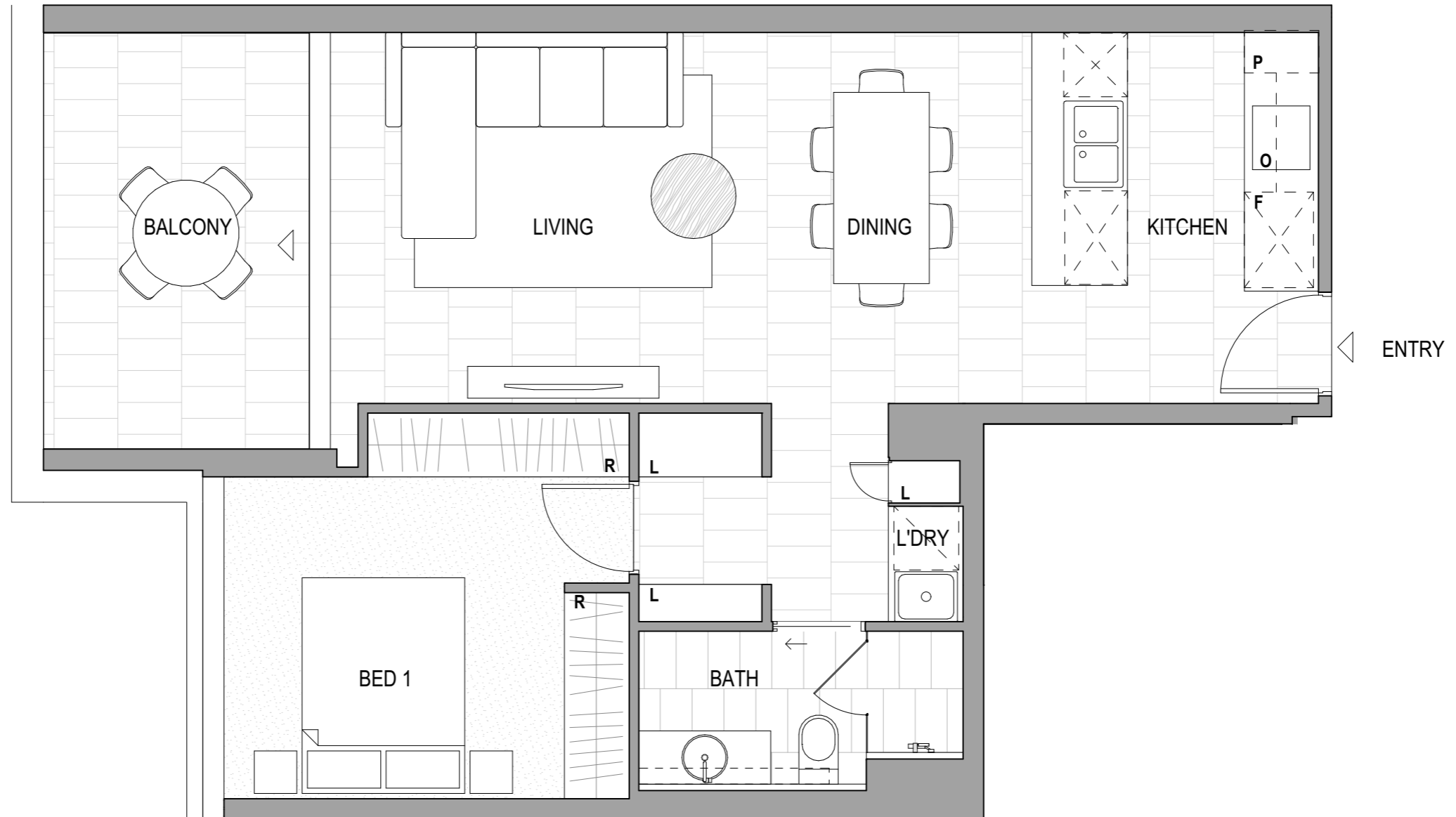
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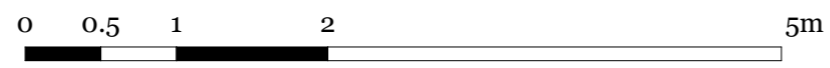
701

801

901



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3

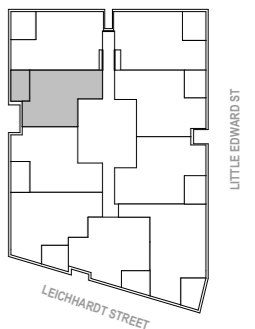
100 Leichhardt Street
MARKETING



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15/08/2024
PAGE 6



APARTMENT

TYPE 2A: 2 BED, 2 BATH

Apartment: 78 m²

Balcony: 13 m²

Total: 91 m²

APARTMENT NO:

302

402

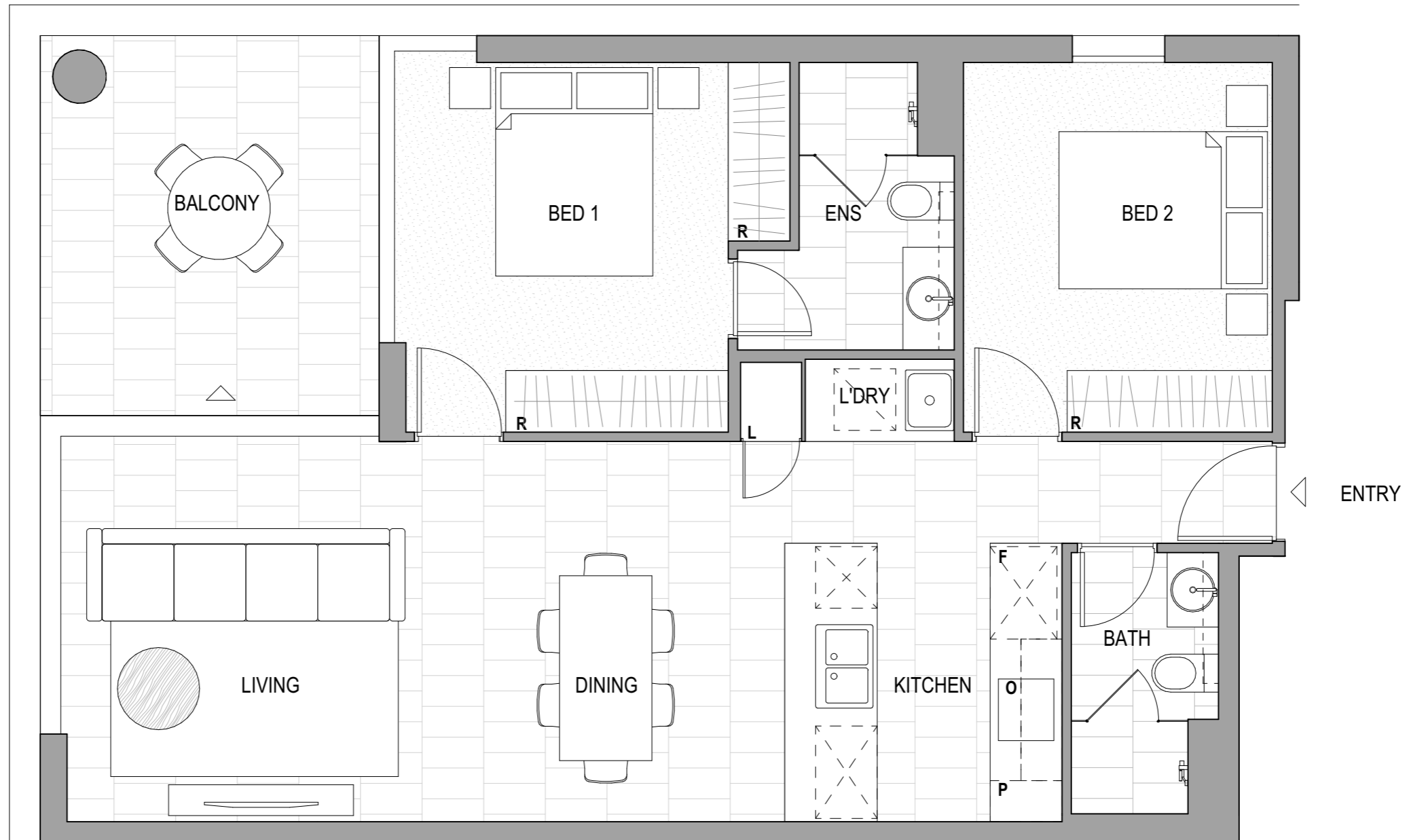
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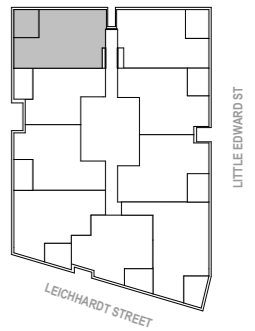
702

802

902



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



APARTMENT

TYPE 2B: 2 BED, 2 BATH

Apartment: 77 m²

Balcony: 13 m²

Total: 90 m²

APARTMENT NO:

303

403

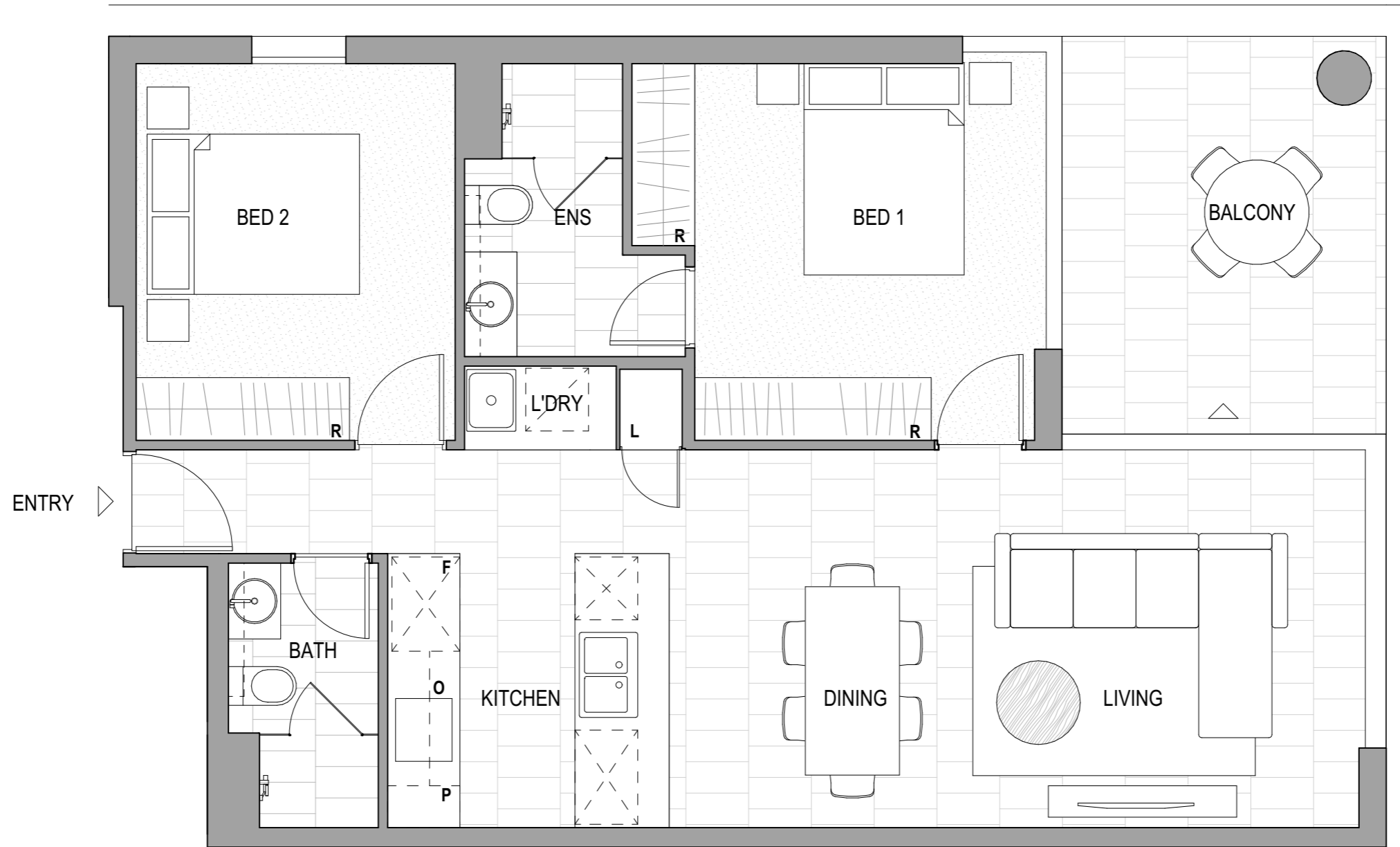
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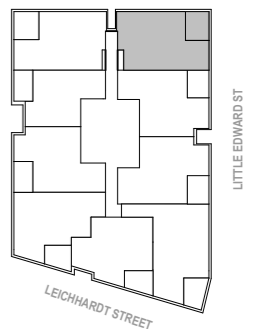
703

803

903



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



APARTMENT

TYPE 2C: 2 BED, 2 BATH

Apartment: 78 m²

Balcony: 11 m²

Total: 89 m²

APARTMENT NO:

304

404

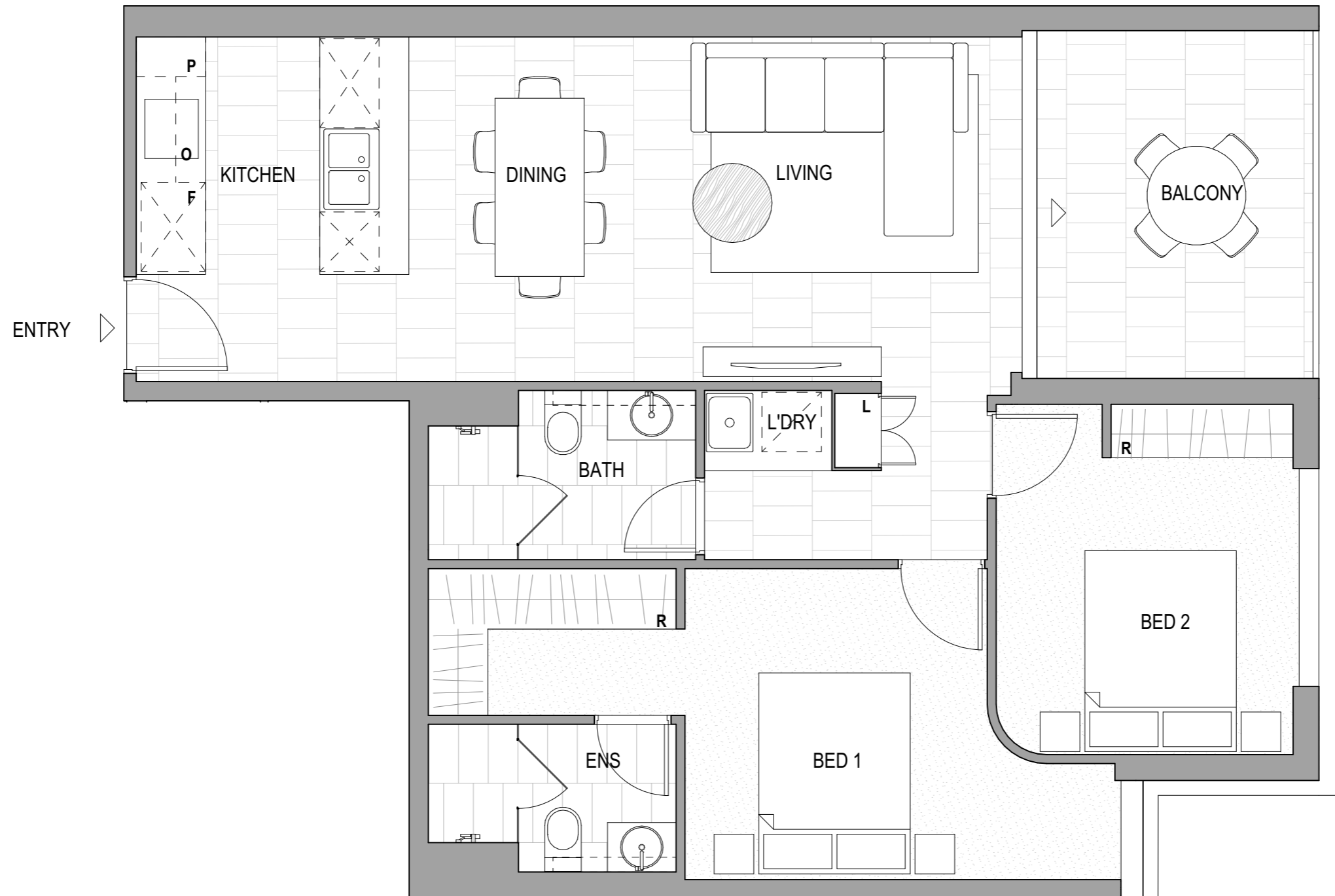
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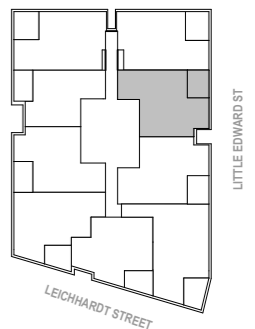
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804

904



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3

100 Leichhardt Street
MARKETING



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PAGE 16

APARTMENT

TYPE 2D: 2 BED, 2 BATH

Apartment: 80 m²

Balcony: 11 m²

Total: 91 m²

APARTMENT NO:

305

405

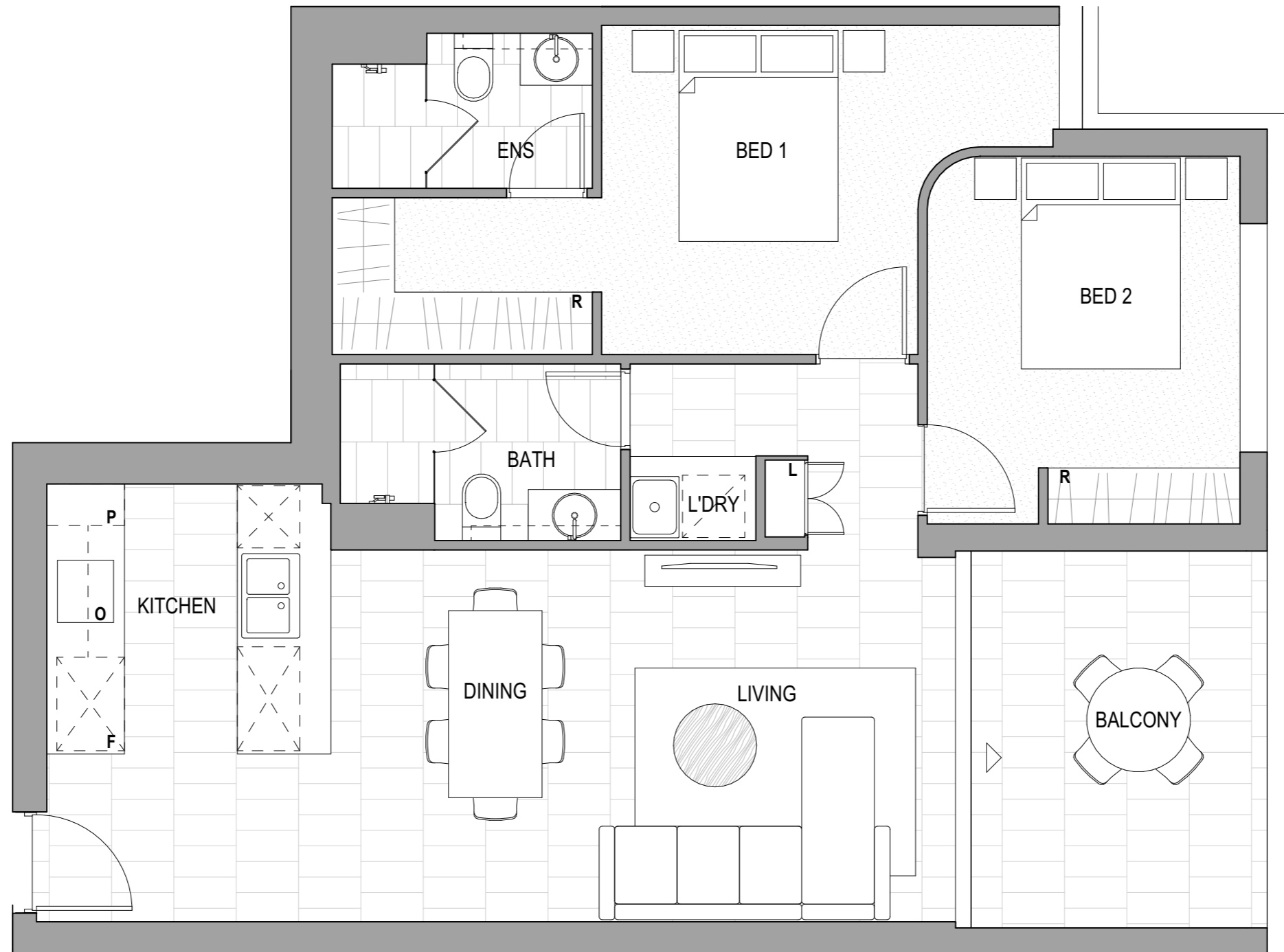
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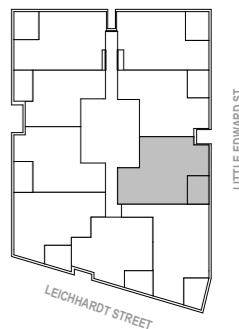
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905



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS

ENTRY ▶



Scale 1:50 @ A3

100 Leichhardt Street
MARKETING



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PAGE 17

APARTMENT

TYPE 2E: 2 BED, 2 BATH

Apartment: 90 m²

Balcony: 12 m²

Total: 102 m²

APARTMENT NO:

406

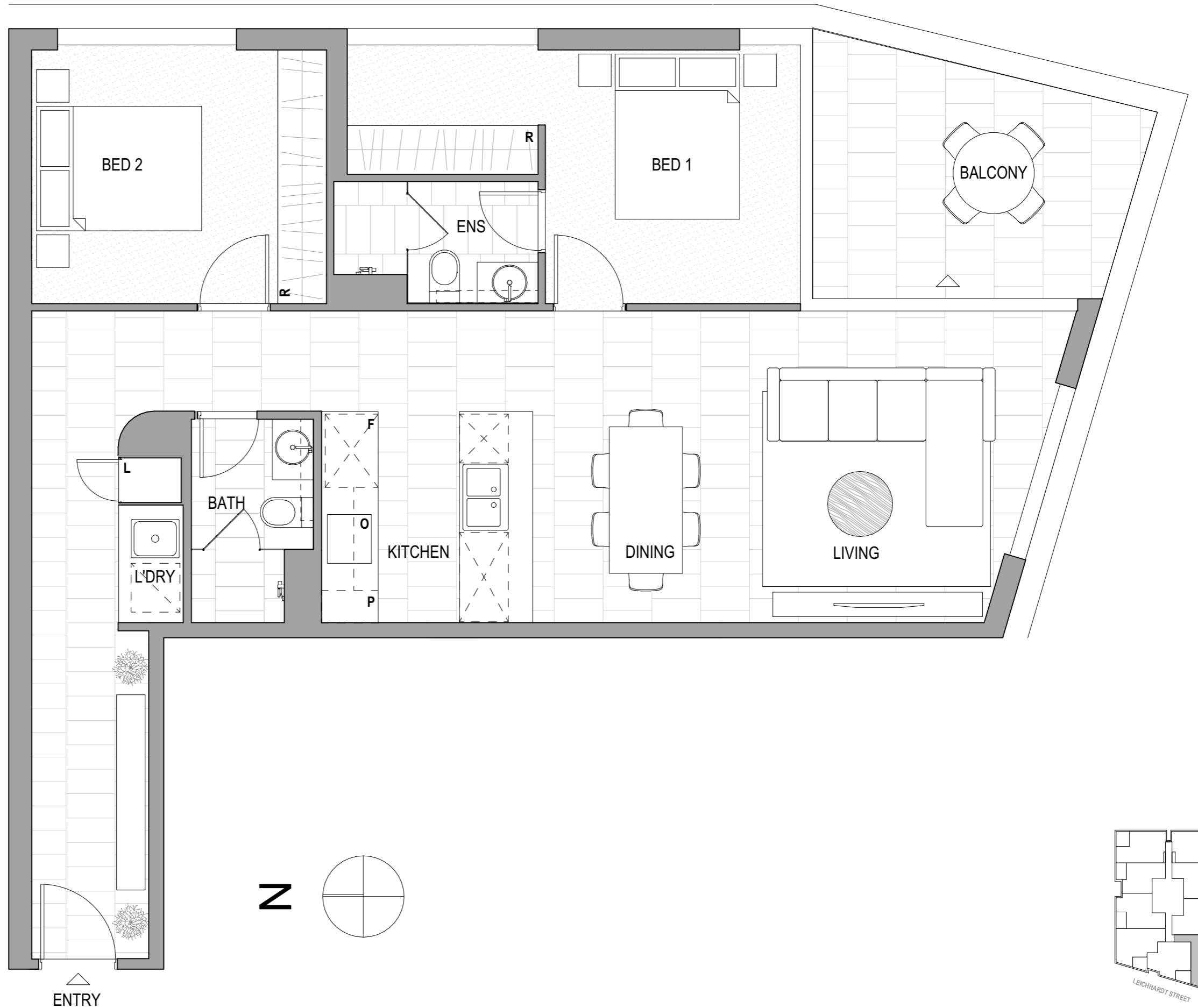
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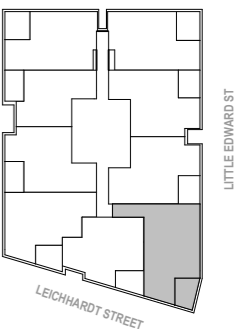
906



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3



APARTMENT

TYPE 2F: 2 BED, 2 BATH

Apartment: 74 m²

Balcony: 11 m²

Total: 85 m²

APARTMENT NO:

407

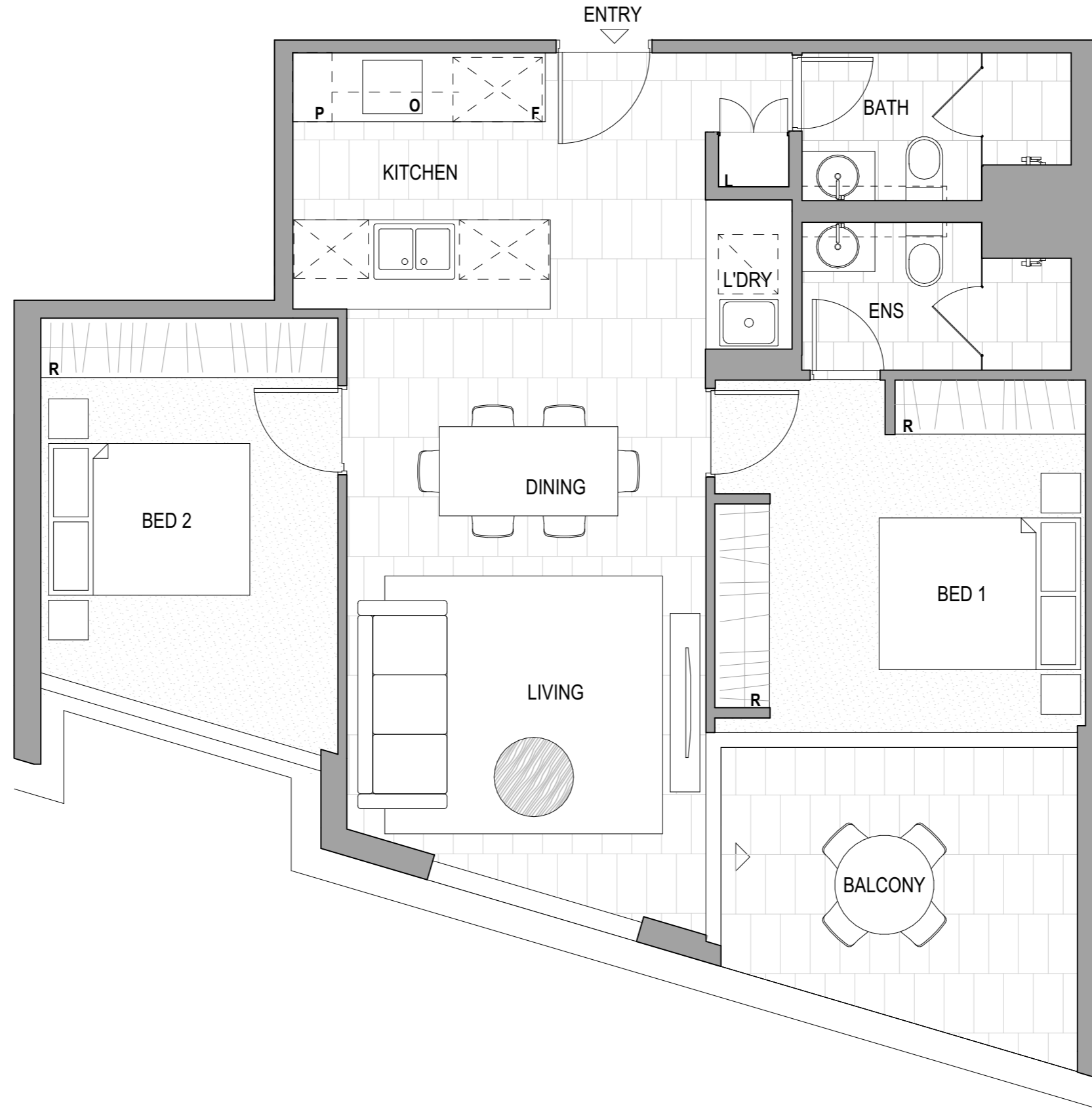
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807

907



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



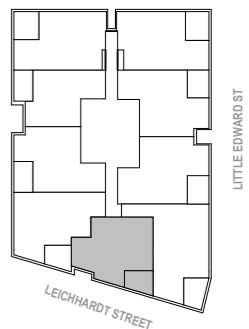
Scale 1:50 @ A3

100 Leichhardt Street
MARKETING



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#00013168



APARTMENT

TYPE 2G: 2 BED, 2 BATH

Apartment: 80 m²

Balcony: 11 m²

Total: 91 m²

APARTMENT NO:

408

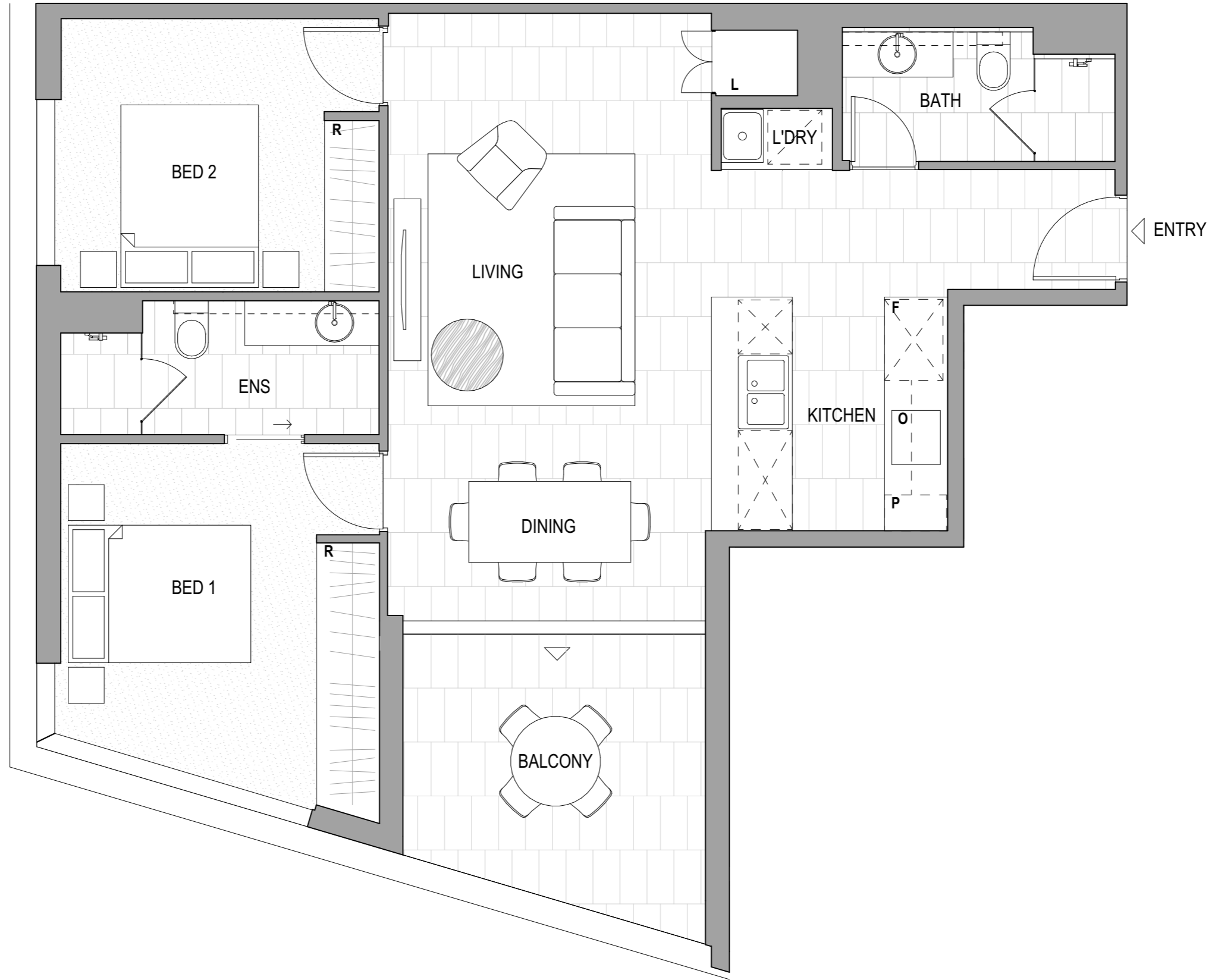
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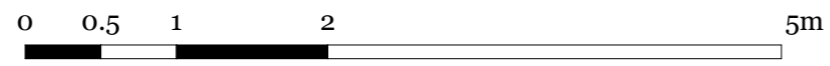
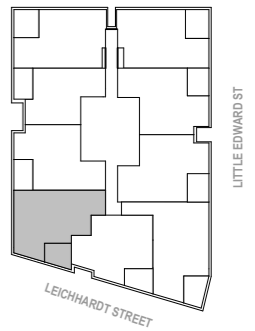
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808

908



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



Scale 1:50 @ A3

100 Leichhardt Street
MARKETING



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PAGE 20

APARTMENT

TYPE 2H: 2 BED, 2 BATH

Apartment: 76 m²

Balcony: 11 m²

Total: 87 m²

APARTMENT NO:

307

409

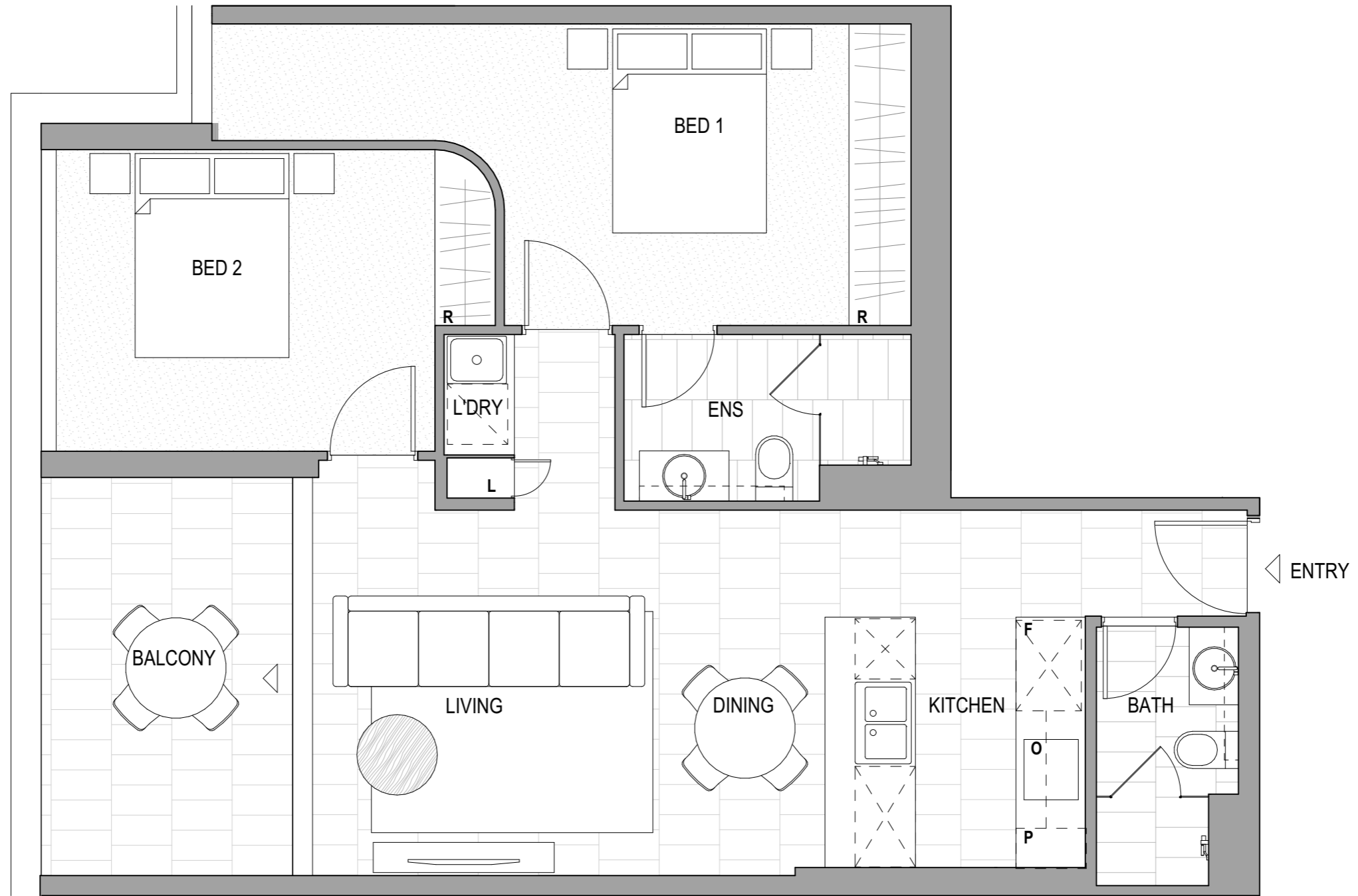
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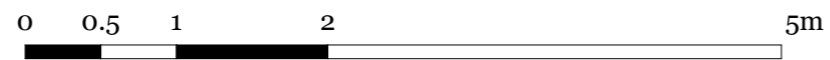
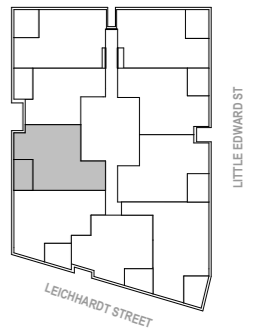
709

809

909



- P PANTRY
- F FRIDGE
- O OVEN / COOKTOP
- L LINEN / STORAGE
- R ROBE
- ▲ BALCONY ACCESS



100 Leichhardt Street
MARKETING



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15/08/2024
PAGE 21

dibcorp

(07) 3258 3002
Level 2/19 Longland St, Newstead QLD 4006