



BACKGROUND

The Cornwall offers the opportunity of living in an international quality Apartment building above a Boutique Hotel, ideally located on the edge of Launceston's CBD and a short stroll to the riverfront cafes and restaurants of this historic city. Launceston's Arts precinct and International Sporting Venues are also a short walk away. A Fernwood Fitness Centre is across the road, which compliments the in-house Fitness Centre and Wellness Spa.

The Cornwall's Residences are located on the 3rd, 4th and 5th levels – well above the skyline of Launceston, providing magnificent views to the east of the world renowned Gorge, the Tamar River to the north, the mountain range that includes Ben Lomond to the east and the City to the south.

The Hotel's Services are fully integrated with the Residences and can provide room service for dry cleaning, meals and small grocery deliveries. Residences can charge the use of the in-house Restaurant and Bar to their accounts. The Theatrette can be booked for private movie showings or watching special sporting events. The Cornwall provides a unique opportunity of international quality living in a superb location in Launceston – one of Australia's most beautiful cities.

HISTORY

The Cornwall is located on Cornwall Square, one of Launceston's most historic sites. The site has been used as the city's market garden, a lumber yard and a works depot. It was previously known as the Market Square. The Archer Bushby building in Charles Street was the National Scots Church and the colonial cottage in Cimitiere Street, now used by Beauchamp Paints, was part of James Henty's store and residence.

After the visit of the Duke and Duchess of Cornwall and York of Tasmania in 1901, the name of the Market Square was changed to Cornwall Square. It was then used as a public reception ground for visiting dignitaries, such as the Governor's visit in 1906 and General Baden-Powell in 1912.

FACILITIES & SERVICES

The Services that will be available at the Cornwall will include the use of the: -

- Fitness Centre, which will include a range of exercise and fitness machines, a wall mounted television/video monitor and ceiling sound speakers.
- Wellness Spa that will provide health, fitness, facial and body therapy services. Fitness programs, dietary and lifestyle management will be available.
- The Wellness Spa will comprise a steam room, geisha - spa, treatment rooms, change facilities, showers and a lounge overlooking the Gorge. Robes, slippers and towels will be provided and herbal teas can be enjoyed in the Lounge, whilst relaxing after a treatment.
- Bowen Therapy, Ka Huna Bodywork, Craniosacral Therapy, Thermal Stone Massage, Thai Massage, Zen Shiatsu, Indian Head Massage and Rolwing are the type of treatments that will be available.

Residents will have the choice of the following Hotel Room Service: -

- Entry Foyer and personalized reception for guests.
- Apartment Cleaning
- Dry Cleaning
- Small grocery deliveries
- (Meal room service from the Restaurant)

These Services can be charged to an account with the Hotel. Other areas of the Hotel that can be enjoyed by Residents, on their account, are: -

- The Bar
- Restaurant – will be owned and managed by a high quality chef
- Theatre/Meeting Room. A large screen will be available to watch movies and sporting events. Residents could invite guests to these events.

Maintenance and Body Corporate Services will include: -

- Cleaning of corridors and public areas
- Building maintenance and public areas
- Building maintenance and up-keep
- Care of the landscaped grounds and the established oak and elm trees around the Cornwall.

The following Technology will be incorporated into each Apartment: -

- Broadband Internet Access
- Pay TV and Free to Air TV
- Air Conditioning
- Security System