

FACT SHEET



THE LOCATION

- East Facing with spectacular water views directly looking across beautiful Moreton Bay and the beachfront of Queens Beach.
- Quiet street
- Within walking distance (500m) to Scarborough town centre, café strip and Scarborough Beach
- 3km to Redcliffe Shopping Centre
- Conveniently located to Moreton Bay, Queens Beach, Scarborough Beach, Railway Station, TAFE Campus, Motorway, Primary Schools, High Schools, Special Schools, Brisbane Airport

THE RESIDENCES

9 Luxury Designer Residences (2 per floor) comprising:

- 3 Bedroom
- 3 Bathroom
- Large media/cinema room complete with cabinetry
- Office/study to each apartment with built in desk and cabinetry
- Large internal laundry with stone bench tops & cabinetry, complete with washer and dryer
- 2 Car parks per apartment
- Secure basement car parking
- **(Type A)** Ground Floor Apartment
175m² internal, 86m² external courtyards and 42m² gardens
- **(Type B)** Apartments 190m² internal, 63m² balconies
- **(Type C)** Apartments 197m² internal, 49m² balconies
- Pet Friendly Building - small pets only
- Two (2) apartments per floor sharing one large lift providing ample security and privacy
- Built-in BBQ areas complete with built in cabinetry and 4 burner BBQ and Bar Fridge on balconies in all apartments
- Security intercom to each apartment
- Beautiful landscaped gardens to ground floor areas
- Expansive Water views from all apartments

STANDARD APARTMENT FEATURES

- Architecturally designed apartments with curved balconies
- Ducted Reverse Cycle Air Conditioning
- Appealingly designed, high standard of interior and exterior finishes with high quality fittings & fixtures
- Spacious large open plan living areas and bedrooms
- Generous large balconies with glass balustrading
- Tiling to balconies and courtyards
- Beautifully integrated expansive indoor - outdoor living areas.
- Superb finishes and colour palette
- Stone bench tops and premium tap fittings
- Exquisite Italian Smeg appliances
- Large bathrooms with free standing bath in main bathroom
- Large gourmet kitchens with large island bench
- 2 Pac & timber finishes with soft close cupboards and draws
- Bar fridge on balconies integrated into BBQ cabinetry
- Smeg 762 litre French Door Fridge/Freezer & Smeg Integrated Dishwasher included in kitchen
- Walk in wardrobe and ensuite's for master bedrooms
- Built-In wardrobes to beds 2 & 3
- Ensuite's also to bedroom 2
- Soft carpet to bedrooms, timber or tile flooring to living areas,
- Floor to ceiling tiles to bathrooms
- Spacious tiled balconies
- Coloured video intercom and security access
- Clothes dryer and washing machine
- Integrated Dishwasher to kitchen
- Bathrooms - Stone vanity benchtops and freestanding baths
- Bathrooms - Ladder towel rail
- Ensuites - 2 Heated ladder towel rails to main ensuites
- Floor to ceiling tiling to bathrooms & Ensuites
- Office/study comes complete with cabinetry
- Ceiling Fans in all bedrooms

PUBLIC TRANSPORT

- Conveniently located close to new train station 5km away (Kippa Ring Station), Brisbane Airport (15km)
- Local bus services

LOCAL AMENITIES & EDUCATION

- Redcliffe Shopping Centre (3km)
- Northlakes Westfield Shopping Centre (13km)
- Redcliffe Hospital (3km)
- TAFE Campus Redcliffe (3km)

BODY CORPORATE

- \$67.30 per week.
- \$3,500.00 per year.

COUNCIL & WATER RATES

- Council Rates \$ 316.00 per quarter (\$1,264.00 per annum)
- Water & Sewer Rates \$1,008 per annum
- * Prices may vary slightly. The costs above are estimates only and final costs can be provided on settlement

CONSTRUCTION

- Anticipated Start May 2017
- Anticipated Completion July/August 2018

TERMS OF PURCHASE

- 1% Initial deposit of the purchase price
- Balance to 10% payable within 14 days from date of contract (Cash, Bank Guarantee, Electronic Transfer)
- Settlement 14 days after registration of plan/title

ARCHITECTS

- Sparc Architects - Solution Positive Architecture Pty Ltd

DEVELOPER

- Develop2U Pty Ltd



Disclaimer: The developer has every intention to adhere to the Schedule of Finishes presented. Circumstances beyond the control of the developer may require variations to the schedule. Where possible an equivalent product will be selected. While every care has been taken in the preparation of this document, the seller makes no representation as to its accuracy or completeness. The seller may substitute any items without notification to the buyer. Stone - Stone is a naturally occurring material and variations in colour cannot be controlled. Carpet - Watermarks in carpet are normal and will not be treated as defects. Timber - Is a naturally occurring material and variations in colour cannot be controlled. The developer reserves the right to make changes at their discretion and without notification of the buyer.