



**\$466,000**

LUXURY APARTMENT  
SINGLE CONTRACT

Type A | Level 1

Stage 1 | North Pool & Garden View

External Area 32m<sup>2</sup> | Internal Area 91m<sup>2</sup>



2 BED



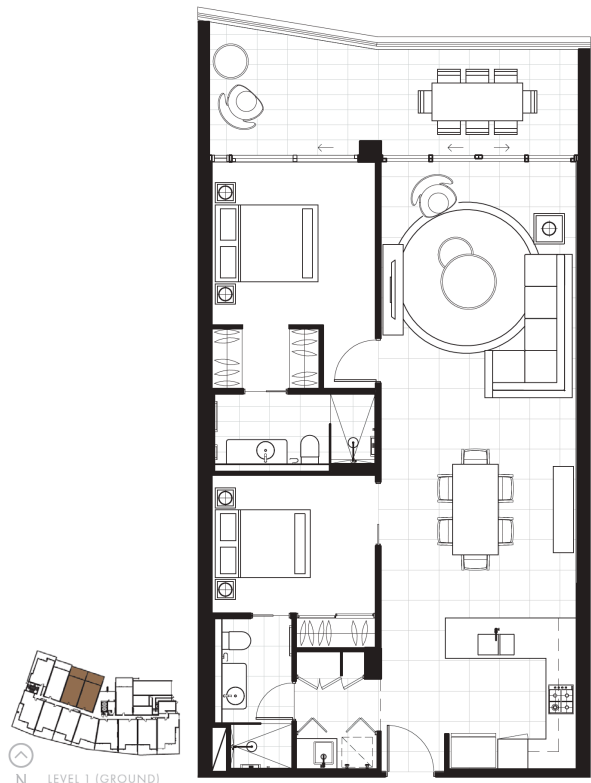
2 BATH



1 CAR

## Lot 1111

NO. 1 GRANT AVENUE, GOLD COAST



# PROPERTY IMAGES



No. 1 Grant Avenue features two captivating buildings  
- 7 storeys and 9 storeys high

EACH RESIDENCE IS FILLED WITH NATURAL LIGHT AND BOASTS STUNNING VIEWS OF A PICTURESQUE WATERFRONTS, TROPICAL GROUNDS, A CRYSTAL CLEAR SWIMMING POOL, GOLF COURSES, AND GORGEOUS GOLD COAST SUNSETS

# PROPERTY IMAGES



ELEGANT CONFERENCE ROOM

RESORT STYLE POOL

**1,200m<sup>2</sup> of Leisure Facilities**

CUTTING-EDGE GYM & HEALTH CENTRE

CHILDRENS PLAY ROOM - FULLY VISIBLE FROM GYM



# PROPERTY IMAGES



## LUXURIOUS INTERIOR FINISHES

### KITCHEN

Stunning stone bench tops paired with modern tap ware & premium appliances.

### BATH

High quality, designer fixtures and fittings mixed with a modern colour palette.



# PROPERTY IMAGES

## LIVING

Sweeping floor to ceiling windows and open, flow through layouts bringing the outdoors, in.

## BEDROOMS

Expansive sliding doors leading out onto private glass balconies, make for a retreat like bedroom suite.



# INCLUSIONS

## **BASEMENTS / GROUND FLOOR**

### FLOOR

- Reinforced concrete

### WALLS

- Reinforced concrete / masonry block

### EXTERNAL WALL FINISHES

- Masonry block work, reinforced concrete, render / paint finish

### INTERNAL WALL FINISHES

- Masonry block work, reinforced concrete

### CEILINGS

- Reinforced concrete soffit

## **TYPICAL FLOOR APARTMENTS**

### FLOOR

- Reinforced concrete suspended slab

### WALLS

- Internal - Masonry block work, reinforced concrete / steel or timber stud
- External - Reinforced concrete, masonry block work

### ROOF

- Reinforced concrete suspended slab

### EXTERNAL WALL FINISHES

- Masonry, split faced or render/paint finish to architect's detail

### INTERNAL WALL FINISHES

- Plasterboard paint finishes

### CEILINGS

- Stipple / plasterboard ceilings

### WALKWAYS

- Podium with selected pavers/tiling

### BALCONIES

- Tiles to designer's detail

### BALUSTRADES

- To architect's detail

## **UNIT TYPES: ALL**

### WINDOWS

- Aluminium framed

### KITCHEN

- Cupboards - Laminated finish as per designers detail
- Bench tops - Reconstituted stone
- Floor - Tile to designer's detail
- Sink - Stainless Steel
- Kitchen Mixer - Flick mixer or similar
- Dishwasher - Stainless steel trim or similar
- Oven - Stainless steel trim or similar
- Cook top - Gas hot plate stainless steel or similar
- Range hood - Front re circulating slide-out - stainless steel or similar

### TAPS

- General - Flick mixer or similar

### PAINTING

- To designer's detail

### HOT WATER SYSTEM

- Central system

### LAUNDRY

- Clothes dryer - 3.5kg white or similar
- Floor - Tile to designer's detail
- Walls - Tile splash back/paint finish to designer's detail

### BATH/ENSUITE

- Bath - Moulded acrylic: white (J unit only)
- Vanity Cupboards - Laminate/mirror finish above basin as per designer's detail
- Vanity Basins - Designer basin
- Floor - Tile to designer's details
- Walls - Tiles/paint finish to designer's detail
- Shower Screen - Clear safety glass

### INTERNAL DOORS

- Painted flush panel door

### FRONT ENTRY DOOR

- Solid doors

### CARPET

- To designer's detail

### POWER POINTS

- GPO's as specified

### AIR CONDITIONING

- Air conditioning

## **NOTE:**

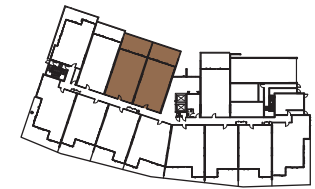
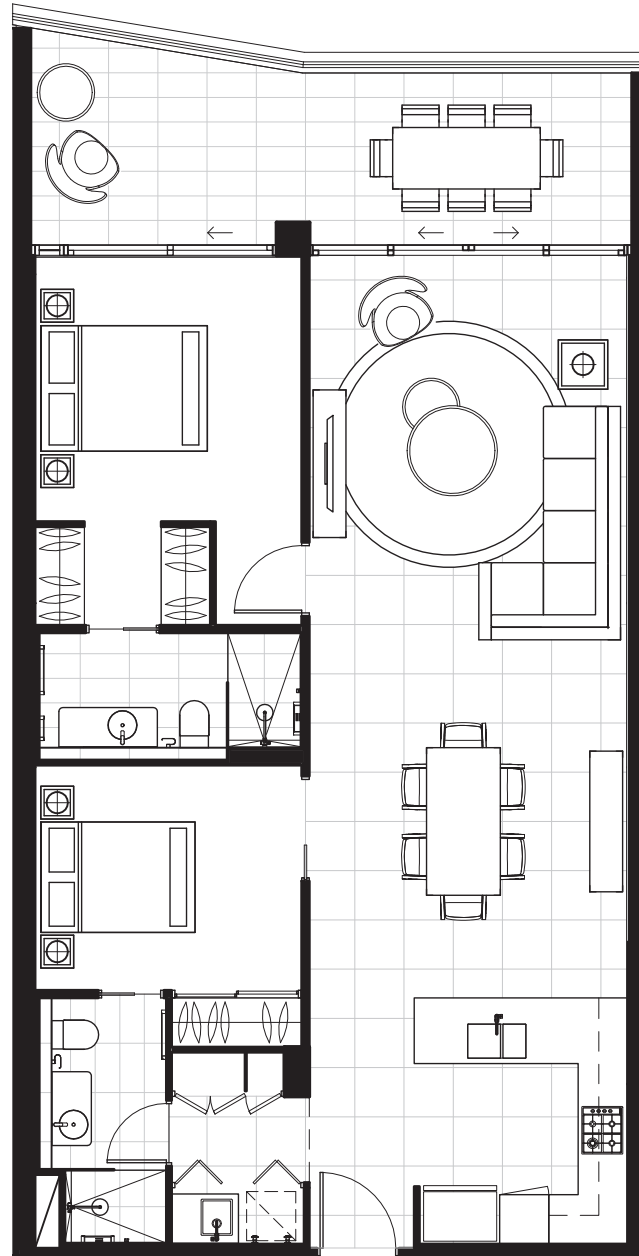
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No. 1  
**GRANT**  
 AVENUE

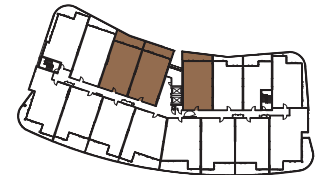
**UNIT A**  
 2 BEDROOM

BEDROOMS	2
BATHROOMS	2
PARKING	1

INTERNAL	91 SQM
EXTERNAL	15-32 SQM
TOTAL	106-123 SQM



LEVEL 1 (GROUND)



LEVEL 2-3



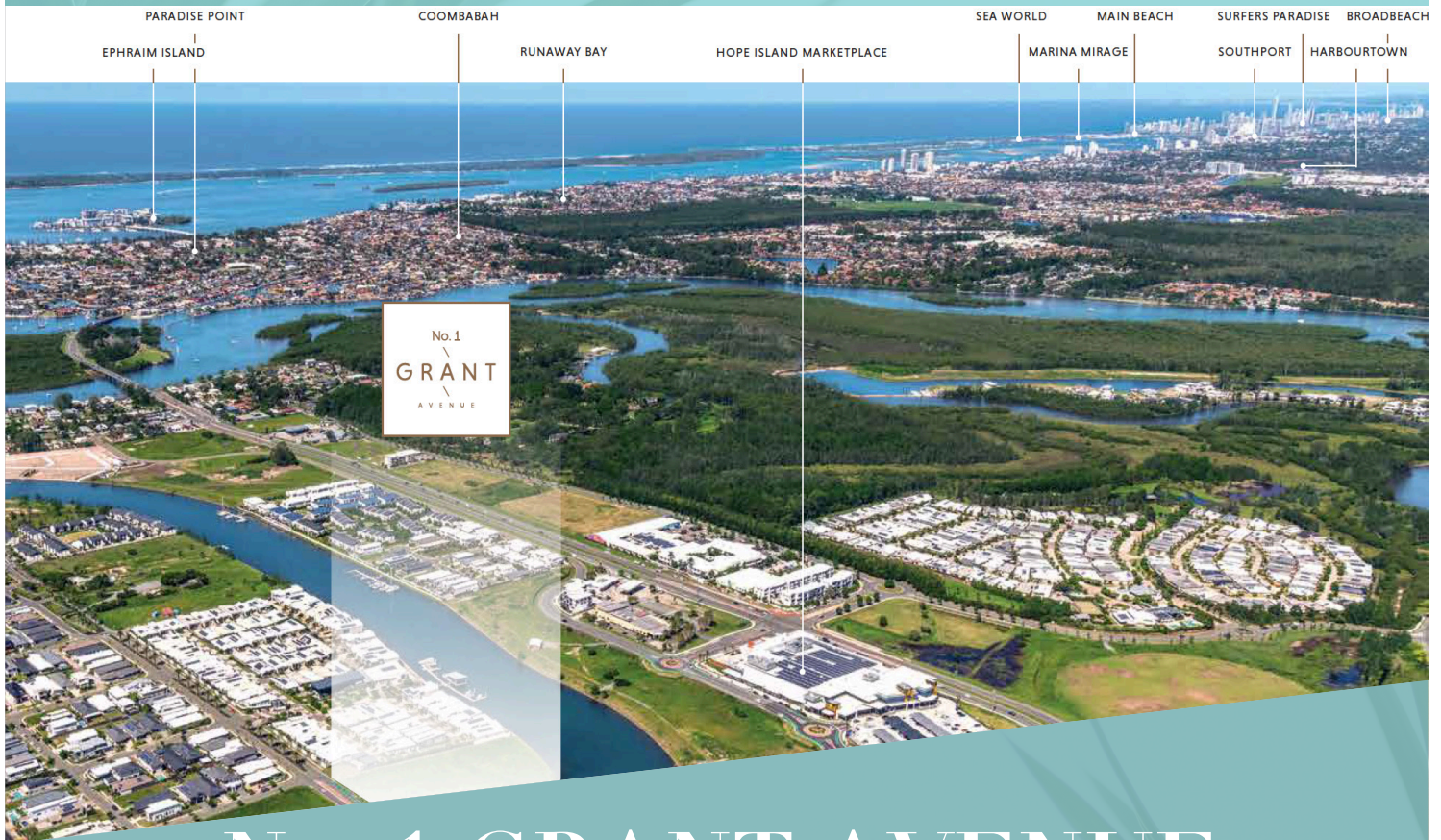
LEVEL 4-7

FLOOR PLAN



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# AREA OVERVIEW



## No. 1 GRANT AVENUE HOPE ISLAND, QLD

INVEST IN HOPE ISLAND WITH CONFIDENCE!

30 minutes TO SURFERS PARADISE

50 minutes TO BRISBANE

CLOSE PROXIMITY TO:

- ➔ PRIVATE & PUBLIC SCHOOLS
- ➔ CHILD CARE CENTRES
- ➔ SHOPPING CENTRES
- ➔ HOPE HARBOUR MARINA

✔ MULTIBILLION DOLLAR  
INFRASTRUCTURE BOOM

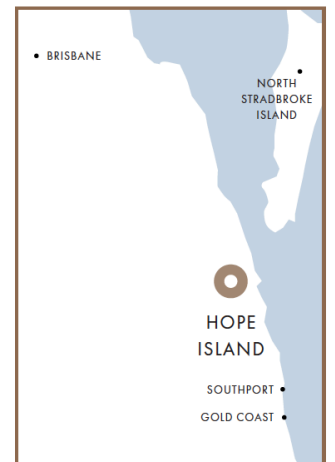
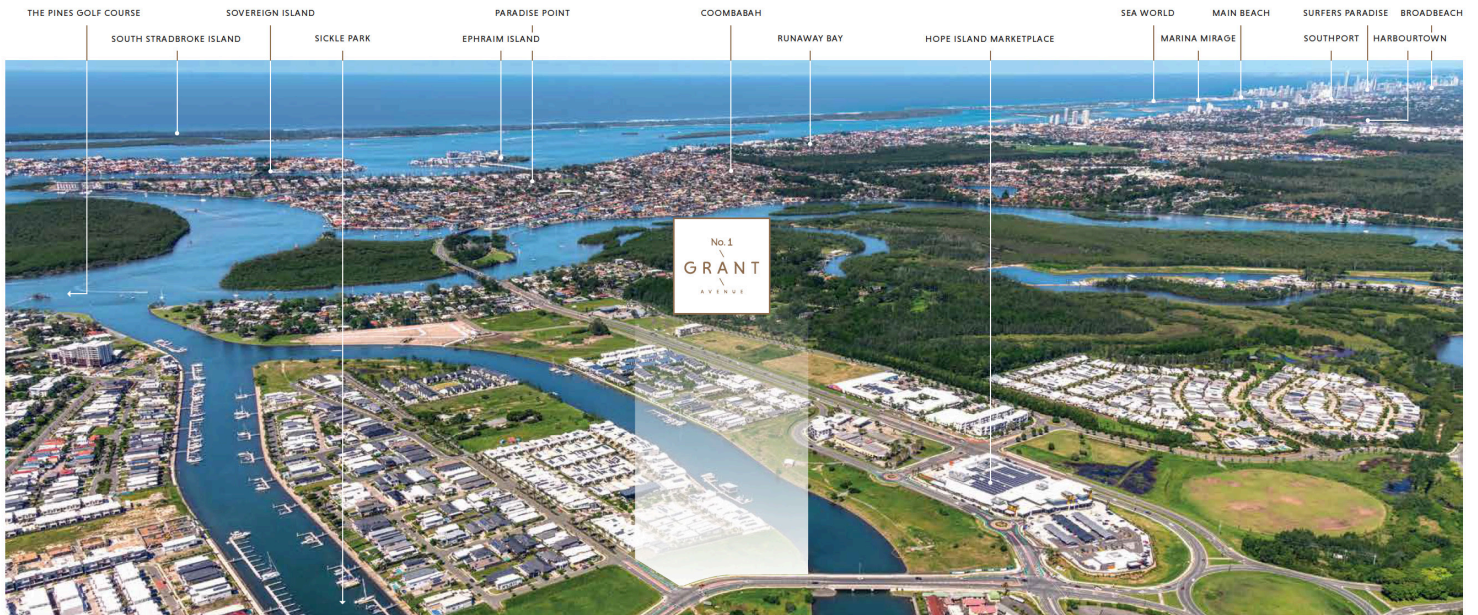
✔ PRIME LOCATION IN GOLD COASTS  
NORTHERN GROWTH CORRIDOR

✔ \$2.4 BILLION FOR TRANSPORT  
INFRASTRUCTURE UPGRADES





# AREA OVERVIEW





No. 1 Grant Avenue  
redefines prime waterfront  
apartment living.

## FEATURES

- Prime waterfront location
- Sophisticated, modern contemporary architecture with superior finishes
- Spectacular water views
- Lush landscaped gardens designed by Form Landscape Architects
- Thoughtfully designed to promote community living
- Impressive resort style lobby with first class amenities
- A stone's throw from the new Hope Island Marketplace
- A short drive to the new \$470 million Westfield Coomera Shopping Centre
- Minutes to cosmopolitan restaurants and cafes, world-class golf courses, Australia Fair & Harbour Town Shopping Centres, Wave Break Island and South Stradbroke Island.
- On the doorstep of the Gold Coast's aquatic playground

## STAGE ONE TOTAL

- 6 1 bedroom + study apartments
- 33 2 bedroom apartments
- 44 2 bedroom + study apartments
- 14 3 bedroom apartments
- 8 3 bedroom + study apartments

105 TOTAL APARTMENTS

## STANDARD APARTMENT FEATURES

- Ducted air-conditioning to each unit
- Spacious open-plan living areas
- Tiled living spaces and carpet to bedrooms
- Generous sized balconies
- Fully equipped kitchens with gas cooktops & quality stainless steel appliances
- Engineered stone with modern tapware
- Appealing design, high standard of interior finishes with quality fitting and fixtures
- Acoustic treatments exceeding Australian Standards

## RESIDENTS' FACILITIES

- Residents' lounge
- Luxurious pool with sun lounges
- Sauna
- Fitness centre with cutting edge equipment
- Children's indoor play area
- Zen garden
- Private screening/media room
- BBQ facilities
- Pet wash bay
- Secure residents' underground parking

## SECURITY

- Audio intercom system to each apartment
- Key access to main entrance
- Security access to all levels

## COMMUNICATION

- Internet capability to each apartment
- Provision of telephone lines including fax to each apartment

## MANAGEMENT

- On-site management by an approved property manager
- Leasing and maintenance needs

## COUNCIL RATES

Approximately \$2200 per annum

## WATER RATES

Approximately \$1200 per annum

## BODY CORPORATE FEES

(Approximate including administration and sinking fund)

- 1 bedroom + study \$55 per week
- 2 bedroom \$61 per week
- 2 bedroom + study \$62-63 per week
- 3 bedroom \$75 per week
- 3 bedroom + study \$76 per week

## SUSTAINABILITY

- Water efficient fixtures and fittings
- Water individually metred
- Centralised hot water systems
- Energy saving communal lighting

## CONSTRUCTION

Stage One anticipated completion August 2020

## TERMS OF PURCHASE

- 10% deposit (cash, bank guarantee, electronic transfer, or similar approved)
- Settlement - 14 days after registration of plan

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## NO. 1 GRANT AVENUE

Blending elements of contemporary modernity yet timeless design, No. 1 Grant Avenue, a luxurious collection of 210 apartments.

No. 1 Grant Avenue is the long awaited answer to perfectly balanced 21st century living.

Offering you a carefully considered selection of 1, 2, and 3 bedroom apartments with spectacular water views and lush greenery, No. 1 Grant Avenue redefines prime waterfront apartment living, offering you a peaceful and luxurious haven from the hustle and bustle of the city.

Inspired by pure enjoyment and defined by sophisticated style and gracious amenities, No. 1 Grant Avenue is an invitation to live the life you've imagined.



### PERFECTLY POSITIONED

The privilege of living on the grounds surrounded by the best golf courses in Australia and in one of the last remaining sites in Hope Island makes No. 1 Grant Avenue such a rare residential jewel.

Positioned on the Northern Gold Coast, in the serene community of Hope Island, No. 1 Grant Avenue offers the coveted balance of tranquillity and connectivity. Just 45 minutes to Brisbane, you can drop in and out of the capital with ease.

No. 1 Grant Avenue offers the coveted balance of tranquillity and connectivity.

- THE PINES GOLF COURSE
- SOUTH STRADBROKE ISLAND
- SOVEREIGN ISLAND
- SICKLE PARK
- PARADISE POINT
- EPHRAIM ISLAND
- COOMBABAH
- RUNAWAY BAY
- HOPE ISLAND MARKETPLACE
- SEA WORLD
- MARINA MIRAGE
- MAIN BEACH
- SURFERS PARADISE
- BROADBEACH
- SOUTHPORT
- HARBOURTOWN



NO. 1 GRANT AVENUE

NO. 1 GRANT AVENUE



## STYLISH, CONTEMPORARY ARCHITECTURE

Perfectly appointed in a prime central location, No. 1 Grant Avenue features two captivating buildings – 7-storeys and 9-storeys high. It is designed to seamlessly connect with its surroundings with its sweeping floor to ceiling windows, and open, flow through layouts, each residence is filled with natural light and boasts stunning views of picturesque waterfronts, tropical grounds, a crystal clear swimming pool, golf courses, and gorgeous Gold Coast sunsets. A feeling of peacefulness and privacy exists at every corner.

The residences of No. 1 Grant Avenue are inspired by the warm climate, golden light, and unique spirit of the Gold Coast.



**KITCHEN**  
 Dressed in engineered stone with modern tap ware, there is a sense of luxury in every detail.  
 Open plan interiors have been designed to maximise space and light.



## INTERIOR STYLING

No. 1 Grant Avenue reflects a desire for the interiors to be in harmony with their surroundings and a consideration of the needs of their inhabitants. Every element has been carefully thought of to bring functionality and interior styling that will stand the test of time.

Inside each residence, masterfully executed design and a careful selection of rich materials echo the elevated lifestyle of this exclusive address. Elegant designer finishes, ducted air-conditioning, and high-quality stainless steel appliances have each been hand-selected for their quality and craftsmanship.





**BEDROOM**

Warm natural palettes make for a welcoming retreat.  
With private glass balconies, a personal outdoor space is just steps away.



**BATHROOM**

Thoughtfully designed bathrooms feature high quality fixtures and fittings, and a modern colour palette.



## THE ULTIMATE IN MODERN COMFORT

Convenient, comfortable, and thoughtfully executed amenities are designed to extend the comfort of your home.

### Residents' Lounge

Enjoy the cosy warmth of a fireplace with your favourite read, take a moment for quiet reflection, or entertain friends – all while overlooking the resort-style outdoor pool. The Residents' Lounge offers the perfect setting for intimate gatherings and functions.

### Children's Indoor Play Room

We didn't forget the smallest members of our community. This safe and spacious area for children is a welcome choice for rainy days, birthday functions, or anytime your little ones need a room to romp. Fully visible from the Fitness Centre, parents can mind their children while they work out.

### Fitness Celebrity Designed Health Centre

Comfortable, cutting-edge and filled with light, this spacious gym was designed to naturally boost and restore wellness. Pump up your heart rate with a vigorous run, or undo the stress of the day with a yoga session. Whatever your fitness routine, stay fit without having to leave the comfort of home.

### Underground Garage

Enjoy the freedom from searching for parking and expired parking times. Instead, park conveniently in an underground parking garage on your block. Relax, knowing your car is close by and secure.





**POOL**  
 The resort-style pool sits elegantly within No. 1 Grant Avenue's beautifully landscaped gardens by award winning landscape architects Form Landscape Architects.



**CONFERENCE ROOM**  
 An elegant conference room forms part of the exclusive 1,200 square metres of dedicated leisure facilities available.



**CHILDREN'S INDOOR PLAY ROOM**  
This safe and spacious area for children is a welcome choice.  
Fully visible from the Fitness Centre, parents can mind their children while they work out.



**FITNESS CELEBRITY DESIGNED HEALTH CENTRE**  
Comfortable, cutting-edge and filled with light, this spacious gym was designed to naturally boost and restore wellness.

## THE GOLD COAST'S AQUATIC PLAYGROUND



### Hope Island Precinct

Hope Island is a development hot spot. Given the suburb's easy access to the M1 and surrounding commercial and retail developments, the region is becoming increasingly popular with families and young professionals.

### Westfield Coomera

A \$1 billion shopping precinct is part of the northern Gold Coast's development boom. It is the northern Gold Coast's biggest shopping complex which features over 100 specialty stores and restaurants, a bespoke outdoor playzone, and multi-level dining precinct.

### Boat Works Marina Coomera

The Boat Works Marina in Coomera will see a \$200 million injection to become Australia's greatest boatyard and will create the Marina Mirage of the northern side of the city, with boutiques, retail, and restaurants.

### M1 Upgrade Project

The Queensland Labor Government is proposing major upgrades to the M1. Labor's package includes \$25 million to upgrade the Oxenford interchange.

### Gold Coast University Hospital

Opened in 2013, the GCUH was a \$1.8 billion project with a 750 bed medical facility which design allows for expansion to meet the growing health needs of the Gold Coast.

The Gold Coast is predicted to double in population by 2050, driving the Gold Coast's economy for years to come.

 Population growth to 1.2 million\* by 2050 (From 598,955 people in 2018)

 561,000 new residents by 2050 (16,000\* people per annum)

 230,000 additional dwellings\* by 2050

 181,000 additional full time equivalent jobs\* by 2050 (5,650\* additional jobs per annum)



Photographs 2, 4, 5, & 6 courtesy of DestinationGoldCoast.com




Iconic Gold Coast waterways meander through Hope Island, placing No. 1 Grant Avenue just moments away from magnificent beaches, vibrant restaurants, cafes and bars, world class universities, hospitals, and shopping centres.

With excellent transport routes such as the Pacific Motorway within easy reach, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, the new Gold Coast Light Rail is conveniently located 10 minutes away in Helensvale.

Indulge in fashion and the finest shopping with Runaway Bay Shopping Centre, Westfield Coomera, Westfield Helensvale, and Marina Shopping Village Precinct just a short drive away.

 Gold Coast Airport recorded 6.6 million passengers\* (In 2017-18, displaying 1.7% growth)

 Gold Coast is a major tourism hot spot with 13.12 million visitors in 2017\*

 Diverse & robust \$25.2 billion\* local economy

 With \$3.424 billion\* in 2016-17, construction is the most productive industry

Sit and enjoy a coffee at nearby boutique cafes, or relax over drinks in Paradise Point. Improve your swing at one of three 18-hole resort style golf courses in the area.

With the Broadwater only a stone's throw from No. 1 Grant Avenue, and Main Beach and Surfers Paradise beaches in close proximity, there are endless opportunities to participate in water activities. Start each morning with a swim in the ocean, or find excitement in water sports.

Nearby parks offer the perfect outdoor backdrop for cycling, walking, and jogging. Soak up the views from the comfort of your apartment or get closer to nature and explore the beauty of the Gold Coast Hinterland.

No. 1 Grant Avenue is just moments away from magnificent beaches, vibrant restaurants, cafes and bars, world class universities, hospitals, and shopping centres.

\* Sources: KPMG, Queensland Airports Limited, Tourism Research Australia & Economy.ID

## JOURNEY TIMES FROM NO. 1 GRANT AVENUE

Mode of Transport	1 min	2 min	5 min	7 min	8 min	17 min
<b>WALKING</b>	Sickle Park	Hope Island Marketplace	Hope Island Tavern	Mater Health Centre Hope Island	Kids Academy Hope Island	Hope Harbour Marina
<b>CAR</b>	Coles Hope Island	The Palms Golf Course	St Francis Xavier Catholic School	Runaway Bay Shopping Centre	Dreamworld	Westfield Coomera
<b>BUS / TRAM</b>	Hope Island Shopping Centre	Sanctuary Cove	Runaway Bay Shopping Centre	Australia Fair Shopping Centre		
<b>CYCLING</b>	Hope Island Tavern	My HealthCity GP	Coles Hope Island	Paradise Point Bowls Club		
<b>AIRPORTS (BY CAR)</b>	Gold Coast Airport	Brisbane International Airport				

\*Times quoted are approximate and provided by Google Maps.

