



RIVERFRONT

ESTATE LIVING

13 Stewart Road, Albany Creek

Refined | Private | Tranquil





## RIVERFRONT

Large scale and intimate gardens facilitate a lifestyle defined by health and quality.

Riverfront embraces a secluded location with access to 18 acres of pristine land including 6 acres of homes plus 12 acres of private landscape with exclusive river and creek frontage. It defies conventions and reframes the way people live.

This is your home, your sanctuary. Riverfront welcomes you with a sense of space and tranquility.





RIVERFRONT | LOCATION



RIVERFRONT NORTHERN BOUNDARY - SOUTH PINE RIVER









# RIVERFRONT | LOCAL AMENITIES

## PARKS & LIFESTYLE



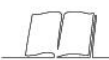
- 1 Wolter Park
- 2 Albany Creek Dog Park
- 3 Dawn Road Reserve
- 4 Leitch Park
- 5 Tom Simpson Park
- 6 Mountford Park
- 7 Albany Creek Memorial Park
- 8 Richard Lee Park
- 9 HT Ireland Park
- 10 Doug Stevens Park
- 11 Nolan Park
- 12 Albany Creek Leisure Centre
- 13 Albany Creek Community Centre

## SHOPPING & DINING



- 14 Eatons Hill Hotel
- 15 Albany Creek Village
- 16 Albany Creek Central Shopping Precinct
- 17 Albany Creek Tavern
- 18 Which Craft Beer
- 19 Toshi's Kitchen & Sushi Bar
- 20 French & Mor
- 21 Molten Toffee

## HEALTH & EDUCATION



- 22 Albany Creek Doctors
- 23 Albany Family Doctors
- 24 Your Allied Health Centre
- 25 Albany Place Dental Practice
- 26 All Saints Parish Primary School
- 27 Albany Creek State School
- 28 Albany Creek State High School
- 29 Eatons Hill State School
- 30 Albany Hills State School

## SPORTS & RECREATION



- 31 South Pine Sports Complex
- 32 Albany Creek Football Club
- 33 Albany Creek Junior Rugby League
- 34 Wolter Park Football Club
- 35 Wantima Golf Course & Country Club
- 36 Albany Creek Pony Club

## TRANSPORT



- 37 Redcliffe Peninsula train line
- 38 Leitchs Road bus stop
- 39 Hawkins Road bus stop
- 40 Keong Road bus stop
- 41 Albany Creek Village bus stop





## RIVERFRONT | COMMUNITY







## SPIRIT OF COMMUNITY

Engage in a lifestyle with like minded people, foster a spirit of togetherness, challenge your neighbour to a game of bocce, harvest the honey together at the beehives, drop in on a friend and deliver the organically grown produce direct from paddock to plate.

Stroll down to the herb garden and gather some fresh basil, collect avocados from the orchard and fresh tomatoes from the vegetable garden. Now stoke up the wood fired pizza oven.

This is your home.





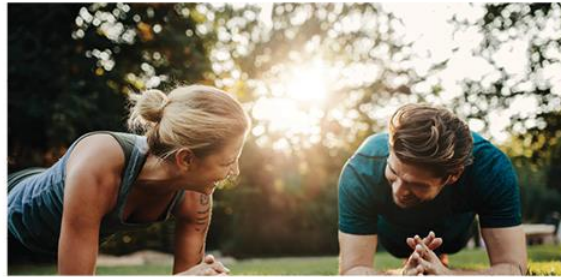




## RIVERFRONT | RESIDENT AMENITY







## RECREATION

### Take the long way

Discover your own private sanctuary on foot. Explore a rich network of walks, hikes and secret creekside and riverfront paths. Make your own path. This is your home.

### Meet the locals

Take a morning walk along the riverbank and see platypus in the water or catch a wallaby bounding across the fields. This is your river and these are your fields.

### You're already here

The canoeing, fishing, camp fires, walking trails and footy fields are now within walking distance, all on the land you own. Take a deep breath, you're already right where you need to be.





RIVERFRONT POOL RECREATION AREA- ARTIST IMPRESSION

## YOUR OASIS

Dive into your stunning 20 metre pool. Bask on sun loungers and enjoy endless views over the landscape and river beyond. Stoke up the wood fired pizza oven or prepare a BBQ feast. Entertain family and friends or just relax around the pool. Sit beneath the stars around a secluded fire pit.

## LEGEND

- 1 Caretaker's hut
- 2 Toilets
- 3 Alfresco kitchen/dining area including BBQ & pizza oven
- 4 Undercover dining areas
- 5 Outdoor shower
- 6 Access to green space





ARTIST IMPRESSION: RIVERFRONT POOLSIDE





ARTIST IMPRESSION: RIVERFRONT POOL





ARTIST IMPRESSION. RIVERFRONT SHARED FACILITIES





ARTIST IMPRESSION: RIVERFRONT RESIDENCES



## LUXURY LIVING, SUSTAINABLY DELIVERED

Lucindale has achieved best practice across ten key performance areas of EarthCheck's internationally recognised Building Planning and Design Standard (BPDS).

Our commitment to perpetuating sustainable lifestyles has been a key driver behind our design philosophy. Working within the EarthCheck framework has ensured that Riverfront will be developed with a holistic approach to responsible design. Initiatives include:

### Sustainable Construction

- Principal contractor management systems developed and used to ensure sustainability policies are embedded with the builder and sub-contractors through Lucindale's own policies at Riverfront.

### Energy

- Solar photovoltaic electricity generation on every home, common area and facilities.
- Architectural passive design features, ventilation, use of preserved natural vegetation.

### Water and Wastewater

- Freshwater magnesium filtration for the community pool allowing re-use on gardens

### Resource Management

- Composting, central waste storage and separation.

### Sustainable Materials and Resource Conservation

- Earth-friendly concrete.
- Enhancement of conditions for natural flora and fauna.
- 26,000 additional native plants introduced to the precinct gardens.
- Introduction of communal vegetable gardens and beehives.
- Celebration and regeneration of a historical orchard on site for all to enjoy.
- Limited fencing to allow native fauna to traverse site.

### Environmental Health

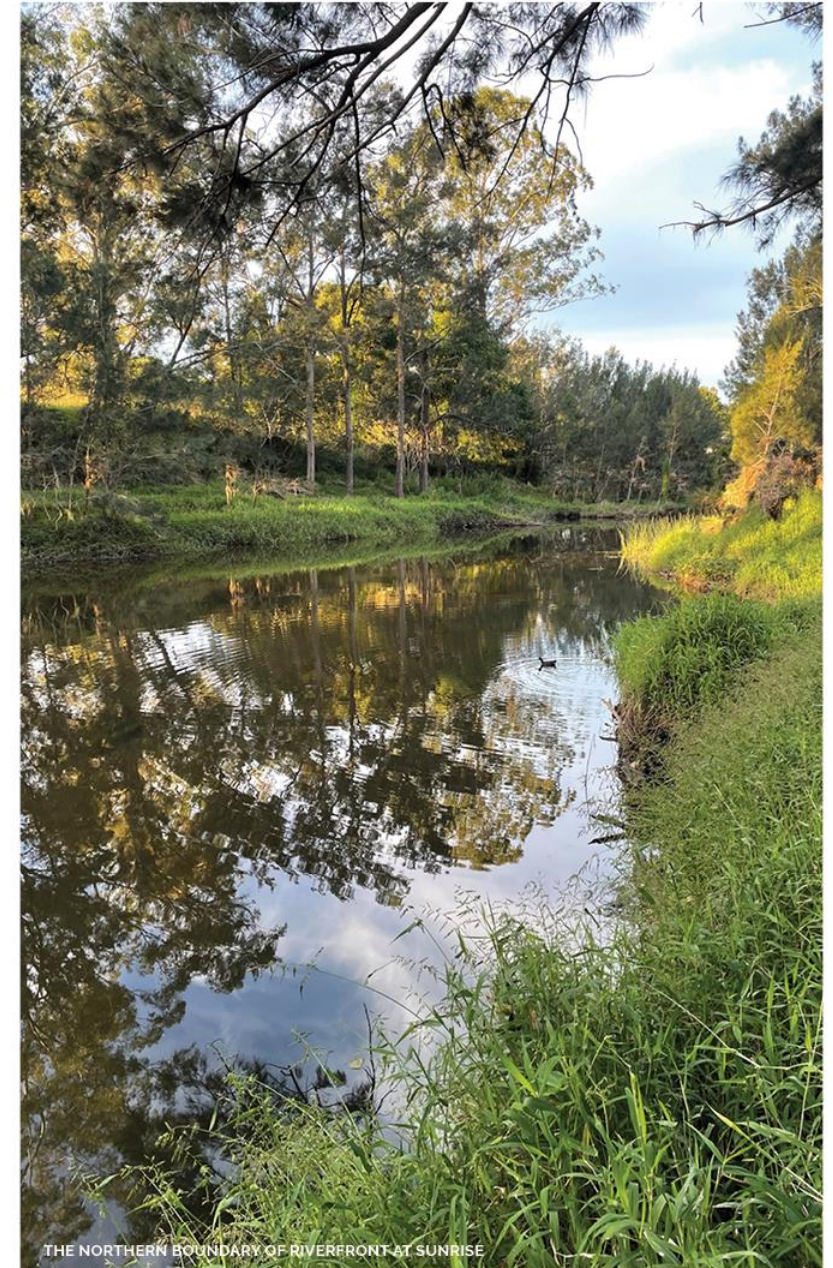
- The use of R-32 in ducted air conditioning system.
- R-32 refrigerant has zero ozone depleting potential (ODP), causing zero depletion in the stratosphere.
- Utilisation of low/no VOC paint.

### Transport

- EV vehicle charging provision in every garage.

### Social, Cultural and Economic

- Providing a quality place to call home that stimulates the spirit of community and promotes a balanced lifestyle and true reconnection to nature.



THE NORTHERN BOUNDARY OF RIVERFRONT AT SUNRISE





EASTERN BOUNDARY ALBANY CREEK CANOPY



## SUSTAINABILITY INITIATIVES

The Riverfront has been awarded EarthCheck Design certification based upon key sustainable initiatives implemented in each home equating to the following quantifiable savings per annum:

### Employing renewable energy solutions

A solar PV electrical system on every home and communal amenities reducing carbon emissions from the National Electricity Network by 420 tonnes of CO<sub>2</sub> equivalent per annum.

### No net loss of biodiversity

Areas of significant ecological value have been protected and enhanced for future generations to enjoy

### Air quality

Utilising fully ducted air conditioning equipment with refrigerants that have an Ozone Depleting Potential (ODP) of zero. Installation of automated refrigerant leak detection systems for the air conditioning equipment.

### Indoor pollutants

High quality, low allergen and low pollution materials are utilised throughout the home through the selection of suitable paints and floor coverings to minimise the potential for volatile organic compound (VOC) emissions.





ARTIST IMPRESSION: RIVERFRONT ENTRANCE





ARTIST IMPRESSION: RIVERFRONT RESIDENCES









ARTIST IMPRESSION: RIVERFRONT LIVING - DARK SCHEME













ARTIST IMPRESSION: MASTER SUITE DARK SCHEME WITH DARK CARPET











RIVERFRONT | PLANS



ARTIST IMPRESSION: RIVERFRONT LIVING - LIGHT TIMBER





SITE PLAN - ARTIST IMPRESSION

4 x Signature Collection    13 x Macadamia Series    9 x Riverfront Series    7 x The Residences    8 x The Grove Series

N



# RIVERFRONT

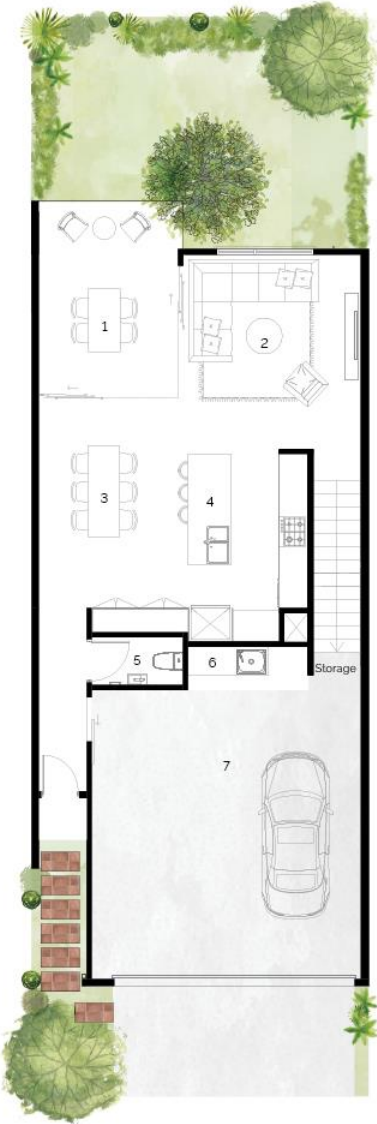
THE MACADAMIA SERIES: 5 TO 11 & 21 TO 26

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car spaces



## TYPICAL GROUND LEVEL

- |           |               |
|-----------|---------------|
| 1 Terrace | 5 Powder Room |
| 2 Living  | 6 Laundry     |
| 3 Dining  | 7 Garage      |
| 4 Kitchen |               |



## AT A GLANCE

### RESIDENCE SIZES

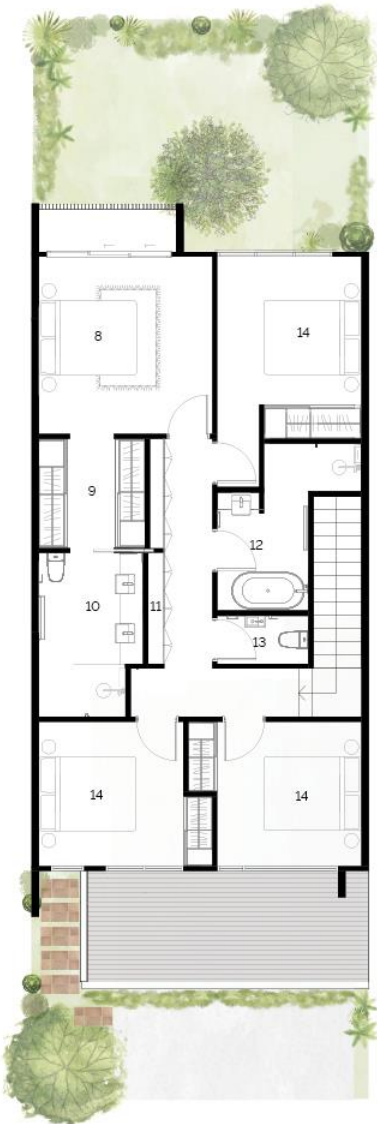
Ground Floor Area:	92 m <sup>2</sup>
Upper Floor Area:	83 m <sup>2</sup>
External Covered Area:	17 m <sup>2</sup>
Total Covered Area:	192 m <sup>2</sup>
Private Gardens:	21-43 m <sup>2</sup>

### TOTAL LOT SIZE

Lot 5-10:	127 m <sup>2</sup>
Lot 11:	136 m <sup>2</sup>
Lot 21:	145 m <sup>2</sup>
Lot 22-25:	141 m <sup>2</sup>
Lot 26:	148 m <sup>2</sup>

## TYPICAL UPPER LEVEL

- |                   |                     |
|-------------------|---------------------|
| 8 Master Bedroom  | 12 Bathroom         |
| 9 Master Robe     | 13 Powder Room      |
| 10 Master Ensuite | 14 Bedroom 2, 3 & 4 |
| 11 Storage        |                     |

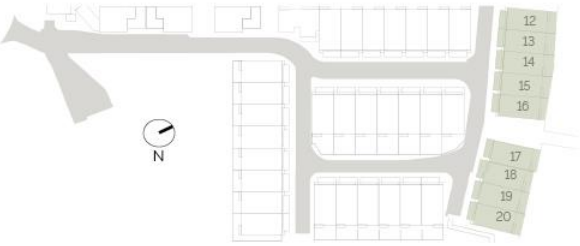




# RIVERFRONT

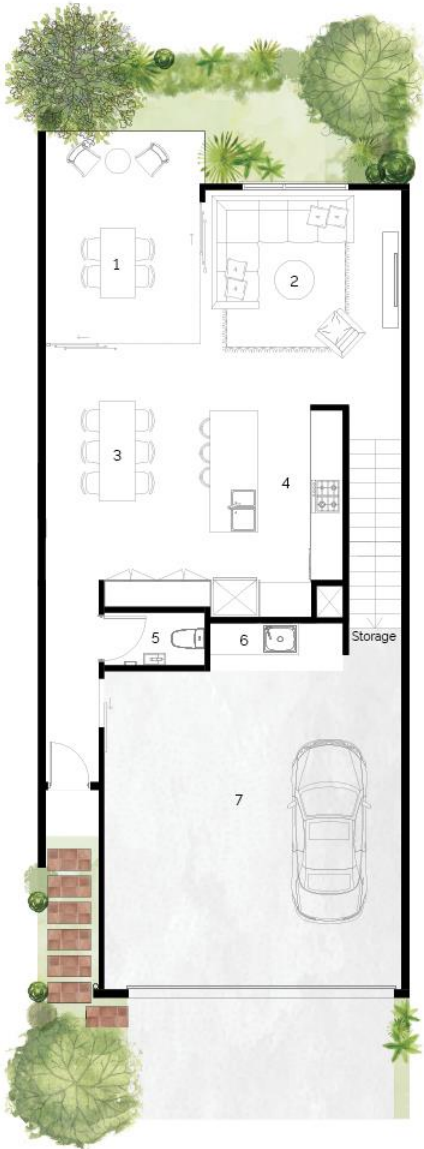
THE RIVERFRONT SERIES: 12 TO 20

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car spaces



## TYPICAL GROUND LEVEL

- |           |               |
|-----------|---------------|
| 1 Terrace | 5 Powder Room |
| 2 Living  | 6 Laundry     |
| 3 Dining  | 7 Garage      |
| 4 Kitchen |               |



## AT A GLANCE

### RESIDENCE SIZES

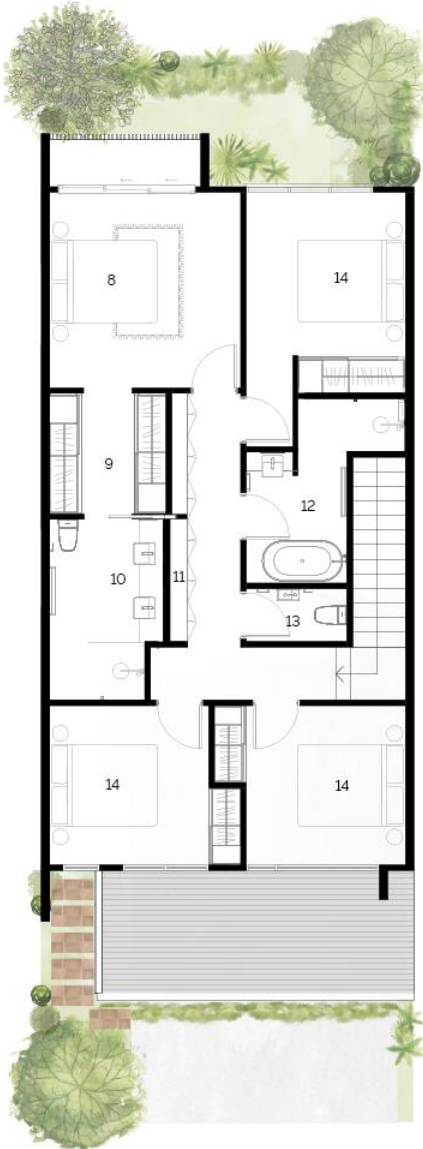
Ground Floor Area:	92 m <sup>2</sup>
Upper Floor Area:	83 m <sup>2</sup>
External Covered Area:	17 m <sup>2</sup>
Total Covered Area:	192 m <sup>2</sup>
Private Gardens:	18 - 64 m <sup>2</sup>

### TOTAL LOT SIZE

Lot 12:	169 m <sup>2</sup>
Lot 13:	129 m <sup>2</sup>
Lot 14:	130 m <sup>2</sup>
Lot 15:	127 m <sup>2</sup>
Lot 16:	129 m <sup>2</sup>
Lot 17:	130 m <sup>2</sup>
Lot 18:	124 m <sup>2</sup>
Lot 19:	125 m <sup>2</sup>
Lot 20:	138 m <sup>2</sup>

## TYPICAL UPPER LEVEL

- |                   |                     |
|-------------------|---------------------|
| 8 Master Bedroom  | 12 Bathroom         |
| 9 Master Robe     | 13 Powder Room      |
| 10 Master Ensuite | 14 Bedroom 2, 3 & 4 |
| 11 Storage        |                     |





# RIVERFRONT

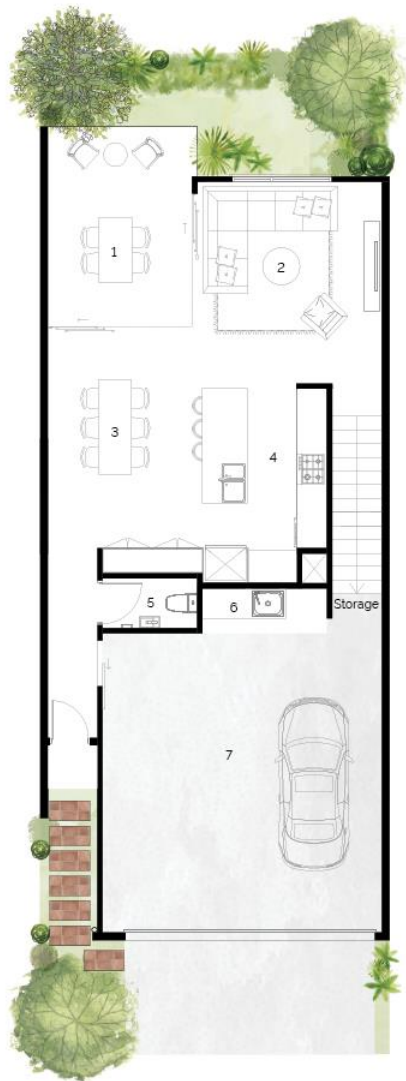
THE GROVE SERIES: 34 TO 41

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car spaces



## TYPICAL GROUND LEVEL

- |           |               |
|-----------|---------------|
| 1 Terrace | 5 Powder Room |
| 2 Living  | 6 Laundry     |
| 3 Dining  | 7 Garage      |
| 4 Kitchen |               |



## AT A GLANCE

### RESIDENCE SIZES

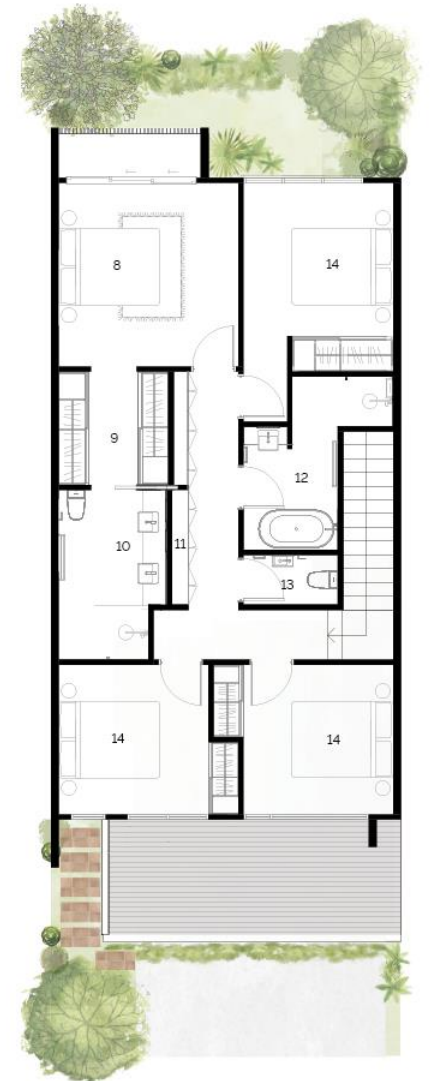
Ground Floor Area:	92 m <sup>2</sup>
Upper Floor Area:	83 m <sup>2</sup>
External Covered Area:	17 m <sup>2</sup>
Total Covered Area:	192 m <sup>2</sup>
Private Gardens:	21 - 43 m <sup>2</sup>

### TOTAL LOT SIZE

Lot 34:	138 m <sup>2</sup>
Lot 35:	127 m <sup>2</sup>
Lot 36:	127 m <sup>2</sup>
Lot 37:	127 m <sup>2</sup>
Lot 38:	127 m <sup>2</sup>
Lot 39:	127 m <sup>2</sup>
Lot 40:	127 m <sup>2</sup>
Lot 41:	158 m <sup>2</sup>

## TYPICAL UPPER LEVEL

- |                   |                     |
|-------------------|---------------------|
| 8 Master Bedroom  | 12 Bathroom         |
| 9 Master Robe     | 13 Powder Room      |
| 10 Master Ensuite | 14 Bedroom 2, 3 & 4 |
| 11 Storage        |                     |

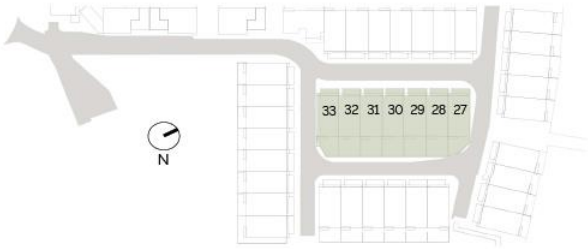




# RIVERFRONT

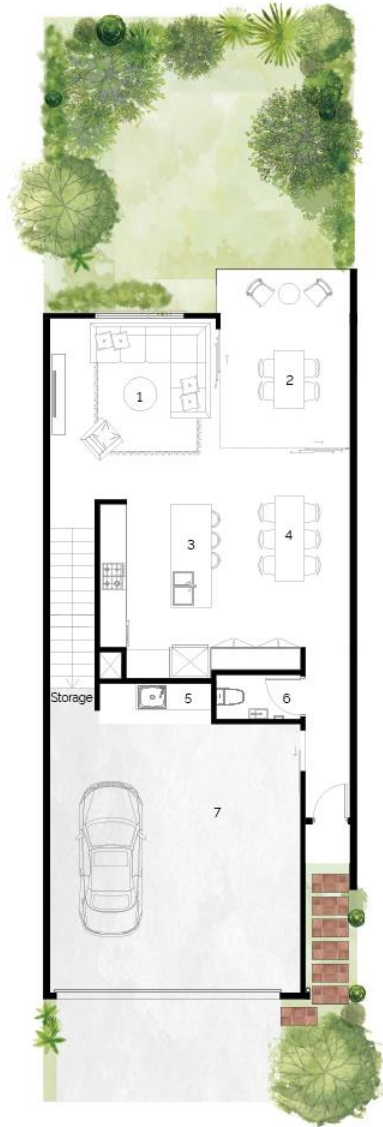
THE RESIDENCES: 27 TO 33

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car spaces



## TYPICAL GROUND LEVEL

- |           |               |
|-----------|---------------|
| 1 Living  | 5 Laundry     |
| 2 Terrace | 6 Powder Room |
| 3 Kitchen | 7 Garage      |
| 4 Dining  |               |



## AT A GLANCE

### RESIDENCE SIZES

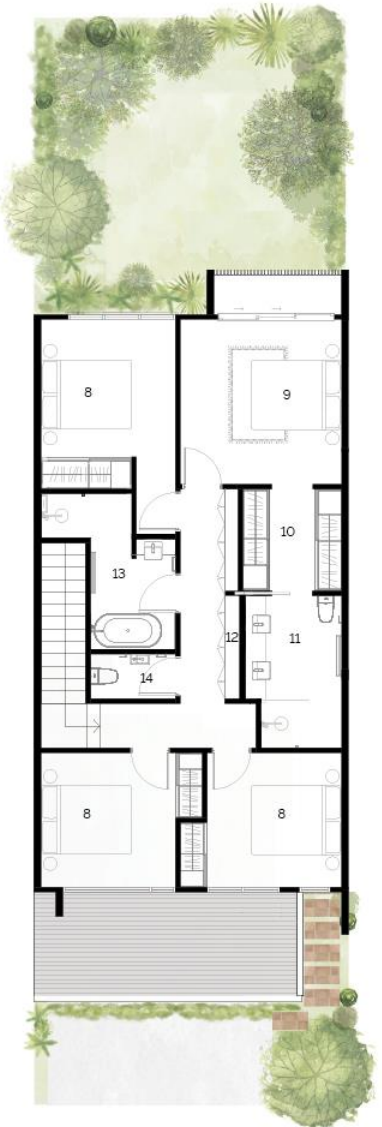
Ground Floor Area:	92 m <sup>2</sup>
Upper Floor Area:	83 m <sup>2</sup>
External Covered Area:	17 m <sup>2</sup>
Total Covered Area:	192 m <sup>2</sup>
Private Gardens:	35 - 43 m <sup>2</sup>

### TOTAL LOT SIZE

Lot 27:	139 m <sup>2</sup>
Lot 28:	152 m <sup>2</sup>
Lot 29:	152 m <sup>2</sup>
Lot 30:	152 m <sup>2</sup>
Lot 31:	152 m <sup>2</sup>
Lot 32:	152 m <sup>2</sup>
Lot 33:	143 m <sup>2</sup>

## TYPICAL UPPER LEVEL

- |                    |                |
|--------------------|----------------|
| 8 Bedroom 2, 3 & 4 | 12 Storage     |
| 9 Master Bedroom   | 13 Bathroom    |
| 10 Master Robe     | 14 Powder Room |
| 11 Master Ensuite  |                |





# RIVERFRONT | FINISHES



ARTIST IMPRESSION: RIVERFRONT LIVING - DARK SCHEME



# RIVERFRONT | GENERAL & KITCHEN SCHEDULE OF FINISHES

## GENERAL

Courtyards	Planting per CUSP Landscape Architect design.
Air Conditioning	Fully ducted throughout.
Solar (PV)	Roof mounted PV solar system.
Ceilings	Ground floor height 2,700mm. Upper floor height 2,700mm.
General Paint	Zero / low VOC washable acrylic finish flat to walls, satin to dressed timber.
Window Coverings	Fly screens to windows & sliding doors.
Concrete	Use of sustainable concrete.
Fans	Ceiling fans in terrace, living area & all bedrooms.
Hot Water	315 litre electric hot water system.
Metering	Independent water and electricity metering.
Roofing	Colorbond roof sheeting gutters, fascias & flashings.
Exterior Walls	Hardie Fine Texture™ and/or Hardie Axon™ and/or Hardie Stria™ and/or Weathertex™ cladding and/or similar with feature battens
Swing Door	Solid timber entry and hollow core internal.
Insulation	Aligned with sustainability assessment.
Windows	Aluminium frame with anodised finish.

## KITCHEN

Oven Combo	Bosch in-wall, with built in wall mounted Bosch microwave.
Cooktop	Bosch induction.
Rangehood	Bosch integrated undermount.
Dishwasher	Bosch semi-integrated.
Tapware	Gooseneck mixer tap with flex hose in black and chrome finish.
Splashback	Ceramic tile with concealed flush mounted LED lighting.
Floor	600mm x 600mm tile or the option of engineered hybrid timber floor.
Walls	Zero / low VOC washable acrylic finish.
Ceilings	Zero / low VOC washable acrylic finish.
Benchtop	20mm stone with waterfall edges.
Joinery	Prefinished board with finger pull detail.
Sink	Stainless steel double bowl.
Lighting	Recessed LED downlights.
Air Conditioning	Fully ducted.



## BATHROOM/ ENSUITE/ POWDER ROOM

Floor	Ceramic tile.
Walls	Combination of full height, half height and skirting tile.
Ceilings	Zero/ low VOC washable acrylic finish.
Bath	Freestanding acrylic.
Tapware	Pin handle mixers in chrome finish.
Shower	Chrome finish rain head & wall mounted handheld (Ensuite). Wall mounted handheld (Bathroom).
Toilet	Back to wall suite with soft close seat.
Bathroom Vanity	Wall hung single semi inset ceramic basin, 20mm stone benchtop.
Ensuite Vanity	Wall hung dual semi inset ceramic basin, 20mm stone benchtop.
Powder Room	Wall hung ceramic basin with chrome bottle trap.
Mirrors	Black frame pill mirrors.
Lighting	Recessed LED downlights.
Hanging	Double towel rails and robe hooks in chrome finish.
Splashback	Ceramic tile.

## BEDROOMS

Walk in Robe	Open upper shelf. Shelves, drawers & hanging space in selectable locations.
Wardrobes	Mirror faced sliding doors. Open upper shelf. Shelves, drawers & hanging space in selectable locations.
Lighting	Recessed LED downlights.
Air Conditioning	Fully ducted.
Fan	Ceiling mounted.
Floor	Carpet (wool carpet optional or an option of engineered hybrid timber flooring).
Walls	Zero / low VOC washable acrylic finish.
Ceilings	Zero / low VOC washable acrylic finish.
Window Coverings	Blinds in all bedrooms.



LAUNDRY

Floor	Ceramic tile.
Walls	Zero/ low VOC washable acrylic finish.
Ceilings	Zero / low VOC washable acrylic finish.
Benchtop	20mm reconstituted stone.
Joinery	Prefinished board with finger pull detail.
Splashback	Ceramic tile.
Basin	Stainless steel single bowl.
Tapware	Gooseneck mixer tap in chrome finish.
Linen Storage	Built in with shelves.

GARAGE

Floor	Concrete garage floors (epoxy finish optional).
Walls	Zero / low VOC washable acrylic finish.
Ceilings	Zero / low VOC washable acrylic finish.
Lighting	LED.
Garage Door	Sectional garage door with remote control.

TERRACE

Floor	600mm x 600mm tile.
Walls	Painted and clad with Hardie and /or Weathertex &/ or similar cladding.
Ceiling	Zero / low VOC washable acrylic finish.
Lighting	Recessed LED downlights.
Fan	Ceiling mounted.

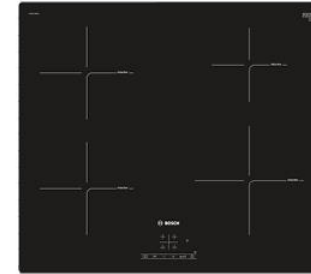




BOSCH MULTIFUNCTION OVEN



BOSCH BUILT IN MICROWAVE



BOSCH INDUCTION COOKTOP



BOSCH INTEGRATED RANGEHOOD



BOSCH SEMI INTEGRATED DISHWASHER



AQUAMAX 315 LITRE  
HOT WATER STORAGE



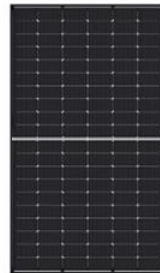
EXTERNAL WALL LIGHT



INTERNAL RECESSED DOWNLIGHTS



MASTER ENSUITE PENDANT LIGHT



ROOF MOUNTED PV PANELS



SOLAX SINGLE PHASE INVERTER



WHITE CEILING FAN





FLUSH MOUNT DOUBLE BOWL SINK



BACK TO WALL FREE STANDING BATHTUB



BATHROOM BASIN MIXER



BATHTUB SPOUT



KITCHEN SINK MIXER



LAUNDRY SINK MIXER



BLACK FRAMED  
PILL MIRROR



BACK TO WALL



RAIN SHOWER HEAD & SLIDING  
RAIL SHOWER SET



SHOWER  
WALL MIXER



SLIDING RAIL  
SHOWER SET



SQUARE SEMI  
RECESSED BASIN



# RIVERFRONT | INVESTMENT

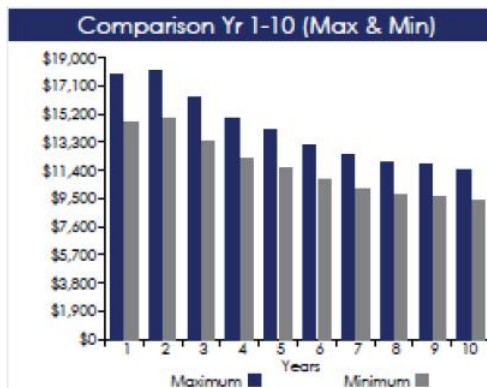


RIVERFRONT NORTHERN BOUNDARY - THE SOUTH PINE RIVER

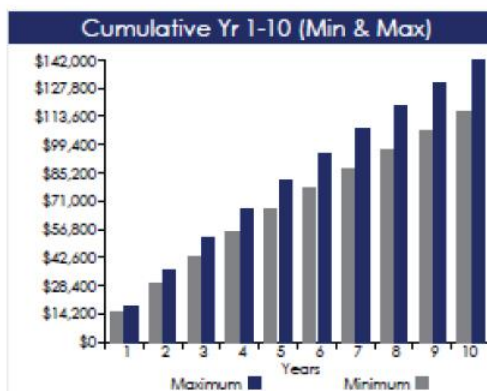


### Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling, Riverfront Terraces 13 Stewart Road, ALBANY CREEK QLD 4035

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,602	10,266	17,868
2	7,895	10,266	18,161
3	6,026	10,266	16,292
4	4,639	10,266	14,905
5	3,882	10,266	14,148
6	2,835	10,266	13,101
7	2,126	10,266	12,392
8	1,635	10,266	11,901
9	1,471	10,266	11,737
10	1,108	10,266	11,374
11 +	5,735	308,004	313,739
Total	\$44,954	\$410,664	\$455,618



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,220	8,400	14,620
2	6,459	8,400	14,859
3	4,930	8,400	13,330
4	3,795	8,400	12,195
5	3,176	8,400	11,576
6	2,319	8,400	10,719
7	1,740	8,400	10,140
8	1,337	8,400	9,737
9	1,203	8,400	9,603
10	906	8,400	9,306
11 +	4,693	252,004	256,697
Total	\$36,778	\$336,004	\$372,782



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400



Lot Number	CSLE <sup>2</sup>	ISLE <sup>3</sup>	BCM Fee <sup>4</sup>	Caretaker's Fee <sup>5</sup>	Shared Facilities Agreement <sup>6</sup>	Annual Insurance Levy (A)	Annual Administrative Fund Levy (B)	Annual Sinking Fund Levy (C)	Total Annual Contribution by ISLE (A)	Total Annual Contribution by CSLE (B + C)	Total Annual Contribution Including Insurance (A + B + C)	Total Weekly Contribution Including Insurance
1	265	261	\$267.75	\$1,560.25	\$325.55	\$1,171.43	\$2,464.84	\$399.18	\$1,171.43	\$2,864.02	\$40,35.45	\$77.60
2	250	259	\$252.59	\$1,471.93	\$307.12	\$1,162.46	\$2,325.32	\$376.58	\$1,162.46	\$2,701.90	\$3,864.36	\$74.31
3	250	259	\$252.59	\$1,471.93	\$307.12	\$1,162.46	\$2,325.32	\$376.58	\$1,162.46	\$2,701.90	\$3,864.36	\$74.31
4	250	259	\$252.59	\$1,471.93	\$307.12	\$1,162.46	\$2,325.32	\$376.58	\$1,162.46	\$2,701.90	\$3,864.36	\$74.31
5	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,724.04	\$71.62
6	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,724.04	\$71.62
7	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,724.04	\$71.62
8	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,724.04	\$71.62
9	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,724.04	\$71.62
10	242	247	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,713.23	\$71.41
11	241	247	\$243.50	\$1,418.94	\$296.07	\$1,108.60	\$2,241.61	\$363.02	\$1,108.60	\$2,604.63	\$3,740.16	\$71.93
12	241	253	\$243.50	\$1,418.94	\$296.07	\$1,108.60	\$2,241.61	\$363.02	\$1,108.60	\$2,604.63	\$3,750.97	\$72.13
13	242	253	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,750.97	\$72.13
14	242	253	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,750.97	\$72.13
15	242	253	\$244.51	\$1,424.83	\$297.30	\$1,108.60	\$2,250.91	\$364.53	\$1,108.60	\$2,615.44	\$3,750.97	\$72.13
16	241	253	\$243.50	\$1,418.94	\$296.07	\$1,135.53	\$2,241.61	\$363.02	\$1,135.53	\$2,604.63	\$3,740.16	\$71.93
17	241	253	\$243.50	\$1,418.94	\$296.07	\$1,135.53	\$2,241.61	\$363.02	\$1,135.53	\$2,604.63	\$3,740.16	\$71.93
18	242	253	\$244.51	\$1,424.83	\$297.30	\$1,135.53	\$2,250.91	\$364.53	\$1,135.53	\$2,615.44	\$3,750.97	\$72.13
19	242	253	\$244.51	\$1,424.83	\$297.30	\$1,135.53	\$2,250.91	\$364.53	\$1,135.53	\$2,615.44	\$3,750.97	\$72.13
20	241	253	\$243.50	\$1,418.94	\$296.07	\$1,135.53	\$2,241.61	\$363.02	\$1,135.53	\$2,604.63	\$3,740.16	\$71.93
21	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.29
22	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
23	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
24	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49



Lot Number	CSLE <sup>2</sup>	ISLE <sup>3</sup>	BCM Fee <sup>4</sup>	Caretaker's Fee <sup>5</sup>	Shared Facilities Agreement <sup>6</sup>	Annual Insurance Levy (A)	Annual Administrative Fund Levy (B)	Annual Sinking Fund Levy (C)	Total Annual Contribution by ISLE (A)	Total Annual Contribution by CSLE (B + C)	Total Annual Contribution Including Insurance (A + B + C)	Total Weekly Contribution Including Insurance
25	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,654.89	\$70.29
26	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.29
27	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.29
28	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
29	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
30	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
31	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
32	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
33	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.49
34	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.49
35	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
36	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
37	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
38	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
39	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
40	242	234	\$244.51	\$1,424.83	\$297.30	\$1,050.25	\$2,250.91	\$364.53	\$1,050.25	\$2,615.44	\$3,665.69	\$70.49
41	241	234	\$243.50	\$1,418.94	\$296.07	\$1,050.25	\$2,241.61	\$363.02	\$1,050.25	\$2,604.63	\$3,654.89	\$70.29
<b>TOTALS</b>	<b>9,945</b>	<b>9,945</b>	<b>\$10,061.20</b>	<b>\$58,630.00</b>	<b>\$12,233.38</b>	<b>\$44,694.02</b>	<b>\$92,622.20</b>	<b>\$15,000.00</b>	<b>\$44,694.02</b>	<b>\$107,622.20</b>	<b>\$152,316.22</b>	<b>\$2,929.16</b>





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28/01/2023

**RIVERFRONT RECIDENCES: 13 Stewart Road, Albany Creek, Qld 4035.**

**4BDR 2.5BTH MPR 2CAR.**

Set on a 20-acre secluded, lush green parcel of land in Albany Creek, with exclusive river and creek frontage.

Providing acres of private landscape offering walking trails, gardens & orchards, open fields and bike paths, this development is ideal for family life.

Resident amenity in addition to the acres of green space, offers a resort style pool with ample space for poolside sun loungers, a club house with BBQs and woodfired pizza oven, communal epicurious gardens and a secluded fire pit zone.

A large, level block for every town home with double lock up garage parking ensures these homes will be attractive to young & established families as well as downsizers who are looking for a low maintenance small lot house.

Spacious living and dining rooms sit adjacent generous kitchens with Bosch appliances including induction cook top plus waterfall edge island bench. Plus, a generous breakfast nook ideal for the coffee machine!

Each of the 4 bedrooms are positioned on the upper level, along with a central main bathroom offering a separate bath and shower. The master suite boasts a his and hers walk-in robe that leads to a generous ensuite complete with double vanity and spacious shower. The master suite balcony is accessed through wide sliding doors and overlooks the rear landscaped yard. There is a plethora of storage in the hallway with.

Roof-mounted solar panel with EV charging provision in each home ensures the benefits and commitment to sustainability is long lasting at RIVERFRONT.

This a very attractive proposition for mindful tenants. We know the demand from the rental market will be exceptionally high.

We believe the above Townhouses has the rental potential of **\$820/\$850 p/w.**

If you have any question regarding the above, please do not hesitate to contact me at the office on **(07) 3325 7809** or mobile **0429 878 386**.

Yours sincerely,

Oliver Creevy

Business Development Manager









Disclaimer: Construction and settlement timings are a guide only and may be affected by matters beyond the control of the Developer. Buyers will be formally advised of timing through their solicitor.





## THE DEVELOPER

Lucindale is a Brisbane based property development company established in 2006. We colour outside the lines, and think outside the box. We're problem solvers and solutions providers.

Our team combine specialist property knowledge and passion with energy and determination to deliver industry leading outcomes in the real estate sector. Our mandate is to respect the land and the community by delivering authentic places for people to live, work and play. We're making places better.



## ARCHITECTURE & INTERIOR DESIGN

O'Neill Architecture provides broad design thinking to deliver buildings and urban environments that empower people in the way they want to live.

They believe that the quality of life of the end users create the highest value. Solid strategic thinking in design is more important than following trends. Collaboration is primary to success and we should all be proud of what we do.



## SUSTAINABILITY PARTNER

EarthCheck is one of the world's leading business advisory groups specialising in sustainability and destination management. EarthCheck's holistic approach to responsible development and its world leading science enables destinations and organisations to design, benchmark and certify their performance with confidence and surety.

Through its platform, EarthCheck works in partnership with clients to help plan for the future and guide the design, construction and operation of smart buildings.



## LANDSCAPE ARCHITECTURE

CUSP are an award-winning landscape architecture and urban design studio passionate about enriching quality of life through sustainable, healthy, and resilient environments.

They support ecological diversity, strengthen environmental stability, and design resilient community infrastructure to ensure all life have the opportunity to flourish for years to come.





