

THE BEST OF THE CITY AND THE HINTERLAND



Two and Three Bedroom Apartments

\$354,000 to \$394,000

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The Development

Located in Mudgeeraba, this **innovative and stylish** development consists of 30 two and three bedroom units in 7 separate blocks, designed by leading architects. Whether a first home buyer, downsizing for an easier lifestyle or an investor, **these apartments represent true value** and allow for an orientated modern and versatile lifestyle.

The development is **fully secured with an intercom security system** and secure parking. A beautiful **salt-water pool**, BBQ area and patio areas are all included with-in the complex. Landscaping consists of both hard and soft features including planting beds, feature trees, pathways and manual irrigation system as per approved plan by the Gold Coast City Council.

Units are rendered and finished with masonry walls and painted off-form crete, with 1800mm high fencing to sides and rear of the building.

Each unit has an open planned living and dining area, and comes equipped with reverse cycle split system air conditioning fitted to the living room and the main bedroom. A walk-in-robe and ensuite is also included to each master bedroom.

The bedrooms, living area and dining room is laid with quality carpet, and the kitchen, bathroom/ensuite and laundry is stylishly tiled. Exposed aggregate or paving bricks to the podium and the outdoor terrace areas.

The beautifully planned kitchen comes equipped with a stainless steel Ariston cooktop, oven, rangehood, dishwasher and insinkerator, with quality tap ware. A Fisher & Paykel clothes dryer is also included to the Laundry.

Property Description

| | |
|----------------------------------|---|
| Suburb: | Mudgeeraba |
| Nearest Major Shopping: | Mudgeeraba Village and Robina Town Centre |
| Nearest Schools: | Mudgeeraba Creek State School Clover Hill State School Somerset College Robina High School Kings Christian College |
| Dwellings in Development: | 30 |
| Sizes: | 117m ² - 141.9m ² |
| Price Range: | \$354,000 - \$394,000 |
| Rental Range: | \$340 - \$400 p/wk |
| Internal Features: | Two and three bedroom units across 7 blocks with ensuites and walk in robe to master bedroom. Large outdoor terraced areas to ground floor units and balconies to others. Kitchens include stainless steel Ariston cooktop, oven, rangehood, dishwasher and insinkerator, with quality tap ware. Clothes dryer and air conditioning in living and master bedroom. |
| Development Features: | On-site management, Fully secured with intercom system and secure parking. Salt water pool, BBQ area and natural landscaping. |
| Council Rates: | Approx \$1,671.00 per annum |
| Body Corporate: | Approx \$39.95 per week |
| Construction: | Construction started |
| Complete Construction: | Completed and Ready to Settle |
| Deposit: | \$1000 initial holding deposit and balance to 5% cash payable on finance approval. |

Maps



Area Profile

Famous for its sun, surf and sand, Gold Coast City stretches along 57 kilometres of coastline. It is located about 78 kilometres south of Brisbane, and is approximately 60 minutes drive from Brisbane. The Gold Coast is a city and local government area in the southeast corner of Queensland, Australia. It is the second most populous city in the state and the sixth most populous city in the country. Gold Coast City is renowned for its sunny subtropical climate, popular surfing beaches, expansive waterway and canal systems, a skyline dominated by high-rise apartment buildings, active nightlife and wide variety of tourist attractions. Beyond our beautiful beaches, is vast rainforest hinterland with breathtaking scenery - all a short drive from our regional centres.

Mudgeeraba nestles at the foot of the beautiful Gold Coast Hinterland. Historically a timber and cattle farming village, Mudgeeraba still retains its village atmosphere and charm yet is only 15 minutes from the golden beaches of Surfers Paradise.

Mudgeeraba is a quaint village-like town with historic and heritage listed buildings, and is within close proximity to all the benefits of modern society such as the state of the art hospital at the neighbouring suburb of Robina, near by private colleges and universities, contemporary shopping centres and the new Skill Stadium – which is home to the Gold Coast Titans Rugby League Team.

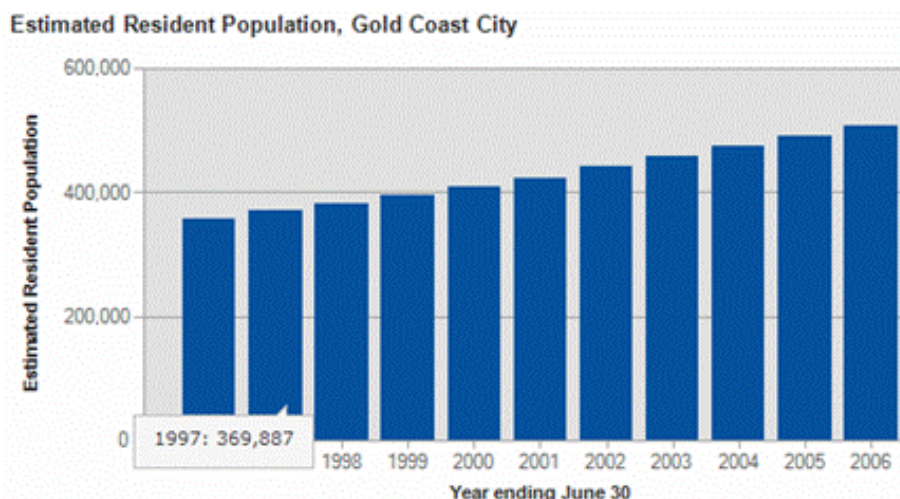
Hinterland is an innovative 30 unit development with a mixture of one, two and three bedrooms, plus on site management, all within walking distance to the Mudgeeraba Township, shopping centres, schools, buses, direct rail to Brisbane and to the unique Wallaby hotel. With a two minute drive to Australia's most innovative shopping centre – Robina Town Centre and close proximity to designed golf courses, this development represents an opportunity for an urban lifestyle within a village atmosphere.

Population and demography

The Gold Coast is a key destination and a very desirable place to live, with a large opportunity for business. Over the last 5 years, the Gold Coast has had a population increase of almost 3.5%.

As at 30 June 2006, the population for Gold Coast City was estimated to be 507,439 persons, being the second largest Local Government Area (LGA) in Australia in terms of numbers. The population is expected to increase to 683,568 residents in the year 2021.

Mudgeeraba is a rapidly developing residential area with substantial rural areas. In 2006, Mudgeeraba had an estimated population of 9,900 with people from all different age groups.



Source: Australian Bureau of Statistics, Estimated Resident Population Cat. No. 3218.0.55.001 Regional Population Growth, Australia

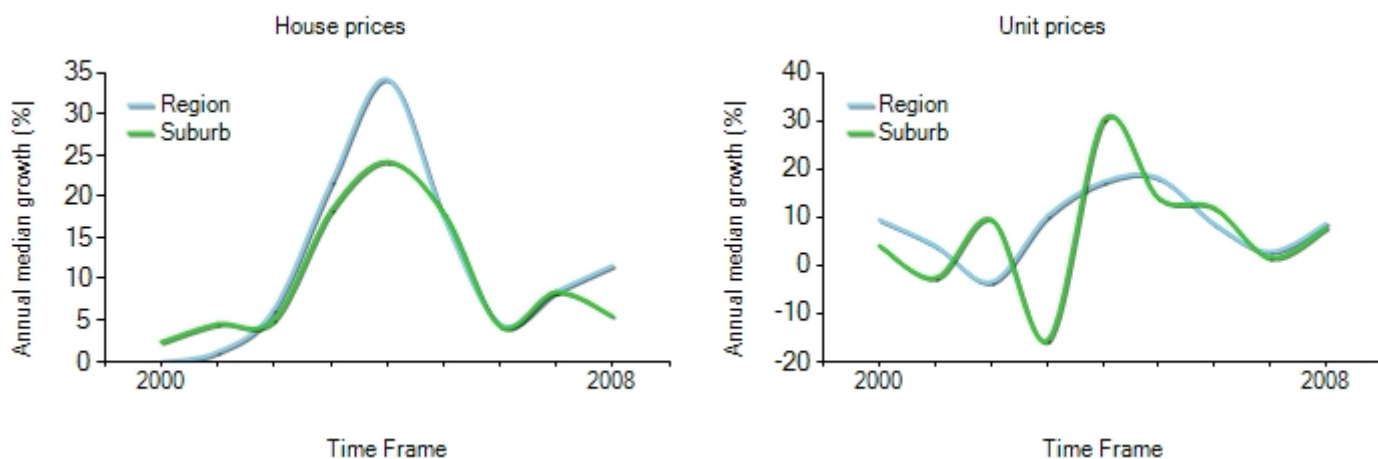
Property Market

In 2001, the median house price for the suburb of Mudgeeraba was \$205,000, and the average price of a unit was \$111,750

In February 2008, the average pricing for separate houses have increased to \$417,000, with the average price of units jumping to \$307,000; having an average growth per annum over the 5 years of 14.9% on houses, and 19.7% on units. Eighty-six percent of properties purchased in 2007 were separate houses, with another 12% being townhouses and 2% other.

The median weekly rent for a 3 bedroom house in Mudgeeraba was \$330 per week, compared to the whole of Gold Coast which was \$340 per week

Median Property Trends for Houses and Units in Mudgeeraba



Local Facilities

Shopping

- Robina Town Shopping Centre
- Pacific Fair Shopping Centre
- Bell Plaza Shopping Centre
- Mudgeeraba Market

Education (Schools & Colleges)

- Mudgeeraba Creek Primary School
- Clover Hill Primary School
- Mudgeeraba Special School
- Robina High School
- All Saints Anglican School (p-12)
- Hillcrest Christian College (p-12)
- Kings Christian College (p-12)
- Somerset College (p-12)
- Bond University
- Mudgeeraba Library



All Saints Anglican School

Sport & Recreation Parks/Ovals

- Firth Park - Football fields
 - Netball courts
 - Soft/Base ball fields
 - Skate park/bowl
 - Playground
- Campbell Duncan Park
- Sid Bigg Park
- Hinterland Regional Park and Nature Trail
- Robina Woods Golf Course
- The Glades Golf Course
- Paradise Springs Golf Course
- Pony Club Showground
- Mudgeeraba Swimming Pool
- Bowls Club



Hinterland Rainforest

Hospitals & Medical

- Gold Coast Hospital Robina Campus
- Medical Pages Mudgeeraba
- Mudgeeraba Physiotherapy
- Bell Place Physiothereapy
- Mudgeeraba Animal Hospital

Restaurants & Dining

- Reflections on the Promenade
- Yamako Sushi Family Restaurant
- Orchid Inn Chinese Restaurant
- The Dog & Parrot Tavern
- The Windmill Restaurant
- Mudgeeraba Fish Bowl
- Woodchoppers Inn Bar & Restaurant
- The Indian Café & Restaurant



Woodchoppers Inn

Theme Parks

- Dreamworld
- White Water World
- Movie World
- Wet n' Wild
- Sea World



Hinze Dam

Churches & Other Places of Worship

- Church of Good Sheppard (Anglican)
- Gold Coast Christian Family
- St Benedicts Catholic

Transport

- Close to the M1 highway
- Robina train sub-station
- Local bus-stops throughout all of Mudgeeraba
- 25 minutes drive to Coolangatta Airport

Other Places of Interest












- Beautiful golden beaches
- Conrad Jupiters Casino
- Surfers Paradise
- Australian War Museum
- Hinze Dam
- Panorama Lookout – a beautiful lookout over the whole of the Gold Coast
- Lake Lido
- Natural Arch and glow worms

Conrad Jupiters Casino








Schedule of Finishes

Exterior

-  External Walls - rendered and painted masonry walls and painted off-form concrete
-  Fencing -1800mm high 'Good Neighbour' fence to sides and rear of building
-  Balustrade - Selected decorative aluminium balustrade with selected powder-coated finish where indicated to ground level
-  Windows & Doors - Powder-coated aluminium windows and doors selected from Bradnams range
-  Exterior Paving - Coloured exposed aggregate
-  Balconies
 - Balustrade - Selected decorative aluminium
 - Floor – Ceramic tiles as selected from Builders range
 - Ceiling – Acrylic paint finish
-  Driveway - Reinforced concrete and exposed aggregate as selected
-  Roof - Colorbond
-  Electrical - A combination of bollard lighting and pole mounted lighting on circuits operated by photo-electric cell and/or time clock
-  Garage Door - Selected heavy duty powder-coated aluminium doors with automatic operation and electric eye beam to close
-  Landscaping - Hard and soft landscape features including planting beds, feature trees, pathways and manual irrigation system as per approved plan by Gold Coast City Council

Internal




Basement Floor

-  RC ground and suspended slabs to engineers details
-  Walls – Generally filled blockwork concrete
-  Ceilings – Off-form concrete
-  Fire Equipment – Hose reels and dry chemical extinguishers where required
-  Mechanical Exhaust – Ducted mechanical exhaust system to outside with PC aluminium air intake grills where required

Exit Doors

-  Fire rated self closing doors

Stairs (Public)

-  Floors – Reinforced concrete carpet finish
-  Walls – Masonry concrete painted
-  Balustrade – Powder-coated aluminium handrail

Typical Unit

- ✚ Floors – Selected ceramic tiles to wet areas, unit entry, kitchen and dining areas. Carpet to all other areas as indicated
- ✚ Walls – Waterproof plasterboard to wet areas, 10mm plasterboard and masonry division walls
- ✚ Ceilings – Paint finish, dropped ceilings to wet areas
- ✚ Entry Door – Solid core door and steel frame with lever action handle and self closing device
- ✚ Other Doors – Flush panel
- ✚ Door Furniture – Level handle in satin chrome finish selected from Builder's range
- ✚ Joinery – White postformed benchtop and cupboard doors. Vanity basin in selected laminate with forward mounted basin. All cupboard construction to be in MR particle board
- ✚ Robe Doors – Mirror doors where indicated in powder-coated frame with hat shelf and hanging rod
- ✚ Skirting – Selected moulded pin skirting with paint finish

Tiling

- ✚ Bathroom – Tiles to bath area, with tiling to 2100mm height in shower recess area. Tiles over vanity area, 600mm over bath. Skirt tiles to remainder

White goods

- ✚ Cooktop – Ariston or equal
- ✚ Oven – Ariston or equal
- ✚ Rangehood – Ariston or equal
- ✚ Dishwasher – Ariston or equal
- ✚ Insinkerator – Ariston or equal
- ✚ Clothes Dryer – Fisher & Paykel or equal

Tapware

- ✚ Kitchen – Quality mixer
- ✚ Shower – Selected Porcher shower mixer and hand shower set or equal. Remainder CP Star handle tapware
- ✚ Accessories – Quality metal towel rail, toilet roll holders, guest towel ring, robe hooks to each bathroom

Wet Areas

- ✚ Shower Tray - Tile recess with waterproof tray
- ✚ WC Suite - Vitreous china suite
- ✚ Sink - Stainless steel 1 ¾ bowl
- ✚ Laundry Tub - Acrylic tub
- ✚ Showerscreen - Bradnams or equal
- ✚ Basin - Vitreous china semi-recessed vanity basin
- ✚ Bath Tub - Selected white acrylic tub to suit space

Electrical

- ✚ Light Fittings – Oyster light fittings to bathrooms, bedrooms and other areas
- ✚ Selected Oyster fittings to lighting plan
- ✚ Circuit breakers and earth leakage system as required
- ✚ Light switches and PO to be Clipsal C2000 series or equal

Hot Water System

- ✚ 160 litre Rheem or equivalent hot water system to each unit

Air-Conditioning

- ✚ 2.5 HP reverse cycle or equal to Lounge Room
- ✚ 1.5 HP reverse cycle or equal to Master Bedroom

Intercom

- ✚ Wall mounted answer handsets providing automatic portico and basement stair gate release. One station located adjacent to the kitchen

Common Facilities and Features

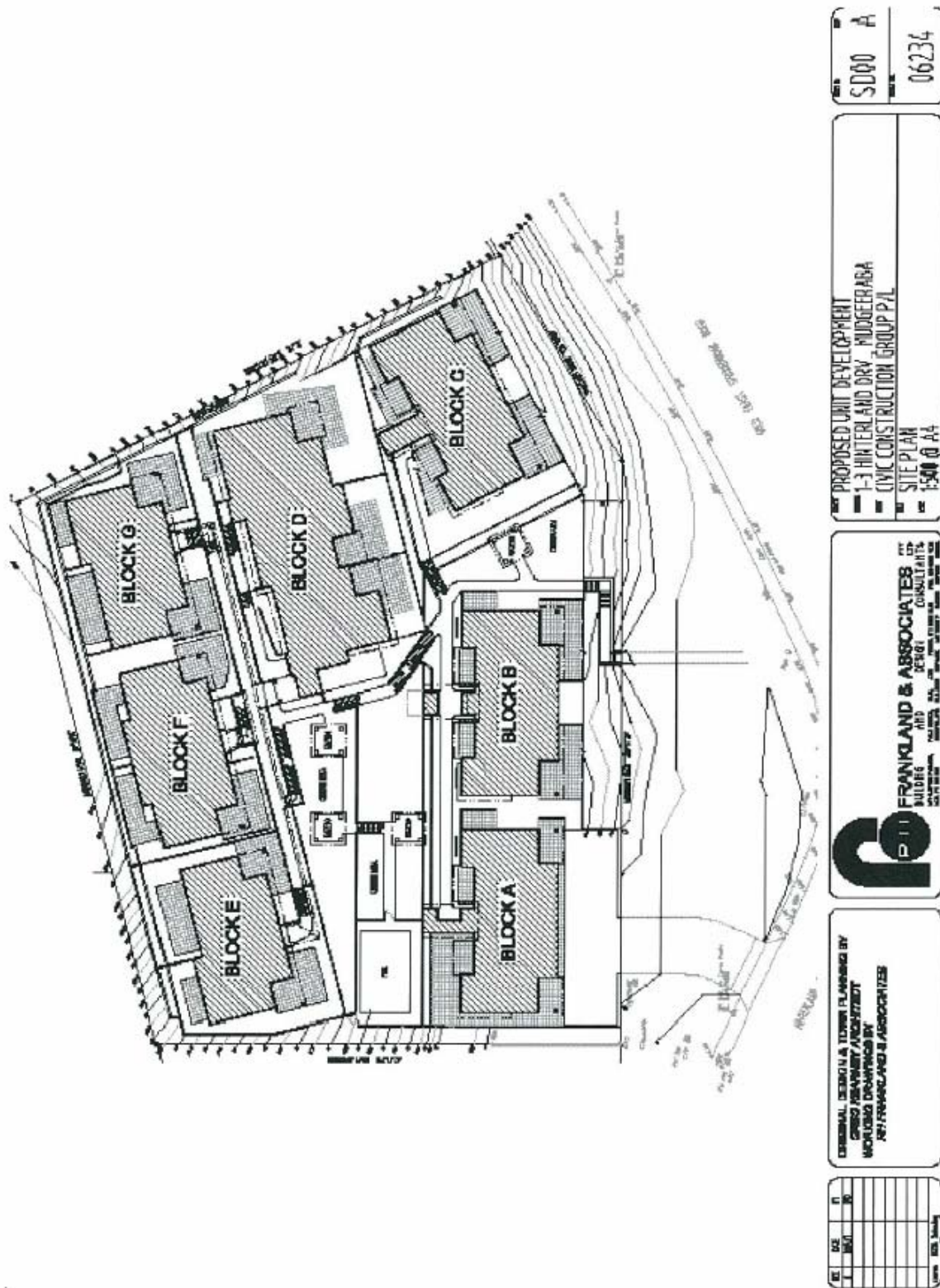
Internal

- ✚ Floor - RC Slab with selected paving to Barbeque area
- ✚ Walls - Masonry walls with paint finish
- ✚ Ceilings - Off form concrete with paint finish

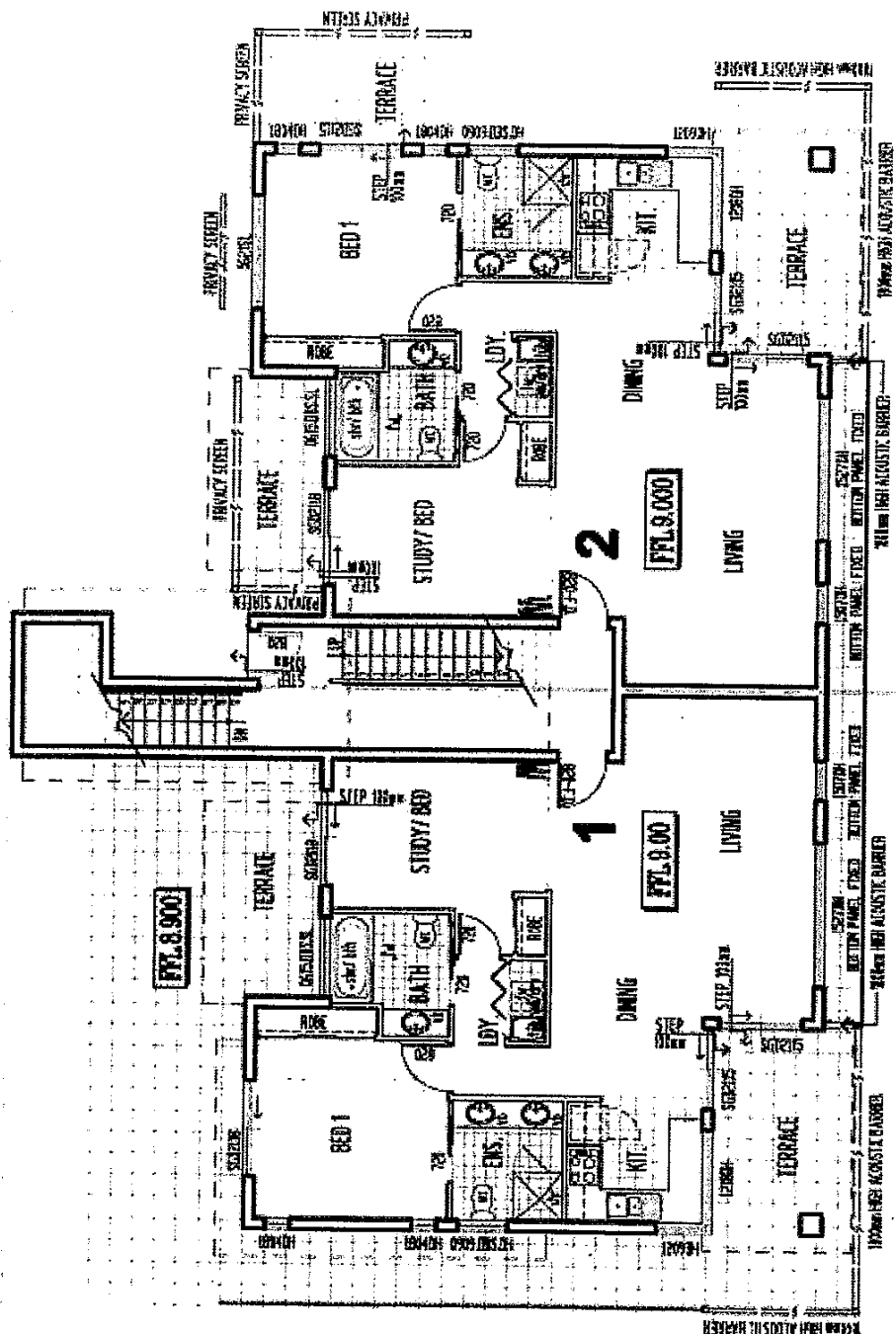
External

- ✚ Walls - Rendered masonry walls to match main building
- ✚ Terraces - Exposed aggregate finish or paving bricks to podium
- ✚ Barbeque Area - Electric stainless steel barbeque plate and grill with bench
- ✚ Swimming Pool - Salt water pool with pebble finish as selected

Site Plan



Floor Plans Units 1 & 2



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06/23/4

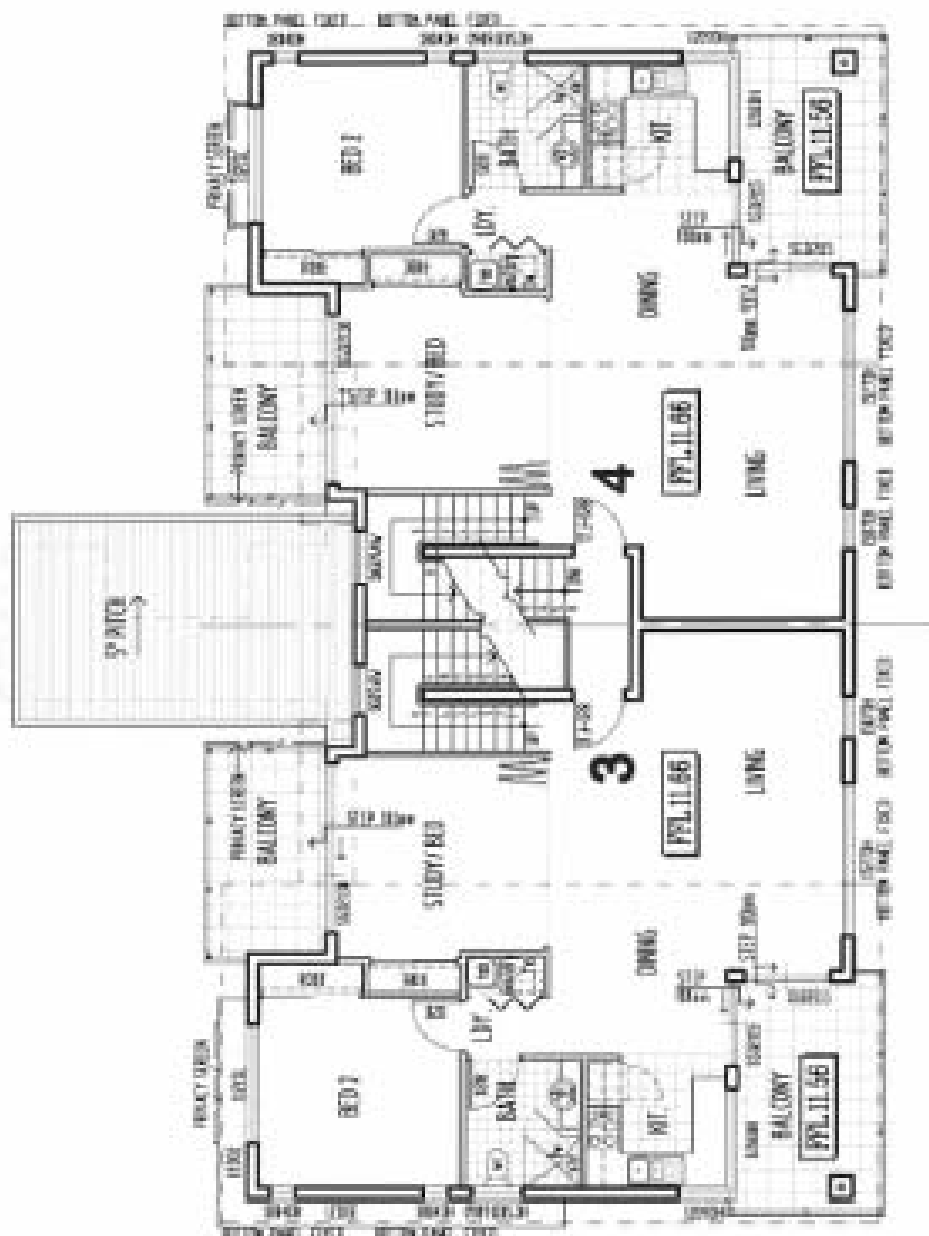
PROPOSED UNIT DEVELOPMENT
1-3 HINTERLAND DR, MUDGEERABA
CIVIC CONSTRUCTION GROUP P/L
BLOCK A GROUND FLOOR PLAN - UNITS 1 & 2
SCALE: 1:100 @ A1

FRANKLAND & ASSOCIATES
ARCHITECTS
10/11 BRIDGE STREET, MUDGEERABA QLD 4222
PH: 07 5580 8888
WWW.FRANKLAND.COM.AU

ORIGINAL DESIGN & TENDERS PLANNING BY
CIVIC CONSTRUCTION GROUP P/L
ARCHITECT
WORKING DRAWINGS BY
FRANKLAND & ASSOCIATES

| NO. | REV. | DATE | DESCRIPTION |
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Floor Plans Units 3 & 4



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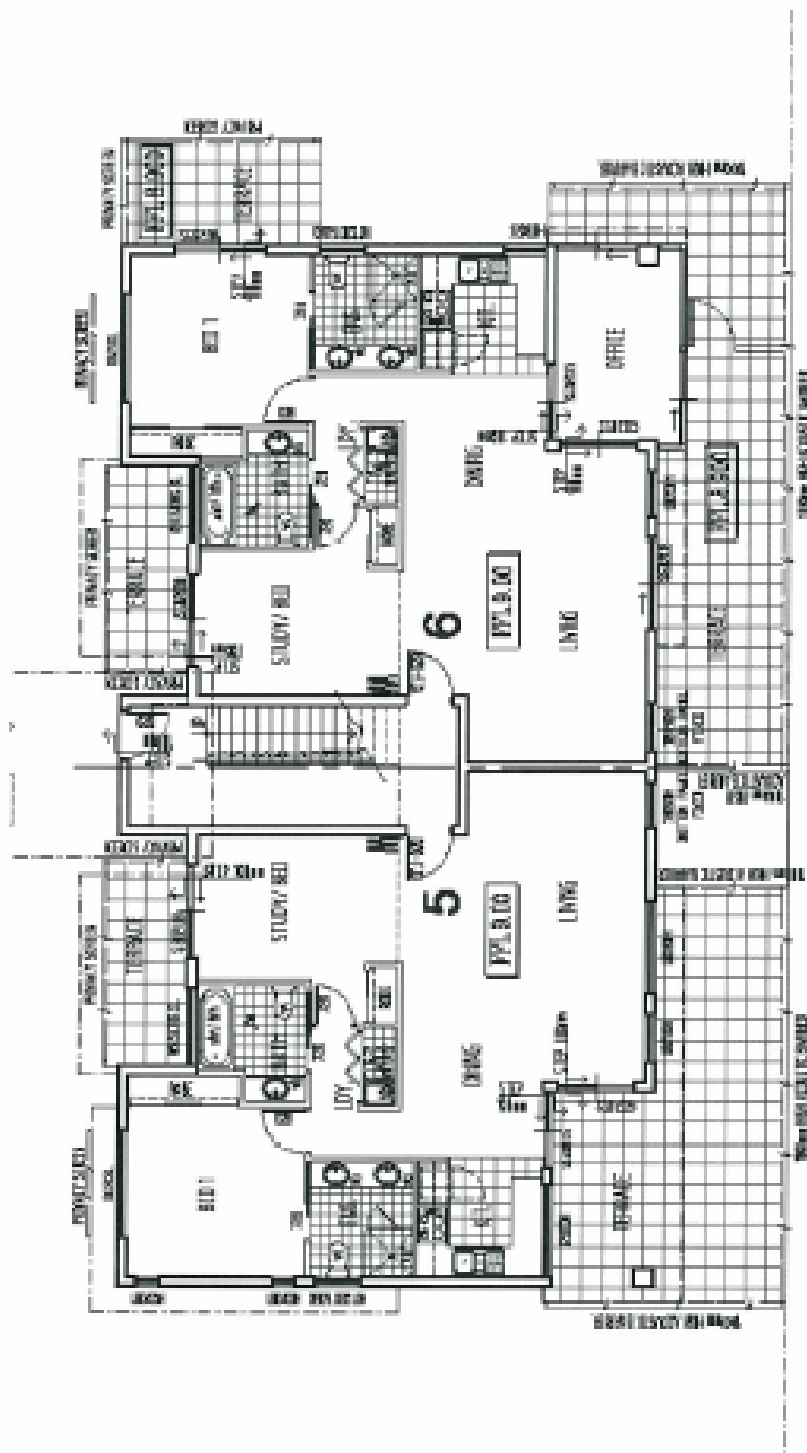
PROPOSED UNIT DEVELOPMENT
 U1 HINTERLAND GDN, MUDGEERABA
 CIVIL CONSULTING GROUP PTY LTD
 BLOCK 4 FIRST FLOOR PLAN - UNITS 3 & 4
 1/24/2014


FRANKLAND & ASSOCIATES
 ARCHITECTS
 1/100 WINDYBUSH ROAD
 MUDGEERABA QLD 4227
 PH: 07 5580 8888
 WWW.FRANKLAND.COM.AU

CREATION DESIGN & TOWN PLANNING
 CIVIL ENGINEERING ARCHITECTRY
 MECHANICAL SERVICES
 ELECTRICAL & ASSOCIATES

| NO. | DATE | REVISION |
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Floor Plans Units 5 & 6



5007 B
 06234

PROPOSED UNIT DEVELOPMENT
 1-1 HINTERLAND RY, MUDGEERABA
 CIVIL CONSTRUCTION GROUP PTY LTD
 10/10 BROADWAY FLOOR PLAN - UNITS 5 & 6
 10/10 BROADWAY


FRANKLAND & ASSOCIATES
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 10/10 BROADWAY, MUDGEERABA QLD 4227
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CONTRACT: 10/10 BROADWAY, MUDGEERABA
 CIVIL CONSTRUCTION GROUP PTY LTD
 10/10 BROADWAY, MUDGEERABA QLD 4227

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Rent Appraisal

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Rent Appraisal

MUDGEERABA

Elders

Tuesday, 26 August 2008

To Whom It May Concern:

Re: 1 Hinterland Drive, Mudgeeraba

In order to obtain a current market value we have taken into consideration the following variables.

- | | |
|----------------|-------------------------|
| * Location | * Size |
| * Presentation | * Features |
| * Recent Rents | * Current Market Demand |

After considering where your property is positioned in relation to these variables, we wish to advise that we believe the two bedroom units in the above complex would achieve a rental of \$350.00 - \$375.00 per week and the three bedroom units would achieve a rental of \$410.00 - \$450.00, based on comparable properties in the area.

If you have any queries in relation to the above please do not hesitate to contact the office.

Yours faithfully
Elders Real Estate Mudgeeraba


Debbie Riley
Property Manager

Every effort has been made to ensure that the information contained herein is factual and correct. However the Owner should make their own independent enquiries and not rely solely on the information provided. Property information provided is not intended to be used as a substitute for legal or other specialist advice that any prudent Owner would reasonably be expected to take. This advice is for the intended recipient only.

www.eldersre.com.au

Please Note: We advise that care has been taken at the time of printing, to produce this information, however we do not guarantee it's correctness. Any person or party interested in purchasing this property should take the necessary steps to verify any information contained herein.

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