



BRAND NEW THREE BEDROOM APARTMENTS AT THE BEACH

ONLY 1 AVAILABLE,  
ALREADY TENANTED @ \$400 p/w

\$455,000

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## LOCATION

Coolangatta is Queensland's most southerly coastal town, the gateway to the Gold Coast and Northern New South Wales. It is located on the boarder near its twin town of Tweed heads, only 25kms from Surfers Paradise, 100kms from Brisbane and 900kms from Sydney. Graced with magnificent ocean beaches, Coolangatta was the pacesetter in the Gold Coast's drive to international resort pre-eminence.

Coolangatta is the perfect spot to live or just to enjoy a relaxing holiday, tempered with the excitement of the Gold Coast just minutes away. The beaches of Coolangatta have some of the Gold Coast's best surfing conditions and the most picturesque scenery. Greenmount Beach and Rainbow Bay provide north facing beaches, which offer sheltered and safe conditions for swimming, and some attractive coves where you can relax and enjoy the wonderful weather.

Coolangatta was one of the first settlements on the Gold Coast and is also getting a reputation as an entertainment precinct. Events are plentiful with Winter sun in June celebrating rock 'n' roll and A La Carte on the Beach is a food feast in September.

66 McLean Street, Coolangatta, is situated in a quiet cul-de-sac, approximately 300 metres from the town centre, where you can enjoy great shopping, eat out at numerous cafes and bistros, as well as browse the Sunday beachfront arts and craft market.

The units are in close proximity – 500 metres – to some of the prettiest beaches on the Gold Coast. Enjoy the white sands of Coolangatta's sheltered beach and nearby picnic areas. Further north is the tree-studded Greenmount headland, the perfect vantage point to watch the sun rise over the crystal waters. Take a walk around the point to Snapper Rocks and improve your chances of spotting whale on their annual migration throughout the cooler parts of the year.

Aptly, the Aboriginal meaning for 'Coolangatta' is said to mean 'beautiful place'. This area has been a popular holiday destination for over a century and continues to provide the perfect environment to relax or party.



## POPULATION

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The Gold Coast and South East Queensland 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%. In the wider community, the Gold Coast is Australia's sixth largest city and growing.

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 forecast to rise to 814,500 in 2026, and will reach 1.1 million people by the year 2051.

The size of Coolangatta is approximately 2 km<sup>2</sup>. It has 4 parks covering nearly 10% of the total area. The population of Coolangatta in 1996 was 6,132 people. By 2001 the population was 6,763 showing a population growth of 10% in the area during that time.

## PROPERTY MARKET

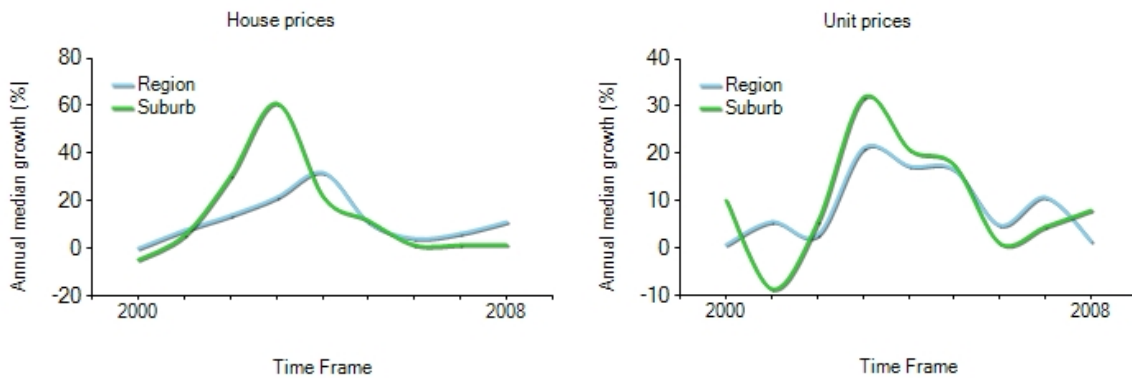
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There is continuing new unit development along the Coolangatta foreshore. A number of new low to medium rise developments are also available. Most of the limited number of houses available are on redevelopment sites, and new houses are very scarce. It is an exciting time for real estate on the Gold Coast and northern New South Wales. There is a constant demand for property from local and Brisbane buyers and record numbers of people from southern states moving to the city for its relaxed lifestyle, beautiful beaches and waterways. As the population grows rapidly, properties close to the water are increasingly sought-after.

Recent studies show that in February of 2008, the median price for a house on the Gold Coast was \$575,000, and the median price of a unit was \$390,000.

Coolangatta units lead the Gold Coast in capital growth. In the five years from 1996 – 2001, the median price for a house in Coolangatta grew 75.6% and units grew 21.9%, compared to the Gold Coast average of 31% and 31.4% respectively. The median price for a house in Tweed Heads increased in the five years 23.3%, and the 2001 census revealed a strong growth in Tweed's population, increasing at 6% a year – faster than New South Wales as a whole at 5.5%. This has led to substantially increased investment levels.

### Median Property Trends for Houses and Units in Coolangatta



## CHARACTERISTICS

Council Rates: Approx \$1750p/a  
 Body Corporate: Approx \$56 p/wk

Lot #	Beds	Area (m2)	Price	Rent per week	Description
3	3	174.5	Sold	\$400	Ground level, Balcony, Ensuite, 2 Car Accommodation
4	3	150	\$ 455,000	\$400	Level 1, Balcony, Ensuite, 2 Car Accommodation
7	3	124.5	Sold	\$400	Level 1, Ensuite, Balcony, 2 Car Accommodation
8	3	129.5	Sold	\$400	Level 1, Ensuite, Balcony, 2 Car Accommodation
12	3	129.5	Sold	\$400	Level 2, Ensuite, Balcony, 2 Car Accommodation

## FINANCE

The Vendor requires \$1000 holding deposit payable upon successful LOI to the Vendors Solicitor’s trust account.

## Construction Appraisal

McLean Street, Coolangatta, is a beautifully designed development consisting of 12 stylish and modern units. 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.

Bedrooms and robes are finished with quality carpet, while the entry, kitchen and dining, living, bathroom, laundry and wet areas are stylishly completed with ceramic tiles. Exposed aggregate or paving bricks to the podium and the outdoor terrace areas.

Internal walls are rendered masonry with paint finish, and the ceilings are finished with filled concrete blockwork.

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

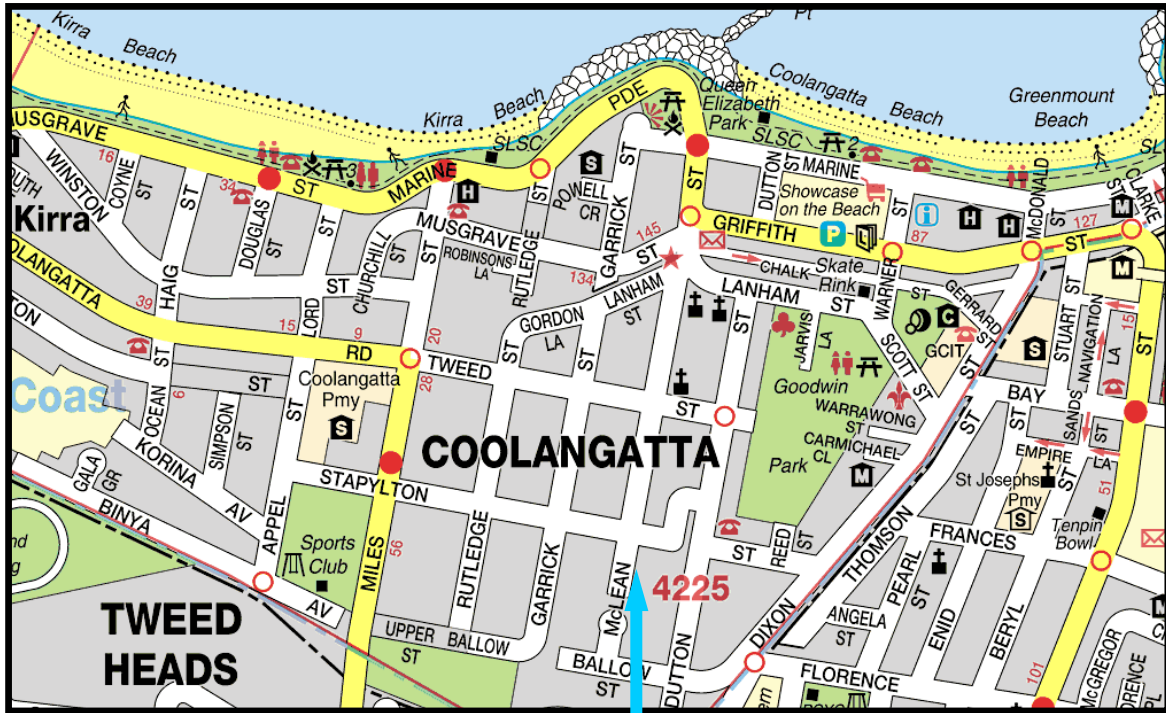


## Property Description

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<b>Suburb:</b>	Coolangatta
<b>Nearest Major Shopping:</b>	Showcase on the Beach
<b>Nearest Schools:</b>	Coolangatta State Primary Tweed Heads Primary ST Josephs Primary Tweed River High
<b>Dwellings in Development:</b>	12
<b>Sizes:</b>	106m <sup>2</sup> – 125m <sup>2</sup>
<b>Price:</b>	\$455,000
<b>Rental:</b>	\$400 p/w
<b>Internal Features:</b>	Consisting of 12 stylish and modern 2 and 3 bedroom units. Walk-in-robe and ensuites to master, air conditioning to living and master, stainless steel appliances and insinkerator to kitchen, clothes dryer.
<b>Development Features:</b>	500 metres to one of the Gold Coast's most beautiful beaches. BBQ area and salt water pool.
<b>Council Rates:</b>	Approx \$1750 per annum
<b>Body Corporate:</b>	Approx \$55 per week
<b>Commence Construction:</b>	Construction complete
<b>Complete Construction:</b>	Registered, ready to settle and tenanted
<b>Deposit:</b>	\$1000 holding deposit

**MAPS**



**Street  
Location**



## Schedule of Finishes

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### External

External Walls:	Rendered and painted masonry walls and painted off-form concrete
Fencing:	1800mm high Colorbond 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:	<ul style="list-style-type: none"><li>▪ Balustrade – Glass and aluminium hand rail as per elevations</li><li>▪ Floor – Ceramic tile as selected from builder's range</li><li>▪ Ceiling – Stipple paint finish</li></ul>
Driveway:	Reinforced concrete, 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
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 engineer's details
- Walls – Generally filled concrete blockwork
- 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

Garage Door: Selected heavy duty powder-coated aluminium doors with automatic operation and electric eye beam to close

Exit Doors: Fire rated self closing doors

### Stairs (Public):

- Floors – Reinforced concrete carpet finish
- Walls – Masonry concrete painted
- Ceilings – Off form concrete with stipple paint finish
- Balustrade – Powder-coated aluminium handrail

### Typical Unit:

- Floors – Selected ceramic tiles to wet area, unit entry, kitchen and living areas. Carpet to bedrooms and robes as indicated
- Walls – Waterproof plasterboard or villaboard to wet areas, 10mm plasterboard and masonry division walls
- Ceilings – Paint finish, dropped ceilings to wet areas
- Entry Door – Solid cor door and steel frame with lever action handle and self closing device
- Other Doors – Colonial four panel
- Door Furniture – Lever handle in satin chrome finish selected from builder's range
- Joinery – White Granite kitchen benchtop and laminated cupboard doors. Vanity basin in selected laminate with forward mounted basin. All cupboard construction to be in HMR 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 – Ariston 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

Shower Tray: Tile recess with waterproof tray

WC Suite: Vitreous china suite

Sink: Stainless steel 1  $\frac{3}{4}$  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 each leakage system as required
- Light switches and GPO 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 split system or equal to Loungeroom
- 1.5 HP reverse cycle split system or equal to Bedroom One

Intercom: Wall mounted answer handsets providing automatic portico and basement stair gate release. One station located adjacent to kitchen

## Common Property Facility and Finishes

### Internal

Floor: RC slab with selected paving to Barbecue Area

Walls: Rendered 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

Barbecue Area: Electric stainless steel barbecue plate and grill with bench

Swimming Pool: Salt water pool with pebble finish as selected

## Local Facilities

### Shopping

- 🚶 Showcase on the Beach
- 🚶 Centro Tweed
- 🚶 Tweed City Shopping Centre – includes cinemas
- 🚶 Robina Town Centre
- 🚶 Pacific Fair Broadbeach

### Education (Schools & Colleges)

- 🚶 Lakeside Christian College
- 🚶 Lakeside Christian High
- 🚶 Coolangatta State Primary School
- 🚶 Tweed Heads South Primary
- 🚶 Tweed River High
- 🚶 St Josephs Primary
- 🚶 St Josephs College
- 🚶 St James Primary
- 🚶 Lindisfarne Junior Campus
- 🚶 Elanora State high School
- 🚶 Twin Towns Kindergarten & Pre-school
- 🚶 Gold Coast Institute of Tafe – Coolangatta Campus
- 🚶 Australian School of Surfing
- 🚶 Advanced Aviation Training



### Sport/Recreation Parks & Ovals

- 🚶 Queen Elizabeth Park
- 🚶 Goodwin Park
- 🚶 Chris Cunningham Park
- 🚶 Ukerebagh Nature Reserve (Ukerebagh Island)
- 🚶 Coolangatta Police Citizens Youth Club
- 🚶 Arkinstall Park
  - Tennis
  - Netball
  - Soccer
  - Hockey
- 🚶 Betty Diamond Sporting Complex – Includes skate park
- 🚶 Piggabeen Sports Complex
- 🚶 Coolangatta Tweed Heads Golf Club
- 🚶 Coolangatta Bowls Club
- 🚶 Border Park Raceway – Greyhound & Trotting



Coolangatta Beach

## Hospitals & Medical

- ✚ Tweed Heads District Hospital
- ✚ John Flynn Gold Coast Private Hospital
- ✚ Tweed Heads Nursing Centre

## Restaurants & Dining

- ✚ Coolangatta Surf Life Saving Club
- ✚ Cazzy's Restaurant
- ✚ Fishermans Cove Restaurant
- ✚ Kyoto Japanese Kitchen
- ✚ The Coolangatta Hotel
- ✚ Pancakes in Paradise
- ✚ Coast to Coast The Golden Roast
- ✚ Montezuma's Mesa Australia
- ✚ Outback Jacks Bar & Grill
- ✚ Waves Bar & Restaurant



Pt Danger lighthouse /  
Captain Cook Memorial

## Local Transport

- ✚ Bus stops through out all of Coolangatta to Pacific Fair and all over Gold Coast
- ✚ Gold Coast Airport

## Other Places of Interest

- ✚ Minjungbal Resource Museum & Study Centre
- ✚ Point Danger/Duranbah Beach
- ✚ Captain Cook Memorial
- ✚ Currumbin Wildlife Sanctuary
- ✚ QLD & NSW border point – Be in two states at once!
- ✚ Civic Centre Council Office
- ✚ Conrad Jupiters Casino (Broadbeach)



Conrad Jupiters  
Casino

