



North Lakes Views Estate

Stage Two



Three Bedroom Townhouses

Two Bedroom Apartments

Address: Suite 4, Gallery Vie, 226 Varsity Parade Varsity Lakes QLD 4227 | **Postal:** PO Box 25 Bond University Qld 4229 - P: 07 5580 8888

Please Note: We advise that care has been taken at the time of printing, to produce this information, however we do not guarantee its 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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Project Overview

North Lakes Views Estate – Stage Two

North Lakes Views Estate is an exciting new fully gated and secure Townhouse and Apartment complex situated in the master planned community estate of North Lakes, the central hub of the North Brisbane growth corridor.

North Lakes Westfield shopping centre is less than 200 metres from the property and transport, schools, kindergartens, library, sporting clubs, parks, bikeways and the lake is all within walking distance.

“The location near Westfield North Lakes is a key driver to making this property an excellent investment or first home buyer opportunity”



Once completed this development will comprise of nearly 200 properties. Stage two will offer 61 properties configured in the following options:

- 37 – 3 bedroom townhouses
- 24 – 2 bedroom apartments

All layouts, floor plans, fixtures, fittings, materials and colours have been designed with the conveniences of modern life taken into consideration. Each property offers open plan layouts, ceaser stone bench tops, European stainless steel appliances, dishwasher, dryer and air-conditioning.

Property Type	Body Corp./Weekly	Rents/Weekly	Price
3 Bedroom Townhouses	\$40.00	\$320	\$355,000
2 Bedroom Apartments	\$40.00	\$300	\$320,000

Approximate Council Rates: \$1800 p/a

Purchase Terms

- Initial Deposit of \$1000
- Balance of 10% within 7 days of finance approval (cash, deposit bond or bank guarantee accepted)
- Completion End 2012



Project Overview

Located next to the fastest growing master-planned communities for major construction activity in the country

- **Two minutes to Bruce Highway for a 25 minute (25km) drive to Brisbane CBD**
- **40 minutes to Sunshine Coast Beaches and Glasshouse Mountains**
- 400m to Child Care Centre
- 2.2km to The Lakes College
- 2.7km to St Benedicts Catholic Primary
- **18 Hole Golf Course & Driving Range**
- Community Leisure Centre – 25m Heated Pool
- **53 Parks & 80kms of Bike and Walkways**

Positioned For Growth

- Located in a major activity centre
- **Awarded the Best Master Planned Community in Australia in 2011**
- **\$330 million of new development**
- Over 2000 jobs in pipeline over next 12 months
- 13,000 full time jobs upon completion
- North Lakes Town Centre currently has 15,000sqm of commercial space with future provision of 130,000sqm
- 20,000sqm min of office space planned for Government uses
- **Westfield & Town Centre: Myer, Big W, Target, Coles, Woolworths, Aldi, Best & Less**
- **Planned or under construction projects include:**
 - Office Park and Data Centre
 - **Day Hospital**
 - Audi Showroom and Service Centre
 - **Ikea**
 - **Costco**
 - Hornibrook Bus lines showroom & depot
 - Masters Centre, 13,813sqm retail showroom
 - Library
 - **Ambulance Station**



Location

The overriding vision for the Mango Hill Infrastructure DCP is to provide an attractive, safe, convenient, efficient and sustainable new town through an integrated and comprehensive master planning process.

The area covered by this DCP is planned to ultimately accommodate approximately 25,000 residents, a town centre incorporating a major shopping centre together with a wide range of employment opportunities and community, education and recreation facilities.

A key aspect of the master planning approach is the timely and coordinated provision of all infrastructure necessary to provide a high standard of living for residents in the DCP area and a vibrant, competitive, well serviced, major employment centre for the Shire and the region.



Access

There is great road access both north bound along the Bruce Highway. Brisbane domestic and International airports via the Gateway Arterial Road are just 20 minutes drive and the action of either Sunshine Coast or the Glass House Mountains, is just 30 minutes by scenic route.

Shopping

Across the road is Westfield North Lakes, which includes Coles, Target, and close to eighty specialty stores, in addition there is the neighbouring property which has Service Station, Specialty Stores, Family Daycare and Restaurant.



Recreation

Popular fishing spots and boating activities are within 5 minutes drive and Redcliffe and Moreton Bay 10 minutes away. The North Lakes Resort Golf club boasts a renowned 18 hole course and clubhouse which is all within chipping distance of Northlakes Views Estate.



Location



Aerial view of North Lakes – Brisbane’s northern growth corridor



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Site Plan

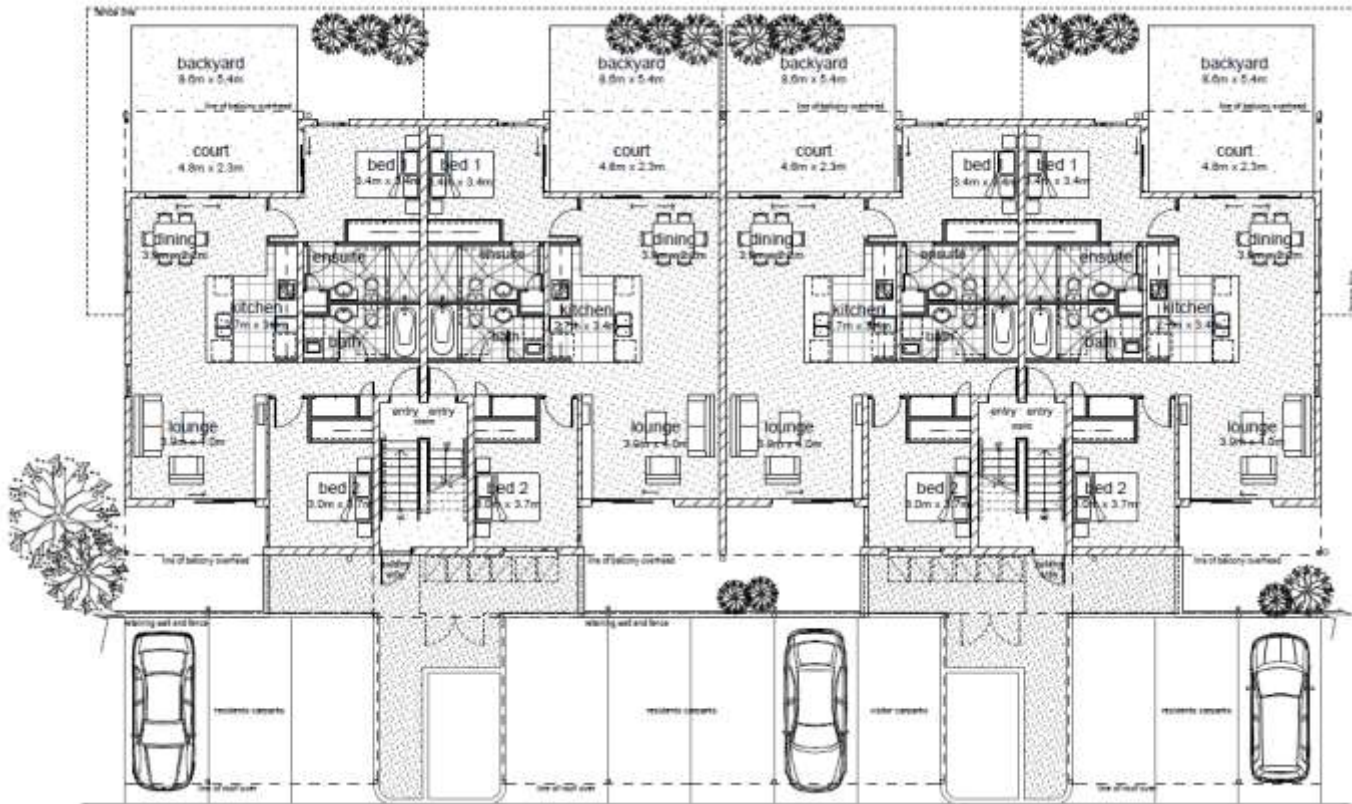


PRELIMINARY CLIENT ISSUE
NOT FOR CONSTRUCTION



Apartment Floor Plan

Ground Floor



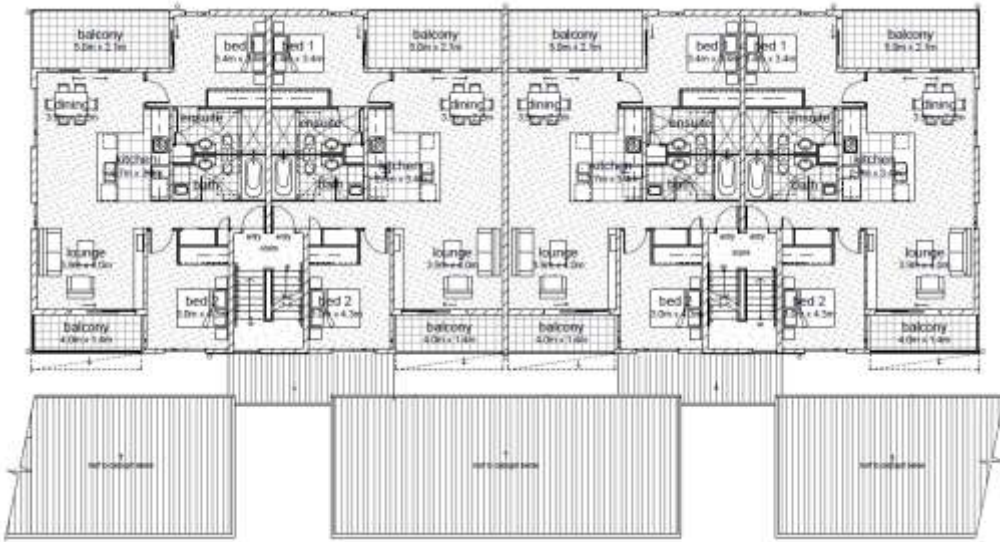
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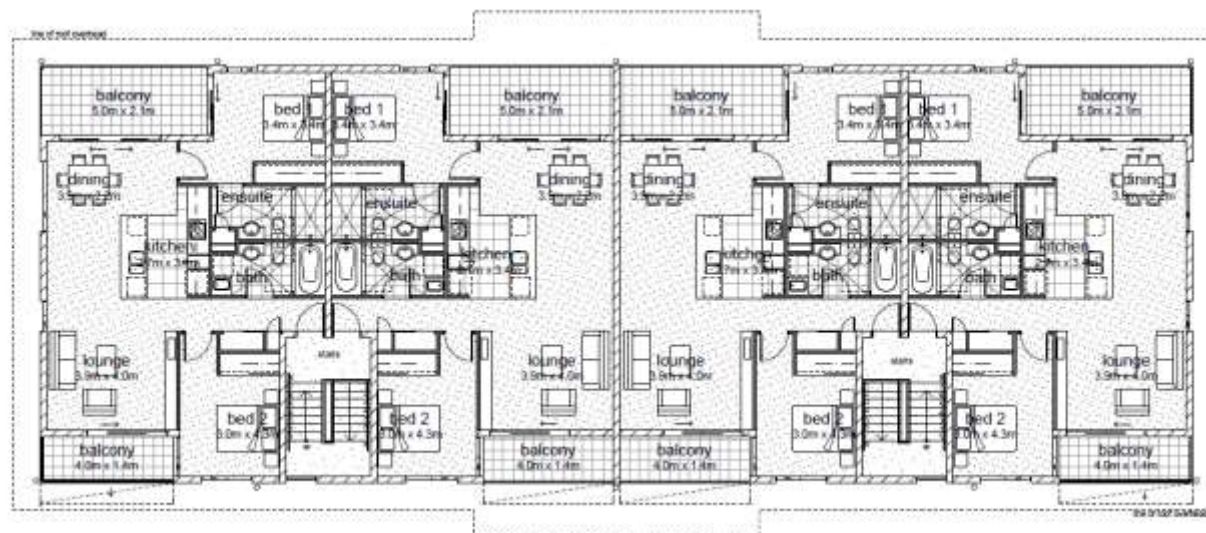
Apartment Floor Plan

Level One



Apartment Floor Plan

Level Two



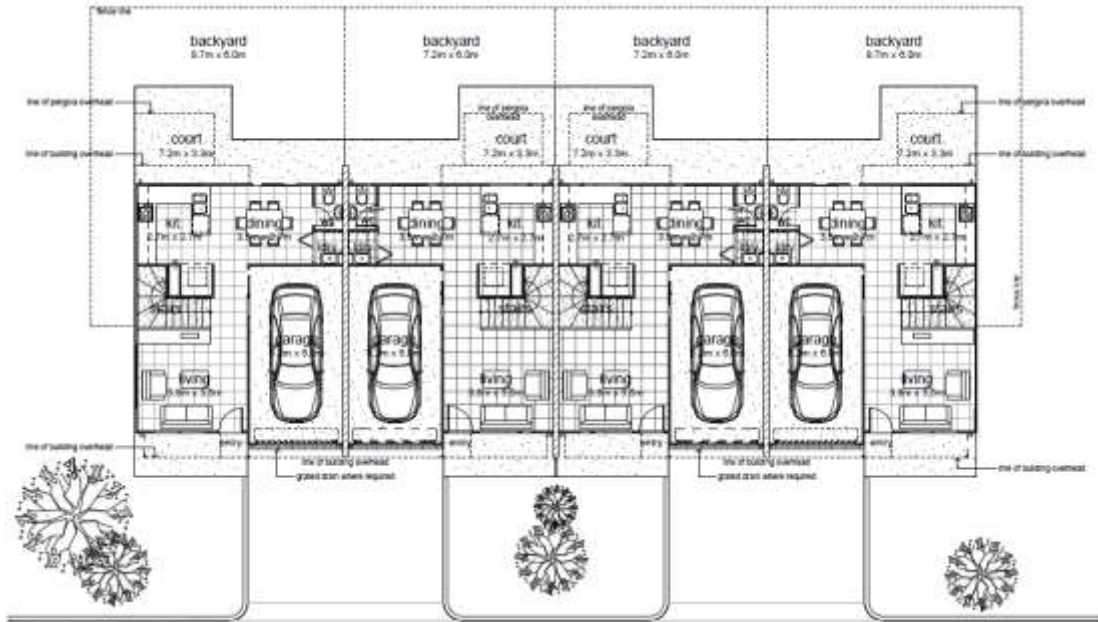
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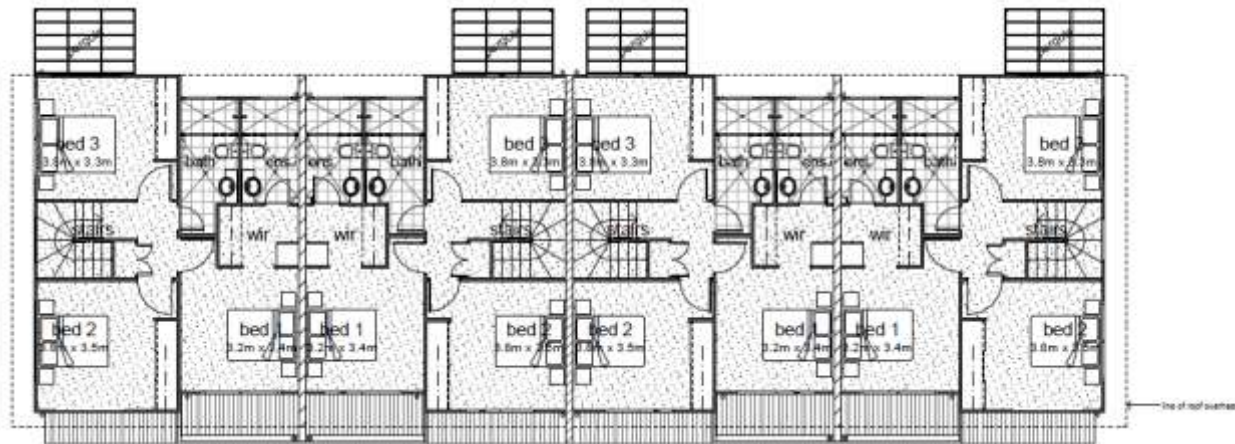
Townhouse Floor Plan – Type 1

Ground Floor



Townhouse Floor Plan – Type 1

Level One

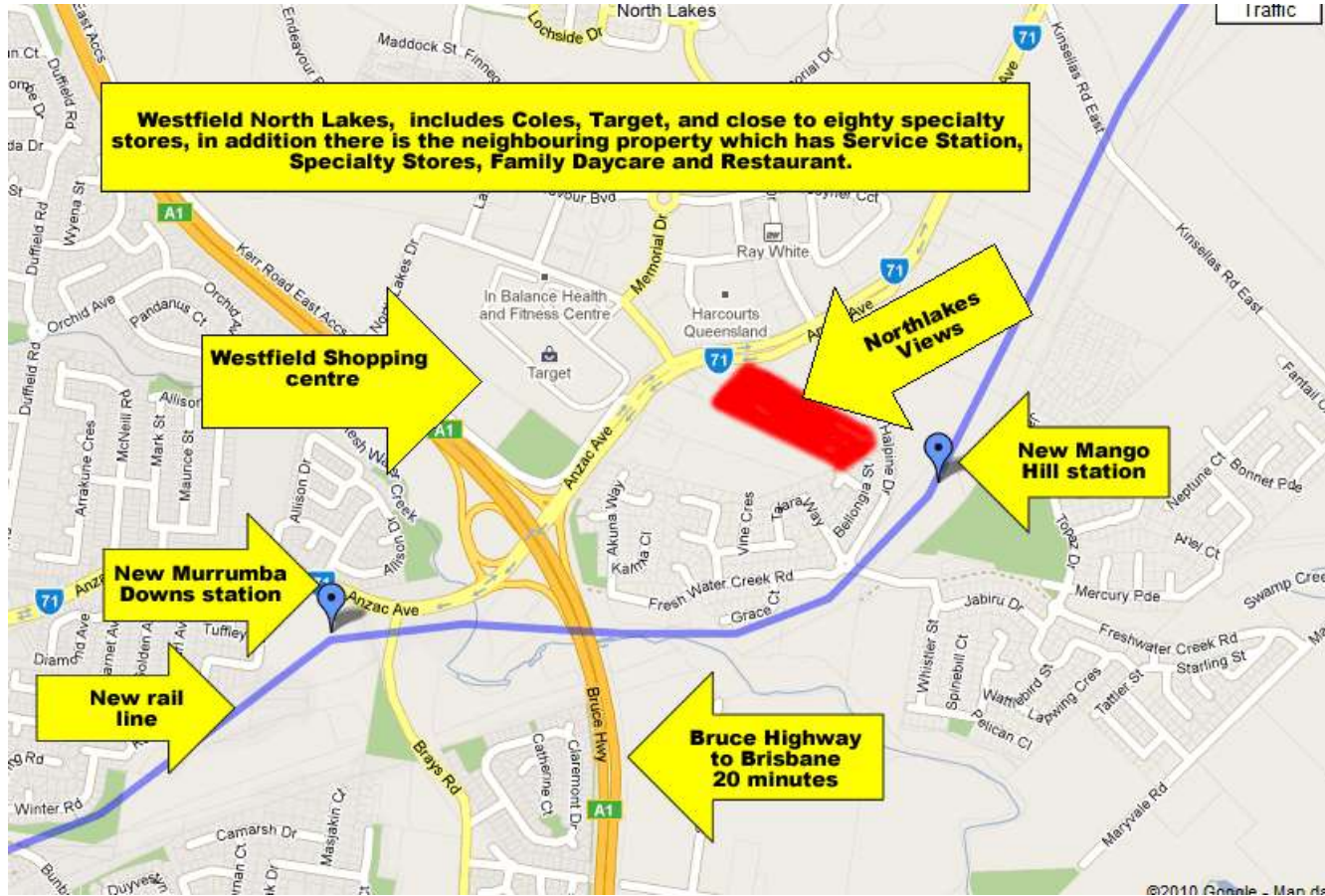


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The New Train Link



Australia's fastest growing and most car-dependent region in Australia has caught the attention of incumbent Prime Minister Julia Gillard. In the first significant election pledge targeting the must-win state, the Prime Minister has given the green light to the "\$1.15 Billion South East Queensland Redcliffe Rail Connection", pledging to deliver the 12.6km Petrie to Kippa-Ring rail line by 2016.

Construction on the rail link will begin in two years and with its completion in 2016 would ease gridlock for about 84,000 people and each express train trip would take 600 cars off the road.

The crucial piece of track would cut 15 minutes off travel time between the city and the Redcliffe Peninsula at peak times. It also would reduce traffic congestion on the Bruce Highway in places such as Caboolture and Bribie Island, which fall within the marginal Labor-held seat of Longman.

The link would connect the Redcliffe Peninsula to the existing Petrie station and include six new stations at Kallangur, Murrumba Downs, Mango Hill (North Lakes), Kinsellas Road, Rothwell and Kippa-Ring rail line by 2016. The rapid population growth on Brisbane's outskirts is putting a drain on services including transport. More than half of the people who live in the Moreton Bay Regional Council area leave the region for work each day and almost nine out of 10 travels by car.



Product Position

The size of North Lakes is approximately 12 km². It has 1 park covering nearly 1% of the total area. The population of North Lakes in 2001 was 582 people. By 2006 the population was 6,505 showing a population growth of 1018% in the area during that time. The predominant age group in North Lakes is 30- 39 years.

Households in North Lakes are primarily couples with children and are likely to be repaying over \$2,000 per month on mortgage repayments. In general, people in North Lakes work in a non-specific occupation. In 2001, 71% of the homes in North lakes were owner-occupied compared with 70% in 2006.

Currently the median sale price of houses in the area is \$430,482.

North Lakes Views Estate's location has an excellent position on Anzac Avenue being within 250 metres proximity of Westfield North Lakes Shopping Centre and close proximity to schools, kindergartens, public transportation, Bruce Highway and major arterial access roads, bikeways and restaurants.

North Lakes Views Estate will be a sought after location with residences for the project coming from the following demographics:

- Younger couples or families with work commitments in the northern region of Brisbane
- Investors looking for price point and capital growth





The Developer

The developer as a group, have been developing quality residential projects in South East Queensland for more than a decade. Gaining a name for themselves in the house, land and subdivision sector they have grown and expanded to include numerous multi unit and high rise developments to their portfolio.

The pursuit of quality in design and finish have been recognised within the industry by such groups as Master Builders for Linear Kings Beach and their Linear Achenflower development was awarded the Qld Architecture and best residential development Award for 2006.

The developers have completed more than 24 developments over ten years. These include:

Project Name	Location	Development	Lots	Date
Chevron Palm Waters	Stanhill Dv, Chevron Island	3 Storey Walk Up	40	1998
Sadona Place	Lenneberg St, Southport	3 Storey Walk Up	30	1998
Chapala Apartments	Owens Lane, Southport	3 Storey Walk Up	40	1999
Chapala Place	Scarborough St., Southport	3 Storey Walk Up	36	2000
Waverley Apts	Waverley St, Southport	3 Storey Walk Up	43	2000
37 Harley Street	Harley St., Southport	Subdiv/Houses	16	1999-2000
Bethania Gardens	Bethania, Brisbane	Subdiv/Houses	40	1999-2000
Margate	Margate, Brisbane	Subdiv/Houses	32	1999-2000
Riverlink Grove	Serafina Dv, Hope Island	Subdiv/Houses	67	2000
Kings Forest	Durak, Brisbane	Subdiv/Houses	45	2000
Bensley Place	Loganlea, Brisbane	Subdiv/Houses	20	2000
River Rocks	Darra, Brisbane	Subdiv/Houses	42	2000-02
Oxley Mews North	Darra, Brisbane	Subdiv/Houses	42	2000-02
Oxley Mews South	Darra, Brisbane	Subdivision	55	2002-03
Seabay Apts	Marine Pde, Southport	3 Storey Walk Up	36	2001-03
Park Breeze	Smith St, Southport	3 Storey Walk Up	84	2001-03
Grand Bay	Frank St., Labrador	3 Storey Walk Up	78	2002-03
Chandler Rise	Allendale St, Chandler	Rural Vacant Land	8	2002-03
Thornlands	King St., Thornlands	Rural Vacant Land	70	2002-03
Thornlands	Cleveland / Redland Bay Rd,	Rural Vacant Land	6	2002-03
Strawberry Fields	Cleveland / Redland Bay Rd,	Rural Vacant Land	21	2003-04
Broadwater Blue	Baker Hunter St., Labrador	Town House	10	2004-05
Linear Auchenflower	Coronation Dv, Brisbane	High Rise - 2 Towers	70	2004-06
Linear Kings Beach	Queen St., King's Beach, Caloundra	High Rise	39	2005-06



Apartment Inclusions

General Construction

Floor	Concrete slab
External walls	Rendered concrete block
Roof	Colorbond- various standard colorbond colours
External glazing	G james 245 and 131 series or similar
Internal walls	Painted plasterboard
Internal doors	Paint finish hollow core doors
Door hardware	Lockwood entry set (or similar approved)
Cabinet hardware	Satin stainless steel rectangular handles
Lighting	Surface mounted and recessed downlights to most areas
Air-conditioning	Split-system air conditioning living/dining areas
Balustrades	Aluminium
Balconies	Coloured concrete
Balcony door and windows	Aluminium framed glazing
Bulkheads	Painted plasterboard
Floor ceiling height	Refer to individual house plans for confirmation
Ceiling fans	To bedrooms
Windows	Vertical blinds

Interiors

Entry, Living & Dining

Floor	Carpet
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted coved plaster cornice
Architraves and skirtings	Painted timber



Kitchen

Floor	Ceramic floor tiles
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted coved plaster cornice
Benchtops	Caesar stone 20mm polished
Splashback	Ceramic tiles
Cupboards	Laminate finish with white melamine finish to internal faces and shelving
Kickboards	Selected laminate finish
Pantry	Laminate finish with white melamine finish to internal faces and shelving
Joinery handles	Satin stainless steel rectangular handles
Tapware	s/s kitchen sink mixer
Sink	1.5 s/s bowl kitchen sink

Whitegoods

Oven	Stainless steel built in wall oven-electric
Cooktop	Stainless steel 60cm gas cooktop
Rangehood	Stainless steel slide out in built rangehood
Dishwasher	Stainless steel dishwasher
Dryer	3.5 kg dryer – only applicable to 1 st & 2 nd floor residences



Bedrooms and Robes

Floor	Carpet with underlay
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted covered plaster cornice
Architraves and skirting	Painted timber
Robes with sliding doors	Aluminium framed mirrored robe doors in master bedroom, aluminium framed vinyl finish robe doors in other bedrooms, hanging rail and wire basket storage shelves in all

Bathrooms & Ensuites

Floor	Ceramic wet area floor tiles & ceramic tile skirting
Walls	Painted FC sheet wall lining
Ceilings	Waterproof plasterboard with painted covered plaster cornice
Vanity basin	Polymarble integrated vanity basin and bench
Mirror	Wall mounted mirror
Toilet site	White toilet suite
Tapware	s/s mixer
Shower screen	Proprietary glass screen and door
Accessories	Towel rail and toilet roll holder in a chrome finish



General Information & External Areas

Hot water system	Individual wall-mounted gas hot water units
IT/Communications	Data cabling system connects each residence with the external communications provider. Internet access availability. Telephone point kitchen. Free-to-air television point to living room. Pre-wired connection point for Pay Tv/Broadband to living room
Recreational facilities	Swimming pool and BBQ area
Car parking	Carport for each residence
Couryards	Fully landscaped, turfed and coloured concrete couryards to ground floor residences incorporating privacy fencing, external lighting & folding clothes line; balconies to first and second floor residences
Rainwater tanks	Communal underground rainwater tanks
Community areas	Fully landscaped “green-street” community environment
Refuse	Private council residential “Wheelie” Bins – screened area for both refuse and recycling to each residence
Visitors carparking	Visitor car parking provided throughout development



Townhouse Inclusions

General Construction

Floor	Ground floor slab; first floor timber framed
External walls	Rendered, painted Exin & painted weatherboard
Roof	Colorbond - various standard Colorbond colours
External glazing	G James 245 and 131 series or similar
Internal walls	Painted plasterboard
Internal doors	Paint finish hollow core doors
Entry door	Paint finished external grade timber door
Door hardware	Lockwood entry set (or similar approved)
Cabinet hardware	Satin stainless steel rectangular pull handles
Lighting	Surface mounted and recessed down lights to most areas
Air-conditioning	Split-system air-conditioning living/dining areas
External windows	Aluminium frames with glazing
Bulkheads	Painted plasterboard
Floor to ceiling height	Refer to individual house plans for confirmation
Ceiling fans	To bedrooms
Windows	Vertical Blinds

Interiors

Entry, Living and Dining

Floor	Ceramic floor tiles and carpet
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted plaster covered cornice
Architraves and skirtings	Painted timber

Kitchen

Floor	Ceramic Floor Tiles
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted plaster covered cornice



Benchtops	Caesar stone 20mm polished
Splashback	Ceramic tiles
Cupboards	Laminate finish with white melamine finish to internal faces and shelving
Kickboards	Selected laminate finish
Pantry	Laminate finish with white melamine finish to internal faces and shelving
Joinery handles	Satin stainless steel rectangular handles
Tapware	s/s kitchen sink mixer
Sink	1.25 s/s bowl kitchen sink
	Whitegoods
Oven	Stainless steel built in wall oven-electric
Cooktop	Stainless steel 60cm gas cooktop
Rangehood	Stainless steel slide out in built rangehood
Dishwasher	Stainless steel dishwasher
Dryer	n/a

Bedrooms and Robes

Floor	Carpet with underlay
Walls	Painted plasterboard
Ceilings and cornice	Painted plasterboard with painted plaster coved cornice
Architraves and skirting	Painted timber
Robed with sliding doors	Aluminium framed mirrored robe doors in master bedrooms, aluminium framed vinyl finish robe doors in other bedrooms, hanging rail and wire basket storage shelves in all



Bathroom/Ensuite

Floor	Ceramic wet area floor tiles & ceramic tile skirting
Walls	Water resistant plasterboard
Ceilings	Painted plasterboard with painted plaster coved cornice
Vanity basin	Polymarble integrated vanity basin and bench
Mirror	Wall mounted mirror
Toilet suite	White toilet suite
Tapware	s/s Mixer
Shower screen	Proprietary glass screen and door
Accessories	Towel rail and toilet roll holder in a chrome finish



General Information & External Areas

Hot water system	Individual wall-mounted gas hot water units
IT/communications	Data cabling system connects each residence with the external communications provider. Internet access availability. Telephone point kitchen. Free-to-air television point to living room. Pre-wired connection point for Pay TV/Broadband to living room
Recreational Facilities	Swimming pool and barbeque area
Car Parking	Garage for each residence
Courtyards	Fully landscaped, turfed and coloured concrete courtyards to each residence incorporating privacy fencing, external lighting, pergola and folding clothes line
Rainwater tanks	Individual rainwater tanks
Community Areas	Fully landscaped “green-street” community environment
Refuse	Private council residential “wheelie” bins – screened area for both refuse and recycling to each residence