

# Ocean

GOLD COAST



<b>Address</b>	84 The Esplanade, Surfers Paradise QLD Estimated completion approximately late 2021 - mid 2022		
<b>Special Offers</b> 18 January 2020	<b>3% Vendor Finance for 3 years up to 90% lend* - Limited time</b> <b>Guaranteed tenant at settlement*</b>		
<b>Features</b>	<p>Ocean will be home to 238 luxury residential apartments commencing from level 34. This thriving new precinct will be home to a luxury 5-star hotel and vibrant retail precinct including proposed cafes, restaurants and retail.</p> <ul style="list-style-type: none"> <li>• One of the tallest residential towers in Australia at 252 metres</li> <li>• Iconic beachfront development with unobstructed access to Surfers Paradise Beach</li> <li>• Never-to-be-built out views from all apartments</li> <li>• Glistening curved glass façade with impressive double height lobby designed by SJB</li> <li>• On the doorstep of the Cypress Avenue G:Link and a few minutes walk to central Surfers Paradise</li> </ul>		
<b>Lifestyle Facilities</b>	<ul style="list-style-type: none"> <li>• Beach club precinct on level 5 with outdoor pool and lush landscaping</li> <li>• Resident only 22m indoor sky pool positioned to capture dramatic ocean views on level 33</li> <li>• Gym, sauna, spa and community rooms</li> </ul>		
<b>Price Range</b> 18 January 2020			
	1 bedroom - no parking	\$452,000 to \$547,000	Level 34 - 44
	2 bedroom – no parking	\$667,000 to \$961,000	Level 34 – 57
	2 bedroom – with parking	\$803,000 to \$1,079,000	Level 47 - 57
	2 bedrooms + study – with parking	\$854,000 to \$900,000	Level 49 - 57
	3 bedroom – 1 car space	\$1,068,000 to \$1,252,000	Level 34 - 47
	3 bedroom – dual parking	\$1,140,000 to \$1,365,000	Level 45 – 54
<b>Expected Rental Returns</b> <i>subject to market fluctuations</i>	1 Bedroom	\$500 per week	
	2 bedroom	\$700 per week	
	2 bedroom + study	\$750 per week	
	3 bedroom	\$900 per week	
<b>Body Corporate Fees</b>	1 bed apartments	Estimated \$96 - \$98	p/wk
	2 bed apartments	Estimated \$92 - \$111	p/wk
	3 bed apartments	Estimated \$100 - \$133	p/wk
<b>Council &amp; Water Rates</b>	Estimate \$3,000 per annum		
<b>Terms of Purchase</b>	\$3,000 initial deposit Balance of 10% deposit required on exchange of contracts		

## FOR MORE INFORMATION CONTACT

\*Subject to the provisions of the Trade Practices Act, 1974 and subject to any other statutory provisions which cannot be excluded, the Meriton Group for themselves and for the Vendors of this property for whom they act, give notice that (1) the information contained on this document is subject to change without notice and should be regarded as indicative only; (2) the figures quoted for rents, strata levies and rates are estimates only; (3) intending purchasers should not rely on any representations contained in this document and should rely only upon the contents of any contract for sale in relation to any property to be acquired; (4) intending purchasers should satisfy themselves as to the truth or accuracy of any information contained in this document through their own inspections, searches, inquiries and professional legal and accounting advice.  
\*All applications for finance are subject to approval. Comparison rate 3.19%. Vendor finance is offered by Meriton Property Finance (MPF).  
ABN 36 101 180\*\* Excludes purchases made prior to 30/10/2018. Meriton retains the right to revoke or vary the offer without notice.