



No. 1 Grant Avenue
redefines prime waterfront
apartment living.

DEVELOPMENT FEATURES

- Prime waterfront location
- Sophisticated, modern contemporary architecture with superior finishes
- Spectacular water views
- Lush landscaped gardens designed by Form Landscape Architects
- Thoughtfully designed to promote community living
- Impressive resort style lobby with first class amenities
- A stone's throw from the new Hope Island Marketplace
- A short drive to the new \$470 million Westfield Coomera Shopping Centre
- Minutes to cosmopolitan restaurants and cafes, world-class golf courses, Australia Fair & Harbour Town Shopping Centres, Wave Break Island and South Stradbroke Island.
- On the doorstep of the Gold Coast's aquatic playground

STAGE ONE TOTAL

- 6 1 bedroom + study apartments
- 33 2 bedroom apartments
- 44 2 bedroom + study apartments
- 14 3 bedroom apartments
- 8 3 bedroom + study apartments

105 TOTAL APARTMENTS

STANDARD APARTMENT FEATURES

- Ducted air-conditioning to each unit
- Spacious open-plan living areas
- Tiled living spaces and carpet to bedrooms
- Generous sized balconies
- Fully equipped kitchens with gas cooktops & quality stainless steel appliances
- Engineered stone with modern tapware
- Appealing design, high standard of interior finishes with quality fitting and fixtures
- Acoustic treatments exceeding Australian Standards

RESIDENTS' FACILITIES

- Residents' lounge
- Luxurious pool with sun lounges
- Sauna
- Fitness centre with cutting edge equipment
- Children's indoor play area
- Zen garden
- Private screening/media room
- BBQ facilities
- Pet wash bay
- Secure residents' underground parking

SECURITY

- Audio intercom system to each apartment
- Key access to main entrance
- Security access to all levels

COMMUNICATION

- Internet capability to each apartment
- Provision of telephone lines including fax to each apartment

MANAGEMENT

- On-site management by an approved property manager
- Leasing and maintenance needs

COUNCIL RATES

Approximately \$2200 per annum

WATER RATES

Approximately \$1200 per annum

FIRB

Up to 100% of the apartments

BODY CORPORATE FEES

(Approximate including administration and sinking fund)

- 1 bedroom + study \$55 per week
- 2 bedroom \$61 per week
- 2 bedroom + study \$62-63 per week
- 3 bedroom \$75 per week
- 3 bedroom + study \$76 per week

SUSTAINABILITY

- Water efficient fixtures and fittings
- Water individually metred
- Centralised hot water systems
- Energy saving communal lighting

CONSTRUCTION

Stage One construction commenced August 2019
Stage One anticipated completion 3rd quarter 2020

TERMS OF PURCHASE

- 10% deposit (cash, bank guarantee, electronic transfer, or similar approved)
- Deposits held by Short Punch & Greatorix (vendor's lawyer)
- Settlement - 14 days after registration of plan

INTEREST ON DEPOSIT

Interest will be credited towards the purchaser at settlement

FOR FURTHER INFORMATION CALL SCOTT HAMMOND: [✉ s.hammond@rwsp.net](mailto:s.hammond@rwsp.net)

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