

# MARINA POINT

## Buyer's Guide





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# EXECUTIVE SUMMARY

## PROJECT NAME

Marina Point

## PROJECT LOCATION

Grant Avenue Hope Island

## PROJECT DESCRIPTION

Located on the edge of one of Hope Island's most sought-after enclaves, this exclusive four-stage residential development offers a rare opportunity to embrace a peaceful waterfront lifestyle. Designed as a private haven, the project seamlessly combines natural beauty with contemporary luxury.

Residents can enjoy expansive apartment living with the added convenience of having their boat moored in the marina below, creating a seamless connection between home and water.

This premium collection of two- and three-bedroom residences has been architecturally designed with elegance in mind. Every detail is finished to the highest standard, featuring premium materials and superior craftsmanship throughout. Clean lines, abundant natural light, and high-quality finishes create an atmosphere that is both sophisticated and inviting.

The interiors showcase a timeless palette enriched with coastal hues, thoughtfully reflecting the surrounding environment. Each residence has been carefully crafted to deliver comfort, style, and effortless coastal living.






## KEY FEATURES:

- 2 & 3 bedroom configurations
- Abundant natural light
- Premium materials
- Resortstyle amenities, including a community pool, lap pool, outdoor BBQ area, residents' lounge, fully equipped gym, and golf simulator
- Private marin



# *HERE,* HOME ISN'T WHERE YOU LIVE *IT'S WHERE YOU ESCAPE*

## THE INVESTMENT

-  10% Deposit | Nothing else to pay until settlement. Lock in today's price with no mortgage repayment until 2028
-  Strong capital growth is anticipated on the Gold Coast over the coming years, driven in part by major infrastructure projects tied to the Brisbane 2032 Olympic and Paralympic Games and broader urban renewal in the region. The City of Gold Coast is planning a new Gold Coast Arena
-  Perfectly positioned in the heart of the CBD, Monarch Place offers an exceptional central location with unparalleled convenience. Residents enjoy close proximity to leading healthcare facilities, including Gold Coast Private Hospital and Gold Coast University Hospital, providing peace of mind with world-class medical services nearby. The development is also moments from major education hubs such as Griffith University, making it ideal for professionals, academics, and students alike. Surrounded by vibrant retail precincts, cultural attractions, renowned restaurants, and premier sporting venues, Monarch Place places residents at the center of everything the Gold Coast has to offer.
-  Furnish the property after settlement for short term rentals your investment will become the ultimate holiday when you are on holidays and a sound investment when you are back home generating a regular income over the years
-  When its time for your retirement it won't be downsizing it will be life styling your retirement saving you purchasing at a much higher price should you wait to purchase at retirement

## THE INVESTMENT

Unit Type	Internal	External	Price Range
1 BRM	55-69	7-38	\$825,000 - \$980,000
2 BRMs	72-97	16-50	\$1,150,000 - \$1,750,000
3 BRMs	101-128	17-49	\$2,175,000 - \$2,890,000

Pricing is subject to change without notice. The rental estimates above are based on the current rental market of similar dwellings and may be subject to change pending supply and demand at settlement.

## OUTGOINGS

Unit Type	Strata Rates	Council Rates	Water Rates
1 BRM	T.B.A	\$650 / Qtr.	\$425 / Qtr.
2 BRMs	T.B.A	\$650 / Qtr.	\$425 / Qtr.
3 BRMs	T.B.A	\$650 / Qtr.	\$425 / Qtr.

### Owners Corporation structure:

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

## IMPORTANT DATES

Project	Stage	Construction Start	Completion
Residential	Off Plan	Mid 2026	Mid 2028



## MARKET *INSIGHTS*

The Gold Coast is Australia's sixth-largest city and has one of the fastest-growing regional economies in the country. As demand for the location and lifestyle grows, so too does investment in the region.



The Gold Coast remains one of Australia's leading destinations for capital city residents relocating to the regions, consistently attracting strong interstate migration driven by lifestyle, employment growth, and relative affordability.



The Gold Coast continues to experience strong housing market performance. While the specific 2023 quarterly growth figure is now outdated, recent data shows the region's median dwelling values have risen by around 10% over the past year, outpacing many other regional markets.



According to recent market projections, the median house price on the Gold Coast could reach approximately \$2.5 - \$2.7 million by 2030 if current long-term growth patterns continue, placing it among the highest forecast medians in Australia.

# THE OUTLOOK LOOKS STRONG

**AUSTRALIA'S  
FASTEST GROWING  
MAJOR CITY**  
**\$49.4 BILLION GRP**  
COMPARED TO STATE AND  
NATIONAL

**BUSINESS  
REINVESTING**  
**\$7.7 BILLION**  
INDUCED INVESTMENT –  
MEASURES ADDITIONAL  
BUSINESS SPEND, SHOWING  
ECONOMIC GROWTH FROM  
INCREASED DEMAND

**RESIDENTIAL  
POPULATION GROWTH**  
**2.3%**  
ABOVE NATIONAL GROWTH RATES

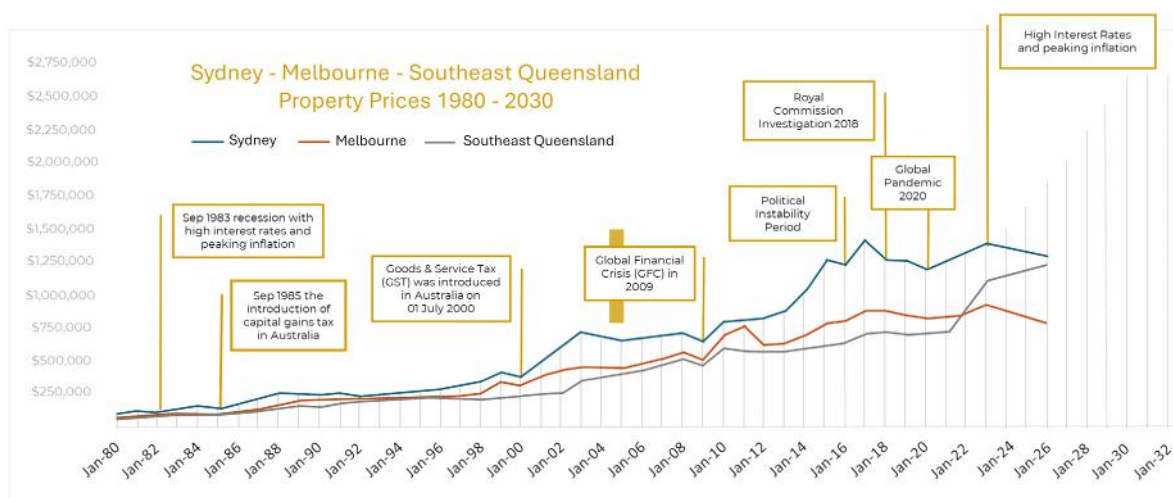
**EMPLOYMENT  
GROWTH**  
**3.3%**  
AND CONTINUES YEAR-ON-YEAR

**CURRENT  
POPULATION OVER**  
**753,000**  
UP FROM 495,000 IN 2021

**PROJECTED  
POPULATION**  
**1,000,000**  
BY 2032  
GOLD COAST FORECAST TO  
REACH THE MILESTONE EARLIER  
THAN PREVIOUSLY ESTIMATED

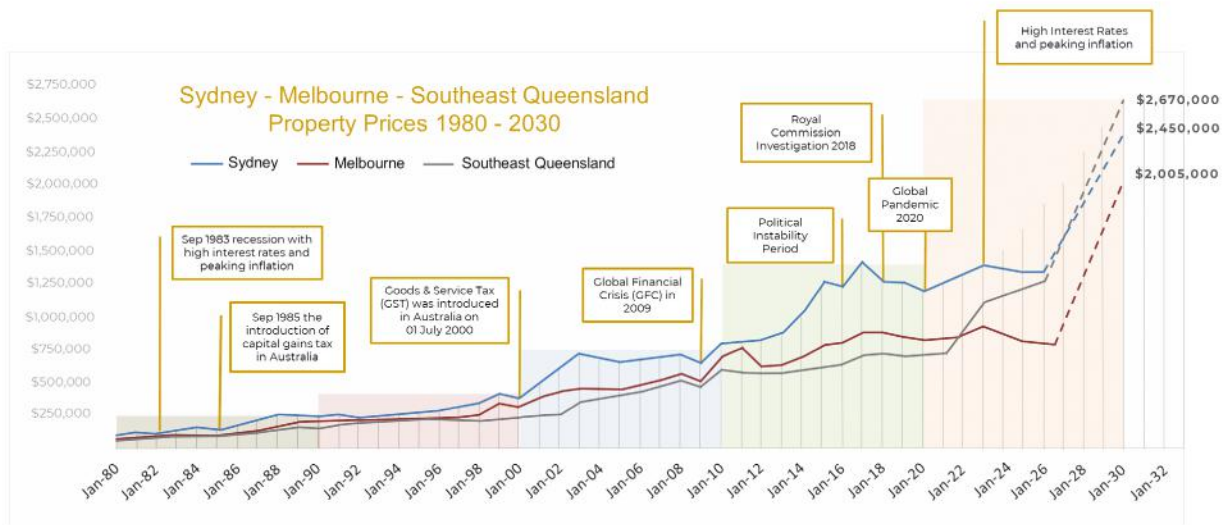
# UNDERSTANDING THE PROPERTY MARKET

The Australian property market has experienced periodic downturns over the years, as is typical in any property market. As illustrated in the graph below, major economic or policy events have often triggered temporary declines in property prices. Examples include the introduction of Capital Gains Tax in 1983, the introduction of GST in 2000, the Global Financial Crisis in 2009, and the global pandemic in 2020. During each of these periods, property prices experienced a short-term dip. However, once the challenges passed and market confidence returned, property prices recovered strongly. In many cases, they not only rebounded but went on to increase dramatically over the following years, continuing the long-term upward trend in the Australian property market.



According to a recent study, Sydney may lose its position as the most expensive city in Australia by the end of the decade. The Gold Coast is predicted to take this unenviable title, with average house prices expected to reach approximately \$2.67 million.

Despite the periodic downturns the Australian property market has experienced over the years, property values have historically doubled on average every 10 years. The current median house price is approximately \$1.45 million. However, some analysts question whether prices can continue doubling at the same pace, as this would push the median price to more than \$2.6 million. Based on the same study, The Gold Coast Median House price is predicted to reach approximately \$2.67 million, while Sydney median house prices is forecast to reach around \$2.45 million, and Melbourne is expected to recover strongly and reach an average house price of about \$2 million by 2030.



These projections suggest that once the current period of inflation and high interest rates eases, property prices may continue their long-term growth trend, potentially doubling again by the end of the decade.

## PROPERTY DEMAND VS SUPPLY

Based on projected population growth, the Gold Coast would need around 300 new dwellings completed each week over the next seven years to keep up with demand. This ongoing imbalance between population growth and housing supply is a key factor putting upward pressure on property prices.

GOLD COAST POPULATION BY 2021	500,000
GOLD COAST POPULATION BY 2026	750,000
AN INCREASE OF 250,000 IN 5 YEARS   50,000 / YEAR	
<hr/>	
GOLD COAST POPULATION BY 2032	1,000,000
<hr/>	
INCREASE IN POPULATION BY 2032	250,000
<hr/>	
AVERAGE AUSTRALIA HOUSEHOLD	2.6 / HOUSEHOLD
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED	96,000
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED / Year	16,000
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED / Week	300

# A GOLD MEDAL WIN FOR THE GOLD COAST

History has shown that cities hosting the Olympic Games often experience strong property price growth in the years leading up to the event. This growth is typically driven by major infrastructure development, increased investment, and improvements to transport and public facilities. Following the Olympics, property markets in these cities can experience further growth due to increased global exposure and international tourism. Many visitors who experience the city during the Games later return to invest or purchase property there. Brisbane, the Gold Coast, and the Sunshine Coast are expected to experience comparable property market growth in the lead-up to the 2032 Olympic Games as infrastructure development and international attention increase across the region. A clear example of this was Sydney during the lead-up to the 2000 Olympic Games, where property prices saw significant growth.



-  \$17.6 Billion In Economic Growth Between 2022 - 2032
-  \$3.5 Billion Social Improvement Health and Community Benefits
-  91,600 New Jobs being created in Southeast Queensland
-  4.2 Billion T.V Viewers Across 220 Countries
-  \$4.6 Billion Boost in Tourism and Trade
-  Median house price expected to reach to \$2.67 Million by 2030 an average 12% / Year Then a further spike in prices during the three years after the Olympics



-  \$6.5 Billion Economic Growth Between 1994-2006
-  \$3 Billion Spent on Construction of World Class Venues
-  90,000 New Jobs created between 1994-2000
-  3.7 Billion T.V Viewers Across 220 Countries
-  15.5% Increase in International Flights Between 1993 & 2003  
22.4% Increase In the Year 2000
-  Property Prices Increased 65% Between 1994-2000  
Average 10% / Year  
**60% between 2000-2003**  
**An Average of 20% / Year**

The Southeast Queensland region is anticipated to benefit from long-term economic activity, significant infrastructure investment, and increased global exposure associated with hosting the 2032 Olympic Games. Similarly, there are numerous examples from cities around the world where property prices experienced significant growth after hosting the Olympic Games. Below are examples of how property markets in other Olympic host cities performed following the event.



Property Prices in East London Increased **64% during the 5 years following the Olympics.**

An average of 13%/Year.



Property prices increased **37% during the 3 years following the Olympics.**

An average 12% / year.



Property Prices Increased **75% during the 7 years leading to Olympics due to infrastructure developments**

such as the Airport and Subways.

**\$8.1 B** ECONOMIC BOOST for Queensland

**16** COMPETITION Venues across GOLD COAST

**2600** ATHLETES & OFFICIALS Hosted in Robina

HUNDREDS OF **1,000S** of spectators

The 2032 Olympic and Paralympic Games, to be hosted across Brisbane, the Gold Coast and the Sunshine Coast, will deliver an estimated \$8.1 billion economic boost to Queensland, ushering in a new wave of prosperity and growth. The Gold Coast will be home to 16 competition venues in Southport, Broadbeach and Robina.



Gold Coast Arena would be built to house up to 12,000 people with the venue slated to host entertainment and sports events. The stadium is expected to host up to 80 major events each year and generate \$1.5 billion in economic activity over the first 10 years of operation.

# THE GOLD COAST FUTURE LOOKS BRIGHT

Infrastructure plays a major role in driving property prices, not only in relation to the Olympic Games but also through broader economic development. A strong example is Athens, where property prices increased by approximately 75% over the seven years leading up to the Olympics. This growth was largely driven by major infrastructure projects, including the development of the new airport and expansion of the subway system. Similarly, significant infrastructure investment is occurring across the Gold Coast in preparation for the 2032 Olympic Games. In addition to the development of sporting venues, major upgrades to transport, roads, and public infrastructure are being delivered to support the growing population and the expected increase in tourism and global attention.



Gold Coast Airport Masterplan currently has \$370 million of work under construction. 30,000 sq. mt. expansion of the airport terminal will double its size. With more than 8.8 million passengers passing through the airport each year, the Gold Coast is a wise investment.



The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the Southeast Queensland region.



Gold Coast Light Rail stage 1 & 2 are currently in operation from Helensvale to Broadbeach South, Stage 3 will deliver a 6.7km extension from Broadbeach South to Burleigh Heads and Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km across the Gold Coast.

# THINK ABOVE & BEYOND

## EVERYDAY INVESTMENT

Today, many investors think beyond traditional property investment strategies. Rather than focusing solely on long-term rentals, they often invest with lifestyle benefits in mind, such as leisure, holiday use, and future retirement plans. Purchasing an investment property that can also be used as a holiday home or short-term rental when it is not being used by the family can provide multiple benefits. It allows owners to enjoy the property themselves while still generating income through short-term accommodation. In many cases, this approach can also deliver stronger returns compared to traditional long-term leasing. Additionally, such a property can serve as a future retirement home. By purchasing earlier, investors may avoid paying significantly higher property prices later in life, while securing a lifestyle asset that can be enjoyed both now and in the future.

### **The Smart Investment**



Buying off the plan allows purchasers to lock in today's property prices while delaying mortgage repayments until settlement. This structure can provide a strategic advantage, as buyers may benefit from capital growth throughout the construction period without immediately servicing a full mortgage. As a result, investors have the potential to maximize returns while minimizing upfront financial pressure.

### **Pay off the Property Before Retirement**



The Gold Coast's consistently low vacancy rates have driven rental growth of approximately 6.3% to 7.5% per annum over the past five years. This trend makes off-plan properties an attractive investment option, offering both long-term capital appreciation and high rental yield once the property is settled.

### **Dual-Purpose Asset**



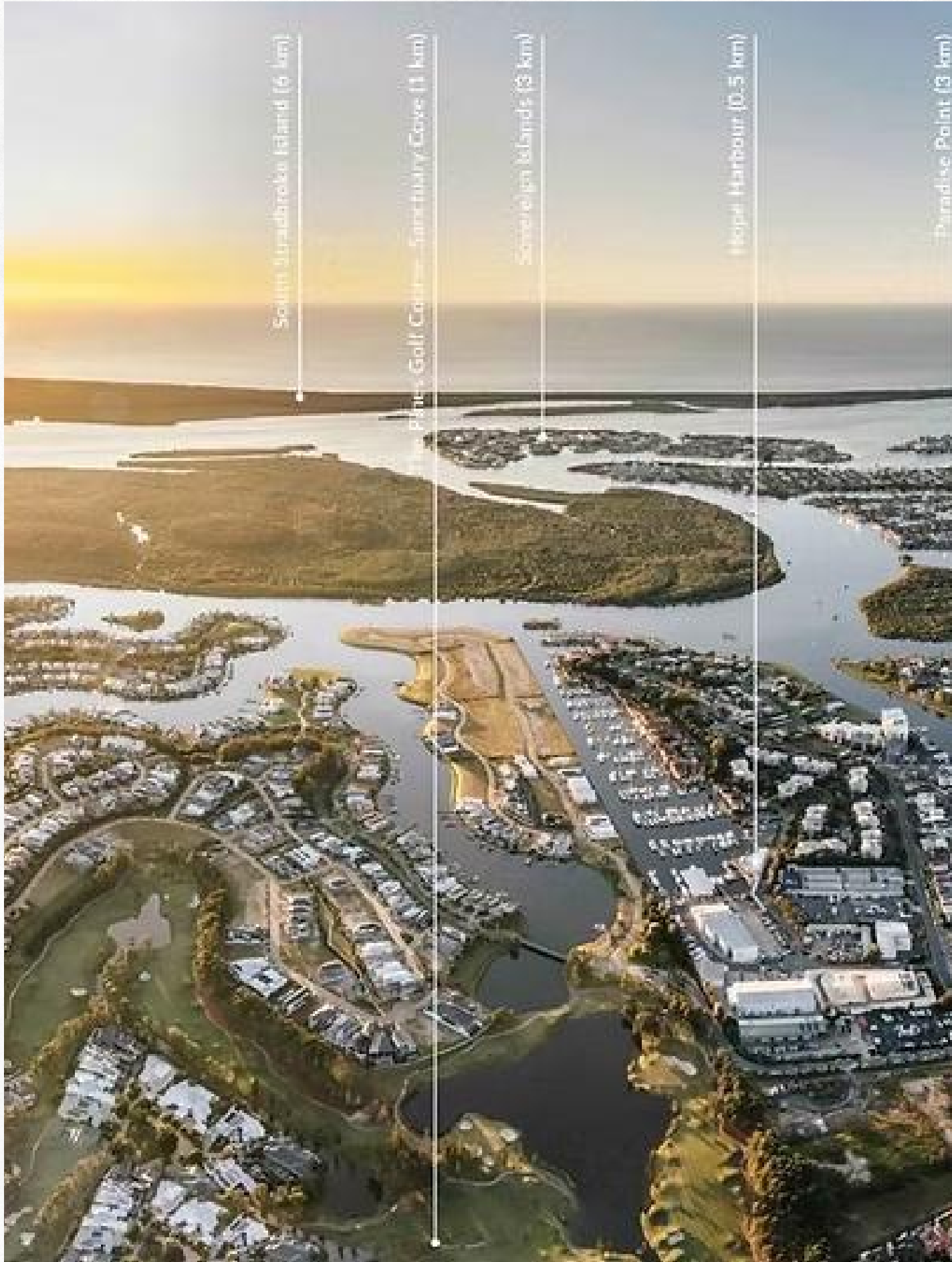
An off-plan property on the Gold Coast offers the perfect blend of lifestyle and financial benefits. It can serve as a personal retreat during holidays and generate passive income through short-term rentals when not occupied.

### **Retirement Planning Benefits**



Many buyers consider locking in a property now to avoid paying significantly higher prices in the future. Over the years and as the property can serve as a personal holiday home and a profitable short-term rental when not in use, retirement is a matter of just moving in saving you paying a much higher price should you wait until retirement.

# LOCATION MAP





Hollywell (7 km)

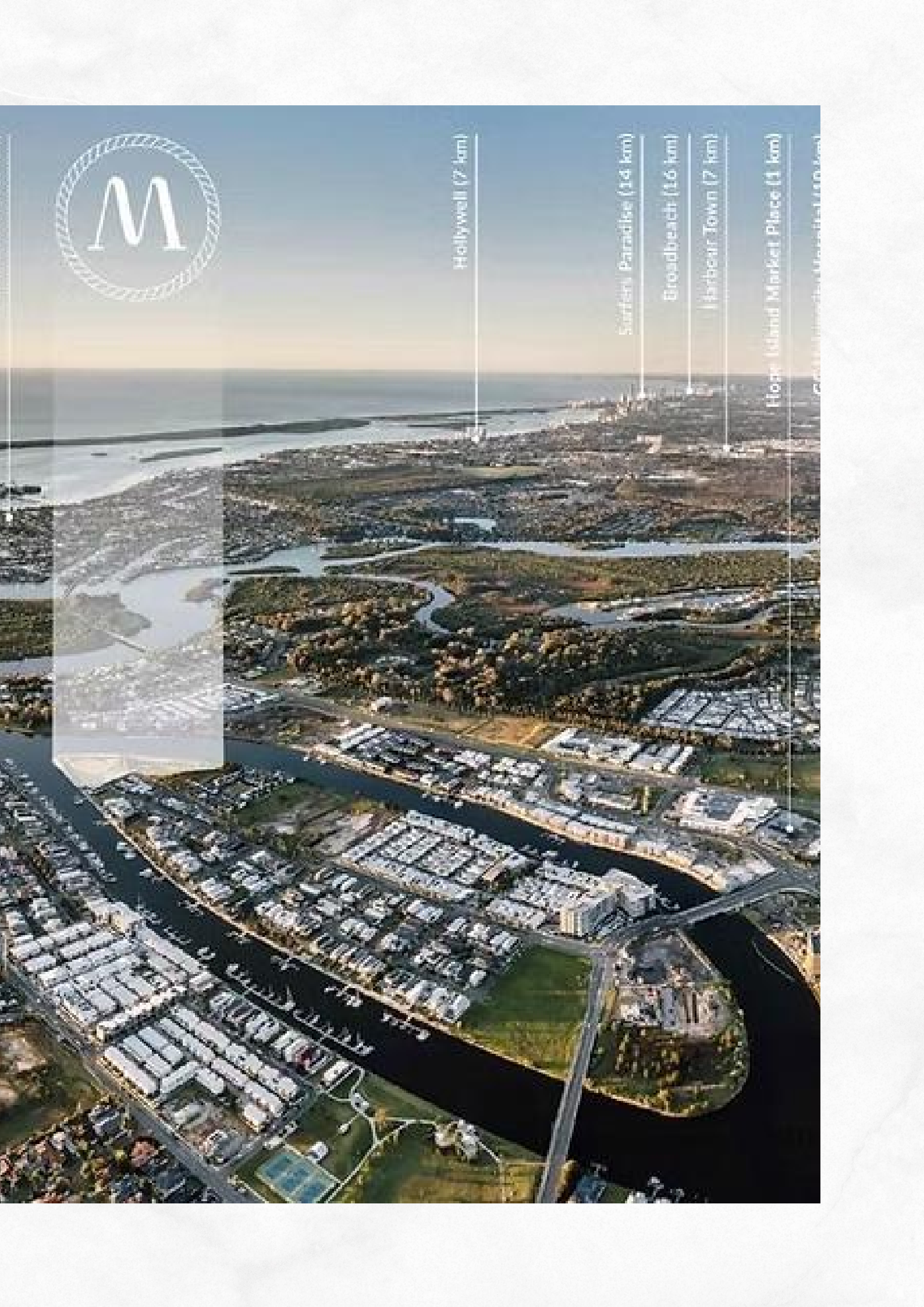
Surfers Paradise (14 km)

Broadbeach (16 km)

Harbour Town (7 km)

Hope Island Market Place (1 km)

CRU (Cruisearchitect.com.au)



## PROJECT OVERVIEW | EXTERIOR





# PROJECT OVERVIEW | EXTERIOR





*PROJECT OVERVIEW* | EXTERIOR

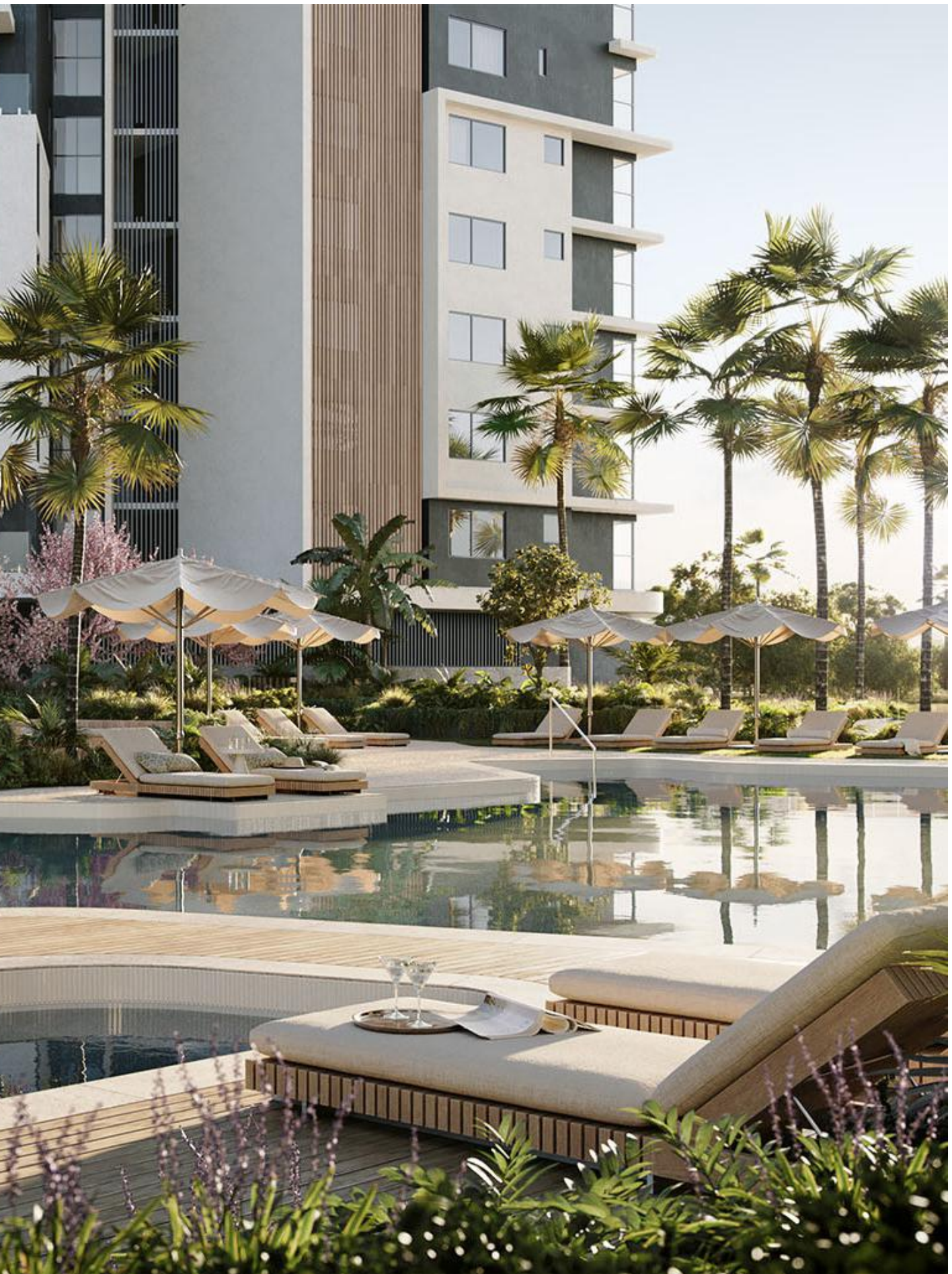








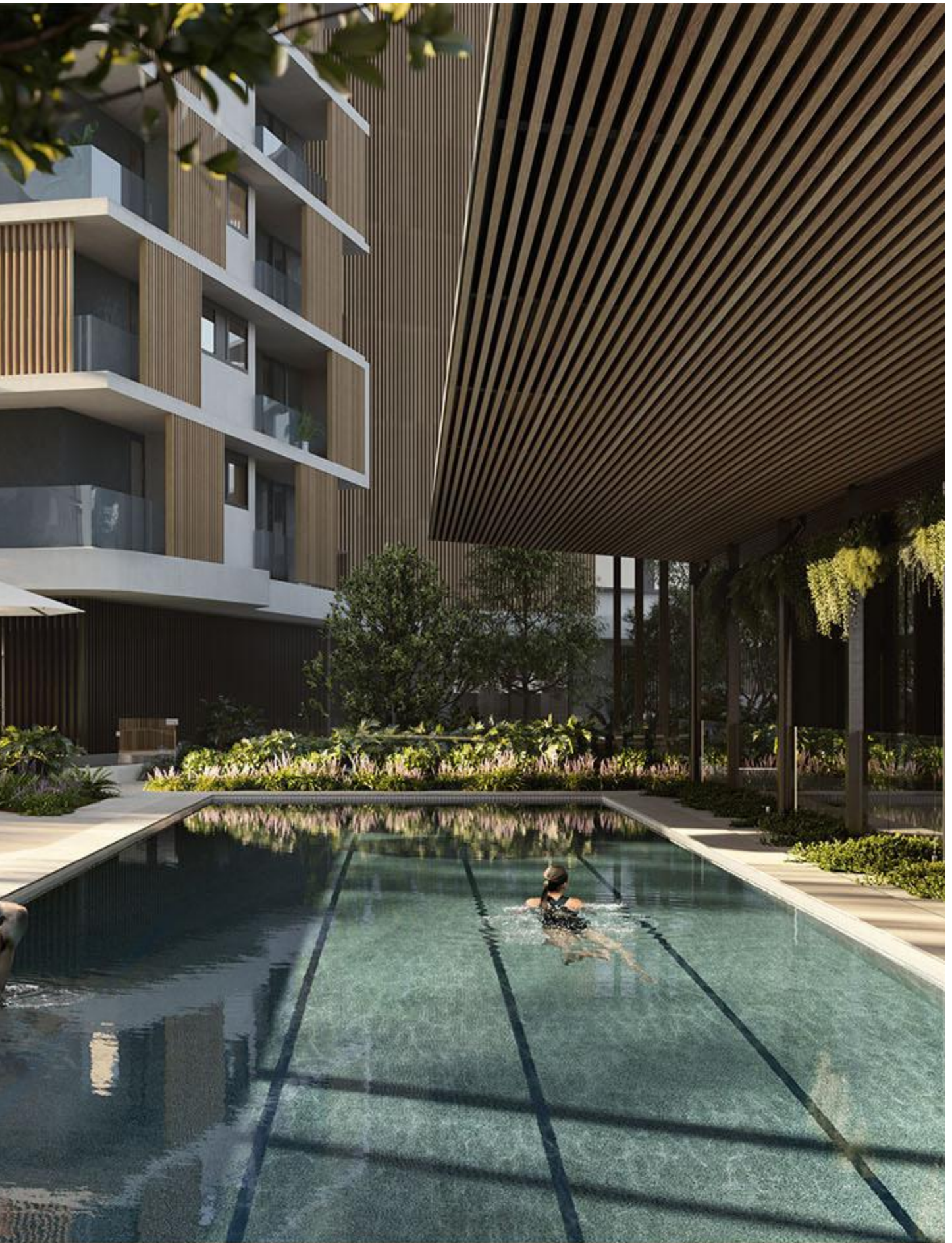












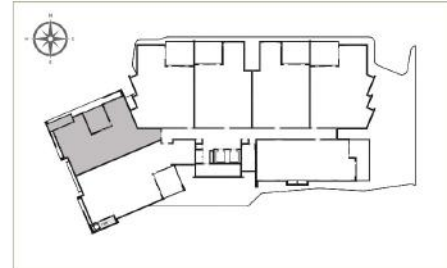
# FLOOR PLATES



Typical Floor Plan | Unit Type 1.1



Floor Area	128m <sup>2</sup>
Balcony	24m <sup>2</sup>
Total	152m <sup>2</sup>



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**ADDRESS:** Marina Point  
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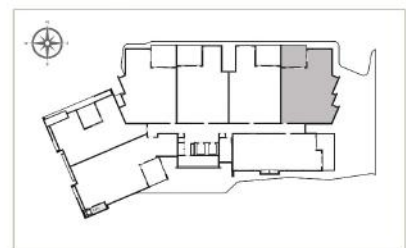
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Typical Floor Plan | Unit Type 1.2B



Floor Area	138m <sup>2</sup>
Balcony	23m <sup>2</sup>
Total	161m <sup>2</sup>



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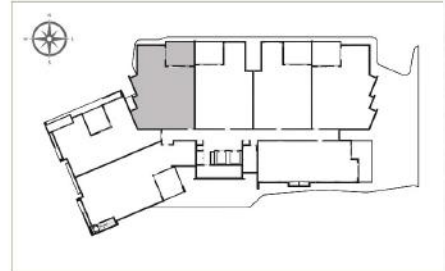
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### Typical Floor Plan | Unit Type 1.2A



Floor Area	138m <sup>2</sup>
Balcony	23m <sup>2</sup>
Total	161m <sup>2</sup>



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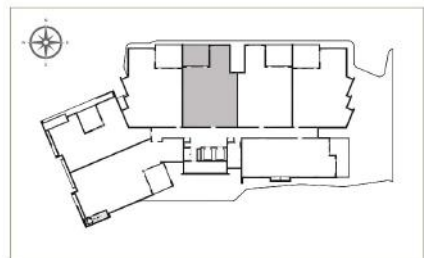
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### Typical Floor Plan | Unit Type 1.3A



Floor Area	133m <sup>2</sup>
Balcony	21m <sup>2</sup>
Total	154m <sup>2</sup>



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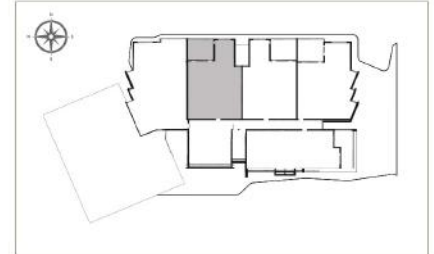
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# FLOOR PLATES



Typical Floor Plan | Unit Type 1.3C

	Floor Area	133m <sup>2</sup>
	Balcony	21m <sup>2</sup>
	Total	154m <sup>2</sup>



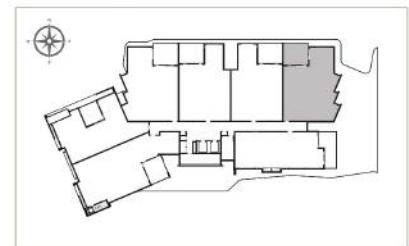
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Typical Floor Plan | Unit Type 1.2B

	Floor Area	138m <sup>2</sup>
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	Total	161m <sup>2</sup>



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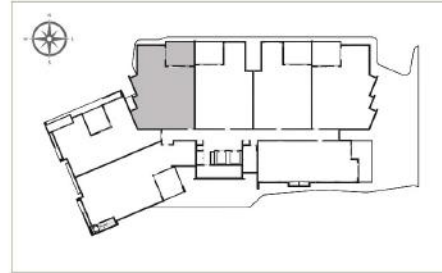
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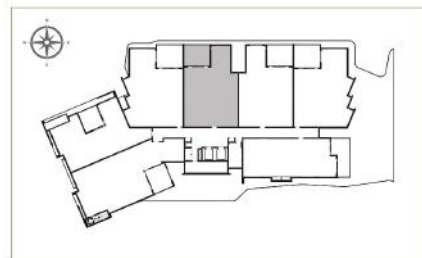
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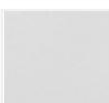


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# SCHEDULE OF FINISHES




## STONE

	<b>BENCHTOP</b> KITCHEN  <b>ST001</b>	5115 Calacatta Stillstorm <b>ProductName</b> <a href="#">🔗</a>  Caesarstone <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	5115 Calacatta Stillstorm <b>Colour</b>  Polished <b>Finish</b>
	<b>SPLASHBACK</b> KITCHEN  <b>ST002</b>	5115 Calacatta Stillstorm <b>ProductName</b> <a href="#">🔗</a>  Caesarstone <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	5115 Calacatta Stillstorm <b>Colour</b>  Polished <b>Finish</b>
	<b>ISLAND</b> KITCHEN  <b>ST003</b>	5115 Calacatta Stillstorm <b>ProductName</b> <a href="#">🔗</a>  Caesarstone <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	5115 Calacatta Stillstorm <b>Colour</b>  Polished <b>Finish</b>
	<b>BENCH TOP</b> MAIN ENSUITE, MAIN BATHROOM & LAUNDRY  <b>ST004</b>	ZENITH SURFACES <b>ProductName</b> <a href="#">🔗</a>  STONE AMBASSADOR <b>Brand</b>	WT1395 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	WHITE TRUFFLE <b>Colour</b>  - <b>Finish</b>

## JOINERY FINISHES

	<b>2PAC</b> KITCHEN AND ISLAND  <b>JF001</b>	2 PAK <b>ProductName</b>  TAUBMANS <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	ALMOND MILK <b>Colour</b>  SATIN <b>Finish</b>
	<b>LAMINATE</b> BUTLERS PANTRY  <b>JF002</b>	ALABASTER MATT <b>ProductName</b>  POLYTEC <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	ALABASTER MATT <b>Colour</b>  - <b>Finish</b>
	<b>LAMINATE</b> MAIN BATHROOM, ENSUITE & LAUNDRY  <b>JF003</b>	PENELOPE <b>ProductName</b> <a href="#">🔗</a>  LAMINATO - CLEAF <b>Brand</b>	FA41PE <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	DELAVE <b>Colour</b>  - <b>Finish</b>
	<b>LAMINATE</b> MAIN BED WIR  <b>JF004</b>	NAVURBAN <b>ProductName</b> <a href="#">🔗</a>  NEW AGE VENEERS <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	BALMORAL <b>Colour</b>  - <b>Finish</b>
	<b>LAMINATE</b> BED 2 ROBE FIT OUT  <b>JF005</b>	WHITE MELAMINE <b>ProductName</b>  - <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	- <b>Colour</b>  - <b>Finish</b>

## WALL FINISHES




	<b>PAINT</b> CEILING AND CORNICE  <b>WF001</b>	ULTIMATE EXPRESSIONS <b>ProductName</b>  HAYMES <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	DULUX 1/2 STRENGTH NATURAL WHITE <b>Colour</b>  - <b>Finish</b>
	<b>PAINT</b> MAIN WALL  <b>WF002</b>	ULTIMATE EXPRESSIONS INTERIOR <b>ProductName</b>  HAYMES <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	DULUX 1/2 STRENGTH NATURAL WHITE <b>Colour</b>  - <b>Finish</b>
	<b>PAINT</b> SKIRTING AND ARCHITRAVES, DOORS, DOOR FRAMES AND REVEALS  <b>WF003</b>	ULTRA PREMIUM ENAMEL <b>ProductName</b>  HAYMES <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	DULUX 1/2 STRENGTH NATURAL WHITE <b>Colour</b>  - <b>Finish</b>

m	Mineral Material	1640 Width (mm) 3240 Length (mm)	- Height (mm) - Depth (mm)	CAESAR STONE Supplier Company Carolyn.Ellis@caesarstone.com.au Supplier Email	ALL STONE TO BE VEIN MATCHED AT JOINS AND WATERFALL EDGES
m	Mineral Material	1640 Width (mm) 3240 Length (mm)	- Height (mm) - Depth (mm)	CAESAR STONE Supplier Company Carolyn.Ellis@caesarstone.com.au Supplier Email	ALL STONE TO BE VEIN MATCHED AT JOINS AND WATERFALL EDGES
m	Mineral Material	1640 Width (mm) 3240 Length (mm)	- Height (mm) - Depth (mm)	CAESAR STONE Supplier Company Carolyn.Ellis@caesarstone.com.au Supplier Email	ALL STONE TO BE VEIN MATCHED AT JOINS AND WATERFALL EDGES
	VITRIFIED COMPACT SURFACE Material	3210 Width (mm) - Length (mm)	20 Height (mm) 1610 Depth (mm)	STONE AMBASSADOR Supplier Company andrea@stoneambassador.com.au Supplier Email	ALL STONE TO BE VEIN MATCHED AT JOINS AND WATERFALL EDGES EDGE PROFILE ARRIS
	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	POLYTEC Supplier Company salterm@polytec.com.au Supplier Email	
	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	LI SURFACES Supplier Company leeann@lisurfaces.com.au Supplier Email	
	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	NEW AGE VENEERS Supplier Company CARLA@NEWAGEVENEERS.COM.AU Supplier Email	
	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
H	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
H	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
H	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	







# SCHEDULE OF FINISHES

	<b>WALL TILE</b> MAIN ENSUITE & MAIN BATH ALL WALLS  <b>WF004</b>	NEWSTONE BIANCO <b>Product Name</b>  EDGE TILE AND STONE <b>Brand</b>	ET2240 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	BIANCO <b>Colour</b>  NATURAL <b>Finish</b>
	<b>FEATURE WALL TILE</b> LAUNDRY  <b>WF005</b>	BOTTICINO TUMBLED FINE HERRINGBONE <b>Product Name</b>  EDGE STONE AND TILE <b>Brand</b>	ET37734 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	BOTTICINO <b>Colour</b>  - <b>Finish</b>


## FLOOR FINISHES

	Carpet -  <b>FF001</b>	DAWSON FALLS <b>Product Name</b> <a href="#">↗</a>  EC CARPETS <b>Brand</b>	- <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	SUNLIT 5454 <b>Colour</b>  TEXTURED LOOP PILE <b>Finish</b>
	<b>INTERNAL FLOOR TILES</b> MAIN FLOOR AND WET AREAS  <b>FF002</b>	NEWSTONE BIANCO <b>Product Name</b>  EDGE TILE AND STONE <b>Brand</b>	ET2240 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	BIANCO <b>Colour</b>  NATURAL <b>Finish</b>
	<b>EXTERNAL FLOOR TILES</b> -  <b>FF004</b>	MONTI LIGHT PAVER <b>Product Name</b>  EDGE TILE AND STONE <b>Brand</b>	ET37326 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	BEIGE <b>Colour</b>  IN/OUT <b>Finish</b>

## APPLIANCES

	<b>OVEN</b> -  <b>AP001</b>	600MM ELECTRIC BUILT IN OVEN <b>Product Name</b> <a href="#">↗</a>  SMEG <b>Brand</b>	SFA6301TN <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	MATT BLACK <b>Colour</b>  - <b>Finish</b>
	<b>COOK TOP</b> -  <b>AP002</b>	5 BURNER CLASSIC GAS ON GLASS COOKTOP <b>Product Name</b> <a href="#">↗</a>  SMEG <b>Brand</b>	PV375NAU <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	MATT BLACK <b>Colour</b>  - <b>Finish</b>
	<b>MICROWAVE</b> -  <b>AP003</b>	31L BUILT IN MICROWAVE <b>Product Name</b> <a href="#">↗</a>  SMEG <b>Brand</b>	SMO31MT <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	MATT BLACK <b>Colour</b>  - <b>Finish</b>
	<b>RANGE HOOD</b> -  <b>AP004</b>	UNDERMOUNT RANGEHOOD <b>Product Name</b> <a href="#">↗</a>  SMEG <b>Brand</b>	PUM910X <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	STAINLESS STEEL <b>Colour</b>  STAINLESS STEEL <b>Finish</b>
	<b>DISHWASHER</b> -  <b>AP005</b>	<b>Product Name</b> <a href="#">↗</a>  SMEG <b>Brand</b>	DWAF16214-2 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	- <b>Colour</b>  INTERGRADED <b>Finish</b>
	<b>BIN DRAWER</b> KITCHEN  <b>AP006</b>	HIDEAWAY COMPACT SOFT CLOSE BIN <b>Product Name</b> <a href="#">↗</a>  HAFELE <b>Brand</b>	503.51.783 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	WHITE <b>Colour</b>  - <b>Finish</b>

## BASINS AND SINKS










	<b>UNDER MOUNT BASIN</b> MAIN BATHROOM AND ENSUITE  <b>BS001</b>	Zen Neu 535 Under Counter Basin <b>Product Name</b> <a href="#">↗</a>  Argent <b>Brand</b>	U6052 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	White <b>Colour</b>  Gloss <b>Finish</b>
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PORCELAIN Material	600 Width (mm) 600 Length (mm)	10 Height (mm) - Depth (mm)	EDGE TILE & STONE Supplier Company jace@edgetiles.com.au Supplier Email	SET OUT - STACKED GROUT - MAPEI MOON WHITE
- Material	276 Width (mm) - Length (mm)	- Height (mm) 280 Depth (mm)	EDGE TILE & STONE Supplier Company jace@edgetiles.com.au Supplier Email	SUPPLIED IN SHEETS TO BE LAYED AS PER TILE SETOUT IN ARCHITECTURAL DRAWINGS GROUT - MAPEI ANCIENT WHITE
100% WOOL Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
PORCELAIN Material	600 Width (mm) 600 Length (mm)	10 Height (mm) - Depth (mm)	EDGE TILE & STONE Supplier Company jace@edgetiles.com.au Supplier Email	SET OUT - STACKED GROUT - MAPEI MOON WHITE
- Material	600 Width (mm) 600 Length (mm)	20 Height (mm) - Depth (mm)	EDGE TILE & STONE Supplier Company jace@edgetiles.com.au Supplier Email	SET OUT - STACKED GROUT - MAPEI MOON WHITE
- Material	597 Width (mm) - Length (mm)	- Height (mm) 548 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
- Material	720 Width (mm) - Length (mm)	- Height (mm) 510 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
- Material	592 Width (mm) - Length (mm)	390 Height (mm) 430 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
- Material	895 Width (mm) - Length (mm)	277 Height (mm) 290 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
- Material	598 Width (mm) - Length (mm)	818-888 Height (mm) 570 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
- Material	368 Width (mm) - Length (mm)	615 Height (mm) 518 Depth (mm)	HARVEY NORMAN COMMERCIAL Supplier Company Carina.Mudford@au.harveynorman.com Supplier Email	
Ceramic Material	535 Width (mm) - Length (mm)	180 Height (mm) 370 Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	

# SCHEDULE OF FINISHES

	<b>KITCHEN SINK</b> KITCHEN  <b>BS002</b>	Verve 770 Double Sink <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	KS1077230 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Stainless Steel <b>Colour</b>  Silk Mid Level Polish <b>Finish</b>
	<b>LAUNDRY</b> LAUNDRY  <b>BS003</b>	Verve 490 Sink <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	KS1049000 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Stainless Steel <b>Colour</b>  Silk Mid Level Polish <b>Finish</b>

## SHOWERS & TAPWARE

	<b>SINK MIXER</b> KITCHEN  <b>SH001</b>	Grace 2.0 Kitchen Mixer Pull Out Spray <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	K077480B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Brushed Nickel <b>Colour</b>  Brushed Nickel <b>Finish</b>
	<b>SINK MIXER</b> LAUNDRY  <b>SH002</b>	Grace 2.0 Kitchen Mixer   Chrome <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	K877161B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>BASIN MIXER</b> MAIN BATHROOM & ENSUITE  <b>SH003</b>	Grace 2.0 Wall Mounted Basin Mixer Trim Set <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	W366361B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>MIXER BODY</b> MAIN BATHROOM & ENSUITE  <b>SH004</b>	ColourFlex Wall Mtd Basin Mixer Body <b>ProductName</b>  ARGENT <b>Brand</b>	M303500 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	- <b>Colour</b>  - <b>Finish</b>
	<b>WALL PLATE</b> MAIN BATHROOM & ENSUITE  <b>SH005</b>	Argent Wall Mtd Argent SR Plate <b>ProductName</b>  ARGENT <b>Brand</b>	TC20061 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	- <b>Colour</b>  - <b>Finish</b>
	<b>SHOWER MIXER</b> BATHROOM  <b>SH007</b>	Grace 2.0 Shower Mixer Trim Set <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	S566361B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>RAIL SET</b> MAIN BATHROOM & ENSUITE  <b>SH006</b>	Architectura Style Trio 110-800 Rail Set <b>ProductName</b> <a href="#">🔗</a>  Villeroy & Boch <b>Brand</b>	VSR05061B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>DIVERTER MIXER</b> MAIN ENSUITE  <b>SH008</b>	Grace 2.0 Diverter Mixer Trim Set <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	D666361B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>SHOWERHEAD</b> MAIN ENSUITE  <b>SH009</b>	Architectura 300 Overhead Shower <b>ProductName</b> <a href="#">🔗</a>  Villeroy & Boch <b>Brand</b>	VSH401300B <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>
	<b>CEILING DROPPER</b> MAIN ENSUITE  <b>SH010</b>	Universal Ceiling Dropper 150mm <b>ProductName</b> <a href="#">🔗</a>  Argent <b>Brand</b>	231150 <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	Chrome <b>Colour</b>  Chrome <b>Finish</b>




## TOILETS

	<b>BACK TO WALL TOILET</b> MAIN BATHROOM & ENSUITE  <b>TT001</b>	VISTA HYGENIC FLUSH <b>ProductName</b> <a href="#">🔗</a>  ARGENT <b>Brand</b>	809911S4UB <b>Product Code</b>  - <b>Leadtime</b>	0 <b>Qty</b>	WHITE <b>Colour</b>  - <b>Finish</b>
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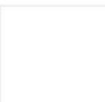


Stainless Steel Material	770 Width (mm) - Length (mm)	200 Height (mm) 440 Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
Stainless Steel Material	490 Width (mm) - Length (mm)	200 Height (mm) 440 Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	

# SCHEDULE OF FINISHES

## BATHROOM ACCESSORIES

	<b>TOILET ROLL HOLDER</b> MAIN BATHROOM & ENSUITE  <b>AC001</b>	Loft Toilet Roll Holder ProductName <a href="#">🔗</a>  Argent Brand	AR33043 Product Code  - Leadtime                      0 Qty	Chrome Colour  DuraBright Finish
	<b>TOWEL RAIL</b> MAIN BATHROOM & ENSUITE  <b>AC002</b>	Loft 800 Towel Rail ProductName <a href="#">🔗</a>  Argent Brand	AR33014 Product Code  - Leadtime                      0 Qty	Chrome Colour  DuraBright Finish
	<b>SHOWERSHELF</b> MAIN BATHROOM & ENSUITE  <b>AC003</b>	MONDRIAN SHOWER SHELF ProductName  ARGENT Brand	AR93693 Product Code  - Leadtime                      0 Qty	- Colour  - Finish

## ANCILLARY ITEMS

	<b>CEILING FANS</b> ALL AREAS AS PER ELECTRICAL PLANS  <b>AN001</b>	NEMOI DC CEILING FAN WITH REMOTE ProductName <a href="#">🔗</a>  MERCATOR Brand	FC700134WH Product Code  - Leadtime                      0 Qty	WHITE Colour  - Finish
	<b>SLIDING ROBE DOORS</b> -  <b>AN002</b>	FRAMELESS SLIDING WARDROBE DOORS ProductName  - Brand	- Product Code  - Leadtime                      0 Qty	MIRROR Colour  - Finish
	<b>SHOWER SCREENS</b> -  <b>AN003</b>	FRAMELESS GLASS ProductName  - Brand	- Product Code  - Leadtime                      0 Qty	- Colour  - Finish
	<b>DOOR HANDLES</b> -  -	COASTAL 4000 SERIES ROUND ROSE ProductName  - Brand	4300/20 Product Code  - Leadtime                      0 Qty	- Colour  - Finish
	<b>EDGE PULL</b> CAVITY SLIDER  <b>AN005</b>	AGED BRASS CONCEALED SLIDING DOOR EDGE PULL ProductName <a href="#">🔗</a>  MANOVELLA Brand	- Product Code  - Leadtime                      0 Qty	AGED BRASS Colour  - Finish

- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) 800 Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	- Width (mm) 300 Length (mm)	- Height (mm) - Depth (mm)	ARGENT AUSTRALIA Supplier Company Mandy.Hughes@argentaust.com.au Supplier Email	
- Material	1370 Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	TRACK AND DOOR TRIM TO BE WHITE
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	- Supplier Company - Supplier Email	
- Material	22 Width (mm) - Length (mm)	80 Height (mm) 15 Depth (mm)	- Supplier Company - Supplier Email	

## INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;
- Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms

and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;

- Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



