

SERENE RIVERFRONT

Buyer's Guide





Disclaimer:

The opinions, estimates and information given herein or otherwise in relation hereto are made by KANDEAL PROJECTS and affiliated companies in their best judgement, in good faith and as far as possible based on data or sources which are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from KANDEAL PROJECTS or another advisor able to provide the services of a qualified professional person. KANDEAL PROJECTS, its officers, employees and agents expressly disclaim any liability and responsibility to any person whether a reader of this publication or not in respect of anything and of the consequences of anything done or omitted to be done by any such person in reliance whether wholly or partially upon the whole or any part of the contents of this publication. COPYRIGHT KANDEAL PROJECTS. All rights reserved. No part of this work may be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying, recording, recording taping, or information retrieval systems) without the written permission of KANDEAL PROJECTS.

CONTENTS

03 EXECUTIVE
SUMMARY

05 THE
INVESTMENT

07 MARKET
INSIGHT

PROJECT
OVERVIEW **17**

FLOOR
PLANS **37**

INVESTMENT
RISK **42**

EXECUTIVE SUMMARY

PROJECT NAME

Serene Riverfront

PROJECT LOCATION

43 Grant Avenue, Hope Island QLD 4212

PROJECT DESCRIPTION

Serene Riverfront Terraces is an exclusive residential development located at 43 Grant Avenue, Hope Island, Queensland. This boutique project comprises 34 luxurious four-bedroom terraces, each thoughtfully designed to offer an unparalleled living experience that seamlessly blends sophisticated design with tranquil riverfront views. The development is situated just 850 metres from Hope Island Marketplace, providing convenient access to a variety of retail, dining, and entertainment options. Additionally, the proximity to world-class golf courses, marinas, and recreational facilities ensures that leisure and convenience are always within reach.









KEY FEATURES:

- A development of 34 terraces
- 4 bedroom terraces
- Spacious open-plan layouts
- High-quality finishes
- Expansive windows that invite natural light
- Exclusive amenities
- 850 metres from Hope Island Marketplace
- Proximity to world-class golf courses,



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

THE INVESTMENT

-  Strong capital growth potential combined with attractive rental yields, making it a compelling long-term investment opportunity
-  Exceptionally low vacancy rate of approximately 2.5%, reflecting high tenant demand and consistent occupancy
-  Superior build quality with premium finishes throughout, delivering both durability and a high-end living experience
-  Significant tax depreciation benefits available, enhancing overall investment returns and cash flow
-  Luxurious, spacious, and intelligently designed terrace-style layouts that offer modern living with minimal maintenance requirements
-  Generous tax depreciation advantages, ideal for investors seeking to maximise after-tax returns
-  Conveniently located within a 5-minute drive to the major Gold Coast employment precinct, leading private schools, recreational facilities, golf courses, shopping centres, and a wide range of dining options
-  Excellent connectivity with direct access to key Northern and Southern Gold Coast amenities, plus seamless M1 links to Brisbane and Byron Bay for easy commuting and travel

THE INVESTMENT

Unit Type	Internal	External	Price Range
4 BRM	213-216	31-59	\$1,595,000-\$1,895,000

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
4 BRM	T.B.A	\$675 / 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	Near Completion	Q2 2025	Q4 2026



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

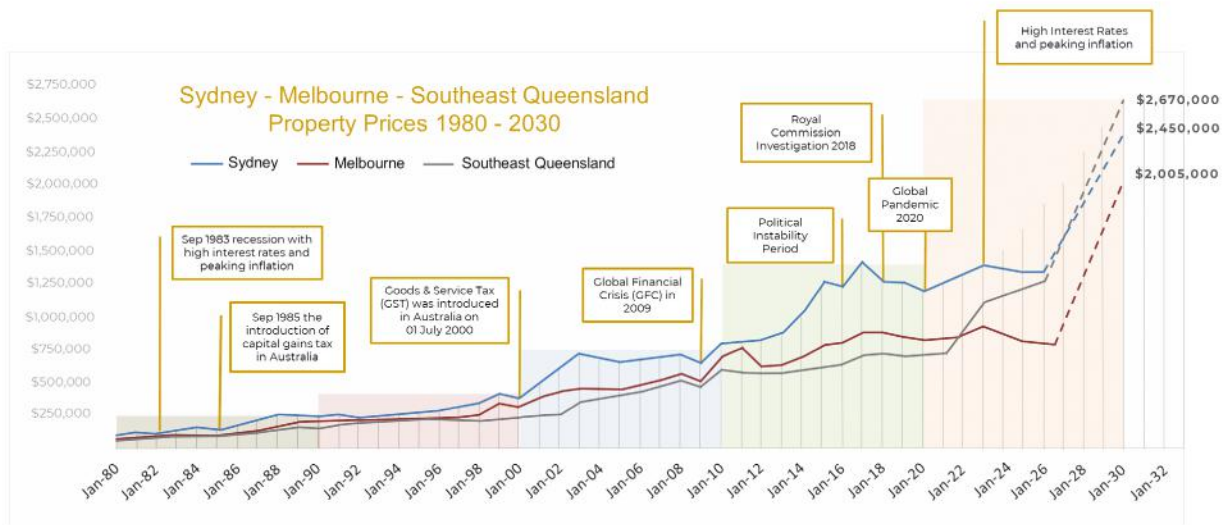
UNDERSTANDING THE PROPERTY MARKET

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

1. Sanctuary Cove Golf & Country Club
2. Hope Island Marketplace
3. Hope Island Shopping Centre
4. Westfield Helensvale
5. Coombabah Lake Conservation Park
6. Warner Bros Movie World
7. Coombabah State School
8. Helensvale State School
9. Griffith University
10. Gold Coast Beach





PROJECT OVERVIEW | EXTERIOR





PROJECT OVERVIEW | EXTERIOR





PROJECT OVERVIEW | AERIAL VIEW





PROJECT OVERVIEW | INTERIOR









PROJECT OVERVIEW | INTERIOR





















FLOOR PLANS

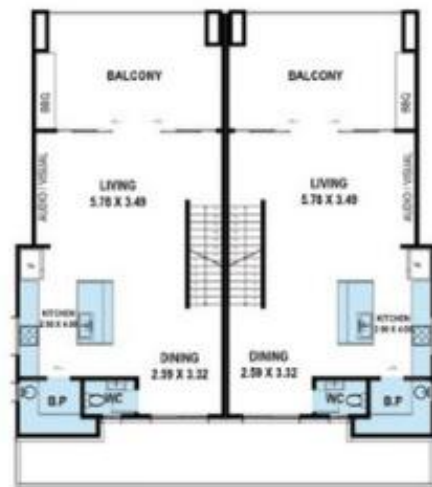
4 BEDROOM TYPE B | TERRACE 5 - 16



INTERNAL 213 M²
EXTERNAL 26M²
TOTAL 239 M²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

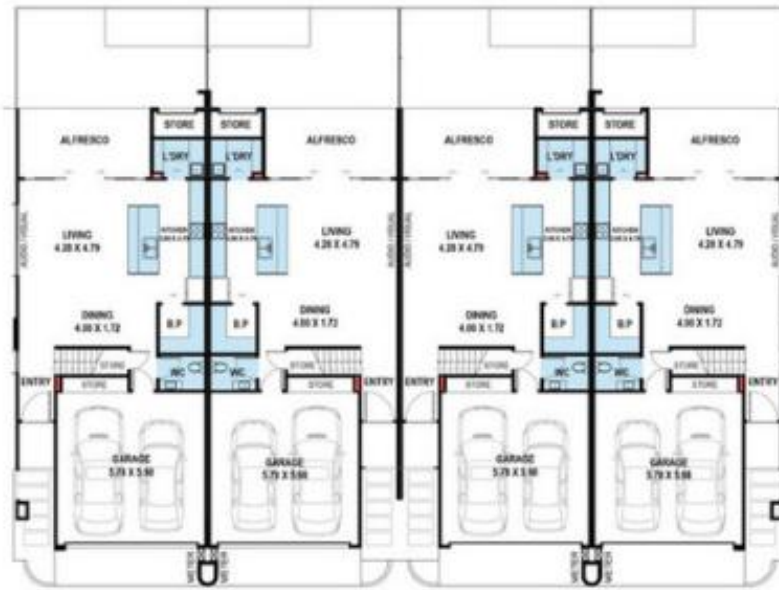
Disclaimer: Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

4 BEDROOM

TYPE D | TERRACE 23 - 24

4  3  2 

INTERNAL 216 M²
 EXTERNAL 18M²
 TOTAL 234 M²



GROUND FLOOR



FIRST FLOOR

Disclaimer: Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

SITE PLAN





FINISHES

1. **Lexicon White** - Ceilings & Trims

2. **Snowy Mountains** - Walls

3. **National Tiles Pietra Lavica Glacier** - 600 X 600 mm Brick Lay
- Flooring (Kitchen, Living & Laundry)

4. **Enigma Pearl** - Benchtops & Splashback (Kitchen)

5. **Andes Peak Nevada Dyed Solution Nylon Carpet** - Bedroom

6. **Blossom White Matt** - Overhead Cabinet Doors

7. **Engineered Tiber Flooring** - Family Room & Hallway

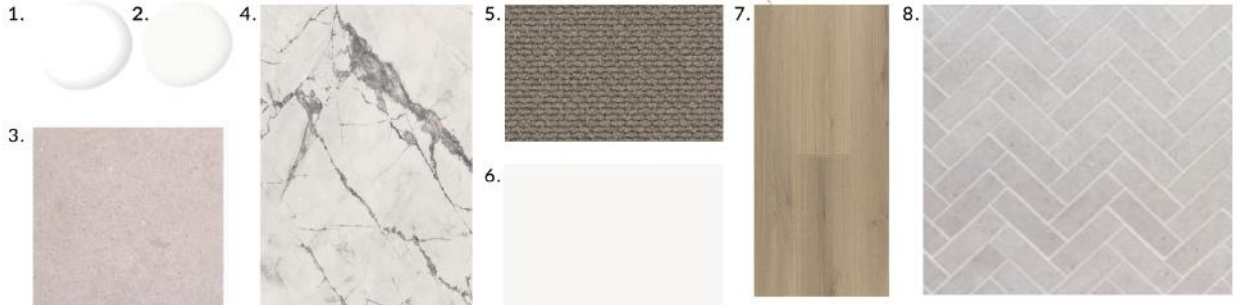
8. **National Tiles Pietra Lavica Glacier Herringbone** - Bathrooms

9. **Polytec Perugian Walnut Steccawood** - Cabinetry Dark Scheme (Kitchen, Bedrooms & Bathrooms)

10. **Polytec Maison Oak Steccawood** - Cabinetry Light Scheme (Kitchen, Bedrooms & Bathrooms)

11. **Matt White Tiles** - Splashback 100 X 300mm in vertical offset pattern (Laundry)

12. **Low Silica** - Benchtop (Bathrooms)



FITTINGS

1. 2. 3. 4. - SMEG Appliances from Harvey Norman Commercial - 900mm Induction Cooktop & Wall Oven Tower with Microwave Provision above concealed BLUM Aventos Lift Up door system

5. GASMATE Galaxy Black Modules - Optional Purchase

6. About Space Lighting 'KLIPS' Wall Light - Living Area

7. About Space Lighting 'CAPRI4' Pendant - Above Island Bench (Kitchen)

5. Andes Peak Nevada Dyed Solution Nylon Carpet - Bedroom

6. Blossom White Matt - Overhead Cabinet Doors

8. Concealed LED Strip - Under Kitchen Cabinets

9. Hafele Black Drip Dry Hanging Rail - Laundry

10. Hafele Nickel Plated Hanging Rail - Walk in Robe

11. Momo Handles Eclipse Door Handles

12. ADP Bathrooms Stadium Mirrored Cabinet

13. Fienza 'KEETO' Back to Wall Bathtub

14. Abey Rimless Wall Faced Toilet Suite

15. Vela Toilet Roll Holder

16. ABI Interiors ESME Mini Wall Basin with Abey Lucia Spout & Vela Wall Mixer in Brushed Nickel

17. Abey Schock Quadro Sink in Black with abey Progressiv Mixer in Brushed Nickel

18. Abey Schock Quadro Sink in Onyx with Poco Pull Out mixer In Brushed Nickel

19. Hume Accent HAG6 Interior Doors with Gainsborough Avant Alba Levers in Graphite

20. Fienza 'SARAH' Undercounter Basin with Abey LUCIA Spout with Vela Mixer

21. Abey curve shower with Vela mixer and Vela accessories



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.



