



# CALLI

UPPER COOMERA

# EXECUTIVE SUMMARY

## **Project Name**

Calli, Upper Coomera

## **Project Location**

Calli Ave off Rangeview Road, Upper Coomera QLD 4209

## **Transaction Requirement**

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

## **Time to Exchange**

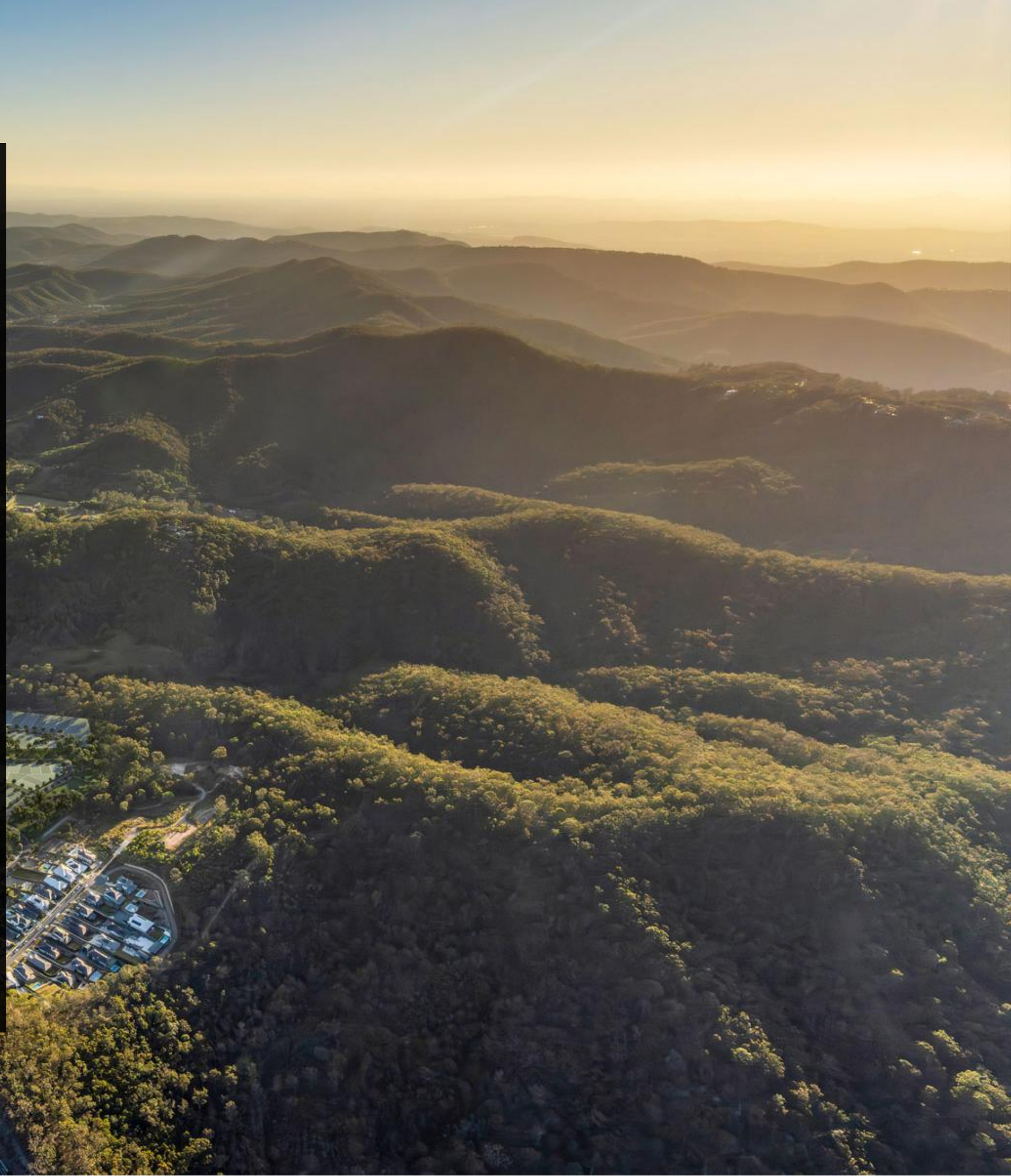
Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

## **The Project**

Calli in Upper Coomera is positioned in a highly desirable location, these homes provide a blend of comfort and style with easy access to local schools, shopping, and outdoor recreation. Designed with contemporary finishes and spacious layouts, Calli offers a welcoming environment suited to families, professionals, and downsizers alike.

- Public Transport: Coomera Train Station (approx. 5 km) connects to Brisbane and the Gold Coast.
- Shopping Centres: Coomera City Centre (3-minute drive) and Westfield Coomera (approx. 5 km) for a wide range of retail, dining, and entertainment options.
- Education: Numerous schools nearby, including Upper Coomera State College and St Stephen's College (both within 2 km).
- Healthcare: Upper Coomera Medical Centre and Coomera Family Practice (5-minute drive).
- Recreation: Dreamworld and WhiteWater World theme parks (approx. 10-minute drive), as well as local parks, walking trails, and the Coomera River for outdoor activities.

The homes at Calli in Upper Coomera offer a balanced lifestyle with easy access to essential amenities and leisure options, making it a prime choice for those looking to enjoy the best of the Gold Coast's urban and natural attractions.





**CALLI**  
UPPER COOMERA

Upper Coomera  
State College

Costco  
Gold Coast

Westfield  
Coomera

Sanctuary  
Cove Resort

Coomera  
State School

Hope Island  
Golf Course

Kmart

Bunnings

Aldi  
Upper Coomera

Coomera Springs  
State School

Woolworths  
Coomera West

Coomera  
Anglican  
College

Dreamworld

The Wattle  
Hotel

Coles  
Upper  
Coomera

St Stephen's  
College

Runaway  
Bay

Homeworld  
Helensvale

The Spit

Woolworths

Sea  
World

Surfers Paradise

Movie  
World

PACIFIC MOTORWAY M1



Dreamworld

Coomera Indoor Sports Centre

Coomera State School

Coles Upper Coomera

Coomera Village Shopping Centre

St Stephen's College

Hope Island Golf Course

Runaway Bay

Upper Coomera State College

The Wattle Hotel

Homeworld Helensvale

The Spit

Sea World

Harbour Town Helensvale

Kmart

Bunnings Oxenford

Surfers Paradise

Gold Coast University Hospital

Griffith Uni

Helensvale Plaza Shopping Centre

Movie World

Coolangatta

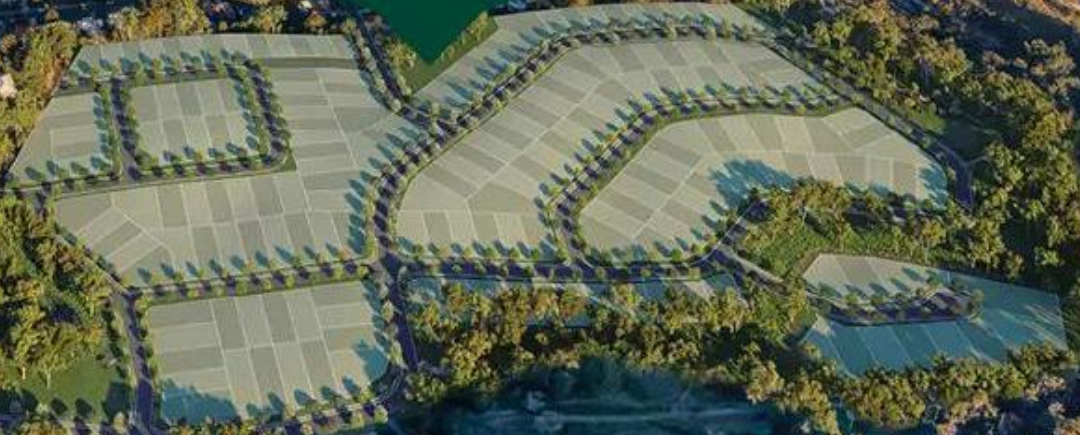
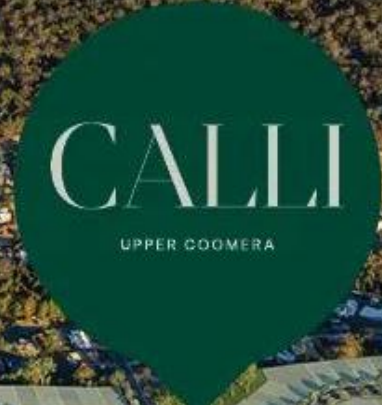
Wet 'n' Wild

Burleigh Waters

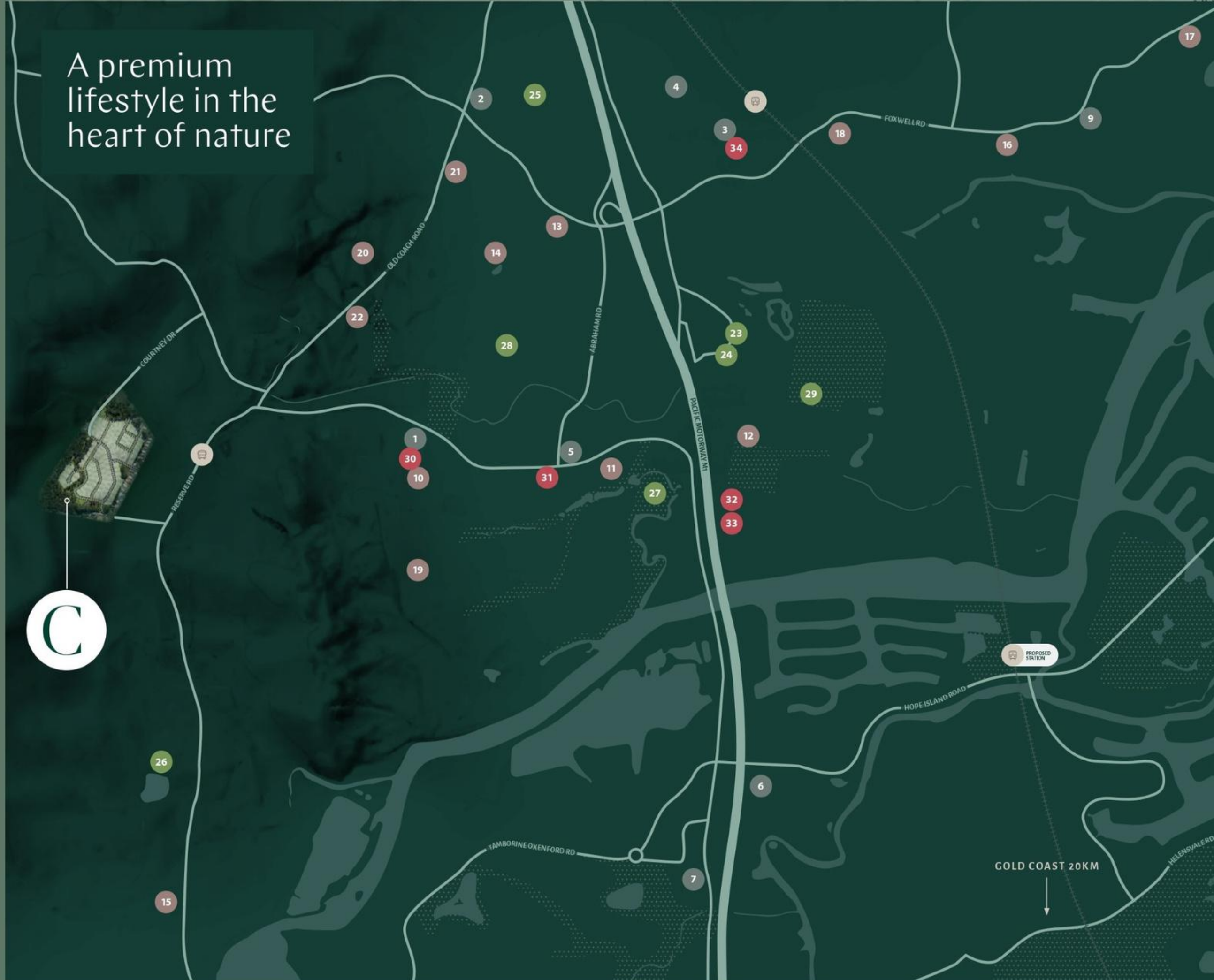
Heritage Bank Stadium

Highland Reserve State School

PACIFIC MOTORWAY M1



A premium lifestyle in the heart of nature



RETAIL \ DINING

- 1 Brygon Reserve Shopping Village
- 2 Coomera Square
- 3 Westfield Coomera
- 4 Costco Wholesale Gold Coast
- 5 Upper Coomera Shopping Centre
- 6 Homeworld Helensvale
- 7 Oxenford Village
- 8 Hope Island Shopping Centre
- 9 Coomera East Shopping Centre

EDUCATION

- 10 Upper Coomera State College
- 11 Saint Stephen's College
- 12 Coomera State School
- 13 Coomera Anglican College
- 14 Assisi Catholic College
- 15 Highland Reserve State School
- 16 Foxwell State Secondary College
- 17 Coomera State Special School
- 18 TAFE Coomera Campus
- 19 Kidi Kingdom Child Care Centre
- 20 Cathy's Family Daycare
- 21 Sparrow Early Learning Upper Coomera
- 22 Community Kids Old Coach Road Early Education Centre

SPORT \ RECREATION

- 23 Dreamworld
- 24 WhiteWater World
- 25 BigTop Playhouse
- 26 Tallowood Park
- 27 Yaun Creek Park
- 28 Billinghamurst Crescent Park
- 29 Coomera Indoor Sports Centre

HEALTH

- 30 ACUNESSA Women's and Children's Health
- 31 Upper Coomera Medical Centre
- 32 Myhealth Coomera
- 33 Premier Specialist Clinic
- 34 Elite Med Family Medical Centre

TRANSPORT

- Bus Stop
- Train Station

# MASTERPLAN



# 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.



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