

# 272 HEDGES AVENUE

M E R M A I D B E A C H

SUNLAND GROUP IS PROUD TO PRESENT 272 HEDGES AVENUE – THE GOLD COAST’S FINEST RESIDENTIAL ADDRESS, SET AMONGST ENDLESS COASTLINE AND BEACHFRONT PARKLANDS, AND ONLY MOMENTS FROM VIBRANT RETAIL AND DINING PRECINCTS.



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## LOCATION

From its privileged seaside location, 272 Hedges Avenue presents an unparalleled residential experience of outstanding natural and lifestyle amenity. On your doorstep, the sprawling parklands of Kurrawa Pratten Park and the spectacular coastline of Mermaid Beach awaits. The world-class retail and dining precincts of Broadbeach, home to Pacific Fair and The Star Gold Coast, are only moments away.

## ARCHITECTURE

Rising 44-storeys above endless coastline and comprising just 98 luxury residences, the sculptural form of 272 Hedges Avenue reflects the changing colours of the sea and sky. Generous balconies offer unlimited coastal views, while a sweeping canopy at the base of the tower creates an exquisite sculptural connection with the surrounding streetscape and parklands.

## RESIDENT AMENITIES

272 Hedges Avenue will feature unparalleled resident amenities including a dedicated concierge service, swimming pool, spa, gym, sauna, steam room, and treatment room.



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### **INCLUSIONS**

Home designs include a selection of two-bedroom plus study and three-bedroom plus media room apartments, sky homes, sky villas, sub-penthouses and penthouses. All residences feature:

- › Secure basement parking and storage.
- › Fully ducted air-conditioning.
- › Premium quality carpet and travertine floor tiles.
- › Entertainer's kitchen featuring natural marble stone bench tops, integrated fridge, dishwasher, and microwave, and premium appliances including electric oven and gas or induction/gas combination cooktop.
- › Bespoke bathroom designs with custom-made travertine stone vanities.
- › LED downlights throughout.

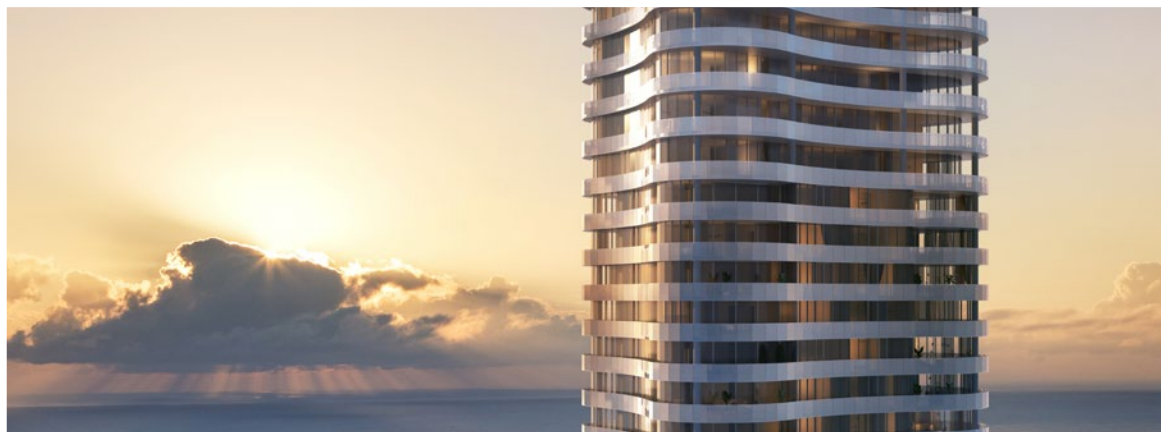
### **TERMS OF PURCHASE**

Initial deposit of \$10,000. Balance of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of payment for the balance deposit.

### **LOCAL AMENITIES**

From its privileged vantage point, Broadbeach is only a short stroll away, and easy access to the M1 puts the Brisbane CBD just 60 minutes away.

- › Immediately adjacent - Kurrawa Pratten Park and Mermaid Beach coastline
- › 1 minute to Oracle food and retail precinct
- › 2 minutes to Pacific Fair
- › 2 minutes to retail and dining precincts of Broadbeach
- › 2 minutes to Light Rail
- › 2 minutes to The Star Gold Coast hotel and casino
- › 15 minutes to Pacific Motorway (M1)
- › 15 minutes to Bond University
- › 15 minutes to Pindara Private Hospital
- › 20 minutes to Gold Coast Hospital, Robina Campus
- › 25 minutes to Gold Coast International Airport



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**Sunland Group**