

ARBOUR RESIDENCES

T H E H E I G H T S

Introducing Arbour Residences, a private collection of premium terrace homes adjoining an expansive conservation corridor at The Heights – a living work of art, perfected by beautiful landscaping and dedicated spaces for relaxation and play.

LOCATION

Arbour Residences is superbly located in Pimpama, the centre of the growth corridor between Brisbane and the Gold Coast. Direct access to the Pacific Motorway places Surfers Paradise within easy reach, and the culture and commerce of Brisbane, Queensland's capital, only 40 minutes by car. From this central position, Westfield Coomera Town Centre and Coomera Train Station are an easy 8 minute drive, linking to Brisbane and Brisbane Airport, and 35 minutes from the Gold Coast International Airport.

The local area is serviced by a wide variety of retail, education, recreation and sporting facilities including the nearby retail and dining precincts of Hope Island and Sanctuary Cove. Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area.

ARCHITECTURE AS ART

Set privately apart in a vibrant master planned community, Arbour Residences enjoys its own parkland environment tucked away from the wider world. Gently curving streetscapes, expansive landscaping, and the delicate changes in hue from one home façade to the next, creates both elegance and diversity.

Homes present a selection of contemporary open plan designs featuring living, dining and entertaining spaces, three bedrooms, bathroom, master ensuite and powder room.

Manicured garden settings frame the views from the kitchen, which features quality reconstituted stone bench tops, high-gloss cabinetry with ample storage and stainless steel appliances.



LOCAL GROWTH & INFRASTRUCTURE

In May 2017 Pimpama was revealed by the HIA as Australia's fastest growing housing market.

Sport & Leisure

Gold Coast Council has unveiled plans to deliver a \$56.5 million sports precinct in Pimpama. The new precinct will feature expansive parklands, two new swimming pools, water play area, gym, flexible event space, nine tennis courts, 12 netball courts and parklands. The new facility is expected to open in late 2020.

Education

Twelve local primary and secondary schools are located within the immediate area, including the \$18 million first stage of St Joseph's College Coomera, which opened in 2019. The largest school of its kind in the region, the 10-hectare site is being master-planned to cater for an eventual enrolment of more than 1,800 students.

The \$26 million TAFE Creative Campus is located 10 minutes away in Coomera, complete with computer labs, sound recording and music rehearsal studios, digital video and editing suites and 3D motion capture and production control facilities.

Jobs & Retail

- The first stage of the new billion-dollar Westfield Coomera Town Centre opened in October 2018. The new retail precinct features fresh food markets, fashion retail, dining and entertainment, Event Cinemas and major anchor tenants including Coles, Woolworths, Kmart and Target.

- The Boat Works marina in Coomera has announced a \$100 million development that will almost double the size of the existing 23ha shipyard and marina to 43ha. The project will create 2,000 jobs and will deliver a new dining and shopping precinct on the edge of the Coomera River to rival Marina Mirage at Main Beach. The first stage of development is complete with further works continuing.

- Established business and industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area.



PRIMARY & SECONDARY EDUCATION

- Pimpama State Primary School, Pimpama
- Pimpama State Primary College, Pimpama
- Pimpama State Secondary College, Pimpama
- Kings Christian College, Pimpama
- Coomera Anglican College, Coomera
- Saint Stephen's College, Coomera
- St Joseph's College, Coomera
- Assisi Catholic College, Upper Coomera
- Upper Coomera State College, Upper Coomera
- Ormeau State School, Ormeau
- Livingstone Christian College, Ormeau
- Mother Teresa Primary School, Ormeau

TERTIARY EDUCATION

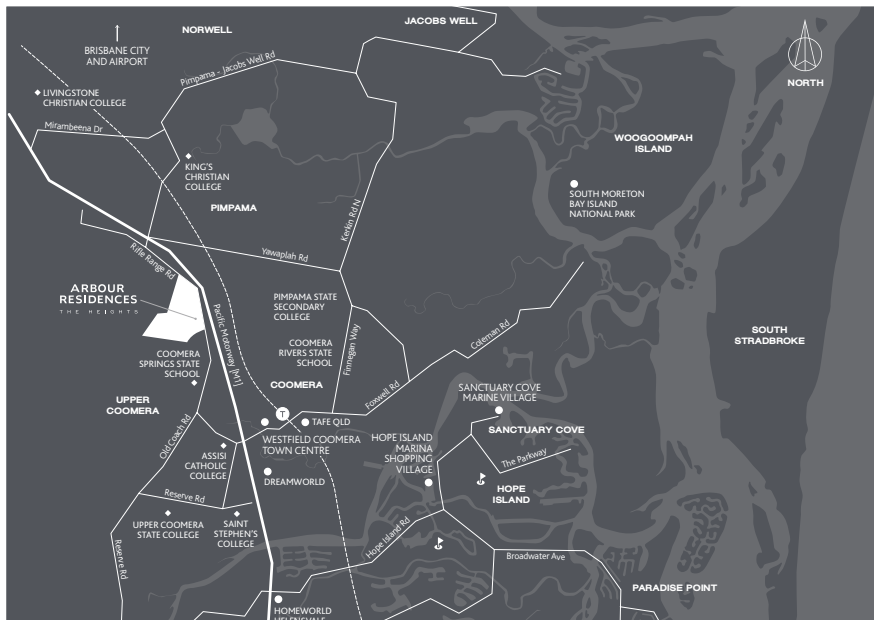
- Griffith University, Southport
- Bond University, Robina
- TAFE Creative Campus, Coomera

TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your home. 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 deposit.

OUTGOINGS

Council rates are anticipated to be approximately \$2,400 per annum. Water usage is charged on consumption at the current local government rate. Body Corporate weekly levies are anticipated to be approximately \$47 per week.



AMENITIES

- Coomera, Upper Coomera and Pimpama Junction Shopping Centres all located nearby, within extensive range of retailers
- Extensive local sporting infrastructure including soccer, hockey, AFL, junior rugby union, netball and water sports facilities
- 5 mins to Gainsborough Green Golf Course
- 5 mins to Pimpama Medical Centre
- 5 mins to Medicross Medical Coomera
- 5 mins to Dreamworld, Movie World and Wet 'n' Wild theme parks
- 8 mins to Westfield Coomera Town Centre and Coomera Train Station
- 10 mins to Westfield Helensvale Shopping Centre and Helensvale Homeworld
- 15 mins to Hope Island Resort championship golf course and world class marina
- 15 mins to Sanctuary Cove and its two championship golf courses, retail and dining precincts
- 20 mins to Harbour Town Shopping Precinct
- 25 mins to Gold Coast University Hospital

Sunland Group