

MARINA CONCOURSE

ROYAL PINES



The Concourse, Royal Pines Marina, Benowa Queensland 4217



Adjoining Royal Pines Resort, Marina Concourse is positioned only 15 minutes from the Gold Coast's spectacular surf beaches and leisure precincts.

Marina Concourse is located within the central Gold Coast suburb of Benowa with the Nerang River as its natural southern boundary. Benowa offers easy access to major arterial roads, train network and the M1 (Pacific Highway). Regular trains from Nerang Station connect residents and visitors to the Brisbane CBD and Brisbane Airport. The M1 places the Brisbane CBD within a 60 minute drive of Benowa.

Benowa is conveniently located for access to the major retail and dining precincts of Surfers Paradise and Broadbeach; including Pacific Fair. It's also within easy reach of renowned education and medical facilities including Griffith University, Bond University and Gold Coast University Hospital.

Marina Concourse is central to the vast array of infrastructure and lifestyle amenity of Benowa. From golf courses and shopping centres, to sporting venues, medical facilities and education options; everything is on your doorstep. It's also within easy reach of the Gold Coast Botanic Gardens, stunning beaches and several entertainment hubs.

SHOPPING

- 01 BENOWA GARDENS SHOPPING CENTRE
- 02 BENOWA VILLAGE SHOPPING CENTRE
- 03 ASHMORE PLAZA SHOPPING CENTRE

HEALTHCARE & EMPLOYMENT

- 04 SOUTHPORT BUSINESS PRECINCT
- 05 PINDARA PRIVATE HOSPITAL
- 06 GOLD COAST PRIVATE HOSPITAL & GOLD COAST UNIVERSITY HOSPITAL

EDUCATION

- 07 GRIFFITH UNIVERSITY
- 08 EMMANUEL COLLEGE
- 09 TAFE QUEENSLAND ASHMORE CAMPUS
- 10 SURFERS PARADISE STATE SCHOOL
- 11 BENOWA STATE SCHOOL
- 12 ST KEVIN'S CATHOLIC SCHOOL
- 13 BELLEVUE PARK STATE SCHOOL
- 14 THE SOUTHPORT SCHOOL
- 15 KEEBRA PARK STATE HIGH SCHOOL
- 16 ASHMORE STATE SCHOOL

RECREATION & GREENSPACE

- 17 METRICON STADIUM
- 18 GOLD COAST SPORTS AND LEISURE CENTRE
- 19 CARRARA INDOOR SPORTS STADIUM
- 20 KDV SPORT
- 21 GOLD COAST TURF CLUB
- 22 GOLD COAST REGIONAL BOTANIC GARDENS
- 23 RACV ROYAL PINES RESORT & GOLF COURSE
- 24 EMERALD LAKES GOLF COURSE
- 25 SOUTHPORT GOLF COURSE
- 26 MARINA VILLAGE

MARINA CONCOURSE



Designed and built by one of the Gold Coast's most respected developers Marina Concourse presents the centrepiece of the visionary master plan of The Concourse at Royal Pines, where contemporary architecture, expansive gardens and vibrant new leisure precincts converge.

THE FINAL CENTREPIECE

Marina Concourse is superbly positioned within the master-planned surroundings of The Concourse, adjoining the prestigious grounds of Royal Pines Resort.

Featuring two elegant, tapered towers rising above its lakefront setting, Marina Concourse is home to 110 superbly appointed two and three bedroom apartments and penthouses, spread across six levels. The ground level is meticulously landscaped and provides both private residents' amenity and public retail and leisure areas. The residents' facilities feature a barbeque area and pool overlooking the lake and out towards the Nerang River. There is also a coffee shop, yoga studio and swimming school available to visitors and guests alike.

- » PRIME WATERFRONT LOCATION OVERLOOKING THE ROYAL PINES MARINA
- » ONSITE CAFÉ AND RETAIL OVERLOOKING THE WATER
- » RESIDENTS' FACILITIES INCLUDING POOL & BBQ AREA
- » BEAUTIFUL LANDSCAPING WITH RESIDENT'S GARDEN AND LAWN AREA

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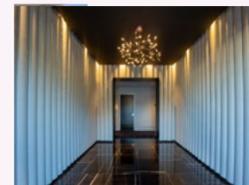


At Marina Concourse contemporary open plan interiors combine with refined finishes to create a functional and sophisticated place to call home.

INSPIRING INTERIORS

Modern comfort and design is brought together in these luxurious, oversized apartments with premium fixtures including stone benchtops and European appliances. Each apartment features light gloss cabinetry, stainless steel appliances including integrated refrigerator and dishwasher as well as floor to ceiling glazing and ducted air conditioning.

- » HIGH CEILINGS AND FLOOR TO CEILING GLAZING THROUGHOUT
- » STONE BENCHTOPS TO BOTH KITCHEN AND BATHROOMS
- » GENEROUS OPEN PLAN LIVING AND DINING AREAS
- » LARGE OUTDOOR AREAS WITH WATER VIEWS
- » DUCTED REVERSE CYCLE AIR-CONDITIONING
- » TRAVERTINE STONE FLOORING TO KITCHEN AND BATHROOMS
- » SECURE BASEMENT PARKING WITH STORAGE LOCKER



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RESIDENT AMENITIES

A pool and adjacent pavilion, privately nestled between Marina Concourse and the Nerang River, are reserved for the pleasure of residents, their families and friends, featuring sheltered barbeque facilities and comfortable seating. At the marina level, a collection of dining, retail and recreation precincts with direct access to the waterfront have been created for the enjoyment of residents and the community.

RACV AMENITIES

Residents can also purchase memberships for both the RACV Royal Pines Golf Course and RACV Royal Pines Resort Gym, located just across the road, which is easily accessible via an interconnected pedestrian walkway.

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 30 days from date of contract. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

OUTGOINGS

The body corporate levies at Marina Concourse equate to approximately \$82 per week. Council rates and water usage are anticipated to be approximately \$2,400 per annum.

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