



Cassia

PARK RESIDENCES



THREE BEDROOM CONTEMPORARY TOWNHOMES

2 Bourton Road, Merrimac, QLD

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Overview

Luxury townhome living, in a sanctuary of space and greenery. Cassia is an idyllic community of 75 contemporary townhomes centred around rolling parklands and beautifully landscaped gardens. Here, architecturally designed townhomes will be the focal point of relaxed luxury living.

Cassia showcases two-storey townhomes that take inspiration from previous award-winning collections: as comfortable as they are contemporary, with open plan interiors that cleverly maximize space and feature private terrace, three bedrooms, quality fittings and finishes.

Cassia Park Residences are positioned to take full advantage of panoramic views to the mountain hinterland and the Surfers Paradise skyline.

The developer's signature in their projects is expressed through 'urban art' and can be seen at Cassia through the inclusion of curved fluted walls, framing the site and accentuated by tall shade trees. Sculptural vertical timber elements form striking focal points, while a collection of interlocking charcoal planters defines the perimeter.

Cassia Townhomes include:

- ❖ Selected floor tiles to ground floor and wet areas
- ❖ Quality carpet
- ❖ Stone bench tops
- ❖ Stainless steel appliances, natural gas cooktop & electric oven
- ❖ Air conditioned living area and master bedroom
- ❖ Ceiling fans in bedrooms two and three

Facilities:

- ❖ On site manager
- ❖ Lap pool
- ❖ Two BBQ facilities
- ❖ Residents club lounge with kitchen facilities
- ❖ Landscaped gardens and parkland



Location Appraisal

Centrally located at Merrimac, Cassia is only 15 minutes from Broadbeach and 20 minutes from Surfers Paradise. Merrimac is situated between Robina Parkway in the east and the M1 Motorway in the west.

The suburb of Merrimac is an eclectic fusion of acreage, nurseries, market gardens and paddocks, combined with a mixture of residential properties.

Close to the Pacific Motorway, Robina Town Centre and schools, Merrimac remains more affordable than most other Gold Coast locations.

A mix of Residential A housing enclaves and acreage properties gives Merrimac a semi-rural feel even though it is encroached by heavily developed areas.

The wide-open spaces of Merrimac are more than likely to remain untouched, as they provide flood-mitigation benefits to the area. There are a large number of golf courses and sport facilities in the area.

There are a number of major shopping centres in the suburbs surrounding Merrimac. Robina Town Centre which is 5 to 10 minutes away has undergone a \$300 million expansion to include both David Jones and Myers -due to open August 2010, the largest Big W store in Australia, Target, K-mart, Coles, two Woolworth's stores and over 300 specialty stores.

The Gold Coast has a population of 497,848 at 30 June 2008 and is growing at a rate of 2.7% p.a. faster than the Queensland rate of 2.3% p.a. The population growth creates demand for 100 new dwellings per week. The projected population in 2031 is 788,231.

There is currently \$68.68 billion worth of residential, commercial, retirement, refurbishment, tourism and infrastructure development proposed or under construction at October 2009 on the Gold Coast and northern NSW. Infrastructure projects account for \$9.9 billion of this amount.

The Gold Coast continues to attract big business to its shores providing employment opportunities in manufacturing, industrial and commercial. The Gold Coast is a regional leader in information technology, manufacturing, film and telecommunications, education and training.

Merrimac will be home for the headquarters of Clive Palmer's Queensland Nickel following the billionaire businessman's purchase of Avica resort for \$11.5 million just 500m down the road from Cassia Park.

Local Facilities

PRIMARY & SECONDARY EDUCATION

- Merrimac State School - 2 km
- St Vincent's (Catholic) Primary School - 4.9km
- Worongary State School - 3.3km
- St Michaels College - 850m
- Merrimac State High School - 5.9km
- Emmanuel College - 4km
- Robina High School - 3.1km

TERTIARY EDUCATION

- Bond University - 6.2km
- Griffith University - 9.8km
- Gold Coast Institute of TAFE - 10.7km (Southport Campus)
- Gold Coast Institute of TAFE - 6.8km (Benowa Campus)

CHILDCARE

- Sunkids Childrens Centre - 400m

SHOPPING/ENTERTAINMENT

- Worongary Shopping Village - 420m
- Merrimac Tavern, service station and local shop - 850m
- Robina Town Centre - 3.3km
- Carrara Markets - 3.7km
- Pacific Fair Shopping Centre - 7.3km
- Skilled Park Football Stadium - 3km

HEALTHCARE

- Merrimac Medical Centre
- Robina Hospital - 2.7km
- Pindara Private Hospital - 6km
- Gold Coast Hospital - 10km

TRANSPORT

- Nerang Train Station - 6.2km
- Robina Train Station - 3km
- Gold Coast Airport - 19km
- Easy access to the M1 Motorway
- Local bus services with Surfside Buslines

Aerial Location Shot



Gold Coast Bulletin - 28 January 2010

Merrimac leads property comeback

by Leah Fineran

CENTRAL Gold Coast suburbs are hot property, with new research revealing they have the highest price growth for houses and units in the city.

Merrimac homes topped the list for the most price growth in late 2009 with a 3.1 per cent increase, while Benowa unit prices rose 15.6 per cent.

The December quarter figures from Australian Property Monitors have reinforced expert predictions that 2010 will be a promising year for Gold Coast property prices.

APM economist Matthew Bell said the increases indicated a return to pre-global financial crisis prices.

In Benowa the median unit price in December 2009 increased to \$375,000, but was

still well below the 2007 equivalent of \$427,500.

In Merrimac the median house price in the December '09 quarter rose to \$402,000, exceeding the 2007 median of \$395,000.

Mr Bell said growth had been jump-started by first-home buyer demand, but upgraders and investors had driven the strong final results in 2009 especially in top-end suburbs.

"The Gold Coast has had a relatively tough year, but I expect these figures to be the beginning of a return to form," he said.

"If the conditions hold, I expect investors and owners to have a even better increase of around 10 to 15 per cent by December 2010."

Nationally the APM data showed the Australian property

The big movers in 2009*

House		Unit	
Suburb	2009 % Change	Suburb	2009 % Change
Merrimac	3.1%	Bonowa	15.6%
Biggera Waters	3.0%	Biggera Waters	7.4%
Conungra	2.6%	Elanora	6.2%
Worongary	2.6%	Coomera	5.0%
Paradise Point	2.3%	Broadbeach	3.4%

*Australian Property Monitors' figures show percentage change between 2008 and 2009 median prices. Suburbs considered the top five performers had at least 20 annual sales with full price histories.

market posted a near 5 per cent rise in median house prices with a 12.1 per cent rise overall for the year. But the positive figures have been labelled as 'unexpectedly high' by RP Data research director Tim Lawless.

He said the latest growth figures had been inflated by a

renewed surge of interest in higher-end properties combined with a dropoff in first-home buyer spending.

The RP Data Rismark index is due out tomorrow and Mr Lawless said the figures would likely provide a more conservative view of market conditions.

Map



The Development

Cocooned in superbly landscaped gardens, Cassia's private facilities are an invitation to relaxation. Entertain in the residents' centre, complete with club lounge and kitchen facilities. Swim laps or simply relax in the lap pool. And with two barbeque facilities, there's plenty of room to gather family and friends together.

Cassia showcases two-storey townhomes that take inspiration from previous award-winning collections from the developer. As comfortable as they are contemporary, with open plan interiors that cleverly maximise space and feature private terrace, three bedrooms, quality fittings and finishes.

Kitchens are designed for elegant minimalism with stainless steel and sleek stone benchtops, premium appliances and natural gas cooktops.

The master bedroom is a parents retreat opening onto a well appointed ensuite and walk-in-robe. There is another bathroom upstairs and a powder room downstairs. Air conditioning is provided to the living areas and master bedroom. Ceiling fans in the two other bedrooms.

Quick Facts

Dwellings in project:	75 two level town homes
Bedrooms:	3
Bathrooms:	2.5
Size:	157m ² - 158m ²
Garage:	Single Lock up
Price:	\$426,000 - \$430,000
Rent:	\$390 - \$410
Yield:	4.8% - 5.3%
Body Corporate:	\$2900 p.a. approx (\$55 p.w. approx)
Council Rates:	\$1600 - \$1800 p.a. (approx)
Completion:	Stage 1a - October 2010 Stage 1b - January 2011 Stage 2a - March 2011 Stage 2b - June 2011
Deposit:	Initial holding deposit of \$1000 with contracts, balance of 10% at finance approval. Cash, bank guarantee and approved deposit bonds accepted.



The Developer

Sunland Group was founded 27 years ago and has created a portfolio of residential communities distinguished by quality, innovation and integrity.

It began with luxury house construction in 1983 and quickly established a reputation for constructing quality homes. Sunland then developed the first harbourfront villas and the peninsula waterfront homes in Sanctuary Cove, a landmark site on the Gold Coast with premier golf, boating and resort living.

In the following years Sunland developed many of the Gold Coast's well known locations from large scale residential developments like Somerset Estate in Reedy Creek to luxury high rise commercial and retail in Surfers Paradise like the Imperial Plaza and the Legends Hotel and luxury residential high rises such as Carmel by the Sea, Crystal Bay and Sun City Resort as well as the iconic Q1 building in Surfers Paradise. The Palazzo Versace Hotel, home to many a celebrity that visits the Coast is a Sunland project. Sunland also have many developments of distinction around Australia including Victoria, Sydney, Brisbane and Cairns.

Sunland maintains a consistent commitment to enduring design excellence. Their decision to diversify internationally to the United Arab Emirates in 2005 has proven strategic and they will continue to enter new markets through their exclusive Global Rollout Agreement with Gianni Versace Spa to develop 15 Palazzo Versace resorts throughout the world.

Sunland's fundamental aspiration is to create vibrant environments that enhance their surroundings. Importantly, this focus is applied across each of their projects to ensure sustainability for generations. The result is a continual architectural evolution that is responsive, fluid and true to its time and place. This has been paramount to their success and is a vision that continues to drive the company today and in the future. This is all part of their commitment to creating art through architecture and making this accessible to all.



Schedule of Finishes

EXTERNAL FINISHES

WALLS	Rendered and applied finish Villaboard to external soffits
WINDOWS	Aluminium powder coated window frames Roller Blinds to windows Insect screens
ROOF	Concrete tiles (depending on the product) Fascia, gutters and downpipes all with matching colour
GENERAL	Exposed aggregate concrete driveways and front paths Landscaping Gas hot water system Clothes line

INTERNAL FINISHES

WALLS	Plasterboard sheeted and painted
CEILINGS	Plasterboard sheeted and painted
DOORS/WOODWORK	Painted finish in satin enamel
FLOORS	Reinforced concrete slab - ground floor and garage Particle board flooring upstairs Porcelain Tiles (where applicable) Ground Floor and Wet Areas Quality Carpet (where applicable)
WARDROBES	Mirrored sliding doors with shelf and hanging rails
LAUNDRY	Laundry tub unit
GARAGE	Attached lock up garage Remote control garage door panel lift
GENERAL	Split system air conditioning living areas and master bedroom Ceiling fans in secondary bedrooms Television points Telephone and data points

cassia

PARK RESIDENCES

Sunland Group

ESTABLISHED
1983



MASTER PLAN

2 Bourton Road Merrimac Queensland P 1300 822 197 sunlandgroup.com.au

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9th February, 2010



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To Whom It May Concern

**Re: "Cassia"2 Bourton Road Merrimac – 75 Brand New
Townhouses**

Thank you for the opportunity to quote on the estimated rental return for the above free-standing townhouses. The townhouses are described as featuring:

- 3 bedrooms, 2 bathrooms.
- Spacious living areas with air-conditioning.
- Modern kitchen with quality appliances.
- Master bedroom with ensuite & walk in robe.
- Double garage with internal access.
- Gated small estate with intercom to entrance.

I confirm we believe a rental of approximately \$380-\$410 per week is achievable in today's current rental market. This estimate is based on rents that have been achieved in the surrounding area recently.

Please note this should not be considered as a guarantee of rental but an estimate based on today's buoyant rental market place.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

Ben Douglas

Ben Douglas.
Partner

OUR EXPERIENCE IS YOUR ASSURANCE



15th February, 2010

RENTAL APPRAISAL CASSIA PARK RESIDENCES, MERRIMAC

This complex comprises of three bedroom 2.5 bathroom townhouses, quality fitted kitchen with stainless steel appliances and stone benchtops. Airconditioning to the living and main bedroom, single lock-up garage in a central location.

In my opinion the rental figure achievable would be \$420 to \$460 per week. This figure would depend on the demand for properties at the time of availability.

The comparable properties currently managed by Ray White would be Faculty Court Mudgeeraba, a smaller complex but with similar attributes and double lock-up garage currently achieving \$400 per week. Other townhouses in a similar location, approximately 8-10 years old are currently returning \$360 to \$380 per week.

I hope this information has been helpful to you, please contact if I can be of any further assistance.

Yours faithfully,
RAY WHITE ROBINA/VARSITY



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Property Manager

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29th January 2010

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The Henderson & Pearl Family Trusts T/as

TREO Services

TO WHOM IT MAY CONCERN


Thank you for allowing us to appraise the "Greenvue" Style Townhome under construction in the "Cassia" development cnr Gooding Drive and Bourton Road Merrimac.

Merrimac is a growing area within close proximity to State and Private Schools, Robina Town Centre, Skilled Park, Robina Train Station and also local shops with numerous restaurants. Broadbeach with the Convention Centre and Jupiters Casino and beaches are only a 10 minute drive.

Looking at other rentals in the Merrimac/Robina area, and with the facilities on offer, currently we suggest the "Greenvue" Townhome rent for between \$420pw - \$450pw.

If we can assist you further do not hesitate in contacting us on the above phone number.

Yours Sincerely



Peter & Keiren Henderson
Robyn Davies
Managers
Merrimac Heights Residential Resort