



**\$469,900**

PRIME LOCATION  
SINGLE CONTRACT APARTMENTS

Type B | Level 3

Body Corporate Fees | \$68 pw (approx)

Rental Return | \$450 pw (unfurnished)

Living 82m<sup>2</sup> | Balcony 10m<sup>2</sup>

Total 92m<sup>2</sup> | Car Parking 28m<sup>2</sup> (tandem)



2 BED



2 BATH



2 CAR

**Lot 7306**

**SAGE APARTMENTS, MERRIMAC**



# INCLUSIONS

## STANDARD

### KITCHEN

- Double bowl stainless steel sink
- Stone benchtops
- Stainless steel or ceramic benchtop hotplates with rangehood exhaust
- Oven stainless steel type finish under bench
- Microwave stainless steel type finish
- Dishwasher stainless steel type finish
- Glass splashback
- Tiled floor

### MASTER ENSUITE

- Single bowl vanity unit
- Frameless wall mirror
- Tiled shower with laminated glass screen
- Built-in wall cupboards
- Toilet
- Exhaust fan
- Tiled floor and part walls

### BATHROOM

- Single bowl vanity unit
- Frameless wall mirror
- Shower over bath with semi-frameless laminated glass screen
- Built-in wall cupboards
- Toilet
- Exhaust fan
- Tiled floor and part walls

### LAUNDRY

- Single stainless steel laundry tub
- Stone benchtop and floor cupboards
- Clothes dryer
- Tiled floor

### LIVING & DINING ROOM

- Carpeted
- Split system air-conditioner

### BALCONY

- Tiled

### BEDROOM(S)

- Carpeted
- Split system air-conditioner in main bedroom

## PREMIUM

### KITCHEN

- Double bowl stainless steel sink
- Stone benchtops
- Stainless steel or ceramic benchtop hotplates with rangehood exhaust
- Oven stainless steel type finish under bench
- Microwave stainless steel type finish
- Dishwasher stainless steel type finish
- Glass splashback
- Laminated timber floor

### MASTER ENSUITE

- Single bowl vanity unit
- Frameless wall mirror
- Tiled shower with laminated glass screen
- Built-in wall cupboards
- Toilet
- Exhaust fan
- Tiled floor and part walls

### BATHROOM

- Single bowl vanity unit
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### LAUNDRY

- Single stainless steel laundry tub
- Stone benchtop and floor cupboards
- Clothes dryer
- Tiled floor

### LIVING & DINING ROOM

- Laminated timber floor
- Split system air-conditioner
- Stain switches

### BALCONY

- Tiled

### BEDROOM(S)

- Carpeted
- Split system air-conditioner in main bedroom

# FLOOR PLAN





# STAGE PLAN

*A sense of space in the middle of all the action*



*Level 1*



*Level 2*



*Level 3*



*Stunning Architecture with green space at its heart.*

Experience a tranquil community recreation area with quality facilities including, two pools with daybeds and outdoor entertaining areas, all set amongst more than 3 hectares of beautifully landscaped gardens.

[sageapartments.com.au](http://sageapartments.com.au)



DISCLAIMER: While care has been taken in the preparation of this document, the particulars are set out as a general guide only. All marketing materials, including brochures, plans and models are illustrative only. All interested parties should make their own enquiries. All details were correct at the time of printing and



# PROJECT OVERVIEW



## Attractive Investment Returns & Depreciation

The offering represents the opportunity to secure near new apartments in the final stage of Safe; which offers the most superior inclusions of all the project.

The apartments in this final offer are all lease at circa \$450-\$460 per week.

Having two units completed in December 2018 and the balance six units completed in July 2019 the opportunity exists for investors to claim significant depreciation benefits.

## Quality Accommodation

The apartments have been stylishly finished and features

- 2 Bedrooms
- 2 Bathrooms
- Spacious combined living & dining
- Gourmet kitchen with stone bench tops & quality appliances
- Separate laundry
- Balcony entertaining areas with scenic outlooks
- Two secured car spaces

## Strength of Location

Merrimac offers excellent connectivity and accessibility to a wide variety of business and lifestyle amenities.

With a heavy rail link to Brisbane's CBD as well as direct access to major arterial networks, Merrimac is easily commutable to the wider region.

The subject property enjoys easy and direct access to major arterial roadlinks, public transport, recreational parks, local shopping and schools.

## Strong Demographic

Merrimac is highly sought after for its residential offerings and has seen strong demand from young renters and first home buyers in particular.

Strong population and employment growth projected for the subject and surrounding area bodes well for the performance of the property market overall.





# PROJECT OVERVIEW

City convenience meets greener living.

Surrounded by 3 hectares of parkland, these contemporary apartments are the best of both worlds.



## FEATURES

- 7 Separate buildings over podium level car parking containing
- Total of 168 units
- 3 hectares of private parklands
- Concrete driveways and pathways
- On-site manager
- Established gardens
- Two swimming pools
- Visitor car parking
- BBQ facilities with generous outdoor entertainment areas
- Audio Intercom System to all apartments
- Two secure undercover car parking spaces for each apartment
- 2 Bed, 2 bath configurations for all apartments

## STANDARD APARTMENT FEATURES

- 40mm stone benchtops to kitchen
- Ceramic benchtop hotplates with rangehood exhaust
- Stainless steel appliances
- Glass or marble splashback
- Laminate timber flooring, tiles & carpet throughout
- Tiled balcony
- Split system air-conditioning in main bedroom and living
- Walk in robe to master
- Clothes dryer

## APARTMENT OVERVIEW

6201	Type A   Level 2   92m <sup>2</sup>
6305	Type B   Level 3   92m <sup>2</sup>
7202	Type B   Level 2   93m <sup>2</sup>
7203	Type B   Level 2   92m <sup>2</sup>
7302	Type B   Level 3   93m <sup>2</sup>
7303	Type B   Level 3   92m <sup>2</sup>
7306	Type B   Level 3   92m <sup>2</sup>
7307	Type B   Level 3   92m <sup>2</sup>

8 AVAILABLE APARTMENTS  
ALL UNITS ARE 2 BED - 2 BATH - 2 CAR

## SECURITY

- Audio intercom system to each apartment

## MANAGEMENT

- On-site management by an approved property manager

## COUNCIL/WATER RATES (OUTGOINGS)

- Approximately \$2,500 per annum

## BODY CORPORATE FEES (OUTGOINGS)

- Approximately \$884.86 per quarter

## KEY INVESTMENT INFORMATION

- Rental Yield 5.5%
- Growth 11.41% in the past 3 years
- 1st year depreciation \$12,000
- Vacancy rates 1%

## TENANCY SCHEDULE

Tenancy	Lease Expiry	Term	Rent p/w	Rent p/a
6201	14.07.21	12 mths	\$450	\$23,400
6305	14.02.22	12 mths	\$450	\$23,400
7202	07.11.21	12 mths	\$450	\$23,400
7203	07.11.21	12 mths	\$460	\$23,920
7302	19.09.21	12 mths	\$450	\$23,400
7303	07.05.21	12 mths	\$450	\$23,400
7306	27.09.21	12 mths	\$450	\$23,400
7307	28.11.21	12 mths	\$460	\$23,920

## INCOME SUMMARY FOR THE 8 APARTMENTS

- Total Gross Rent Per Annum | \$187,720\*
  - Total Outgoings Per Annum | \$42,432\*
  - Total Net Income Per Annum | \$145,288\*
- (Gross Rent - Outgoings = Net Income)

# LUXURIOUS INTERIORS



## LIVING

Expansive sliding doors and open, flow through layouts bringing the outdoors, in.



## BEDROOMS

Large sliding doors leading out onto private glass balconies, make for a retreat like bedroom suite.



## BATH

High quality, premium fixtures and fittings mixed with a modern colour palette.



## KITCHEN

Stunning stone bench tops paired with modern tap ware & premium appliances.



# ESTATE OVERVIEW



## SAGE APARTMENTS MERRIMAC, QLD

60 minutes TO BRISBANE CITY

15 minutes TO SURFERS PARADISE

7 minutes TO ROBINA TOWN CENTRE

15.1% MEDIAN UNIT SALE PRICE GROWTH OVER LAST 5 YEARS<sup>1</sup>

5.72% GROSS RENTAL YIELD FOR UNITS<sup>2</sup>

41,730 NEW JOBS PREDICTED BY 2050 IN MERRIMAC & SURROUNDING SUBURBS<sup>3</sup>

### CLOSE PROXIMITY TO:

- 15+ CHILD CARE CENTRES WITHIN 10 MINUTE DRIVE
- 10+ SCHOOLS WITHIN 15 MINUTE DRIVE
- ROBINA TRAIN STATION - 10 MINUTES
- 5+ SHOPPING PRECINCTS WITHIN 15 MINUTE DRIVE
- ROBINA HOSPITAL - 5 MINUTES
- 10+ MEDICAL CENTRES WITHIN 15 MINUTE DRIVE
- 10+ SPORTS & RECREATIONS FACILITIES WITHIN 10KM
- BOND/GRIFFITH UNIVERSITIES - 15/20 MINUTES

City convenience meets greener living. Encircled by 3 hectares of parkland, these contemporary apartments capture the best of both worlds.

Welcome to Sage, an unrivaled offering in contemporary apartment living. Built around manicured green landscapes and neighbour to the future Green Heart Urban Parkland system, you'll enjoy a beautiful setting. Best of all, this peaceful oasis is just minutes to a world of shopping, entertainment and commerce.

Sage Apartments offer sweeping views across vast expanses of open space toward the North East and mountain views across to the hinterland.

With interest rates at an all-time low, now is the perfect time to be a part of the exciting next phase of the city's growth. The growing population of the Robina / Merrimac area ensures high demand and consistent rental returns.



# ABOUT GOLD COAST CITY

Strategically located between the Gold Coast and Brisbane, Gold Coast North provides a vital link between two of Australia's largest cities.

Boasting strengthening employment, tourism, and education sectors as well as ongoing large-scale infrastructure investment, Gold Coast North has recorded one of Queensland's strongest increases in population growth in recent years.

From a local perspective, the ensuing development of the highly anticipated Coomera Town Centre will provide a further catalyst for ongoing investment and set the benchmark for a new wave of commercial, retail and residential development across the northern suburbs of the Gold Coast.



## Accessibility & Transport

The three primary modes of public transport on the Gold Coast being - heavy rail, buses and light rail. The "Public Transport 2018-2028 Plan" proposes improvements to roads, public transport and an upgrade of current infrastructure including - light rail tram, train stations, buses, routes, frequency and more.

The completed Oxenford Interchange (Exit 57) upgrade allows for more lanes and traffic flow improvements.

The Yawalpah Road, Pimpama bridge to nowhere could be open by the end of year, connecting Gainsborough Greens to the Old Pacific Highway in junction with the new Pimpama City Shopping Centre and residential housing.

The Gold Coast Coomera Connector project is set to be 45km long between the Logan Motorway and Pacific Motorway interchange at Loganholme and Nerang Broadbeach Road in Nerang. The project is set to be 6 lanes wide and include facilities for public transport, footpaths for walking and cycling - in hopes that this will provide a large transport capacity for the city.

Three new train lines will be added to the Gold Coast Railway alongside the Cross-River Rail Project. New stations will be located in Pimpama, Helensvale North and Merrimac/Worongary.

The City of Gold Coast, together with local business Ferry 1, have launched the cities first public ferry service called Hopo. The two-year Hopo free trial will link key destinations with stops at Seaworld, Broadwater Parklands, Marina Mirage, HOTA and Appel Park at Surfers Paradise.



**2 MIN**

Pacific Motorway



**5 MIN**

Robina Train Station



**15MIN**

Surfers Paradise



**10MIN**

Robina Town Centre



## Investment & Employment

The Gold Coast is emerging as an economic zone in its own right; as Australia's sixth largest city, it continues to diversify in services, exports, manufacturing, and education, which saw growth in the economy of around 3.7% to \$35.3 billion in 2018.

The Gold Coast's diversification and economic outperformance within the South-East corner is borne out of the makeup of businesses that are based on the Southernmost part of the Queensland coastline with more than 1 in 10 of the state's workforce employed on the coast.

An analysis of the Gold Coast economy and its near-term prospect coalesce around population growth, infrastructure and accompany capital inflows as the city contends with the challenges of a being an emerging economy in its own right - and much more than a tourism hub.

A population surge in the South-East corner continues to maintain pressure on infrastructure in the state. Over the last decade the Gold Coast has continued to draw workers from Northern NSW as well as increasing numbers commuting from Brisbane.

The completion of the third phase of light rail and extension of the M1 Pacific Highway are key priorities; whilst rail connection between Brisbane and Gold Coast will continue to be framed around the aspirational goal of having a very fast train network which has become the more recent focus of councils in the state's South-East

Industrial hubs in the northern parts of the Gold Coast region continue to follow the strategy of the government's advanced manufacturing focus, bolstered more recently by the awarding of the LAND 400 defence contract in March this year.

**590,751**

Gold Coast population in 2019

**1.73%**

Population growth rate in 2019

**104,399**

New jobs forecasted by 2031

**\$9B**

Worth of infrastructure projects set to benefit Northern Gold Coast (planned or under construction)

**230,000**

Additional dwellings\* by 2050

**4.2%**

Average labour force growth rate



# INVEST IN THE GOLD COAST WITH CONFIDENCE!



## GOLD COAST INFRASTRUCTURE UPGRADES

**COOMERA TOWN CENTRE**  
\$500 MILLION (COMPLETED)

**GOLD COAST LIGHT RAIL (G:LINK)  
STAGES 1 & 2**  
\$2.5 BILLION (COMPLETED)

**PACIFIC MOTORWAY UPGRADE FROM  
VARSITY LAKES TO TUGUN**  
\$1 BILLION UPGRADE (UNDER CONSTRUCTION)

**HOTA UPGRADE**  
\$60.5 MILLION ART GALLERY, OUTDOOR STAGE &  
GREEN BRIDGE (COMPLETED)

**LOGAN HOSPITAL EXPANSION**  
\$112 MILLION (PLANNED)

**OXENFORD INTERCHANGE  
(EXIT 57) UPGRADE**  
\$25 MILLION (UNDER CONSTRUCTION)

**HOPE ISLAND MARKETPLACE UPGRADE**  
\$65 MILLION (COMPLETED)

**MARINE UPGRADES**  
\$532 MILLION

**RETIREMENT UPGRADES**  
\$213.2 MILLION

**EDUCATION UPGRADES**  
\$167 MILLION

**SICKLE PARK UPGRADE (HOPE ISLAND)**  
\$1.6 MILLION

**GOLD COAST COMMONWEALTH GAMES**  
\$1.286 BILLION (COMPLETED)

**GOLD COAST AIRPORT UPGRADE**  
\$300 MILLION (UNDER CONSTRUCTION)

**AIRPORT HOTEL**  
\$50 MILLION

**THE GOLD COAST CULTURAL PRECINCT**  
\$37 MILLION (STAGE 1)

**THE STAR HOTEL**  
(COMPLETION 2022)



HOPE HARBOUR MARINA



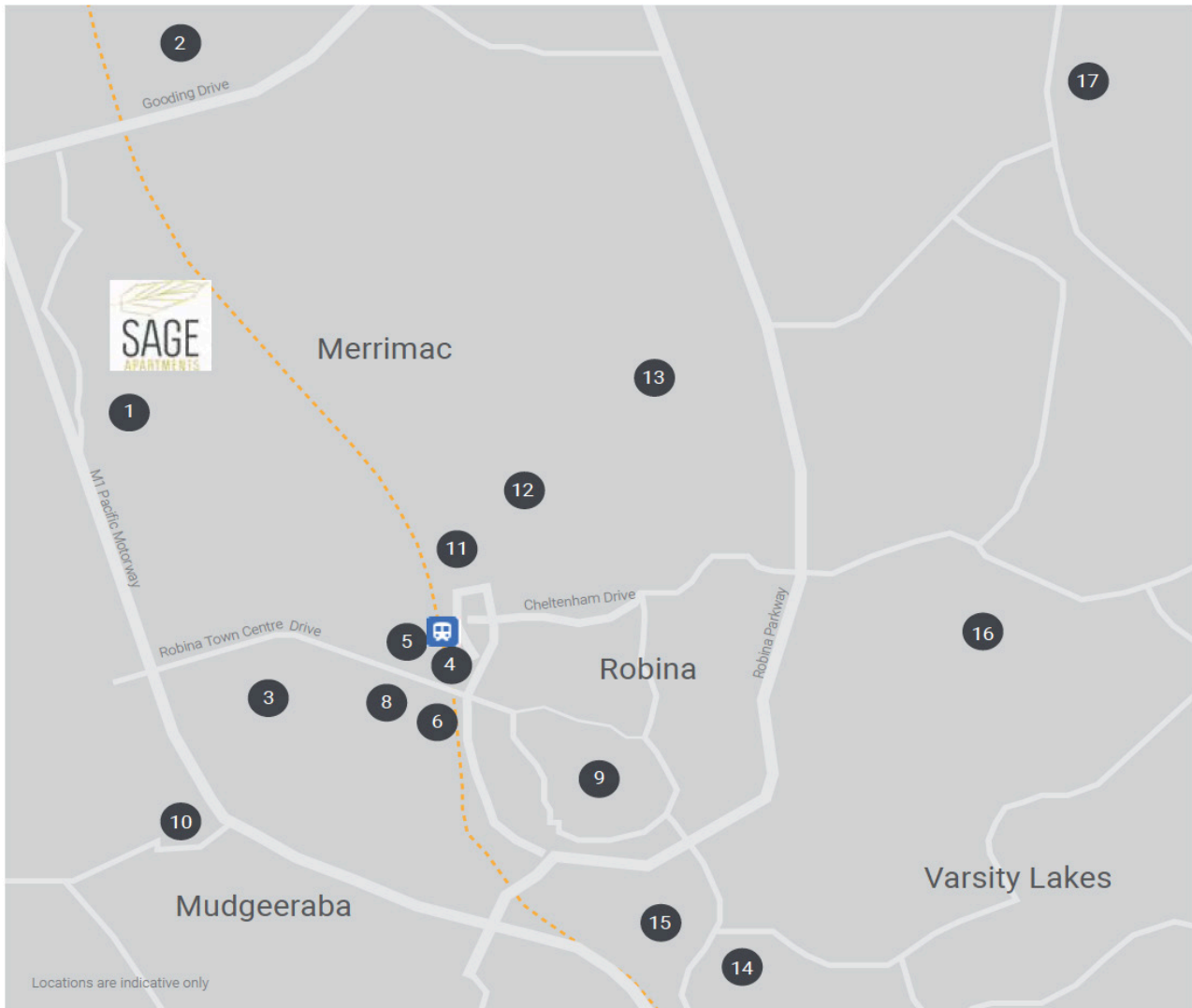
GOLD COAST CULTURAL PRECINCT



COOMERA TOWN CENTRE (WESTFIELD)



# LOCATION MAP



## Local Amenity

1. All Saints Anglican College	➤ 3mins*	10. Mudgeeraba Market Shopping Centre	➤ 8mins*
2. St Michaels College	➤ 4mins*	11. CBus Super Stadium	➤ 9mins*
3. The Glades Golf Club	➤ 4mins*	12. Robina/Merrimac 'Greenheart' Parklands	➤ 9mins*
4. Robina Private Hospital	➤ 5mins*	13. The Colonial Golf Course	➤ 10mins*
5. Robina Public Hospital	➤ 5mins*	14. Easy T Shopping Centre	➤ 10mins*
6. Robina Health Precinct	➤ 5mins*	15. Robina Home & Life	➤ 10mins*
7. Robina Train Station / Bus Interchange	➤ 6mins*	16. Palmer Gold Coast Golf Course	➤ 11mins*
8. Robina State High School	➤ 5mins*	17. Q Super Centre Shopping Centre	➤ 12mins*
9. Robina Town Centre	➤ 5mins*		

Heavy Train Line 

All time-frames are driving distance estimates from the property.  
Source: Google Maps 10/20. \*Approximately.

# PARTICULARS

## Deposit Information

INITIAL DEPOSIT \$1,000

PLEASE CONTACT FOR DEPOSIT DETAILS

## Land Information

LAND REGISTRATION REGISTERED

CONSTRUCTION STATUS BUILT

BODY CORPORATE FEES \$884.86 PER QUARTER

COUNCIL/WATER RATES APPROXIMATELY \$2,500 PER ANNUM

## Contract Information

CONTRACT TYPE SINGLE CONTRACT