



## PROJECT FACTS SHEET

<b>DEVELOPMENT PROJECT:</b>	<i>Sphere Southport Living</i> 154 Musgrave Ave, Southport Gold Coast, Queensland, Australia 4215
<b>DEVELOPER:</b>	Sitting Bear Pty Ltd ( Receivers and managers appointed)
<b>TENURE:</b>	Freehold; Off-The Plan
<b>LAND AREA:</b>	7.5 Hectares
<b>ANTICIPATED COMPLETION:</b>	<b>December 2012</b>
<b>LOCATION:</b>	Located within the Gold Coast's " Griffith Knowledge Precinct " Recently classified within the Australia's top 100 investment hotspots by Australia's Property Investor Magazine Hot 100 List

### *Transport:*

- a. Gold Coast Rapid Transit Station – 5 min walk
- b. Gold Coast Largest Bus Station – 5min drive
- c. Train Station – 10 mins drive
- d. Gold Coast Domestic Airport 30 mins drive
- e. Gold Coast International Airport – 30mins drive
- f. Brisbane CBD & International Airport – 60 mins drive

### *Universities & Colleges:*

- a. Griffith University – 1min drive
- b. Gold Coast TAFE – 3 mins drive
- c. Central Queensland University – 3 mins drive
- d. English Language Institutes – several within 3mins drive
- e. Bond University – Australia's Largest Private University - 25mins drive

### *Private & Public Schools:*

- a. The Southport Private School – 10 mins drive
- b. St Hilda's Private School – 7mins drive
- c. Several public schools – 5mins drive

### *Located within the Gold Coast Medical Precinct:*

- a. Gold Coast Hospital – 5min drive

- b. Griffith University Hospital - Australia's Largest Hospital - \$1.76 billion – 1min drive
- c. Pindara Private Hospital – 10 mins drive
- d. Specilised Medical Clinics – 1 min drive

*Shopping, Dining & Entertainment*

- a. Australia Fair Shopping Centre – 5mins drive
- b. World famous Surfers Paradise Cavill Avenue & Beaches – 10 mins drive
- c. Cinemas, dining and other shopping outlets – 5 mins drive
- d. Marina Mirage Shopping Centre – 10 mins drive
- e. Seaworld Themepark – 10mins drive
- f. Pacific Fair Shopping Centre – 15mins drive
- g. Australia's Largest Themepark Entertainment Precinct within 15mins drive  
*Dreamworld, Whitewater World, Movieworld, WetnWild, Outback Spectacular*

**DISTINCT DEVELOPMENT  
FEATURES & FACILTIES:**

On-site Management  
Fully equipped gymnasium  
Heated 25 metre lap pool  
3 plunge pools throughout the development  
Heated spa, Sauna, BBQ pavilion areas  
Separate residents lounge

**UNIT FEATURES:**

Split Cycle Air-conditioning  
Dishwasher, Microwave Oven & Electric Oven  
Cloths Dryer, Roll Down Window Coverings  
Stainless steel appliances & Gas Cooktops  
Large Balconies  
Stone Benchtops, Sophisticated Finishes  
Broadband and cable TV access

**DEVELOPMENT UNIT:**

1 & 2 bedroom apartments

**CARPARKING & STORAGE:**

2 bedroom *Apartments* include 2 underground security carparks & 1 lock up storage space  
1 bedroom apartments have 1 underground security car space & lock up storage

**PURCHASE TERMS :**

Freehold; Off-The Plan  
Initial Deposit \$2000  
10% Deposit on finance approval ( if required )  
Balance on Completion

**MAINTENANCE FEE:**

Approx \$56 Per week – All inclusive of ;  
Administration Fund , Sinking Fund , building insurance , principal  
Scheme contribution ( gardens / pools etc )

**COUNCIL RATES:**

\$2,400 per annum approx