

FACT SHEET



PANORAMA RESIDENCES

THE LOCATION

Expansive views to the Gold Coast city skyline and hinterland from the top of Carrara, Gold Coast, Queensland

Elevated living with generous space and features

Bespoke architecture with lavish landscaping
Residents' pool and leisure area

THE RESIDENCES

39 Terrace Homes

3 & 4 Bedroom + Study, 2.5 Bath

5 Garden Villas

2 & 3 Bedroom + Study, 2 Bath

18 Elevated Apartments

13 x 2 Bedroom, 2 Bath, 5 x 3 Bedroom, 2 Bath

PUBLIC TRANSPORT

- **Nerang Train Station** - 3 Mins
- Local bus services

LOCAL AMENITIES & EDUCATION

Local Shopping - Coles, Woolworths, Aldi, Dan Murphys, Zarrafas Coffee, McDonalds, BCF, Bunnings and hundreds of other local businesses in the nearby business precinct.

Local Schools (all within 10 mins) - Emmanuel College, All Saints Anglican School, Nerang State High School, St Brigid's Primary School, Good Start Early Learning, Silkwood School, Worongary State School, William Duncan State School, St Michael's College

Golf Clubs and Courses (all within 10 mins) - Emerald Lakes Golf Club, Lakelands Golf Club, Palm Meadows Golf Course, River Springs Country Club

Metricon Stadium - 5 Mins

Carrara Basketball Stadium - 5 Mins

KDV Sporting Complex (Golf & Tennis Academy, driving range, tennis, fitness centre with pool, gym...) - 5 mins

Robina Town Centre - 7 Mins

Robina Hospital - 8 Mins

Helensvale Westfield Shopping Centre - 10 Mins

Bond University - 15 Mins

Pacific Fair Shopping Centre - 15 Mins

Beach (Broadbeach) - 17 Mins

Gold Coast Airport - 25 Mins

BODY CORPORATE

Stage One:

Terrace Homes & Garden Villas with Lift
- \$72.39 - \$73.59 per week

Terrace Homes & Garden Villas no Lift
- \$68.42 - \$69.62 per week

Stage Two:

Apartments - \$72.39 - \$72.99 per week

COUNCIL & WATER RATES

Council Rates \$ 316.00 per quarter
(\$1,264.00 per annum)

Water & Sewer Rates \$1,008 per annum
* Approximate prices only

CONSTRUCTION

Anticipated Completion September 2018

TERMS OF PURCHASE

1% Initial deposit of the purchase price
Balance to 10% payable within 14 days
from date of contract (Cash, Bank Guarantee,
Electronic Transfer)

Settlement 14 days after registration of
plan/title

ARCHITECTS

Archidiom

DEVELOPER

Francis Drive Developments QLD Pty Ltd



Disclaimer: Whilst every effort has been made to accurately describe the details of any development project referred to in this Material, the availability of certain products and Materials and other changes in circumstances may result in some deviation to the description. The developer, agent and vendor accept no responsibility for the accuracy of any information contained in this Material or for any action taken in reliance thereon by any recipient of the Material. Recipients should make their own enquiries to satisfy themselves as to all aspects of any development or product referred to herein. All models, marketing materials, artists' impressions and plans in relation to any development are conceptual and illustrative only. All plans, concepts and materials to be used in any development are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development. This material only contains general information about our products and services. Unless expressly stated otherwise, this Material does not constitute an offer or inducement to enter into a legally binding contract, form part of the terms and conditions for our products and services, or purport to provide you with personal financial or investment advice of any kind.