

HOUSE & LAND

LOT 164 'RIVERINA', NERANG QLD 4211



*** Artist Impression Only - please refer to final drawings

LAND

\$1,000,000

420m²

HOUSE

\$386,150

204.70m²

PACKAGE

\$1,386,150

Stage: 4

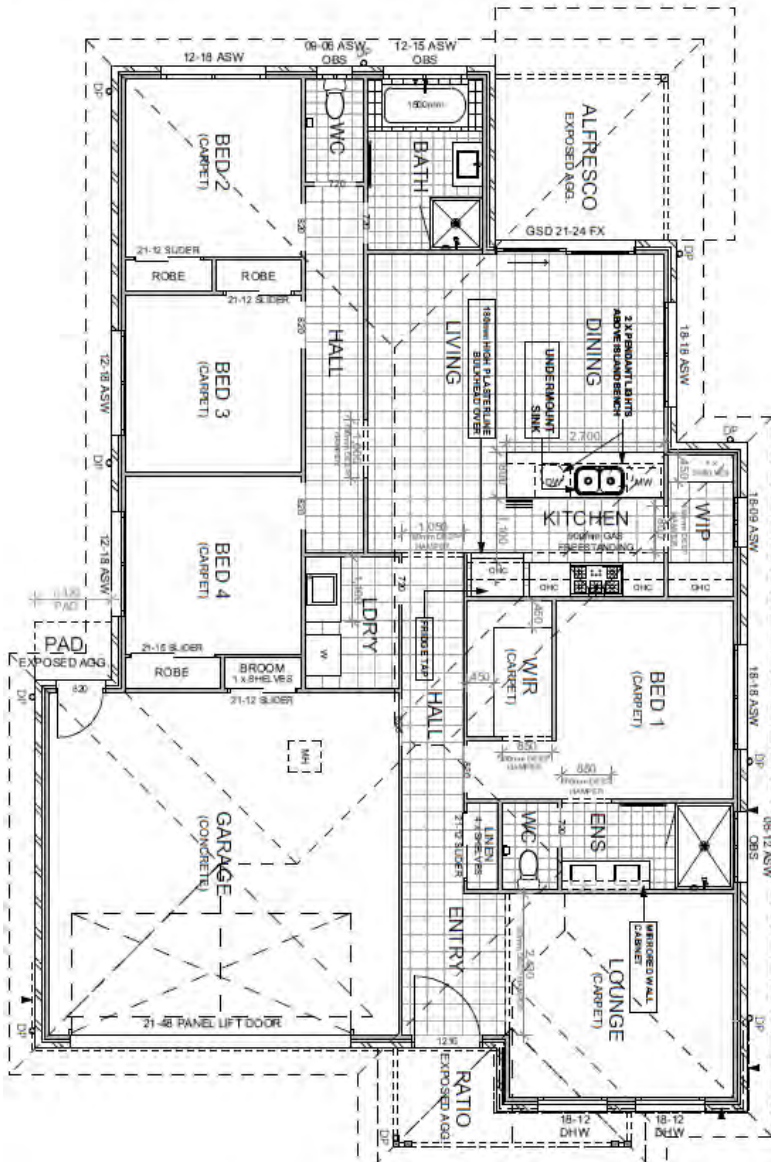
Registration: August 2022

Est. Rates: \$2,500 per annum

Aspect: River Front

Est. Rental: \$760 - \$800 per week

4  2  2 



TURN KEY PACKAGE INCLUSIONS

- Fixed Price Site Costs
- 1200mm Wide Front Entry Door
- Split System Air Conditioner to Living Room & Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- Three (3) Double Power Points With USB Ports
- Undermount Sink With "Mizu Soothe" Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Gas Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom
- Mirrored Wall Cabinet To Ensuite
- Wall Mounted Vanity Unit With Square Basin & Shark Nose Finish (No Handles)
- Upgraded Ceiling Fans Throughout Including Alfresco
- Stainless Steel Magnetic Door Stops
- Inset Laundry Tub With Cabinetry Under & Stone Benchtop
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Premier Grade Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



TRUST ACCOUNT DETAILS

SELLER SOLICITOR

TBA

TRUST ACCOUNT

Podium Project Marketing Pty Ltd Trust Account

BANK

ANZ Bank

BSB

014 245

ACCOUNT NO

4296 07526

SWIFT CODE

ANZBAU3M

DEPOSIT DETAILS

HOLDING DEPOSIT

\$1,000

DEPOSIT

10% Upon Contract Signing



Map Reference

29 March 2022



Lot 164 Riverina Nerang, QLD

4 2 2

Total Rental Estimate: \$760 - \$800 per week

Thank you for the opportunity to appraise the above property for the purpose of ascertaining the likely rent achievable in the current market.

When assessing the rental amount of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that your property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please don't hesitate to contact us.

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Director

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Ben Jorgensen L.R.E.A
Director

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Bia Nelson
New Business Manager
Mobile: 0439 581 811
Email: nurture@growandco.net



Rental Guarantee Now Available

Incentives are available **for this property!**
Please contact me for further details.

www.growandco.net



Specialized Property Managers For Brand New Homes

DISCLAIMER - This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company



PRE-CONSTRUCTION

- ♦ Engineers soil report & slab design
- ♦ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ♦ Fixed price site works including cut/fill and retaining walls as required.
- ♦ Engineer designed concrete slab & footings with control joints where applicable
- ♦ Timber frame & trusses
- ♦ Termite treatment to slab penetrations and physical perimeter barrier
- ♦ Sewer & Storm water connections to existing serviceable connection points
- ♦ Water connection from pre-tapped water main

ENERGY EFFICIENCY

- ♦ 6 Star Rated as per government regulations.
- ♦ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ♦ R1.5 walls batts to external walls (where required)
- ♦ Double sided foil "Wall-wrap" to external stud walls
- ♦ Energy Efficient Hot Water Unit
- ♦ Weather seals fitted to external hinged doors
- ♦ Wall mounted split system reverse cycle air conditioner to living room and bedroom 1
- ♦ 500 KPA water pressure limiting device
- ♦ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ♦ Select range of clay bricks from the Builders standard range
- ♦ Natural mortar with raked joints
- ♦ Feature render finish to front façade where required (Refer plan for details)
- ♦ Powder coated aluminium windows in the standard Builders range of colours
- ♦ Powder coated aluminium framed barrier screens to all openable windows and external doors
- ♦ Keyed window locks to all opening sashes and sliding doors

- ♦ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ♦ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ♦ Metal fascia & gutter in the standard Builders range of colours
- ♦ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ♦ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ♦ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ♦ Technika 900mm wide stainless steel freestanding dual fuel (gas) cooker
- ♦ Technika 900mm wide glass canopy rangehood
- ♦ Technika freestanding stainless steel dishwasher
- ♦ 2 x Pendant lights to island bench (if applicable)
- ♦ Undermount stainless steel double bowl sink
- ♦ Mizu Soothe mixer tap with pull out spray
- ♦ Cold water point to fridge space
- ♦ 4 x Melamine shelving to WIP (if applicable to design)

BATHROOM, ENSUITE & TOILET

- ♦ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ♦ Clear laminated aluminium semi-framed shower screens in the standard Builders range of colours
- ♦ White acrylic bath (1500mm-1675mm design specific)
- ♦ Mirrored wall cabinet fitted to the same width as the vanity unit to Ensuite
- ♦ 1050mm high aluminium frameless mirror fitted to the same width as the vanity unit to bathroom
- ♦ Chrome mixer tapware (Standard Builders Range)
- ♦ Chrome metal double towel rails and toilet roll holders
- ♦ Dual flush vitreous china suite with soft close seat
- ♦ White GAP Semi Inset Basin 450mm x 410mm



INCLUSIONS



CERAMIC TILING & FLOOR COVERING

- ♦ 450mm x 450mm tiles to Main floor, Bathroom & Ensuite floor areas as per plan
- ♦ 2000mm high tiling to shower areas, 500mm tiling above bath and single row of skirting tiles to wet areas
- ♦ Kitchen 600mm tiled splash back
- ♦ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ♦ Builders range carpet to Bedrooms, Lounge, Staircase (if applicable) as per plan

ELECTRICAL

- ♦ Earth leakage safety switch & circuit breakers
- ♦ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ♦ Double power point to each room as per electrical plan, Bedroom 1 and Kitchen have double power point with USB port
- ♦ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ♦ Smoke detectors (hard wired with battery backup)
- ♦ Provide NBN lead in conduit only (ready for connection by others, Developer responsible for supply connection to property boundary)
- ♦ Pre-wiring for two (2) phone / data points
- ♦ Weatherproof external light fittings (where applicable)
- ♦ Ceiling fans to Living, Lounge, Bedrooms and Alfresco
- ♦ Exhaust fan to bathroom, ensuite and internal powder room or WC (if applicable) as per NCC

STANDARD INTERNAL & EXTERNAL FEATURES

- ♦ 2440mm nominal Ceiling height
- ♦ 2040mm x 1200mm feature external front door with clear glazing
- ♦ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ♦ Paint grade flush panel internal passage doors

- ♦ Gainsborough Tri-Lock Contemporary Lever Set to front entry
- ♦ Internal lever door furniture
- ♦ Magnetic stainless steel door stops (excludes garage & wet areas)
- ♦ Deadlock to all external hinged doors
- ♦ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ♦ Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders standard colour "Lexicon Quarter (or equivalent)
- ♦ Two (2) coats to ceiling to Manufacturers standard specifications
- ♦ Two (2) coat external paint system to external trim and doors to Manufacturers standard specifications
- ♦ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ♦ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ♦ Laundry cabinet with 20mm stone benchtop, inset sink, chrome mixer tap
- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ♦ Two (2) external garden hose taps
- ♦ AAA Rated hand shower rail and tapware
- ♦ Exposed aggregate (unsealed) concrete driveway, path & alfresco
- ♦ Landscaping including A grade turf to front and rear yard and Premier Grade garden bed to front garden with garden edging (refer landscape plan)
- ♦ Timber fencing to side and rear boundaries including returns and gate
- ♦ Fold down clothesline
- ♦ Render finish painted letterbox and metal insert
- ♦ Cover grade timber staircase with paint grade balustrading (if applicable to design)


WARRANTIES

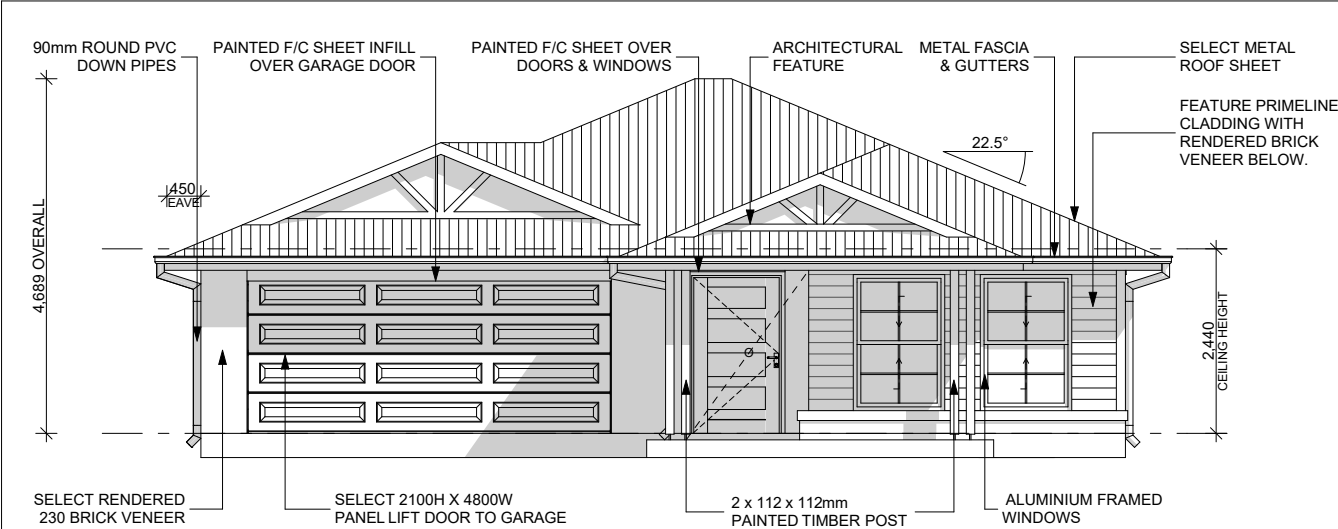
- ♦ Twelve months maintenance period
- ♦ 6 Year structural guarantee



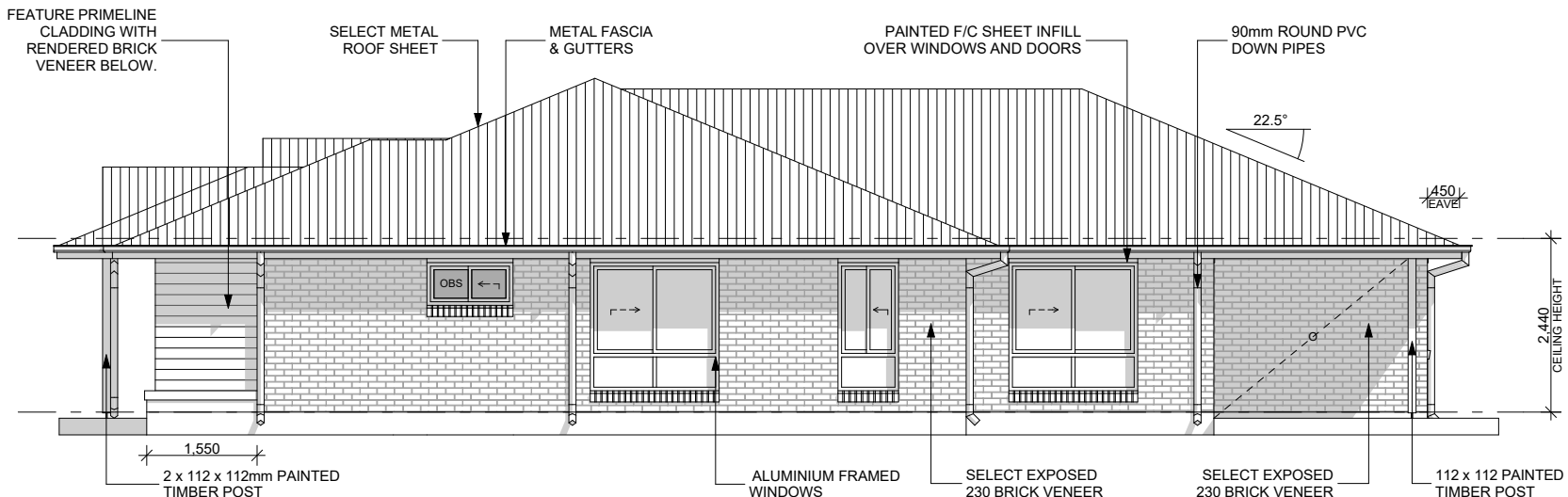
NOTE:- UNDERMOUNT SINK TO KITCHEN.

NOTE:- HWS LOCATION TBC.

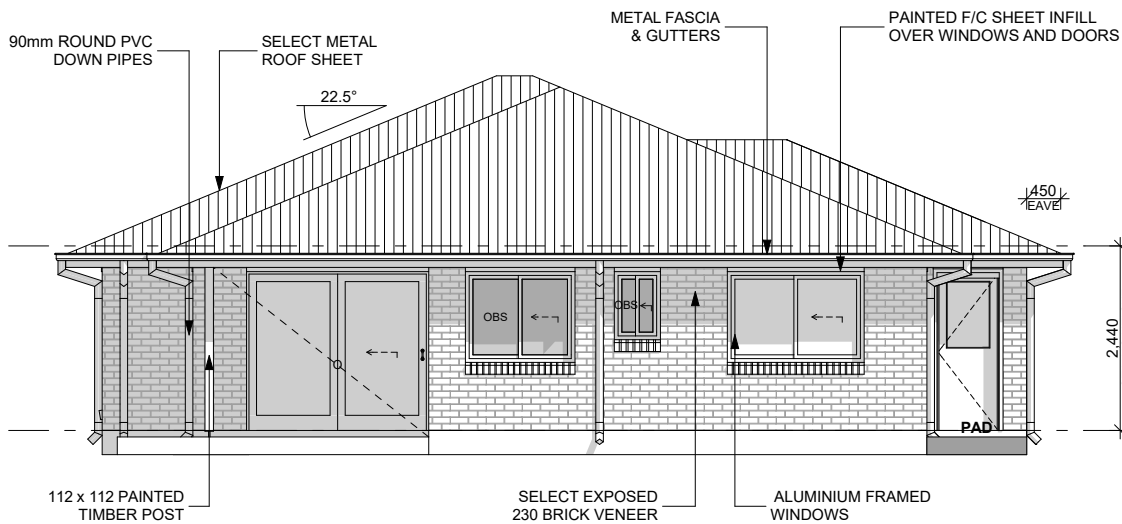
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		Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A	09.12.20	CONCEPT PLANS	xx	Client Signature Approval: Client Initials: Date: NOTES:	LIVING FLOOR	141.08 m ²		#Client Full Name	Scale: 1:100 @ A3	Drawn by:	
	CUSTOM:							FIRST FLOOR	m ²			Drawing Title:	GROUND FLOOR	
© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.								PAD	m ²			Model:		Ver.:
								PATIO	7.83 m ²			THE CAPRI 203 HAMPTON	3	Page No.: p. 3
								ALFRESCO	16.48 m ²					
								GARAGE	39.31 m ²					
								TOTAL AREA	204.70 m²					



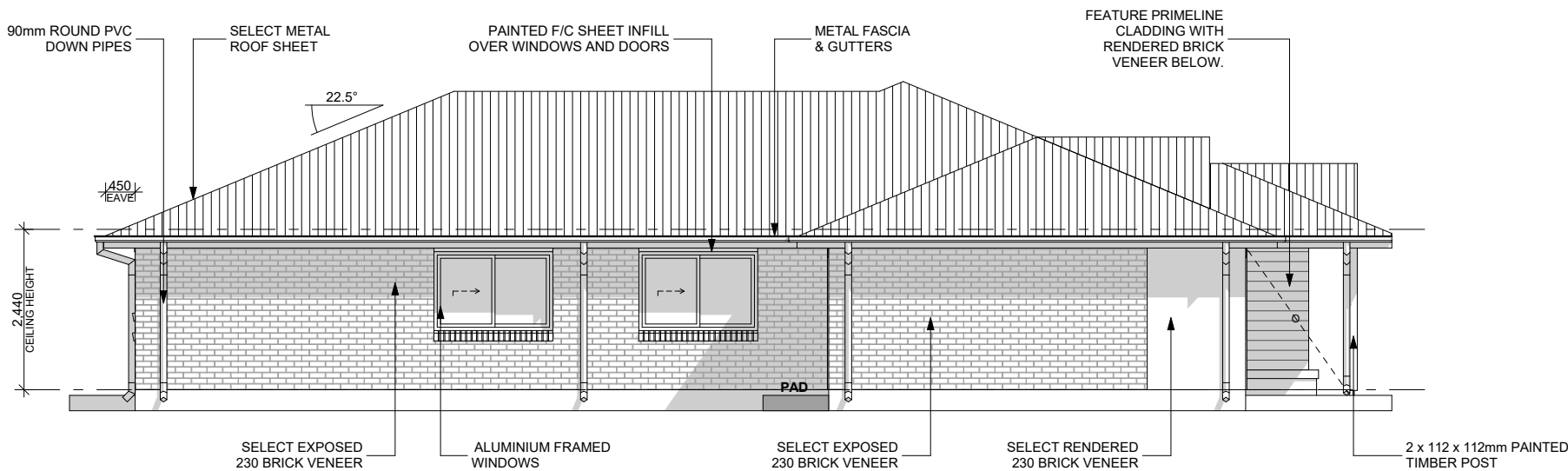
ELEVATION 1
1:100



ELEVATION 2
1:100




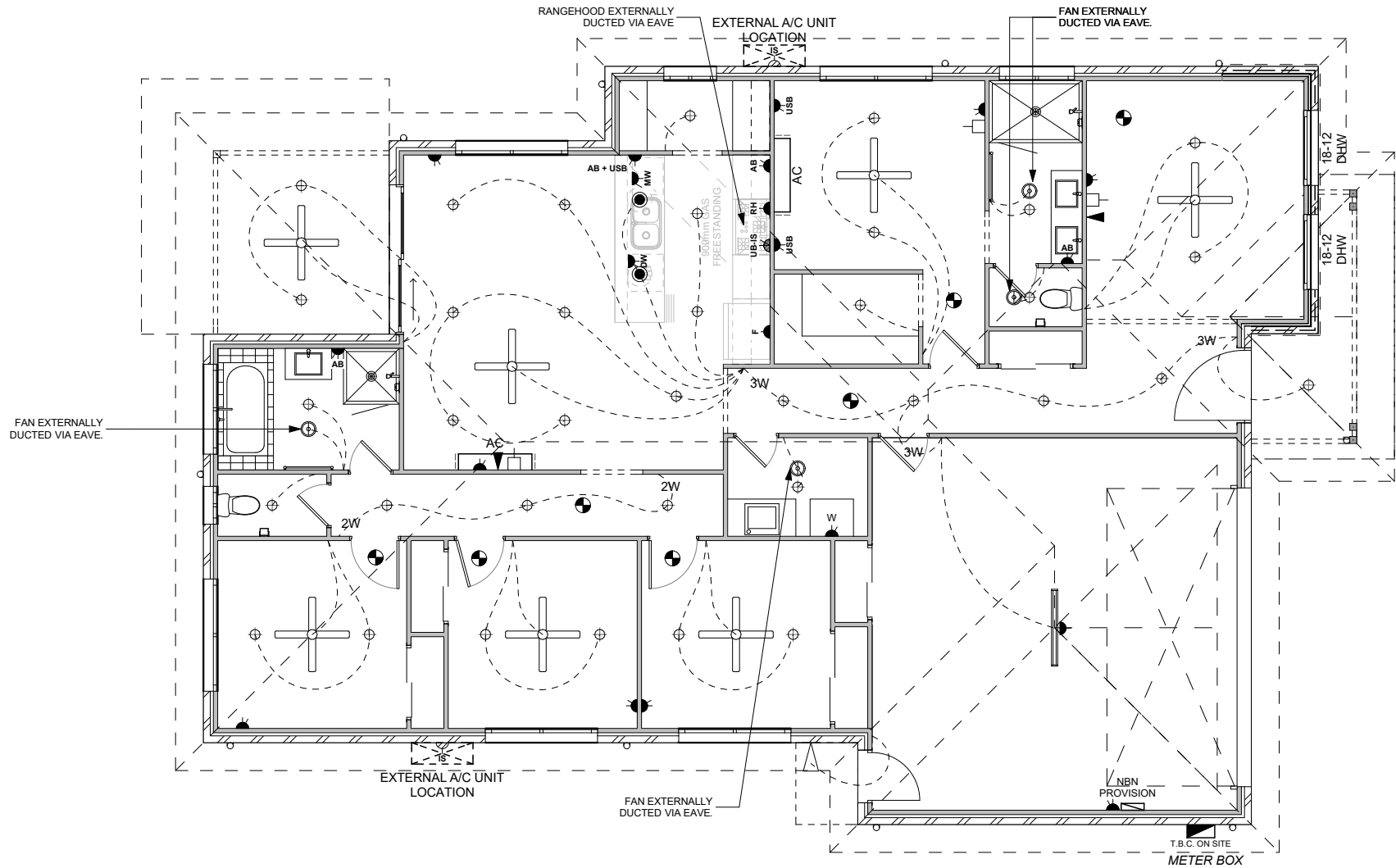
ELEVATION 3
1:100



ELEVATION 4
1:100

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

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			A	09.12.20	CONCEPT PLANS	xx	Client Signature Approval:	LIVING FLOOR 141.08 m² FIRST FLOOR m² PAD m² PATIO 7.83 m² ALFRESCO 16.48 m² GARAGE 39.31 m² TOTAL AREA 204.70 m²			#Client Full Name	Scale: 1:100 @ A3	Drawn by:
	CUSTOM:						Client Initials:					Drawing Title: ELEVATION 1,2,3,4	
							Date:					Model: THE CAPRI 203 HAMPTON	Ver.: 3
				NOTES:									



NOTE:- PROVIDE 2 X PENDANT LIGHTS ABOVE ISLAND BENCH.

NOTE:- KITCHEN RANGEHOOD, BATHROOM, ENS, AND WC EXHAUST SYSTEMS TO BE EXTERNALLY DUCTED VIA EAVES.

NOTE:- DRAINAGE PUMP TO LIVING AC UNIT, TBC ON SITE.

NOTES:
ALL GPO'S TO BE @ 300mm ABOVE FLOOR LEVEL UNLESS ABOVE THE BENCH WHERE THEY SHALL BE @ 1050mm ABOVE FLOOR LEVEL WITH THE EXCEPTION OF THE FRIDGE, DISHWASHER AND RANGE HOOD POINTS THAT SHALL BE LOCATED WHERE REQUIRED TO SUIT THE APPLIANCE.

WASHING MACHINE AND NBN GPO'S TO BE @ 1500mm ABOVE FLOOR LEVEL.

ISOLATION SWITCH TO BE LOCATED NEAR EXTERNAL AIR CONDITIONING UNIT AND TO BE 1600 HIGH ABOVE SLAB LEVEL.

LIGHT SWITCHES TO BE @ 1350mm ABOVE FLOOR LEVEL.
80% OF LIGHTING TO BE ENERGY EFFICIENT.

CONFIRM WITH BUILDER, POWER REQUIREMENTS FOR THE SELECTED APPLIANCES.

ALARM LOCATION T.B.C ON SITE

GPO LEGEND

SYMBOL	DESCRIPTION
MW	MICROWAVE
WP	WATER PROOF
AB	ABOVE BENCH
AB + USB	ABOVE BENCH DOUBLE GPO + USB
USB	DOUBLE GPO + USB
UB-IS	UNDER BENCH ISOLATOR FOR ELECTRIC OVEN + COOKTOP OR FREESTANDING UNIT
UB	UNDER BENCH GPO FOR GAS COOKTOP
RH	RANGEHOOD
DW	DISHWASHER
F	FRIDGE
W	WASHING MACHINE @ 1500mm
NBN	NBN @ 1500mm

SYMBOL	DESCRIPTION
T.B.C. ON SITE	METER BOX
T.B.C. ON SITE	SUB METER BOX
	ROUND FLURO
	STANDARD BATTEN HOLDER
	LED DOWNLIGHT
	PENDANT LIGHT
	DOWNLIGHT
	1200mm FLOURO
	WALL MOUNTED LIGHT 1850mm HEIGHT ABOVE FFL.
	LOW WALL LIGHT
	TWIN SENSOR SPOT LIGHT
	SPOT LIGHT
	INTER-CONNECTED PHOTOELECTRIC SMOKE DECTECTOR
	EXHAUST FAN / LIGHT COMBO
	EXHAUST FAN
	SINGLE GPO
	DOUBLE GPO
	IN CEILING GPO
	ISOLATION SWITCH
	TV POINT
	TELEPHONE POINT / DATA POINT
	NBN / FTTH WALL OUTLET
	CEILING FAN WITH LIGHT
	CEILING FAN ONLY
	900mm 3 BLADE CEILING FAN ONLY
	2 HEAT IXL WITH FAN
	3 IN 1 FAN / LIGHT / HEAT
	HWS
	WALL MOUNTED INSTANTANEOUS NATURAL GAS HWU
	NATURAL GAS METER
--2W--	TWO WAY SWITCH
--3W--	THREE WAY SWITCH

ELECTRICAL LAYOUT
1:100

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	CUSTOM:			Client Initials:		FIRST FLOOR	m ²			Drawing Title: ELECTRICAL LAYOUT	
				Date:		PAD	m ²				
				NOTES:		PATIO	7.83 m ²		#Client Full Name		
						ALFRESCO	16.48 m ²			Model:	Ver.: 3
						GARAGE	39.31 m ²			THE CAPRI 203 HAMPTON	Page No.: p. 5
						TOTAL AREA	204.70 m ²				



EXPLORE A HIGHER AMBITION,
A LIFE THAT PROMISES MORE.

SPREAD YOUR WINGS - LIVE FOR NOW,
AND CHASE LIFE YOUR WAY.

A HOME OF ENDLESS OPPORTUNITY,
SURROUNDED BY THE BEST OF THE GOLD COAST.

WHERE RIVERFRONT LIVING
& RESORT-STYLE INDULGENCE
CREATE A HAVEN ALL YOUR OWN.

HERE YOU CAN DO MORE,
BE MORE,
FIND MEANING IN EVERY MOMENT.

IT'S WHERE THE SUN SHINES,
AND YOU DO TOO.

LIVE TO SHINE.

Welcome to Riverina.

Surrounded by nature's finest, with the world at your feet, Riverina embodies a way of life that's above and beyond. An exceptional location. An exclusive lifestyle. Designer living imbued with unsurpassed detail.



Perfectly
Positioned
for a
Gold Coast
life that
promises
more.



Main Beach

The Southport
School

Surfers Paradise -
Sky Point

Southport
Racecourse

Benowa Village
Shopping Centre

Broadbeach dining
precinct and beach

The Star
Gold Coast

Pacific Fair
Shopping Centre

Train
Station

Metricon
Stadium

Emmanuel
College

Bond
University

Burleigh

Artist Impression

ENTER A NEW SANCTUARY.



Artist Impression

From the northern riverside lots to the southern parkside lots, the masterplan has been expertly crafted by Pointcorp.



AS THE CLOSEST MASTER-PLANNED COMMUNITY TO THE BEACH, AND A SIMPLY BREATHTAKING RIVERFRONT ADDRESS, RIVERINA EMBODIES A WAY OF LIFE THAT IS ABOVE AND BEYOND.



Absolute waterfront bliss.

At Riverina, each aspect has been meticulously considered so that you enjoy only the very best, every day. Boasting 430 metres of absolute river frontage and a 26-berth marina with deep-water access, this is pure prestige. These exclusive features, coupled with the security of having your boat moored onsite, are just two of the many ways that make the Riverina lifestyle one without compromise.



WHEN THE SUN IS SHINING, ENJOY A DAY OUT
ON THE WATER WITH RIVERINA'S PRIVATE MARINA.





EXCLUSIVE 26-BERTH
RESIDENTS ONLY MARINA.

Artist Impression



PARTIES WITH FRIENDS , FUN FAMILY WEEKENDS -
THERE'S ALWAYS A REASON TO BE OUT ON THE WATER.



Certain things in life elevate every moment.

Within Riverina's grounds, you'll find something extra-special. Designed to elevate the everyday, the exclusive residents-only club offers a range of activities for you and your family to take advantage of year-round. From yoga sessions to workouts, watching the children play or enjoying a swim, this is a place for the Riverina community to relax and unwind in exceptional surroundings.

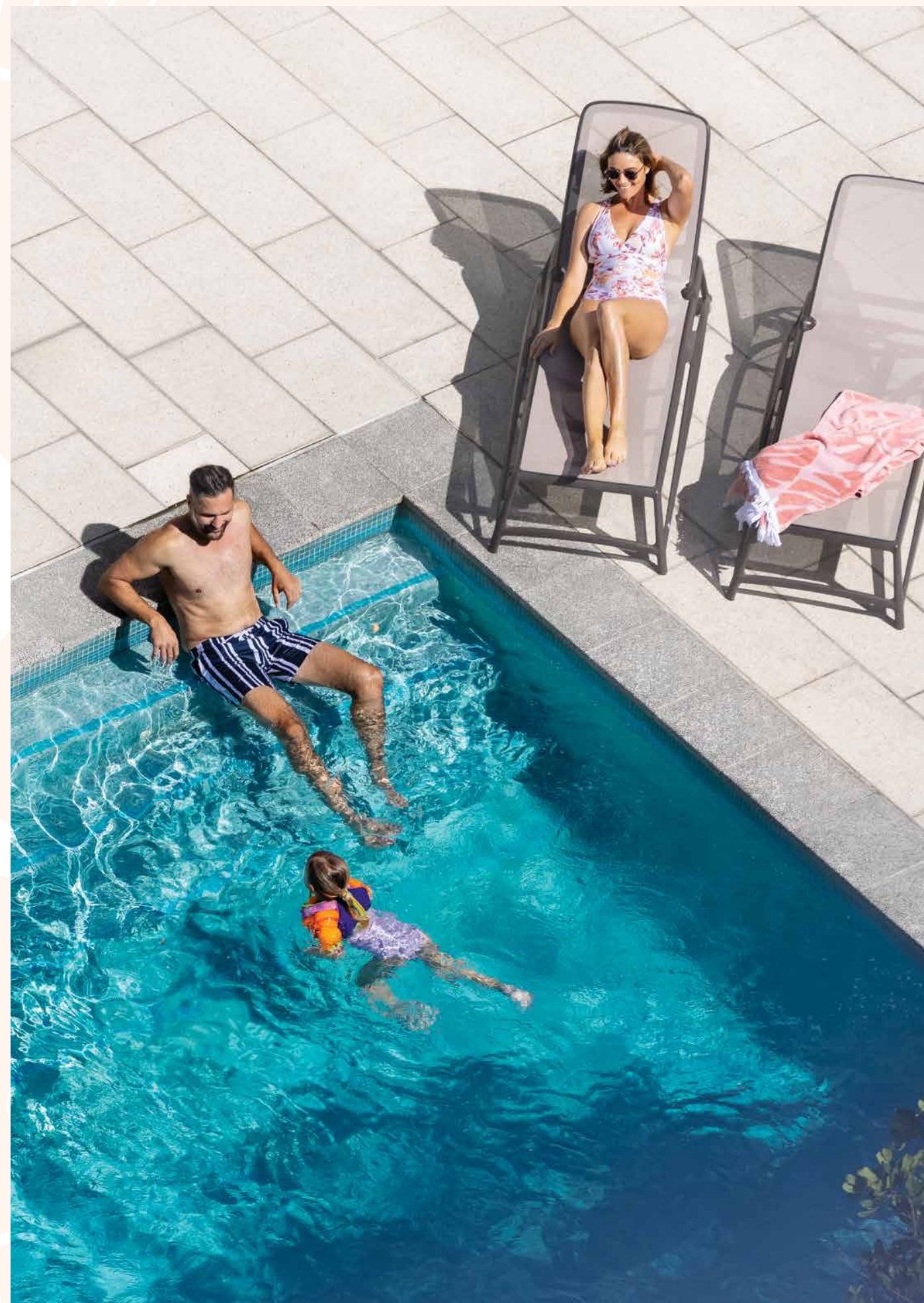


STATE-OF-THE-ART RESIDENTS CLUB WITH SWIMMING POOL, SPA,
GYMNASIUM, TENNIS COURT, CINEMA, CAFÉ, LIBRARY, BARBECUE
AREAS AND CHILDREN'S PLAYGROUND.





A PLACE WHERE YOU CAN COMPLETELY ESCAPE
BUT NEVER BE FAR FROM HOME.





A welcome haven of wellbeing and privacy.

Welcome to a world of lush abundance. Make the most of 3.8 hectares of open parkland, established trees and expansive skies above. At the heart of it all, a beautiful 2.8 hectare inland lake; a picturesque setting to sit by and take pleasure in. This is a genuine sanctuary – 16.5 hectares of tranquillity, fresh air, flora and fauna. Nature at its finest. Whether relaxing by the waterfront or out for a walk, you'll always be in your natural element.



Artist Impression

Live to shine

KEEP ACTIVE WITH ACCESS TO YOUR OWN EXCLUSIVE TENNIS COURT
AND 3.8 HECTARES OF PRIVATE PARKLANDS.



FROM PADDLEBOARDING TO
RELAXING BY THE LAKE, THERE'S
AN OUTDOORS FOR EVERYONE
AT RIVERINA.

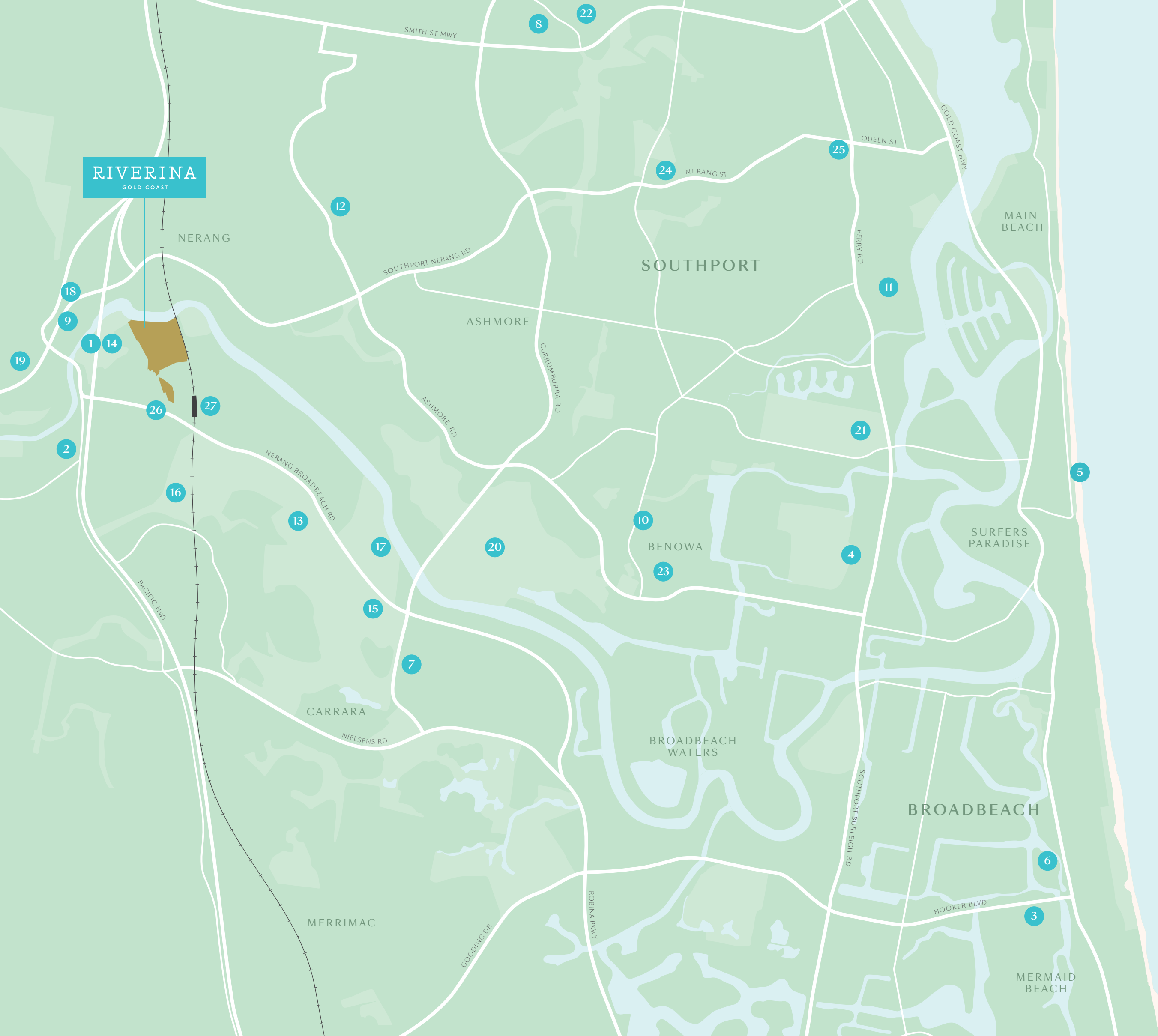




The gold standard in every direction.

At Riverina, the enviable Gold Coast lifestyle is all yours to revel in. Its unique setting places you just 100 metres from the train station, and only minutes to major amenities, world-renowned beaches and the glittering city centre. This is a faultless location in every way – including by water: with its direct river access, you're a mere five-minute boat ride to Surfers Paradise. The new benchmark for living has found its place.





Everything within reach

RETAIL & LANDMARKS

- 1. Boat Ramp Gold Coast
- 2. MyCentre Nerang
- 3. Pacific Fair Shopping Centre
- 4. Southport Racecourse
- 5. Surfers Paradise Beach
- 6. The Star Gold Coast

EDUCATION

- 7. Emmanuel College
- 8. Griffith University
- 9. Nerang State School
- 10. St Kevin's Catholic School
- 11. The Southport School
- 12. Trinity Lutheran College Ashmore Rd Campus

RECREATION

- 13. Carrara Gardens Golf Course
- 14. Eden Park
- 15. Emerald Lakes Golf Club
- 16. Glennon Park
- 17. Metricon Stadium
- 18. Nerang Tennis Centre
- 19. Nerang Aquatic Centre
- 20. Royal Pines Resort Golf Course
- 21. Southport Golf Club

MEDICAL

- 22. Gold Coast University Hospital
- 23. Pindara Private Hospital
- 24. Southport Hospital
- 25. Spendelove Private Hospital

TRANSPORT

- 26. Bus Stop
- 27. Train Station



Pacific Fair Shopping Centre



Metricon Stadium



Nerang River



Shopping at Pacific Fair



Golf Clubs



Southport Racecourse



Surfers Paradise Beach

WHETHER IT BE BY RIVER, RAIL OR ROAD,
THERE IS AMPLE OPPORTUNITY FOR YOU
TO EXPLORE EVERYTHING THE GOLD COAST
HAS TO OFFER.