SAGE
APARTMENTS
Stylish 2 bedroom • 2 bathroom apartments • From $389,000

SAGE
APARTMENTS

DEVELOPMENT FACT SHEET - STAGE 5

Project Features

- Contemporary residences suspended over hectares of landscaped parks and gardens
- Sweeping views across vast expanses of open space towards the North East and mountain views across to the hinterland to the South West.
- Centrally positioned, within minutes to the Robina Town Centre (the Gold Coast's most popular shopping precinct), rail station, bus services, and hospital facilities.
- 15 mins drive to famous GC beaches
- Surrounded by a number of public and private educational facilities, golf courses and Skilled Stadium, venue of the 2018 Commonwealth Games.

Facilities

- Vast areas of manicured parkland and lush gardens
- Recreational pool with day beds overlooking manicured parkland areas
- Bbq faciliites with generous outdoor entertainment areas

Sage Apartments

Stage 5 consists of 24 x 2 bedroom 2 bathroom apartments featuring:

- Spacious open plan living
- Timber laminated oak floors (premium)
- Gourmet kitchens with 40mm stone bench tops and stainless steel appliances
- Satin down lights and quality fittings & fixtures throughout
- Split system air-conditioning
- Glass balustrading to spacious balcony areas

Parking & Security

- Secure undercroft car parking
- Visitor car parking facilities
- Audio Intercom System to all apartments
- Key access to main entrance
- Key access to building entrance

Management

- Site management by qualified and experienced managers
- High level garden and facilities maintenance
- Property management

Council Rates

Council Rates approx $1,500 per annum
Water Rates approx $1,100 per annum

Body Corporate Fees

$48 per week for all apartments

Rental Income

- $420-$430 per week

Construction

Stage 5 anticipated completion early 2018

Terms of Purchase

- 10% deposit (cash, or bank guarantee subject to vendor approval)
- Deposits held by Hickey Lawyers (vendor's lawyers)
- Settlement 14 days after plan registration

Interest on deposit will be credited to the purchaser at the time of settlement

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. This is representative as a guide only and does not constitute an offer of a contract. All details were correct at the time of printing and are subject to change without notice.

SAGE
APARTMENTS

Type B

Internal	82 sqm
Balcony	10 sqm
Total	**92 sqm**

2 2

Disclaimer: While care has been taken in the preparation of this document, the particulars are set out as a general outline only. All marketing materials, including brochures, plans and models are illustrative only. All interested parties should make their own enquiries. This is representative as a guide only and does not constitute an offer of a contract. All interested parties should refer to survey plans (proposed or final) in contract for clarification of actual unit size. All details were correct at the time of printing and are subject to change without notice.

SAGE
APARTMENTS

Type A

Internal	82 sqm
Balcony	10 sqm
Total	**92 sqm**

2 2

Disclaimer: While care has been taken in the preparation of this document, the particulars are set out as a general outline only. All marketing materials, including brochures, plans and models are illustrative only. All interested parties should make their own enquiries. This is representative as a guide only and does not constitute an offer of a contract. All interested parties should refer to survey plans (proposed or final) in contract for clarification of actual unit size. All details were correct at the time of printing and are subject to change without notice.

SAGE
APARTMENTS

1 May 2017

Market Rental Appraisal

Sage Apartments, 31 Bourton Rd, Merrimac

To whom it may concern,

Thank you for the opportunity to provide you with our rental appraisal. Having compared the property with recent rentals and from our experience in the area, we estimate that a current reasonable price expectation would be as follows:

- **2 bedroom, 2 bathroom, 2 car spaces - $440 per week.**
- **2 bedroom, 2 bathroom, 1 car space - $420-430 per week.**

We however do not simply wish to limit ourselves to this range, and assure you that it is always our goal to set out to achieve the maximum rent possible for each and every property we market.

Our management fee is 6.5% + GST.

By partnering with us and entrusting the management of your property to us you can rest easy knowing that we will provide you with industry leading levels of service and property management best practice.

If there is anything further I can do to assist you please feel free to contact me on 1300 882 105 or 0413 862 565.

Kind Regards,,
John De Guglielmo

On-site property manager

SAGE
APARTMENTS

SCHEDULE OF FINISHES AND CHATTELS

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 oak timber floor

Living and Dining Room

- Laminated oak timber floor
- Split system air-conditioner

Balcony

- Tiled

Master ensuite

- Single bowl vanity
- Frameless wall mirror
- Tiled shower (walk in to Type B,C &D units) with frameless laminated glass screen
- Toilet
- Exhaust fan
- Tiled floor and part walls

Bedroom(s)

- Carpeted
- Split system air-conditioner in main bedroom

Bathroom

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

Laundry

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

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. This is representative as a guide only and does not constitute an offer of a contract. All details were correct at the time of printing and are subject to change without notice.

A sense of space in the middle of all the action

In your backyard

Relax and unwind on a daybed by the pool or entertain friends amongst 3 hectares of private parklands and community spaces.

A place to be yourself

Inspired design for modern living

- Spacious open plan living, with modern bathrooms and walk in robe to the master bedroom
- Gourmet kitchens, stainless steel appliances and timber laminate floors
- Entertaining balconies with scenic views including: Surfers Paradise skyline, Gold Coast hinterland and tranquil parklands
- Designer touches and premium quality finishes throughout

In your neighbourhood

A wise choice

Choosing where you invest your money is one of the most important decisions you make.

Yield: 5.5%

Growth: 11.41% in the last 3 years

1st year depreciation: $12,000

Vacancy: 1%

Experience Sage for yourself

Visit the sales and display centre

31 Bourton Road, Merrimac, Queensland

Take Exit 77 off the M1 Motorway

P: 1300 882 105

www.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 inquiries.
All details were correct at the time of printing and are subject to change without notice.