

A modern living room with a white sofa, coffee table, and dining area. The room features light wood flooring, a large abstract painting, and a white armchair. The text 'SAGE APARTMENTS' is overlaid in the center.

SAGE APARTMENTS

Stylish 2 bedroom • 2 bathroom apartments • \$409,500 - \$433,500



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%



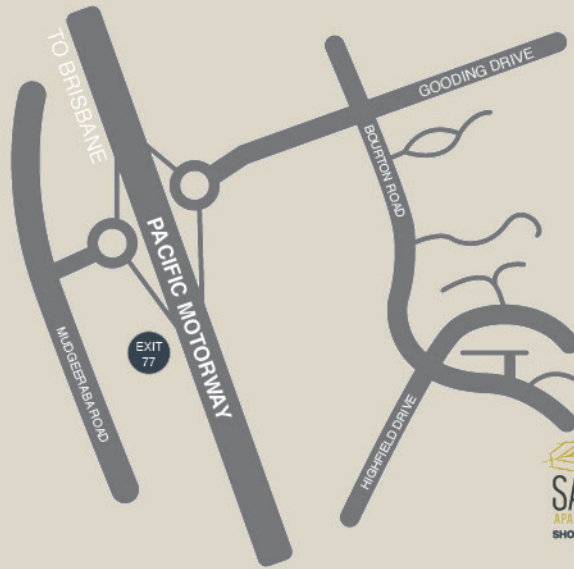
Growth: 11.41% in the last 3 years



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.



DEVELOPMENT FACT SHEET

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
- Two recreational pools with day beds overlooking manicured parkland areas
- Bbq facilities with generous outdoor entertainment areas

Sage Apartments

Stage 6 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 \$1,600 per annum
Water Rates \$1,000 per annum

Body Corporate Fees

\$47-\$48 per week for all apartments

Rental Income

\$420 – \$440 per week

Construction

Stage 6 – anticipated completion
December 2018/January 2019

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

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FLOOR PLANS



Type A

Internal	82 sqm
Balcony	10 sqm
Total	92 sqm

2 2



Type B

Internal	82 sqm
Balcony	10 sqm
Total	92 sqm

2 2

Merrimac, 4226

Where lifestyle and convenience reside



A wise choice

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

“Merrimac is one of the most in-demand suburbs in Queensland, according to a study by realestate.com.au that ranked increases in suburb popularity across a twelve month period.”*

Merrimac offers buyers easy access to transport and all the most popular amenities that the Gold Coast is famous for. On top of that, the affordable median house price makes this precinct very attractive for investors and owner occupiers alike.



Business & Employment

- Key office precinct, providing 50,000 new jobs and contributing \$5.4 million to Gold Coast City's economy by 2050.

Education

- Home to world-class private and public schools, plus Australia's only private university.

Health & Medical

- Comprising a major public hospital, two private hospitals and a large variety of specialist and medical services.

Infrastructure & Accessibility

- Adjacent to the designated 300-hectare green heart urban parkland.
- Within easy reach of existing parklands, outdoor recreation facilities, waterside walking paths, and bike tracks.
- 15 Minutes to Gold Coast's picturesque hinterland and beautiful beaches.
- Within 2 minutes of the M1 motorway connecting you to Brisbane, Coolangatta and two international airports.
- Robina train station and its adjoining major transit centre within 5 minutes.

Economic Profile

- The Merrimac / Robina / Varsity Lakes region is one of Gold Coast City's fastest growing economic hubs.
- Offering buyers, the distinct advantage of being situated amongst quality existing infrastructure including education, health services, transport and employment opportunities.



Population Growth

- The region's population is expected to double from 47,000 to 100,000 by 2050.



Merrimac, 4226

Property Data Report

Median Price	Median Rent	Rental Yield	Rental Demand
\$500K	\$480/wk	5.0%	High
			1775 visits per house



High Demand Market

1175 Visits per property

311 Visits per property

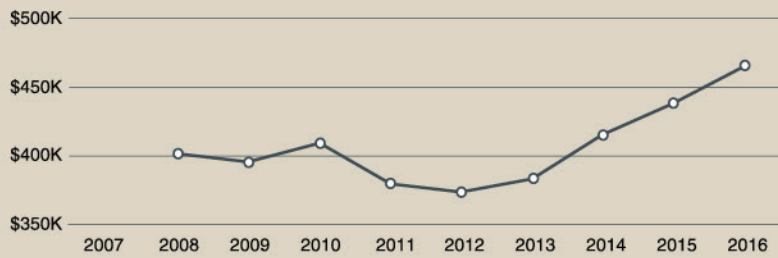


Merrimac

Average of QLD



Merrimac Median House Price



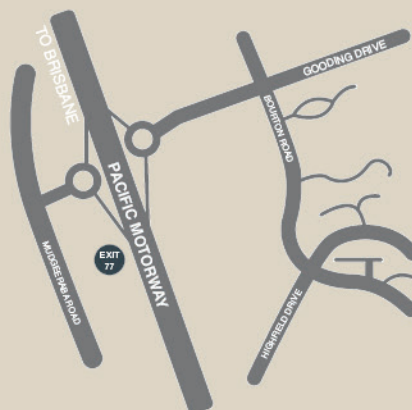
Distance to Brisbane, QLD



1 hour
14 mins



56 mins



Discover Merrimac

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