Introducing...

COOMERA CENTRAL...

02 MINUTES
Train Station

TWO MINUTES
FROM
GOLD COAST
MARINE CENTRE

06 MINUTES
Major Shopping
CENTRAL TO ALL GOLD COAST HAS TO OFFER

Coomera Central is a new home development nestled in the heart of the booming Gold Coast suburb of Coomera.

www.coomeracentral.com.au

- Gold Coast beaches, Coomera River & the Broadwater
- Theme parks & play grounds
- Halfway between Brisbane and Gold Coast's CBD
- Schools & further education
- Major shopping centres and convenience stores
- Major transport including train, bus and close proximity to Brisbane and Gold Coast airports
- Hospital & medical facilities
- Sporting facilities
- Restaurants and bars

COOMERA CENTRAL IS CENTRE OF GROWTH

Coomera Central offers lifestyle, with its own world of work and play rapidly developing right at your doorstep.

This includes the new 60 hectare Coomera Town Centre.

Designed with a focus on liveability and community, the town centre’s tree lined boulevards and pedestrian friendly walk ways provide a peaceful environment for:

- government and commercial offices,
- hospital and medical facilities,
- education to all levels and
- a whole new world of shopping will soon be opening around the hub of the existing Coomera Railway Station - A new 100,000 square metre Westfield shopping centre, will include a new 12,000 square metre Myer department store.

The town centre will add enormously to the vigorous work and leisure opportunities which already attract thousands of people to the Coomera lifestyle
Home and Land from $399,900

3 YEAR RENTAL AGREEMENT BACKED BY AUSTRALIAN REAL ESTATE AGENTS RAY WHITE

LAWN AND GARDEN CARE FOR THE FIRST YEAR

YOUR CHOICE OF PANEL LAWYERS PAID BY DEVELOPER

FREE DEPRECIATION SCHEDULE FOR AUSTRALIAN INCOME TAX BENEFITS

INDEPENDENT BUILDING INSPECTION AND CONSTRUCTION REPORT SERVICE
COOMERA CENTRAL WEBSITE

LOG ONTO THE COOMERA CENTRAL WEBSITE BY CLICKING ON THE BELOW LINK

www.coomeracentral.com.au

CENTRE OF PRESTIGIOUS LIVING

COOMERA CENTRAL is surrounded by some of the most prestigious residential areas on the Gold Coast, with neighbouring estates such as Coomera Waters, Sanctuary Cove, Hope Island and the Sovereign Islands.

The area is also home to several of Australia’s leading golf courses, with world famous surf beaches, hinterland rainforests and the Gold Coast Broadwater’s aquatic playground, all right at your door step.

Coomera Central is one of the last home developments to ever be made available in this prestigious, highly sought after location, making now the time for you to invest at Coomera Central.

CENTRE OF TRANSPORT

COOMERA CENTRAL is centre of a Multimillion dollar transport infrastructure which includes the Coomera train station, with rapid commuter services to the Brisbane CBD and Robina CBC.

The major transport hub and interchange is serviced by Gold Coast buses and links with the area’s three major theme parks. And the nearby M1 Motorway facilitates travel by car to Brisbane in 35 minutes and Surfers Paradise in under 20 minutes.
GOLD COAST- THE FASTEST GROWING REGIONAL CITY IN AUSTRALIA

A massive 70,047 people moved to the Gold Coast during the past 5 years -- increasing the population by 15% and 2nd only to Brisbane.

The Gold Coast's northern suburbs of Upper Coomera, Coomera, Pimpama and Ormeau, top the country for fastest-growing regional suburbs.

GOLD COAST OVERALL:

- Population: 536,480
- 5-year rise: 70,047 (15%)
- 12-month rise: 9637 (1.8%)

Gold Coast's population is set to continue to increase as a leader in Australia, especially with the upcoming Commonwealth Games - 2018 Hosting the Games is about the Triple Bottom Line Economy, with forecasts upwards of $1.9billion, creating 30,000 full time direct jobs.

The Gold Coast Airports massive master plan upgrade is a clear indication of just some of the projects now approved, with an aim to be prepared for the 2018 Commonwealth Games. The Gold Coast Airport predicts it will contribute almost $768 million to the economy over the next 20 years. Over that time, it forecasts nearly 5.5 million visitors will use the airport to come to the region.

CRUISE SHIP TERMINAL

A SHORTLIST of consortia to build a cruise ship terminal in the Broadwater has been announced.

Deputy Premier Jeff Seeney said three of the four groups have included a casino as part of their proposals.

"This project holds great possibility for the Gold Coast, with the provision of not only a cruise ship terminal but prospects for new hotels, marina, retail, entertainment, community open space and recreational facilities," Mr Seeney told parliament today.

"Short-listed proposals from the national and international consortia varied on the scale and location of development. "Some proposals included development within the Southport Broadwater, including Wavebreak Island, while other proposals limited development to parts of The Spit."

The detailed proposals are expected to be lodged by mid-year. The four consortia
short-listed were ASF China, Azure, ACPI and Ridong.

**KELLY SLATER WAVE POOL TO BE BUILT**

SURFING legend Kelly Slater has signed a deal to help bring a world-class wave pool to the Gold Coast.

The K.S Wave Co surf park would be located in the Gold Coast's booming northern corridor.

Overseas, wave pools capable of delivering set after set of perfect waves already operate in Asia, the Middle East and Europe.

The venture would still need council approval and is at least 2 years from being operational.

Former world champion Mick Fanning is a fan and fellow pro tour rider Bede Durbidge said artificial waves would provide something the real thing couldn't - reliable swell which would be perfect for training and assisting our talent to become more competitive on the world stage.
RIVERGUM HOMES INCLUSIONS

Designed for the Property Investor...

- Legal Fees Paid
- Depro Tax Depreciation Schedule Paid
- Lawn and Garden Care (12mths)
- Landlord Protection Insurance (12mths)
- Quality Control Report by handovers.com

MORE Benefits:

- Solid Quality Construction
- Fast Build Time
- Property Manager engaged 8 weeks before key hand over
- Maximum Tax Depreciation on Brand New Home
- Full Insurance during Construction
- Structural Warranty (6 Years)
- Maintenance (6mths)
- Energy Efficient (Level 6 Rating)
- Remote Control Garage
- Split System Air-conditioning
- Stone Kitchen Bench Tops
- Dishwasher
- Carpet and Tile Floor Coverings
- Window Furnishings
- Fly Screens
- Driveway & Fencing
- Water Tank
- Full Landscaping
- Clothes lines
- Letter Box
- Termite Protection
- Popular Upgraded Façade
- Modern & Neutral Colour Selection