



PROJECT FACTS SHEET

DEVELOPMENT PROJECT: *Sphere Southport Living*
154 Musgrave Ave, Southport
Gold Coast, Queensland, Australia 4215

DEVELOPER: Howard Group

LAND AREA: 7.5 Hectares

LOCATION: Located within the Gold Coast's "Griffith Knowledge Precinct"

Transport:

- a. Gold Coast Rapid Transit Station – 10 min walk
- b. Gold Coast Largest Bus Station – 5min drive
- c. Train Station (Helensvale) – 10 min drive
- d. Gold Coast Domestic Airport 30 mins drive
- e. Gold Coast International Airport – 30 mins drive
- f. Brisbane CBD & International Airport – 60 mins drive

Universities & Colleges:

- a. Griffith University – 1 min drive
- b. Gold Coast TAFE – 3 mins drive
- c. Central Queensland University – 3 mins drive
- d. English Language Institutes – several within 3mins drive
- e. Bond University – Australia's Largest Private University - 25mins drive

Private & Public Schools:

- a. The Southport Private School – 10 mins drive
- b. St Hilda's Private School – 7mins drive
- c. Several public schools – 5mins drive

Located within the Gold Coast Medical Precinct:

- a. Gold Coast University Hospital – 1min drive
- b. Gold Coast Private Hospital – 1 min drive
- c. Prindara Private Hospital – 10 mins drive
- d. Specialised Medical Clinics – 1 min drive

Shopping, Dining & Entertainment

- a. Australia Fair Shopping Centre – 5 mins drive
- b. World famous Surfers Paradise Cavill Avenue & Beaches – 10 mins drive
- c. Cinemas, dining and other shopping outlets – 5 mins drive
- d. Marina Mirage Shopping Centre – 10 mins drive
- e. Seaworld Theme park – 10mins drive
- f. Pacific Fair Shopping Centre – 15mins drive
- g. Australia's Largest Theme park Entertainment Precinct within 15mins drive
Dreamworld, Whitewater World, Movieworld, WetnWild, Outback Spectacular

DISTINCT DEVELOPMENT

On-site Management

FEATURES & FACILITIES:

Fully equipped gymnasium
Heated 25 metre lap pool
3 plunge pools throughout the development
Heated spa, Sauna, Steam Rooms,
BBQ pavilion areas Separate residents lounge

UNIT FEATURES:

Split Cycle Air-conditioning
Dishwasher, Microwave Oven & Electric Oven
Cloths Dryer, Roll Down Window Coverings
Stainless steel appliances & Gas Cooktops
Large Balconies
Stone Benchtops, Sophisticated Finishes
Broadband and cable TV access

DEVELOPMENT UNIT:

1 Bedroom Units range from 88sqm to 156sqm
2 Bedroom Units range from 103sqm – 157sqm
3 Bedroom Units range from 143sqm to 251sqm

CARPARKING & STORAGE:

1 Bedroom Units include 1 underground Carpark & 1 lock up storage space
2 Bedroom Units include 2 underground Carpark & 1 lock up storage space
3 Bedroom Units include 2 underground Carpark & 1 lock up storage space

BODY CORPORATE FEES:

\$90 - \$140 per/week average

COUNCIL RATES:

\$3,300 per annum approx