

# THE HEIGHTS

Introducing The Heights, an unparalleled master planned environment located in the heart of Pimpama, where expansive parklands, sensitive urban planning and the area's own natural beauty converge to create an enduring, vibrant community.

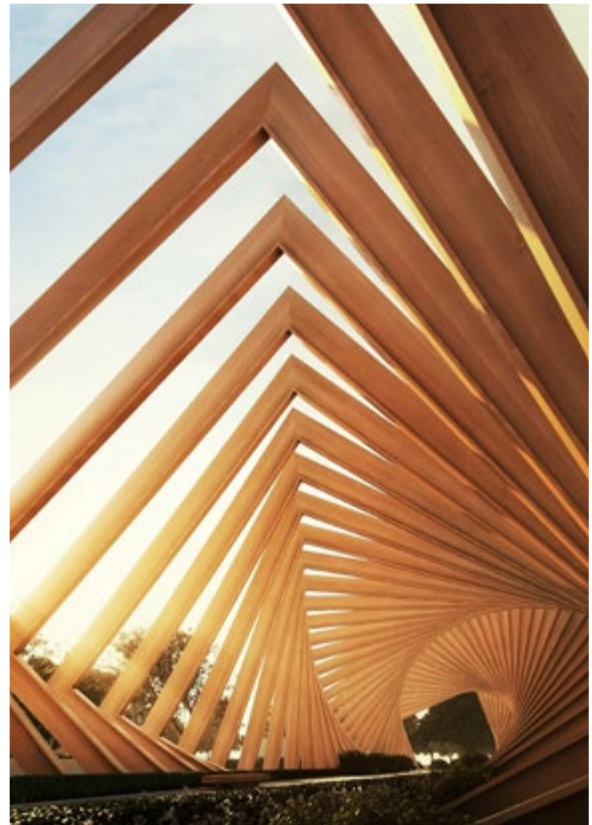
## LOCATION

The Heights is superbly located at the centre of the burgeoning growth corridor between Brisbane and the Gold Coast, with direct access to the Pacific Motorway placing the white sand beaches of Surfers Paradise just 20 minutes away and the culture and commerce of Brisbane, Queensland's capital, only 40 minutes by car. From this central position, Coomera Train Station is an easy 10 minute drive, linking to Brisbane and Brisbane Airport, and 35 minutes from the Gold Coast International Airport.

The local area is serviced by a wide variety of retail, education, recreation and sporting facilities including the nearby retail and dining precincts of Hope Island and Sanctuary Cove, & Westfield Helensvale. Established business & industry centres include the Gold Coast Marine Precinct and the Yatala Enterprise Area.

## MASTER PLANNING & DESIGN

The visionary master plan of The Heights will be delivered sustainably over time through thoughtful urban planning and a commitment to design excellence and will include land sales, architecturally-designed townhome collections, and future retail and child care facilities to enrich the diversity and amenity of the urban landscape. Spanning 105 hectares of gentle hillside on the northern Gold Coast in Pimpama, the master planned environs of The Heights presents inspiring spaces for residents to build their dream lifestyle – an unsurpassed selection of home sites intimately connected to their hinterland setting by six beautiful landscaped parklands, extensive pathways and tree-lined boulevards. Well-considered design guidelines will ensure the integrity of the neighbourhood is enhanced as it evolves and protect residents' investments into the future.



## LOCAL GROWTH & INFRASTRUCTURE

### Jobs & Retail

The Heights is approximately 7 kilometres north-west of the planned \$500 million Coomera Town Centre site and the existing Coomera Train Station. The proposed Westfield Shopping Centre forms part of the town centre plan and is expected to generate more than 1,200 jobs during development and 3,300 direct and indirect jobs upon completion.

### Transport

In April 2015, the Queensland and Federal Governments announced the \$75 million upgrade of the Coomera Interchange (Exit 54) on the Pacific Motorway to accommodate this future growth, which is scheduled for completion in late 2016.

### Education

A new \$26 million TAFE Creative Campus is located 10 minutes away in Coomera, complete with computer labs, sound recording and music rehearsal studios, digital video and editing suites and 3D motion capture and production control facilities. It also features a Black Box theatre, auditorium and Independent Learning Centre.

## TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your homesite. Balance of 10% of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/ Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

## OUTGOINGS

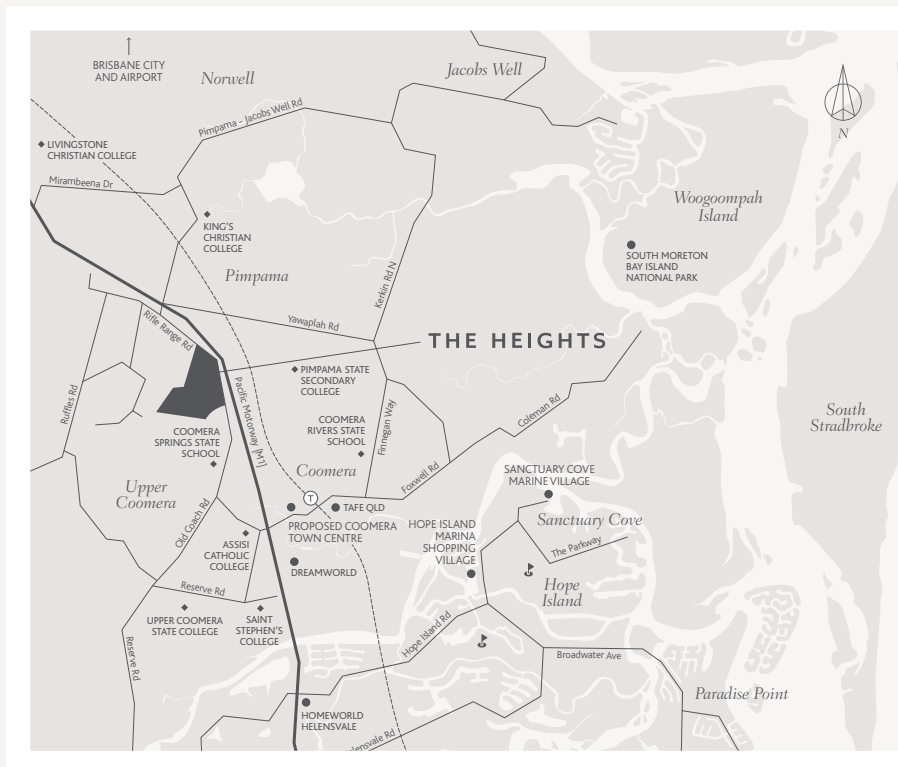
Council rates are anticipated to be approximately \$1,400 per annum. Water usage is charged on consumption at the current local government rate.

## PRIMARY & SECONDARY EDUCATION

- Pimpama State Primary School, Pimpama
- Pimpama State Primary College, Pimpama
- Pimpama State Secondary College, Pimpama
- Kings Christian College, Pimpama
- Coomera Anglican College, Coomera
- Saint Stephen's College, Coomera
- Assisi Catholic College, Upper Coomera
- Upper Coomera State College, Upper Coomera
- Ormeau State School, Ormeau
- Livingstone Christian College, Ormeau
- Mother Teresa Primary School, Ormeau

## TERTIARY EDUCATION

- Griffith University, Southport
- Bond University, Robina
- TAFE Creative Campus, Coomera



## AMENITIES

- Coomera, Upper Coomera and Pimpama Junction Shopping Centres all located nearby, within extensive range of retailers
- Extensive local sporting infrastructure including soccer, hockey, AFL, junior rugby union, netball and water sports facilities
- 5 minutes to Gainsborough Green Golf Course
- 5 minutes to Pimpama Medical Centre
- 5 minutes to Mediacross Medical Coomera
- 5 minutes to Dreamworld, Movie World and Wet 'n' Wild theme parks
- 10 minutes to Westfield Helensvale Shopping Centre and Helensvale Homeworld
- 15 minutes to Hope Island Resort with its championship golf course and world class marina
- 15 minutes to Sanctuary Cove and its two championship golf courses, retail and dining precincts
- 20 minutes Harbour Town Shopping Precinct
- 25 minutes to Gold Coast University Hospital

Sunland Group

ESTABLISHED  
1983