Lot 281
McWilliam Street
PIMPAMA QLD 4209
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AFTER a decade in the pipeline the billion-dollar Coomera Town Centre development is ready to begin.
Fences have gone up around the Foxwell Road site and Westfield is expected to break ground within weeks with major earthworks mid 2016.

The $500M first stage of the development got approval from the Gold Coast City Council last year but was stalled until the upgrade of Upper Coomera’s Exit 54 interchange on the M1 was upgraded.
Sod set to be turned at $1 billion Coomera Town Centre after decades of planning and talk

“It is all staring to fall in line and it is a development which a lot of people have been waiting a long time for,” she said.

“Many of the small holdings here have sold along Foxwell Road and every possible piece of developable land has been snapped up.

“Obviously people have been waiting for this.”

Among the first stage’s features are a cinema, two-level department store, supermarkets, retail shops and artificial beach similar to Brisbane’s Southbank,
High Set 2 Story Executive home
Ground floor
Upper floor

Bed 4: 3.5 x 2.0
Bed 3: 3.0 x 2.9
Bed 2: 3.0 x 2.9
Living: 3.0 x 4.1
Study
ENS
Master Bedroom: 3.3 x 3.4
WIR
Entry
Balcony
Lot 281 McWilliam Street, PIMPAMA

Property Details
Address:
Lot 281 McWilliam Street,
PIMPAMA QLD 4209

Floor Areas

| Ground Floor | 72.13 m² |
| Garage       | 37.36 m² |
| Alfresco     | 18.90 m² |
| Porch        | 3.85 m²  |
| First Floor  | 97.23 m² |
| Balcony      | 4.86 m²  |
|              | 234.32 m²|

Land size 408 m²

Standard Features
- Tiled Living Areas + Split cycle Air-conditioning
- Stainless Steel Appliances + Dishwasher + Security Screens + Ceiling Fans + Fully Landscaped Yard + Remote Garage + Bagged Finish + Under roof Alfresco

Included upgrades
- 20 mm Engineered Stone benchtops
- Air-con to Master Bedroom
- TV Antenenna
- Termite control
- Rendered and painted external walls

$538,990
Floorplan dimensions
Floorplan Dimensions
Siting

IMPORTANT NOTE:
NBN estate – National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.
Elevations

1. Elevation A

2. Elevation B

3. Elevation C

4. Elevation D
Inclusions

ITEMS INCLUDED IN THE CONTRACT PRICE

- Contract: Full Turnkey
- Ext Finish: Face brick, painted cladding, rendered brick feature in front façade
- Roof: Colorbond Custom Orb
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof
- Hotplate: Electric ceramic 4 burner hotplate
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Lighting/Fan Package: Satin chrome downlights, ceiling fans, & 3 in 1 exhaust fans
- Air Conditioning: 2 Spilt Systems
- Hotwater: Gas instantaneous or electric heat pump depending on location/gas supply
- Security Package: Security screens to all windows and sliding doors
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- Internal Doors: Corinthian Motive or Similar
- Window Cov: Vertical Blinds To Windows & Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- External Concrete: Exposed Aggregate
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Metal Letterbox
- Fencing to complete property

WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 6 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty
To Whom It May Concern.

LOT 281 McWilliam Street, PIMPAMA, QLD

When assessing the rental value of a property we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly.

Based on current market activity we believe that the property could achieve a weekly rent of $450 - $470.

Should you require any further information please do not hesitate to contact us.

Kind Regards,
LJ Hooker Coomera

[Signature]
Sue Daunt
Investment Manager
Price Range

Median price
$459,000
12 month price growth
19%

House | Unit

500,000
450,000
400,000
350,000
300,000


Median price

PROPERTY INVESTING FOR YOUR FUTURE
Sales History

Number of sales


House, Unit
Location map