

SERENITY

SURFERS PARADISE



Artist impression only

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serenitysurfersparadise.com.au

PROJECT OVERVIEW

Development Name:	Serenity Surfers Paradise
Site Address:	14 Cannes Avenue, Surfers Paradise, Qld 4217
No. of Apartments:	16 x 2 bedroom apartments 8 x 2+ bedroom apartments
Building Height:	10 levels

KEY FEATURES

- Only 3 apartments per level in a boutique complex of 24
- Uniquely spacious apartments with larger than average balconies
- Uninterrupted park, river and city skyline views
- Upper levels receive ocean views
- Exclusive use rooftop recreation area with 360 degree views, BBQ, lounge area and spa
- Greg Forgan Smith designed masterpiece featuring contemporary timber look aluminium exterior
- Artfully designed interiors with European appliances
- Bright living spaces and cross ventilation
- Plush carpet in bedrooms
- Custom cabinetry and stone bench tops in kitchens and bathroom
- Secure parking
- NBN enabled

LOCATION HIGHLIGHTS

- Short 500m stroll to world famous Surfers Paradise beach
- Only 300m from Florida Gardens light rail station
- Only 8 light rail stops from Southport CBD
- Only 2 stops from Jupiters Casino, Pacific Fair, and the hub of Broadbeach
- Surrounded by fast growing retail and lifestyle developments
- Ideally located on the river in a tranquil part of Surfers Paradise
- Neighbouring multi million dollar homes and only 500m to the \$1 billion Jewel project
- Rare boutique apartment complex in Surfers Paradise - backyard of the globally wealthy
- One of Australia's faster growing, most in-demand beachside cities

EXPECTED RENTAL RETURNS

2 bedroom apartment: \$550-\$600

2+ bedroom apartment: \$600-\$650

OUTGOINGS

Body Corporate: Average \$56/per week

PURCHASE PROCEDURE

To Secure Apartment: Deposit held by vendor's solicitor's trust account

EOI Deposit: \$1000 then balance of 10% of purchase price within 14 days of contract

