



Ascent

SUNSHINE COAST



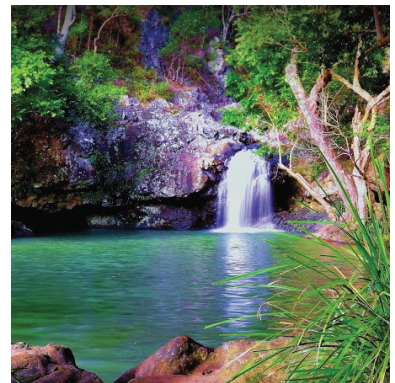
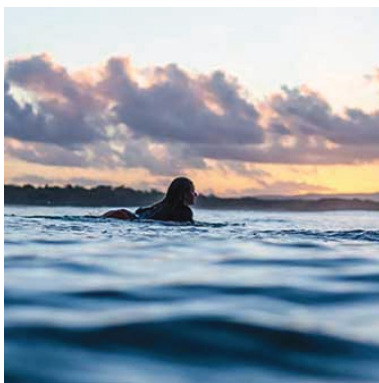
Introducing...



Ascent

SUNSHINE COAST

There is no need to choose between the East Coast's pristine beaches
or breathtaking hinterland, at Ascent Sunshine Coast,
you can have it all.



Reach Higher



Project Overview

Location:	Corner of Ellis Way and Parklands Boulevard, Meridian Plains, Sunshine Coast.
Description:	27 townhouses - 13 x one bedroom, 14 x 2 bedrooms.
Project Status:	Off Plan Sales.

100 km north of Brisbane, where the cool pleasures of the hinterland fuse with the beauty of the famous beaches...



EDUCATION

More than 10 primary and secondary schools within a 15 minute drive.

University of the Sunshine Coast is a 12 minute drive.

Caloundra TAFE is a 10 minute drive.

HEALTH

Brand new Sunshine Coast University Public Hospital is a 9 minute drive.

Sunshine Coast University Private Hospital is a 9 minute drive.

Caloundra Public Hospital is a 9 minute drive.

Caloundra Private Hospital is a 9 minute drive.

TRANSPORT

Sunshine Coast Airport is a 25 minute drive.

Public Bus System.

New Tramline Planned.

RECREATION

Beaches.

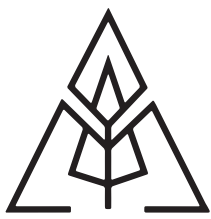
Fishing.

Golf.

Bushwalking.

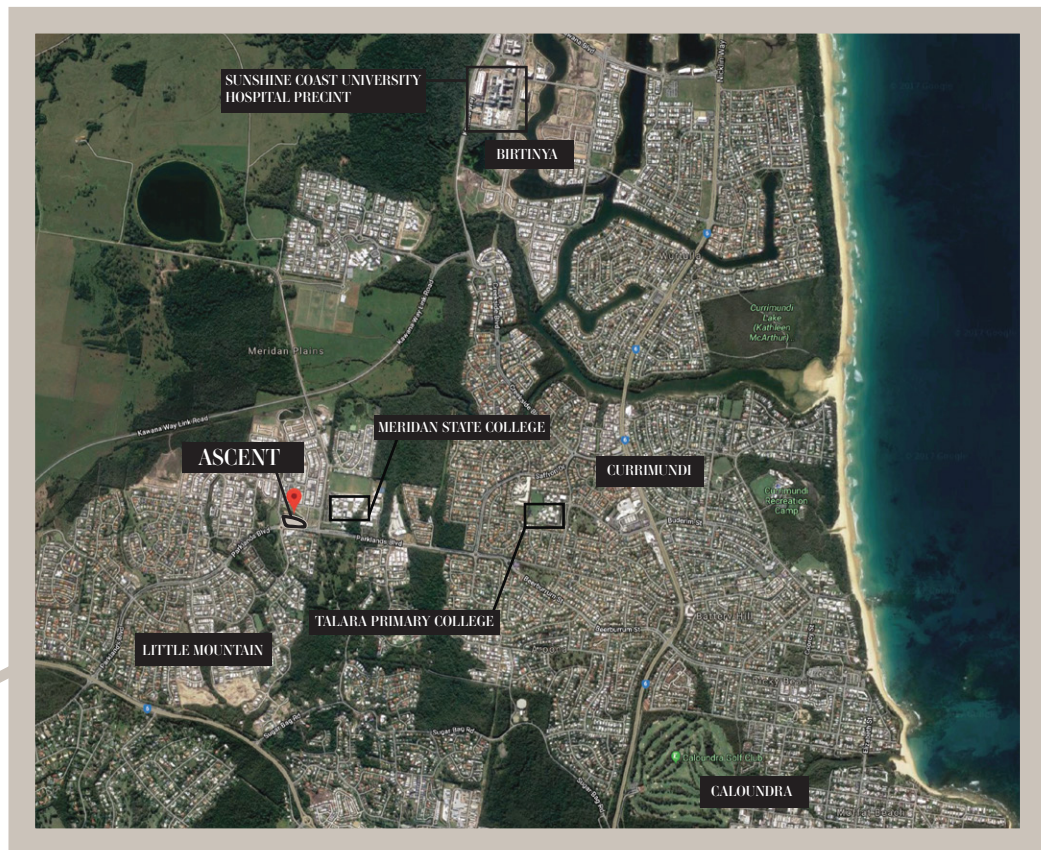
Restaurants.

Proudly developed by:



Ideally Located

Corner of Ellis Way and Parklands Boulevard, Meridian Plains, Sunshine Coast.





A Region Marked For Growth

TOURISM

3.4 Million domestic visitors in 2016.

↑ 15.2%

288,000 international visitors in 2016.

↑ 11.6%



EMPLOYMENT

Unemployment rate is 4.8%

Which is below the regional and national average.

18,000 jobs are set to be created in the next five years.



ECONOMIC GROWTH

The Sunshine Coast economy has doubled in size over the past decade and the current gross regional product is estimated to be close to \$14 billion. The Sunshine Coast economy is forecast to reach \$33 billion by 2033.

POPULATION GROWTH

Approximately 330,000 residents, forecasted to grow to 550,000 by 2050.[^]



INFRASTRUCTURE INVESTMENT

\$1.8 Billion upgrade to the Bruce Highway.

\$347 Million expansion of the Sunshine Coast Airport.

\$350 Million expansion of Sunshine Plaza, Sunshine Coast's largest retail centre.



\$300 Million development of Sun Central, Maroochydore CBD.

\$81 Million upgrade to Sunshine Coast University.

\$2 Billion new Sunshine Coast University Hospital.

\$400 Million Waterpark.

RESIDENTIAL & COMMUNITY

Oceanside, Birtinya - \$5 Billion.

Harmony, Palmview - \$4 Billion.

Aura, Caloundra South - \$5 Billion.



Sunshine Coast Airport

The Sunshine Coast Airport was opened in 1961 and is one of the busiest council-operated airports in Australia, accommodating almost one million passenger movements in the 2015/16 financial year.

With expansions totaling \$347 million, the Sunshine Coast Airport is Australia's newest international airport.

The new 2450m long by 45 wide, east-west runway, capable of servicing aircraft such as the A330, B787 and B777.

The project will enable direct flights to more destinations across Australia, Asia and the Western Pacific, enhancing national and global connections. It will generate jobs, economic growth, boost tourism, help export businesses and secure air access to the Sunshine Coast for generations to come.



- A new 2450 X 45m wide runway will be open for operations in 2020.
- Passenger terminal upgrades.
- 1,538 ongoing jobs.
- \$4.1 Billion contribution to the Sunshine Coast Economy (2020 - 2040.)

Sunshine Coast University Hospital

When the Sunshine Coast University Hospital (SCUH) opened in early 2017, it revolutionised healthcare in the region.

SCUH is supported by highly trained and specialised staff, who care for patients with complex or life-threatening conditions. This means approximately 10,000 patients each year no longer have to travel to Brisbane for complex treatment.

The hospital opened with about 450 beds and has the ability to grow to more than 738, which can also be expanded to 900 beds when needed.

The public hospital will be fully commissioned by 2021.

- Opened April 2017.
- 164,000m² over 6 levels, with 450 beds in 2017, expanding to 900 beds by 2021.
- 3,500 jobs currently, with 6000 staff required by 2021.
- A \$2.03 billion investment into the local health sector.



Suncentral Maroochydore

SunCentral Maroochydore represents a unique opportunity to establish a new business community and city living hub in the heart of the Sunshine Coast.

SunCentral will be delivered over the next 20 years, transforming Maroochydore into one of the most functional and forward thinking cities to cater for the growth in the region.

With over 150,000m² commercial floor space, 65,000m² retail gross floor area and 1,950 residential apartments SunCentral will include:

Prime commercial office space and CBD retail space,
Dining and entertainment precincts,
Significant public parkland and waterways,
A premium hotel,
And an entertainment, convention and exhibition centre.

- 5,000 jobs by 2020, further 15,000 by 2025 and 30,000 by 2040. SunCentral will boost the economy by \$4.4 billion.
- Commercial Buildings, Retail Outlets, Premium Hotel, Exhibition Convention and Entertainment Centre.
- Australia's only Greenfield CBD.
- 40% of the 53 hectare site will be parklands and waterways.



University of the Sunshine Coast

The University of the Sunshine Coast is a unique and successful regional institution, established on a greenfield site at Sippy Downs 20 years ago to support the development and aspirations of the Sunshine Coast Community.

Since then, the University has grown to around 12,000 students and 120 degree programs, focused on the catchment between Brisbane and Fraser Coast.

USC students receive a high quality educational experience, with access to highly qualified teaching staff, personal attention, as well as modern technology and facilities. Study choices are wide and degrees are complemented by practical experience and opportunities for overseas travel.



- A comprehensive University of 20,000 students by 2020.
- Positioned in the global tertiary education community as a top-100 University under 50 years of age.
- A primary engine of capacity building in the broader Sunshine Coast region, from Brisbane to the Fraser Coast.
- New programs, infrastructure and study locations introduced to meet the needs of local industry and community.

Bruce Highway

\$1.85 Billion road infrastructure investment, connecting the Sunshine Coast with a 6 lane highway.

The upgrade will address safety concerns and significant congestion; assist in managing traffic flows whilst increasing economic benefits for business and industry in improving connectivity and capacity.

The largest share of the Sunshine Coast visitor market is derived from locations within a 3 hour drive of the region, making the six lane upgrade of the Bruce Highway potentially one of the most critical infrastructure projects for the Sunshine Coast.



- The 6 lane highway.
- \$1.85 billion dollar project.
- \$844 million from Pine Rivers to Caloundra Road.
- \$1.13 billion Caloundra Road to Sunshine Motorway.
- Critical infrastructure project.

Amenities

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Recreation

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Fishing.

Golf.

Bushwalking.

Restaurants.

Parklands Tavern is a short walk.

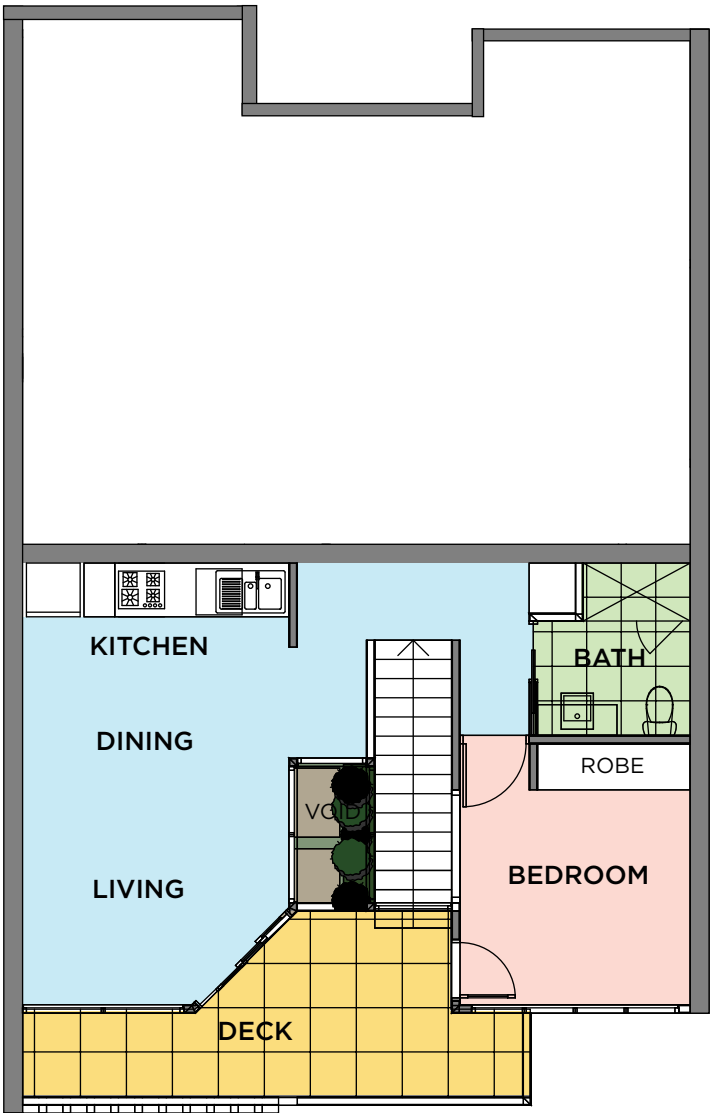
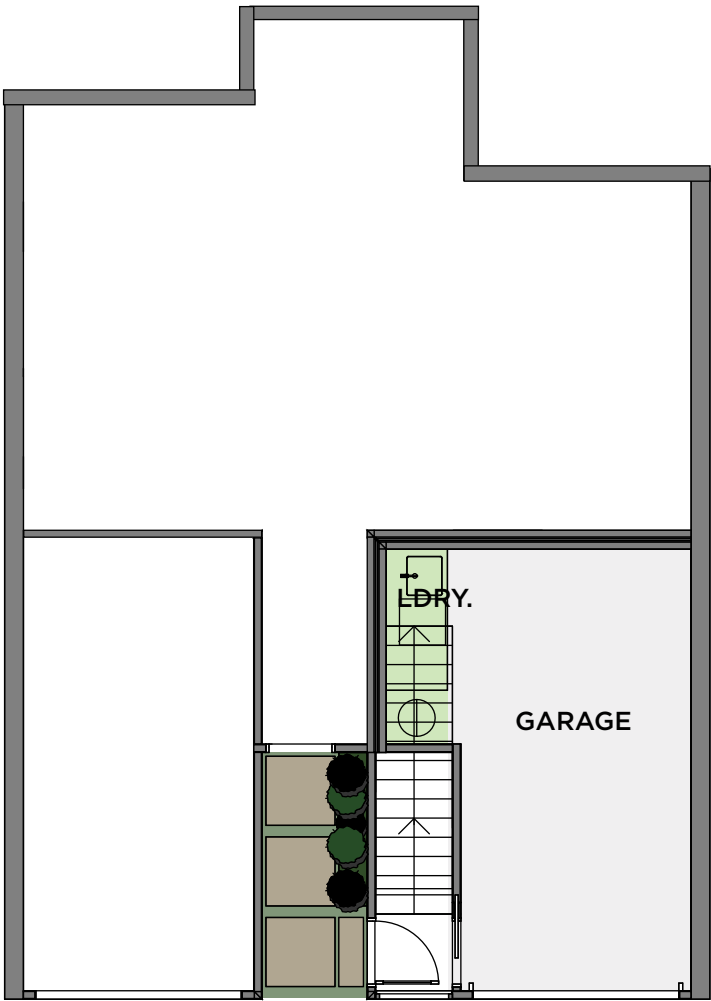


Alpide: One Bedroom



Alpide is our 1 bedroom, 1 bath and single garage luxury inspired unit. The floor to ceiling glass walls create the perfect space to unwind while enjoying Sunshine Coast's picturesque outdoors.

LIVING	50 m2
DECK	12 m2
GARAGE	20 m2
TOTAL	82 m2

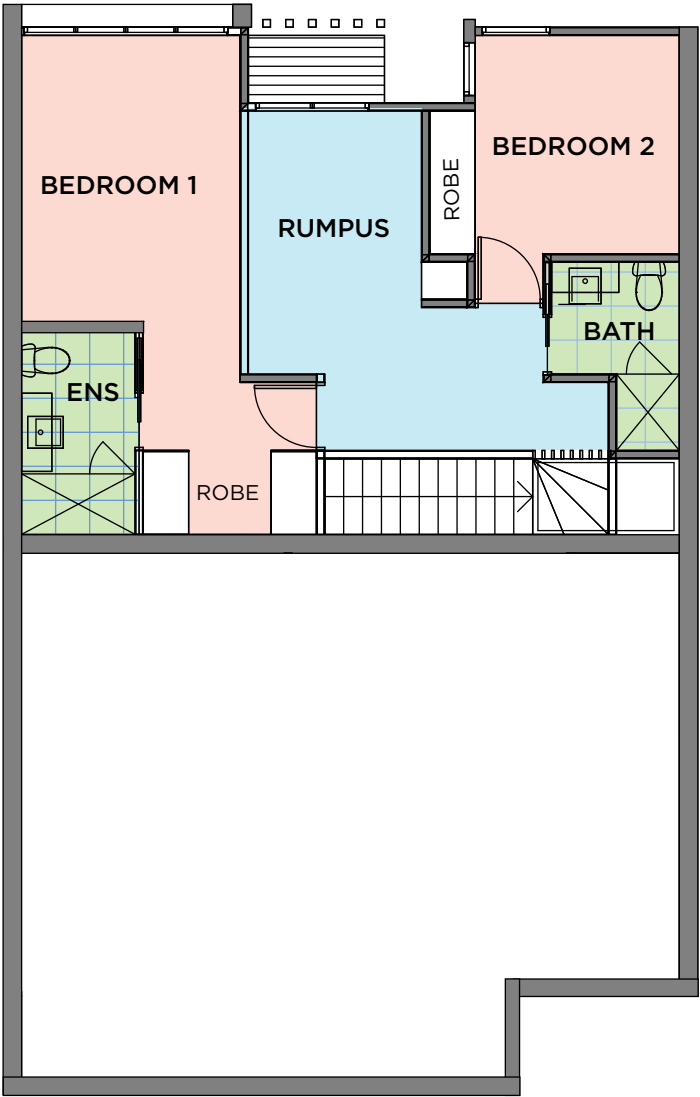
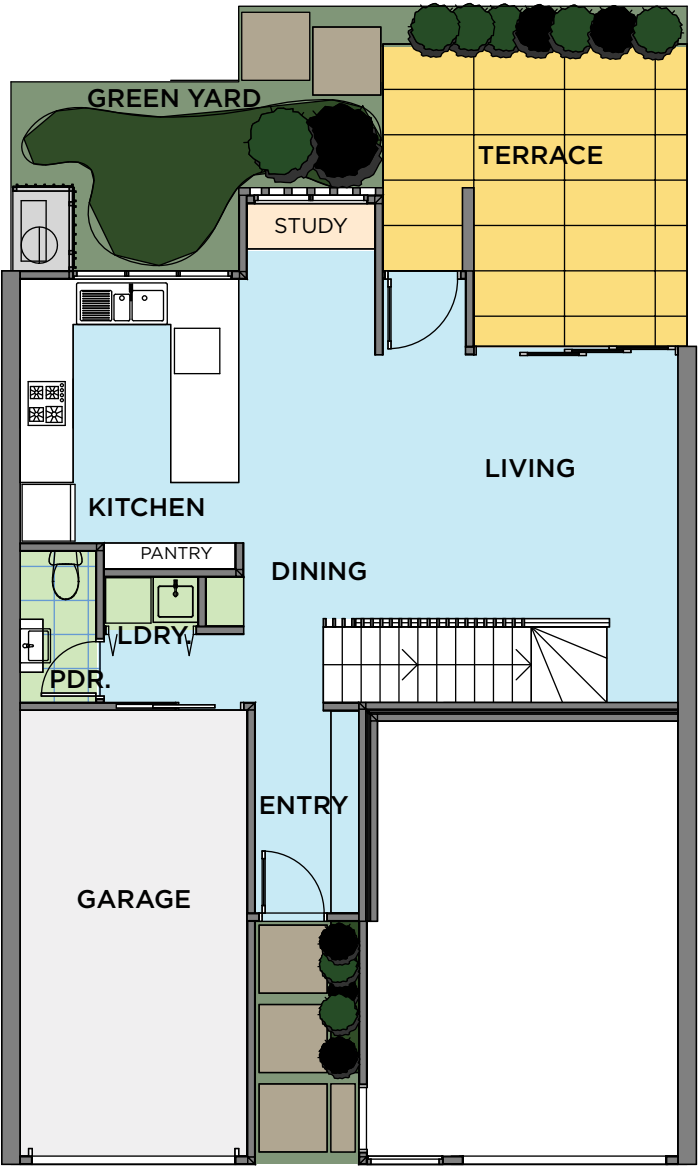


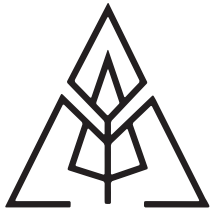
Pacific: Two Bedroom

2  2  1 

Pacific is our 2 bedroom, 2 bath and single garage open plan unit. With an outdoor entertaining area and spacious living environment, Pacific perfectly emulates the Sunshine Coast way of life.

LIVING	114 m2
DECK	15 m2
GARAGE	19 m2
TOTAL	148 m2





Stage Plan



18/10/17

To whom it may concern,

Rental Appraisal: Ascent Townhouses – Little Mountain Creekwood.

Thank you for the opportunity to provide you with a current rental appraisal of the proposed construction for the above address.

We have been supplied with the floor plan and list of inclusions for this property to ensure we are making reasonable comparisons with similar properties in the immediate area.

In the current rental market we estimate this property to return in the range of

1 Bedroom: \$300 - \$310

2 Bedroom: \$380 - \$390.

It would be advisable to re-visit that estimate based on demand at the time of completion as supply and demand at the time of completion can impact returns.

Please feel free to contact me on 0458 550 131 or support@builtbetter.com.au if you would like to discuss our management services, or if I may assist you further.

Kind regards,

Kristy – Lee Robinson
Authorised Agent
Devcon Property Management.

Disclaimer: Every care has been taken in preparing this market estimate, taking into consideration comparable properties currently being advertised as being available. Market forces such as supply and demand can impact pricing and we have therefore erred on the side of being conservative for modelling purposes. Please contact our property managers for up to date market information before advertising for tenants.

CONTACT

For further information on pricing and infrastructure please
contact:

Peter Latham
SALES DIRECTOR

047 841 999

Peter@builtbetter.com.au

