



WWW.ASCENTSUNSHINECOAST.COM



1 & 2 BEDROOM TOWNHOUSES

Featuring a metropolitan urban design with a light and airy aspect these aesthetically vibrant homes will appeal to the young professional demographic.

Meridan Plains is the ultimate, laid-back lifestyle location at the southern end of the Sunshine Coast. Surrounded by parkland, local schools, shopping, and just a short drive from Caloundra's business district. Just 100km north of Brisbane, where the cool pleasures of the hinterland fuse with the beauty of the coastal waters.

AT A GLANCE...

LOCATION:

Corner of Ellis Way & Parklands Boulevard
Meridan Plains, Sunshine Coast
Queensland

DESCRIPTION:

27 Townhouses - (13 x One Bedroom & 14 x 2 Bedroom)

PROJECT STATUS:

Off-Plan Sales

PROJECT OVERVIEW...

LOCATION:

Corner of Ellis Way & Parklands Boulevard
Meridan Plains, Sunshine Coast, Queensland 4551

DESCRIPTION:

27 Townhouses - (13 x One Bedroom & 14 x 2 Bedroom)

PROJECT STATUS:

Off-Plan Sales

COMPLETION DATE:

June 2019

BODY CORPORATE:

\$2,560 - \$3,000

COUNCIL:

Sunshine Coast Council

COUNCIL RATES:

\$TBA

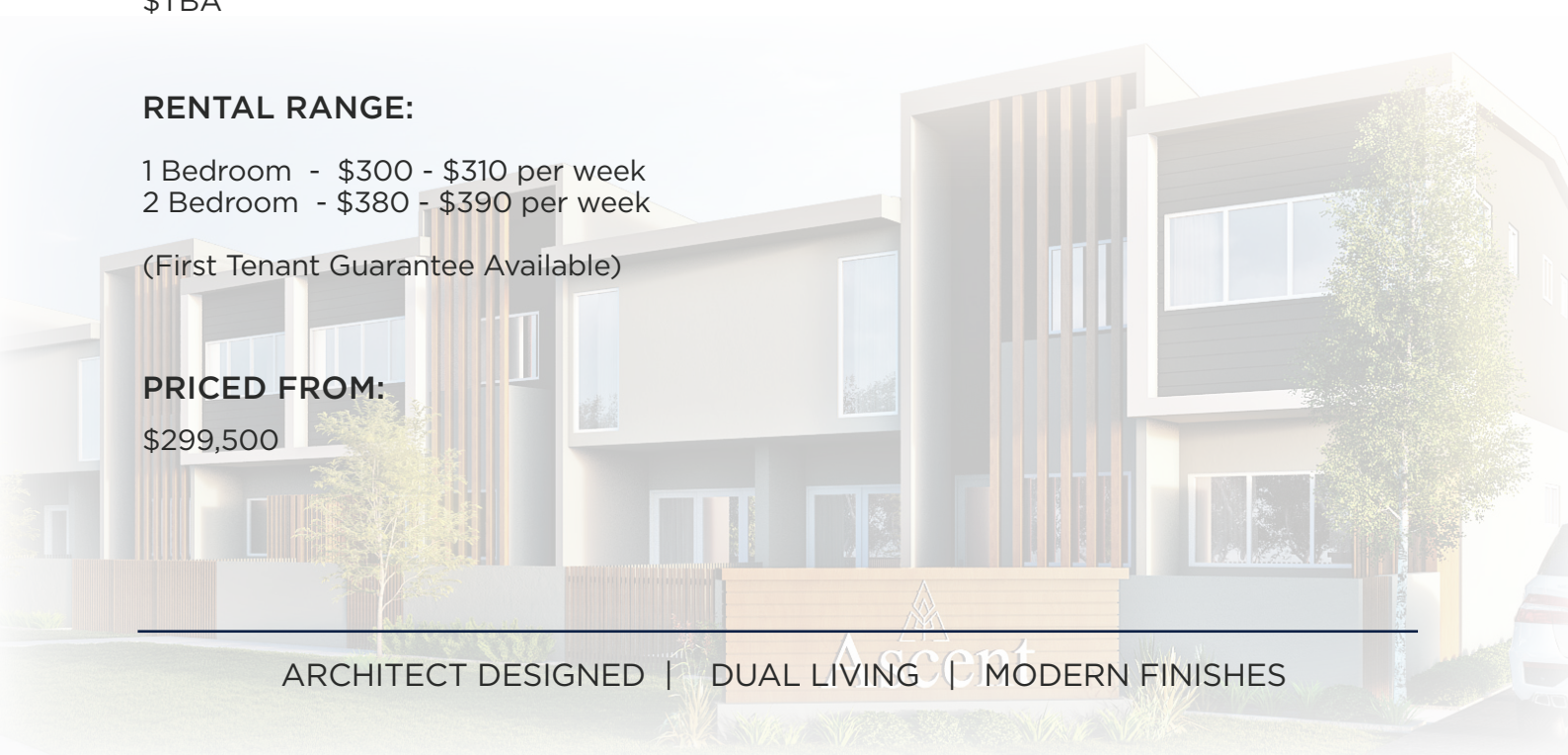
RENTAL RANGE:

1 Bedroom - \$300 - \$310 per week
2 Bedroom - \$380 - \$390 per week

(First Tenant Guarantee Available)

PRICED FROM:

\$299,500



ARCHITECT DESIGNED | DUAL LIVING | MODERN FINISHES

AN IDEAL LOCATION

Long sunny days, warm clear nights, unspoilt beaches, stunning mountainous hinterland and award-winning cafes and restaurants create the perfect backdrop to the relaxed "Sunny Coast" lifestyle. Ascent is situated a short 10-minute drive from some of the Sunshine Coasts most pristine beaches and just 100km north of Brisbane.



SUNSHINE COAST SNAPSHOT



The Sunshine Coast is flagged to be the second fastest growing city in Australia by 2050.*



VACANCY RATE - Caloundra 1.8% (30% current rental population)



ACCESS - Easily accessible by **road** (easy access to all major roads), **air** (Sunshine Coast Airport) **and sea**.



POPULATION - Approx. 350,000 permanent residents with current projects forecast at 550,000 by 2040.



HEALTH - A multi-billion health hub featuring the new **University of the Sunshine Coast Hospital**, health and wellbeing services, restaurants, cafes and accommodation.



EDUCATION - Over 10 primary & secondary schools within a 15 minute drive. TAFE a 10 minute drive & the University of the Sunshine Coast just 12 minutes away.



SHOPPING - Seven major shopping precincts with major developments underway for the Kawana Shoppingworld, Sunshine Plaza, Caloundra CBD & the Birtinya Town Centre.

*SOURCE: SQM Research- May 2018

**All information and figures provided are correct at time of printing but are subject to change.

REGIONAL GROWTH

The Sunshine Coast is embarking on a strong and prosperous future. This includes a progressive approach to sustainable economic growth and opportunities that are unrivalled anywhere in Australia... Regional business, industry leaders and council have created a bold plan and actions for a stronger economy for the region. The plan will achieve four clear goals for the region over the next 20 years:

- \$33 billion economy - triple what it is now
- 100,000 new jobs in high-value industries
- 20% of goods and services produced for export
- household incomes that exceed the Queensland average.

High-value industries include health and well-being; education and research; professional services and knowledge industries; tourism, sport and leisure; agribusiness; clean technologies; and aviation and aerospace.

SOURCE: Sunshine Coast Council - Regional Economic Development Strategy

“Employment opportunities in the region are on the increase, with **11,500 jobs added** over the past 12 months, and our unemployment figure is amongst the **lowest in the state at 4.8%**”

- **Sunshine Coast Mayor, Mark Jamieson**

With around **350,000 people** calling the Sunshine Coast home and an enviable growth rate of **2.9% per annum** expected, combined with over 9 million visitors per annum and an exceptional **tourist market growth rate of 375,000** new visitors in 2016, demand for housing in the next five years is forecast to increase significantly.

The Sunshine Coast is the largest per capita infrastructure investment of the top 20 population centres in Australia... by far! Currently, there is in excess of **\$10 billion worth** of projects committed, and more than this over the next two decades in the pipeline, underpinning the region.

SOURCE: ABS.gov.au May 2018

GROWTH CAPACITY

Based on the current growth rates and growth rate predictions for the greater Sunshine Coast region - an increase in demand for dwellings will mean that the coast will have to deliver in excess of **3,200 dwellings per year** to accommodate new arrivals to the area!

According to the Regional Australia Institute, the Sunshine Coast is predicted to be among the fastest growing cities over the next 14 years.

ECONOMIC GROWTH

The Sunshine Coast economy has doubled in size in the past decade. Current gross regional product is estimated to be approx. \$14 billion.

The Sunshine Coast economy is forecast to reach **\$33 billion by 2033**. With over **\$10 billion** of infrastructure underway the Sunshine Coast boasts one of the highest job creation rates in Australia.

REGIONAL GROWTH - OVERVIEW



Sunshine Coast Airport Expansion
\$225 Million



Maroochydore "The Bright City"
\$300 Million



Sunshine Coast Light Rail Project
\$2 Billion



Sunshine Plaza Expansion
\$350 Million



Kawana Shoppingworld Upgrade
\$80 Million



Actventure Theme Park
\$450 Million

COMMUNITY DEVELOPMENT

The Sunshine Coast now boasts the highest internal migration rate per capita in the country, by far; in raw numbers it sits second by just a few hundred to West Melbourne and more than the Gold Coast (traditionally Australia's number one and twice the size of the Sunshine Coast).



Birtinya
\$5 Billion

Located within quick, easy driving distance to hospitals, schools and beaches, the multi-billion dollar residential development at Palmview is well underway.



Palmview
\$4 Billion

Located within quick, easy driving distance to hospitals, schools and beaches, the multi-billion dollar residential development at Palmview is well underway.



Caloundra
\$5 Billion

Located in Caloundra South, this is the largest master planned community in Australian history, officially released in 2016.

AIRPORT EXPANSION PROJECT



The length, width and orientation of the existing Sunshine Coast Airport runway were recognised as limiting future growth in passenger numbers, destinations and freight capacity in the early 1980s. The expansion project was developed to ensure the airport can support a growing Sunshine Coast economy.

The Sunshine Coast Airport Expansion Project, will deliver new facilities to meet demand for greater direct flight access from destinations across Australia, Asia and the Western Pacific.

The new **2,450m x 45m runway** will be capable of accommodating larger aircraft and runway end taxiway loops. With the airport expansion having the potential to attract up to **2 million** more passengers annually by 2040.

This project will create jobs, generate economic growth, boost tourism and assist local export businesses.

The proposed runway will be open for operation by 2020.

KEY FEATURES & BENEFITS:

- a new 2,450m long x 45m wide runway
- passenger terminal upgrades
- a new air traffic control tower, access roads and utilities
- \$4.1b contribution to the Sunshine Coast economy (2020 – 2040)
- generation of more than 2,230 jobs
- potential to attract up to 2 million more passengers annually by 2040
- contributing to the ongoing development of the Sunshine Coast region
- removes aircraft load constraints and provides enhanced domestic and global connections for the community, tourists, local business and export freight

SUNSHINE COAST UNIVERSITY HOSPITAL (SCUH)



IMAGE SOURCE: <https://www.health.qld.gov.au/scuhospital>

In March 2017 the Sunshine Coast University Hospital (SCUH) facility opened, revolutionising healthcare in South East QLD. The hospital, a \$2.03b investment, will be one of the largest employers on the Sunshine Coast and will require more than 3,500 staff initially, growing to around 6,000 when the facility is completed in 2021.

As a tertiary teaching hospital, the Sunshine Coast University Hospital boasts highly trained specialised staff, equipment and services. The hospital also serves as a training facility for large

numbers of staff and students and operates significant health and medical research programs.

SCUH opened with approx. 450 beds, with plans to grow to 900 by 2021. Services and capacity will continue to develop and the project is expected to boost the local economy by creating jobs during and after construction. SCUH is set to be the biggest catalyst for local commercial and residential development in the surrounding area.

SOURCE: <https://www.health.qld.gov.au/sunshinecoast/>



MAROOCHYDORE CBD THE “BRIGHT” CITY



SOURCE: <http://www.maroochydore-city.com.au/>



With world-class innovative design at its core, the new Maroochydore CBD will become an epicentre of commerce, technology, innovation, entertainment and inner-city living.

This ground-breaking development will be embedded with smart technology throughout, creating a cleaner, greener, dynamic city centre that's not only desirable and liveable; it will have a transformative impact on the region's economy.

Unique features such as Australia's first underground automated waste collection system will set the Maroochydore City Centre apart from other regional centres. A high-speed, high-quality network will be

FEATURES:

- Inner city living
- Premium accommodation
- New parklands & waterways
- Prime commercial office space
- Dining and entertainment precincts
- CBD style retail space
- Dining and entertainment
- Convention & exhibition centre
- New community facilities
- Underground waste collection
- Free high speed WiFi

“Maroochydore's new city centre will cement the **Sunshine Coast** as one of Queensland's, and Australia's, best performing regional economies.”

QLD Premier, Anastacia Palaszczuk

built into the underground infrastructure. This network will allow free Wi-Fi throughout the city centre's streets, parks and plazas.

Construction of the project is expected to create about 14,000 jobs.

SUNSHINE COAST LIGHT RAIL



SOURCE: <https://lightrail.sunshinecoast.qld.gov.au>

Light Rail has been named one of five major game-changing projects spearheading council's plans to sustain the coast's prosperity, lifestyle and natural assets into the future. The project is earmarked to create over 9,000 jobs directly and indirectly during construction and operation

focus of the project is the provision of reliable, frequent and affordable public transport services. It is a long-term project still subject to further feasibility studies. However, if it proves the right solution for the Coast, then the first stage could be delivered by 2025 subject to approvals and funding.

The project would see a reduction in reliance on car travel and increased traffic congestion. The

ACTVENTURE THEME PARK



SOURCE: <http://www.actventure.com.au/>

Actventure is a \$450m integrated lifestyle, tourist and active theme park development and the only major integrated tourism resort on the Sunshine Coast.

Actventure will be the only destination in the world that will combine a major waterpark, hotel and conference facilities, retail, world

class surf wave pool, action sports and other modern leisure activities.

Stage 1 of the project which combines the waterpark, Actventure tower, and the Cove retail has an estimated construction cost of \$AUD150m and is forecasted to attract up to 1 million visitors annually.

OTHER INFRASTRUCTURE

UNIVERSITY OF THE SUNSHINE COAST



SOURCE: <https://www.usc.edu.au/>

The University of the Sunshine Coast is a public university with the main campus situated at Sippy Downs on a 100-hectare flora and fauna reserve bordered by the Mooloolah River National Park.

The facility has been continually growing since its opening in 1996, with a further \$81 million investment in new buildings completed in 2015 and ample land for ongoing expansion.

BRUCE HIGHWAY UPGRADE



SOURCE: <https://www.tmr.qld.gov.au/>

The project involves upgrading the Bruce Highway to 6-lanes between Caloundra Road and the Sunshine Motorway. This includes major upgrades to both interchanges and the delivery of a 2-way service road for local traffic on the western side of the highway between Steve Irwin Way and Tanawha Tourist Drive.

Construction is expected to be completed in late 2020, weather permitting.

SUNSHINE PLAZA UPGRADE



<https://www.sunshineplaza.com/redevelopment/>

Sunshine Plaza's highly anticipated redevelopment in Maroochydore has commenced construction. The \$400m redevelopment is set to expand the retail centre from 73,000 square metres to over 107,000 square metres.

The Sunshine Plaza redevelopment will include - over 34,000sqm of additional retail space, David Jones, a refurbished Myer, BIGW and over 100 new specialty stores and new outdoor waterfront dining.

OTHER INFRASTRUCTURE

KAWANA SHOPPINGWORLD



SOURCE: <http://www.kawanashoppingworld.com.au/>

Featuring a new 10-screen cinema and the Sunshine Coasts very first Gold Class cinema, the 6000sqm complex will sit alongside a range of new dining and entertainment offers.

The work will lead to more than 200 new retail jobs when complete and significant employment during the construction phase.

BIRTINYA TOWN CENTRE



SOURCE: <https://www.stockland.com.au/>

Construction of the **\$87 million** Stockland Birtinya Shopping Centre commenced late Dec 2017 and has made significant progress.

This 18 hectares development will be a vibrant and thriving town centre for Birtinya which will include the subregional Shopping Centre, a new civic plaza, walkable waterfront along Lake Kawana and open green space - all integrated with commercial, health related research facilities and high density residential.

CALOUNDRA TOWN CENTRE



Council is currently investing approximately **\$8.6 million** on a significant streetscape upgrade for Bulcock Street in accordance with the Bulcock Street Streetscape Master Plan. Stage 1 and 2 of the project have been completed providing improvements to Bulcock Street between Otranto Avenue and Felicity Park and Village Lane. Stage 3 is currently under construction and includes works between Felicity Park and Minchinton Street.

PROUDLY DESIGNED & CONSTRUCTED BY



WWW.ASCENTSUNSHINECOAST.COM