



# GLORIA SPRINGWOOD APARTMENTS

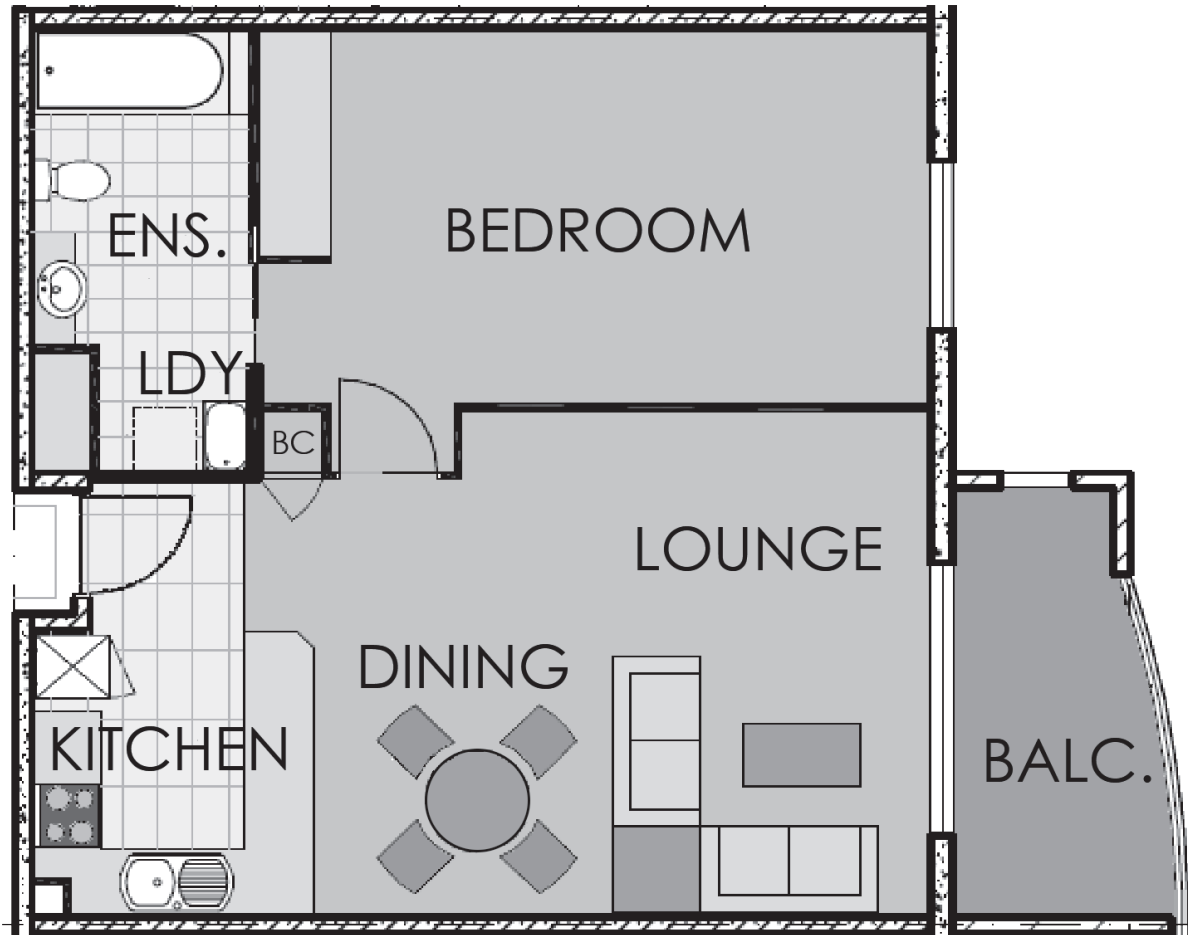
Springwood QLD 4127

 1  1  1

Lot 806

# FLOOR PLAN

---



## SINGLE CONTRACT

---

AREA SIZE:	68.00m <sup>2</sup>
RENTAL ESTIMATE:	\$400 leased.
TOTAL PRICE:	\$299,000

# SCHEDULE OF FINISHES

---

## General External Features

- Outdoor Swimming Pool
- BBQ / Entertainment Area
- Fitness Room
- Business Kiosk
- Onsite restaurant, cafe and bar

## Internal Features

- Fully air-conditioned
- Cable TV and internet access (wiring only)
- Intercom system
- Telephone points
- Quality carpets and tiles
- Washable paint to all walls
- Quality window furnishings
- Shelves and hanging rails to robes
- Quality internal and external door furniture
- Light fittings

## Bathroom

- Walls Floor to ceiling Vitrified tile
- Floor Vitrified tile
- Toilet suite White vitreous china
- Basin Semi-recessed basin on vanity
- Shower tapware Polished chrome
- Accessories Polished chrome finish
- Bath White acrylic
- Electrical Lighting Low voltage down lights
- Quality Fisher & Pykel Dryer

## Security

- Intercom system to each apartment
- Security key to entrance, foyer, lift, carpark level and residential floors

## Bedroom

- Quality durable carpet
- Walls paint finish
- Ceilings and walls plasterboard
- Built in wardrobes with mirrored sliding doors as applicable
- Wardrobes custom integrated system with melamine finish

## Kitchen

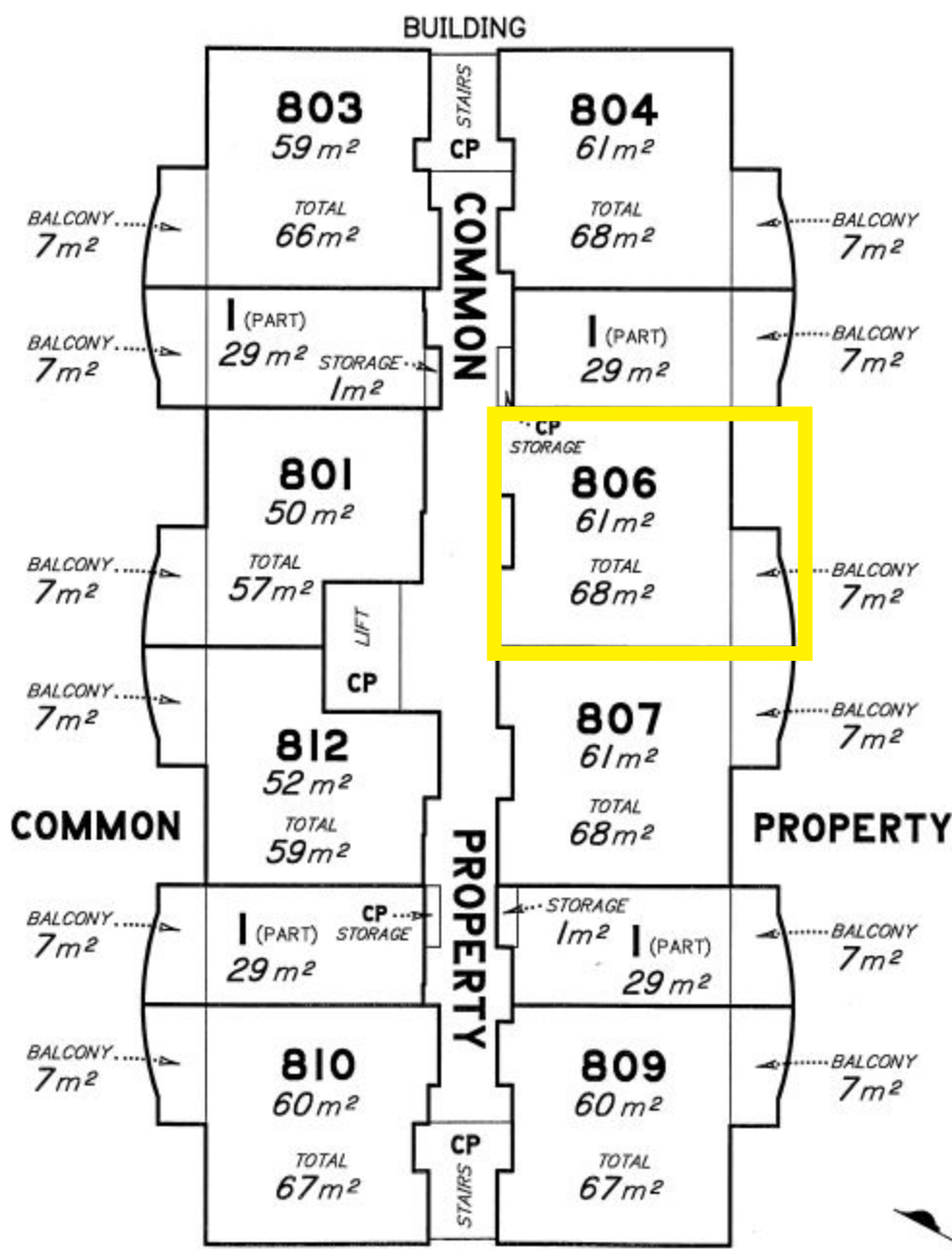
- Floor Vitrified tile
- Laminated bench top
- Splashback Ceramic tiles
- Ample pantry space
- Stainless Steel dishwasher
- Stainless steel kitchen sink with mixer tap
- Electric under bench stainless steel finish oven
- Cook top ceramic electric cook top stainless steel finish
- Rangehood Front recirculating stainless steel finish
- Kitchen tapware polished chrome finish

## Living & Dining

- Floors carpet on underlay
- Phone and TV points
- Entry Fire rated door with automatic closer and steel door frame
- Internal Door Furniture Satin chrome finish
- Intercom point 1 x Handset next to front door
- Aluminium doors to balconies
- Balcony Floor Vitrified tile
- Split system Reverse cycle air-conditioning



# PARTICULARS



Rates:	\$2,000
Body Corp:	\$59pw
Initial Deposit:	\$1,000
Balance Deposit:	Nil
Registration:	February 2007
Contracts:	Available
Lease Amount:	\$400
Lease Duration:	21/03/2018 - 19/09/2018



# RENTAL APPRAISAL

---



GLORIA SPRINGWOOD  
APARTMENTS

Thursday, 3 May 2018

To Whom It May Concern:

KT Property Management opened Gloria Springwood Apartments in February 2007. We have been providing comfortable and well-appointed permanent residential accommodation for the last 10 years. Our tenants are on standard RTA lease agreements and provide a bond of four weeks rent when they start their tenancy. These units are not and never have been in a hotel (nightly) letting pool. KT Property Management Pty Ltd / Gloria Springwood Apartments do not offer serviced units on our lease agreements.

Unit 806 is currently leased at \$400.00 per week on a 6 month lease. The tenant started leasing on 21<sup>st</sup> March 2018 with the current lease due to expire on the 19<sup>th</sup> September 2018.

Kind regards

Natasha Hurst

Manager  
KT Property Managements Pty Ltd  
PO Box 805  
PH: 07 33876000  
Fax: 07 33876060



**GLORIA SPRINGWOOD**  
APARTMENTS