

# MAGNOLI

A P A R T M E N T S

*Sunland Group is proud to present Magnoli Apartments – a collection of boutique residential apartments and architecturally designed terrace homes, only metres from the pristine coastline of Palm Beach.*



ARTIST IMPRESSION - INDICATIVE ONLY

## LOCATION

Palm Beach occupies a position of unmatched natural amenity and opportunity on the southern Gold Coast, nestled between Burleigh Heads National Park and the pristine estuary of Currumbin Creek. Charming village precincts provide all of life's necessities, from barber shops to bakeries, while good shopping is close to home at The Pines Elanora, Stockland Burleigh Heads and Robina Town Centre. Magnoli Apartments presents an integrated residential development of boutique apartments and architectural terrace homes, 100 metres to the Palm Beach coastline. A large landscaped community park and on-site café/dining provides vibrant spaces for leisure and relaxation.

## ARCHITECTURE

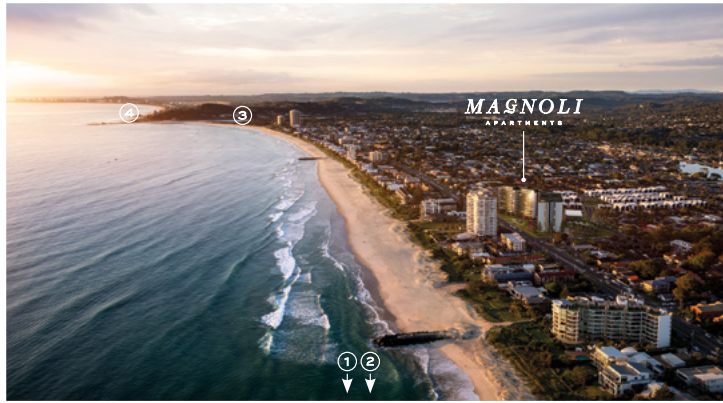
The striking landscaped façades of the twin mid-rise apartment buildings at Magnoli Apartments creates the effect of a cascading urban garden. This intimate connection to the natural environment is further entwined through generous landscaped setbacks and the creation of a large community parkland. Private resident amenities include a resort-style pool, lounge, and landscaped gardens and entertaining areas. The six architectural homes, located within the precinct, also enjoy access to all exclusive resident amenities, including secure basement parking.



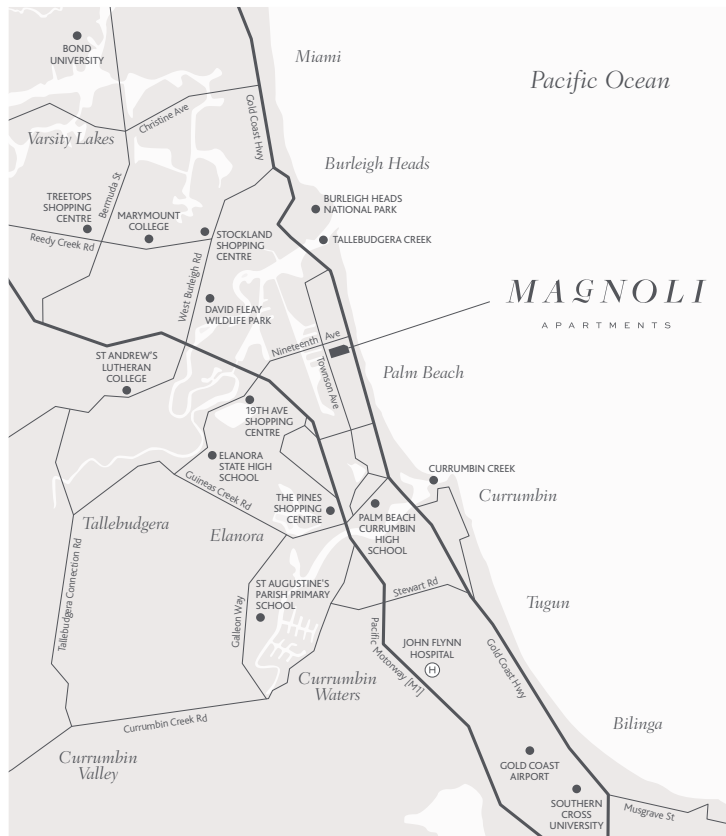
ARTIST IMPRESSION, INDICATIVE ONLY. TIMBER BALCONIES PROVIDED TO PENTHOUSE APARTMENTS ONLY, REFER TO INDIVIDUAL FLOOR PLANS FOR FINISHES.

## INCLUSIONS

- Secure basement parking for all residences.
- Reconstituted stone bench tops in kitchen and bathroom.
- Ducted air-conditioning to all residences.
- Smeg linear design appliances including electric oven and induction cooktop, and fully integrated dishwasher.
- LED downlights throughout.



1. BURLEIGH HEADS NATIONAL PARK | 2. TALLEBUDGERA CREEK | 3. CURRUMBIN CREEK | 4. ELEPHANT ROCK



OVER THE PAST 35 YEARS, SUNLAND GROUP HAS CREATED A PORTFOLIO OF RESIDENTIAL COMMUNITIES DISTINGUISHED BY QUALITY, INNOVATION, AND VIBRANCY. IT'S A SIGNATURE TRADITION EMBODIED WITHIN OUR DEVELOPMENTS AROUND AUSTRALIA – A CONSISTENT COMMITMENT TO ENDURING DESIGN EXCELLENCE, PARTNERED WITH HUMAN VALUES

## Sunland Group

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All reasonable care has been taken in the preparation of this Fact Sheet. Please note that the Fact Sheet is subject to change without notice. To the best of our knowledge, no relevant information has been omitted and all information is correct at the time of printing.

### PRIMARY AND SECONDARY EDUCATION

- Palm Beach Primary School, Palm Beach
- Palm Beach Currumbin State High School, Palm Beach
- Elanora Primary School, Elanora
- Elanora State High School, Elanora
- Currumbin Primary School, Currumbin
- St. Andrews Lutheran College, Tallebudgera
- St. Augustine's Parish Primary School, Currumbin Waters
- Gold Coast Christian College, Reedy Creek
- Kings Christian College, Reedy Creek
- Marymount Catholic Primary School, Burleigh Waters
- Somerset College, Mudgeeraba

### TERTIARY EDUCATION

- Bond University, Robina
- Southern Cross University, Bilinga
- Griffith University, Southport
- Gold Coast Institute of TAFE, Southport

### LOCAL AMENITIES

- 2,250sqm community park and on-site café/dining
- 2 mins to Palm Beach surf break and Pacific Surf Life Saving Club
- 3 mins to Coles Palm Beach and 19th Avenue Shopping Centre, Elanora
- 3 mins to Tallebudgera Creek to the north and Currumbin Creek to the south
- 5 mins to Burleigh Heads beach, headland and dining precinct
- 5 mins to M1 motorway
- 10 mins to John Flynn Private Hospital, Tugun
- 15 mins to Gold Coast Hospital, Robina Campus
- 15 mins to Gold Coast Airport

### TERMS OF PURCHASE

Initial deposit of \$5,000 to secure your residence. Balance of deposit payable within 14 days from date of contract. Settlement is 14 days from registration or 30 days from date of contract. Cash/Cheque deposits and bank guarantees from approved financial institutions are acceptable forms of deposit.

### OUTGOINGS

Body Corporate levies for the terrace homes and apartments will vary depending on their size and location, and will range from approximately \$84 - \$121 per week. Council and water rates combined are anticipated to be approximately \$2,400 per annum.