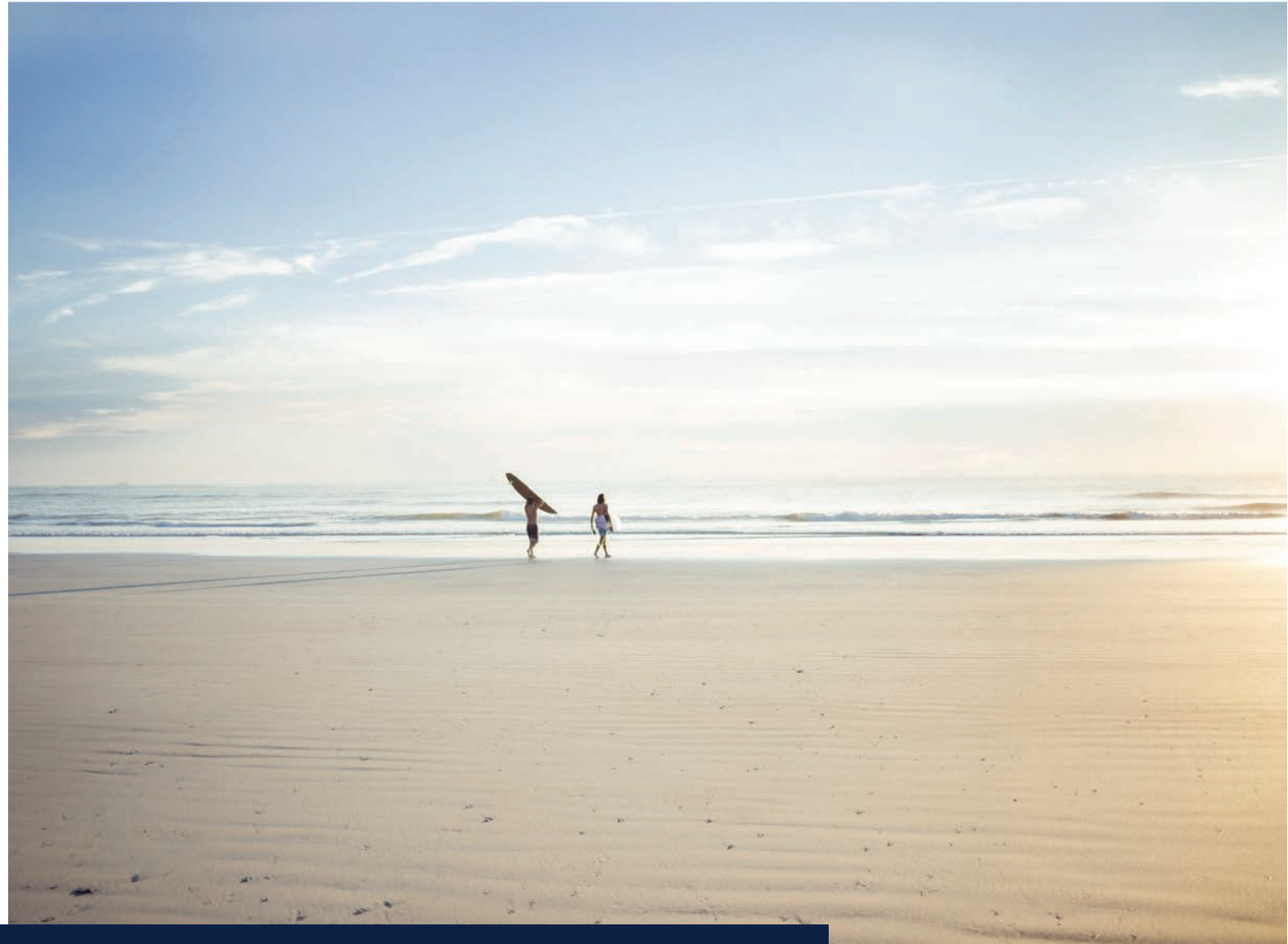


REGATTA MEWS



DUE DILIGENCE | PROJECT REPORT





REGATTA MEWS

PROJECT DETAILS

PROJECT:

Regatta Mews, Wurtulla

LOCATION:

Lot 1888, Nicklin Way (corner of Regatta Boulevard)
Wurtulla, QLD 4575

DESCRIPTION:

25 Free hold dual living Terraces

PROJECT STATUS:

Off Plan sales

LAND REGISTRATION:

May 2018

BODY CORPORATE:

\$2380 per Annum

COUNCIL RATES:

TBA

RENT RANGE:

\$820 - \$875

PRICE FROM:

\$671,680





REGATTA MEWS

Introducing Regatta Mews

The first of its kind for the region, Regatta Mews is luxury dual living terrace homes in the heart of the Sunshine Coast.

Architecturally designed with finishes inspired by the world's most luxurious yachts, Regatta Mews offers boutique finesse with dual living convenience.

Each Terrace offers combined living with three bedroom and two bedroom homes in a highly sought after location.

Minutes from schools, hospitals, dining and entertainment, shopping, sporting facilities, parks, waterways and beaches; there is really no other location on the Sunshine Coast, which has it all.



Wurtulla Vacancy Rate - 2 %
(SQM DEC 17)



New Birtinya Town Centre
- 2.2 Km



Sunshine Coast University Hospital
- 2 Km



Kawana Waters State College
- 1.5 Km



Patrolled Beach
- 0.9 Km

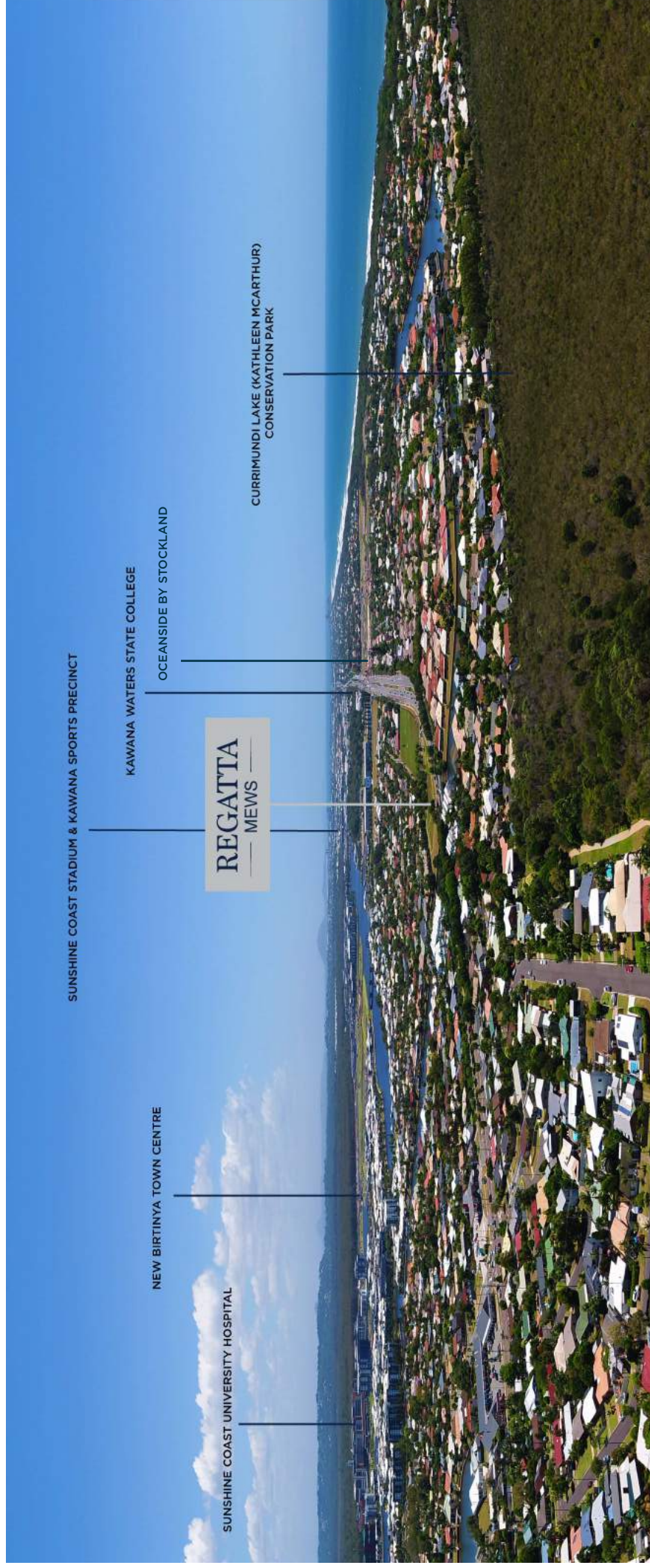


REGATTA MEWS

QUALITY FINISHES



IDEALLY LOCATED.



HEART OF THE SUNSHINE COAST.

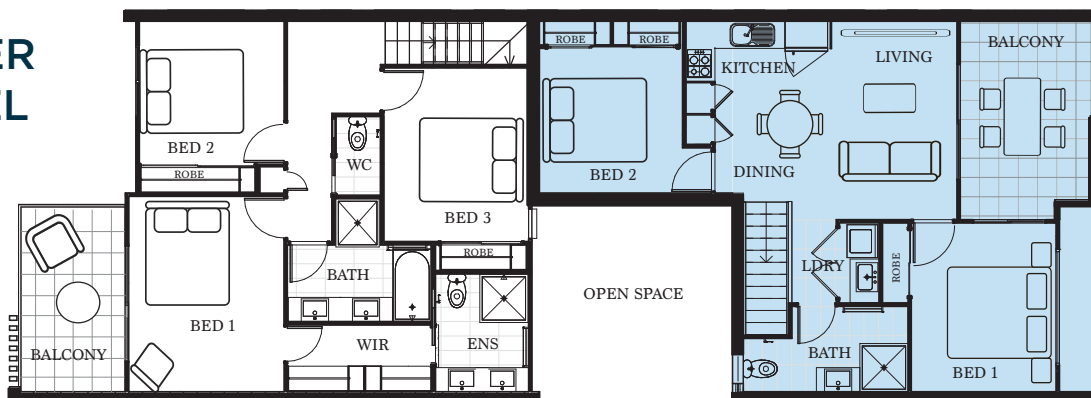


SITE PLAN

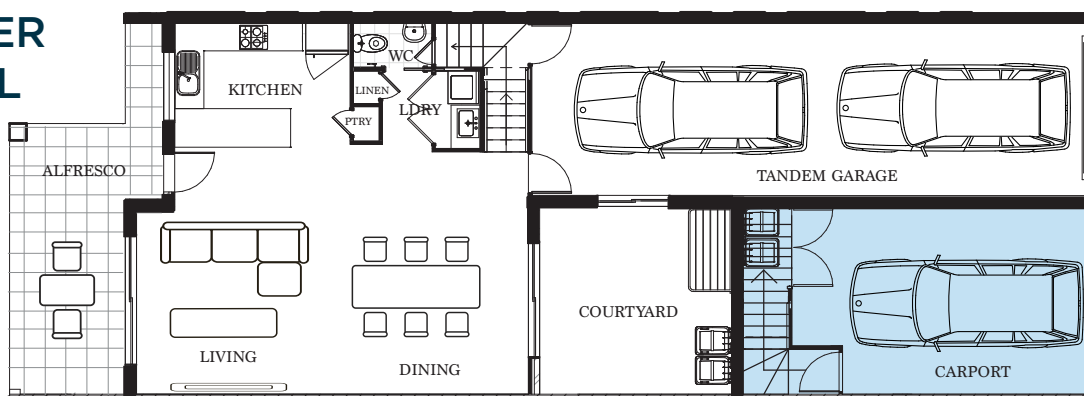


FLOOR PLAN Terraces 7 - 13

UPPER LEVEL

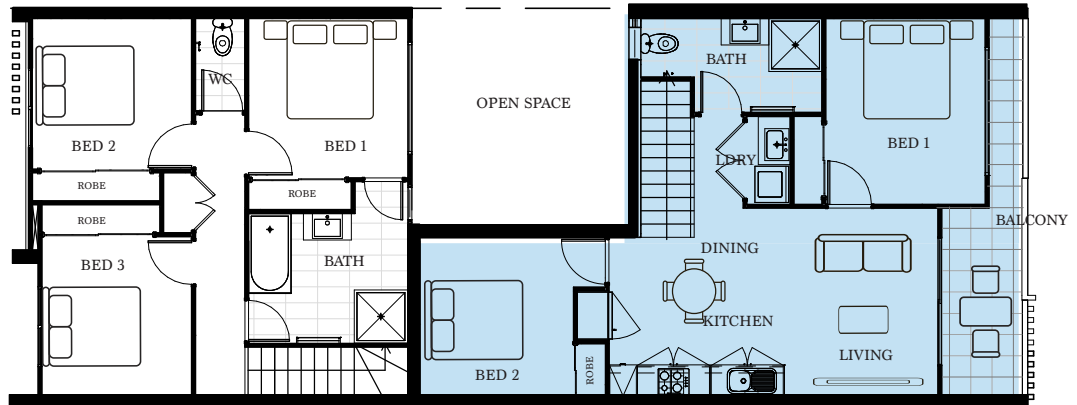


LOWER LEVEL

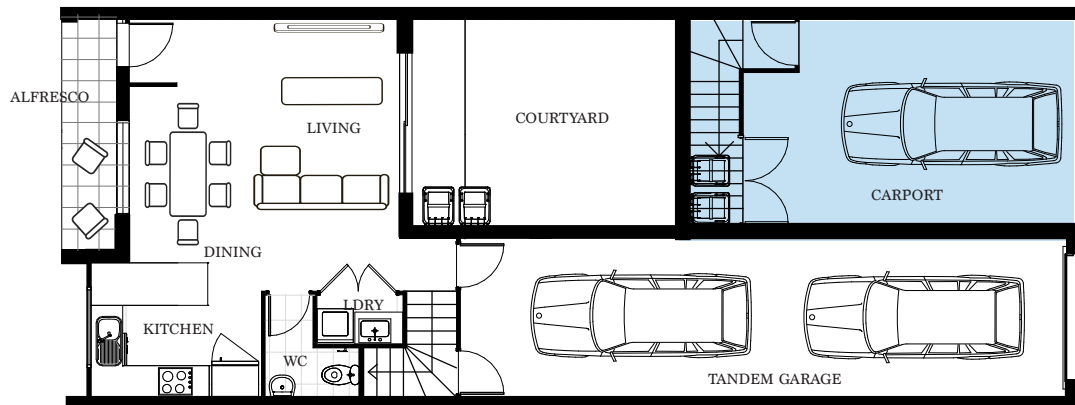


FLOOR PLAN Terraces 20-25

UPPER LEVEL

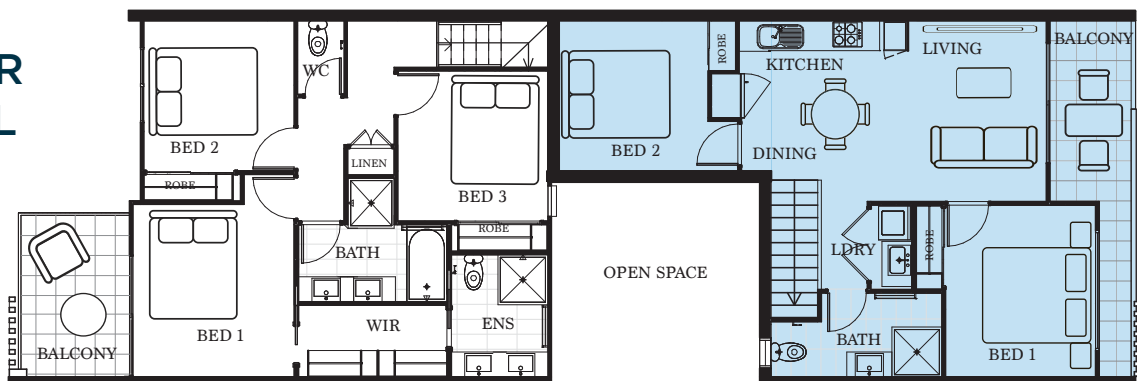


LOWER LEVEL

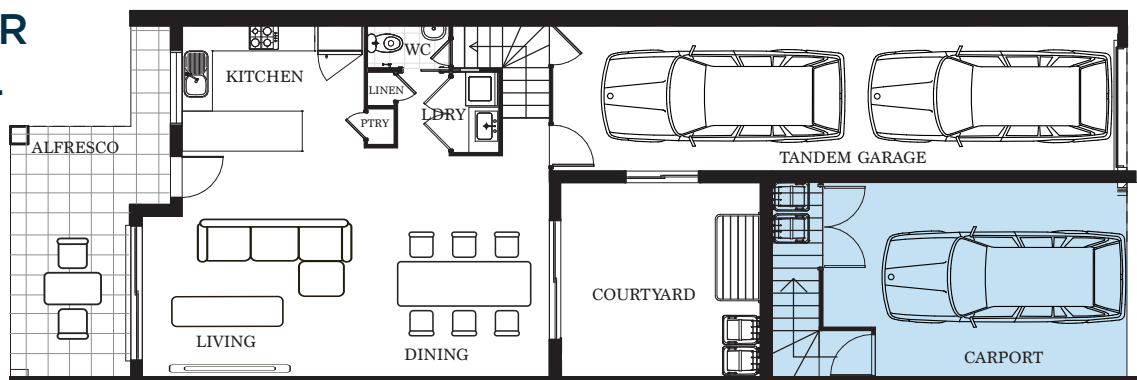


FLOOR PLAN Terraces 1-6 & 14-19

UPPER LEVEL



LOWER LEVEL



SNAPSHOT

SUNSHINE COAST



Wurtulla Vacancy Rate - 2%
(SQM DEC 17)



Stretches along 65km's of sandy
beaches & headlands



Easily accessible by road, air and sea



Approx 330,000 residents (as of
2015). Forecast 500,000 by 2040



Regular rail service between the
Sunshine Coast and Brisbane



Variety of state and private schools;
local tertiary education
(University & TAFE)



7 SHOPPING PRECINCTS



OVERVIEW

SUNSHINE COAST

\$5bn AURA Master planned Community
\$2bn Sunshine Coast University Hospital
\$3bn HARMONY Master planned Community
\$1.85bn Bruce Highway 6 lane Upgrade
\$347m Sunshine Coast Airport Expansion
\$20m Bli Bli Redevelopment Project
\$350m Sunshine Plaza Expansion
\$300m Maroochydore SunCentral CBD
\$80m Kawana Shopping World Upgrade
\$300m Sippy Downs Town Redevelopment
\$1.85bn Bruce Highway Upgrade
\$63m Vertical Retirement Village
\$400m New Sunshine Coast Water Park
\$50m Valdora Solar Farm
International Submarine Broadband cable
Aussie World Major Expansion



Sunshine Coast Airport
Expansion - 1538 Jobs



Sunshine Coast University
Hospital - 6000 Jobs



SunCentral - 30,000 Jobs



University Of The Sunshine
Coast - 20,000 Students



Bruce Highway Upgrade
- 6 Lanes



LOCAL FACILITIES ON THE SUNSHINE COAST

The Sunshine Coast is 100km north of Brisbane. Its attractive location is enhanced by the cool pleasures of the hinterland and beauty of the famous Sunshine Coast beaches.

It's perfect for residents seeking a relaxed and peaceful Sunshine Coast way of life, just minutes from family friendly beaches, yet with schools, transport, shopping and medical facilities close by.

TRANSPORT

You're only a few minutes from the Bruce Highway, connecting the Sunshine Coast to Brisbane, and only 10km to the Sunshine Coast Airport from the Maroochydore CBD.

There is easy access to Mooloolaba, via the new Caloundra-Mooloolaba Road, and local bus services providing access around the Sunshine Coast.

SHOPPING

With local convenience shops in easy walking distance, plus Kawana Shopping world and Sunshine Plaza just minutes away by road, everything you need is at your fingertips.

EDUCATION

There is over 12 primary and secondary schools, state and private, as well as the University of the Sunshine Coast and TAFE within a 15-minute drive.

HEALTH & HOSPITALS

The Sunshine Coast University Hospital revolutionised healthcare on the Sunshine Coast. It accommodates 450 beds with this increasing to 900 beds in 2021.

RECREATION

You'll find 3 great golf courses, sports complexes, Corbould Park Racecourse and the quiet beauty of Beerburum State Forest all within a stone's throw. The calm waters of the Pumicestone Channel are a fisherman's heaven and just a short boat ride away is the very special Bribie Island National Park. There's no end of things to see and do!



BIRTINYA TOWN CENTRE

Set on 18 hectares, Stockland's newest retail town centre will host a shopping complex, featuring a flagship Coles and Aldi Supermarket, two mini-majors, an open air late night dining precinct, some 30 specialty retailers and 522 carparking spaces.

Stockland will also develop a service station and two drive-thru tenancies adjacent to the shopping centre.

Centrally located on Kawana Way adjoining the Sunshine Coast health precinct, which incorporates the Sunshine Coast University Hospital, Sunshine Coast Private University Hospital and Sunshine Coast Health Institute, the new town centre will offer a diverse dining, entertainment and retail offering while providing 14,600 new full time jobs.



Construction Started December 2017.



2.2 Km to Regatta Mews



\$830 Million Project



14,600 New Full Time Jobs



SUNSHINE COAST UNIVERSITY HOSPITAL

When the Sunshine Coast University Hospital (SCUH) opened in early 2017, it revolutionised healthcare in the region offering a range of free public hospital services.

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 in 2021



3,500 jobs currently, with 6000 staff required by 2021.



A \$2.03 billion investment into the local health sector.



SUNSHINE COAST LIGHT RAIL

Light Rail is one of the major game-changing projects spearheading council's plans to sustain the Coast's prosperity, lifestyle and natural assets into the future.

The recently released draft SEQ Regional Plan acknowledges the need for a passenger transport trunk corridor from Maroochydore to Caloundra and on to Beerwah, a corridor that reflects council's proposed light rail route between Maroochydore and Caloundra.

At this point in time there is a unique and exciting opportunity for the Sunshine Coast to plan for a new way to move and accommodate projected growth while protecting the unique and attractive lifestyle for future generations.

In addition to its capacity to move large volumes of people efficiently, light rail is recognised for its ability to improve property values, stimulate investment and improve the urban environment.

Light rail will provide an efficient, high quality transport option and has the potential to generate social, economic, transport and environmental benefits across the Sunshine Coast including:

- Supporting the direct and indirect creation of almost 9000 jobs during construction and operation
- Putting an estimated \$3.6 billion of benefits back into the economy
- Protecting lifestyle and natural assets and hinterland
- Connecting people and places to major hubs and areas of employment, education, health and tourism
- Improving mobility, especially for the aged and people with disabilities
- Encouraging new forms of urban development and reinvigorating urban precincts
- Reducing reliance on car travel.

Council is working towards the delivery of light rail on the Sunshine Coast by 2025, subject to approval and funding.





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 include commercial, retail, residential and lifestyle precincts and offer multiple investment and business development opportunities.

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 it's population expected to grow from 335,800 to 500,000 by 2040. Overall there will be 150,000m² commercial floor space, 65,000m² retail gross floor area and 1,950 residential apartments.

It will include prime commercial office space & CBD style retail space. Dining & entertainment precincts Significant public parkland & waterways. A premium hotel, An entertainment, convention & exhibition centre, combined with Inner city living & new community facilities



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.

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

USC students receive a high quality educational experience, while enjoying the relaxed lifestyle that the Sunshine Coast offers and students benefit from a friendly and supportive campus environment, access to highly qualified teaching staff, personal attention, and modern technology and facilities. Study choices are wide and degrees are complemented by opportunities to gain practical experience and travel overseas.

The University of the Sunshine Coast will be a university of international standing, a driver of capacity building in the Sunshine Coast and broader region, and an unsurpassed community asset.



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.

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.

The Sunshine Coast Airport recently recieved approval for expansions totaling \$347m. This will open the airport to international flights and help accommodate the demand caused by the population growth from 335,800 to 500,000 by 2040.

The New 2450m long by 45m 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 and economic growth, boost tourism, help export businesses and secure air access to the Sunshine Coast for generations to come.



A new 2450m long 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)



BRUCE HIGHWAY UPGRADE

\$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 and increase economic benefits for business and industry in improving connectivity and capacity.

The largest share of the Sunshine Coast's 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.



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

