

# HINTERLAND DRIVE



**M**udgeeraba nestles at the foot of the beautiful Gold Coast Hinterland. Historically a timber and cattle farming village, Mudgeeraba still retains its village atmosphere and charm yet it is only 15 minutes from the golden beaches of Surfers Paradise.

Mudgeeraba is a quaint village-like town with historic and heritage listed buildings, yet is within close proximity to all the benefits of modern society such as the state of art hospital at the neighbouring suburb of Robina, nearby private colleges and universities and contemporary shopping centres.



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**1** 34.7\*1Hinterland Drive, Mudgeeraba is an innovative 30 unit development with a mixture of two and three bedrooms, plus on site management. The development comes complete with a sparkling in-ground pool, BBQ facilities and 2 secure undercover car spaces for each apartment. Selected apartments attract gorgeous hinterland views, and have generous balcony spaces ideal for entertaining.

1 Hinterland Drive is located within walking distance to the Mudgeeraba Township, Shopping Centers, schools, buses, direct rail to Brisbane and to the unique Wallaby Hotel. With a two minute drive to Australia's most innovative shopping centre – Robina Town Centre and close proximity to designer golf courses, this development represents an opportunity of an urban lifestyle within a village atmosphere.

■ Bosity Corprate:	\$36.00 per week
■ Rates:	\$2200 per annum
■ Management fee:	8% of weekly rent



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## DRIVE

Off The Plan Gold Coast



### EXTERNAL

External Walls Rendered and painted masonry walls and painted off-form concrete

Fencing 1800mm high 'Good Neighbour' fence to sides and rear of building

Balustrade Selected decorative aluminum balustrade with selected powder-coated finish where indicated to ground level

Windows & Doors Powder-coated aluminum windows and doors selected from Bradmans range

Exterior Paving Coloured exposed aggregate

Balconies balustrade: B Selected decorative aluminum

Floor: Ceramic tile as selected from Builder's range

Ceiling: Acrylic paint finish

Driveway Reinforced concrete, exposed aggregate as selected

Roof Colorbond

Electrical A combination of bollard lighting and pole mounted lighting on circuits operated by photo-electric cell and/or time clock

Landscaping Hard and soft landscape features including planting beds, feature trees, pathways and manual irrigation system as per approved plan by Gold Coast City Council

### INTERNAL

Basement Floor RC ground and suspended slabs to engineer's details

Walls: Generally filled blockwork concrete

Ceilings: Off-form concrete

Fire equipment: Hose reels and dry chemical extinguishers where required

Mechanical Exhaust: Ducted mechanical exhaust system to outside with PC aluminium air intake grills where required

Garage Door Selected heavy duty powder-coated aluminium doors with automatic operation and electric eye beam to close



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Exit Doors Fire rated self closing doors

Stairs (Public) loors: F Reinforced concrete carpet finish

Walls: Masonry concrete painted

Ceilings: Off form concrete with stipple paint finish

Balustrade: Powder-coated aluminium handrail

Typical Unit Floors: Selected ceramic tiles to wet area, unit entry, kitchen and dining areas. Carpet to all other areas as indicated

Walls: Waterproof plasterboard to wet areas, 10mm plasterboard and masonry division walls

Ceilings: Paint finish, dropped ceilings to wet areas

Entry Door: Solid core door and steel frame with lever action handle and self closing device

Other Doors: Flush panel

Door Furniture: Lever handle in satin chrome finish selected from Builder's range

Joinery: White post formed bench top and cupboard doors.

Vanity basin in selected laminate with forward mounted basin. All cupboard construction to be in HMR particle board

Robe Doors: Mirror doors where indicated in powder coated frame with hat shelf and hanging rod

Skirting: Selected molded pine skirting with paint finish

Tiling Bathroom: Tiles to bath area, with tiling to 2100 mm height in shower recess area.

Tiles over vanity area, 600mm over bath.

Skirt tiles to remainder

White Goods Cooktop: Ariston or equal

Oven: Ariston or equal

Rangehood: Ariston or equal

Dishwasher: Ariston or equal



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Insinkerator: Ariston or equal

Clothes Dryer: Fisher & Paykel or equal

Tapware: Kitchen: Quality mixer

Shower: Selected Porcher shower mixer and hand shower set or equal.

Remainder CP Star handle tapware

Accessories: Quality metal towel rail, toilet roll holders, guest towel ring, robe hooks to each bathroom

Shower Tray Tile recess with waterproof tray

WC Suite Vitreous china suite

Sink Stainless steel 1  $\frac{3}{4}$  bowl

Laundry Tub Acrylic tub

Shower screen Bradmans or equal

Basin Vitreous china semi-recessed vanity basin

Bath Tub Selected white acrylic tub to suit space

Electrical Light Fittings: Oyster light fittings to bathrooms, bedrooms and other areas

Selected Oyster fittings to lighting plan

Circuit breakers and earth leakage system as required

Light switches and GPO to be Clipsal C2000 series or equal

Hot Water System 160 litre Rheem or equivalent hot water system to each unit

Air-Conditioning 2.5 HP reverse cycle or equal to Lounge room

1.5 HP reverse cycle or equal to Bedroom One

Intercom Wall mounted answer handsets providing automatic portico and basement stair gate release.

One station located adjacent to kitchen

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## **INTERNAL**

Floor RC slab with selected paving to Barbecue Area

Walls Masonry walls with paint finish

Ceilings Off form concrete with paint finish

## **EXTERNAL**

Walls Rendered masonry walls to match main building

Terraces Exposed aggregate finish or paving bricks to podium

Barbecue Area Electric stainless steel barbecue plate and grill with bench

Swimming Pool Salt water pool with pebble finish as selected