

STIMULATE YOUR SENSES

THE ULTIMATE IN LIFESTYLE LIVING



PLACE TO SHOP

Hornsby Westfield
Aldi Mt Ku-ring-gai
Coles Asquith
Grosgrain



CAFES, BARS & RESTAURANTS

The Station
The Butcher's Block
Pastadelli
SteamTank
The Butcher's Apprentice
Ton Nam Thai
Blue Gum Hotel

PARKS

Asquith Park & Dog Park
Golden Jubilee Field
Rofe Park
James Park
Mark Taylor Oval
Foxglove Oval



EDUCATION

Waitara Public School
Knox Grammar School
Abbotsleigh
Saint Leo's Catholic College
Normanhurst Boys' High School
Barker College
Hornsby Girls' High School
Hornsby North Public School

CHILDCARE

Ashbear Long Day Care Centre
KU Grevillea Preschool
The Alphabet Academy
Bumble Bees Early Learning Centre
Bird House Early Learning Centre



SPORTS & FITNESS

Mindful Movement Pilates
Asquith Golf Club
North Turramurra Golf Course

HOSPITALS

Mt Wilga Private Hospital
Hornsby Ku-ring-gai Hospital
Lady Davidson Private Hospital
Sydney Adventist Hospital

COLAH GRAND

ENQUIRE NOW



02 9283 7888
enquiry@landpearl.com.au

544-552 Pacific Highway, 1 and 1A Cowan Road,
Mount Colah, NSW 2079

LUXURY DESIGN REIMAGINED

THE HEART OF THE SHIRE



HIGHLIGHTS

Colah Grand ticks all the boxes for a perfect off the plan investment and owner occupier opportunity. Secure your future and become part of a new era for the Mount Colah.

- High capital growth potential and high yielding, strong rental market.
- Low vacancy rates in Mount Colah.
- Efficient and spacious, well designed unit layouts.
- Located close to CBD with very strong infrastructure and amenities nearby.
- Low outgoings (strata fees and rates), low maintenance.
- Strong tax depreciation.
- Good transport access with bus and train services.
- Seasoned builder / developer with sound track record.

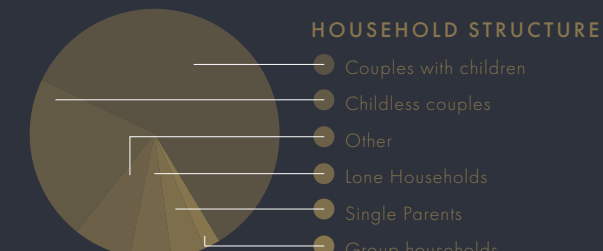
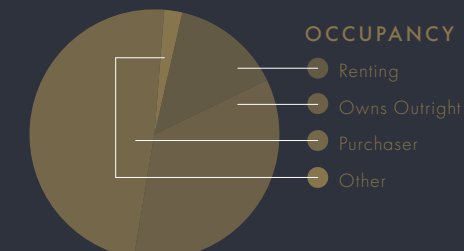
ADDRESS	544-552 Pacific Highway, 1 & 1A Cowan Road, Mt Colah, NSW 2079
APARTMENTS	94 Residential Apartments
BUILDING DETAILS	5 levels with Communal Area Featuring basement parking, lift access and ample storage
INTERNAL SIZE RANGE	77sqm to 98sqm
TOTAL SIZE RANGE	89sqm to 214sqm
PRICE RANGE	2 bedroom from \$620,000 3 bedroom from \$735,000
DEVELOPER	Landpearl Real Estate
ENQUIRY	enquiry@landpearl.com.au / 02 9283 7888

DEMOGRAPHIC

Mount Colah, NSW 2079

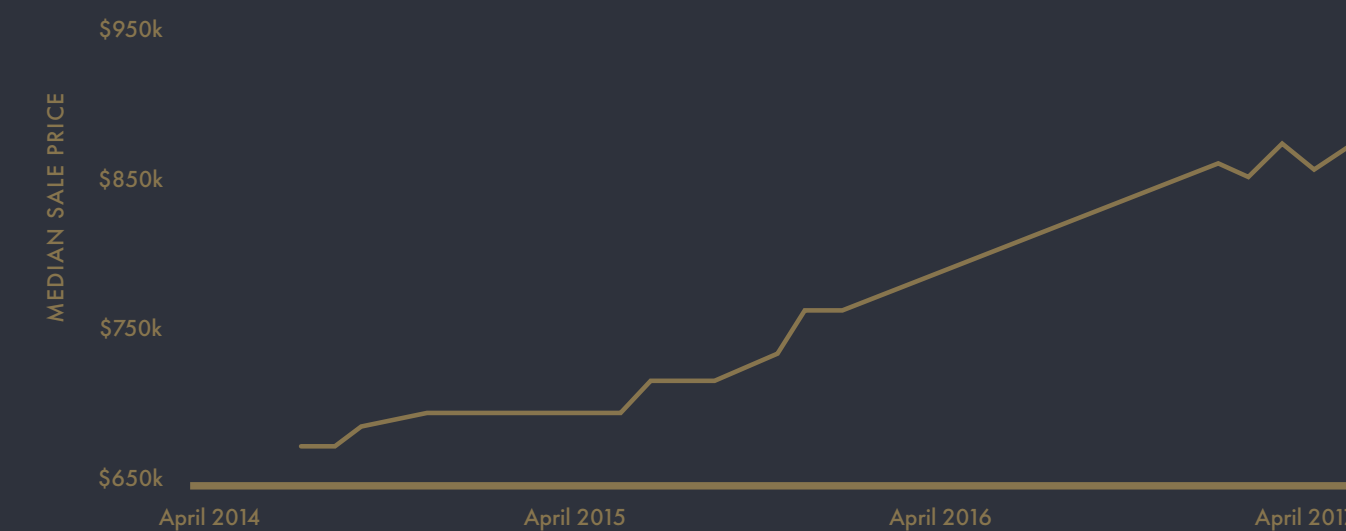
Demographic data provided by Australian Bureau of Statistics.

POPULATION	7k
DISTANCE FROM SYDNEY CBD	22km



MARKET TREND

Source: CoreLogic RP Data



ESCAPE THE EVERYDAY – Colah Grand represents an exceptional opportunity of a high standard living in upper north shore suburbs. Sophisticated design, combined with exceptional quality exemplifies the luxury, glamour and history that Landpearl has instilled throughout each of the projects.

World renowned appliances are showcased throughout the open plan and functional kitchens, designed with a distinguished colour palette and premium finishes.

Bathrooms feature architecturally designed basins and tapwares, alongside premium porcelain floor tiles and ceramic wall tiles.

Architecturally designed to maximize enjoyment and relaxation, Colah Grand offers an easy living lifestyle with a seamless transition between indoors and outdoors. Deep generous balconies expand entertaining options and capture the spirit of an outdoor lifestyle.

The design specification and material selection throughout the apartments focus on environmentally sustainable design principles, and reduction of recurrent costs. With an inviting neutral colour palette and premium finishes, every detail has been well thought out with the resident in mind.

SALES CONDITIONS

- "Off the plan" purchase available on all residential stock.
- 10% deposit 10 business days after exchange of contracts
- Bank guarantees require 10% and must be valid beyond the sunset date in the contract for sale 3 months.

ESTIMATED COMPLETION

Construction Starting – Start June 2016
Completion Approx. – End of 2017

ESTIMATED OUTGOINGS

COUNCIL RATES	\$300 approx. per quarter
WATER RATES	\$200 approx. per quarter
STRATA LEVIES	1 bedroom from \$450 - 550 approx. per quarter 2 bedroom from \$600 - 700 approx. per quarter 3 bedroom from \$720 - 820 approx. per quarter

Prepared for estimation purposes.
*This should be used as a general outline as levies will be determined by the owner's corporations at their general meetings.

EXPECTED RENTAL RETURNS

Based on comparable new apartments rentals in 2016.

1 BEDROOM	\$480 - \$ 520 per week
2 BEDROOM	\$570 - \$ 600 per week
3 BEDROOM	\$730 - \$ 770 per week

FIRST HOME BUYER INCENTIVES AND GRANTS

First time home buyers in NSW are eligible for stamp duty concessions, plus a \$10,000 government grant for newly built or off the plan properties. For further information please check with your solicitor or contact the Office of State revenue.

PROPERTY	STAMP DUTY	SAVING	GOVERNMENT GRANT
Up to \$550,000	\$0	\$20,240.00	\$10,000
\$560,000	\$2,474.00	\$18,216.00	\$10,000
\$580,000	\$7,422.00	\$14,168.00	\$10,000
\$600,000	\$12,370.00	\$10,120.00	\$10,000
\$620,000	\$12,370.00	\$6,072.00	\$10,000
\$640,000	\$17,318.00	\$2,024.00	\$10,000
\$650,000	\$22,266.00	\$0.00	\$10,000
\$650,000 to \$750,000 Full stamp Duty Applicable – Government Grant \$10,000			

Above are some calculations at various price points under the concessions.
For more information please visit office of state revenue: www.osr.nsw.gov.au