

Sunland Group



The Sunland Group is introducing the benefits of parkside living to Tugun with the creation of The Parc, a master-planned residential community at the southern end of the Gold Coast's dynamic coastal precinct.

The Parc will comprise just 187 contemporary townhome residences, set amongst a network of internally landscaped parklands and gardens. Sunland Sales Manager, Amy Goldschmied, said the clever combination of award-winning architectural design, together with beautifully presented parks and open areas, was proving a strong attraction for home buyers.

"The Parc reflects a shift in the market towards lifestyle communities, particularly in the first home buyer sector, that provide all the leisure and lifestyle benefits traditionally found in luxury residential projects" Ms Goldschmied said.

"A distinctive feature of this development is the six master-planned internal parks, connecting to landscaped community and recreation areas by the lake.

"Residents will need only step outside their homes to access tree-lined walkways, leading to picturesque gardens and picnic areas.

"This is part of Sunland's commitment to creating art through architecture, investing in open space and sculptural entry statements and making this accessible to everyone."

Ms Goldschmied said The Parc will also feature private residents' facilities including a recreation complex with spa, lap pool and steam room. A club room with kitchen facilities and two dedicated barbecue areas, one undercover, have been incorporated for the exclusive use of residents.

Located just two minutes from Tugun's patrolled surf beaches and close to the vibrant coastal hubs of Surfers Paradise, Tweed Heads and Byron

Bay, the community is ideally positioned for those seeking that perfect life balance.

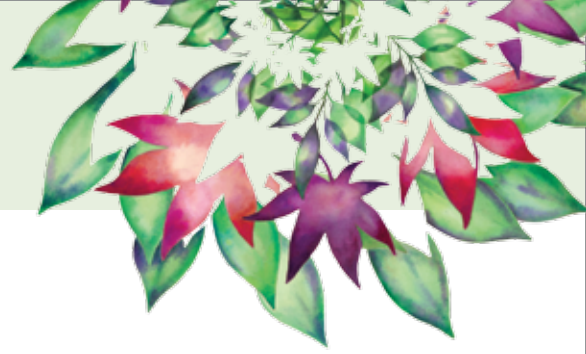
The Parc will be released to the market over five stages. The first release comprising 40 residences, is on track to be launched in October 2008. The residential enclave is expected to be fully completed by 2010.

The Parc Recreational Club



THE PARC

TUGUN - GOLD COAST



Sunland Group



New Tugun Bypass creates travel convenience

Travel between the southern Gold Coast and northern New South Wales was significantly improved in June 2008 with the historic opening of the new \$543 million Tugun Bypass.

The seven kilometre bypass section of the Pacific Highway shaves several minutes off the commute between the Gold and Tweed Coasts, opening access to the popular coastal suburbs of Tugun and Bilinga.

Sunland General Manager, David McMahon, said improved travel times, combined with limited development opportunities in Tugun, have well-positioned the area for long term growth in residential development and property values.

"Tugun has enjoyed strong property price growth over the past five years. Over the past 12 months the median house price in Tugun increased 20.5%, climbing above \$525,000 in June 2008¹," Mr McMahon said.

Independent economic forecaster BIS Shrapnel has tipped Gold Coast property values to rise by 22 per cent over the next three years, among the strongest growth in the country².

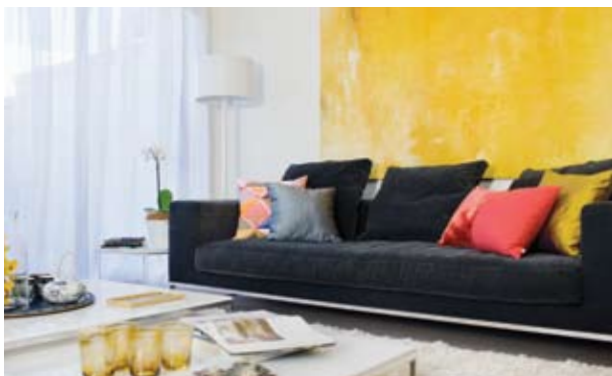
Affordable and Sustainable Luxury

The Parc combines intelligent home design with classic interior finishes and master-planned landscaping to create a timeless and highly functional environment.

Targeted at the first home buyer and investor market, pricing starts from just \$415,000 for a three-bedroom, contemporary townhome.

Each residence will feature quality finishes including carpet; selected floor tiles to ground floor and wet areas; stone bench tops; stainless steel appliances; gas cook top and electric oven. Air-conditioned living areas is standard across all homes with airconditioning and/or ceiling fans in bedrooms depending on the type of home.

A variety of building footprints and floor plans offers the freedom of choice to tailor a home design to perfectly suit your lifestyle. To enhance the community's sustainability, rainwater will be harvested from the roofs of each home, recycled and stored in large underground tanks beneath the parks for residents to access for gardening and maintenance use.



The Parc at a glance

Location: 2 Inland Drive, Tugun QLD 4224.

Configuration: Two-storey, three-bedroom contemporary townhomes (some with study).

Amenities: Six internal parks; natural lake; private residents' facility including lap pool, steam room and recreation club; two kilometre walk/bikeway around the lake; onsite manager and visitor parking throughout.

Price range: \$415,000 to \$509,000 (Stage 1)

The Parc is one of only a small handful of development opportunities in the popular coastal destination of Tugun on the southern Gold Coast, appealing to both first home buyers and investors.

In 2007, Tugun's population increased to 6,792, up 1.6% from the previous year³. This is an increase of 32.8% since 2000, when the region's population was just 4,566⁴. The region's population growth is restricted by the supply of new development opportunities, resulting in strong growth in property values.

The Parc's exceptional coastal location and close proximity to well-established transport infrastructure mean the city and sea are never far from reach. The Gold Coast Airport is only minutes away and the Brisbane CBD is one hour's drive north via the Pacific Motorway (M1) and the Gold Coast Highway is at your doorstep.



An ideal setting for families, residents can choose from a variety of state and private schools, all within 10 kilometres of The Parc, as well as numerous recreation facilities including golf courses, surf clubs, cinemas, sporting facilities and natural attractions.

The Parc is only a 15 minute drive to Skilled Park sports stadium, home to the NRL Gold Coast Titans, and Bond University at Robina. The community is conveniently located close to a number of local shopping facilities and the leading retail precincts of Pacific Fair at Broadbeach and Robina Town Centre.

Residents will benefit from nearby medical facilities, including the John Flynn Hospital which is located 200 metres from The Parc.

For further information please contact Pacific Lifestyle Property on 07 5535 5226 or visit www.PLProperty.com.au

Discover life... naturally

¹ myRP DATA

² Residential Property Prospects 2008 - 2011 report

³ GoldCoast.com.au

⁴ Australian Bureau of Statistics