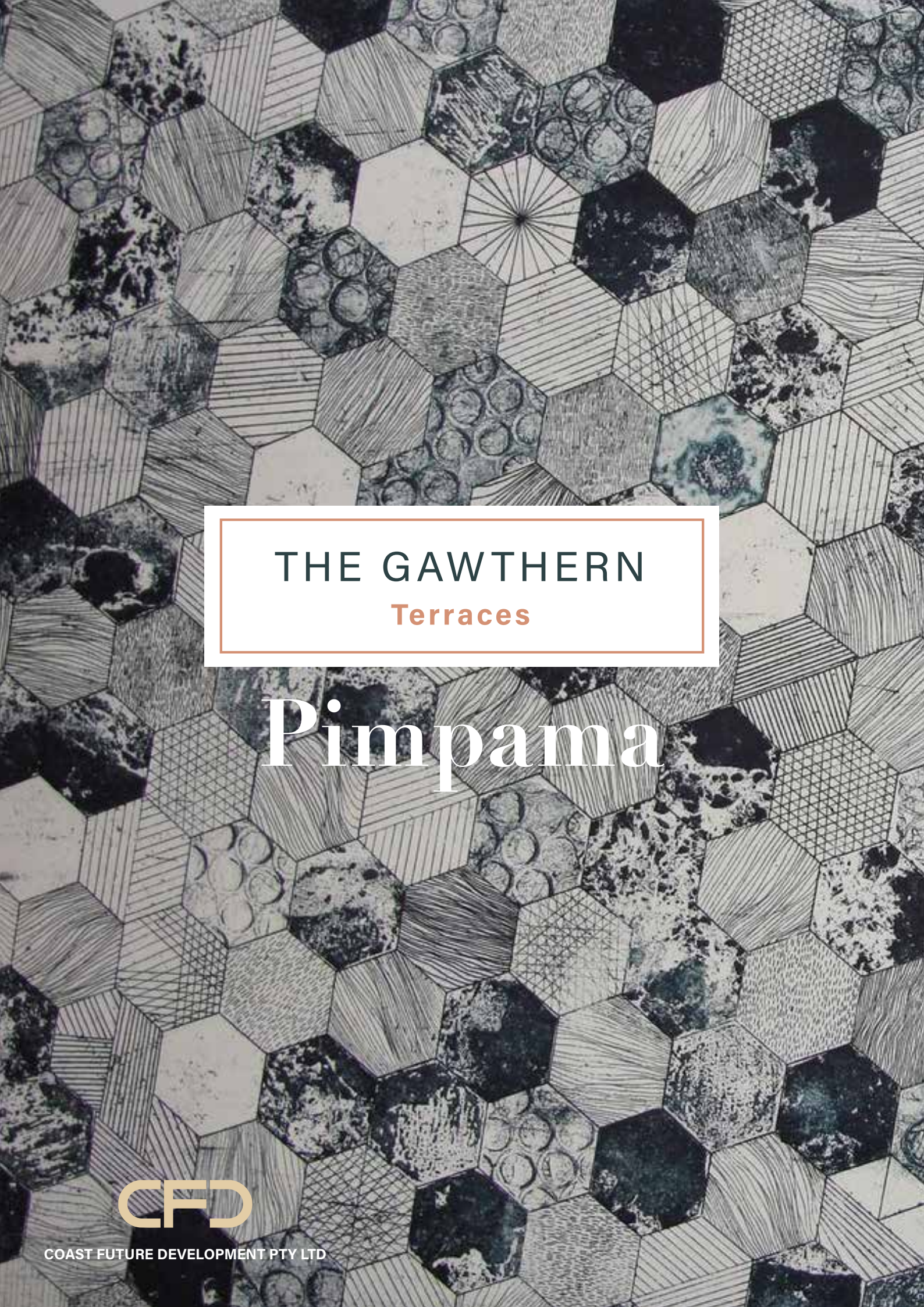

THE GAWTHERN

Terraces

Pimpama

COAST FUTURE DEVELOPMENT PTY LTD

Type B

WELCOME HOME.

Welcome to Pimpama and your new home.

With Architecturally Designed 3 + 4 bedroom Townhouses from only $398,000 this is an opportunity not to be missed.

The Gawthern Terraces has a total of 104 Townhouses and is a fantastic addition to Pimpama, with landscaped entry gardens and rear courtyards.

With multiple communal spaces including 3 x BBQ areas with shelter and a large architecturally designed pool, this is the perfect development for a family or young couple wishing to purchase their first home.

With Coomera Train Station only 8 minutes away and the Pimpama Train Station in the end stages of planning you also have a large amount of public transport right at your doorstep allowing you direct access to all your local attractions without having to drive.

You also have 3 shopping centres within 10 minutes of your doorstep so your weekends will be filled with eating out, entertainment and fun for the whole family!

What more could you ask for?

All images and plans are indicative only and are subject to change without notice.

A new standard of living.

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Live the life.

The Gawthern Terraces.

LIFE IS BETTER.

Combining the peace and tranquility of only being 35 minutes from National Parks and a 30 minute drive to the beach you get the best of both worlds.

Also, whether you are wanting to work from home, stream movies or chat to friends and family throughout the world, you can at The Gawthern Terraces. with all townhouses being high speed Internet and NBN fibre ready.

Design for life.

Cohesive grace, comfort
and quality, inside and out.

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Life’s better poolside.

Location Information Guide.

30 minutes to Surfers Paradise
35 minutes to Brisbane

Welcome to Pimpama!

We know how hard it can be moving to a new area and trying to find out about what is available so we have taken out the difficulty and stress for you and have provided this local information map that shows you why Pimpama is such a great place to live.

Not only does it have some of the top State and Private Schools within the Gold Coast but you are only 30 minutes to Surfers Paradise and 35 minutes to Brisbane, which makes commuting a breeze.

Schools

1. Pimpama King's College - 5 minute drive / 3.5 kms
2. Pimpama State Primary School - 4 minute drive / 2.2 kms
3. Pimpama State Secondary College - 3 minute drive / 1.7 kms

Transport

4. Pimpama Train Station - 4 minute drive / 3 kms **(proposed)**
5. Coomera Train Station - 8 minute drive / 7.8 kms

Local Amenities

6. Gainsborough Green Golf Club - 5 minute drive / 2.7 kms
7. Pimpama Business Centre - 8 minute drive / 7.5 kms **(proposed)**

Sports and Recreation

8. $43 Million Pimpama Aquatic Centre and Sports Precinct - 5 minute drive / 2.8 kms **(under construction)**

Food

9. Mc Donald's / 7-Eleven Service Station - 3 minute drive / 1.4 kms
10. Woolworths - 3 minute drive / 1.4 kms

Shopping Centres

11. Homemaker Shopping Centre - 2 minute Drive 1.8 kms **(proposed)**
12. Pimpama City - 4 minute Drive / 3 kms **(under construction)**
13. Pimpama Junction - 3 minute drive / 1.4 kms
14. Pimpama Central - 3 minute drive / 1.4 kms **(under construction)**
15. Westfield Coomera Town Centre - 8 minute drive / 7.5 kms **(under construction)**

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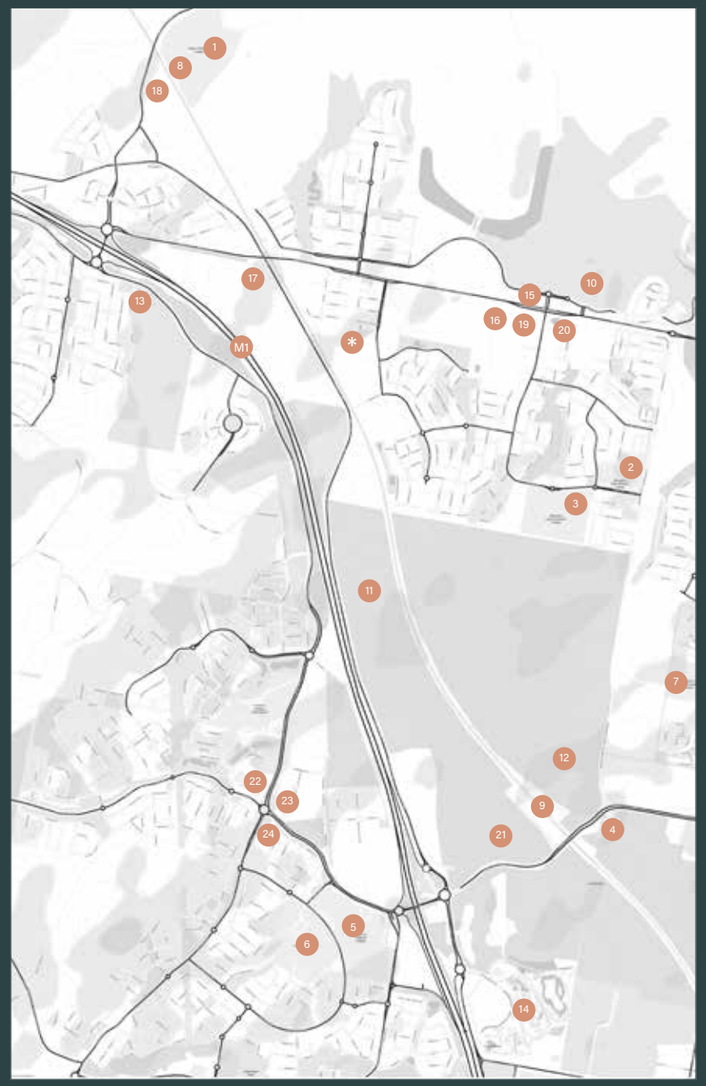

* **The Gawthern Terraces**

Schools

1. Pimpama King's College - 5 minute drive / 3.5 kms
2. Pimpama State Primary School - 4 minute drive / 2.2 kms
3. Pimpama State Secondary College - 3 minute drive / 1.7 kms
4. Tafe Queensland Gold Coast
5. Coomera Anglican College
6. Assisl College
7. Coomera River State School

Transport

8. Pimpama Train Station - 4 minute drive / 3 kms **(proposed)**
9. Coomera Train Station - 8 minute drive / 7.8 kms

Local Amenities

10. Gainsborough Green Golf Club - 5 minute drive / 2.7 kms
11. Pimpama Business Centre - 8 minute drive / 7.5 kms **(proposed)**
12. Future Health Precinct

Sports and Recreation

13. $43 Million Pimpama Aquatic Centre and Sports Precinct - 5 minute drive / 2.8 kms **(under construction)**
14. Dreamworld

Food

15. Mc Donald's / 7-Eleven Service Station - 3 minute drive / 1.4 kms
16. Woolworths - 3 minute drive / 1.4 kms

Shopping Centres

17. Homemaker Shopping Centre - 2 minute Drive 1.8 kms **(proposed)**
18. Pimpama City - 4 minute Drive / 3 kms **(under construction)**
19. Pimpama Junction - 3 minute drive / 1.4 kms
20. Pimpama Central - 3 minute drive / 1.4 kms **(under construction)**
21. Westfield Coomera Town Centre - 8 minute drive / 7.5 kms **(under construction)**
22. Coomera Shopping Centre
23. Coomera Square Shopping Centre
24. The Hub Shopping & Retail

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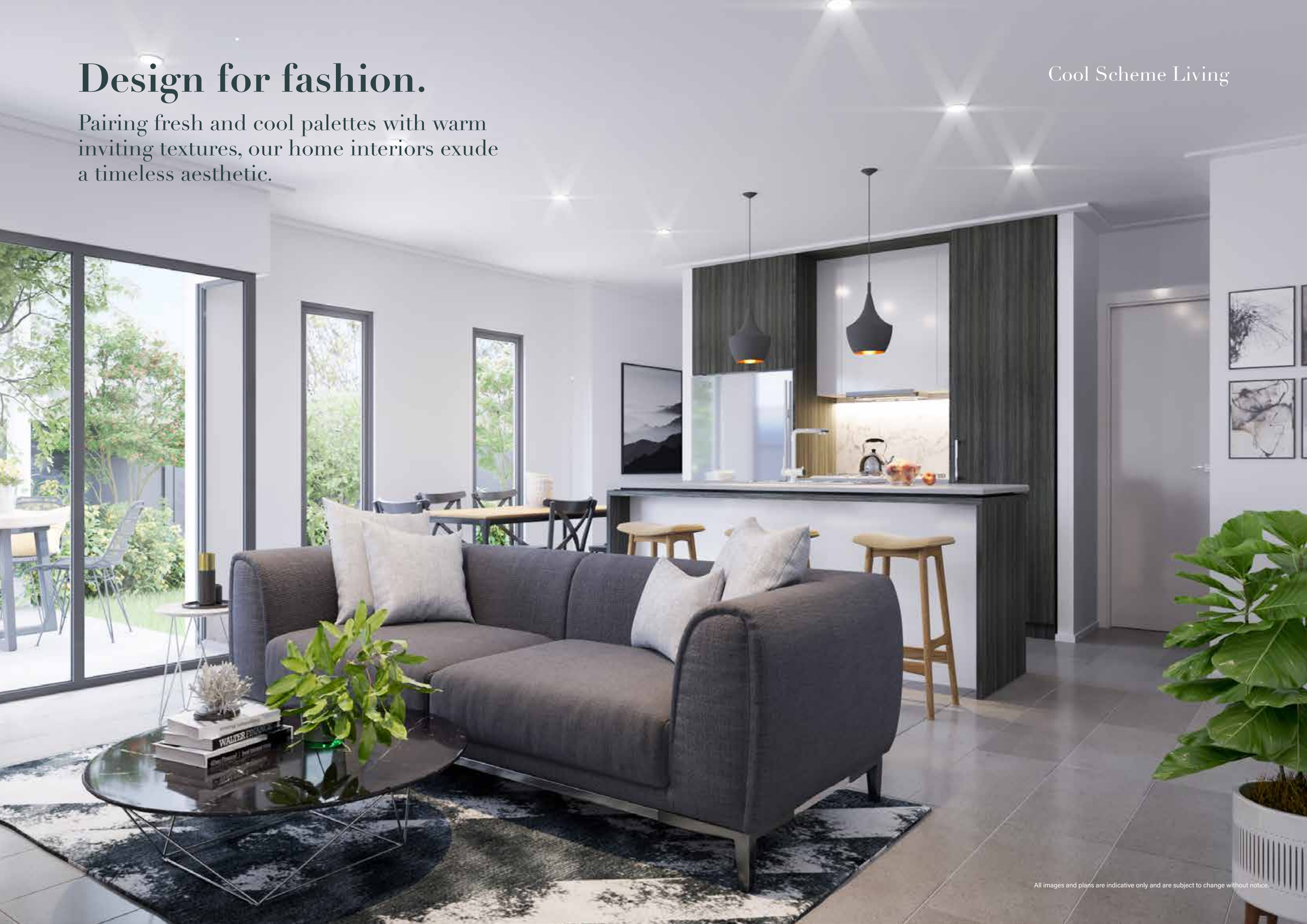
Westfield COOMERA

Westfield Coomera will deliver everything needed for a modern life including favourites such as Woolworths, Coles, Kmart, Target, Event Cinemas and approximately 140 specialty stores.

It will feature casual dining and entertainment offers, a curated selection of fashion and lifestyle stores, a market-style fresh food precinct, and welcoming spaces designed to bring the community together.

Design for fashion.

Pairing fresh and cool palettes with warm inviting textures, our home interiors exude a timeless aesthetic.



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Masterplan - Facilities

Open and secure with a contemporary design.

This townhouse community located within Pimpama has been tailored to increase your sense of well-being and joy in everyday life, while still keeping the balance of privacy, safety and connectivity. The Gawthern Terraces offers you fresh air, space, sunshine, and connection to the outdoor areas located within this luxurious complex.

THE GAWTHERN
Terraces

Facilities

The Gawthern Terraces has a total of 104 Townhouses and is a fantastic addition to Pimpama, with landscaped entry gardens and rear courtyards.

With multiple communal spaces including 3 x BBQ areas, with shelter and a large architecturally designed pool, this is the perfect developement for a family or young couple wishing to purchase their first home.

1. BBQ area with shelter
2. Park
3. Park and Swimming Pool
4. Park
5. Vegetation
6. Stormwater Dam
7. Visitor Carpark

N

This plan is indicative only.
Subject to Change without notice

COAST FUTURE DEVELOPMENT PTY LTD

Create a unique space.

Your new home sets a magnificent scene, which is simply awaiting your unique touch.

Every detail of The Gawthern Terraces illustrates refined living, including a large walk-in wardrobe in your master suite, that allows for ease and livability as well as spacious bathrooms with tailored cabinetry.

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Type A

Your own home, where everything is new and yours.

Whether it's a "nest" in which to raise a family, a stylish base for a busy lifestyle or wanting a low maintenance terrace home, The Gawthern Terraces gives you more time to enjoy life.

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Our Architects

Paul Ziukelis Architects is an award winning architecture firm situated on the Gold Coast, Australia.

With years of experience in the prestige residential market, PZA is placed at the forefront of sophisticated sub-tropical design, coupled with a strong background in sustainability and urban harmony. Our work focuses on the delivery of working residential communities and affordable housing solutions, while maintaining the integrity of a progressive design aesthetic in all our projects.

About The Gawthern Terraces

The Gawthern Terraces are a unique urban community to be built in the thriving suburban development corridor of Pimpama.

Nestled within the heart of a booming growth area, it resides closely alongside easily accessible arterial connectors, established retail precincts, and brand new urban infrastructure. The architecture is responsive to a contemporary, sub-tropical vernacular, taking colour and material cues from the natural shades and textures of Pimpama's immediate surroundings.

Distinguished facade treatments and abundant building types create a seamless streetscape of individual, yet integrated homes, with multiple internal solutions to suit occupiers and investors alike.

Manicured parks and pool facilities give intensity to communal recreational spaces, while vehicular and pedestrian shared zones maintain a harmonious streetscape with passive surveillance. Further, private landscaped courtyards to all homes provide purposeful outdoor living spaces with optimal privacy to all residents.

PZa
Paul Ziukelis. architects

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3 Bedrooms Townhouse

3 2.5 2

Dimensions

Master Bedroom*	16.79m² - 17.03m²
Bedroom 2*	8.94m² - 10.96m²
Bedroom 3*	9.39m²
Living room & Dinning	31.5m²
Patio	6.6m²
Yard (including side yard and back)**	31.60m² - 54.51m²

* All bedroom square meter rate does not include toilet and wardrobe.
There may be a small size difference due to different external design.
** Some 3bedroom type unit do not have a side yard.

4 Bedrooms Townhouse

4 2.5 2

Dimensions

Master Bedroom*	11.15 m² - 11.94 m²
Bedroom 2*	11.25m² - 12.55 m²
Bedroom 3*	9.75m²
Bedroom 4*	9.92m²
Living room & Dinning	31.5m²
Patio	6.6m²
Yard (including side yard and back)	50.82m² - 54.75m²

* All bedroom square meter rate does not include toilet and wardrobe.
There may be a small size difference due to different external design.

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Schedule of finishes

General Fixture and Fittings

External walls
Rendered EPS / Paint / Weather Board,
Lineaboard, Axon (or equivalent) / Paint

Internal walls
Painted Plasterboard

Roof
Colorbond metal roof with insulation

Door and windows
Powder coated aluminum frames and clear glass

Internal doors
Painted flush panel doors

Door hardware - Front door
Lever handle lock set

Door hardware – Internal doors
Lever handle with privacy set to bathroom and en-suite

Lighting
Down-light

Hot water Service
Instantaneous gas hot water unit, with individual metering

Visitor car Parking
On site visitor car parking line marked in approved locations

Tile
High quality tile for living area and all bathrooms

Carpet
High quality carpet for stairs and upper floor

Kitchen

Kitchen Benchtop
20mm reconstituted stone top

Splash Back
800mm x 900mm glazed porcelain Calcutta tile

Lighting
Feature pendant lights (or equivalent)

Security

Lighting
Lighting to common areas and internal driveways

Garage
Remote control panel lift doors (2x remotes supplied)

Electrical

Television
Free to air television point to living and bedroom

Broadband
Pay TV/broadband points to living room

Telephone
Telephone points to master bedroom and kitchen

Air - Conditioning

System
Split system air-conditioning to living room and master bedroom

Communications

Internet
NBN ready for all units to install

General Fixture and Fittings

Sink
Double under mounted stainless steel sink

Tapware
Chrome sink mixer

Oven
60cm under bench stainless steel oven

Cooktop
60cm gas cook-top

Rangehood
60cm front recirculating slide out range hood

Dishwasher
Stainless Steel

Bathroom and Ensuite Fittings

Vanity Basins
Ceramic above counter basin

Tapware
Chrome mixer

Showerhead and Rail
Chrome finish

Shower
Semi-framless shower screen

Accessories
Towel rail, toilet roll holder in a chrome finish

Laundry

Tapware
Chrome laundry set

Laundry Sink
Stainless steel mini tub with cabinet underneath

Note

System
We may substitute items contained in this schedule as long as the substituted item as at least the same quality.

The location of fixtures and fitting may be changed (but the new location must not adversely affect the use or functionality of the residence)

Stone
The fact that stone is a naturally occurring material, variation in colour, consistency and fault lines cannot be controlled.

Cool Scheme

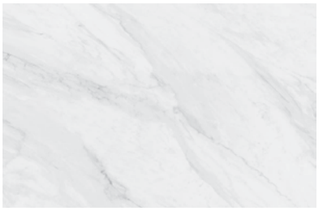
Bathroom Wall Tile

Bathroom Floor Tile

Wall Paint

Kitchen / Bathroom Cabinets

Kitchen / Bathroom Stone


Kitchen Splashback

Carpet

Main Floor Tile

Warm Scheme

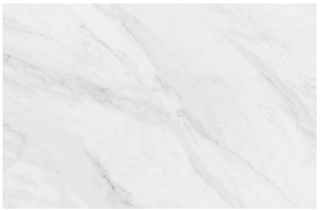
Bathroom Wall Tile

Bathroom Floor Tile

Wall Paint

Kitchen / Bathroom Cabinets

Kitchen / Bathroom Stone


Kitchen Splashback

Carpet

Main Floor Tile

Masterplan -
Stages + Lot Boundaries

The Gawthern Terraces will consist of 3 & 4 bedroom townhouses developed in 5 stages. With clean and neutral palettes, while still exuding luxury through quality materials and floor plans, The Gawthern Terraces will suit all tastes and lifestyles.

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Type B

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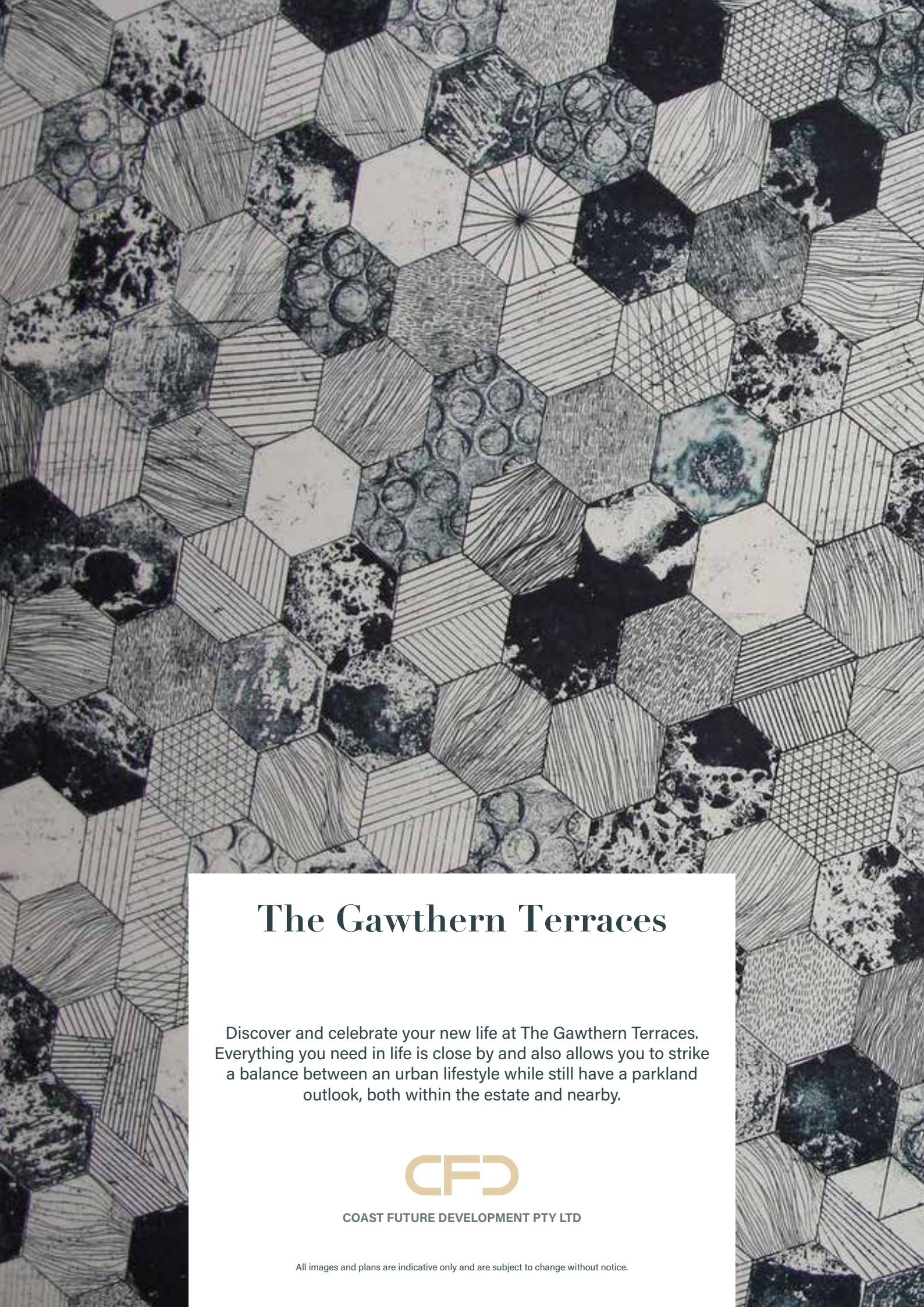

The Gawthern Terraces

Discover and celebrate your new life at The Gawthern Terraces. Everything you need in life is close by and also allows you to strike a balance between an urban lifestyle while still have a parkland outlook, both within the estate and nearby.

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