

Nº 26

VISTA

NORTHCLIFFE • GOLD COAST



EXECUTIVE SUMMARY

Project Name
26 Vista

Developer
MRCB International

Project Location
26 Vista Street,
Northcliffe QLD 4217

Architect
DBI

Project Description
A cosmopolitan collection of 1,
2, 3, 4 bedroom apartments
and 3 bedroom townhomes

Dwelling Breakdown
1 Bedroom
2 Bedroom
3 Bedroom
3 Bedroom Townhomes
4 Bedroom Penthouse

Distance from CBD
6km to Southport CBD

Transaction Requirement
5% deposit (Cash, Deposit Bond or Bank Guarantee)

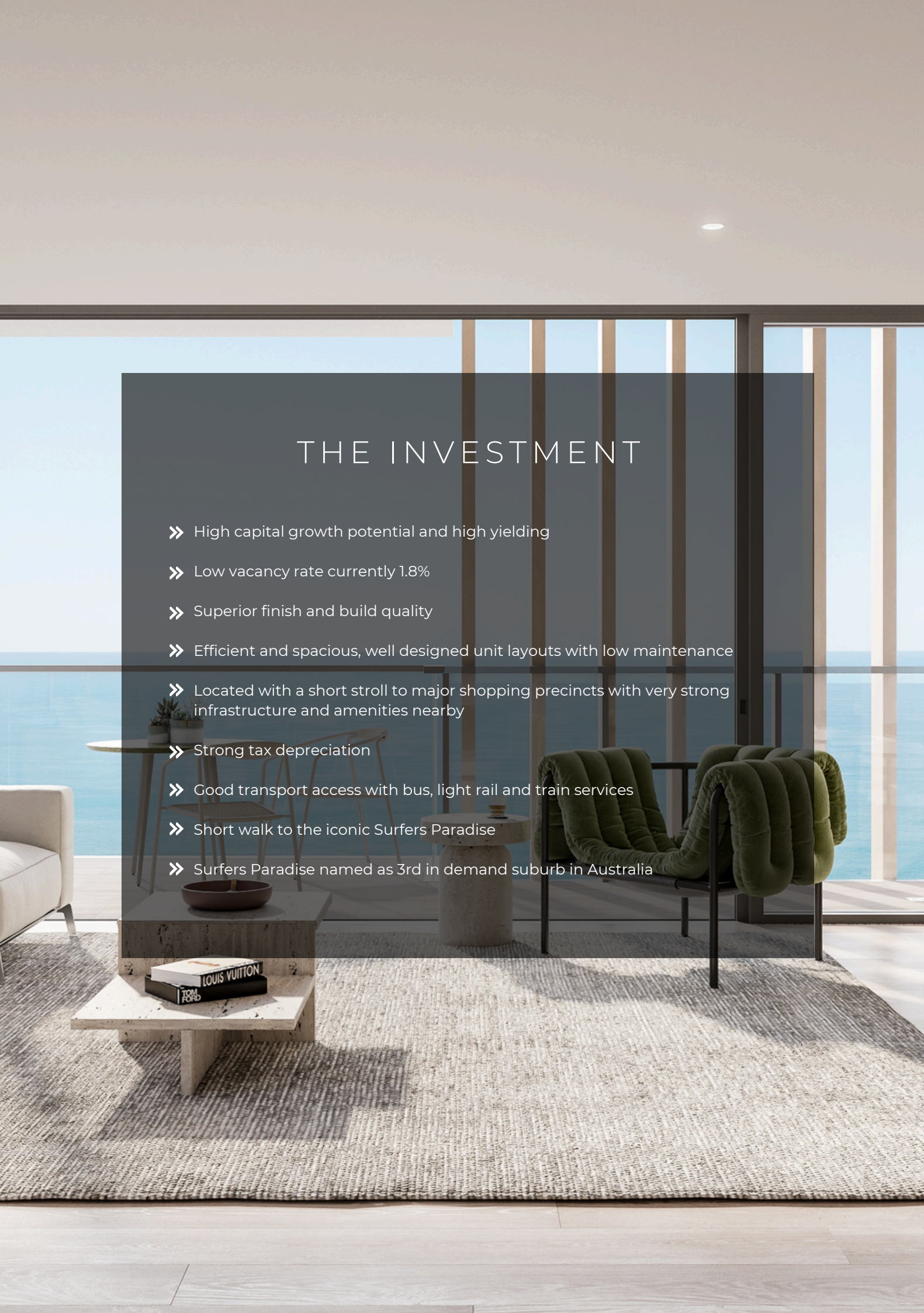
Time to Exchange:
Purchasers are given 14 days to exchange from time of issuance of
Contract of Sale to their nominated solicitor.

The Project
The apartments at 26 Vista in Northcliffe offer luxury coastal living in the heart of the Gold Coast. Boasting modern architecture, high-end finishes, and stunning views, these apartments are perfect for those seeking a premium lifestyle with the beach and city amenities just moments away. Positioned between Surfers Paradise and Broadbeach, 26 Vista provides a central location for work, play, and relaxation.

- Key Features:**
- Swimming Pool, Spa, Outdoor Lounge Areas
 - BBQ Facility, Residents Lounge
 - Gym, Sauna, Steam Room
 - Yoga Deck, Cinema Room, Games Room
 - Hotel style port cochère and 5-star lobby
 - Level 51 Residents Indoor & Outdoor Lounge
 - Level 51 Plunge Pool
 - Reverse cycle ducted air-con

- Location**
- Northcliffe Beach is just 200 metres away
 - Northcliffe Light Rail Station (approx. 30 metres) for easy access to Broadbeach, Surfers Paradise, and Southport.
 - Cavill Avenue and Surfers Paradise (5-minute drive) offer a wide range of restaurants, cafes, and retail outlets; Pacific Fair Shopping Centre (approx. 3.5 km).
 - Close to Bond University (approx. 8 km) and local schools such as Surfers Paradise State School (2 km).
 - Gold Coast University Hospital (approx. 8 km)
 - Northcliffe Surf Life Saving Club (200 metres)





THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.8%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Located with a short stroll to major shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus, light rail and train services
- » Short walk to the iconic Surfers Paradise
- » Surfers Paradise named as 3rd in demand suburb in Australia

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	56-60	8-10	SOLD OUT
2 BRM	89-97	12-37	\$1,865,000 - \$2,190,000
3 BRM	125-170	21-90	\$3,020,000 - \$4,490,000
3 BRM TOWNHOME	169 - 181	42 - 51	\$3,295,000 - \$3,625,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	UTILITY RATES
1 BRM	\$1210 / Quarter	\$2540 / Year	\$965 / Year
2 BRM	\$1405 / Quarter		
3 BRM	\$1950 / Quarter		
3 BRM TOWNHOME	\$2860 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	CONSTRUCTION START DATE	EXPECTED COMPLETION
Mixed use Residential	Off Plan	Q1 2025	Q2 2028



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