



Eden

RESIDENCES

Resort Living - Make Yourself At Home



edengladstone.com.au



LIVEABILITY | INVESTMENT



The Gladstone region has been described as the engine room of Australia and Port City to the world.

Located five and a half hours by road, north of Brisbane and just over an hour south of Rockhampton, Gladstone is well situated. The Gladstone region lies at the southern end of the Great Barrier Reef and has a population of approximately 63 000 with 35 000 living in the city.

Gladstone's marina is the departure point for visits to internationally renowned Heron Island and the private hideaway that is Wilson Island.

Just one and half hours drive to the south of Gladstone, Agnes Water and the town of 1770, have Queensland's most northern surf beaches. The combination of experiences such as day trips to Lady Musgrave Island, National Park 4x4, or a dip in the water at Chinaman's Beach makes these twin towns an idyllic escape, like no other.

The Gladstone region has so much to offer by way of tourism, encompassing coastal, city and rural venues and attractions. Equally, the lifestyle choices the area presents are extensive, as are the opportunities for investment, business and employment.

Wilson Island



Heron Island





Curtis Island

From Gladstone, ships take our major exports to the world - coal, aluminum, locally built machinery, agricultural products and horticultural commodities. These major industries along with the LNG plants on Curtis Island... cement Gladstone's place as Australia's engine room.

There is no doubt, these major industries, combined with our many smaller, privately owned businesses, represent excellent investment and employment opportunities.

Gladstone is an industrial powerhouse of Queensland with a naturally deep harbour that offers tremendous growth and trade opportunities. Combining this with low vacancy rates, increasing rental yields and affordable property, Gladstone is an attractive choice for first home buyers and property investors alike.

The Gladstone region; a jewel in the nation's crown. Essential to Australia's economy and a great place to invest, live, work and play.

PROPONENT	PROJECT	DESCRIPTION
Alpha HPA	HPA First Project	\$300M high purity aluminium industrial plant
Fortescue Future Industries	Global Green Energy Manufacturing Centre	\$114M facility (Stage One) will be the world's largest electrolyser manufacturing facility used worldwide in the production of hydrogen
Government Owned Corporation (GOC)	Gladstone Ports Corporation	Australia's premier multi-commodity port - deep water harbour employing 700 people locally.
Queensland Gas Company (QGC) a subsidiary of BG International Group	Queensland Curtis LNG Project	Produces approx. 8% of global LNG. Supplied to domestic markets and exported to Asia.
Rio Tinto	Yarwun Aluminium Refinery	Yarwun & QAL refineries employ approx. 2000 people full time plus 500 subcontractors.
	Queensland Alumina Limited	
	Boyne Smelters Limited	Second largest aluminium smelter in Australia employing 950 people.



Kroombit Tops



WELCOME to Eden Residences.

Glen Eden is Gladstone's premier residential neighbourhood. Perfectly placed to access an abundance of amenities to suit all lifestyles - Gladstone CBD, Boyne Island and Tannum Sands beaches, East Shores precinct and restaurants, Gladstone marina, golf course, Botanic gardens, hospitals, public and private schools, CQ University and sporting facilities are all close by.

Eden Residences takes relaxed, coastal living to a whole new level. We've created the ultimate community, complete with stylish two and three bedroom townhouses, a stunning resort inspired pool, entertaining pavilions and recreation space; all uniquely designed with you in mind.



*photo digitally altered -
pool under construction at time of print

The trend towards resort style living.

With discerning buyers looking for perks beyond the four walls of the home, developers, architects and designers are rising to the occasion.

Browsing our collection of two and three bedroom townhouses you may have noticed some recurring features - open plan living spaces laden with contemporary style hues, grandiose kitchens with stone benchtops, and modern, quality bathrooms that will never go out of style.

But as the appetite for a lifestyle above the comforts of a contemporary living space continues to grow, so must the offering.

As such, the developers of Eden Residences have created a multi-functional living space by including a suite of added amenities, suited to an eclectic range of residents seeking an elevated lifestyle.

Poolside Terrace | Alfresco Dining

In a climate like Gladstone's, where better to enjoy a sunny Sunday afternoon than around the pool in a tropical resort setting. While most modern living spaces spill out onto private courtyards, contemporary residences offer large, communal entertaining spaces.

At Eden Residences, your exclusive sanctuary is a quiet retreat for swimming, relaxing or reading - or reaching for the cocktail you brought from your place.

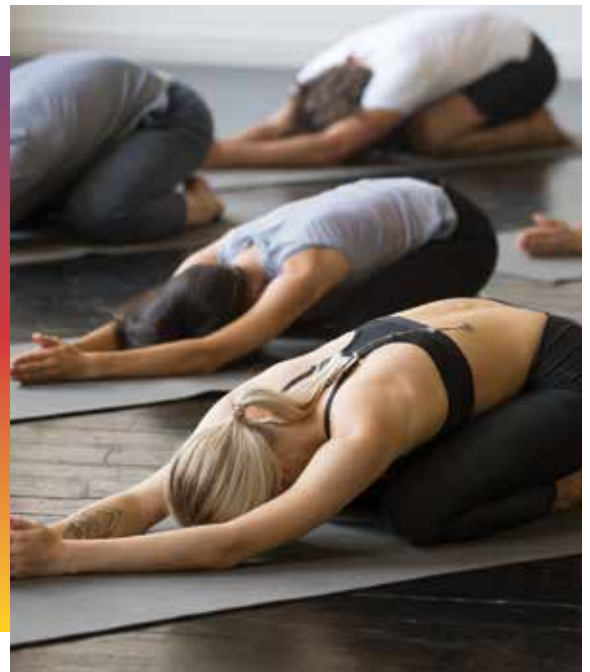
Fire up the BBQ and invite your friends around for an afternoon of fun!



Recreation Room

Eden Residences has been intentionally designed with appealing outdoor recreational spaces that build community.

One such room is our multi-functional Recreation Room. Available to all residents to use, this room is perfect for kids parties, low impact exercise like yoga or pilates or small, private functions.



Ideal for first home buyers looking for an impressive lifestyle and smart investment, these brand new homes are ready for your inspection today.

- Gourmet kitchens with stone bench tops
- Seamless indoor and outdoor entertaining spaces
- Generous bedrooms with separate ensuites
- Secure, gated community and caretaker
- Resort style pool
- Pavilions in tropical resort setting
- BBQ entertainment areas
- Recreation space - kids parties, yoga room, exercise space
- Car wash
- NBN connected with high speed fiber optic



SITE PLAN



Type A
2 bedroom, 2 ensuites, 1 powder room, 1 garage



Type B
3 bedroom, 1 ensuite, 1 main bathroom, 1 powder room, 1 garage, 1 carpark*



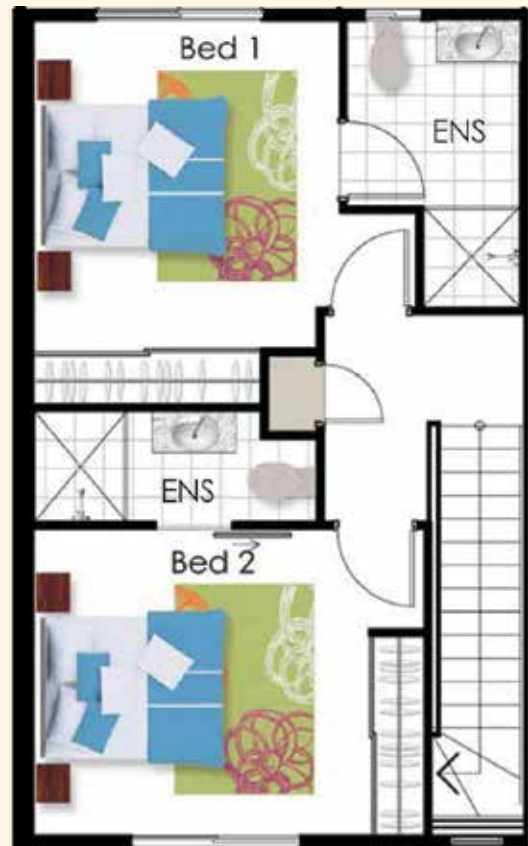
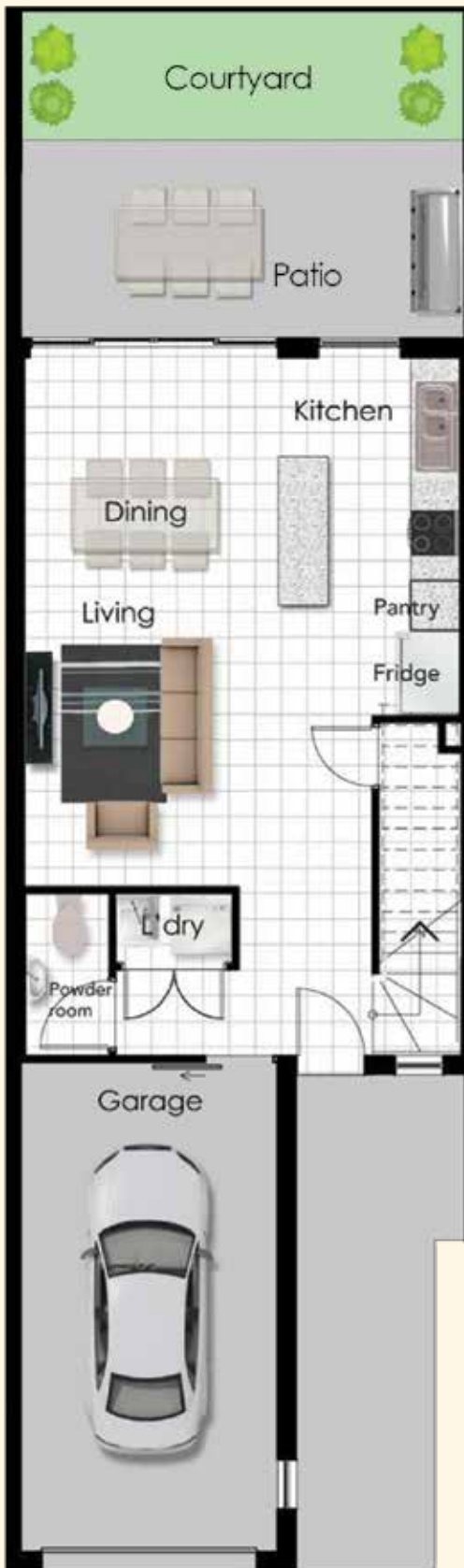
Type C
3 bedroom, 3 ensuites, 1 powder room, 1 garage, 1 carpark*

Disclaimer:

Not all lots have carpark. Where indicated on the price list that a lot has a carpark, refer to survey plans. The carpark is shown on survey plans as 'patio' at the front of the lot adjoining the 'garage'. Carparks are partially covered by roof. This plan does not form part of the contract. Purchasers must rely on their own enquiries for their own benefit and satisfaction before proceeding with any purchase.

TYPE A FLOOR PLAN*

2 BED, 2 ENSUITE, 1 POWDER ROOM & 1 GARAGE



Areas

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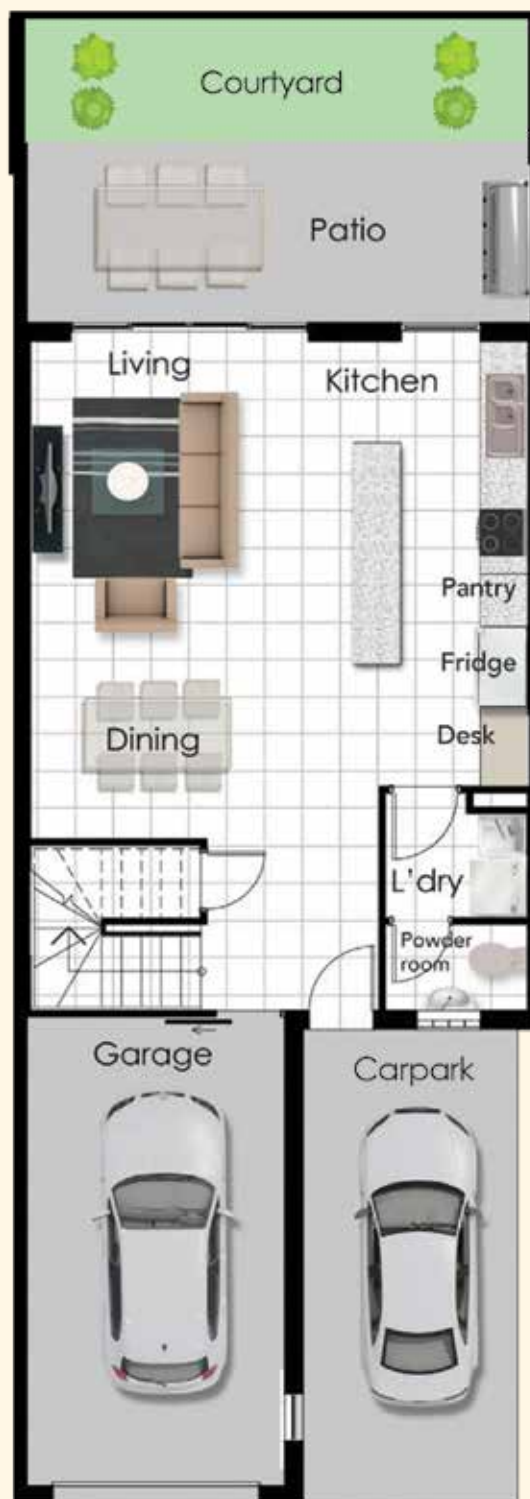
	From	To
Internal downstairs	48m ²	52m ²
Internal upstairs	44m ²	48m ²
Garage	20m ²	20m ²
Patio rear	14m ²	17m ²
Entry	8m ²	11m ²
Total building area	134m²	146m²
Courtyard	12m ²	50m ²

Disclaimer:

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TYPE B FLOOR PLAN*

3 BED, 1 ENSUITE, 1 MAIN BATH, 1 POWDER ROOM & 1 GARAGE



Areas



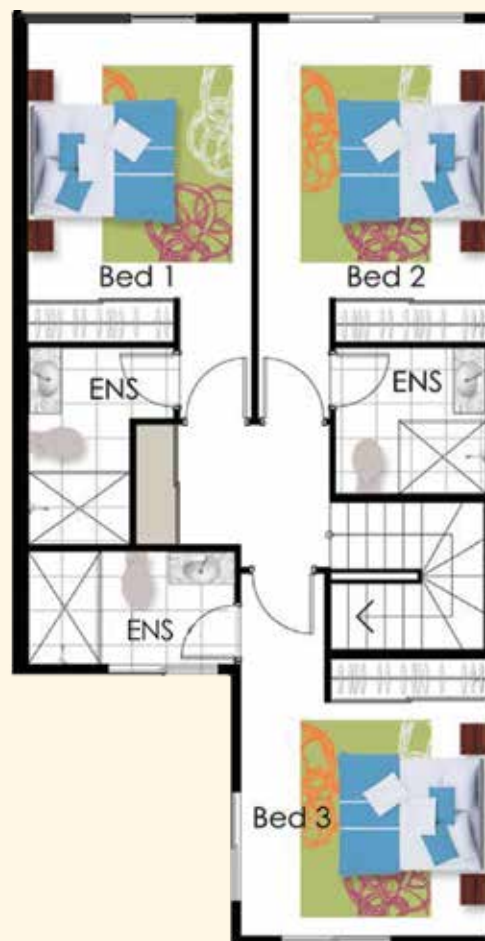
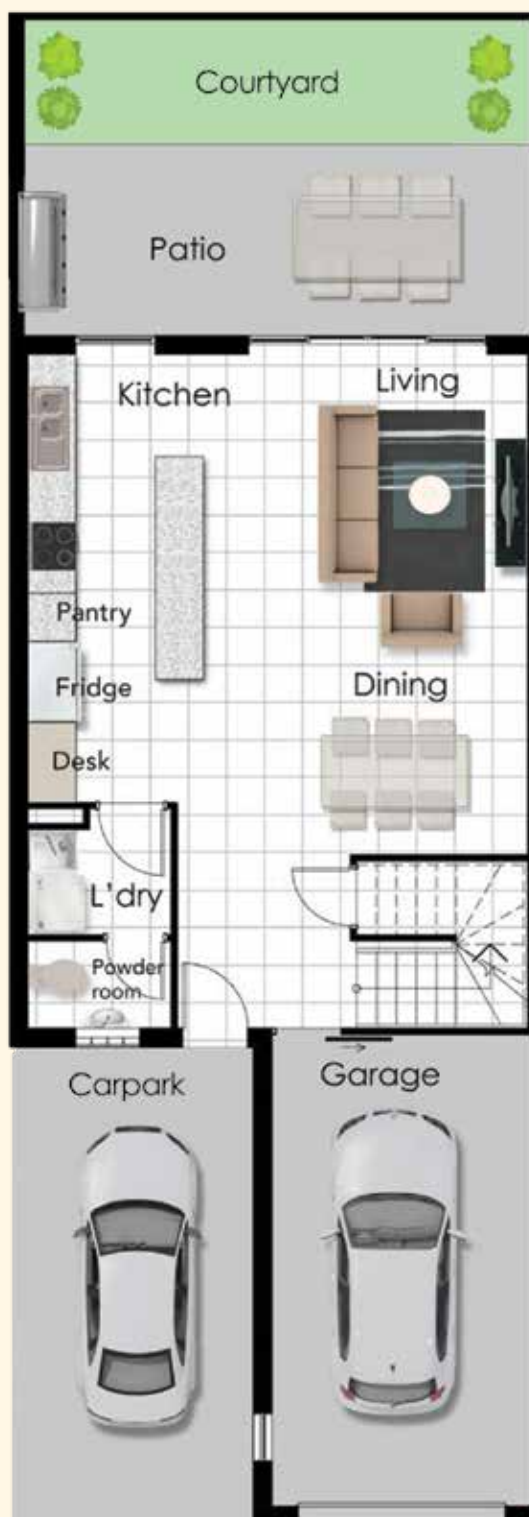
	From	To
Internal downstairs	53m ²	57m ²
Internal upstairs	48m ²	52m ²
Garage	21m ²	21m ²
Patio rear	15m ²	17m ²
Entry	15m ²	17m ²
Total building area	154m²	163m²
Courtyard	16m ²	25m ²

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TYPE C FLOOR PLAN*

3 BED, 3 ENSUITE, 1 POWDER ROOM & 1 GARAGE



Areas*

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	From	To
Internal downstairs	53m ²	57m ²
Internal upstairs	48m ²	52m ²
Garage	21m ²	21m ²
Patio rear	16m ²	17m ²
Entry	15m ²	18m ²
Total building area	154m²	164m²
Courtyard	16m ²	26m ²

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FINISHES AND SPECS

External Building Finishes

Roofing | Fascia | Gutters

- Colorbond roof sheeting, fascia/gutter

External Walls

- Ground - masonry rendered painted
- Upper - fibre cement sheeting, painted

Windows | Sliding Doors | Garage Doors | Front Door

- Corinthian (or similar) doors in gloss
- Standard manufacturer's powder coated aluminum windows and sliding doors with safety screens to ground floor (see Safety) and insect screens to upper windows
- Panel lift garage door with remote/s
- Solid construction front door (paint grade)

Courtyards | Landscaping

- Low maintenance, contemporary styled courtyard living with step pavers and pebbles
- Exposed aggregate, artificial turf to select courtyards
- Waterproof electrical point
- Wall or fence mounted clothesline
- Brass garden tap

Fencing | Letterboxes | Driveways

- Timber, masonry and/or aluminum fencing
- Centralised letterboxes at main entry
- Exposed aggregate to townhouse entry/garage driveways

Internal Finishes

Internal Walls

- Stud partition walls/masonry with set plasterboard painted
- Masonry party walls between townhouses fire and sound rated with set plasterboard painted to code

Ceiling | Cornice

- Set plasterboard painted

Skirting | Architrave

- Painted

Internal Passage Doors

- Flush panel painted

Built in Robes

- Mirrored robe doors with shelf and hanging rail

Internal Door Furniture

- Quality satin chrome finish
- Privacy sets to bathroom/ensuite

Flooring

- Select quality carpet to bedrooms, hallways, stairs, robes
- Select ceramic tiles or vinyl plank flooring to living and kitchen

Window Coverings

- Blinds to all windows and sliding doors (excluding garage)

Ensuite | Bathrooms | Powder Rooms

Vanity Bench Tops

- Vanity with recessed basin

Vanity Cupboards

- Laminate doors and drawers

Powder Room Basin

- Wall mounted

Toilet Suites

- White contemporary dual flush cistern

Shower Rose

- Select quality contemporary styled hand shower and soap holder on rail

Shower Screen | Accessories

- Framed clear safety glass in chrome with pivot door
- Select quality contemporary style toilet paper holder, single towel rails, in chrome finish

Floors | Wall Tiles

- Select ceramic tiles to floors and walls with approx 1.8m above shower recess, .6m over bath and balance tile skirting

Tapware | Floor Grates

- Contemporary styled mixers chrome finish
- Chrome finish floor grates

Kitchen

Bench Tops

- Feature composite stone tops or similar

Kitchen Cabinetry

- Laminate finish doors and drawers

Kitchen Appliance

- Cooktop; 60cm electric ceran or similar
- Oven; 60cm electric underbench or similar
- Rangehood; 60cm slide out or similar
- Dishwasher (stainless steel)

Tapware

- Chrome finish tapware

Laundry

Sink | Cabinet | Tapware

- Stainless steel laundry tub
- Chrome finish tapware

Services | Electrical | Energy

Air Conditioning and Fans

- Zoned, ducted reverse cycle to living and bedrooms
- Fans to living room

Hot Water Service

- Electric 125 Litre hot water system

Light Fittings | Power Outlets

- Contemporary light fittings including select recessed down-lights and surface-mounted fittings
- Generous provision of power outlets

Communications | Safety

NBN | TV | Telephone

- Compliant with NBN connection standards
- One TV point to living and one point to each bedroom
- One phone point to living and one point to main bedroom

Safety

- Safety switch to meter box
- Smoke detectors
- Safety screens to ground doors and operable windows
- Keyed locks to windows and external doors



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Disclaimer:

* While we have taken all care to ensure the accuracy of the information, we provide no warranty, guarantee or representation (implied or expressed) regarding the accuracy, reliability or completeness of the information. We will not be liable (in tort, contract or otherwise) for any loss suffered as a result of you relying on the information contained within this document. This document and the information contained herein does not form part of the contract. Purchasers must rely on their own enquiries for their own benefit and satisfaction before proceeding with any purchase. Any purchase will be subject to the terms of the contract of sale entered into between the Seller and Buyer.