

**FACTS SHEET****Location**

UBD: Sunshine Coast, Map 115. 71 Lots off Sahara Road,
5 Lots off Fullertons Road.

Approximately 30 mins to Caloundra (32 kms)
& Mooloolaba (31 kms)

Approximately 55 mins to Brisbane (69 kms)

Approximately 60 mins to Noosa (80 kms)

Approximately 105 mins to Surfers Paradise (151 kms)

Number of stages

One

Number of Lots

76 Lots (including 5 off Fullertons Road)

Type of Lots

Large Lots

Average Size of Lots

Ranges between 2000m² and 2631m². Averages 2025m²
(approx ½ Acre)

Land Available

76 Lots

Average Price for Land only

\$203,355

Starting Price for Land only

\$180,000 - \$235,000

Facilities nearby

Glasshouse Mountains Primary School, Sports Club, Tavern,
Community Centre, Post office and local shops, Glasshouse
Mountains National Parks, Coonowrin Creek,. Nearby to
Beerwah High School, Golf Club, RSL, Australia Zoo,
Sportsground, Beerburum State Forest &
The Teamsters Hall of Fame

Facilities onsite

Set against Parkland reserve, Town water, sealed roads,
underground power

Landscaping

There will be extensive street trees including the landscaped
roundabout on Allan Ave, (generally native trees such as
Melaleuca, Banksia, Acacia, Eucalyptus, etc – in keeping with
the surrounding environment). In addition, there will be
planting around the ponds and the park/ reserve interface
(behind lots 58, 59, 60 & 61).

Adjoining Lot 63 and Lot 64 there is a path that will lead to a
parkland area that will include park benches, etc. This pond
area will not be fenced, however for safety reasons, is
designed to allow a gradual gradient rather than a steep
drop off. The other ponds onsite are dog wire fenced.
Purchasers surrounding these lots will need to fence their
yards in accordance with the covenants.

Numerous tropical fruit trees have been retained along
Jordana Place, however can be removed at the prerogative of
the purchasers on the particular lots.

Approximate Rates per annum

\$1200 - \$1500 on vacant land

Is land registered

All lots are Registered

Power, water, sewage, notes

Aerated waste water treatment system (Bio-cycle) required
(approx \$10,000)

Number of displays

4 displays will be constructed – currently under construction

Types of displays

Lot 56 - Barton

Lot 63 - Deakin

Lot 33 - Parkes

Lot 33 - Tallai

**Onsite sales office. Lot 56 Allan Ave, Glasshouse Mountains Estate, Glass House Mountains.
Open 10:00am – 5:00pm Monday to Saturday (closed Tuesdays) & 10:00am – 3:00pm Sunday.**

Whilst every effort has been made to accurately describe the details as outlined herein, the availability of certain products and materials may result in some deviation to the above and neither the developer, the agent nor the vendor accepts responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by the purchasers.

The particulars in this document are set out as a general outline only and are to be read subject to the terms of any sale contract. This is representative as a guide only and does not constitute an offer or a contract. Intending purchasers are advised to carry out their own investigations of the correctness of each description or reference.

All details were correct at the time of printing and are subject to change without notice. Some plans and details are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development.