



SERENE
RIVERFRONT
TERRACES

EXECUTIVE SUMMARY

Project Name

Serene Riverfront

Developer

Astracorp

Project Location

43 Grant Avenue,
Hope Island QLD 4212

Architect

Adam Thomson

Project Description

A development of 4
Bedroom Terraces

Terrace Breakdown

4 Bedroom

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

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

Serene Riverfront Terraces is an exclusive collection of architecturally designed 4-bedroom villas situated along the pristine Coomera River in Hope Island. Designed to blend luxury with tranquillity, this elite residential retreat offers a premium lifestyle for downsizers, first home buyers, and owner-occupiers seeking waterfront living in a secure, well-connected community.

Features:

- SMEG appliances (900mm induction cooktop, oven tower)
- Enigma Pearl kitchen benchtops and splashbacks
- Engineered timber flooring
- Andes Peak Nevada carpet in bedrooms
- Polytec cabinetry (Maison Oak or Perugian Walnut)
- Floor-to-ceiling tiled bathrooms with high-end fittings (Fienza, Abey, ABI Interiors)
- Azure Serenity Pool – exclusive, residents-only swimming pool
- Direct waterfront access from selected villas
- Private spacious terraces overlooking the river

Location

- Hope Island Marketplace – 1.2km
- Hope Island Shopping Centre – 2km
- The Links Hope Island Golf Course – 3.1km
- Sanctuary Cove Village – 3.8km
- Sanctuary Cove Golf & Country Club – 4.1km
- Coombabah Lake Conservation Park – 4.5km
- The Pines Golf Course – 5.4km
- Gold Coast Broadwater – approx. 5.4km
- Coombabah State School – 5.8km
- Warner Bros Movie World – 8.3km
- Helensvale State High School – 8.5km
- Griffith University (Gold Coast Campus) – 15.1km



THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 2.5%
- » Superior finish and build quality
- » Luxurious and spacious, well-designed terrace layouts with low maintenance
- » Strong tax depreciation
- » Located within a 5-minute drive is the major Gold Coast office employment precinct, the top private schools, multiple recreational areas, golf courses, shopping centres and restaurants
- » Direct access to key amenities of Northern and Southern Gold Coast, as well as M1 connection to Brisbane and Byron Bay

DWELLING MAKE UP

TERRACE TYPE	INTERNAL SQM	EXTERNAL SQM	PRIVATE SPACE	PRICE RANGE
4 BRM	213 - 216	18 - 26	31 - 59	\$1,595,000 - \$1,895,000

Pricing is subject to change without notice.

OUTGOINGS

TERRACE TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
4 BRM	TBA	\$675 / Quarter	\$425 / 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	COMPLETION
Residential	Commencing Q2 2025	Q4 2026



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