

## NO. 1 GRANT AVENUE

Blending elements of contemporary modernity yet timeless design, No. 1 Grant Avenue, a luxurious collection of 210 apartments.

No. 1 Grant Avenue is the long awaited answer to perfectly balanced 21st century living.

Offering you a carefully considered selection of 1, 2, and 3 bedroom apartments with spectacular water views and lush greenery, No. 1 Grant Avenue redefines prime waterfront apartment living, offering you a peaceful and luxurious haven from the hustle and bustle of the city.

Inspired by pure enjoyment and defined by sophisticated style and gracious amenities, No. 1 Grant Avenue is an invitation to live the life you've imagined.



## PERFECTLY POSITIONED

The privilege of living on the grounds surrounded by the best golf courses in Australia and in one of the last remaining sites in Hope Island makes No. 1 Grant Avenue such a rare residential jewel.

Positioned on the Northern Gold Coast, in the serene community of Hope Island, No. 1 Grant Avenue offers the coveted balance of tranquillity and connectivity. Just 45 minutes to Brisbane, you can drop in and out of the capital with ease.

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- THE PINES GOLF COURSE
- SOUTH STRADBROKE ISLAND
- SOVEREIGN ISLAND
- SICKLE PARK
- EPHRAIM ISLAND
- PARADISE POINT
- COOMBABAH
- RUNAWAY BAY
- HOPE ISLAND MARKETPLACE
- SEA WORLD
- MARINA MIRAGE
- MAIN BEACH
- SURFERS PARADISE
- BROADBEACH
- SOUTHPORT
- HARBOURTOWN



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## STYLISH, CONTEMPORARY ARCHITECTURE

Perfectly appointed in a prime central location, No. 1 Grant Avenue features two captivating buildings – 7-storeys and 9-storeys high. It is designed to seamlessly connect with its surroundings with its sweeping floor to ceiling windows, and open, flow through layouts, each residence is filled with natural light and boasts stunning views of picturesque waterfronts, tropical grounds, a crystal clear swimming pool, golf courses, and gorgeous Gold Coast sunsets. A feeling of peacefulness and privacy exists at every corner.

The residences of No. 1 Grant Avenue are inspired by the warm climate, golden light, and unique spirit of the Gold Coast.



**KITCHEN**  
 Dressed in engineered stone with modern tap ware, there is a sense of luxury in every detail.  
 Open plan interiors have been designed to maximise space and light.



## INTERIOR STYLING

No. 1 Grant Avenue reflects a desire for the interiors to be in harmony with their surroundings and a consideration of the needs of their inhabitants. Every element has been carefully thought of to bring functionality and interior styling that will stand the test of time.

Inside each residence, masterfully executed design and a careful selection of rich materials echo the elevated lifestyle of this exclusive address. Elegant designer finishes, ducted air-conditioning, and high-quality stainless steel appliances have each been hand-selected for their quality and craftsmanship.





**BEDROOM**

Warm natural palettes make for a welcoming retreat.  
With private glass balconies, a personal outdoor space is just steps away.



**BATHROOM**

Thoughtfully designed bathrooms feature high quality fixtures and fittings, and a modern colour palette.



## THE ULTIMATE IN MODERN COMFORT

Convenient, comfortable, and thoughtfully executed amenities are designed to extend the comfort of your home.

### Residents' Lounge

Enjoy the cosy warmth of a fireplace with your favourite read, take a moment for quiet reflection, or entertain friends – all while overlooking the resort-style outdoor pool. The Residents' Lounge offers the perfect setting for intimate gatherings and functions.

### Children's Indoor Play Room

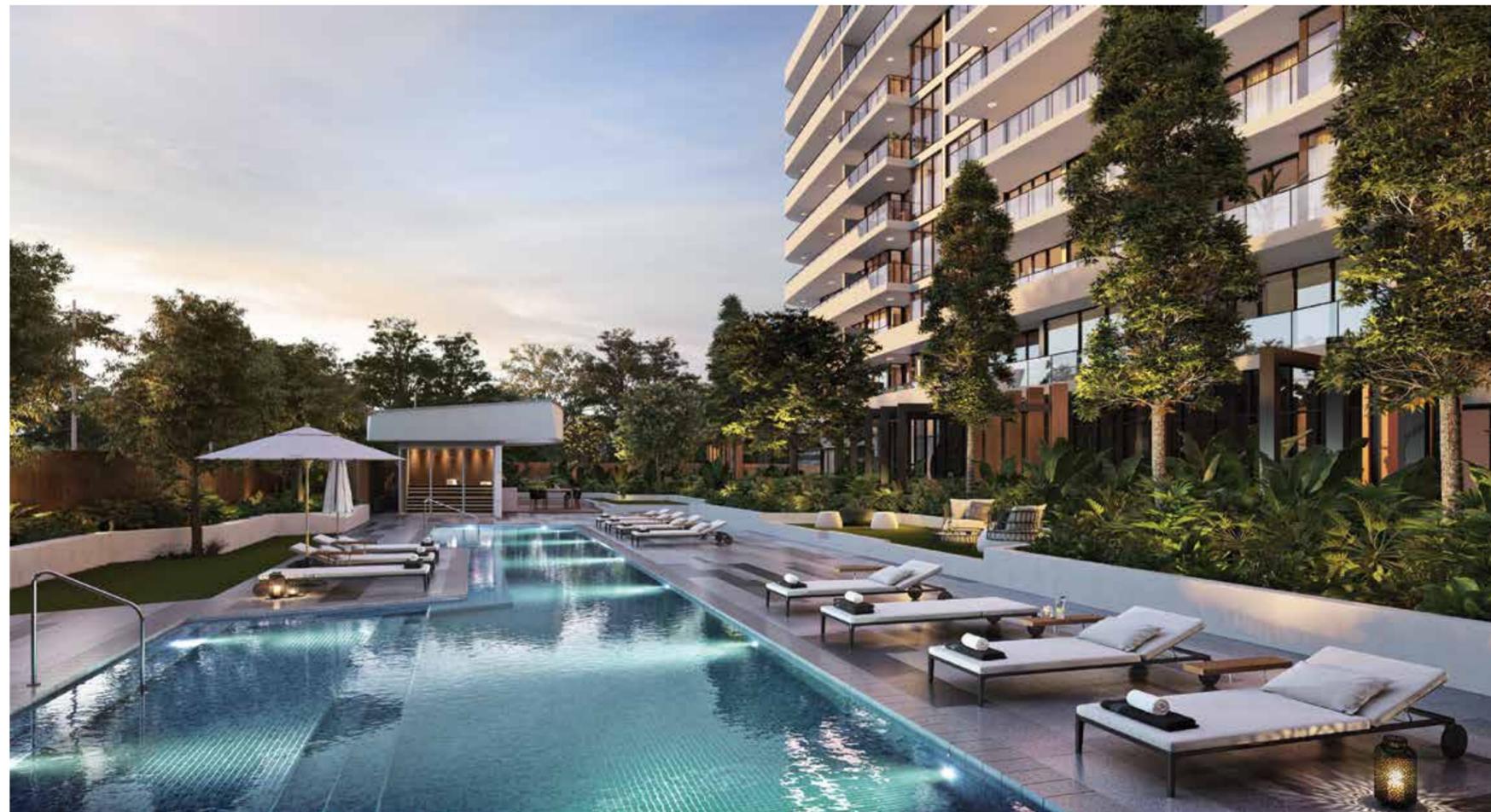
We didn't forget the smallest members of our community. This safe and spacious area for children is a welcome choice for rainy days, birthday functions, or anytime your little ones need a room to romp. Fully visible from the Fitness Centre, parents can mind their children while they work out.

### Fitness Celebrity Designed Health Centre

Comfortable, cutting-edge and filled with light, this spacious gym was designed to naturally boost and restore wellness. Pump up your heart rate with a vigorous run, or undo the stress of the day with a yoga session. Whatever your fitness routine, stay fit without having to leave the comfort of home.

### Underground Garage

Enjoy the freedom from searching for parking and expired parking times. Instead, park conveniently in an underground parking garage on your block. Relax, knowing your car is close by and secure.



**POOL**  
 The resort-style pool sits elegantly within No. 1 Grant Avenue's beautifully landscaped gardens by award winning landscape architects Form Landscape Architects.



**CONFERENCE ROOM**  
 An elegant conference room forms part of the exclusive 1,200 square metres of dedicated leisure facilities available.



**CHILDREN'S INDOOR PLAY ROOM**  
This safe and spacious area for children is a welcome choice.  
Fully visible from the Fitness Centre, parents can mind their children while they work out.



**FITNESS CELEBRITY DESIGNED HEALTH CENTRE**  
Comfortable, cutting-edge and filled with light, this spacious gym was designed to naturally boost and restore wellness.

## THE GOLD COAST'S AQUATIC PLAYGROUND



### Hope Island Precinct

Hope Island is a development hot spot. Given the suburb's easy access to the M1 and surrounding commercial and retail developments, the region is becoming increasingly popular with families and young professionals.

### Westfield Coomera

A \$1 billion shopping precinct is part of the northern Gold Coast's development boom. It is the northern Gold Coast's biggest shopping complex which features over 100 specialty stores and restaurants, a bespoke outdoor playzone, and multi-level dining precinct.

### Boat Works Marina Coomera

The Boat Works Marina in Coomera will see a \$200 million injection to become Australia's greatest boatyard and will create the Marina Mirage of the northern side of the city, with boutiques, retail, and restaurants.

### M1 Upgrade Project

The Queensland Labor Government is proposing major upgrades to the M1. Labor's package includes \$25 million to upgrade the Oxenford interchange.

### Gold Coast University Hospital

Opened in 2013, the GCUH was a \$1.8 billion project with a 750 bed medical facility which design allows for expansion to meet the growing health needs of the Gold Coast.

Iconic Gold Coast waterways meander through Hope Island, placing No. 1 Grant Avenue just moments away from magnificent beaches, vibrant restaurants, cafes and bars, world class universities, hospitals, and shopping centres.

With excellent transport routes such as the Pacific Motorway within easy reach, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, the new Gold Coast Light Rail is conveniently located 10 minutes away in Helensvale.

Indulge in fashion and the finest shopping with Runaway Bay Shopping Centre, Westfield Coomera, Westfield Helensvale, and Marina Shopping Village Precinct just a short drive away.

Sit and enjoy a coffee at nearby boutique cafes, or relax over drinks in Paradise Point. Improve your swing at one of three 18-hole resort style golf courses in the area.

With the Broadwater only a stone's throw from No. 1 Grant Avenue, and Main Beach and Surfers Paradise beaches in close proximity, there are endless opportunities to participate in water activities. Start each morning with a swim in the ocean, or find excitement in water sports.

Nearby parks offer the perfect outdoor backdrop for cycling, walking, and jogging. Soak up the views from the comfort of your apartment or get closer to nature and explore the beauty of the Gold Coast Hinterland.

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The Gold Coast is predicted to double in population by 2050, driving the Gold Coast's economy for years to come.

 Population growth to 1.2 million\* by 2050 (From 598,955 people in 2018)

 561,000 new residents by 2050 (16,000\* people per annum)

 230,000 additional dwellings\* by 2050

 181,000 additional full time equivalent jobs\* by 2050 (5,650\* additional jobs per annum)

 Gold Coast Airport recorded 6.6 million passengers\* (In 2017-18, displaying 1.7% growth)

 Gold Coast is a major tourism hot spot with 13.12 million visitors in 2017\*

 Diverse & robust \$25.2 billion\* local economy

 With \$3.424 billion\* in 2016-17, construction is the most productive industry

\* Sources: KPMG, Queensland Airports Limited, Tourism Research Australia & Economy.ID

## JOURNEY TIMES FROM NO. 1 GRANT AVENUE

Mode of Transport	1 min	2 min	5 min	7 min	8 min	17 min
<b>WALKING</b>	Sickle Park	Hope Island Marketplace	Hope Island Tavern	Mater Health Centre Hope Island	Kids Academy Hope Island	Hope Harbour Marina
<b>CAR</b>	Coles Hope Island	The Palms Golf Course	St Francis Xavier Catholic School	Runaway Bay Shopping Centre	Dreamworld	Westfield Coomera
<b>BUS / TRAM</b>	Hope Island Shopping Centre	Sanctuary Cove	Runaway Bay Shopping Centre	Australia Fair Shopping Centre		
<b>CYCLING</b>	Hope Island Tavern	My HealthCity GP	Coles Hope Island	Paradise Point Bowls Club		
<b>AIRPORTS (BY CAR)</b>	Gold Coast Airport	Brisbane International Airport				

\*Times quoted are approximate and provided by Google Maps.

