

# ORDER OF SALE

## THE EVENT 2020

RAY WHITE SURFERS PARADISE GROUP



# WELCOME TO THE EVENT

On behalf of the 200+ staff of the Ray White Surfers Paradise Group we wish you a very Happy New Year and a wonderful start to the new decade.

For the property market, 2020 has already shown that it will be very, very strong. Available properties for sale has been contracting progressively for many months. In fact, home tenure has grown over the past ten years from around 7.8 years to over 11 years. This means that most property owners are staying in their property for much longer periods of time and therefore reducing the volume of properties that are on the market for sale at any time. There is a notable shortage of property for sale.

From the purchasing point of view, record low interest rates have had a double barrel affect. An attraction if not a compelling reason for people to buy, but also it has made it absolutely ridiculous to leave money sitting in a bank account as some form of investment. With the stock market at record levels, and being quite volatile, that is also proving unattractive for most and so real estate has once again become the safe haven for most Australians hard earned dollars.

There is a never ending demand for real estate. Everyone needs a roof over their head. You either have to buy a home for you and your family or you have to rent one. If you are renting one, someone needs to be an investor to provide that home for you. There is no greater security in life than owning your own home and therefore having control of your own destiny.

We are thrilled to once again present The Event. There is no other day like this anywhere in the country. It offers a vast selection of Gold Coast property from the northern suburbs to the southern suburbs and out to the hinterland, all types of property and all price brackets. Unfortunately, the lower volume of property on the market at present means a slightly lesser selection this year than in recent years which makes it all the more important for every one of our bidders today to be very decisive and to be the highest bidder on their property of choice as property values have already grown in the last quarter at their fastest rate in ten years and any delay in buying just means you will be paying higher prices.

As a leader in our community and supporting significant community events, today we are also presenting an opportunity to support the many wonderful groups helping deal with a vast array of issues from our national bushfire disaster. Currumbin Wildlife Hospital is the major local wildlife hospital to care for and treat our native wildlife burnt and injured in these fires. It is quite possible that these fires have taken the Koalas to the edge of extinction unless a massive breeding program is not undertaken. Today, we are auctioning a number of items through the course of the day with the proceeds going to the Currumbin Wildlife Hospital.

Once again, welcome to The Event 2020. We are here to help. Remember, we have the country's lowest interest rates available for any purchase of Event properties and only through our office, so don't miss the opportunity of popping around and saying 'hello' to our Loan Market exhibit. We also have a wide range of exhibitors who can assist in various services that you may require in the sale or purchase of property. Many of them have special offers available today only at The Event.

Wonderful to have you with us.

**Warm Regards,**



**Andrew P. Bell**
Chief Executive Officer



**Gregory Bell**
Director

Loan Market™

# SPECIAL OFFER

## EXCLUSIVE TO THE EVENT

OWNER/OCCUPIER

**2.99%**

VARIABLE RATE

*comparison rate 3.03%*

INVESTOR/LANDLORD

**3.64%**

VARIABLE RATE

*comparison rate 3.68%*




**Phil Rogers, Managing Director**
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In partnership with RayWhite

*Rates shown are effective 28th October 2019. These rates are subject to change and may be withdrawn at any time. Rate applies to St George Basic Home Loan with an LVR of 80% LVR and below, where security is an owner-occupier property and repayments are principal & interest. Rate applies to St George Basic Home Loan with an LVR of 80% and below, where security is an investment property and repayments are principal & interest. The comparison rate is calculated on the basis of a loan of $150,000 over a term of 25 years. WARNING: This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.




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THE RAY WHITE SURFERS PARADISE GROUP

*Invites you to the annual*

# BUSINESS MEETS SPORTS LUNCH

## FRIDAY 27TH MARCH 2020

## 12:00 - 4:00 pm | Star Gold Coast

**BOOKING DETAILS**

TABLES OF 10 STARTING FROM $1,600

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RAY WHITE SURFERS PARADISE GROUP

# Bushfire Aid

## Charity Auction

Catastrophic bush fires are taking a tragic toll on Australian wildlife. Over 1 billion animals have perished and many more are injured with nowhere to go.

Today we will be auctioning a range of amazing items to raise much-needed funds for Currumbin Wildlife Sanctuary Animal Rescue, who are assisting wildlife affected by these bushfires.

SEE INSERT FOR AUCTION ITEMS

*Dig deep for a great cause!*

RayWhite.
SURFERS PARADISE GROUP



# RAY WHITE PROPERTY MANAGEMENT

## EXCLUSIVE EVENT OFFER

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# Auction A

## Auction A1



**Southport**
7 Meyer Street
4 2 2

- Deceased estate duplex pair
- Combined rental return of $700pw*
- Renovate to add immediate value

**Robert Peel** 0403 837 043
**Victor Tauch** 0466 679 321

## Auction A2



**Surfers Paradise**
1105 'Q1' 9 Hamilton Avenue
3 2 1 1

- Massive 160m2 approx. unit
- Located on level 11, sold furnished
- Light rail station on your doorstep

**Henk Schreurs** 0405 328 420

## Auction A3



**Southport**
4 Mungo Place
4 2 2

Elevated 610m2 block with mesmerising Surfers Paradise skyline views, this spacious family home is not to be missed!

**Simon Finlayson** 0439 332 916
**Alex Bielanowski** 0439 984 009

## Auction A4



**East Toowoomba**
1-17/18 Tourist Road
4 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction A5



**Molendinar**
18 Cathedral Avenue
3 2 2

Must sell! The potential to dramatically improve this property is huge. This will tick a lot of boxes for many people.

**Rob McGregor** 0448 208 810

## Auction A6



**Surfers Paradise**
2108 'Q1' 9 Hamilton Avenue
1 1 1 3

- Level 21, 97m2*
- City lights and ocean views
- All weather balcony/sun-room

**Henk Schreurs** 0405 328 420

## Auction A7



**Sanctuary Cove**
2094 The Circle
5+ 6 4+2 1 1

Northerly aspect, direct ocean access
Berth 67ft boat, deep water, protected
Full concrete construction, 1,288m2 land

**Matt Gates** 0404 444 439
**2094thecircle.com**

## Auction A8



**East Toowoomba**
11/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

# Auction A

## Auction A9



**Sanctuary Cove**
4991 St Andrews Terrace
2 2 2 3

Recently updated, this spacious apartment offers 2 bedrooms plus study and faces north east over the golf course.

**Shirley Wyllie** 0448 815 550

## Auction A10



**Main Beach**
6 'Sea', 3533 Main Beach Parade
3 4 2 1

Elegant whole floor beachfront apartment in a boutique residential only building. Nothing else compares to this.

**Robert Graham** 0403 737 788

## Auction A11



**Surfers Paradise**
2414 'Chevron Renaissance', 23 Ferny Ave
3 2 1

This spacious unit is being liquidated, with panoramic views stretching from the ocean to the Broadwater.

**Harry Ranchhod** 0412 971 333

## Auction A12



**Benowa Waters**
10 Edinburgh Road
4 2 2 1

Family friendly newly renovated Coastal Hamptons inspired residence with expansive water and skyline views.

**Carita Lanham** 0413 130 330

## Auction A13




**Main Beach**
202 'Alta', 48-50 Woodroffe Ave
4 4 2

- Contemporary 4 bedroom masterpiece
- Small boutique development
- Residential only, pet friendly boutique building of only six apartments

**Robert Graham** 0403 737 788

## Auction A14



**Pacific Pines**
6 Hillary Circuit
4+1 2 3 1

Vacant & ready to move in! Opportunity to add value in Vue 360. 1123m2 north facing elevated site. Alfresco pool area.

**Angie Croy** 0450108426

## Auction A15



**East Toowoomba**
1/18 Tourist Rd
4 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction A16



**Ashmore**
2 'Elliot Place', 21 Corunna Crescent
3 1 2

Must be sold. Second baby on its way, no body corp, shared insurance, great home or investment

**Clare Brettell** 0412 592 837
**Mike Roberts** 0418 450 540

## Auction A17



**Sovereign Islands**
28 Excalibur Court
4 5 4+ 1 1

Northern aspect, 2,400m2* allotment
89m* water frontage, elevator
Ability to moor multiple large vessels

**Matt Gates** 0404 444 439
**28excalibur.com**

## Auction A18



**Surfers Paradise**
2413 'Chevron Renaissance', 23 Ferny Ave
2 2 1

Golden opportunity to purchase this large, 135m2, immaculately presented east facing apartment on the 41st level.

**Harry Ranchhod** 0412 971 333

## Auction A19



**Surfers Paradise**
2b 'Kinkabool', 34 Hanlan St
2 1

- Metres walking distance to the beach
- Approx. 90m2 on the 2nd floor
- Rental estimate: $410 - $450pw

**Emma Gregory** 0421 342 670

## Auction A20



**East Toowoomba**
3/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

# Auction B

## Auction B1



**East Toowoomba**
2/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction B2



**Surfers Paradise**
23505 'Hilton', 3113 Surfers Paradise Blvd
2 2 1 4

- Must sell apartment
- High quality, modern finishes
- Furnished with Hilton furniture

**Henk Schreurs** 0405 328 420
**Yoko Usami** 0411 441 720

## Auction B3



**Southport**
B27-2 'Rivage Royale', 75 Brighton Pde
4 6 4 1

Stunning waterfront penthouse with a private rooftop and 30m marina berth. The crowning glory of Rivage Royale.

**Robert Graham** 0403 737 788

## Auction B4



**Sanctuary Cove**
5207 Marine Drive West
3 2 2

This elegant, NE facing, golf course villa offers 3 spacious bedrooms plus study & Florida room. Fully FIRB approved.

**Shirley Wyllie** 0448 815 550

## Auction B5



**Surfers Paradise**
23503 'Hilton', 3113 Surfers Paradise Blvd
3 2.5 2 4

- Massive 147m2 approx. 2 car spaces
- Located on level 35, sold furnished
- Located in the Orchid tower

**Henk Schreurs** 0405 328 420

## Auction B6



**Hope Island**
96-98 Crescent Avenue
3 2 6+ 1

Build, develop, lank bank!
Approved Subdivision, 3.01 acres
Luxury mansion plans approved

**Matt Gates** 0404 444 439
**96-98crescent.com**

## Auction B7




**Surfers Paradise**
7 'Surfers Mayfair', 19 Riverview Pde
2 2 1

- Located in the coveted Budds Beach pocket
- Large north facing unit, wrap around balcony
- Quality marble throughout the kitchen & bathrooms

**Daniel Ialacci** 0431 096 347

## Auction B8



**Surfers Paradise**
61 'Ocean Pacifique', 19 Orchid Ave
1 1

- 6th floor, renovated, furnished
- Perfect investment opportunity
- In the heart of Surfers Paradise

**Emma Gregory** 0421 342 670

# Auction B

## Auction B9



**East Toowoomba**
12/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction B10



**Broadbeach Waters**
19 Key West
4 3 2

- Main bedroom with parent's retreat
- Fully renovated throughout
- Walk to beach, shops and casino

**Glen Williams** 0403 069 299

## Auction B11



**Surfers Paradise**
3082 'Chevron Renaissance', 23 Ferny Ave
2 1 1

North east facing apartment with great water views & high returns, perfect for owner occupiers or an astute investor.

**Harry Ranchhod** 0412 971 333

## Auction B12



**Parkwood**
67 Henry Cotton Drive
5 3

Fantastic investment opportunity returning $60,000+ annually. Fully furnished with open plan living.

**Connor Hewitt** 0451 514 962

## Auction B13




**Southport**
3 Fairway Avenue
4 2 1

- Fantastic house that is in immaculate condition
- Renovated throughout, entertainer deck
- Unique tropical paradise

**Glen Williams** 0403 069 299

## Auction B14



**Southport**
5009 'Sundale', 2 Como Crescent
3 2 2

- 50th floor with a prized corner aspect
- Spectacular 270 degree views
- Fully renovated with quality finishes

**Ben O'Brien** 0424 621 979
**Samantha Matterson** 0408 998 557

## Auction B15



**Main Beach**
1101 'Axis', 11 Hill Pde
2+1 2 2 1

N/E corner position, gorgeous, rare find, unique opportunity. Two level skyhome with awesome views. Selling today!

**Paul Collins** 0450 266 220

## Auction B16



**Sanctuary Cove**
6000 Olympic Drive
3+ 4 2+ 1 1

- Northern aspect, 1,939m2 allotment
- Open plan living, media room, cellar
- In-ground pool with spa & pool house

6000olympic.com
**Matt Gates** 0404 444 439
**Shane Harry** 0451 822 242

## Auction B17



**Surfers Paradise**
501 'Soul', 4-14 The Esplanade
3 2 1

Sprawling over 160m2 of luxurious living, unit 501 is ready for immediate sale! Entry level buying in the prestigious Soul.

**Daniel Ialacci** 0431 096 347

## Auction B18



**Surfers Paradise**
2081 'Chevron Renaissance', 23 Ferny Ave
2 1 1

Enjoy the convenient inner city lifestyle on offer with this entry level 2 bedroom apartment located on the 8th floor.

**Harry Ranchhod** 0412 971 333

## Auction B19



**East Toowoomba**
4/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction B20



**Surfers Paradise**
16 Sunrise Boulevard
9 5 2 1

- Block of 5 units with city & river views
- Land size is 506m2, Net return approx. $60,861.70 per annum

**Glenn Shillig** 0414 991 512
**Aderina Berger** 0413 637 142

# Auction C

## Auction C1



**Surfers Paradise**
33 'Berkeley On The Beach', Northcliffe Tce
2 2 2

- Absolute beachfront
- Half floor apartment
- Top floor located on level 17

**Jordan Thams** 0414 602 022

## Auction C2



**Chevron Island**
52 'Modena on Chevron', 53 Darrambal St
3 2 2

- 146m2* east facing apartment
- Main river and hinterland views
- 7th floor, sold fully furnished

**Emma Gregory** 0421 342 670

## Auction C3



**Labrador**
2 'Imperial Manor', 100 Imperial Pde
3 2 2

This spacious townhouse is sure to satisfy the head and the heart and is ideally located just 1km to Broadwater.

**Tim Grevell** 0419 830 778

## Auction C4



**East Toowoomba**
5/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction C5



**East Toowoomba**
6/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction C6



**Surfers Paradise**
503 'Surfers Plaza Resort', 70 Remembrance Dr
1 1 1

- Fully furnished north facing apartment
- Leased until Sep 2020 - $365 pw
- Approx. 69m2, located on 5th floor

**Emma Gregory** 0421 342 670

## Auction C7



**Chevron Island**
41 'Modena on Chevron', 53 Darrambal St
2 2 1

- Owner requires urgent sale
- Easterly aspect
- Spacious, contemporary tones

**Jessica Baker** 0428 900 017

## Auction C8



**Sanctuary Cove**
7309 Bayside Close
6 9 10 1 1

This iconic designed mansion spans across three luxurious levels and provides the ultimate riverfront lifestyle.

**Shirley Wyllie** 0448 815 550

## Auction C9



**Carrara**
Apt '2102' 64 Palm Meadows Drive
1 1 1 2 2

Cheapest property at 'The Event'! Bidding to start at $50k - Huge rental returns - Must sell!

**Travis Miller** 0402 192 681

## Auction C10



**Sanctuary Cove**
2044 The Circle
4 4 2+ 1 1

Over 25m* of deep water mooring
Master bedroom upstairs & down
Entertaining area with outdoor kitchen

**Matt Gates** 0404 444 439
**2044thecircle.com**

## Auction C11



**Fraser Island**
45 Eliza Avenue

- 2,006m2* vacant block of land
- Situated at Orchid Beach
- Airstrip & Trading Post close by

**Jill Downie** 0467 681 571

## Auction C12

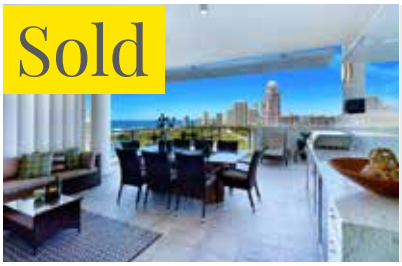


**Surfers Paradise**
12B 'Aegean' 30 Laycock Street
2 2 1

- Furnished, north east facing apartment
- Ocean and city light views
- Enviable central beach side location

**Emma Gregory** 0421 342 670
**Henk Schreurs** 0405 328 420

## Auction C13




**Main Beach**
1501 'Axis', 11 Hill Pde
3 3 2

- 357m² of luxury, boutique, residential 'AXIS'
- Centrally positioned, only metres to everything Main Beach has to offer
- Only 32 luxury residences over 30 levels

**Paul Collins** 0450 266 220

## Auction C14



**Southport**
1/5 College Avenue
3 2 1

Spacious duplex perfect for entertaining, walking distance to Ferry Road Markets and TSS. Live an enviable lifestyle!

**Simon Finlayson** 0439 332 916
**Alex Bielanowski** 0439 984 009

## Auction C15



**Surfers Paradise**
102 'Sentossa Waters', 30-32 Paradise Island
1+1 1 1 1

1 bed + study/2nd bed, ground floor, big balcony, 86m2. BC $94p/w, W/R: $23/w, GC/R: $34/w, rent $410 pw*.

**Adrian Lock** 0451 983 207

## Auction C16



**East Toowoomba**
7/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction C17



**East Toowoomba**
8/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction C18



**East Toowoomba**
9/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction C19



**Surfers Paradise**
44 'Cascade Gardens', 19 Monte Carlo Ave
2 2 1 1

Recently renovated, 2 bedroom, 2 bathroom ground floor unit. Walking distance to the beach.

**Ryan Benadé**0437 400 064
**Keegan Shaw** 0451 481 510

## Auction C20




**Mermaid Waters**
5 'Pineland', 56 Oceanic Dr
2 1 1

- Top floor 2 bedroom 1 bathroom apartment
- Open plan layout, air conditioned, light filled
- Easy flow to balcony with morning sun

**Clare Brettell** 0412 592 837
**Mike Roberts** 0418 450 540

# Auction D

## Auction D1



**Biggera Waters**
1/19 Margaroola Avenue
3 2 2 1

Waterfront architecturally designed villa.
Owners relocating - Will be sold!

**Jackson Paradise** 0402 692 544
**Travis Miller** 0402 192 681

## Auction D2



**Labrador**
32 Harris Street
3 1 2

- 1,012m2* allotment
- First time on market in 40 years
- Renovate or redevelop (STCA)

**Jill Downie** 0467 681 571

## Auction D3



**Southport**
3/10 Drury Avenue
4 3 2

URGENT AUCTION! Investor demands sale - Positioned in the centrally located TSS precinct.

**Jackson Paradise** 0402 692 544
**Travis Miller** 0402 192 681

## Auction D4



**East Toowoomba**
10/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D5



**East Toowoomba**
13/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D6



**East Toowoomba**
14/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D7




**Helensvale**
6 Bathurst Ct

Two side by side blocks - will be sold.
Lot 6: 1088m2 includes inground pool.
Lot 6a: 752m2 includes huge shed.

**Paul Collins** 0450 266 220

## Auction D8




**Helensvale**
6a Bathurst Ct

Two side by side blocks - will be sold.
Lot 6: 1088m2 includes inground pool.
Lot 6a: 752m2 includes huge shed.

**Paul Collins** 0450 266 220

## Auction D9



**Surfers Paradise**
1209 'Wyndham', 3018 Surfers Paradise Blvd
1 1 1

- 12th floor, open plan design
- Fully furnished, high quality finishes
- River and Hinterland views

**Joel Madam** 0423 138 343

## Auction D10



**East Toowoomba**
15/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D11



**East Toowoomba**
16/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D12



**East Toowoomba**
17/18 Tourist Rd
3 2 2

Mortgagee exercising power of sale.
17 contemporary townhouses.
Will be sold!

**Jackson Paradise** 0402 692 544
**Tony Franke** 0410 540 005

## Auction D13




**Southport**
4411 'Meriton', 2 Como Crescent
2 2 1

- High floor, near new apartment
- East facing balcony, liveable floor plan
- Fresh, modern, neutral colour scheme

**Jordan Thams** 0414 602 022
**Max Kenny** 0414 718 416

## Auction D14



**Surfers Paradise**
61 'The Pinnacle', 2894-2910 Gold Coast Hwy
2+1 2 2 1

North facing, residential only. Panoramic ocean, river and mountain views. Huge enclosed balcony. Stylish renovation.

**Angie Croy** 0450108426

## Auction D15




**Paradise Point**
15 Salacia Drive
3 3 2

- Enviable north-facing aspect, expansive walls of glass and high ceilings combine to draw in an abundance of natural light
- The epitome of laid-back luxury, 3 level villa

**Lorraine Drysdale** 0404 346 625

## Auction D16



**Upper Coomera**
1 Billinghurst Crescent
4 2 2

Large corner block 676m2, great floor plan, 2 living areas, ideal family home, close to shops & schools

**Mike Roberts** 0418 450 540
**Clare Brettell** 0412 592 837

## Auction D17



**Surfers Paradise**
23 'Anchordown', 27 Peninsular Dr
2 1 1

- Light, bright, and private
- Two generous sized balconies
- Prime north/east aspect

**Joel Madam** 0423 138 343

## Auction D18




**Chevron Island**
5 'Chev-Veaux', 30-34 Dalpura St
2 2 2

- Fantastic opportunity to secure this modern, private apartment with two large outdoor entertaining areas
- Located in the heart of Chevron Island

**James Wallwork** 0432 452 356
**Robert Graham** 0403 737 788

## Auction D19



**Calypso Bay**
10 Marina Parade
4 2 2 2 1

- Committed seller
- Overlooking park & marina
- Exceptional opportunity

**Jessica Baker** 0428 900 017

## Auction D20



**North Booval**
34 Nixon Drive
4 2 2

- Fenced 771m2* battleaxe block
- Large open plan kitchen
- 2 separate living areas

**Lisa Dunne** 0420 208 891

# Auction E

## Auction E1



**Surfers Paradise**
1374 'The Cosmopolitan', Surfers Paradise Blvd
2 1 1

Located on the top floor in central Surfers, this newly renovated 2 bedroom 1 bathroom unit must be sold!

**Daniel Ialacci** 0431 096 347

## Auction E2



**Paradise Point**
23 Salacia Drive

- Prime vacant land, an elevated block
- 505m2*, Overlooks the Broadwater
- Marina with bridge free ocean access

**Glenn Shillig** 0414 991 512
**Aderina Berger** 0413 637 142

## Auction E3



**Hope Island**
2340 Cressbrook Drive
5 7 2

French Provincial inspired luxury living in Hope Island Resort with over 900m2 of northerly facing water frontage. Must sell!

**Thomas Fliniks** 0406 397 547

## Auction E4



**Ormeau**
23 Emily Street
4 2 2

- Fenced 501m2* corner allotment
- Easy to maintain inside and out
- Suit investor, first home buyer, family

**David Blackley** 0432 804 830

## Auction E5



**Southport**
17 'Palmerston Towers', 114-116 Marine Pde
2 2 1

5th floor, north/east corner, 102m2, master with ensuite and private balcony. Broadwater & ocean views!

**Adrian Lock** 0451 983 207
**Moto Waters** 0414 760 682

## Auction E6



**Budds Beach**
709 'The Ruby Collection', 9 Norfolk Ave
1 1 1

Located on the 7th floor, this modern apartment in Surfers Paradise has everything to offer.

**James Wallwork** 0432 452 356

## Auction E7




**Jacobs Well**
7 Sundown Place

- Rare north facing large block with spectacular water views
- Opportunity to design your dream home on a generous 790m2.

**Jess Baker** 0431 096 347

## Auction E8




**Main Beach**
81 'The Crest' 15 Breaker St
2 2 2 1

Terms: 30 day settlement, 10% deposit. 2 bed, 2 bath, 2 car spaces & storage room. 16th floor, prime north aspect.

**Adrian Lock** 0451 983 207
**www.81thecrest.com**

## Auction E9




**Southport**
32606 'Southport Central', 9 Lawson St
1 1 1

- 26th floor 1 bedroom, 1 bathroom plus study
- Balcony with Broadwater & ocean views
- 1st class facilities, security building & parking

**Clare Brettell** 0412 592 837
**Mike Roberts** 0418 450 540

# On Site Auctions

## SATURDAY 8 FEBRUARY



**Benowa**
1 Evans Drive
4 3 3

- Less than 100 metres to Benowa Park
- A real spacious entertainers home
- Sunlit saltwater swimming pool

**Auction:** Saturday 8 February
On site at 12pm

**Tim Grevell** 0419 830 778



**Hope Island**
56 Harbour Rise
4 3 2

- Open plan state of the art kitchen
- Waterfront with floating pontoon
- Alfresco entertaining & BBQ area

**Auction:** Saturday 8 February
On site at 1:30pm

**Craig Caughlan** 0406 358 885



**Sovereign Islands**
10 Excalibur Court
4 3 3

- A grand family home on Sovereign Islands
- Large open plan modern kitchen & living
- Panoramic views

**Auction:** Saturday 8 February
On site at 12pm

**Craig Caughlan** 0406 358 885




**Surfers Paradise**
47 'Sentinel' 40 Riverview Parade
3 2 2

- Rarely available full floor sub-penthouse
- Showcasing a stunning renovation
- 360 degree panoramic views

**Auction:** Saturday 8 February
On site at 11am

**Jackson Paradise** 0402 692 544

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1. Any person intending to bid must register their interest before making a bid, and the bidder must clearly display the bidder number assigned to them by the auctioneer as bids will only be accepted from registered bidders.

2. The highest approved bidder shall be the Buyer subject to the Seller's approval and the reserve price, if any.

3. The Auctioneer may at his discretion refuse to accept any bid from any person, and no bid if accepted may be retracted without the consent of the Auctioneer. No bidder shall advance a less sum or percentage at any bidding than the Auctioneer is willing to accept.

4. A bid shall be deemed to be accepted unless the Auctioneer forthwith after it has been made declares his non acceptance or dissent.

5. If any dispute or difference shall arise as to the highest bidder the Auctioneer may reopen the bidding and resubmit the property commencing with the highest amount previously bid for the same or he may decide on the highest bidder in such other manner as he in his absolute discretion shall deem fit and his decision shall be final.

6. Immediately upon the fall of the hammer the bidder of the highest bid accepted shall sign these conditions of sale and purchase and forthwith pay the deposit required and shall thereupon be deemed to be the Buyer, otherwise the property may be resubmitted at his or her risk and expense or submitted afresh to Public Auction as if the property had never before been submitted.

7. The right to bid by or on behalf of the Seller is expressly reserved.

8. The Seller and the Buyer agree to do all necessary acts and to sign all documents and papers for the purpose of transferring the property to the Buyer. They also appoint the Auctioneer as their Agent and grant him an irrevocable authority to sign all documents and papers necessary to form the agreement for sale and purchase of the property.

9. A bidder shall be deemed to be acting on their own behalf unless, prior to bidding he/she has given the Auctioneer a copy of a written authority to bid for, or on behalf of, another person.

10. The conditions then to apply are as contained in the Real Estate Institutes copyright form of Contract and Terms of Contract for Houses and Land Current Edition, Residential Lots in a Community Titles Scheme Current Edition, and/or any other contract of sale that has been on display prior to auction. The Finance clause does not apply and the Building and/or Pest Inspection Clause does not apply.

11. "If applicable, the registered bidder acknowledges that they have been given or seen a copy of the Form 36 Notice of no pool certificate at the same time of completing this Conditions of Sale Form."

# CONDITIONS

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All bidders at this auction and, more particularly, the successful bidder shall be deemed to have been given, and to have read and acknowledged the disclosure statement under the body corporate and community management act 1997 which are annexed to the contract of sale by virtue of the fact that they have been on display prior to this auction. Terms: 10% deposit on the fall of the hammer and the balance in cash in 30 days, or any other such date or terms as specified by the auctioneer prior to auction. N.B: in accordance with the terms of auction no cooling off period will apply. The auctioneer may, at his/her discretion, during the in-room auctions, elect to stop an auction and continue in the order. All auctions will be re-opened to the public & either sold or passed in prior to the closing of the auctions.

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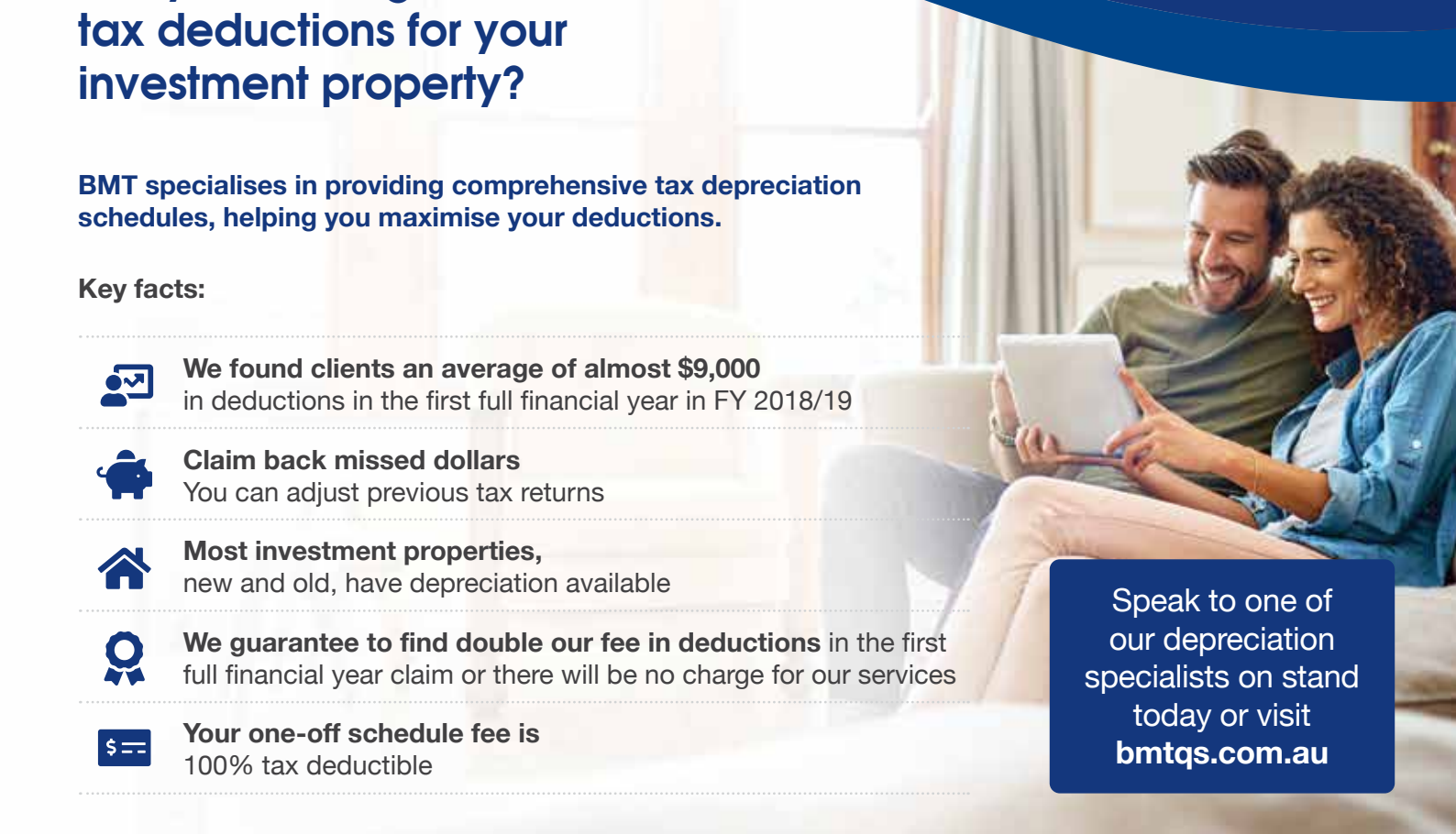
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