



ACACIA



With its soft palette and complementary landscaping, Acacia blends into its national park environment.

Situated in Gosford city, a short drive on the F1 freeway from Sydney, or a centrally located train station. Just over an hour's drive north of Sydney is the city of Gosford. It covers an area of 1,029 square kilometres, stretching from the coastal beachside suburbs to the mountain ranges in the west and the Hawkesbury river in the south to the northern border with Wyong shire.

The City is the administration centre of the Central Coast region and has been designated as an important growth centre under the NSW metropolitan strategy. Along with

Wyong shire council it forms the region known as the central coast with a total population of around 310,000.

Acacia is located in the Gosford City Council Master plan, Hospital Precinct. Gosford boasts both major public and private hospitals and a wide range of specialist and support services. The hospital precinct is one of the busiest zones in Gosford today. The master plan seeks to reinforce the health services for both the public and private hospital sectors within the precinct close to the railway station.

Investment Properties in Gosford

Gosford offers a highly motivated and reliable workforce with a wide spread of skills and qualifications. After all about 30% of the workforce commutes daily to Sydney and most would prefer to work close to home.

With rental yields above 6% and a vacancy rate under 1%, Gosford is a location for both homeowners and investors.

High demand market

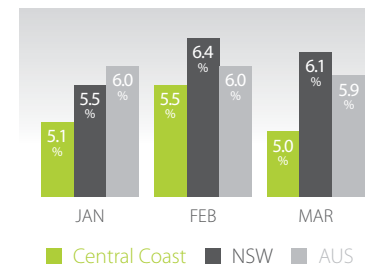


Gosford



Average of NSW

Unemployment rates



Growth rates

Year growth	8.04%
Median price	\$300k
Median rent	\$355pw
Rental yield	6.09%
Rental Demand	HIGH

Vacancy rates

	Vacancy Rate	Vacant Properties
2014 MAR	1.0%	75
2014 FEB	0.6%	48
2014 JAN	0.9%	67
2013 DEC	1.2%	92

The median advertised rent as a percentage of median price, based on 401 property rentals and 176 property sales over the preceding 12 months.

Data supplied by RP Data & realestate.com.au.



Above District views from above site

Gosford CBD is identified in the central coast regional strategy 2008 as the capital of the central coast region town centres are located throughout the area servicing the commercial and retail needs of their surrounding suburbs with some taking on a more significant and wider role.

Gosford is another example of a local economy which has struggled because it's primarily about tourism and retirement – but is now revitalising through a

combination of government policy decisions and spending on infrastructure. In February 2014, NSW Planning Minister Brad Hazzard announced rezoning approval for the old Gosford Public School site and the waterfront. The change will allow developments such as waterfront dining and shopping, hotel and conference facilities, a regional performing arts centre, conservatorium and public recreational areas, creating 2,000 jobs.

Perhaps the single biggest event in the future of Gosford is the announcement in May that the Australian Tax Office intends to relocate 600 public servants from Canberra to Gosford, as part of the cost-cutting outlined in the federal budget. Such a move would have a considerable impact on the residential property market in the area.





The images above are an artist's impression for illustration purposes and is indicative only. The developer reserves the right to make changes without notice. Prospective purchasers should rely on their own enquiries.

1 bedroom apartment
Starting from: \$275,000

[example]



2 bedroom apartment
Starting from: \$345,000

[example]

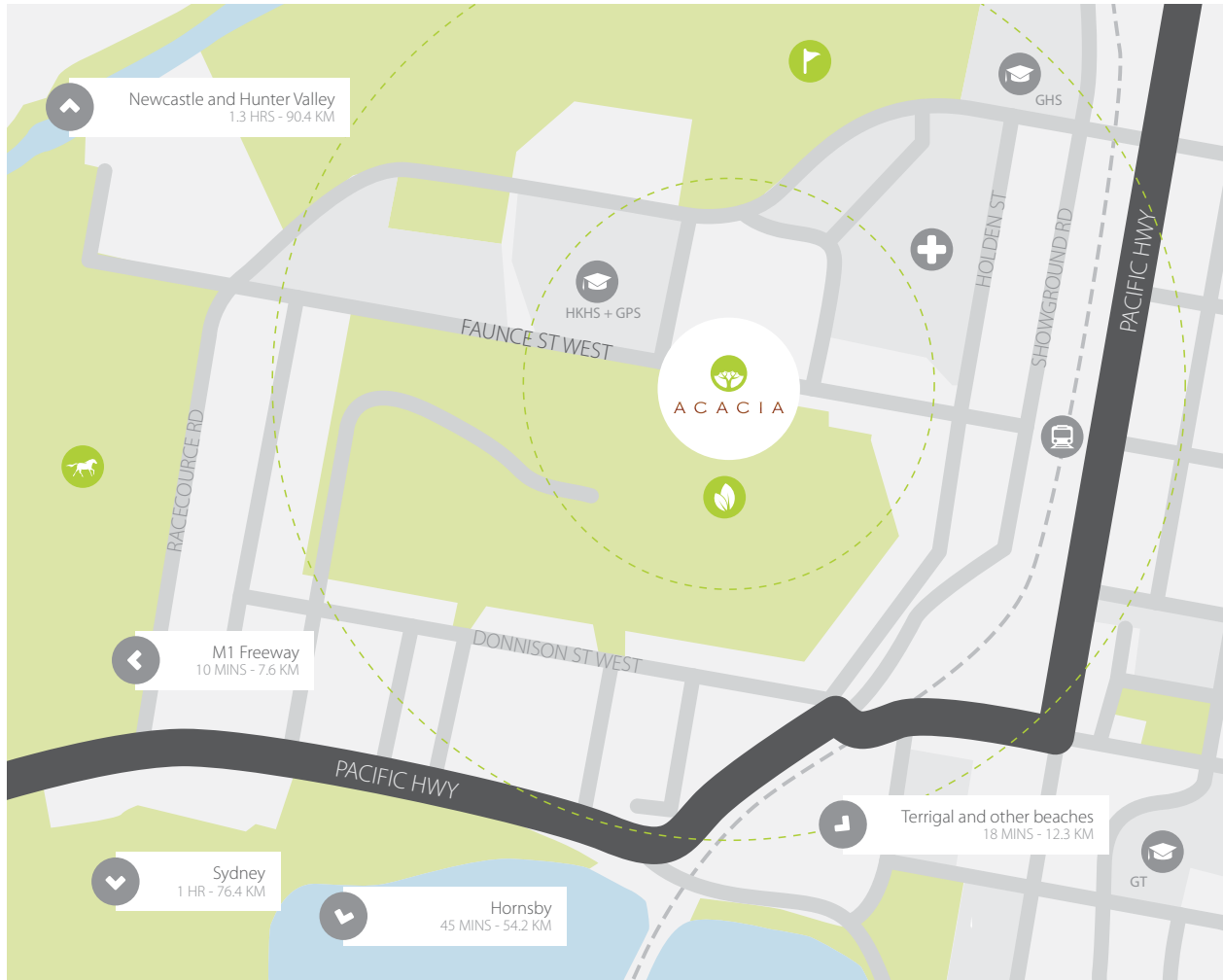


3 bedroom apartment
Starting from: \$435,000

[example]



The above illustrative floor plates of the Project can be viewed at www.qreal.com.au/projects/70, and may change until Project completion.



- Gosford Hospital
200 metres
- Gosford Train Station
350 metres
- Henry Kendall High School
300 metres
- Gosford Public School
300 metres
- Gosford Selective High School
850 metres
- Gosford Golf Club
700 metres
- Gosford Racecourse
750 metres
- Gosford Tennis Academy
1 kilometre
- Central Coast Stadium
1.1 kilometres
- Central Coast League Club
1.1 kilometres
- Gosford Waterfront Development
1.5 kilometres
- Adcock Park Sporting Zone
1.5 kilometres
- Reliance GP Super Clinic
2.1 kilometres
- North Gosford Private Hospital
3.3 kilometres
- M1 Sydney-Newcastle Motorway
7.1 kilometres
- Erina Fair Shopping Centre
7.8 kilometres
- Reliance GP Super Clinic
2.1 kilometres
- Central Coast Grammar School
8.6 kilometres
- Terrigal Beach
12.8 kilometres

- Waterview park
- Gosford Hospital
- Gosford Station
- Gosford Golf Course
- Gosford Racecourse
- HKHS + GPS - Henry Kendall High School & Gosford Public School
- GHS - Gosford High School
- GT - Gosford TAFE



Kibble Park Gosford
Image courtesy of Gosford City Council

Schedule of finishes

General

Walls • Dulux- Dieskau (GR12)- Plasterboard

Ceilings • Dulux- Natural White (PN1E1)--Plasterboard

Skirting • Dulux- Natural White (PN1E1)

Architrave • Dulux- Natural White (PN1E1)

Linen/Storage Cupboard

Windows & Glazed doors • Stegbar Windows – aluminium semi – commercial frame, glazing to meet basic requirements

Window reveals • Render and paint

Entry doors • Hume doors and Timber- Linear internal series (HLR220)

Linear clear glass

Internal doors • Hume doors and Timber – Honey comb core, light commercial prime coat

Internal doors • High moisture resistant MDF

Dining/Living

Flooring • Chinese China Blue stone pavers – 10mm thickness

Kitchen

Flooring • Sydney Tile Gallery – Compact porcelain tiles (sand colour) 300 x 300

Bench top – island • Ceaser Stone – White Shimmer TM3142

Bench top – rear • Ceaser Stone – White Shimmer TM3142

Splashback • Amber tiles Chelsea matt white 600 x 600

Cabinetry • Polyurethane panels
Oven • Harvey Norman-Emilia EM534MVI3 53cm Freestanding Gas Cooker

Cooktop • Harvey Norman-Emilia EM534MVI3 53cm Freestanding Gas Cooker

Range hood • Emilia GLEM CK60U Canopy Rangehood

Dishwasher • Emilia EDW62SS Dishwasher Freestanding

Sink • Kitchen Sink Double Bowl Undermount Drop In Stainless Steel Grid S

Tap ware • Reece - 0Nobili Balance Gooseneck Sink Mixer

Refrigerator space • Haier HTMR575SS Fridge

Lighting • 20 Watt: Halogen Energy Saver Downlight Bulb: GU5.3: 12v: Osram

Bedrooms

Built in robes • High moisture resistant MDF

Walk in robes • N/A

Floor • Choice Flooring – Bracknell Wool Loop

Ensuite

Flooring • Sydney Tile Gallery – Compact porcelain tiles (sand colour) 300 x 300

Walls • Amber tiles Chelsea matt white 600 x 600

Skirting • Dulux- Natural White (PN1E1)

Splashback & shower • Sydney Tile Gallery – Brussels mosaic tile

Vanity Top • Ceaser Stone – White Shimmer TM3142

Cabinetry • Polyurethane panels
Vanity basin • Berlin baby wall hung Basin, SBBER441

Quattro pop up basin plug and waste

Mirror • Highgrove 600 x 900 x 5mm bevel edged glass mirror

Towel rail (double) • Mondrian double towel rail 60mm (2041)

Towel Ring • Mondrian towel ring 2060

Toilet Roll Holder • Mondrian toilet roll holder 2100

Soap Dish • Mondrian Glass soap dish 2320

Robe Hook • Mondrian robe hook 2200

Shower • Grohe Rain shower Classic Handshower on 600mm Rail

Tapware • Argent Cascade hob sprout 92626

Bath/Laundry

Flooring • Sydney Tile Gallery – Compact porcelain tiles (sand colour) 300 x 300

Skirting • Dulux- Natural White (PN1E1)

Splashback

Vanity Top • Ceaser Stone – White Shimmer TM3142)

Mirror • Highgrove 600 x 900 x 5mm bevel edged glass mirror

Toilet • Villeroy and Boch Subway wall-face pan 66070101CB

Shower • Grohe Rain shower Classic

Handshower on 600mm Rail

Shower Screen • Sydney shower screens and wardrobes
The Manhattan frameless shower screen

Bath • Kaldewei Sanifrom plus rectangular Bath 012601

Tapware • Argent Cascade hob sprout 92626

Dryer unit • Haier 6kg Sensor Clothes Dryer HDYD60WH

Balcony

Drainage • Stormtech ARG SERIES (100 ARG 30)

Balustrading • Palmers Glass-frameless glass balustrades

Soffit

Walls • Boral Brick - Escura dry pressed brick
Dulux feature wall colour Gold rush A169

Electrical

GPO's • Double Power Outlet Slimline 10Amp Double Powerpoint complete with clip on cover

Phone points • Twin data and telephone socket outlet

TV points • Twin Tv coax aerial socket outlet
DS Digital F59 Plug

Cable TV

Air conditioning • Daikin ducted Inverter Bulkhead Model RXS25EBVMAA

External building

Walls • Boral Brick - Escura dry pressed brick
Vitrapanel (white)

Vitrapanel exterior wall cladding (grey zone)
Vitrapanel (charcoal)

Dulux feature wall colour Gold rush A169

Roof • Concrete Flat roof

Garages • N/A

External courtyards • Hardwood timber benches

Common areas

Lift lobby

Lift • DomusLift XL DL1C_XLDX

BBQ

BBQ • My Alfresco Package
2 x Single door modules
1 x Smart BBQ Module
1 x Smart BBQ

Dining

Security System

HID on key ring

Intercom

Garage door • Gliderol heavy duty and fire rated shutters
Glidermatic GTS 2000

Misc

Fencing • Concrete fencing

Mail box • Mailmaste moderna mailbox (PTM001)



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or email investors@quantumgroup.com.au

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www.acaciagosford.com.au