

SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	18m ²

LOCATION PLAN



NORTH



Ground Floor

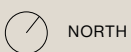


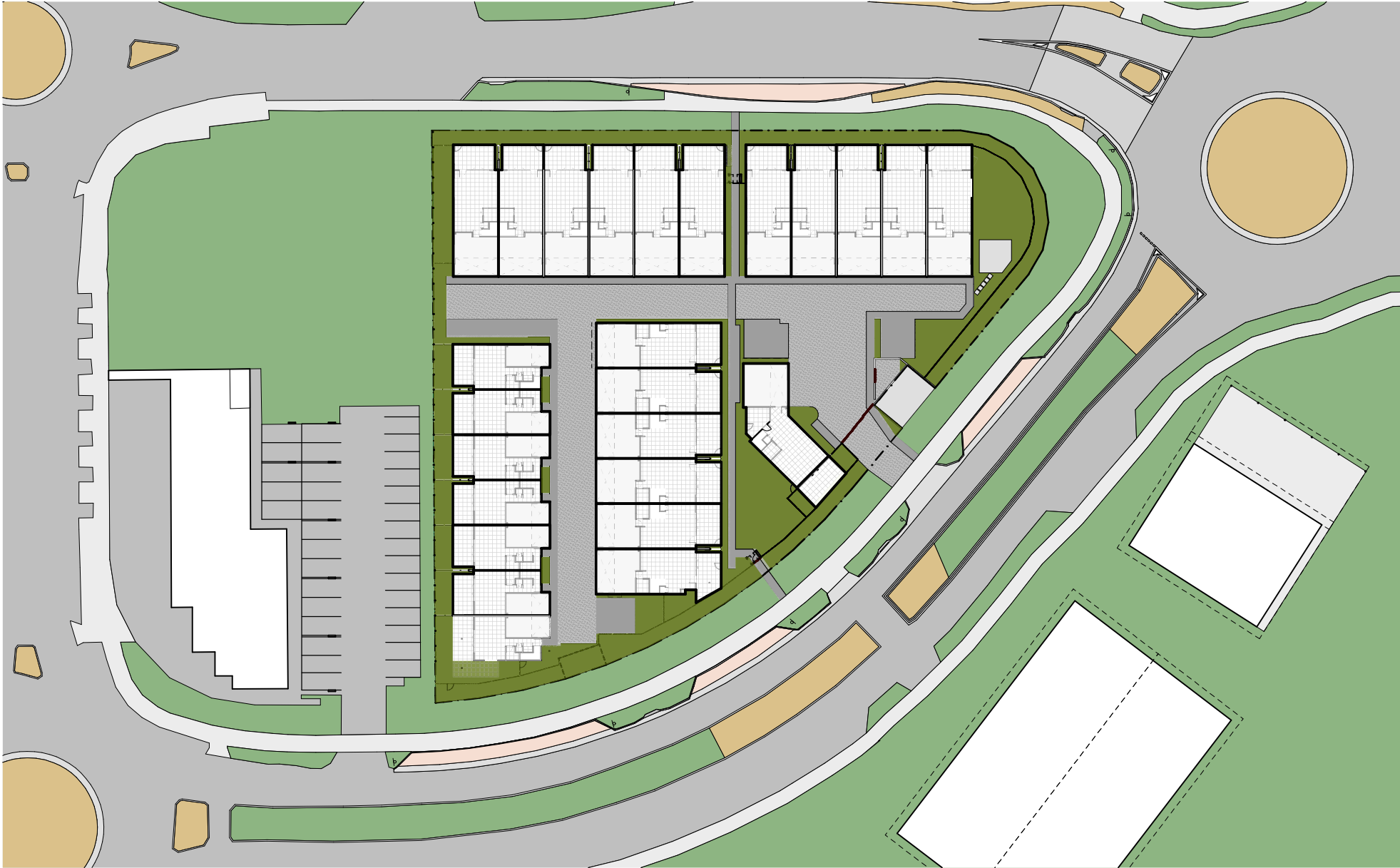
Upper Floor





Freshwater St
Brightwater
Mountain Creek





NOT FOR CONSTRUCTION

Lakeside Residences.

Nestled in the heart of the renowned Brightwater Estate in Mountain Creek on the Sunshine Coast, 'Lakeside Residences' offers a unique opportunity to secure a brand new home in a highly sought-after, family-friendly community.

'Lakeside Residences' presents 25 architecturally designed townhomes with a diverse range of floorplan options – each offering high-end quality finishes while capturing a light and bright coastal energy that harmonises beautifully with the surrounding environment.

Experience a level of design and style that is unrivalled in the area while immersing yourself in a host of exciting shopping, dining, and recreation options – all right on your doorstep.

This is your final opportunity to own a brand new, premium townhome in this desirable area, marking it the last residential development in this award-winning estate.





In the heart of community.

'Lakeside Residences', located in the heart of the sought-after Brightwater Estate, offer unparalleled convenience and lifestyle.

Positioned directly opposite the scenic 12-hectare lake, residents have easy access to parks, BBQ areas, and walking paths. Families benefit from proximity to daycare facilities and Brightwater State School, enabling car-free school days.



Adjacent to the Brightwater Shopping Complex, residents enjoy access to essential services such as Aldi, a chemist, dental clinic, and pathology, along with gyms, grocers, cafes, restaurants, and quick-eats—all within walking distance.

Just 10 minutes from Maroochydore CBD and nearby beaches like Mooloolaba and Kawana, 'Lakeside Residences' also offer close connections to the Sunshine Motorway, Bruce Highway, and Sunshine Coast University Hospital. The Mooloolah River National Park adds a natural escape to this prime location.

Convenient & carefree living.

Living lakeside means embracing an active and vibrant lifestyle surrounded by endless opportunities for adventure and relaxation.

Start your day with a bike ride along the scenic pathways that wind around the sparkling central lake, or take a leisurely walk or scoot with the family to soak in the serene views.

An abundance of lifestyle and leisure activities surrounded by stunning natural beauty.

For those who love the outdoors, the Brightwater Estate is a perfect place to enjoy picnics in the area's parks, complete with BBQ facilities and playgrounds, or simply relax and watch the world go by in this tranquil yet lively community.

At 'Lakeside Residences', every day is an invitation to explore, unwind, and make the most of this exceptional lakeside setting.





Designed for comfort & style.

Each townhome at 'Lakeside Residences' boasts a distinctive contemporary, coastal style.

Buyers can choose from 25 spacious townhomes with various floorplans. Among these, 12 townhomes feature 4 bedrooms, while the remaining 13 offer 3 generous bedrooms. Each townhome includes 2 bathrooms, a multi-purpose room, a ground floor terrace, a first-level balcony, and a double garage with epoxy flooring.

The integrated designs are simple and open plan but with room to move with substantial proportions. It incorporates quality hybrid timber flooring to provide the warmth without the maintenance, large windows to promote cross-ventilation and natural light, stone kitchen benchtops, European appliances, ceiling fans, air-conditioning and LED lighting throughout – plus a separate laundry area. Luxurious bathrooms, maximum storage areas and quality furnishings and fittings complete the picture that perfectly suits an idyllic Sunshine Coast lifestyle.

Large overhanging eaves provide protection from the elements or create shade in mid-summer, while groundcover and native trees including Casuarina, Banksia and Tamarind, help retain a temperate climate. A shared landmark corner garden with pergola and seating provides a private place to reflect or spend time with friends, and the clever use of environmental screens and creative landscaping provides privacy to all homes. To complete the intelligently designed exterior, there is a gatehouse entry to the street for security, 6 visitor carports and a designated area with shared bike racks.



In the heart of Brightwater, Mountain Creek.



So close to everything.

- MarketPlace (Aldi, Terry White Pharmacy, medical centre, wellness centre, 24 hour gym, dentist, grocer, bottle shop and various restaurants and cafes.
- Brightwater Hotel with Sports Bar, Kids Room, and Function Venue.
- Walking distance to Bella Grace, Brightwater State School, Eden Academy and only minutes away from Mountain Creek High School and University of the Sunshine Coast.
- Convenient local sportsfield with picnic shelters and amenities.
- Numerous local parks areas, BBQ shelters, gated off-leash dog park, playgrounds and lakeside walkways.
- 12 hectare lake suitable for kayaking and fishing.
- Close proximity to Mooloolah River National Park.
- A short drive to pristine patrolled surf beaches and the emerging Maroochydore City Centre.
- Easy access to major arterial roads and public transport networks.
- Only minutes to the world-class Sunshine Coast Hospital Precinct.



Lakeside

RESIDENCES

Floor Plans

SCHEDULE OF AREAS

Internal area	174m ²
External area	25m ²
Exclusive Use	47m ²

LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	1m ²

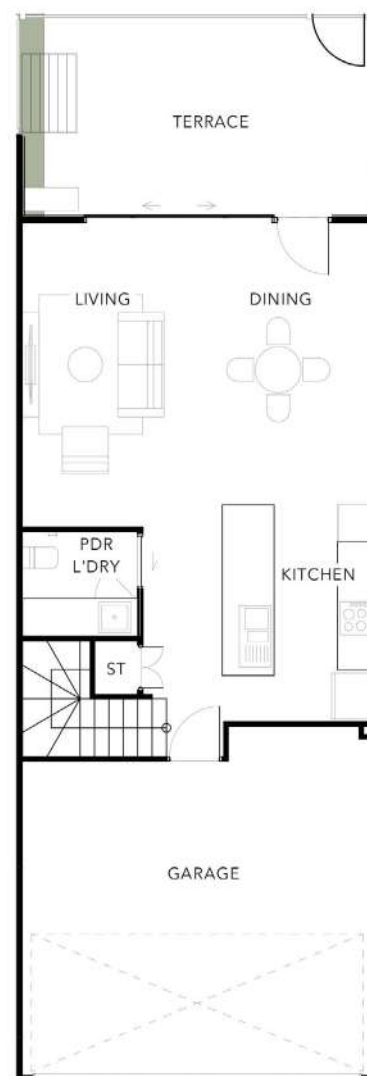
LOCATION PLAN



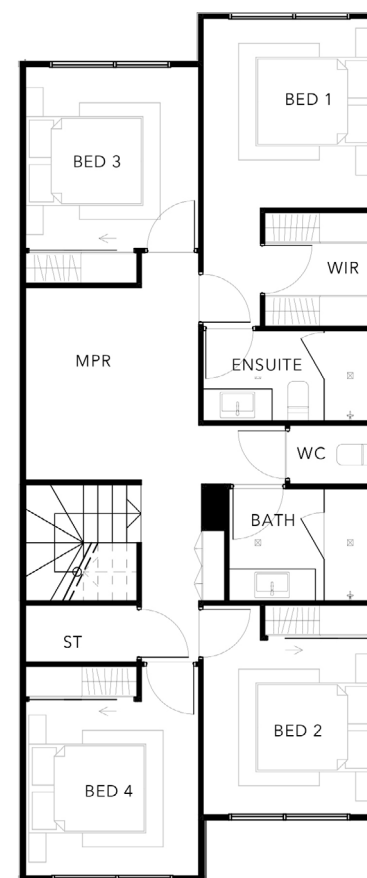
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	2m ²

LOCATION PLAN



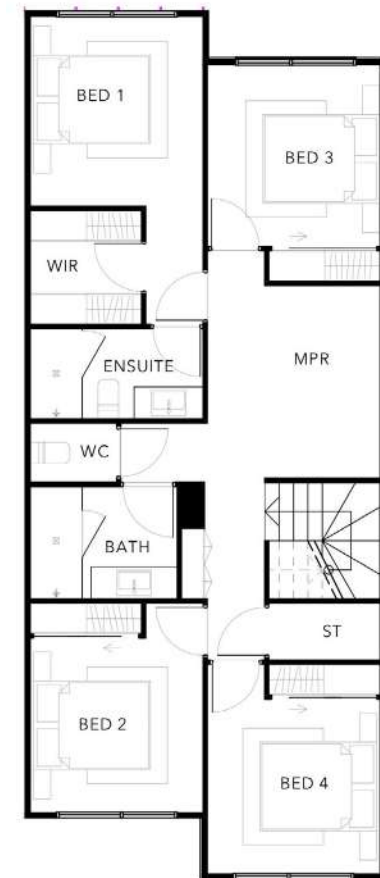
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	2m ²

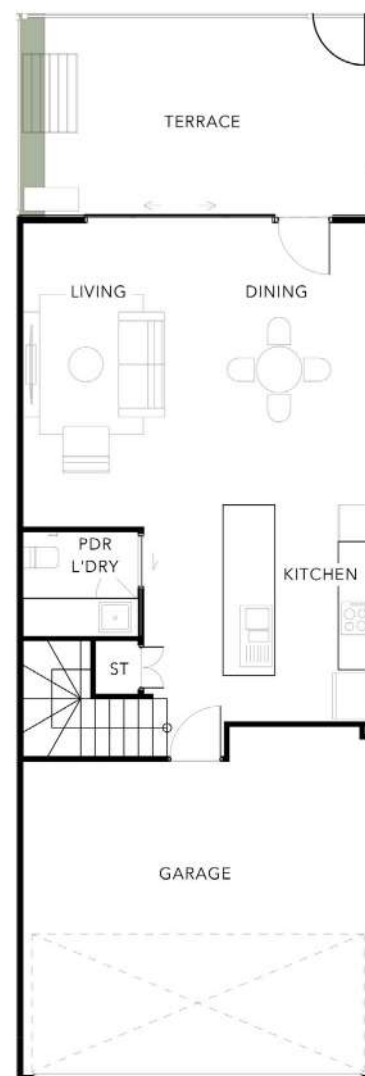
LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	1m ²

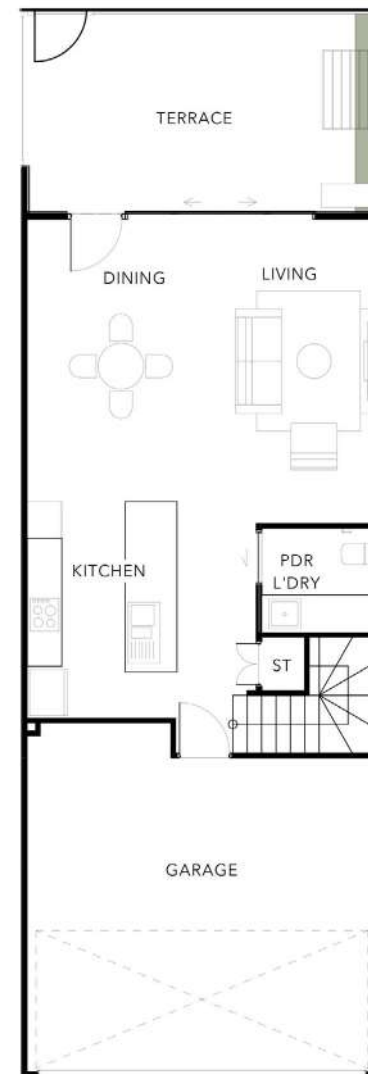
LOCATION PLAN



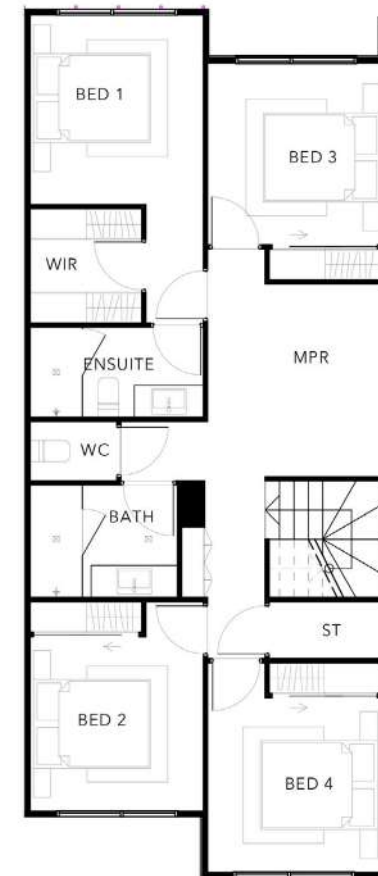
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	174m ²
External area	25m ²
Exclusive Use	1m ²

LOCATION PLAN



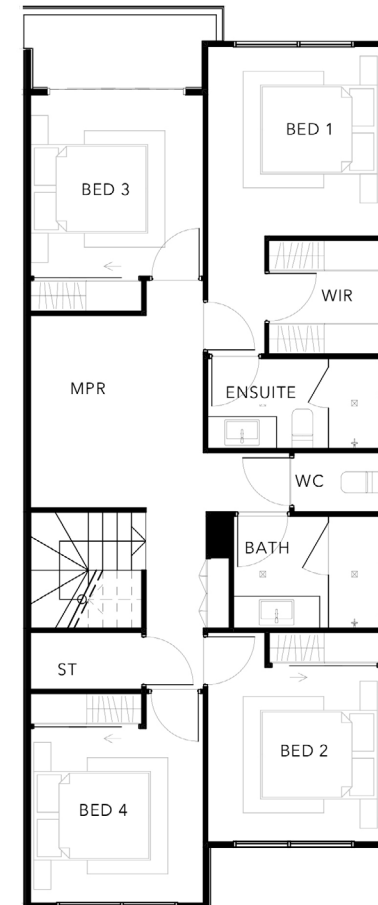
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	174m ²
External area	25m ²
Exclusive Use	1m ²

LOCATION PLAN



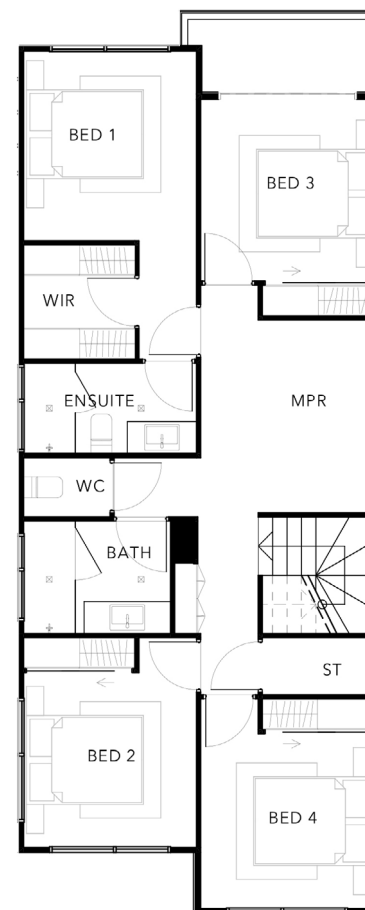
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	1m ²

LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	2m ²

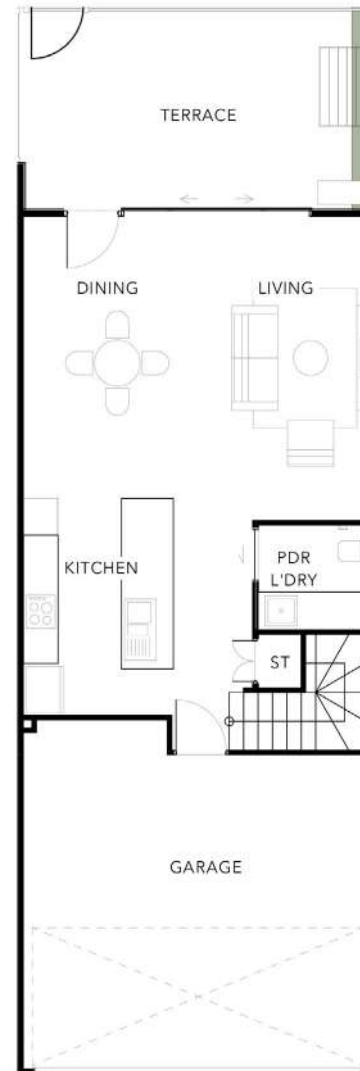
LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	176m ²
External area	20m ²
Exclusive Use	2m ²

LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	174m ²
External area	27m ²
Exclusive Use	0m ²

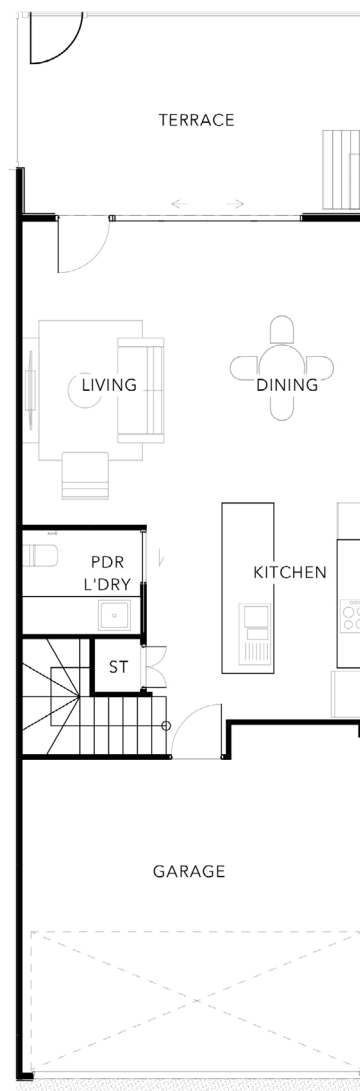
LOCATION PLAN



NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	130m ²
External area	17m ²
Exclusive Use	17m ²

LOCATION PLAN



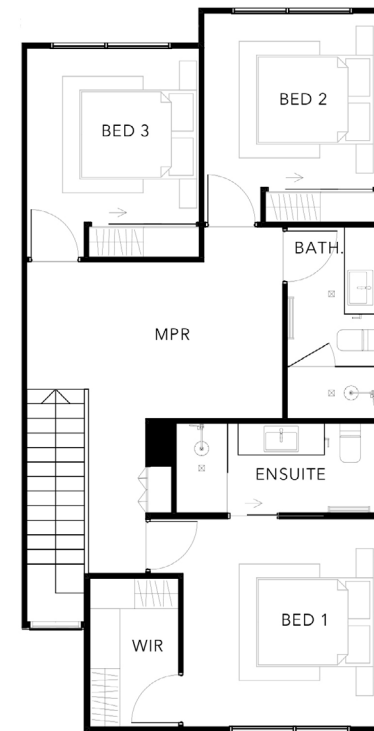
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	18m ²

LOCATION PLAN



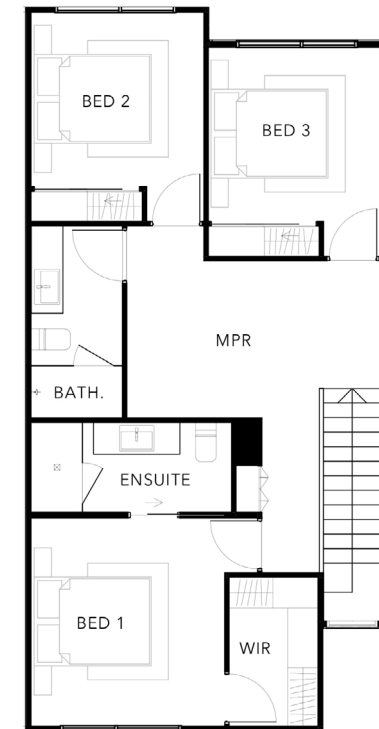
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	17m ²

LOCATION PLAN



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	17m ²

LOCATION PLAN



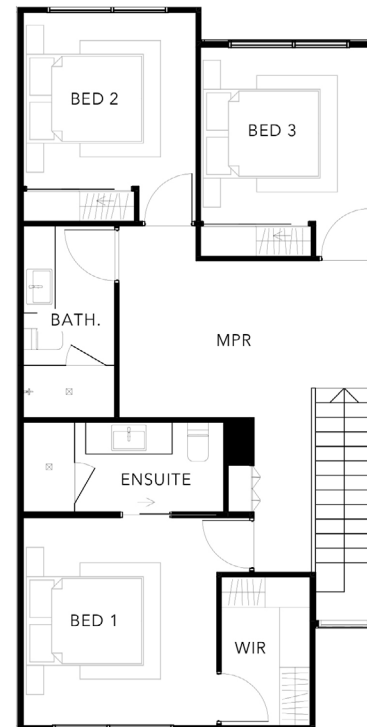
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	17m ²

LOCATION PLAN



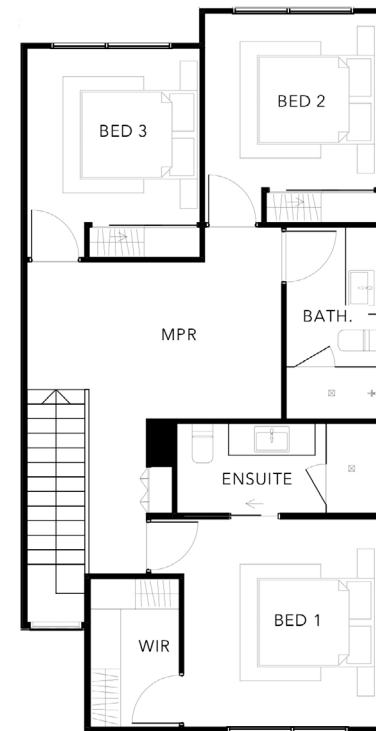
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	132m ²
External area	17m ²
Exclusive Use	16m ²

LOCATION PLAN



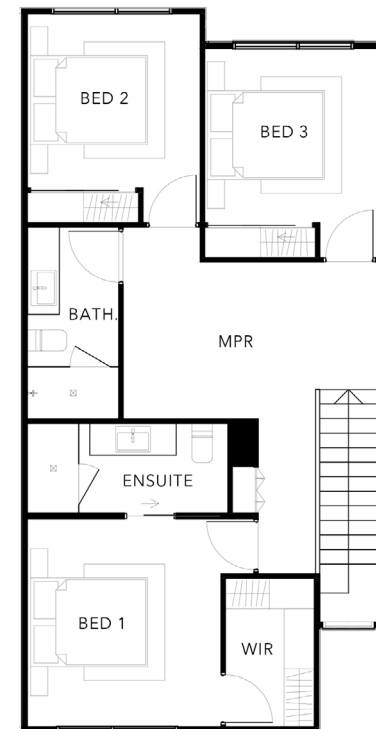
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	131m ²
External area	44m ²
Exclusive Use	35m ²

LOCATION PLAN



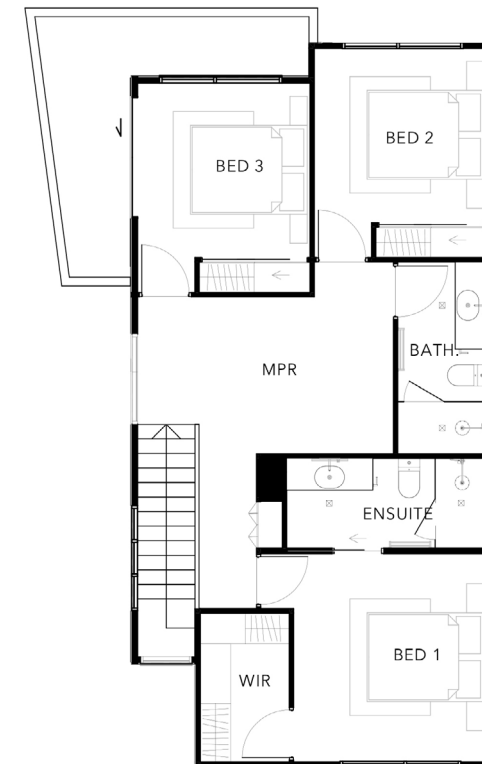
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	155m ²
External area	20m ²
Exclusive Use	1m ²

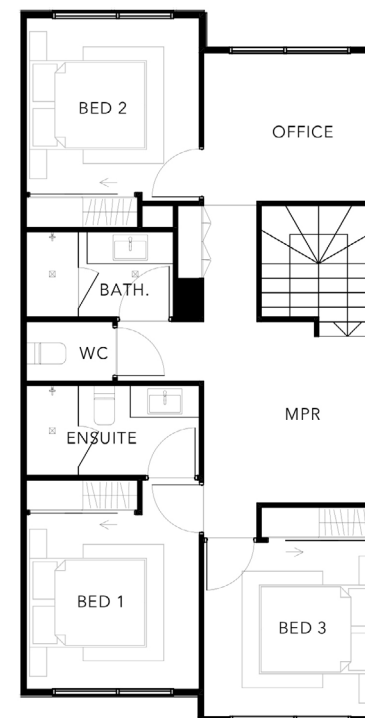
LOCATION PLAN



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	155m ²
External area	20m ²
Exclusive Use	1m ²

LOCATION PLAN



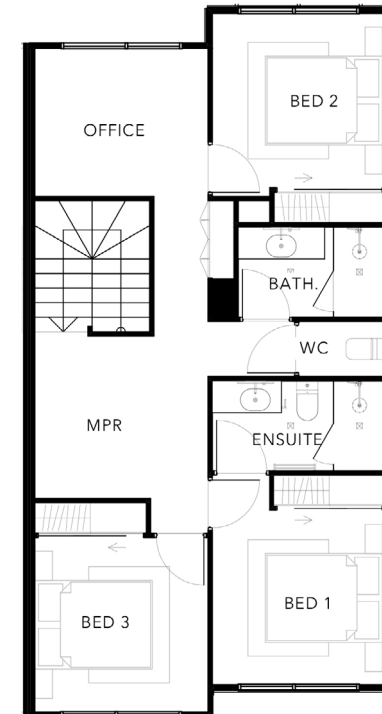
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	155m ²
External area	20m ²
Exclusive Use	1m ²

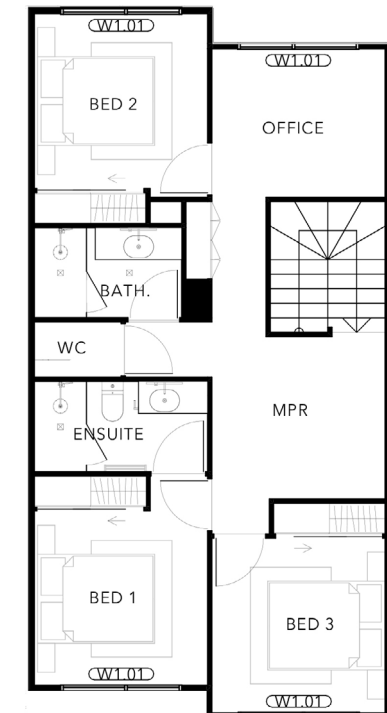
LOCATION PLAN



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	155m ²
External area	20m ²
Exclusive Use	1m ²

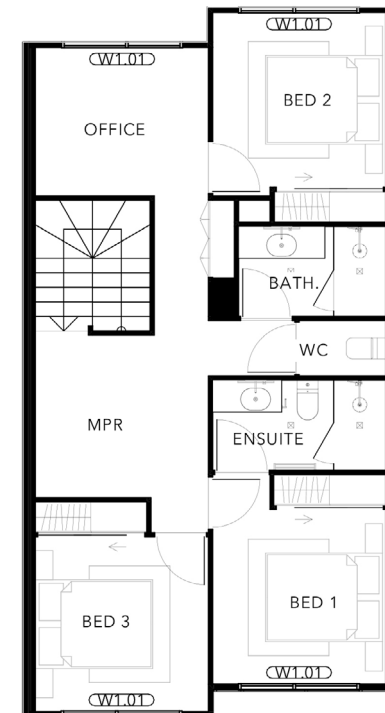
LOCATION PLAN



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	155m ²
External area	20m ²
Exclusive Use	1m ²

LOCATION PLAN



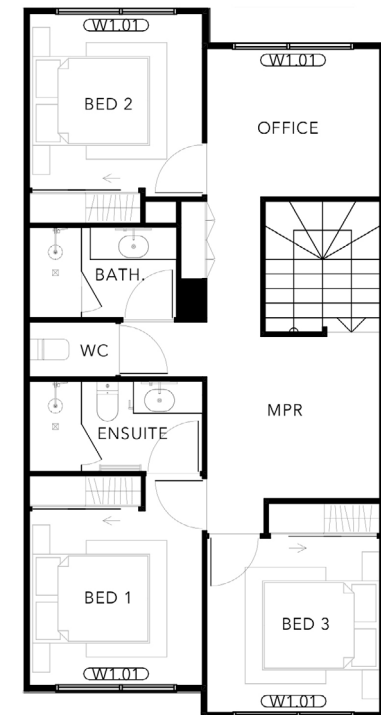
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	150m ²
External area	30m ²
Exclusive Use	15m ²

LOCATION PLAN



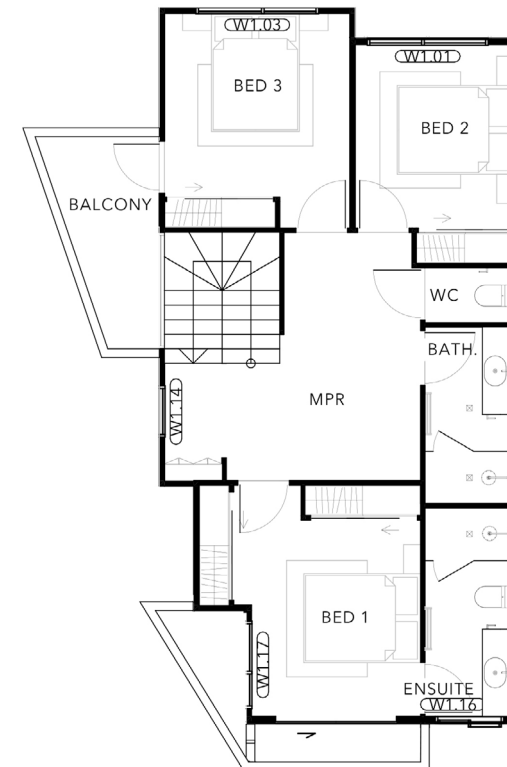
NORTH



Ground Floor



Upper Floor



SCHEDULE OF AREAS

Internal area	187m ²
External area	34m ²
Exclusive Use	18m ²

LOCATION PLAN



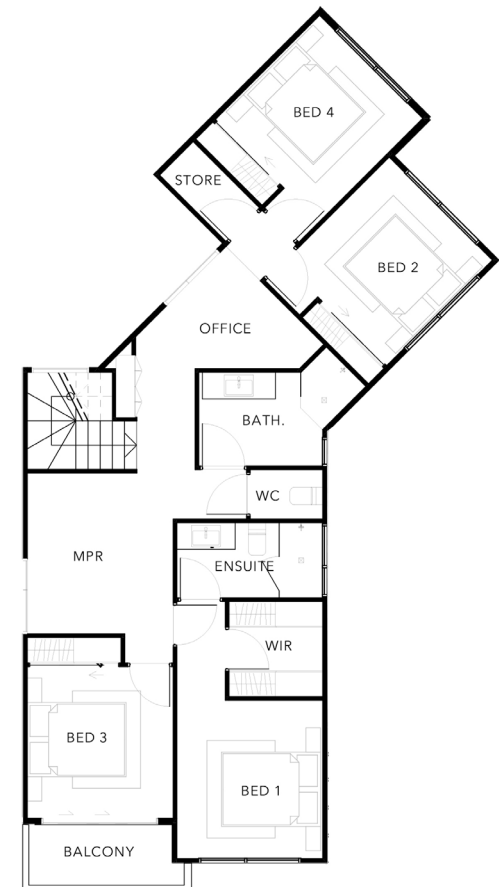
NORTH



Ground Floor

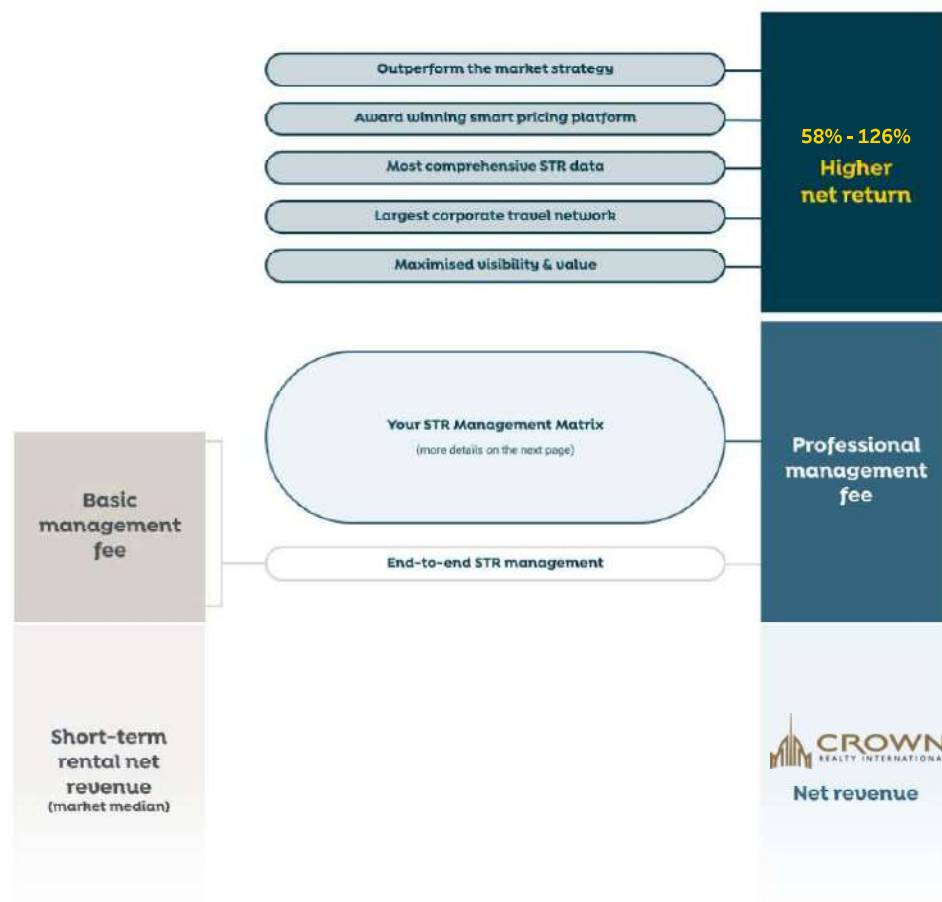


Upper Floor



Your **Maximised Returns** Recipe

How we achieve higher net returns?



	Long-term rental	Short-term rental (market median)	CROWN REALTY INTERNATIONAL Your Conservative Estimate	Your Optimal Estimate
Booking value		\$92,042	\$124,532	\$179,714
Platform fee*		\$13,806	\$18,680	\$26,957
Cleaning & other fees**		\$31,512	\$32,203	\$47,083
Gross revenue	\$39,000	\$46,724	\$73,650	\$105,674
Management fee	\$3,003	\$7,709	\$16,203	\$23,248
Advertisement fee	\$1,287	\$0	\$0	\$0
Net revenue	\$34,805	\$37,379	\$58,920	\$84,539

* Platform fees are fees charged by OTAs such as Airbnb, Booking.com, VRBO or Marriott.

** Operational fees charged by third party service providers including housekeeping and linen suppliers.

All fees include GST.

Package valued at \$7,348 + additional returns

Body Corporate for Lakeside Residences

Freshwater Creek, Mountain Creek QLD 4557

SCHEDULE OF PROPOSED CONTRIBUTIONS	
Total Number of Lots	25
Administrative fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 2,5915
Sinking fund contribution per unit of contribution lot entitlement (Annual Contribution)	\$ 2,9751
Insurance contribution per unit of interest lot entitlement (Annual Contribution)	\$ 3,2366

Lot / Unit Number	Number of Bedrooms	Contribution Lot Entitlements	Interest Lot Entitlements	Part of calculations but inc		A	B	C	(A)	(B + C)	(A + B + C)	Total Weekly Contribution Including Insurance
				Body Corporate Management (Including PP&S)	Stormwater Agreement	Annual Replacement Insurance Levy	Administrative Fund	Sinking Fund	Total Annual Contribution by ISLE	Total Annual Contribution by CSLE	Total Annual Contribution Incl. Insurance	
1	4 bdrm	424	424	\$297.15	\$110.43	\$1,372.34	\$1,098.81	\$1,261.42	\$1,372.34	\$2,360.23	\$3,732.57	\$71.78
2	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
3	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
4	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
5	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
6	4 bdrm	424	420	\$297.15	\$110.43	\$1,359.39	\$1,098.81	\$1,261.42	\$1,359.39	\$2,360.23	\$3,719.62	\$71.53
7	4 bdrm	424	420	\$297.15	\$110.43	\$1,359.39	\$1,098.81	\$1,261.42	\$1,359.39	\$2,360.23	\$3,719.62	\$71.53
8	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
9	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
10	4 bdrm	424	415	\$297.15	\$110.43	\$1,343.21	\$1,098.81	\$1,261.42	\$1,343.21	\$2,360.23	\$3,703.44	\$71.22
11	4 bdrm	424	424	\$297.15	\$110.43	\$1,372.34	\$1,098.81	\$1,261.42	\$1,372.34	\$2,360.23	\$3,732.57	\$71.78
12	3 bdrm	356	374	\$249.49	\$92.72	\$1,210.50	\$922.58	\$1,059.12	\$1,210.50	\$1,981.71	\$3,192.21	\$61.39
13	3 bdrm	356	365	\$249.49	\$92.72	\$1,181.37	\$922.58	\$1,059.12	\$1,181.37	\$1,981.71	\$3,163.08	\$60.83
14	3 bdrm	356	365	\$249.49	\$92.72	\$1,181.37	\$922.58	\$1,059.12	\$1,181.37	\$1,981.71	\$3,163.08	\$60.83
15	3 bdrm	356	365	\$249.49	\$92.72	\$1,181.37	\$922.58	\$1,059.12	\$1,181.37	\$1,981.71	\$3,163.08	\$60.83
16	3 bdrm	356	365	\$249.49	\$92.72	\$1,181.37	\$922.58	\$1,059.12	\$1,181.37	\$1,981.71	\$3,163.08	\$60.83

17	3 bdrm	356	365	\$249.49	\$92.72	\$1,181.37	\$922.58	\$1,059.12	\$1,181.37	\$1,981.71	\$3,163.08	\$60.83
18	3 bdrm	356	379	\$249.49	\$92.72	\$1,226.69	\$922.58	\$1,059.12	\$1,226.69	\$1,981.71	\$3,208.39	\$61.70
19	3.5 bdrm	395	397	\$276.82	\$102.87	\$1,284.95	\$1,023.65	\$1,175.15	\$1,284.95	\$2,198.80	\$3,483.75	\$67.00
20	3.5 bdrm	395	392	\$276.82	\$102.87	\$1,268.76	\$1,023.65	\$1,175.15	\$1,268.76	\$2,198.80	\$3,467.57	\$66.68
21	3.5 bdrm	395	392	\$276.82	\$102.87	\$1,268.76	\$1,023.65	\$1,175.15	\$1,268.76	\$2,198.80	\$3,467.57	\$66.68
22	3.5 bdrm	395	392	\$276.82	\$102.87	\$1,268.76	\$1,023.65	\$1,175.15	\$1,268.76	\$2,198.80	\$3,467.57	\$66.68
23	3.5 bdrm	395	392	\$276.82	\$102.87	\$1,268.76	\$1,023.65	\$1,175.15	\$1,268.76	\$2,198.80	\$3,467.57	\$66.68
24	3.5 bdrm	395	404	\$276.82	\$102.87	\$1,307.60	\$1,023.65	\$1,175.15	\$1,307.60	\$2,198.80	\$3,506.41	\$67.43
25	4 bdrm	457	435	\$320.27	\$119.02	\$1,407.94	\$1,184.33	\$1,359.60	\$1,407.94	\$2,543.93	\$3,951.87	\$76.00
25		9983	9975	\$6,996.25	\$2,600.00	\$ 32,285.50	\$ 25,871.25	\$ 29,700.00	\$32,285.50	\$ 55,571.25	\$ 87,856.75	\$ 1,689.55

MAX		457	435							MAX	\$ 3,951.87	\$ 76.00
MIN		356	365							MIN	\$ 3,163.08	\$ 60.83
MEAN		399	399							MEAN	\$ 3,514.27	\$ 67.58

Please note the figures above are inclusive of GST

Expression of Interest



LOT _____ 'LAKESIDE RESIDENCES' FRESHWATER ST, MOUNTAIN CREEK QLD 4557

Sellers Solicitor

Name: Amie Williamson / Sophia Argyros
Address: Level 8, 175 Eagle Street, Brisbane QLD 4000
Email: amie@msja.com.au / sophia@msja.com.au

Buyer/s

Buyer 1: _____
Buyer 2: _____
OR Company Name & ACN: _____
Address: _____
Phone #: _____
Email: _____

Buyers Solicitor

Firm Name: _____
Reference: _____
Address: _____
Phone #: _____
Email: _____

Agency

Name: Ray White Maroochydhore
Address: 1/4-8 Duporth Avenue, Maroochydhore QLD 4558
Phone #: 0448 954 272 / 07 5443 2000
Email: niall.molloy@raywhite.com / contracts.maroochydhore@raywhite.com

PURCHASE PRICE \$ _____ (including GST)

Deposit/s

HOLDING: \$ 2,000 payable now

BALANCE: \$ Balance of 10% of purchase price payable at Contract Signing

Deposit Holder

MSJA Lawyers Pty Ltd Law Practice Trust Account

BSB: 184 446

Account: 304 438 542

Reference: 20241648 **Lot #** _____

Settlement Date

LATE OF:

1. 30 days from the date of the contract, and
2. 21 days from notice to the Buyer that the plan has registered.

FIRB Approval

The Buyer is a foreign person & requires FIRB Approval ☐ **YES** ☐ **NO**

Purpose

The Buyer is buying the Property as a: ☐ **HOME** ☐ **INVESTMENT**

Special Conditions

Terms of EOI

1. By payment of the Holding Deposit the Buyer registers its intent to execute a contract to purchase the Property from the Seller for the Purchase Price.
2. The Holding Deposit will be held in the Deposit Holder's trust account pending the execution of a contract between the parties in which event the Holding Deposit will be credited towards the Deposit then payable by the Buyer under the terms of the contract.
3. Each of the parties acknowledges that, apart from clause 5 and 6 below, this Expression of Interest does not constitute a binding agreement.
4. If the Buyer is a company, the Buyer acknowledges that its directors will be required to sign personal guarantees when signing the contract.
5. If the Buyer elects not to proceed with the purchase or the Seller withdraws the invitation to purchase the Lot because the Buyer has failed to sign and return the contract and disclosure statement after receiving a minimum of 7 days notice to do so, the Holding Deposit will be returned to the buyer without deductions, and the parties hereby authorise the Deposit Holder to deal with the Holding Deposit accordingly.
6. The Buyer consents to receiving the Contract documentation, notices and other correspondence to the Buyer and/or the Buyers Solicitor by facsimile or electronic communication

Signatures

BUYER 1: _____	DATE: _____
BUYER 2: _____	DATE: _____
AGENT: _____	DATE: _____