

KEY FACT SHEET

Location:

- Calypso Bay is in Jacobs Well, halfway between Brisbane and Gold Coast.
- Easy access by boat to Kangaroo Island, South Moreton, Jumpinpin Bar, South Stradbroke, and Tiplers.
- A connected community with Pimpama train station and Coomera Connector coming soon.

Technology:

- nbn™ Ready Community.

Residents' Facilities:

- Harrigan's Calypso Bay.
- Calypso Bay marina.
- Residents' Leisure Club including:
 - Recreation and lap pool
 - Children's pool
 - Gymnasium open 24/7
 - Residents' club
 - Function room
 - Tennis courts
 - Private parkland & Cafe – open to both residents and public

Education:

- Calypso Bay has 15 schools within a 20-minute radius. Leading private schools such as King's Christian College, Coomera Anglican College, Saint Stephen's College, Livingstone Christian College, Coomera Anglican College and Saint Joseph's College. Offering private school buses which come to Calypso Bay Marina. The Jacobs Well catchment area includes Woongoolba State Secondary College for Prep – Year 6 and Pimpama State Secondary College for Years 7 – 12.

Canals:

- The Grand Canal, directly off the Broadwater is 70 metres wide, with all other connecting canals being 50, 55 or 60 metres.
- The average depth is 2 metres below the absolute lowest tide.

Security:

- Onsite security responsible for patrolling the estate 7 days a week.

Shopping:

- Within walking distance Jacobs Well offers everything you need at a pinch including local GP, pharmacy, veterinarian and convenience store.
- The new Westfield Coomera is a short drive away.
- Pimpama City Shopping Centre, home to a Coles Supermarket and a wide range of specialty and service retailers to meet your needs locally.

Fees:

- The body corporate fees are \$26.60 per week.
- Gold Coast City Council Rates and water are approximately \$2500 per annum plus your water usage.

Design Covenant:

- Residential Guidelines have been established to ensure a consistently high standard of development throughout the estate, so that owners can be confident that future housing and landscaping is constructed in a manner complementary to the streetscape and character of Calypso Bay. The Design Assessment Panel (DAP) assesses the proposed house & landscaping plans, for more information on this process please contact Calypso Bay Sales.

Build Time:

- Must commence within 24 months of settlement and be completed within 9 months of commencement.

FIRB:

- Foreign buyers are welcome to purchase in the estate but must apply for Foreign Investment Review Board approval. More information can be found at firb.gov.au

Terms of purchase:

- Initial reservation fee \$5000 to secure the block, 5% land deposit due upon signing the contract. Upon satisfaction of special conditions, 14 day settlement for registered land. Settlement for unregistered land will be 14 days from the date of title and registration.

Developer:

- With several stunning residential projects underway in both Queensland and New South Wales, Roche Group is one of Australia's premier development companies. Roche Group functions as a uniquely close-knit team of industry experts. Roche Group has a commitment to producing quality developments and a focus on creating communities people love to live in.



CALYPSO BAY

For further information please contact:

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Residents' Leisure Club, Cnr Moreton Drive & Paradise Parade, Jacobs Well QLD 4208