

# HARMONI – KINGSCLIFF

## HARMONI KINGSCLIFF:

**Proudly brought to you by an experienced professional team dedicated to creating quality residences of distinction.**

*Develop2U in conjunction with Harmoni Developments are proud to present 4 stunning brand new Executive style upmarket townhouses in Kingscliff, NSW. Consisting of 3 storey + roof top terrace with amazing views, it consists of 3 bedrooms (plus some with a Multi Purpose Room – MPR / Office), 2.5 bathrooms and a 2 car large oversized lock up double garage. Only a short 1,000m walk along the beachfront to Kingscliff shopping & café precinct, only 100m to the beautiful sandy beach of Kingscliff Beach. Be quick, these brand new upmarket Executive style townhouses will not last long.*



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**AN ELEGANT MODERN LANDMARK:** The ultimate Kingscliff address with modern contemporary lines and beautiful colour tones, Harmoni - Kingscliff is set to become a new landmark in the heart of Northern NSW's beautiful Kingscliff Peninsula.



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## TIMELESS CONTEMPORARY ARCHITECTURE:

This boutique collection of only 4 ultra-modern, luxury executive residences have been designed to emphasise exemplar architecture for a beautiful beachside haven like Kingscliff. Substantial landscaping, lush foliage and treescapes will enhance a sense of harmony and place, while the internal finishes push above what you would expect for interior design standards.

A perfect residence for owner occupiers, business people and for investors a stunning investment.

Generous size townhouses with well thought out floorplans. These executive style Townhouses have 261.86m<sup>2</sup> internal including the large roof top terrace with 38.52m<sup>2</sup>, plus 24m<sup>2</sup> to 50m<sup>2</sup> external yard.

The developers have been developing in Brisbane & Gold Coast for over 10 years now and have completed every development they have launched.

They do not require pre-sales, and are using a top tier bank for their construction finance to build the development.

Expected settlement 3rd quarter 2023.

Walking distance to the following: Cafes and Restaurants, Woolworths, Bowls Club, Surf Club & Medical Centre and a short drive or public transport to the following Public or private schools, TAFE College, Tweed Heads, Gold Coast, or the new Tweed Heads Hospital which is due to open in 2023/2024.



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## **STYLISH CONTEMPORARY INTERIORS:**

These luxury executive residences have been designed to make the most of the location's unique ambience. A perfect combination of natural sunlight, alfresco living, breathtaking views and efficient design, has delivered the ultimate in open plan living. Each luxury residence is dressed and fitted with exceptional quality fittings and features that include gourmet styled kitchens complemented with stone benches and stainless steel SMEG appliances, while the bathrooms are as stylish and elegant as you would expect from a development of this quality. Ideal for the owner occupier or the astute investor. The Harmoni Residences sets new standards of living and represents both excellent value and a solid investment opportunity.

## **RELAXED MODERN SOPHISTICATION:**

The atmosphere throughout these modern residences is light and airy. With elegant timber flooring in the living areas and hallways, quality carpets soft underfoot in the bedrooms, and delightful tiled balconies for you to entertain. Climate comfort is assured with reverse cycle ducted air conditioning and ceiling fans.

## **A PERFECTLY LOCATED LIFESTYLE:**

Your lifestyle choices are endless with a vibrant position in the heart of the Kingscliff Peninsula. The picturesque seaside suburb of Kingscliff provides great access to all amenities including shopping, public transport, schools, beaches and sports clubs. Local schools and Central Business Area mean you can live, work and play in the one location. The Council has made a strong commitment to economic growth with recent initiatives including the construction of a new redevelopment of the Kingscliff Hospital.

As the most northerly point of NSW, Kingscliff is well placed to the Gold Coast Airport (15 minutes north) and Brisbane Airport (1 hr & 15 mins north). Both are accessible via the Motorway and the Gateway Arterial Road to the Port of Brisbane as well as Brisbane domestic and international airports.

The area is also spoilt with an abundance of parks, recreation facilities and the popular Kingscliff Village café strip is a local favourite. With its sandy beaches, breathtaking scenery and scenic bikeways, it's fast becoming a popular destination for tourists, investors and homebuyers alike. The suburb has a diverse range of both public and private business activities including tourism, retail and the fishing and seafood industry. Families are well catered for with primary, high and special schools in the Kingscliff shire, while those undertaking tertiary education have access to a TAFE campus on Cudgen Road.

## **THE LOCATION:**

– East/West Facing with spectacular views from the roof top terrace directly looking across the beautiful hinterland and the beachfront of Kingscliff Beach.

– Quiet street

– Within walking distance (1,000m) to Kingscliff town centre, café strip and Bowls Club

– 200m to Kingscliff Beach

– Conveniently located to Tweed Heads, the Gold Coast, TAFE Campus, Motorway,

Primary Schools, High Schools, Special Schools, Gold Coast Airport, Kingscliff Hospital

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## THE RESIDENCES:

4 Luxury Designer Executive 3 storey Townhouse Residences + roof top terrace (comprising):

- 3 Bedroom
- 2.5 Bathroom
- MPR/Office/Study/Cinema room
- Large internal laundry with sliding doors with stone bench tops & cabinetry located in the large oversized double garage with easy access to the clothes line
- 2 Car parks per townhouse (Oversized Garages)
- Townhouses have **261.86m<sup>2</sup>** internal including the large roof top terrace with **38.52m<sup>2</sup>**, plus 24m<sup>2</sup> to 50m<sup>2</sup> external yard. – (Type B) Apartments 190m<sup>2</sup> internal, 63m<sup>2</sup> balconies
- Pet Friendly Building - small to medium pets only
- Built-in BBQ areas complete with built in cabinetry on the 1<sup>st</sup> floor balcony terrace leading out from the kitchen and living areas
- Beautiful landscaped gardens to ground floor areas

## STANDARD TOWNHOUSE FEATURES:

- Architecturally designed 3 Storey + large roof top terraces
- Ducted Reverse Cycle Air Conditioning
- Appealingly designed, high standard of interior and exterior finishes with high quality fittings & fixtures
- Spacious large open plan living areas and bedrooms
- Generous large balcony with glass balustrading and sliding privacy screens
- Tiling to balconies
- Beautifully integrated expansive indoor – outdoor living areas.
- Superb finishes and colour palette
- Stone bench tops and premium tap fittings
- Exquisite Italian Smeg appliances
- Large bathrooms with free standing bath in main bathroom
- Large gourmet kitchens with large island bench
- timber finishes with soft close cupboards and draws
- Walk in wardrobe and ensuite's for master bedrooms
- Built-In wardrobes to beds 2 & 3
- Soft high quality carpet to bedrooms, timber or tile flooring to living areas,
- Spacious tiled balconies
- Bathrooms – Stone vanity benchtops and freestanding baths
- Floor to ceiling tiling to bathrooms & Ensuites
- Ceiling Fans in all bedrooms

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## **PUBLIC TRANSPORT:**

- Local bus services

## **LOCAL AMENITIES & EDUCATION:**

- Kingscliff Shopping Centre (1km)
- Kingscliff Hospital (3km)
- TAFE Campus Kingscliff (2km)

## **BODY CORPORATE:**

- \$55.00 per week.
- \$2,900.00 per year.

## **COUNCIL & WATER RATES:**

- Council Rates \$ 625.00 per quarter (\$2,500.00 per annum)
- Water & Sewer Rates \$1,000 per annum approx

\* Prices may vary slightly. The costs above are estimates only  
and final costs can be provided on settlement

## **CONSTRUCTION:**

- Anticipated Start September 2022
- Anticipated Completion May/June 2023

## **TERMS OF PURCHASE:**

- 1% Initial deposit of the purchase price
- Balance to 10% payable within 14 days from date of contract  
(Cash, Bank Guarantee, Electronic Transfer)
- Settlement 14 days after registration of plan/title

## **TEAM OF PROFESSIONALS:**

### **ARCHITECT:**

- Architects – Impact Designs

### **BUILDER:**

- Alroe Constructions

### **INTERIOR DESIGN:**

- Poppy Design

### **DEVELOPER:**

- Harmoni Developments Pty Ltd in conjunction with Develop2U Pty Ltd

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**Disclaimer:** The developer has every intention to adhere to the Schedule of Finishes presented. Circumstances beyond the control of the developer may require variations to the schedule.