

DIRT TURNED AT ROBINA FAIRWAYS

SHORELINE Constructions has started building the first display home in the exclusive Robina Fairways, set for viewing by mid-February 2008.

Robina Fairways is being developed by Gold Coast developer MHLA on a 1.4-hectare site bordered by Great Southern Drive and the Robina Woods Golf Course.

Robina Fairways is an upmarket residential community comprising 49 exclusive villas and homes.

The secure, gated community will have a permanent on-site manager and quality lifestyle facilities for residents, including an outdoor recreational pool, lap pool, spa, sauna, a fully equipped gymnasium, sun deck, and a poolside BBQ and entertainment area.

When purchasing a property in Robina Fairways, buyers will receive a complementary two year golf membership to the renowned Robina Woods Golf Course valued at \$7,000.

Located at Robina's most prestigious address, The Gallery, Robina Fairways features a 175-metre aspect across the 18th hole at Robina Woods, and is complemented by the surrounding 65 hectares of native woodlands, towering gum trees, a natural water-course and native flora and fauna.

The Gallery Action Group is an organisation put together by residents of The Gallery to protect their investment and their community rights. The group reports and condemn poor planning or building decisions and praise the good ones and the people who make them.

Gallery Action Group Committee Secretary John Brogan said he is in approval of the planned Robina Fairways development.

"Robina Fairways will be upmarket and high quality which keeps in line with our community standards. It's a lifestyle development for people looking for an ease of living with facilities on site and full time management," said Mr Brogan.

Shoreline Construction manager, Paul Graham, said the site is now well underway with earthworks nearing completion.

"We are on schedule to complete the first home in February and on schedule to finish the first 21 homes in stage 1, in September 2008, with stage two due to be completed by the end of next year (2009)," said Mr Graham.

"Once the first home will be completed, this will become the on-site display and sales office for the project team. Each home and villa we are building will have three levels, three bedrooms, four bathrooms, Miele kitchen appliances, a double lock up garage and new 'smart home' wiring that allows residents to control each lifestyle element of their home all on one remote control."

Mr Graham said the remote control will command lighting, electronic blinds, air conditioning, phone, data, television and stereo network all from the one handset.

"The flooring throughout the villas is solid timber, bedrooms are covered in plush carpets and bathrooms are fully tiled. Some villas on sloping blocks come complete with a wine cellar in the basement area or with an additional study," he said.

"There will be generous outdoor balcony spaces ranging in size from 13.42 to 16.86 square metres.

"Robina Fairways is an exciting and quality project to be involved in and we look forward to moving forward in bringing the unique architectural designs to life."

All villas and homes in Robina Fairways will feature a modern open plan design, latest security, high technology links, above-standard facilities and ducted air-conditioning.

JLV Real Estate director, Jim Vivlios, said the first stage of Robina Fairways is experiencing strong interest from local purchasers who are keen to experience the estate's perfect location overlooking the Robina Woods Golf Course and close proximity to the Robina shopping and CBD.

"We expect to see a strong level of interest from local buyers who are attracted to a new wave of Gold Coast living right on a championship golf course. We are also expecting owner occupiers to invest in these residences," said Mr Vivlios.

Mr Vivlios urges buyers to purchase now in stage one and enjoy the benefits of capital growth with limited premium golf property available in the area. He expects prices in stage two to rise as the buyers demand increases for premium property in Robina.

"Robina is an area that is experiencing rapid growth and there is a very strong demand for quality property options that are centrally located, which is the driving force behind this development. We expect to see strong interest from those looking to purchase a new home from the golfing community or sporting community with the nearby Gold Coast Titans stadium also a drawcard.

"This project is located close to the Robina CBD, and the Broadbeach casino, restaurants, café's, shopping and beaches."

The exclusive residences in the first stage of Robina Fairways are priced between \$689,000 and \$835,000.

The development will have permanent on-site management responsible for the full time maintenance of the property while adding another dimension of security for both residents and investors.

Robina is located between the major north and south arterial routes of the M1 and the Gold Coast Highway and is only 20 minutes drive from Coolangatta Airport. Brisbane International Airport is only one hour's drive to the north.

There is a myriad of shopping choices at your door step at Robina Town Centre, which features a multitude of stores, supermarkets, food courts and cinemas. Bond University, Australia's first and most prestigious private post secondary institution is also located nearby.

For more information on living in 'Robina Fairways', please contact the JLV Real Estate on (07) 5591 8800.