

ALTESSA 888 GORDON

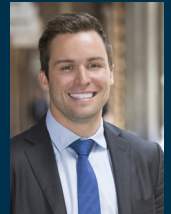
888 PACIFIC HIGHWAY, GORDON



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EXPERIENCE LIFE ON A WHOLE NEW LEVEL AT ALTESSA

A visionary undertaking set to transform Gordon’s residential landscape, Altessa is a bold new address that reflects an urban sophistication and a design-conscious way of life – offering breathtaking views from the highest point of Gordon. Generous one, two and three bedroom designer apartments.

Located only a 700m walk to Gordon train station, taking you to Chatswood in 9 minutes, North Sydney in 23 minutes and Central in 36 minutes. Altessa is in the catchment area of some of Sydney’s best performing public schools and minutes to a selection of the finest private schools the North Shore has to offer.

Number of Units 144 apartments

Apartment Mix 1, 2 & 3 bedroom – parking for all units

Type	Price Range	Internal Size	External Size	Rentals*
1 BED	From \$645,000	50-65 sqm	11-56 sqm	\$650-\$700 p/w
2 BED	From \$945,000	77 -88 sqm	13-116 sqm	\$850-\$950 p/w
3 BED 2 CAR	From \$1,370,000	105-121 sqm	26-55 sqm	\$1,100-\$1,200 p/w

Deposit Required 10% deposit and \$5,000 holding deposit

Developer: Aoyuan International

Architect: Nettleton Tribe

- COMPLETION: LATE 2019 -

ALTESSA 888 GORDON FREQUENTLY ASKED QUESTIONS

HAS THE BUILDER BEEN APPOINTED?

No.

WHAT IS THE ANTICIPATED CONSTRUCTION COMMENCEMENT DATE?

The anticipated construction commencement date is the 3rd quarter 2017.

WHAT IS THE ANTICIPATED COMPLETION DATE?

The anticipated completion date is the 3rd quarter 2019.

WILL CONSTRUCTION FOR ALL THREE BUILDINGS COMMENCE AT ONCE?

Yes.

DOES THE RETAIL HAVE PARKING WITHIN THE BASEMENT?

Yes, 32 spaces.

IS THERE A LOADING DOCK FOR THE RETAIL?

Yes.

IS THERE A GARBAGE CHUTE ON EACH LEVEL?

Yes. The garbage chutes within Altessa include an E diverter system. Select the type of garbage and it will be sent to the appropriate bin in the garbage room.

WHAT IS THE THICKNESS OF THE GLASS FACING THE PACIFIC HIGHWAY?

The thickness of the glass is 10.8m and subject to a further design review we are undertaking

WHAT AMENITIES WILL BE PROVIDED ON THE COMMUNAL ROOF TOP TERRACES?

Currently both water and a built in BBQ will be provided on the communal roof top terraces.

WILL THE COMMUNAL ROOF TOP TERRACES BE ACCESSIBLE TO ALL RESIDENTS?

Access will be specific to each building.

WHAT SERVICES WILL BE PROVIDED ON THE BALCONIES?

There will be no services provided on the balconies.

WILL THE APARTMENT WINDOWS BE AWNING WINDOWS?

Currently the windows are hopper type (window out from the base).

WILL THERE BE AN EMBEDDED ENERGY NETWORK IN THE BUILDING?

Yes with Origin Energy.

WHERE IS THE HOT WATER SERVICE LOCATED?

Altessa will feature centralised hot water, metered by unit entitlement.

DOES EACH APARTMENT HAVE A STORAGE CAGE LOCATED IN THE BASEMENT?

No, some apartments will have internal storage (within apartment) and some will have storage in the basement.

ARE THERE BICYCLE STORAGE AREAS?

Yes

WHERE ARE THE AIR CONDITIONING CONDENSERS LOCATED?

The air condensers are located on the basement and roof of the buildings. None will be located on balconies.

WHAT TYPE OF AIR CONDITION SYSTEM WILL THE APARTMENTS HAVE?

Each apartments will have a day/night air-conditioning system to both lounge area and bedrooms.

ARE ALL THE BALCONIES SOLID OR GLASS?

Balconies will be a mixture of both glass and solid

HOW MANY VISITOR CAR PARKING SPACES ARE THERE?

There are 24 visitor car parking spaces.

WILL THE APARTMENTS HAVE AN AUDIO/VISUAL INTERCOM SYSTEM?

Yes

WILL THE BUILDING HAVE NBN? FOXTEL, ETC

Yes the building will have Foxtel capabilities and NBN will be enabled.

WILL IT BE TWO SEPARATE STRATA'S WITH THE RETAIL AND RESIDENTIAL COMPONENTS?

Yes, stratum for each retail and residential component.

WILL THE RETAIL HAVE SPECIFIED HOURS OF OPERATION?

Yes within the bylaws and as set by Council under the DA.

IS THERE A GREASE TRAP PROVIDED IN THE RETAIL SPACE?

Currently there is a provision for one

WILL THE RETAIL CONTRIBUTE TO THE STRATA LEVIES?

Yes they will contribute their share of shared services ie: lifts/ventilation/cleaning etc

WILL THE RETAIL HAVE ALLOCATED CAR SPACES WITHIN THE BASEMENT CAR PARK?

Yes

WILL THE RETAIL HAVE A LOADING DOCK?

Yes

WHAT IS THE SUNSET DATE?

December 2019

WILL THERE BE AN ON SELLING CLAUSE IN THE CONTRACT?

No

WILL QBE DEPOSIT BONDS BE ACCEPTED?

Case by case