

26 ERN HARLEY DRIVE

INFORMATION MEMORANDUM
REVISION C - 15 MARCH 2024

the VAULT
BURLEIGH HEADS



SECURE, SPACIOUS & AFFORDABLE STORAGE.



Artist impression only
Subject to change

CONTENTS

03 | ABOUT
THE BUILDER

04 | SITE
LOCATION

05 | PROPERTY
DETAILS

06 | DEVELOPMENT
FEATURES

08 | SITE
LAYOUT

09 | UNIT
BREAKDOWN

12 | SITE
PROGRESS

13 | CONTACT
INFORMATION



Artist impression only
Subject to change

The logo for 'CLARKE'S DESIGN & CONSTRUCT' is overlaid on a photograph of an industrial building interior. The text 'CLARKE'S' is in a large, white, bold, sans-serif font, with a small triangle under the letter 'A'. Below it, 'DESIGN & CONSTRUCT' is in a smaller, white, all-caps, sans-serif font.

CLARKE'S

DESIGN & CONSTRUCT

ABOUT THE BUILDER

Clarke's Design & Construct, a leading Gold Coast Commercial and Industrial builder is proud to be part of this existing new development in Burleigh Heads. Based in Arundel, Clarke's boasts a long association with the industrial construction market in South East Queensland stretching back to the early 2000's. Specialising in the 'tilt panel' style of construction this development will be a showcase project alongside a list of projects already constructed for a vast client base including Toyota, Maritimo, Centurion Garage Doors, Buildsafe to mention a few.

LOCATION

**26 ERN HARLEY DRIVE
BURLEIGH HEADS 4220**

Situated in the ever-growing Burleigh Heads Industrial Precinct, this development boasts direct access to the M1 Motorway and Gold Coast Highway via Reedy Creek Road.

the VAULT



BOND
UNIVERSITY

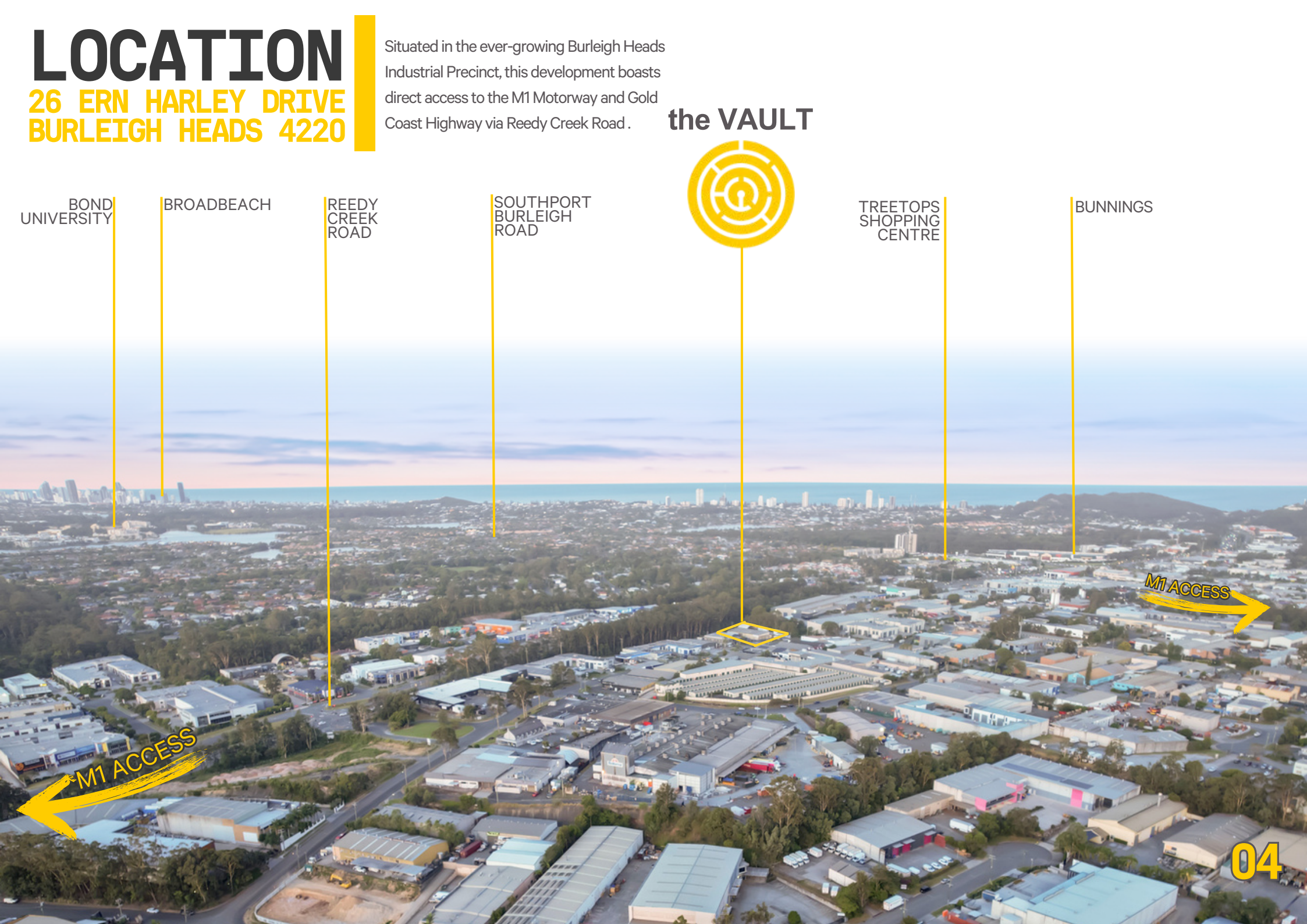
BROADBEACH

REEDY
CREEK
ROAD

SOUTHPORT
BURLEIGH
ROAD

TREETOPS
SHOPPING
CENTRE

BUNNINGS



PROPERTY DETAILS

SITE ADDRESS

26 ERN HARLEY DRIVE, BURLEIGH HEADS 4220
GOLD COAST, QUEENSLAND
LOT 74 RP 163021

DEVELOPMENT DETAILS

AREA: 2754m²
No. OF UNITS: 17
UNIT SIZE RANGE: 47 - 235m²
TOTAL CARPARKS: 29

LOCAL AUTHORITY & ZONING

GOLD COAST CITY COUNCIL
MEDIUM IMPACT INDUSTRY



Artist impression only
Subject to change

05

DEVELOPMENT FEATURES



SECURE

- ▶ SECURE FENCE PERIMETER
- ▶ 24/7 CAMERA SURVEILLANCE
- ▶ ACCESS CONTROL SYSTEMS
- ▶ 24 HOUR SECURITY LIGHTING

ACCESSIBLE

- ▶ PRIME, CONVENIENT LOCATION
- ▶ DRIVE-AROUND ACCESS
- ▶ AMPLE PARKING SPACES
- ▶ EACH UNIT HAS 1 EXCLUSIVE CARPARK
- ▶ UNITS 6 & 10 HAVE 2 CARPARKS
- ▶ 10 VISITOR CARPARKS

CONSIDERED

- ▶ VARIETY IN SIZE & FITOUT
- ▶ QUALITY FINISHES
- ▶ COVERED CARPARK

Artist impression only
Subject to change

COURTYARDS UNITS 10-17



HIGH-CLEARANCE MEZZANINES UNITS 3-6



Artist impressions only
Subject to change

SITE LAYOUT



ERN HARLEY DRIVE

UNIT SALES SCHEDULE

UNIT NO.	GROUND FLOOR (m ²)	FIRST FLOOR (m ²)	TOTAL (m ²)	SALE PRICE* (\$)	STATUS
1	65	61	126	699,000	AVAILABLE
2	55	36	91	525,000	AVAILABLE
3	64	41	105	559,000	AVAILABLE
4	72	50	122	639,000	AVAILABLE
5	80	58	138	719,000	AVAILABLE
6	113	60	173	849,000	AVAILABLE
7	47	-	47	329,000	SOLD
8	64	44	108	539,000	SOLD
9	67	47	114	549,000	SOLD
10	166	69	235	1,149,000	AVAILABLE
11	62	40	102	559,000	AVAILABLE
12	62	40	102	559,000	AVAILABLE
13	62	40	102	529,000	AVAILABLE
14	62	40	102	529,000	SOLD
15	62	40	102	569,000	DEPOSIT PAID
16	62	40	102	579,000	AVAILABLE
17	63	41	104	599,000	AVAILABLE



Artist impressions only
Subject to change

* All pricing is GST exclusive



Artist impressions only
Subject to change

UNITS

1, 8, 9 & 15-17

GROUND

- ▶ KITCHENETTE WITH OVERHEAD CUPBOARDS
- ▶ PAINTED CONCRETE WALLS
- ▶ ELECTRIC INDUSTRIAL ROLLER SHUTTER
- ▶ STAIN GRADE TIMBER STAIRS & GLASS BALUSTRADE
- ▶ BLACK PAINTED EXPOSED STEELWORK
- ▶ SEALED CONCRETE FLOOR

MEZZANINE

- ▶ FITTED OUT
- ▶ SPLIT SYSTEM AIRCONDITIONING
- ▶ T-BAR GRID CEILING
- ▶ COMMERCIAL GLAZING & TINTED WINDOWS
- ▶ COMMERCIAL GRADE CARPET TILES
- ▶ LED LIGHTING

UNITS

2-7 & 10-14

GROUND

- ▷ KITCHENETTE WITH OVERHEAD CUPBOARDS
- ▷ PAINTED CONCRETE WALLS
- ▷ ELECTRIC INDUSTRIAL ROLLER SHUTTER
- ▷ PAINTED STEEL STRINGER & CHECKERPLATE STAIRS
- ▷ RAW FINISH, EXPOSED STEELWORK
- ▷ SEALED CONCRETE FLOOR

MEZZANINE

- ▷ PARTICLE BOARD FLOOR
- ▷ WELDLOK BALLTUBE BALUSTRADE
- ▷ HIGH BAY LIGHTING
- ▷ COMMERCIAL GLAZING & TINTED WINDOWS



Artist impressions only
Subject to change

PROGRESS UPDATE MARCH 12th 2024

ORIGINAL SITE DEMOLISHED



SITE EARTHWORKS COMPLETED



STRUCTURAL FOOTINGS INSTALLED






FRAMING & POURING OF CONCRETE PANELS



ENQUIRE NOW

PROJECT ADDRESS 26 ERN HARLEY DRIVE
BURLEIGH HEADS 4220

RayWhite

 **JACKSON RAMEAU**
 0438 451 112
 j.rameau@rwsp.net

ANOTHER QUALITY DEVELOPMENT BY:

CLARKE'S
DESIGN & CONSTRUCT

