

Saltwater.
KELLY'S BEACH



Luxury beachfront residences

Set amongst tropical landscaping with an indulgent wet-edge pool and sundeck, Saltwater homes feel just the way a beach home should; a seaside sanctuary, where you can soak up that coastal ambience from your luxurious cocoon.

And on those perfect days, of which there are plenty, you can let that ambience drift right in... for the glass walls that separate you from this pristine environment need not exist, they simply slide away. The open, airy interiors bathe in natural light and the rich timber floors that lead your feet out to huge external timber decks make it hard to distinguish exactly where the indoors end and the outdoors begin.



indulgent
SET AMONGST TROPICAL LANDSCAPING
WITH AN INDULGENT WET-EDGE POOL AND SUNDECK



lose yourself
YOU COULD LOSE YOURSELF HERE

The Saltwater edge

Location

- Stunning beachfront location with elevated beach views from every apartment
- Direct access to Kelly's Beach, close to the patrolled swimming area
- Only a short walk from the vibrant town centre of Bargarra
- 15 minutes from Bundaberg Airport
- At the southern tip of the Great Barrier Reef
- Bargarra enjoys Australia's most temperate climate, with average temperatures of 16 – 26 degrees, low humidity and 280 sun days a year
- Nearby Bundaberg provides all the city conveniences such as hospitals, university and TAFE, retail shopping, cinemas, art galleries and museums, three marinas and a major port

Design

- Designed by the award winning architect Peter Conley & Associates
- Created by CABE – multi award winning developers of 'C', Manta, Rockpool and Dune and winner of 13 industry awards in 2006-2008
- Saltwater is an exclusive collection of oversized 3 bedroom beachfront apartments
- Each apartment offers a wide beach-frontage, huge beachfront balconies with timber decks and glass balustrades
- Ground floor apartments offer private beachfront gardens
- All apartments have 2.7m high ceilings
- Penthouse apartments incorporate raised ceilings with highlight glazing in the living areas and skylights
- Extensive glazing allows abundant natural light and ventilation
- Beachfront balconies include full-height sliding and stacking glass balcony doors
- Apartment designs accentuate beach views and maximise privacy
- Multi-aspect configurations allow natural cross-flow ventilation
- Extensive external sun-shading and fully insulated roof areas
- Air conditioning and hot water units are concealed from view

Luxuries

- Individual, fully ducted air conditioning
- Travertine/vitrified tiled flooring throughout the kitchen and living areas
- Wool carpet to the bedrooms
- Generous bedrooms with built-in slimline mirrored robes
- Feature downlights and light fittings throughout
- Party walls are acoustically designed to exceed the Building Code of Australia requirements
- The telephone wiring allows every apartment to have separate lines for phone, fax and modem
- Provision for Pay TV
- Every bedroom includes a TV and phone point
- Every apartment includes a media alcove

Interiors – kitchens

- Full-height 2-pack polyurethane cupboards and soft close premium quality metal drawers
- 70mm quartz stone benchtops and under-mount sinks
- Colourback glass splashback
- Open plan designs include a floating island bench with a quartz stone top that wraps the sides
- Miele 600mm ceramic cooktop, 600mm oven and 600mm integrated telescopic rangehood
- Miele fully integrated dishwasher and integrated microwave oven
- 950mm wide fridge space with water point for ice-maker
- Recessed downlights

Interiors – bathrooms & ensuites

- Floor to ceiling 300mm x 600mm tiles with marble feature wall
- 300mm x 600mm vitrified floor tiles
- Custom-made 2-pack polyurethane vanities with quartz stone tops and semi-recessed basins
- Architecturally designed tapware and bathroom accessories
- Free standing baths
- Frameless shower screens
- Ensuites feature heated towel rails, twin vanities, twin spa and a separate shower
- Frameless mirrors
- Recessed downlights
- Soft close toilet suites

Storage

- Each apartment incorporates linen and storage cupboards and kitchen pantries
- Built-in robes to each bedroom
- Every apartment includes a basement storage area

Facilities

- A sun drenched wet-edge swimming pool and sundeck
- Direct beach access
- Lush tropical landscaping with advanced plant stock
- Lift access
- Audio intercom security
- Full security basement garaging with every apartment enjoying 2 car parking spaces
- All parking spaces are parallel, not double-stacked or tandem
- A car-wash bay is provided

This schedule has been prepared for information purposes only and is subject to variation at the vendor's discretion. Intending purchasers should only rely on information contained in the Contract of Sale.

On the water's edge

Its not every day that you get front row seats like these right on the beach. But this is not just any beach, this is Kelly's Beach.

It may only be a two minute stroll to the town centre of Bargara; with its quaint street shops and cafes, and it may be just a short drive to Bundaberg City, but you would never know it.

Nestled between the Pacific Ocean and Bargara Golf Course, Kelly's Beach can fool you into thinking you have the whole place to yourself. If you look closely you'll discover some of its regular visitors; humpback whales that often swim close to shore, schools of playful dolphins and, if you're patient you'll witness a thousand year old ritual; the giant sea turtles coming in to nest, right here on Kelly's Beach.

You could lose yourself here, if you remember to forget that you never left home.



Saltwater finishes schedule

Interior finishes

Living areas/bedrooms

- Floor (living area) – travertine/vitrified tiled floors
- Floor (bedroom) – plush wool carpet
- Walls – blockwork and plasterboard; lined and painted
- Ceilings – plasterboard ceilings or set plaster painted
- Entrance door – solid core door or glazed door
- Light fittings – feature downlights and/or oyster fittings
- Skirtings – profiled timber skirtings
- Cornice – shadowline or square set
- Wardrobes – slimline mirrored doors
- Sliding doors and glazing – aluminium framed with tinted glass

Kitchen

- Floor – travertine/vitrified tiled floors
- Walls – blockwork and plasterboard; lined and painted
- Ceilings – plasterboard ceilings painted
- Cupboard fronts – 2-pack polyurethane
- Kitchen drawers – soft close metal proprietary drawers
- Accessories – cutlery tray
- Handles – splayed door/drawer edges – no handles
- Benchtop – 70mm quartz stone
- Splashback – colour-back glass
- Kitchen sink – under-mount designer stainless steel sink
- Kitchen tapware – architecturally designed single action kitchen mixer
- Light fittings – downlights
- Pantry – full height pantry fitted with adjustable shelves
- Fridge space – 950mm wide space with water connection

Kitchen appliances

- Oven – Miele stainless steel 600mm fan-forced electric oven
- Cooktop – Miele ceramic 600mm electric cooktop
- Rangehood – concealed rangehood
- Dishwasher – Miele fully-integrated dishwasher
- Microwave – Miele integrated stainless steel microwave

Bathroom/ensuite

- Floor – 600mm x 300mm vitrified tiles
- Walls – full-height 600mm x 300mm tiles
- Feature wall – 600mm x 300mm Carrara marble feature wall
- Ceilings – suspended plasterboard painted
- Vanity joinery – 2-pack polyurethane
- Benchtop – Carrara marble

- Basin – white ceramic basin – semi-recessed
- WC suite – white ceramic suite
- Shower screen – frameless shower screen
- Shower rose – hand held shower and drencher, chrome finish
- Bath – free standing bath
- Bath basin/tapset – architecturally designed mixer, chrome finish
- Accessories – architecturally designed chrome towel rail, soap dish, toilet roll holder and coat hook
- Towel rail – heated towel rail to ensuite
- Light fittings – downlights
- Floorwastes – square polished chrome

Laundry

- Floor – 300mm x 300mm european vitrified tiles
- Walls – plasterboard; lined and painted
- Ceilings – suspended plasterboard painted
- Splashback – 400mm x 100mm white glazed tiles
- Skirting tile – tiles to match floor
- Joinery – custom made joinery cupboard with tub
- Taps – chrome finish
- Clothes dryer – Fisher & Paykel 4.5kg, wall mounted
- Floorwaste – square polished chrome

General

- Air-conditioning – ducted reverse-cycle air conditioning
- Car parking – all apartments have two car parking spaces within a secure basement
- Storage – all apartments have secured storage areas at the rear of their designated car spaces
- Door hardware – architecturally designed stainless steel
- Hot water system – individual hot water service to every apartment
- Pay TV – provision for pay TV to allow connection by the owners corporation's chosen pay TV provider
- Telephone and TV connection – every bedroom has a telephone and TV point
- Telephone system – every unit will be wired to allow three separate lines, i.e., telephone, fax and computer modem
- Broadband – provision for broadband

Acoustics

- Party walls – block or concrete walls rendered and/or plasterboard – acoustically designed to BCA requirements
- Ceilings – concrete with set plaster or suspended plasterboard

This Schedule of Finishes has been prepared for information purposes only and is subject to variation at the vendor's discretion. Intending purchasers should only rely on information contained in the Contract of Sale.

Lobbies

- Floor – vitrified tiles
- Walls – blockwork and plasterboard; lined and painted
- Ceilings – set concrete painted
- Door number – architecturally designed
- Lighting – feature lighting and emergency lights

Lifts

- Floor – vitrified tiles
- Walls – colourback glass/mirrors
- Ceilings – stainless steel
- Doors – stainless steel
- Lighting – downlights

Exterior finishes

Exterior design

- Highly awarded architect Peter Conley & Associates have designed the building

External finishes

- Walls – blockwork and/or concrete and/or render painted
- Windows/sliding doors – commercial grade aluminium framed
- Private entry courts, balconies and circulation areas – vitrified tiles
- Beachfront decks – hardwood timber decking to level 1/vitrified tiles to levels 2 and 3
- Louvres – aluminium privacy louvres
- Roof – concrete with insulation and pebble ballast
- Landscaping – extensive landscaping with irrigation designed by a leading landscape architect

Facilities

- Swimming pool – heated in-ground concrete pool with open-air shower

Security features

- Security panel-lift door to car park
- External garden lighting
- Audio intercom system

CLEVER DESIGN, LUXURY FINISHES AND AN ABUNDANCE OF SPACE

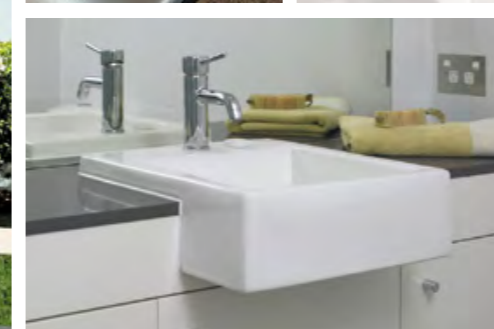
Discover



Sand and Saltwater

Saltwater is the ultimate beachfront residence.

These are not the only treasures you'll discover at Saltwater. Look closely and you'll find luxurious interior finishes and air conditioned comfort. You'll find contemporary kitchens with Miele appliances, opulent master suites and beautifully appointed ensuites with twin vanities and a twin freestanding spa. And if you're ready for this ultimate indulgence, you may just find yourself here.



A new angle on convention

Saltwater is the perfect fusion of clever design, luxury finishes and an abundance of space to create private and opulent living areas, both inside and out. Defying the boundaries of convention; each oversized three bedroom apartment extends from one side of the building to the other, allowing the sea breezes to flow right through.

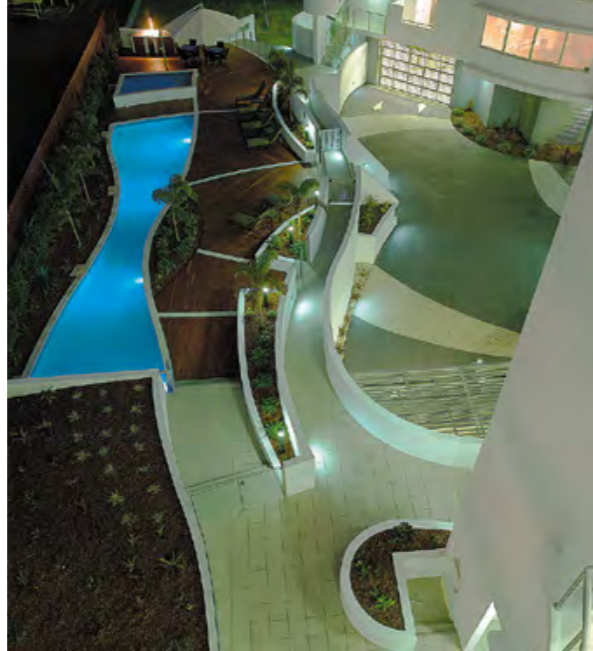
Stately 2.7m high ceilings and extensive glazing create open, airy interiors that bathe in natural light. A stylish addition to the penthouse apartments is a raised ceiling area over the living and dining rooms which features highlight glazing.

Created by CABE

CABE is associated with excellence in development; from the inception of a vision to the reality of completion. As both developer and builder, CABE has the unique ability to control every aspect of a project, ensuring that quality remains a constant and common objective.

The strength of our commitment is reflected in our achievements, customer focus and dedication to deliver. Over the past eight years, each project undertaken has set a new benchmark in design and sales. Our developments span across all sectors including luxury apartments, prestigious commercial projects and stately architect designed homes.

CABE is made up of a hand-picked management team, all of whom have been instrumental in the development and construction of a large number of prestigious projects for CABE and previous companies. CABE's work has been recognised and awarded by the Urban Development Institute of Australia (UDIA), the Royal Australian Institute of Architects (RAIA), the Master Builders of Australia (MBA) and the Housing Industry Association of Australia (HIA).



CABE awards

Rockpool – 96 Miller Street, Barga QLD

- 2008 Winner – UDIA QLD Small/Medium Density Development
- 2008 Winner – MBA QLD Medium Rise Multi-Residential Housing up to \$3 Million – Burnett/Wide Bay
- 2008 Winner – HIA QLD Apartment Project of the Year – Sunshine Coast/Wide Bay Regional
- 2008 Runner Up – HIA QLD Project of the Year – Sunshine Coast/Wide Bay Regional

CENTRIC – 4 Hyde Parade, Park Central, Macarthur NSW

- 2007 Winner – MBA NSW Commercial Building Award

Manta – 95 -97 Esplanade, Barga QLD

- 2008 Winner - Central Queensland & Southern Great Barrier Reef Tourism Awards – Best Luxury Accommodation
- 2007 Winner – MBA QLD Residential Building Award – Burnett/Wide Bay
- 2007 Winner – HIA QLD Wide Bay Project of the Year
- 2007 Winner – Capricorn, Gladstone & Bundaberg Regions Zonal Tourism Awards – New Tourism Development
- 2007 Finalist – UDIA (QLD Chapter) – Large Medium-Density Development

Pinnacle – 26 Parkside Crescent & 2-4 Parc Guell Drive, Macarthur NSW

- 2006 Winner – MBA NSW – Best Apartments in its category

C – 83-87 The Esplanade, Barga QLD

- 2006 Winner – MBA QLD Residential Building Award – Burnett/Wide Bay
- 2006 Winner – MBA QLD Burnett/Wide Bay Regional Project of the Year
- 2006 Winner – HIA QLD Wide Bay Project of the Year
- 2006 Finalist – UDIA (QLD Chapter) – Large Medium-Density Development
- 2006 Commendation – RAIA (QLD Chapter) – Sunshine Coast Regional Commendation

Atria – Newbury Estate, Stanhope Gardens NSW

- 2007 Winner – RAIA (NSW Chapter) Country Division – Affordable Housing in its division
- 2007 Commendation – RAIA (NSW Chapter) Country Division – New Multi-Residential



CABE

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Disclaimer: The content of this brochure was produced prior to completion of construction. Photographs and artists impressions depicting interiors and exteriors are meant as a guide only. The information provided herein is believed to be correct but is not guaranteed. Changes may be made during the development and dimensions, specifications and fittings may be changed without notice. Purchasers must rely on their own enquiries. This brochure is indicative only and is not an offer or contract.

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