



THE SIGNATURE TERRACE
PARK SERIES





PELICAN WATERS & THE SIGNATURE TERRACE PARK SERIES

As Pelican Waters undergoes its biggest transformation yet, now is the time to discover a truly remarkable modern urban living environment.

With the delivery of a breathtaking Marina Village & Marina precinct, Pelican Waters will now not only offer a range of incredible property opportunities but a dynamic mix of dining, retail, commercial and recreational lifestyle options.

On the doorstep to this new boutique coastal destination sits The Pelican Waters Signature Terrace Park Series. A breezy and leafy location featuring a premium series of dual level luxury town homes set on the highly anticipated main island and surrounded by flowing waterways, coastal paths and nautical themes.





THE SIGNATURE TERRACE PARK SERIES

Private lifestyle

Downsizing

Upsizing

Large quality terrace home without the large block – Low maintenance

No body corporate fees

Freehold land

Pet friendly

Lock up and leave lifestyle

Solid block boundary walls – no light weight construction

Lift options available





THE DEVELOPMENT

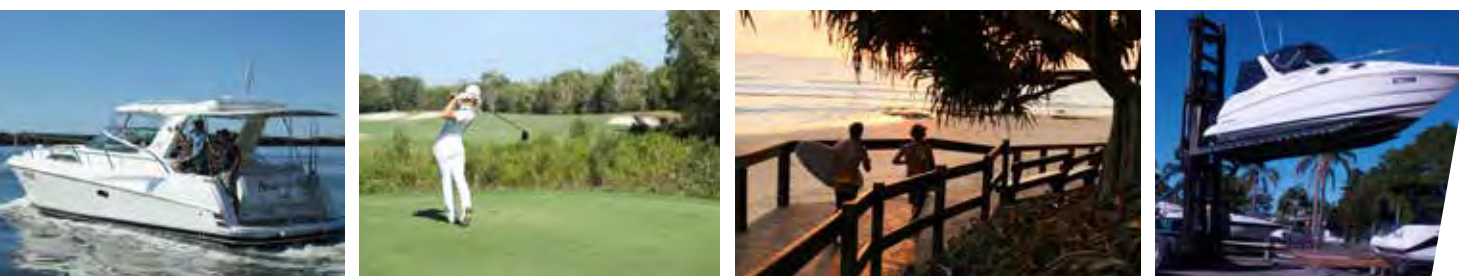
Pelican Waters truly is a one of a kind destination for lifestyle. With sparkling canals weaving through premium residential areas and pristine lakes and parklands offering recreational past times for all, it really is a magic place to live.

Located within close proximity to Brisbane, international, domestic and regional airports, Pelican Waters has its own facilities including Greg Norman designed golf course, large and functional shopping centre with a Coles and Woolworths, options for schooling and child care, aged care, medical centres, and a selection of dining options to suit a range of tastes.

Caloundra is within five minutes drive and Pelican Waters has easy and direct access to Nicklin Way, the main commuter link to Mooloolaba, Maroochydore and Noosa plus the Sunshine Coast University Hospital. Natural treasures like the Pumicestone Passage and Bribie Island, Bells Creek, Moreton Island and the Glasshouse Mountains are also all close.

The Pelican Waters community has long been revered and identified by close-knit and proud residents, business owners and visitors alike. Since 1989 Pelican Waters has been carefully nurtured and today flourishes as a modern master-planned community enjoyed by thousands.

Another unique benefit is that Pelican Waters is not a thoroughfare like many other developments on the Sunshine Coast. It is a lifestyle destination in its own right which brings the residents together forming a close-knit community.





CENTRAL PARK

On your doorstep, Central Park has introduced a first for the region in the form of outdoor parkour equipment for climbing, leaping and balancing, along with custom designed basketball and netball court providing opportunities for a wide range of age groups to practice shooting hoops and keep active. Perfect for getting the kids away from their devices and into the fresh air.

The new park also offers a bocce court, covered BBQ and picnic table plaza raised to overlook a sports field with multi-use goal posts for both league and soccer, feature lighting and large carparks to cater for all types of activities.





LOTS 279 -283

LOTS 255 -261
SOLD OUT







THE TERRACES

Pelican Waters has now unveiled the first stage of its premium boutique residential hub where you can create your own island paradise. Taking design cues from a beautiful maritime setting a limited selection of three and four bedroom terrace homes are now the focal point of the master planned community's emerging island precinct across the water from the emerging world class marina and marina village.

Deluxe master bedrooms both upstairs and down and with the possibility to build in lift options, you can choose from a range of colour schemes, six different floorplans and five separate facades.

Featuring internal courtyards for privacy and flexible dual living areas, high end specifications and 90cm stylish stainless steel appliances, these perfectly located terrace homes are only a few of the benefits of living between Central Park and the sparkling canals, less than a 100m stroll in either direction.

Other highlights include stone waterfall benchtops, custom joinery and LED downlights, 2.7m high ceilings, ducted air conditioning throughout and fully fenced and landscaped private garden.

Enjoy a water based lifestyle second to none and benefit from freehold ownership meaning no body corporate fees and no shared walls with neighbours.





THE LIFESTYLE

Complimenting the Signature Terrace Park Series and built with convenience in mind will be the dynamic boutique Marina Village alongside a picturesque and functional marina creating an ideal environment for business to thrive. A careful mix of cafes and casual dining will be integrated to take advantage of the waterfront views and nautical features of the marina along with opportunities for commercial space with options for gyms, Pilates studios, medical and allied health opportunities creating a new vibrant space on the Sunshine Coast.

A boating paradise, the marina precinct will provide multiple wet berths plus a dry stack facility with concierge-style service where boats can be prepped for a perfect, hassle-free day on the water with a simple phone call ahead of time.

The dry boat storage will offer 160 spaces for boats up to 10m long and 125 wet berths will be available in the Marina all with power, water and full amenities to boat owners. There will be a full-service marina yard catering for all maintenance, detailing and repair work as well as fully equipped chandlery open seven days a week.

With the Sunshine Coast enjoying an upswing in economic conditions, the Pelican Waters Marina Village & Marina is perfectly placed to offer a range of benefits to future residents, investors and commercial operators.





THE SIGNATURE SHELLY

Wave S2a. 4  3  2 

Lot 257

FLOOR AREA

Lower Enclosed 138.70m²
 Lower Verandahs 23.17m²
 Total Upper & Lower Areas 267.26m²

LAND AREA

280m² (approx. 9.99m wide x 28m long)

KEY DESIGN FEATURES

- Choice of 3 or 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms, Double Garage
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances



Wave S2b.

Lot 261 & Lot 283





THE SIGNATURE MOFFAT

Urban M3. 4  3  2 

Lot 260 & LOT 282

FLOOR AREA

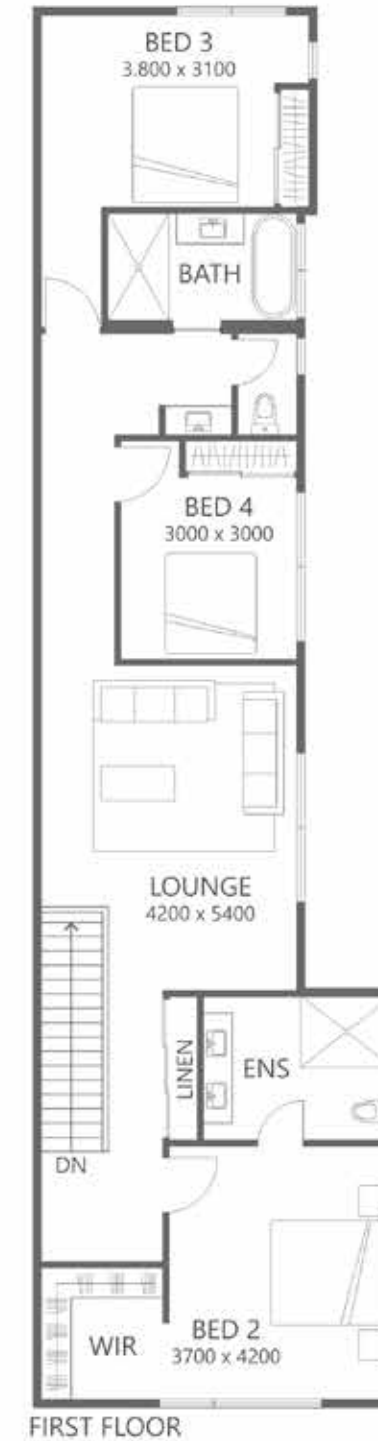
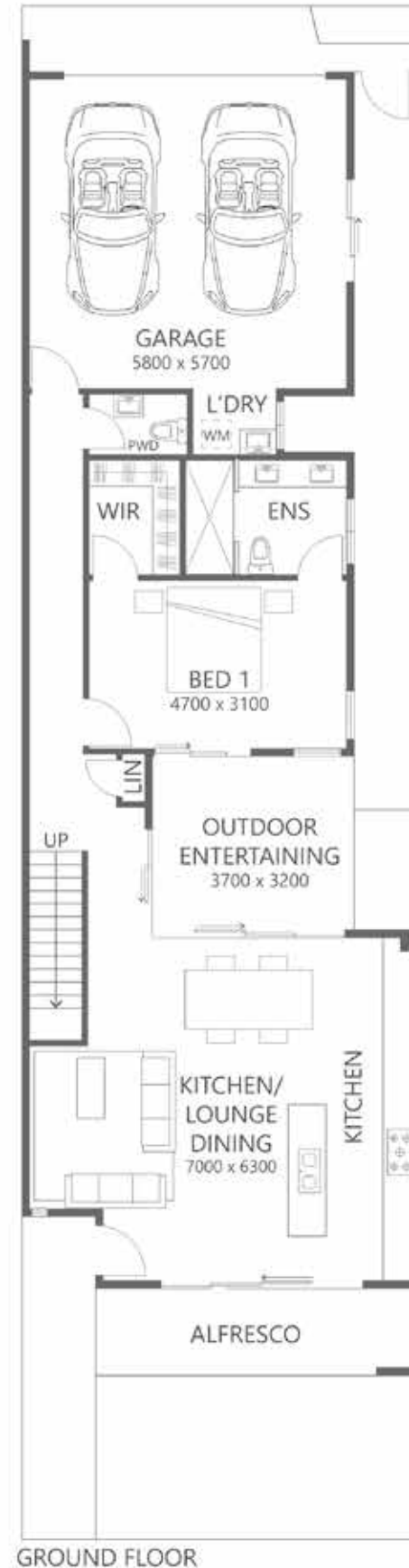
Lower Enclosed 130.93m²
Lower Verandahs 17.70m²
Total Upper & Lower Areas 263.53m²

LAND AREA

210m² (approx. 7.5m wide x 28m long)

KEY DESIGN FEATURES

- Choice of 3 or 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms, Double Garage
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances





**Concept image only
- current facade has varied
with additional alfresco area*

THE SIGNATURE MOFFAT

Coast M2. 4  3  2 

Lot 259 & LOT 281

FLOOR AREA

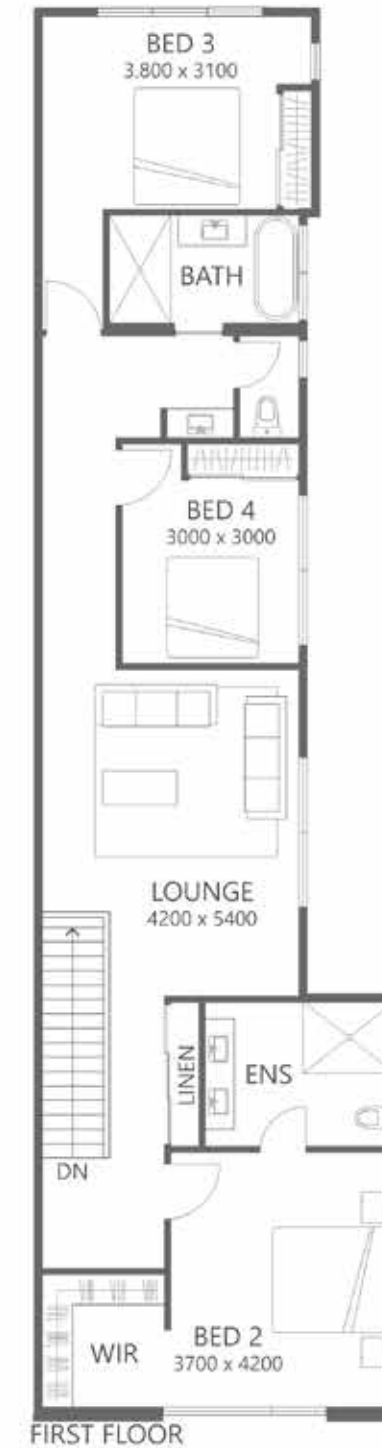
Lower Enclosed 130.93m²
 Lower Verandahs 17.70m²
 Total Upper & Lower Areas 263.53m²

LAND AREA

210m² (approx. 7.5m wide x 28m long)

KEY DESIGN FEATURES

- Choice of 3 or 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms, Double Garage
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances





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THE SIGNATURE SHELLY

Dune St. 4  3  2 

Lot 256 & LOT 279

FLOOR AREA

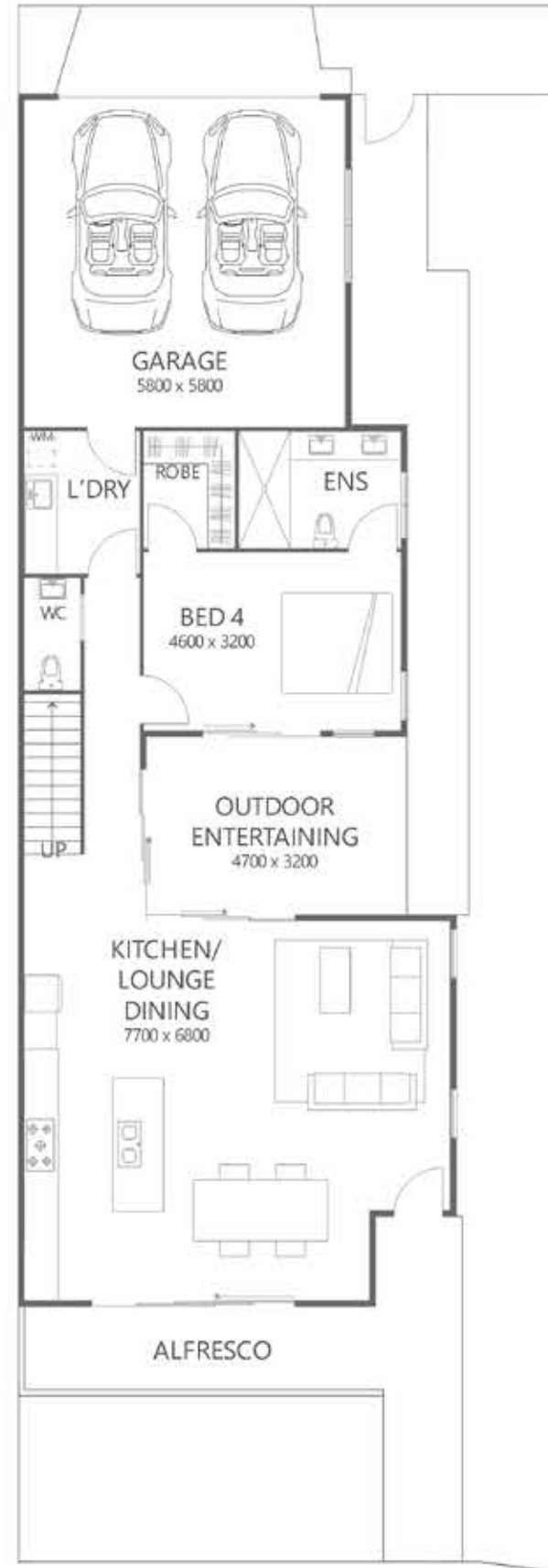
Lower Enclosed 138.70m²
 Lower Verandahs 23.17m²
 Total Upper & Lower Areas 267.26m²

LAND AREA

280m² (approx. 9.99m wide x 28m long)

KEY DESIGN FEATURES

- Choice of 3 or 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms, Double Garage
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances





**Concept image only
– current facade has varied
with additional alfresco area*

THE SIGNATURE MOFFAT

Beach M1. 4  3  2 

Lot 258 & Lot 280

FLOOR AREA

Lower Enclosed 130.93m²
 Lower Verandahs 17.70m²
 Total Upper & Lower Areas 263.53m²

LAND AREA

210m² (approx. 7.5m wide x 28m long)

KEY DESIGN FEATURES

- Choice of 3 or 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms, Double Garage
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances



S2A LOT 257, 261 & 283

Wave terrace



WINDOWS &
SLIDING DOORS,
SLAT SCREEN
FACADES,
SLAT GATE &
GARAGE DOOR
WINDOW HOOD

'MONUMENT'

FASCIA
& GUTTERING

COLORBOND
MONUMENT

BRICKS

AUSTRAL WILDERNESS
DESIGN 'GREYGUM'
or EQUIVALENT.

ALUMINIUM BLADE
SCREEN TIMBER LOOK
ALFRESCO SCREEN

REDGUM

STAINED
AXON

AXON CLADDING
PAINTED

'QUARTER FOUNDRY'
(or equivalent)

ROOF SHEETING
COLORBOND SURFMIST

BTB WALL
& ALFRESCO
SCREENS

SURFMIST



M3A LOT 260 & 282

Urban terrace



WINDOWS &
SLIDING DOORS,
SLAT SCREEN
FACADES,
SLAT GATE

'MONUMENT'

BRICKS
AUSTRAL
WILDERNESS DESIGN
'BLACKBUTT'
WITH LIGHT GREY MORTAR
(or nearest equivalent)

GARAGE DOOR

'MONUMENT'

STAINED
AXON

ROOFING, FASCIA
& GUTTERING

COLORBOND
SURFMIST

LINEA CLADDING

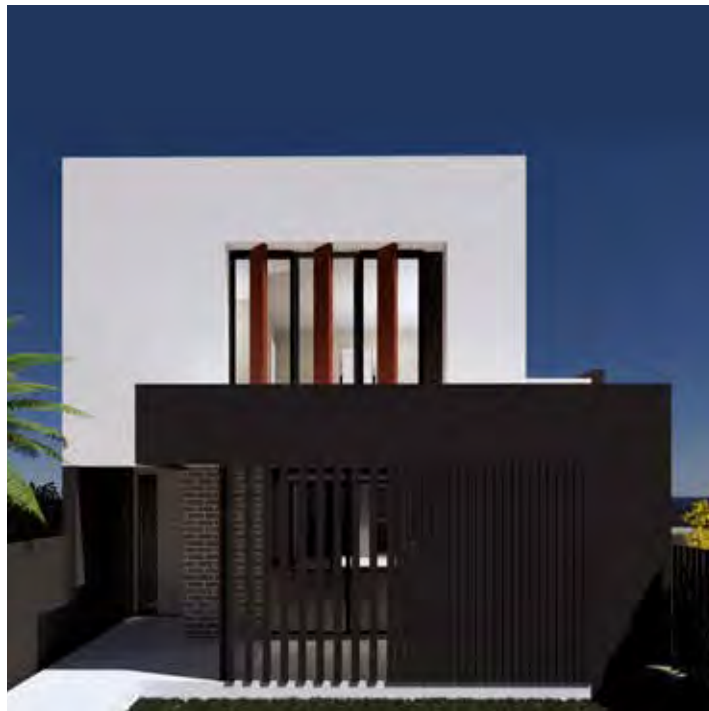
SURFMIST

BTB &
ALFRESCO WALL

SURFMIST

M2A LOT 259 & 281

Coast terrace



WINDOWS,
SLIDING DOORS

'MONUMENT'

BRICKS
AUSTRAL
WILDERNESS DESIGN
'SILVER BIRCH'
(or similar equivalent)

UPPER ALUMINIUM
BLADE SCREEN
TIMBER LOOK

REDGUM

STAINED
AXON

WALNUT

ROOFING, FASCIA,
GUTTERING &
GARAGE DOOR

COLORBOND
SURFMIST

RENDERED
WALLS
& BTB WALL

SURFMIST

LINEA CLADDING

'SNOWY
MOUNTAINS QTR'
(or equivalent)

GATES, FENCING,
ALFRESCO
SCREEN &
ALFRESCO WALL

MONUMENT



S1A LOT 256 & 279

Dune terrace



WINDOWS &
SLIDING DOORS,
SLAT SCREEN
FACADES,
SLAT GATE &
ALFRESCO WALL

'MONUMENT'

FASCIA &
GUTTERING

COLORBOND
MONUMENT

UPPER ALUMINIUM
BLADE SCREEN
TIMBER LOOK

REDGUM

STAINED
AXON

WALNUT

GENERAL WALL
COLOUR
SURFMIST

(includes James Hardie
cladding & rendered brick
vener)

WINDOW HOOD
& GARAGE DOOR

PC SURFMIST

ROOF SHEETING
& BTB WALL

SURFMIST

BRICKS
AUSTRAL
WILDERNESS DESIGN
'BLACKBUTT'
WITH LIGHT GREY MORTAR

M1A LOT 258 & 280

Beach terrace



WINDOWS
& SLIDING DOORS
PC ALUM IN
'MONUMENT'
GARAGE DOOR
MONUMENT

BRICKS
AUSTRAL
WILDERNESS DESIGN
'GREYGUM'
WITH LIGHT GREY MORTAR

STAINED AXON
'WALNUT'

LINEA CLADDING
'SURRENDER' GREY
(or equivalent)

ROOFING, FASCIA
& GUTTERING
COLORBOND
SURFMIST

WINDOW HOOD
& SLAT GATE
MONUMENT

BTB WALL &
ALFRESCO WALL
SURFMIST

ALFRESCO SCREENS
MONUMENT

SIGNATURE FIXTURES



WESTINGHOUSE
90CM SEVEN
FUNCTION OVEN



WESTINGHOUSE
90CM INDUCTION
COOK-TOP

This is an upgrade – See standard fixtures



WESTINGHOUSE
90CM SLIDE OUT HOOD



WESTINGHOUSE
60CM FREESTANDING
DISHWASHER



AFA FLOW
DOUBLE SINK

Ask us about upgraded fixtures option



MIZU DRIFT MK2
G/NECK SINK MIXER

Ask us about upgraded fixtures option
Matt Black Options are available



MIZU DRIFT MK2
BASIN MIXER CHROME

Ask us about upgraded fixtures option
Matt Black Options are available



POSH DOMAINE
H/SHOWER WALL

Ask us about upgraded fixtures option
Matt Black Options are available



POSH SOLUS
VANITY BASIN

DISCLAIMER

Every attempt is made to ensure the accuracy and reliability of the information contained in this memorandum but no warranty is given as the correctness of information provided by third parties and no liability is accepted for any statement or opinion or for any error or omission made by any third party or contained or to be implied from any information, statement or opinion provided by any third party. Information provided in this memorandum which is sourced from third parties should not be relied upon as a substitute for formal advice from the original provider of the information. No reader should act or fail to act on the basis of any material contained herein which is sourced from third parties. Henzells Agency, Pelican Waters, its employees and agents will not be responsible for any loss, however arising, from the use of or reliance on any information, statement or opinion provided in this memorandum which is sourced from third parties. Renders and artist impressions are indicative and subject to change.
*Some models may have been updated.

EXTERNAL STRUCTURAL	Landscaping included. External colours as per Pelican Waters Signature Terraces External Colour Specifications.
INTERNAL	Ceiling heights as per Plan. Square Set throughout. 6mm Villa Board to Bathroom and ensuite wet area walls. Internal doors – Non solid core from Hume HA-4 'Accent' range (or similar approved) 2340 high doors. Internal door handles from Lockwood Velocity Element Matt Black Lever, with 6 privacy sets. Internal Painting 3 x Coat paint system.
INTERNAL TILING	Foyer, Laundry / Powder, Dining, Kitchen / Pantry, Meals & Family room to be tiled using 600 x 600 Porcelain tiles – rectified. Master Ensuite, Ensuite 1, 2 & 3 Floors to be tiled using up to 600x600mm rectified tiles (Selection per Pelican Waters Signature Terraces Range).
WALL TILES	<i>Ensuite 1</i> - To the ceiling in shower, 200mm skirting & 200mm splashback using up to 450x300 pressed edge.. <i>Powder room / WC Upstairs</i> - To 150mm skirting tile & 200mm splashback. <i>Main Bathroom Upstairs</i> - To the ceiling in shower, 200mm skirting & 200mm splashback using up to 450x300 pressed edge. <i>Ensuite 2 Downstairs</i> - To the ceiling in shower, 200mm skirting & 200mm splashback using up to 450x300 pressed edge. <i>Laundry</i> - 600mm high splash back & 200mm skirting tile using up to 450x300 pressed edge. <i>Powder room & WC</i> - To 200mm skirting tile & 200mm splashback using up to 450x300 pressed edge.
CARPET – FLOORING	Carpet to bedrooms, walk-in-robos, upstairs activity/sitting area and hallway. Multi level loop pile or cut pile carpet.
ROBES	Solid fixed shelf or equivalent @1700 and hanging rail to all robes. 4 x Solid fixed shelves to Linen. Vinyl doors to all doors (1 Vinyl & 1 Mirror in bedrooms).
INTERNAL STAIRS	MDF cover grade staircase. Balustrade to stairs - Semi Frameless Glass balustrading to void & laminated timber screen to lower floor.
KITCHEN & BATHROOM CABINERY	Allowance as per client selection from Pelican Waters Signature Terrace range and specification includes pantry doors. Kitchen benches 20mm Caesar stone with waterfall edges(2). Caesar stone 20mm to vanity tops. Splash backs to Kitchen & Pantry to be 6mm glass mirrorkote with 4 cut outs.
APPLIANCES	Westinghouse (or equivalent) Stainless Steel 90cm built in oven . Westinghouse (or equivalent) 90cm frameless glass ceramic cooktop with residual heat indicator. Westinghouse (or equivalent) Stainless Steel 90cm slide out rangehood. Westinghouse (or equivalent) Stainless Steel 60cm freestanding dishwasher.
LAUNDRY	Select laminate to match stone benches.
AIR-CONDITIONING	Fully ducted Daikin A/C units. (12.5Kw)
ELECTRICAL	Electrical supply and fitting of all light fittings & power points. Mains underground electricity connection to pillar box on boundary and feed to house on a direct route to meter box. Circuit breakers, power points and lighting to comply with BCA safety and energy consumption standards. LED Downlights used throughout with the exception of the garage, using fluorescent battens. Earth leakage breakers. Hard wired smoke detectors. HPM Slim line switches and power points throughout.
BATHROOMS / PLUMBING	All plumbing fixtures and fittings chrome as per Reece plumbing specification. Hob less shower floors. Fixed panel shower screen to up-stairs ensuite, all other showers to be fully-frameless glass. Mirrors to vanities. Full width of vanity 900mm high. Frameless. Water provision to refrigerator. 315ltr Electric hot water system. 3 x external taps.
GARAGE FLOORING	Plain Grey concrete.





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