



**Location:** On the Gold Coast, adjacent to Bond University and two minutes from Robina Town Centre, five minutes from North Burleigh Beach.

**Size:** Upon completion Varsity Lakes will cover 343 hectares comprising approximately 3,000 dwellings with a population of approximately 7,800. The current population is approximately 6,388.

In addition, there will be a population of more than 4,500 business owners and employees and up to 100,000sqm of commercial space within Varsity Central.

**Year commenced:** 1999

**Expected completion:** 2010

**Current population:** 6,237

### **Recreation facilities:**

- 80-hectare Lake Orr
- 56 hectares dedicated to open space
- 20 kilometres of walking and bike trails
- Adjacent to the 18-hole championship Robina Woods Golf Course
- Tennis and basketball courts, village playgrounds and parks, beach volleyball and multi purpose indoor sports centre
- Sport and Recreation Manager responsible for fostering regular physical activities for both the residential and business community.
- Delfin Varsity Lakes have also welcomed Busy Bodies Australia to the community who will take the reins of many of the community's most popular activities including walking, running, cricket and touch football, as well as introduce even more choices for people to get healthier and more connected with their community.

### **Community facilities & activities:**

- Varsity Lakes Sports and Arts Centre
- Local groups include walking groups, stroller groups, playgroups and a Probus club
- Community Parks & BBQs
- Dragon Boat water craft facility
- Other activities include movie nights, carols in the park, landscaping seminars, seasonal festivals and resident welcome nights.

## Commercial / Retail:

- Stage 1 of a \$100 million mixed use waterfront village, South Bay, was released in September 2008. Stage 1 consists of a three level, \$34 million retail, commercial and residential development on the eastern bank of Lake Orr. South Bay will be home to waterfront living, shopping and dining and will deliver a 'destinational village heart' on the water's edge, offering more than 3,000sqm of space for waterfront dining, stylish retail shops, cafes, convenience stores, commercial space, and 20 north-east facing waterfront apartments.
- Varsity Central is the business and innovation precinct of Varsity Lakes.
- The building choices on offer at Varsity Central caters for small to large businesses and includes home office, land, strata spaces and large commercial leases or purpose built buildings.
- Varsity Central is home to numerous communication and information technology firms plus has a growing base of firms in law, finance, education, professional services, general business services, retail and entertainment.
- Short term accommodation – The Chancellor Conference Centre & Executive Apartments offer up to 86 x1 bedroom executive apartments along with a mix of commercial and retail space.
- Businesses have access to world-class broadband and data communication facilities from a diverse range of service providers.
- Australia's largest law firm Minter Ellison took up residence at Varsity Central and formed a strategic alliance with Bond University. Located within the precinct, Bond University is renowned for its commercial law courses and the partnership allows senior law practitioners to mentor talented, emerging students.
- The 3 level, \$13 million dollar Delfin Lend Lease commercial development, Central 240 was completed in 2006 and welcomed tenants including Australia's first Industry Central.
- IBM officially opened a 200 seat Business Transformation Outsourcing Delivery Centre in Varsity Central at the Silver @ The Exchange building in June 2006.
- Market Square, a \$19 million retail and commercial hub, offers a diverse mix of restaurants, cafes, offices, convenience stores, lifestyle shops and residential living options.
- The Piazza and The Chancellor Conference Centre & Executive Apartments is a \$75m development that delivers more retail, cafes, restaurants, commercial space and 86 1 bedroom executive apartments. The recently completed Conference Centre includes conference facilities, hotel amenities including a gymnasium and pool and a 3,800sqm office building.
- A \$19 million commercial office development, *Aspect*, was announced for Varsity Lakes amidst a \$280 million construction boom in the Varsity Central business and innovation precinct in late 2006. The fourth commercial building developed by Delfin Lend Lease in Varsity Lakes, *Aspect*, will offer commercial office space for lease fronting Varsity Central's main thoroughfare Varsity Parade.
- Over 5,000 jobs and 610 businesses (including home businesses) have been attracted and created throughout Varsity Lakes.
- Over 323\* home businesses exist within Varsity Lakes, which support 259 employees.
- Varsity Central is home to blue chip investment group inQbator. Ranked number one ICT Incubator in the 2004 Allen Report, inQbator received national recognition as the best-performing of all 11 companies in the Commonwealth Government's Building on IT Strengths (BITS) program.
- Robina Town Centre is located just 3km away.

*\* Note that a formula has been used to calculate the figures for home based business. This formula is based on AGB McNair survey's conducted in the late 90's and is considered as being a conservative figure*

### **Education:**

- Kids Campus Child Care
- The state-of-the-art Varsity College now offers preschool to year twelve
- Bond University is located adjacent to Varsity Lakes
- Hear and Say Centre – education for hearing-impaired children
- The Australian College of IT

### **Dining Precinct:**

- Surrounded by magnificent Lake Orr, Market Square is where stylish restaurants and alfresco cafés come together in one convenient and stunning location. Choose from:
  - Roberto's Lakeside Restaurant
  - Saltbox wine & grill
  - Crema espresso
  - Bond Sushi
  - Ellos on Parade
  - Moshi's Bakery
  - Restaurant 101
  - Varsity Lakes Chinese Restaurant
  - The Lake Café and Bar
  - Los Hombres Mexican Takeaway
  - The Fish - Food with a Difference
  - Varsity Tropicana
  - Fresh Coffee Kiosk
  - Hotel CBD

### **Residential**

- Currently 2450 dwellings and a total of 3,000 expected by completion
- Approximately three years worth of development remaining
- The Landing, Varsity Lakes' new \$36 million development is currently under construction. Comprising of approximately 61 homes, The Landing offers a collection of contemporary and innovative new homes in a lakeside address.
- Stage 1 of a \$100 million mixed use waterfront village, South Bay, consists of a three level, \$34 million retail, commercial and residential development on the eastern bank of Lake Orr. Offering 20 stylish, north-east facing waterfront apartments that will sit above waterfront dining, stylish retail shops, cafes, and convenience stores, South Bay is set to become an in-demand waterfront village precinct.

### **Living Options**

- New homes designed and developed by Delfin at The Landing, a waterfront village offering spacious, freehold-title waterfront and near-waterfront one, two or three bedroom homes including Lofts, Studio's, SOHO's and Lakefront Terraces
- Stage 1 of the \$100 million mixed use waterfront village, South Bay, offers 20 stylish, north-east facing waterfront apartments that will sit above waterfront dining, stylish retail shops, cafes, and convenience stores.
- Possible range of established housing options include rare Island, waterfront and near-waterfront living options and the full spectrum of allotment sizes. Project homes, gallery collections, town cottages, town homes and Delfin Warehouses.

### **Delfin Realty - Property Management**

- Delfin offer property management services to save customers time and money and provide a perfect solution to maximise investment returns.
- REIQ trained staff in all facets of property management
- Low vacancy periods
- High rental returns
- Centrally located within Varsity Lakes
- Open 7 days a week

### **Established homes price range:**

- Range from mid to high \$350,000 to over \$1million

### **Delfin Built product price range:**

- \$409,000 - \$895,000

### **Type of buyers:**

- Varsity Lakes is a master planned community that offers a diverse range of living options that caters for almost all stages of the life cycle.

### **Display homes:**

- 2 Watts Drive – Loft 85
- 117 Varsity Parade – Loft 5
- 5 Lakefront Crescent – Lakefront Terrace 75

### **Transport / Proximity:**

- Surfside Buslines run routes 757 and 748 through Varsity Lakes
- Centrally located to the M1 Pacific Motorway, Bermuda St, and Christine Avenue
- 7 minutes to North Burleigh Beach
- 2 mins from Robina Town Centre
- 10 mins to Pacific Fair
- 25 mins to Gold Coast Airport
- 60 mins to Brisbane airport
- Construction has commenced on the first stage of the rail line extension from Robina to Varsity Lakes.

### **Under Development:**

#### **The Landing**

- Comprising of approximately 61 homes, The Landing is a 25,000 square metre lakefront address that fronts the 80 hectare Lake Orr and is set on the doorstep of Varsity Central's booming business precinct. The Landing is the launch pad for four new styles of homes designed and developed by Delfin: the Loft, SOHO, Studio and Lakefront Terraces.
- Project value approximately \$36 million

#### **Park Lake Luxury Apartments**

- Park Lake Residences are 38 apartments set in a unique waterfront \$20 million residential project fronting Lake Orr and adjacent to a large park located at Varsity Lakes. Stunning contemporary architecture together with chic designer finishes combine to create an exciting development with expansive views over majestic Lake Orr.

### **Varsity Lakes Railway Station**

- The State Government has announced plans for a \$123 million transport hub at the proposed Reedy Creek Railway Station in Varsity Lakes known as Varsity Station Village.

### **Chancellor Lakeside Executive Apartments**

- Chancellor Lakeside Executive Apartments is a strata titled development offering 76 apartments and the opportunity to invest in professionally managed, fully self-contained serviced apartments, set in a scenic waterside environment amongst a thriving academic and business community.
- Project Value \$40 million

### **Aspect**

- Aspect will offer upwards of 4,000 square metres of high demand commercial office space fronting Varsity Central's main thoroughfare Varsity Parade.
- Project value \$19 million

### **Website:**

[www.varsitylakes.com.au](http://www.varsitylakes.com.au) - Delfin Varsity Lakes website

[www.varsitylakesonline.com.au](http://www.varsitylakesonline.com.au) - The Varsity Lakes Community Portal

[www.delfin.com.au](http://www.delfin.com.au) - Delfin Lend Lease

### **Awards:**

- 2007 Winner President's Award, UDIA National Awards for Excellence (National Award)
- 2007 Urban Land Institute Awards For Excellence Finalist Asia Pacific (International Award)
- 2006 Winner Queensland State President Award, UDIA Suncorp Awards for Excellence (Queensland Award)
- 2006 Winner Masterplanned Development Award, UDIA Suncorp Awards for Excellence (Queensland Award)
- 2006 Winner Marketing Excellence Award, Suncorp Awards for Excellence (Queensland Award)
- 2006 National winner International Property Awards, UK. (International Award)
- 2006 Urban Land Institute Awards For Excellence Finalist Asia Pacific (International Award)
- 2004 Varsity Lakes, Gold Coast City Council Urban Design Award, Master Planned Community (City Award)
- 2004 Scape Shapes for Varsity Lakes Hinterland Park - Queensland Association of Landscape Industries, Landscape Construction Excellence Award (Queensland Award)
- 2003 Varsity Lakes, Gold Coast City Council Urban Design Award, Varsity College Preparatory & Junior School (City Award)
- 2002 Varsity Lakes, Gold Coast, Queensland ACEA / LETA Joint International Conference Citation Award – Varsity College, Varsity Lakes (International Award)

### **ENDS**

For more information contact:

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