

EMBRACING NORTH QUEENSLAND

design philosophy

Designed by award-winning architects, Waterline embraces and captures the natural appeal of its location. Surrounded on two sides by bushland reserve, it offers a tranquil and secluded natural sanctuary. A sophisticated, secure, open plan, and low maintenance residence will ensure you can spend your time doing the things that you love to do.

Each apartment has been designed to factor the tropical north indoor/outdoor lifestyle with open living spaces, bi-fold doors and expansive balconies. Each apartment boasts a fantastic aspect, some with water views, and others with lush green outlooks into the beautiful tea tree nature reserve.

Finishes have been thoughtfully considered and meet a high standard and all apartments offer two bedrooms with ensuites, full air-conditioning and granite bench tops.

Design considerations also include lift access to all apartments, on-site management, secure undercover car parking, and a resort style pool with a generous private timber deck.



For further information please ask for our comprehensive Cairns Property Investment Overview, floor plans and rental appraisals

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White sand,
crystal water



THE PERFECT LOCATION

WHY RENT
WHEN YOU CAN BUY?



WATERLINE APARTMENTS

Cairns best kept secret.....

Waterline



A SOUND INVESTMENT

the perfect location

Waterline Apartments are located in Cairns' northern beaches at Yorkeys Knob. Until recently it has been one of tropical North Queensland's best kept secrets. It's pristine stretch of palm fringed beach is only a few short steps from Waterline Apartments, and the surrounds offer all the amenities that could be desired by those fortunate enough to call it home.

'Yorkeys', as this emerging coastal enclave is affectionately known by Cairns locals, is named after a local fisherman called 'Yorkey' who lived on the rocky hill adjacent to Half Moon Beach in the 1880's.

Yorkeys is the best serviced and most conveniently located of the Cairns northern beaches with its exceptional amenity and ready proximity to the vibrant Cairns CBD (15 mins), and the Cairns Domestic and International Airports (10mins).

Within reach are also major Australian tourist attractions such as the World Heritage Listed Great Barrier Reef and Daintree Rainforest, Cape Tribulation, Mossman, Port Douglas, Palm Cove, and the Tablelands.



An idyllic lifestyle awaits you

Indulge in the unique lifestyle that is Waterline. Enjoy the sun, sand and all the activities that the crystal blue waters offer, or sit back and relax with the pristine tropical backdrop as your setting.

Within reach is one of North Queensland's most popular golf courses, The Half Moon Bay Golf Club. And for those preferring water sports or adventure, the Marina and Boating Club is a fantastic starting point for an array of sea bound activities, all while offering picturesque views to the Coral Sea.

These facilities make Yorkeys the hub for commercial and recreational marine activities such as sailing, boating, parasailing, and deep sea fishing. The palm fringed beach is patrolled and provides safe swimming due to its stinger nets. Yorkeys is popular with locals and visitors alike for swimming, fishing, kite surfing, and jet skiing.

Boutique shopping and a selection of outstanding restaurants and cafes are all within reach, and within walking distance are supermarkets, a hairdresser, newsagency, post office and other conveniences. A public primary school is also only a few hundred metres down the street, and James Cook University is in close proximity.

a bright future

Like Sydney's trendy northern beaches and Melbourne's exclusive bayside suburbs, Cairns Northern beaches are the local lifestyle location of choice.

The Cairns population is growing at a higher rate than Melbourne, Sydney and Brisbane and achieved 3.1% growth over the year to June 30, 2007.5

The average Cairns individual and household income is higher than the national average

In the current global and national economic climate, property remains the standout asset class, and most popular tool in successful wealth creation. Residential property continues to show low volatility, robust rental yields, and significant tax benefit -all based on an exceptional long term growth history, and future growth potential.

With the Reserve Bank's major interest rate cuts, property is now the most affordable it has been for quite some time. Interest expense has decreased substantially, and rental yields remain strong, providing a timely opportunity. With significant devaluations of up to 50% in share markets around the globe astute investors are again seeking the benefits and stability of bricks and mortar security.

The Cairns Region continues its diversified economic success and population growth. The region's thriving economy is directly engaged with lucrative Asian markets and, through the tourism industry, is a key contributor to the economic prosperity of Queensland and the nation. The discovery of mineral deposits and the diversification of primary industries in the region ensure a broad base from which industry and private enterprise flourish. Other key industries contributing to this robust regional economy include construction, aviation, marine and agriculture.

We trust that you will agree Waterline Apartments provide an exceptional and timely investment opportunity.

TAKE ADVANTAGE OF THE RESERVE BANK'S MAJOR INTEREST RATE CUTS...



Waterline apartments

Cairns best kept secret.....

2 BEDROOM APARTMENTS PRICED FROM
\$399,900
The smartest investment you can make...

Less first home owners grant –
SAVE \$14000

Less first home owners boost
\$21000 (until 30 June 2009)

Call today to discuss
this unique investment
and lifestyle opportunity

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ONLY 21 BOUTIQUE APARTMENTS
Designed and finished to luxury standards

Waterline features include;

- lift access to all units
- fully air conditioned
- secure covered car space with storage
- outdoor pool and deck entertaining area
- ensuite, stone benchtops, European stainless steel appliances
- 10 mins to Cairns airports
- 12 mins to city centre
- 100m to the beach, 800m to Marina, 600m to Golf course



Waterline Apartments are located in Cairns' northern beaches at Yorkeys Knob. Until recently it has been one of tropical North Queensland's best kept secrets.

- Cairns population is growing at a higher rate than Melbourne, Sydney and Brisbane
- The average Cairns individual and household income is higher than the national average
- Cairns economy is extremely diversified, its thriving economy is based upon mining, construction, tourism, aviation, marine and agriculture
- Yorkeys Knob is the best serviced and most conveniently located of all the Cairns beaches.

