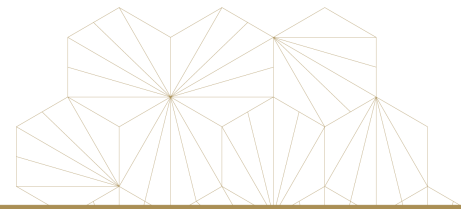




SCENIC
GOSFORD



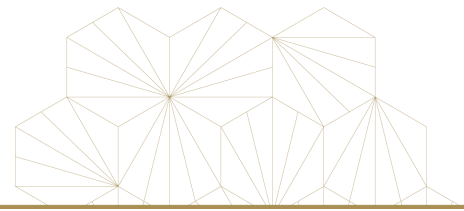
Watch Video
<http://vimeo.com/200780520>

elevated living with scenic views.



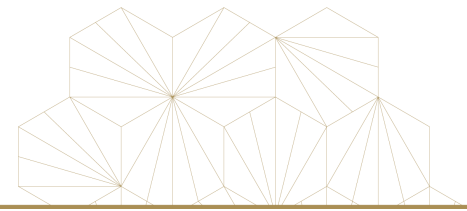
Scenic encompasses a superb selection of just 33 one, two and three-bedroom apartments, majority with studies, basement security parking and lift access. Like a work of art, the sweeping views take the stage through floor to ceiling glass, at times capturing a 180-degree panorama from privileged vantage points. Brisbane Water appears awash with colour and life, set against the green hues of the national park which provides the perfect backdrop.

This wonderful variety of spaces speaks to a broad spectrum of lifestyles and stages of life. The pièce de résistance is a magnificent whole-floor penthouse framed by 175sqm of sun-bathed private entertaining terrace, taking in a view of incredible scope and beauty.



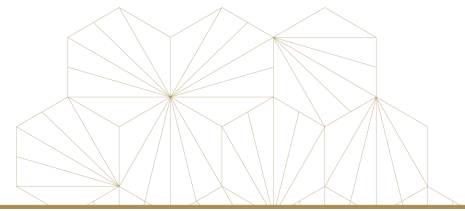
Watch Video
<http://vimeo.com/202306380>

take a tour.



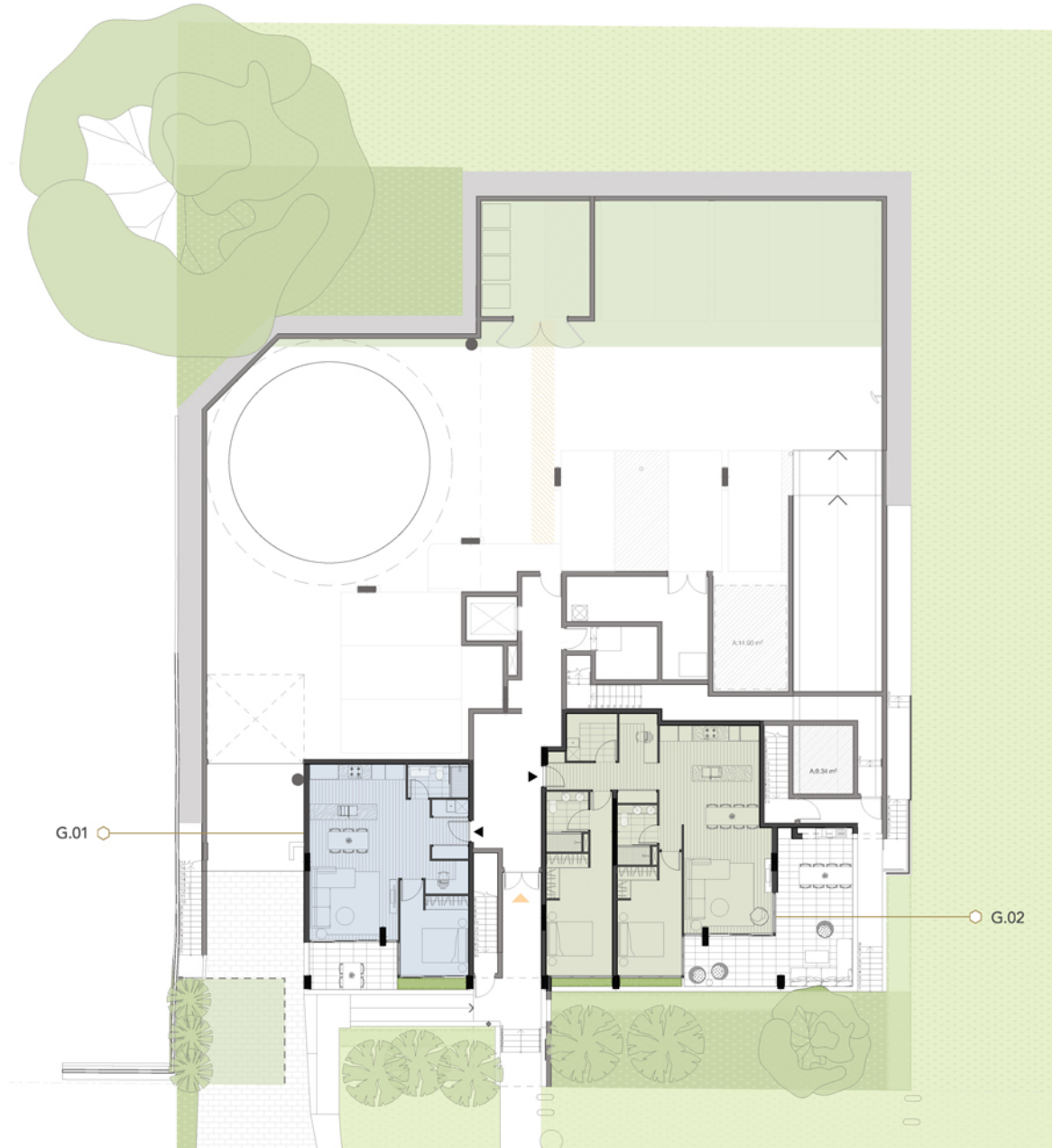
gallery.





building levels and floorplans.

GROUND FLOOR



1 bedroom + study

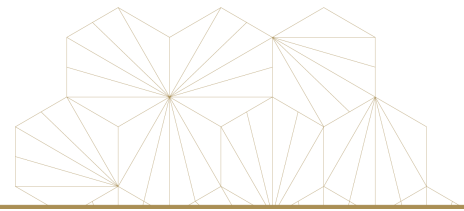
2 bedroom

2 bedroom + study

3 bedroom

3 bedroom + study

Unit G.01 sold

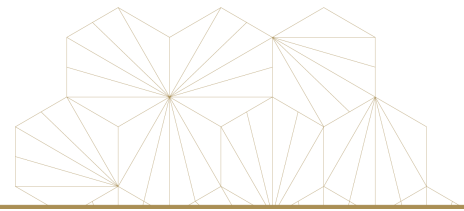


Unit G.02 sold

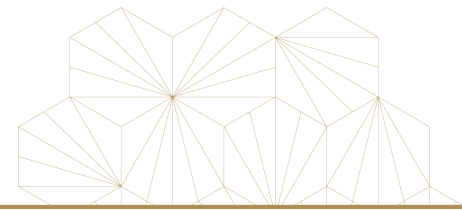
LEVEL 1



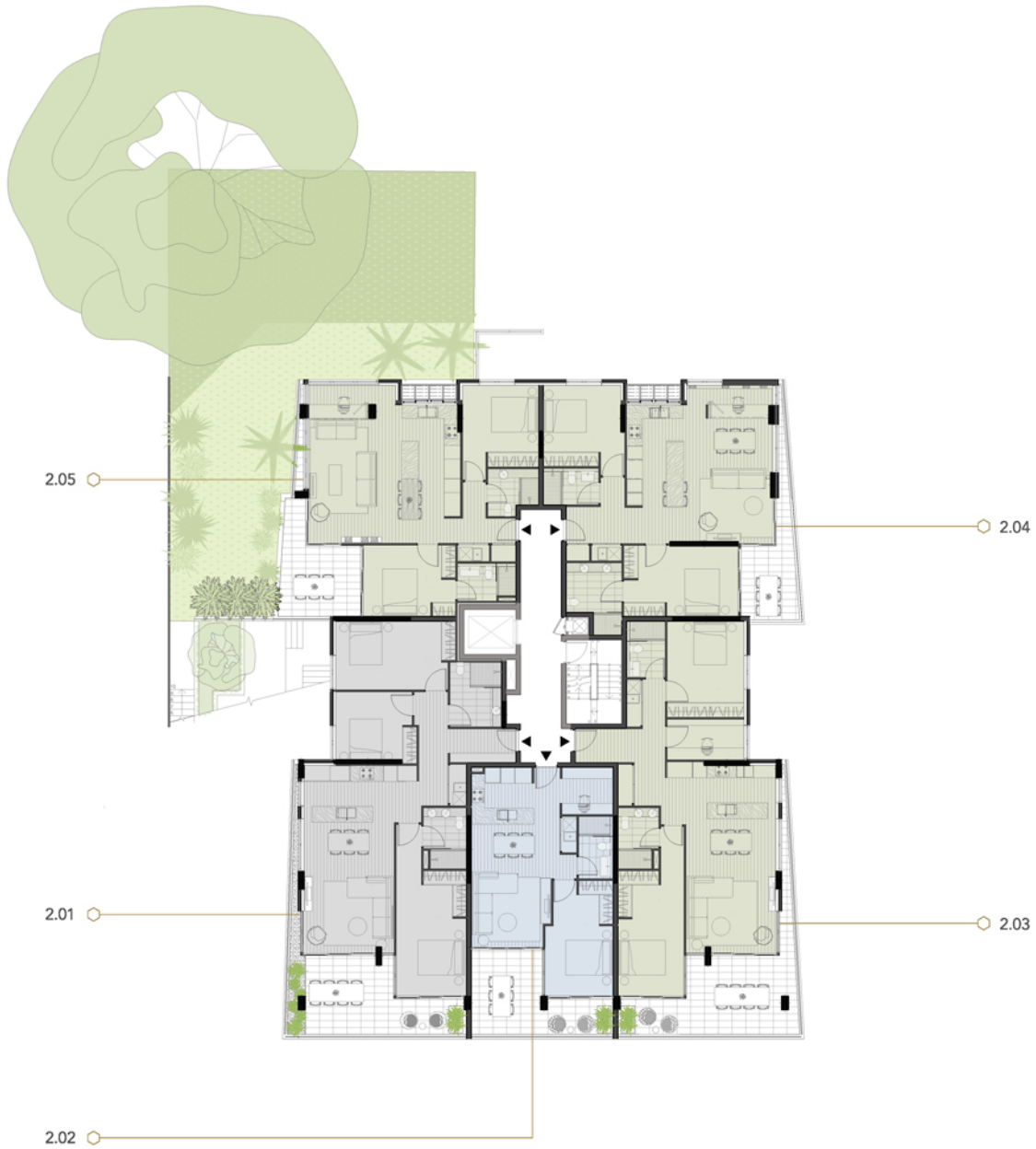
Unit 1.01 sold



Unit 1.02 sold
Unit 1.04 sold



LEVEL 2



1 bedroom + study

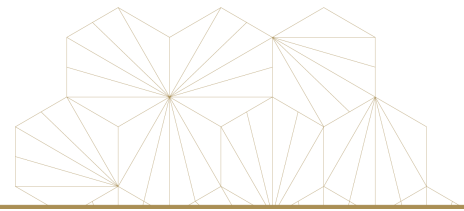
2 bedroom

2 bedroom + study

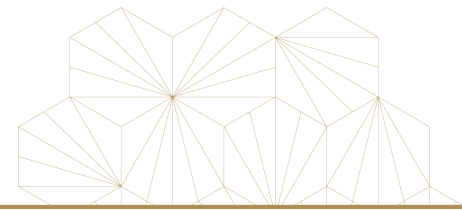
3 bedroom

3 bedroom + study

Unit 2.01 sold



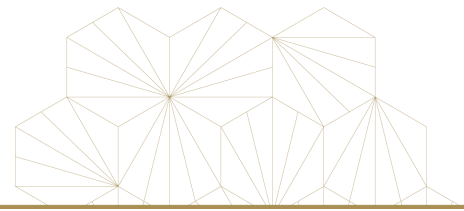
Unit 2.02 sold
Unit 2.03 sold
Unit 2.04 sold
Unit 2.05 sold



LEVEL 3



Unit 3.01 sold



Unit 3.02 sold
Unit 3.03 sold
Unit 3.04 sold
Unit 3.05 sold

LEVEL 4



1 bedroom + study

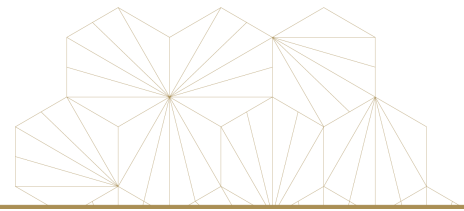
2 bedroom

2 bedroom + study

3 bedroom

3 bedroom + study

Unit 4.01 sold



Unit 4.02 sold
Unit 4.03 sold
Unit 4.04 sold

LEVEL 5



1 bedroom + study

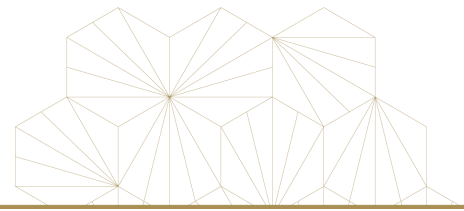
2 bedroom

2 bedroom + study

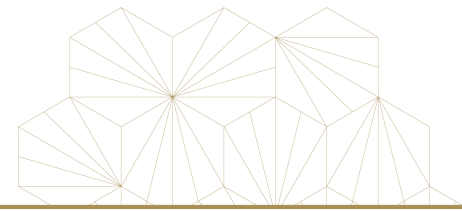
3 bedroom

3 bedroom + study

Unit 5.01 sold



Unit 5.02 sold
Unit 5.03 sold
Unit 5.04 sold



LEVEL 6



1 bedroom + study

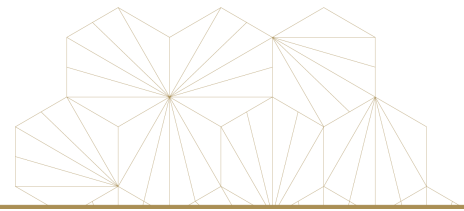
2 bedroom

2 bedroom + study

3 bedroom

3 bedroom + study

Unit 6.01 sold



Unit 6.02 sold
Unit 6.03 sold
Unit 6.04 deposited

LEVEL 7



1 bedroom + study

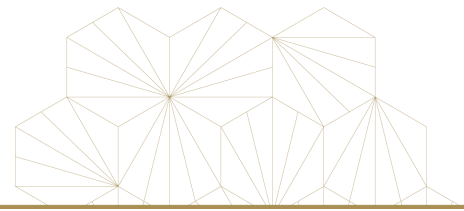
2 bedroom

2 bedroom + study

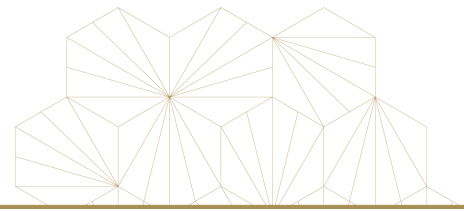
3 bedroom

3 bedroom + study

Unit 7.01 sold



Unit 7.02 sold
Unit 7.03 sold
Unit 7.04 sold



1 bedroom + study

2 bedroom

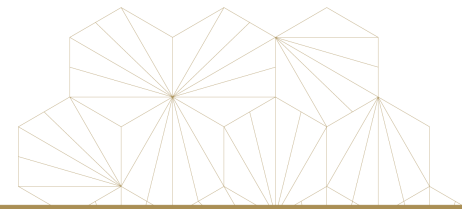
2 bedroom + study

3 bedroom

3 bedroom + study

penthouse

Unit penthouse sold

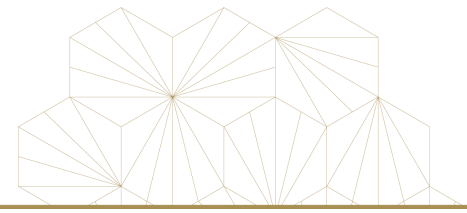


- | | | |
|--|-----------------------------|----------------------------------|
| 1 Gosford High School (Academically Selective) | 9 Gosford Hospital | 17 Central Coast Stadium |
| 2 Gosford Public School | 10 Gosford Private Hospital | 18 Gosford Racecourse |
| 3 Henry Kendall High School | 11 Kibble Park | 19 Gosford Tennis Centre |
| 4 Gosford East Public School | 12 Waterview Park | 20 Gosford Leagues Club |
| 5 St Joseph's Catholic College | 13 Rumbalara Reserve | 21 Gosford Olympic Swimming Pool |
| 6 St Edward's Christian Brothers | 14 Imperial Shopping Centre | 22 Gosford Sailing Club |
| 7 Gosford TAFE | 15 Erina Fair | 23 Terrigal Beach |
| 8 Gosford Train Station | 16 Gosford Golf Club | |

location.

Immersed in idyllic natural surroundings yet enjoying all the vibrancy of city life, Scenic encompasses that rare trifecta of luxurious design, convenience and tranquility, making it the most distinguished addition to the Gosford landscape. From its elevated haven on the edge of the bushland reserve of Waterview Park, this exclusive new boutique address surveys the everchanging spectacle below, taking in the full expanse of magical Brisbane Water.

Scenic is a convenient five minute walk to the heart of Gosford, where the city's renewed life and vitality is clearly evident. Take a short stroll to Gosford Hospital, Imperial Centre shops, the waterfront and the marina. Enjoy easy access to the M1 Motorway, which takes you to the CBD in 1 hour 15 minutes, or walk 400m to the train station and be at Central Station in 1 hour 30 minutes.



lifestyle.

Gosford life is pure pleasure, with this recreational paradise offering up boundless outdoor enjoyment. Brisbane Water is a boat lover's delight. Explore its beautiful inlets and boutique beaches, cast a line out in its bountiful waterways or set sail from the Gosford Sailing Club. Indulge in kayaking or stand up paddleboarding within its protected surrounds or head off on a stroll or cycle along its serene shores and take in the scenic beauty.

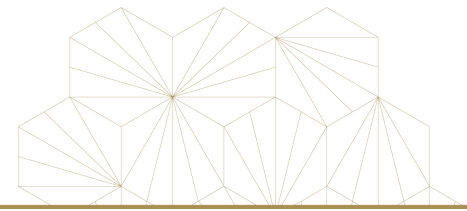
For a dose of urban café culture, walk into the Gosford CBD or the neighbourly village of East Gosford where you'll find thriving cafes, or dine with a view at one of numerous upmarket waterfront restaurants. The Entertainment Grounds hold an array of interesting events and is home to the revamped Gosford Race Club which hosts a calendar of horse races throughout the year.

Every Sunday you'll find the Growers Market in full swing, supporting local farmers and offering fresh produce and artisan goods. Enjoy a sporting match or concert by the bay at Central Coast Stadium, home of the Central Coast Mariners A-League soccer team, or catch a rugby match at Central Coast Leagues Club.

Spend an afternoon hiking around Waterview Park and take in sweeping Brisbane Water views from its lookout. Take a contemplative walk through the soothing Edogawa Commemorative Garden, with its koi pond, pavilion and traditional Japanese teahouse. If golf is your passion, there's no more picturesque place to improve your handicap than the Gosford Golf Club, an 18-hole par-71 course of tree-lined fairways.

Central Coast beaches are some of the finest in NSW, with a series of dramatic tropical bays which play host to charming local communities and popular breaks, making them a mecca for surfing enthusiasts. Take a leisurely 15 minute drive to Terrigal and Wamberal beaches, where you can fish in the lagoon at Granny's Rock. Enjoy a family day at Avoca Beach, a 1.7km golden arc between two soaring sandstone headlands. A little further south and you can discover the tropical beauty of relaxed Macmasters and Copacobana beaches.

Along the protected shores of Brisbane Water you'll find picturesque, exclusive Hardy's Bay and its neighbouring villages of Wagstaffe, Killcare and Pretty Beach. Explore the delights of Bouddi National Park, with its magical walks and mountain bike tracks, beautiful picnicking spots, lookouts and sublime camping grounds like the ones found at Tallow, Putty and Little beaches.



interior selections.

crafted.

Interiors have been meticulously crafted using a palette of beautiful materials and finishes which elevate the residences to an exclusive calibre. A choice of two colour schemes – Coast and Shingle – provide the opportunity to personalise your environment. Inspired by the classic style of the Hamptons, both schemes are timeless, hardwearing, low-maintenance and the perfect backdrop to any taste.

Gourmet kitchens showcase state-of-the-art Miele appliances, including integrated microwaves, complemented by Caesarstone benchtops. Bathrooms feature Forme Hilton freestanding baths with chrome highlights.

coast.

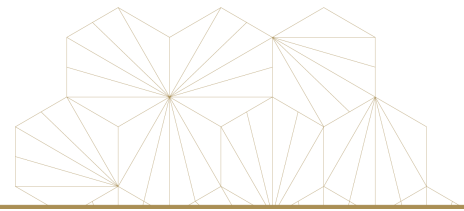


shingle.



A light, sublime base to highlight both classic and contemporary tastes, Coast features pale carpet and Danish white limewashed timber floorboards which have a beachy, textural quality. Elegant travertine-toned bathroom tiles are complemented by bleached timberlook feature tiles for a contrasting effect. White cape elm kitchen cabinets feature a limewashed finish.

Shingle is a darker, moodier palette of high contrast finishes such as rich tobacco-toned timber floors in a sophisticated grey-brown. The smoky grey timber of the high kitchen cabinets offsets the natural white of the lower cabinets, making each detail stand out. Feature tiles in the bathrooms are a natural-toned timber-look, adding warmth and dimension to the surroundings.

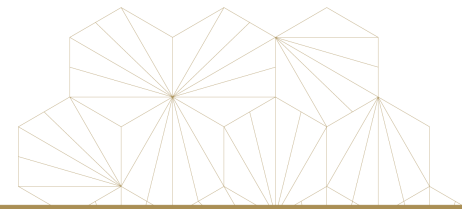


coast.



shingle.



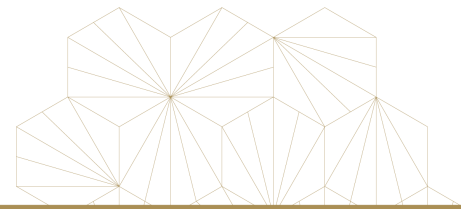


apartments.

UNIT NO.	BEDS	BATHS	CARS	CARPARK AREA	INTERNAL AREA	EXTERNAL AREA	TOTAL	STORAGE AREA
ground.								
G.01	1 + Study	1	1	14 sqm	61 sqm	8 sqm	110 sqm	4 sqm
G.02	2 + Study	2	1	14 sqm	105 sqm	33 sqm	110 sqm	4 sqm
level one.								
1.01	3 + Study	2	2	28 sqm	108 sqm	85 sqm	0 sqm	4 sqm
1.02	1 + Study	1	1	14 sqm	56 sqm	16 sqm	0 sqm	4 sqm
1.03	2 + Study	2	1	14 sqm	99 sqm	80 sqm	0 sqm	4 sqm
1.04	2 + Study	2	1	14 sqm	91 sqm	54 sqm	0 sqm	4 sqm
level two.								
2.01	3	2	2	28 sqm	108 sqm	18 sqm	0 sqm	4 sqm
2.02	1 + Study	1	1	14 sqm	56 sqm	16 sqm	0 sqm	4 sqm
2.03	2 + Study	2	1	14 sqm	99 sqm	22 sqm	0 sqm	4 sqm
2.04	2 + Study	2	1	14 sqm	91 sqm	11 sqm	0 sqm	4 sqm
2.05	2 + Study	2	1	14 sqm	86 sqm	13 sqm	0 sqm	4 sqm
level three.								
3.01	3	2	2	28 sqm	108 sqm	18 sqm	0 sqm	4 sqm
3.02	1 + Study	1	1	14 sqm	56 sqm	16 sqm	0 sqm	4 sqm
3.03	2 + Study	2	1	14 sqm	99 sqm	22 sqm	0 sqm	4 sqm
3.04	2 + Study	2	1	14 sqm	91 sqm	10 sqm	0 sqm	4 sqm
3.05	2 + Study	2	1	14 sqm	86 sqm	12 sqm	0 sqm	4 sqm
level four.								
4.01	3	2	2	28 sqm	115 sqm	47 sqm	0 sqm	4 sqm
4.02	3 + Study	2	2	28 sqm	125 sqm	32 sqm	0 sqm	4 sqm
4.03	2 + Study	2	1	14 sqm	91 sqm	10 sqm	0 sqm	4 sqm
4.04	2 + Study	2	1	14 sqm	86 sqm	12 sqm	0 sqm	4 sqm
level five.								
5.01	2 + Study	2	1	14 sqm	91 sqm	63 sqm	0 sqm	4 sqm
5.02	2	2	1	14 sqm	87 sqm	76 sqm	0 sqm	4 sqm
5.03	2 + Study	2	1	14 sqm	91 sqm	11 sqm	0 sqm	4 sqm
5.04	1 + Study	1	1	14 sqm	59 sqm	31 sqm	0 sqm	4 sqm
level six.								
6.01	2 + Study	2	1	14 sqm	91 sqm	12 sqm	0 sqm	4 sqm
6.02	2	2	1	14 sqm	87 sqm	12 sqm	0 sqm	4 sqm
6.03	2 + Study	2	1	14 sqm	91 sqm	10 sqm	0 sqm	4 sqm
6.04	1 + Study	1	1	14 sqm	58 sqm	8 sqm	0 sqm	4 sqm
level seven.								



7.01	2 + Study	2	1	14 sqm	91 sqm	12 sqm	0 sqm	4 sqm
7.02	2	2	1	14 sqm	87 sqm	12 sqm	0 sqm	4 sqm
7.03	2 + Study	2	1	14 sqm	91 sqm	11 sqm	0 sqm	4 sqm
7.04	1 + Study	1	1	14 sqm	58 sqm	8 sqm	0 sqm	4 sqm
penthouse.								
penthouse	3 + Study	2	3	42 sqm	176 sqm	177 sqm	0 sqm	4 sqm



design.

schedule of finishes.

Kitchens

- 20mm Caesarstone bench
- Polyurethane & timber grain laminate finish to doors, drawer fronts and panels
- Stainless steel double sink with roller mat
- Chrome finish tapware
- Soft close drawers and doors
- Feature light in kitchen (where applicable)

Appliances

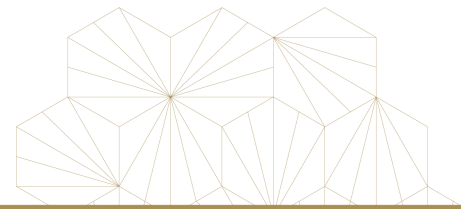
- Miele 600mm wide stainless steel electric wall oven
- Miele 600mm gas 4-burner stainless steel hotplate
- Miele concealed rangehood to suit hob
- Miele integrated dishwasher
- Miele Microwave with trim kit

Bathrooms

- Thin wall hung basin or above counter basin (whichever applicable)
- Polished chrome finish tapware and accessories
- Frameless clear glass shower screen
- Floor mounted white vitreous china toilet with concealed cistern & chrome look push plate
- Free standing acrylic bath tub (where applicable)
- Tiling - fully vitrified porcelain tiling ceiling

Laundry

- Stainless steel tub with cupboard
- Stainless steel tapware
- Wall hung dryer



Robes

- Built in robes with hanging rail
- Fixed shelf over and adjustable shelving
- Semi-frameless colour-back glass sliding doors and white melamine interiors

Floors

- Carpet - in bedrooms
- Engineered timber floor boards to kitchen and living areas
- Fully vitrified porcelain tiling “ in wet areas

Storage

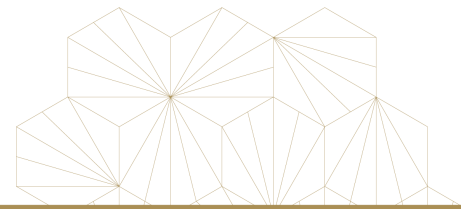
- Individual storage facilities (approximately 4 cubic metres)

Heating & Air Conditioning

- Ducted Air Conditioning

General

- External water connection point to 1 balcony per apartment
- External gas connection point to 1 balcony per apartment
- TV points will be provided in the living room and master bedroom
- Telephone and data points will be provided in the living room or study (whichever is applicable)
- Apartments will be Foxtel & NBN ready (purchaser to arrange connection individually)
- Power points - Double GPO's will be provided throughout
- Lighting - LED down lights throughout
- Flyscreens will be fitted to all windows and standard width sliding doors
- Security entry to carpark and main entry foyer



display suite.

inspiring.

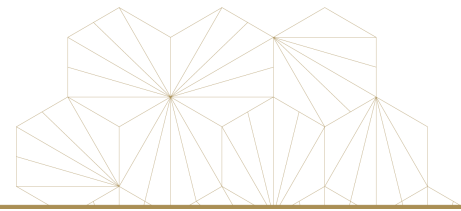
By appointment only, please contact the team on 1300 271 420 or speak to an agent directly.

Bec Myers

M. 0414 859 548

D. 02 4346 1555

E. becmyers@mcgrath.com.au

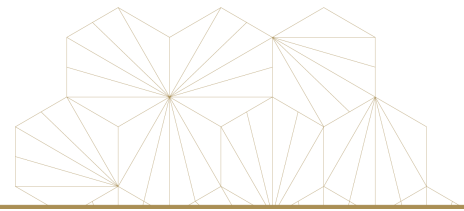


Mike McGill

M. 0418 118 407

D. 02 4346 1554

E. mikemcgill@mcgrath.com.au

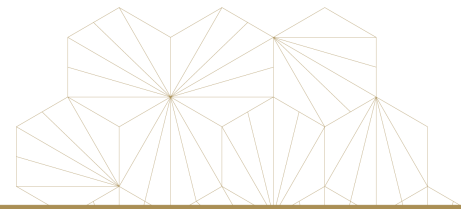


proposed strata levies.

Links

Download Proposed Levies

http://scenic.reawebbooks.com.au/module_resources/pdf_module/15/49_ProposedLevies.pdf



investment report.



The Masterplan for 21st Century Gosford

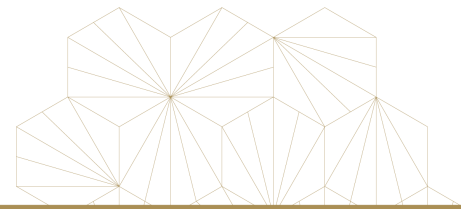
As the major centre of the Central Coast, Gosford is poised for enormous growth, fuelled by significant infrastructure investment and an expanding population. The Gosford City Centre Masterplan establishes how the city will encompass a wide range of uses, including business, government, retail, cultural, educational and recreational activities. It identifies five key precincts of development – The Waterfront, the Arts & Entertainment Precinct, the City Core, the Railway Precinct and the Hospital Precinct, with Gosford Hospital presently undergoing a \$400m upgrade.

In addition to this, local residents will enjoy enhanced connectivity, with the new NorthConnex motorway set to link nearby Kariong to Sydney in a journey which will have no traffic lights. Both the NSW State Finance Department and the ATO are being relocated to Gosford in 2018, bringing a skilled workforce which will positively impact local business.

Links

Download Investment Report

http://scenic.reawebbooks.com.au/module_resources/pdf_module/2/100_Scenic_InvestReport_A4_D1.pdf



first home buyers.



Freedom Voucher

Central Real will be offering first home buyers a \$10,000 furniture voucher to spend as they wish, at Freedom Erina. This offer will be for a limited number of purchasers only. Act now to avoid disappointment.

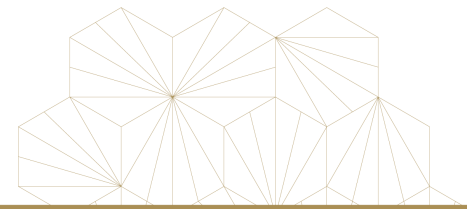
Links

Download FHB Fact Sheet

<http://www.osr.nsw.gov.au/grants/fhnh>

Download FHB Calculator

<https://www.apps08.osr.nsw.gov.au/erevenue/calculators/fhnh.php>



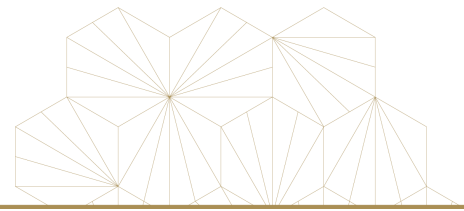
deposit bonds.

The Deposit Bond/Deposit Guarantee is a guarantee that substitutes for the cash deposit between signing contracts and settlement. It is issued on an unsecured basis up to a maximum of 10% of the purchase price.

The deposit payable to the vendor is guaranteed from the time the contract is signed until settlement day when the purchaser will pay 100% of the purchase price.

Advantages of arranging a Deposit Bond are:

- It is cost effective
- Purchasers are not required to provide security
- Most deposit guarantees can be arranged within 48 hours, subject to receipt of all the documentation required
- Purchasers don't need to go to the expense and time delay in arranging finance, using a redraw or line of credit facility for the deposit
- Suitable where ready access to a cash deposit is not available
- Purchasers can keep their own savings and investments earning interest right up until the day of settlement
- The deposit bond premium should be tax deductible for investment purchases – enquiries should be made with your accountant
- A substitute to tying up a cash deposit for a lengthy period of time
- It facilitates situations where purchasers intend to borrow 100% of the purchase
- It facilitates scenarios where the purchase is to be fully funded from a future property sale

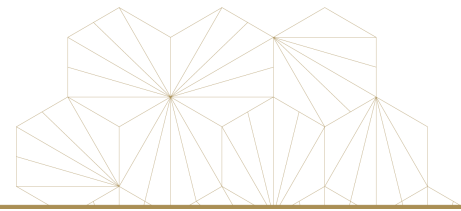


depreciation schedule.

Links

Download Tax Depreciation Estimate

http://scenic.reawebbooks.com.au/module_resources/pdf_module/16/61_BMTTaxDepreciationEstimate.pdf



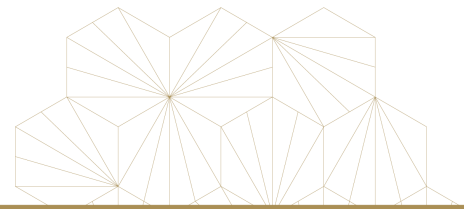
property contract.



Links

Download Property Contract

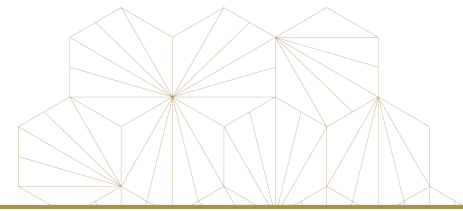
http://scenic.reawebbooks.com.au/module_resources/pdf_module/17/Scenic,_Gosford_-_Marketing_Contract_for_Sale.pdf



team.



meet the team.



CENTRAL REAL - THE DEVELOPER

IntegratedDESIGNgroup - THE ARCHITECT

CENTRAL | REAL

integratedDESIGNgroup
architects | bathurst penrith sydney

As one of the most heavily invested developers on the Central Coast, Central Real is instrumental in driving the local market. The team secures the finest sites for their residential projects and select commercial and industrial developments. Advised by experienced consultants, they tailor architectural and interior design to suit each individual location. They are committed to investing in the area that they know and love, partnering with local enterprises wherever possible. They have the capability to develop projects without bank finance, allowing them to move quickly and take advantage of unique opportunities.

IntegratedDESIGNgroup is at the frontier of the industry, working with developers aspiring to a more sustainable 'urbanity', housing a population growing in both size and sophistication. They have a depth of experience in 'community making', with offices across Sydney, Penrith and Bathurst all sharing resources. They are confident that the objectives and aspirations of any project will be well served by their commitment to socially, environmentally and economically sustainable outcomes through improved design.



media releases.

Links

Daily Telegraph, Millionaires Tony Denny, John Singleton ready to bring Gosford into 21st century

<http://www.dailytelegraph.com.au/newslocal/central-coast/millionaires-tony-denny-john-singleton-ready-to-bring-gosford-into-21st-century/news-story/b2964d4d14ce49e43dd36a0d60a80888>

Daily Telegraph, Wealthy developer Tony Denny offers first home buyers a great deal

www.dailytelegraph.com.au/newslocal/central-coast/wealthy-developer-tony-denny-offers-first-home-buyers-a-great-deal/news-story/15df1ed92baa4c9db0a6b7b25dcbad09

Daily Telegraph, How Tony Denny turned his passion for cars into a museum

www.dailytelegraph.com.au/news/nsw/how-tony-denny-turned-his-passion-for-cars-into-a-museum/news-story/c77f6843a3b283086a0fe2908afcd2cd

Daily Telegraph, Fast cars, beautiful women, death threats - Tony Denny's rise to mega-millionaire is truly remarkable

<http://www.dailytelegraph.com.au/newslocal/central-coast/fast-cars-beautiful-women-death-threats-to-tony-dennys-rise-to-megamillionaire-is-truly-remarkable/news-story/a623b841daa9c3341e04c6f268b130ee>

Daily Telegraph, Millionaire owner Tony Denny reveals bold plans to boost Gosford car museum site

<http://www.dailytelegraph.com.au/newslocal/central-coast/millionaire-owner-tony-denny-reveals-bold-plans-to-boost-gosford-car-museum-site/news-story/6d9a38892ff39b545c4d4c1a443676fa>

Daily Telegraph, Millionaire developer Tony Denny set to transform Point Frederick with latest project Marina

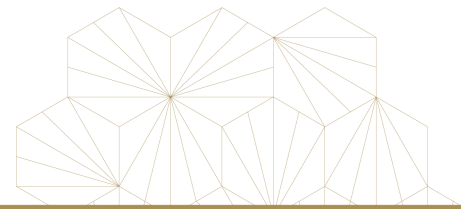
<http://www.news.com.au/finance/real-estate/millionaire-developer-tony-denny-set-to-transform-point-frederick-with-latest-project-marina/news-story/eb5f8cbb70cd959ef3df1d2bf29fffd3>

News.com.au, Regional towns are becoming the new inner city as property prices force young people to buy further away

<http://www.news.com.au/finance/real-estate/buying/regional-towns-are-becoming-the-new-inner-city-as-property-prices-force-young-people-to-buy-further-away/news-story/028b6c6b64a3f81eee1f7599ed446bf1>

Daily Telegraph, \$348 million Gosford Hospital redevelopment running on time, under budget

<http://www.dailytelegraph.com.au/newslocal/central-coast/348-million-gosford-hospital-redevelopment-running-on-time-under-budget/news-story/c18c2cecfb23158a2ed697fb641c50c1>



frequently asked questions

Click to expand

When is the completion date?

The building is due to be completed at the end of 2018 with commencement of works early 2017

What are the fridge space dimensions?

- 1 Bed Apartments - 740mm wide opening
- Smaller 2 Bed Apartments at the back - 840mm wide opening
- Larger 2 Bed and 3 Bed Apartments - 940mm wide opening

Is the A/C ducted?

Yes, the air-conditioning is ducted and will be centrally located.

Will there be a gas point on the balconies?

Yes.

Will there be a tap on the balcony?

Yes.

Will the windows have fly screens fitted?

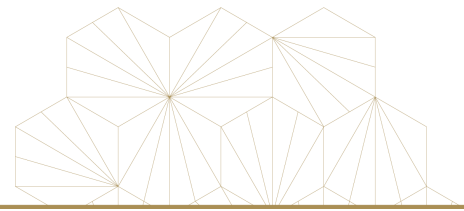
Yes.

Will there be an NBN point installed within the apartments?

Yes.

Is there a pantry in every kitchen?

Yes, all kitchens have pantries.



Will apartments be Foxtel ready?

Yes.

Is there storage for each apartment?

Yes, 4m³ storage per apartment.