

Cascades Fact Sheet

CASCADES – LIFESTYLE: LUXURY: LEISURE CAIRNS HIGHLANDS – INVESTMENT HOT SPOT

Full details are in the Prospectus and Free Information Kit – call today for this or visit - www.CascadesOnTheLake.info

Cascades – Lifestyle : Luxury : Leisure

- ❖ Designed for living, leisure, and pleasure – enjoy all life has to offer
- ❖ Sensational water, mountain and rainforest vistas in a pristine natural environment
- ❖ Perfect for peaceful romantic getaways or for fun packed and adrenalin filled weekends and holidays.
- ❖ Enjoy swimming, fishing, canoeing and boating, sailing, water skiing, bike riding, bushwalking or just plain sight seeing, coffee and dining out at historic towns and villages – all within a short walking distance
- ❖ Their will also be available to owners and guests a great variety of sports and recreational equipment for use on the lake eg. canoes, kayaks, sailing boats and runabouts. Ask for full details and conditions!
- ❖ Comfortable and intimate open plan villas/apartments with spa's and fire places
- ❖ Spacious rural garden landscaping and water features
- ❖ Lagoon style – designer swimming pool/panoramic gazebos
- ❖ Central facilities to compliment the resort ambience
- ❖ Contemporary and quality finishes throughout
- ❖ All the elements of intimate luxury – spa baths, fireplaces, bedroom views – a great investment

Why the Cairns Highlands

- ❖ A scenic one hour drive west of Cairns and situated between the Bellenden Ker Range and the Great Dividing Range the Cairns Highlands is regarded as one of Queensland's best kept secrets.
- ❖ The Cairns and Atherton Tablelands (Cairns Highlands) region is one of the hot spots to live and invest in Australia today, being one of the most sought after national and international destinations with over 1,000,000 tourists visiting the region annually.
- ❖ With world class nature attractions it offers the fundamentals for strong capital growth and investment returns.
- ❖ A cool tropical environment for visitors and an escape from the summer heat and humidity - Cascades on the Lake is on the cool tablelands plateau overlooking one of the most beautiful lakes in Australia, Lake Tinaroo where temperatures rarely exceed 30 degrees and humidity is lower than on the coast. These attributes are fuelling increasing demand from local Cairns residents and tourists. The coastal community and visitors alike love to visit the Highlands charming townships.

- ❖ World Heritage listed rainforests, national parks, mountains, rivers, lakes and waterfalls, including the deep blue waters of extinct volcano crater lakes, Lake Barrine and Lake Eacham, the ancient Bromfield swamp near Malanda and the Hypipamee National Park.



Why Lake Tinaroo

- ❖ Lake Tinaroo is becoming an increasingly sought after holiday base. One of the great advantages of staying in the heart of the Cairns Highlands is that it makes the ideal tropical North Queensland holiday base, as it's not only an hour's drive to the city buzz of Cairns and the Great Barrier Reef but within an hour's drive you'll discover fascinating rural villages literally 'just down the road' with abundant antiques and arts & crafts shopping, art galleries, weekend markets, steam train rides, ballooning, sight-seeing, unique rainforest walks, extinct volcanos, local coffee & wine tasting, museums and much more...
- ❖ On the western edge of the Tablelands is the start of the Great Australian Outback with relatively short drives to fascinating old mining towns, amazing caves and rugged landscapes. Within a couple of hour's drive is the world-famous tourist draw-cards of Port Douglas and Mission Beach.



**220 kilometres of shoreline for your
pure enjoyment**

Luxury features, finishes and fittings include -

- ❖ Well planned architecturally designed buildings
- ❖ Mix of exclusive stand alone retreat villas and dual key investment resort apartments
- ❖ High standard of elegant functional finishes
- ❖ For owners and guests an economical reverse cycle split system air conditioning system
- ❖ Each retreat villa also has its own exclusive use area
- ❖ All villas and apartments have undercover parking
- ❖ Grand gardens, BBQ, pool and all amenities
- ❖ Central facilities
- ❖ Huge common use area on the Cascades site
- ❖ Access to huge common use area as part of Edgewater site
- ❖ Access to boat ramps and boat storage sheds with potential for longer term storage subject to conditions and availability
- ❖ Each villa and apartment will have it's own secure internal and external storage areas for owners personal belongings, sporting and recreational equipment.

Investment in Paradise - Bel Vista Flexibility

- ❖ Bel Vista Resorts and Residences are a boutique residential resort operator with a number of similar residential resorts
- ❖ Bel Vista welcomes owners and short term guests and all stays in between
- ❖ Enjoy your investment in paradise by staying in your villa or apartment at no charge and your investment return when not staying
- ❖ Full service available to owners
- ❖ These large villas and apartments with quality elegant finishes are ideally suited to owner stays and investors as well as nightly and short stay guests. It is proven that good sized villas and apartments with good finishes optimise returns and resale value
- ❖ Bigger dual key apartments have better resale than small dual key apartments more commonly promoted – better long term investment for family and children
- ❖ It is proven that larger villas and apartments have higher initial and repeat demand to optimise investment return and capital growth



Furniture package

- ❖ Bel Vista have a quality custom designer furniture package
- ❖ Designed to optimise returns
- ❖ Ideal for investors, short term stay guests and owners
- ❖ Excellent depreciation

Staying and cleaning

- ❖ Stay in your residence at anytime for free (subject to re-organising bookings with Bel Vista's flexible management strategy at your service)
- ❖ Utilise the resorts full cleaning facilities at your option (final clean mandatory if handing residence back to Bel Vista for letting)



Visiting your investment property – tax

- ❖ Consult your accountant or your financial adviser to take advantage of the many favourable taxation business deductions available to you if an investor, including tax deductible visits to your investment property.

Developer Track Record

The directors of Cascades Vista Pty Ltd, the developer have an enviable track record in development and the delivery of a quality product on-time. Timothy Wright as chairman is very experienced in finance, development and construction – see details at www.OzzyConnect.com

Full details are in the Prospectus and Free Information Kit – for details visit

www.CascadesOnTheLake.info

Or call Russell or Julie on 07.3232.5300