



CrownGroup

Agent Partners

PRICE LIST

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WATERFALL BY CROWN GROUP

Project Name	Waterfall by Crown Group
Project Address	18 O'Dea Avenue, Waterloo
Completion Date	Completed
Deposit required	\$10,000 holding deposit
Display Address	18-20 O'Dea Avenue, Waterloo By Appointment Only
Website	www.waterfallbycrowngroup.com.au

Not for public use

RESIDENTIAL FOR SALE

Lot	Building	Apartment	Style	Aspect	Internal Area	External Area	Total Area	Car Space	Adaptable	Storage	Approx. Strata/ Qtr	Status	PRICE
1	C	C101*	1 BED + STUDY	W	50	26	76	0	N	Y	\$ 725		SOLD
38	A	A703	STUDIO	N	41	4	45	0	N	Y	\$ 770		\$ 690,000
13	C	C301	1 BED + STUDY	W	50	6	56	0	N	Y	\$ 705		\$ 749,000
14	D	D209	1 BED + STUDY	W	56	6	62	0	N	Y	\$ 920		\$ 756,500
45	C	C801	1 BED + STUDY	W	50	6	56	0	N	Y	\$ 700		\$ 770,000
31	D	D601	1 BED + STUDY	W	56	6	62	0	N	Y	\$ 945		\$ 825,000
133	C	C2001	1 BED + STUDY	W	50	6	56	0	N	Y	\$ 775		\$ 888,000
26	A	A508	1 BED + FLEXI	S	54	6	60	0	N	Y	\$ 950		\$ 825,000
10	C	C207	1 BED + FLEXI	E	54	6	60	0	N	Y	\$ 760		\$ 850,000
6	B	B202*	1 BED + FLEXI	W	56	6	62	0	N	Y	\$ 960		\$ 860,000
60	B	B807	1 BED + FLEXI	E	56	6	62	0	N	Y	\$ 960		\$ 885,000
82	C	C1207	1 BED + FLEXI	E	54	6	60	0	N	Y	\$ 850		\$ 910,000
2	B	B102	1 BED + FLEXI	W	56	33	89	0	N	Y	\$ 958		\$ 914,000
38	C	C702	2 BED	W	68	8	76	1	N	Y	\$ 1,075		\$ 1,205,000
28	A	A601	2 BED	N	70	6	78	1	N	Y	\$ 1,390		\$ 1,298,000
142	C	C2102	2 BED	W	68	8	76	1	N	Y	\$ 1,200	DISPLAY	\$ 1,353,000
8	D	D202	2 BED	S	87	8	95	1	Y	Y	\$ 1,460		\$ 1,400,000
51	A	A809	2 BED + FLEXI	S	76	6	82	1	Y	Y	\$ 1,475	DISPLAY	\$ 1,264,000
67	C	C1008	2 BED + FLEXI	E	72	6	78	1	N	Y	\$ 1,150		\$ 1,282,000
52	B	B709	2 BED + FLEXI	E	75	6	81	1	Y	Y	\$ 1,430		\$ 1,296,000
34	D	D605*	2 BED + FLEXI	S	78	8	86	1	N	Y	\$ 1,400		\$ 1,325,000
148	C	C2109	2 BED + FLEXI	W	72	6	78	1	N	Y	\$ 1,320		\$ 1,457,500
32	C	C605	3 BED	N	93	6	99	2	N	Y	\$ 1,375		\$ 1,550,000
56	C	C905	3 BED	N	93	6	99	2	N	Y	\$ 1,430		\$ 1,585,000
144	C	C1605*	3 BED	N	93	6	99	2	N	Y	\$ 1,600	DISPLAY	\$ 1,740,000
152	C	C2205	PENTHOUSE	S	144	42	186	2	N	Y	\$ 3,190	DISPLAY	\$ 3,750,000

*NEW RELEASE

RETAIL FOR SALE

Retail	Lot	Internal Area	Car space	Outgoings / psqm	Kitchen Exhaust	Trade Waste	List Price (excl. GST)
Retail 3	3	51	1	\$ 150	Y	Y	\$ 990,000

*This price list superceeds all previous price lists

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1800 888 088 agents@crowngroup.com.au

PROJECT SUMMARY

Project Name	Waterfall by Crown Group	
Location	18-20 O'Dea Avenue, Waterloo	
Architect	SJB Architects	
Developer	Crown Group Holdings Pty Ltd	
Completion Date	Early 2020	
Common Facilities	• Cascading waterfall • Rooftop infinity pool and spa • Rooftop lounge with outdoor cinema screen • Tropical lagoon oasis with BBQ area • Cantilevered gym • Music room • Function room • Onsite retail	

APARTMENT BREAKDOWN

Apartment Type	Apartment Price	Apartment Levies	Rental Estimates
Studio	From \$713,000*	\$778 - \$949 per quarter	\$550 - \$600 per week
1 bedroom + study	From \$788,000*	\$753 - \$1,239 per quarter	\$600 - \$650 per week
1 bedroom flexi	From \$855,000 *	\$811 - \$1,212 per quarter	\$650 - \$700 per week
2 bedroom	From \$1,163,000*	\$1,159 - \$1,642 per quarter	\$830 - \$880 per week
2 bedroom flexi	From \$1,260,000*	\$1,198 - \$1,706 per quarter	\$900 - \$950 per week
3 bedroom	From \$1,995,000*	\$1488 - \$1817 per quarter	\$1,250 - \$1,350 per week
Penthouse	From \$3,571,000*	\$1,488 - \$1,817 per quarter	\$2,000+ per week



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