



CORNERSTONE

VILLAGE

Pimpama, Gold Coast

Proudly Developed By

Homecorp®

Beautifully presented
residences positioned within
attractively landscaped gardens,
enveloped by nature.



Enjoy a relaxed lifestyle in a
stunning garden setting.



Landscaped Courtyard and Active 'Fitness' Park
Artist Impression, Indicative Only

Cornerstone Village offers a unique lifestyle with almost 60% of the village dedicated to park-land and reserves.

A garden theme is intrinsically woven throughout the streets and parks of Cornerstone Village, with flowering trees, evergreens and accent planting framing the terrace homes.





Masterplan

The village comprises of 76 terrace homes including an on-site Building Manager's unit.

Spanning the 2.6-hectare site, Cornerstone Village will be home to more than 190 people.

- 1 Entry
- 2 Entry Park
- 3 Walking & Cycling Path
- 4 BBQ and Playground Park
- 5 Active "Fitness" Park
- 6 Nature Reserve
- 7 Conservation Area
- 8 Landscape Boundary
- 9 Building Manager's Unit



- Stage 1A
- Stage 1B
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B

BBQ facilities and a children's playground are planned for this low maintenance, high-quality lifestyle.



Proposed BBQ and Playground Park
Artist Impression, Indicative Only

Open plan and airy with a nod to nature.

The terrace homes are thoughtfully designed, connecting light and open plan living with intimate outdoor entertaining areas.

Your own master suite affords an attractive view over your private landscaped garden and comes equipped with a walk in robe and ensuite.

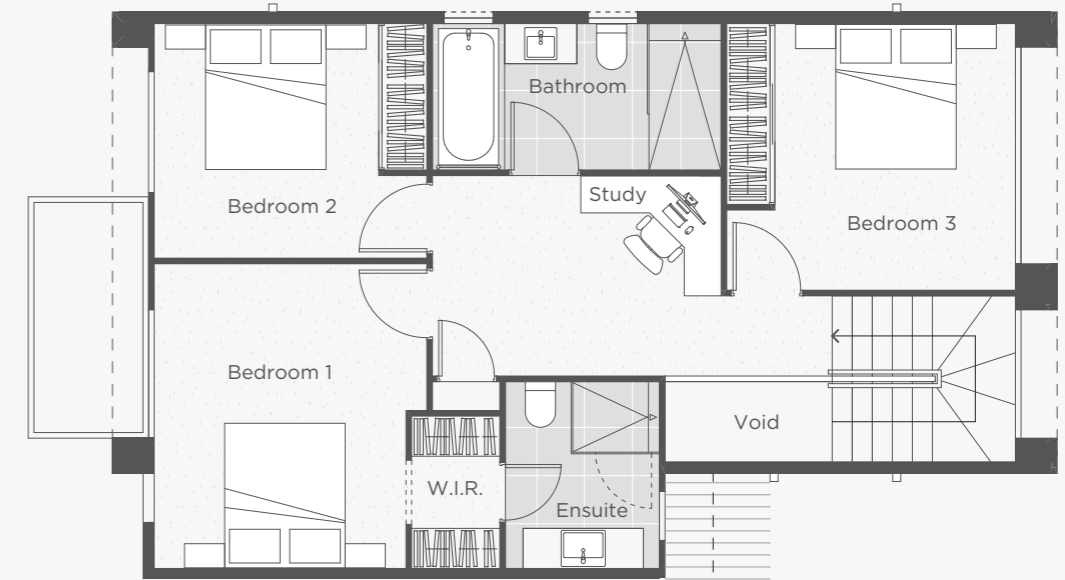
Cornerstone Village is clean and modern, with high-end finishes in timeless colours.



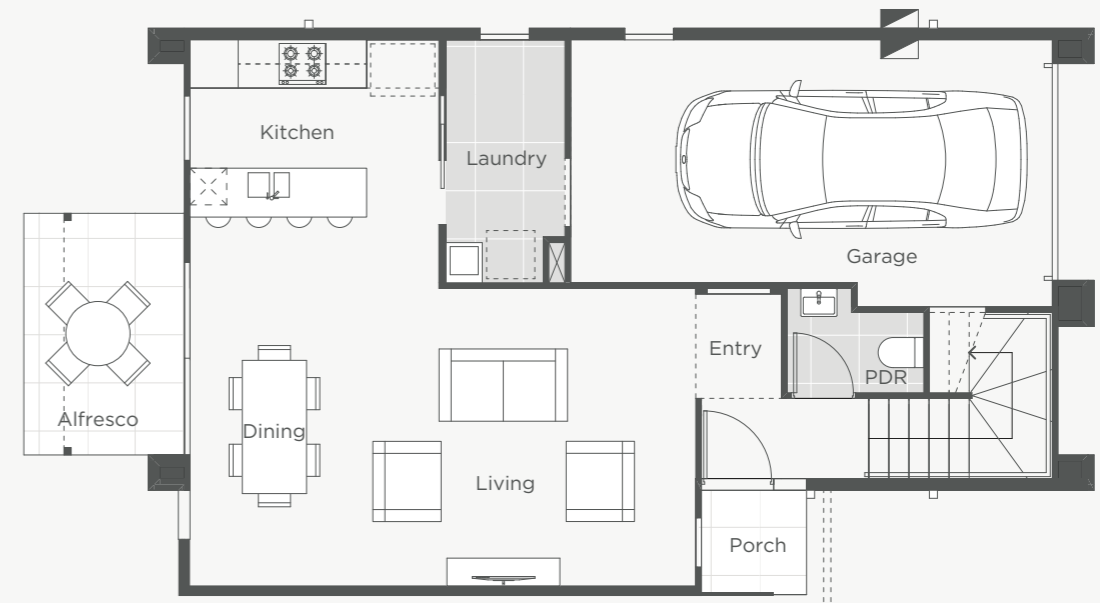
Artist Impression, Indicative Only



Artist Impression, Indicative Only



First Floor Plan



Ground Floor Plan

Typical 3 bedroom floorplan

3 2 1

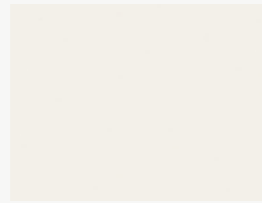
Ground Floor 81m²
 First Floor 71m²
 Total Area 152m²

Disclaimer: Areas depicted are typical and may vary between terrace homes. The floorplan depicted may not represent the correct terrace home orientation and may be mirrored. Number, size and position of windows will also vary between terrace homes. Please refer to contract plans for correct information. Areas shown may have been rounded and are subject to change without notice.

Dawn Colour Scheme



Benchtops
Essastone, Chalkstone



Laminate Cupboards
Laminex Silk,
Ghost Gum



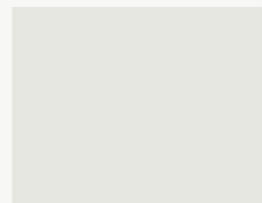
Blinds
Vibe, Cloud



Floor & Wall Tile
Polished Porcelain,
Miami White



Carpet
Daytona, Dark Cobble



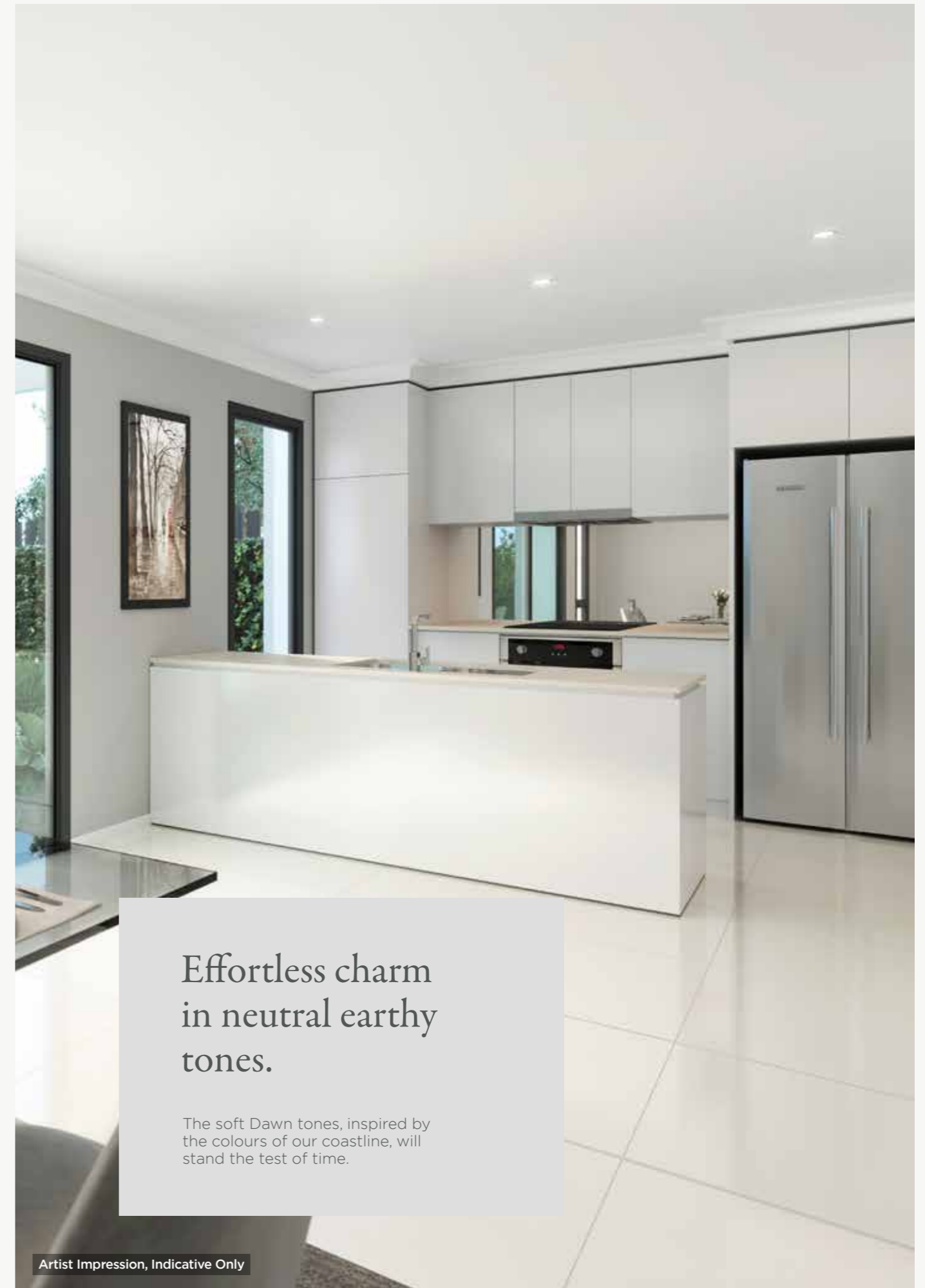
All Walls
Dulux, Mt Aspiring



Kitchen Splashback
Mirror



Artist Impression, Indicative Only



Effortless charm
in neutral earthy
tones.

The soft Dawn tones, inspired by
the colours of our coastline, will
stand the test of time.

Artist Impression, Indicative Only

Modern luxe in contrasting hues.

Midnight was designed to make a statement. The fresh light scheme with black accents is a classic and timeless beauty.

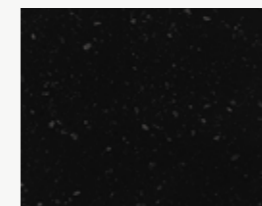


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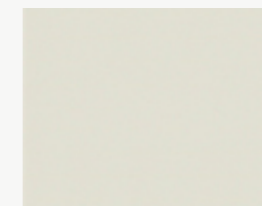


Artist Impression, Indicative Only

Midnight Colour Scheme



Benchtops
Essastone, Lava Black



Laminate Cupboards
Laminex Silk,
Sarsen Grey



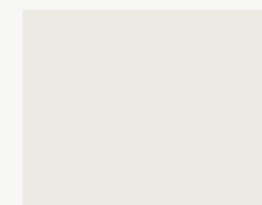
Blinds
Vibe, Cloud



Floor & Wall Tile
Polished Porcelain,
Super White



Carpet
Daytona, Cyber Grey



All Walls
Dulux, Whisper White



Kitchen Splashback
Mirror



The gateway to two cities

The northern Gold Coast corridor is a burgeoning area, as the expansion of communities seeks to connect Brisbane with the Gold Coast, with Pimpama at the heart.

Education facilities ranging from early childcare to tertiary institutions are easily accessible, as is Surfers Paradise by the light rail station in Helensvale.

Within easy reach of world-class marinas, golden beaches, two internationally recognised golf courses, and the scenic hinterland, the Northern Gold Coast offers opportunities in all directions.



Cornerstone Village



Education

- A Pimpama State Primary School
- B Pimpama State Secondary School
- C Coomera Rivers State School
- D Picnic Creek Primary State School
- E TAFE Queensland
- F Pimpama North State Primary School (Proposed)



Shopping

- G Coomera Springs Shopping Centre
- H Pimpama Junction Shopping Centre
- I Coomera Westfield



Transport

- J Coomera Train Station



Places of Interest

- K Dreamworld
- L Griffith University Hospital
- M Surfers Paradise
- N Sanctuary Cove
- O Hope Island
- P Coomera Island
- Q Pimpama Conservation Park



Northern Gold Coast Sports and Community Precinct
Artist Impression, Indicative Only

A \$56M Northern Gold Coast Sports and Community Centre, due for completion in 2020, will be only minutes away.

Pimpama, located 26 minutes north of Surfers Paradise, is a thriving Gold Coast neighbourhood. Having been identified as a hotspot by HIA in 2018 and 2019, the area has blossomed, making way for new cafes, restaurants, and shops including Pimpama Junction and Pimpama City Shopping Centre.

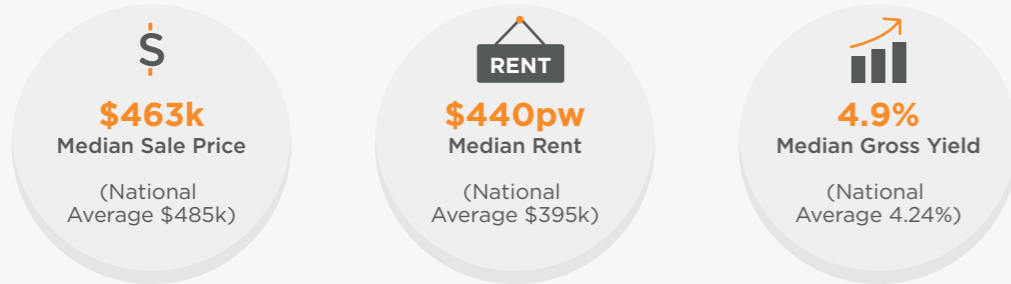
Less than five minutes from Cornerstone Village, the Northern Gold Coast Sports and Community Precinct is under construction. Once complete, the venue will encompass sports and swimming facilities, community break out spaces, health and fitness focused leisure activities, and cafes and dining.



Renders are artists impression only and subject to change.

Reason to invest

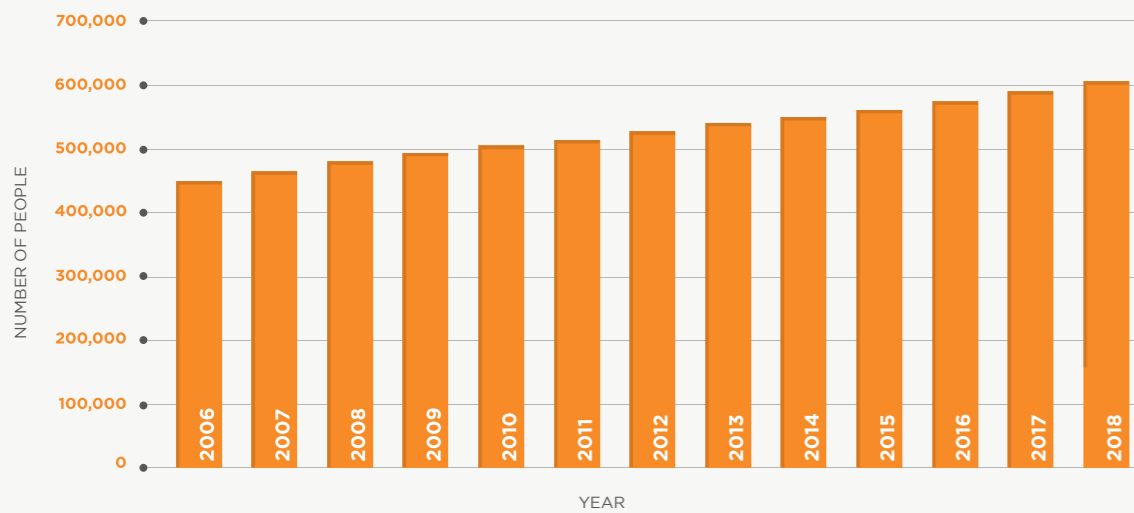
SUBURB INSIGHTS⁽¹⁾



Population boom creates more homes in Gold Coast⁽²⁾

Gold Coast will need 156,000 more homes to help cope with its predicted population boom within the next 20 years.

POPULATION GROWTH⁽³⁾



The Gold Coast will double its population to 1.2 million people by 2050⁽⁴⁾



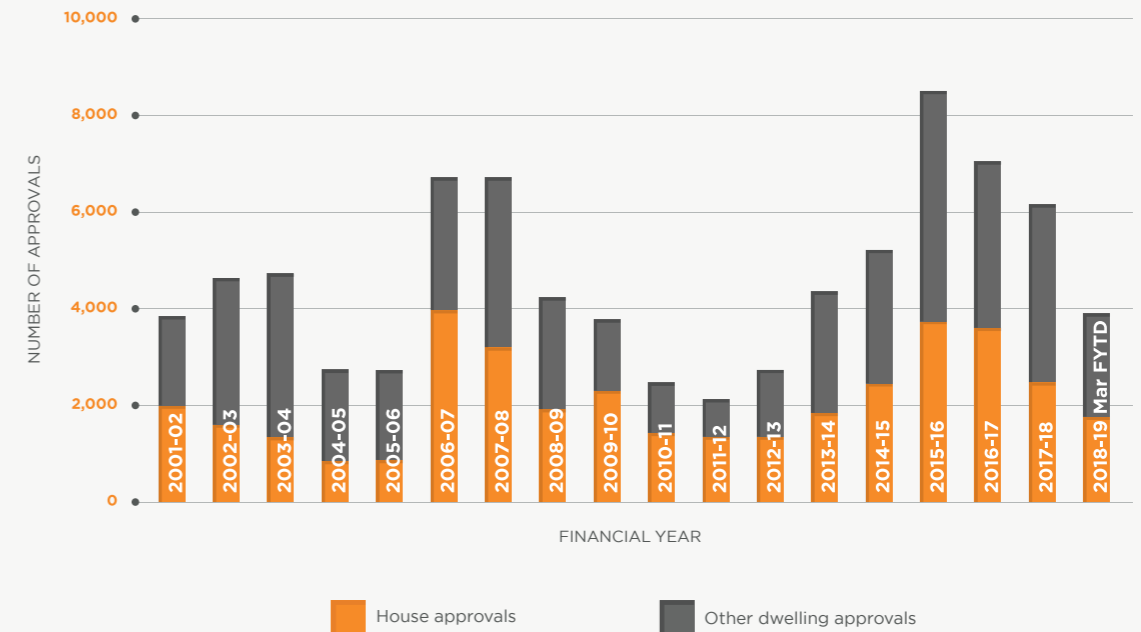
29.5%

The arrival of an extra **3,674 residents in Pimpama** on the Gold Coast saw the **population grow 29.5%** between 2017 and 2018 to hit 16,134 – the level it was forecast to reach in 2026⁽⁵⁾



Gold Coast is on track to **become home to 1 million** people within 16 years, more than a decade earlier than expected⁽⁶⁾

INFRASTRUCTURE⁽⁷⁾



The Gold Coast Marine Precinct is set to get a **\$200 million capital injection** from two major expansion projects announced within a day of each other⁽⁸⁾.



Construction of the Pacific Motorway (M1) Upgrade is well underway. The upgrade will reduce travel time and congestion, improve safety and traffic flow. Completion is expected to finish mid-2020⁽¹¹⁾.



The G:link light rail public transport system is **proposed to be extended** from Broadbeach South to Burleigh by 2025⁽⁹⁾.



The Spit redevelopment will rival the best parks in the world, with 201 hectares set aside for park activities and potentially creating 1,800 jobs. Planned in the redevelopment is **provision for a potential cruise ship terminal and facilities for larger vessels**⁽¹²⁾.



The \$550M Queen Street Village, a retail, dining, entertainment and residential precinct, is set to transform Southport on the Gold Coast⁽¹⁰⁾.

Sources: 1. <https://www.propertyvalue.com.au/suburb/pimpama-4209-qld> 2. <https://www.couriermail.com.au/news/national/the-gold-coast-will-need-135-more-apartment-towers-to-help-cope-with-its-predicted-population-boom-in-the-next-20-years/news-story/eb62b67436690b3db028b49f1e65948c> 3. Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts 4. Demographer Bernard Salt 2016 5. <https://www.couriermail.com.au/news/insight/pimpama-is-the-epicentre-of-growth-and-the-urban-sprawl-that-links-brisbane-and-the-gold-coast/news-story/bc5835d3768f429cb4032e8b28e8f2b3> 6. <https://www.goldcoastbulletin.com.au/news/special-features/goldenage/golden-age-gold-coasts-population-to-hit-1-million-by-2034-as-regions-growth-continues/news-story/2c46c4ce241728f724d87963ec968bf4> 7. Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id the population experts 8. <https://www.businessnewsaus.com.au/articles/gold-coast-marine-industry-gets--200m-double-barrel-boost.html> 9. <https://www.tmr.qld.gov.au/Projects/Name/G/Gold-Coast-Light-Rail-Stage-3A> 10. <https://www.businessnewsaus.com.au/articles/southport-to-receive-lavish--550m-entertainment-precinct.html> 11. <https://www.rosbates.com.au/pacific-motorway-m1-upgrade-mudgeeraba-to-varsity-lakes-2/> 12. <https://haveyoursay.dsdmip.qld.gov.au/the-spit> 13. <https://www.brisbanetimes.com.au/queensland-election-2017/labor-all-aboard-for-three-new-rail-stations-but-cross-river-rail-comes-first-20171117-p4yx29.html>

About Homecorp

2004

- Homecorp is founded.

2004 - 2006

- Homecorp sells over 500 Home and Land packages in its first 3 years in Western Australia.

2005 - 2007

- Homecorp moves into the Victorian market with developments in Tarneit, Wyndham Vale and Werribee.

2006 - 2007

- Establishing itself on the Gold Coast, Homecorp diversifies its portfolio by undertaking Luxury Riverfront projects, high quality residences at Royal Pines and Turnkey Home and Land packages in Hawthorn Woods and Parklake.

2007 - 2008

- Homecorp expands into regional areas of Queensland which include Gympie, Bundaberg, Townsville, Rockhampton, Gladstone and Toowoomba.

2007 - 2012

- Homecorp acquires significant long term land holdings in Central Queensland. Starting in Gracemere; over the next 5 years more than 500 dwellings were produced.

2008 - 2010

- Homecorp produces and builds over 250 Home and Land packages in Gladstone.

2010 - Present

- Homecorp is the largest land developer in the Rockhampton region with developments in Mulambin, Parkhurst, Gracemere and Keppel Cove.

2011

- To cater for its rapid growth, Homecorp relocates its Head Office to 64 Ferny Avenue, Surfers Paradise.

2012 - 2014

- Homecorp develops and sells 120 lots in Whyalla, South Australia.

2013

- Homecorp CEO, Ron Bakir, wins the Gold Coast Young Entrepreneur of the Year award.
- Homecorp acquires the Keppel Cove estate on the Capricorn Coast which boasts 7km of beach front and 1,700 proposed dwellings.

2014

- Homecorp celebrates its 10 year anniversary.
- The Pines is officially launched in Yeppoon. This \$500 million, 1,000 lot subdivision is Homecorp's first master planned community.

2015

- Homecorp launches Homecorp Constructions, its residential construction subsidiary.

2016

- Homecorp announces a partnership agreement with Sunland Group allowing Homecorp Constructions to build over 700 homes over the next five years at The Heights, an estate located on the Gold Coast.

- Now ranked no. 8 in QLD for detached homes, Homecorp Constructions is included for the first time in HIA's list of Australia's Top 100 Residential Builder.

2018

- Homecorp acquires a parcel of land in Pimpama, another fast growing suburb, which will become Cornerstone Village. Cornerstone Village is a boutique development surrounded by open space and conservation area, and will include 76 townhouses.
- Greenwood Village is launched in Redbank Plains. The estate is positioned in one of the fastest growing suburbs in Ipswich, which in turn is Queensland's fastest growing city. The estate comprises of 174 homesites.



Our vision

To become a household name known for being an innovative family home builder and community creator.

Our values

Our values are the foundation for delivering a world-class home building experience, adding value to people's lives and make our clients and our employees the greatest advocates of our brand.

Our clients are our priority
 Our desire is for continual improvement
 Our products build better communities
 Our greatest asset is our people

Homecorp®

Cornerstone Village Inclusions

Kitchen and pantry

- Engineered stone benchtop
- Silk finish laminate cabinetry
- Mirror splashback
- Stainless steel sink
- Deluxe swivel mixer
- Stainless steel appliances: 600mm cooktop, rangehood, oven and freestanding dishwasher

Bathroom and ensuite

- Engineered stone benchtop
- Silk finish laminate
- Fixed glass panel or semi frameless, clear glass pivot shower screens [design specific]
- Vitreous china basins with chrome pop up wastes
- Designer tapware and accessories
- Premium sanitary grade acrylic inset bath to main bathroom [design specific]
- Back to wall close coupled toilet suite with soft close lid
- Shower recess to ensuite and bathroom shower as nominated on plans
- 600mm x 600mm rectified porcelain tiles to floor and walls [2100mm high to shower, 300mm high splashback to vanity]

Robes and linen cupboards

- Mirrored (framed) sliding doors to robes in all bedrooms with single white melamine shelf and hanging rail
- Master WIR [design specific] with white melamine shelving, single hanging rail
- Hinged door with door hardware [as per other internal doors] to linen cupboard with four (4) white melamine shelves

Laundry

- 45ltr stainless steel tub with white metal cabinet
- Swivel mixer
- 600mm x 600mm rectified porcelain tiles to floor
- Tiled splashback [300mm high]

Staircase and carpet

- Carpet grade staircase with closed tread and stringer
- Carpet to bedrooms, study and upper living areas with underlay [as nominated on plans]

Internal finishes

- 90mm cove plaster cornices throughout
- 10mm plaster board to wall and ceiling linings throughout [excluding wet areas]
- 6mm villa board wall lining to wet areas
- 600mm x 600mm rectified porcelain floor tiles to main floor [as nominated on plans]
- Paint [3 coat system] to ceiling and internal walls
- Gloss/enamel paint to internal woodwork and doors, low sheen acrylic to internal walls

Electrical

- LED downlights throughout
- Double and single power points as nominated on plans
- Mechanical ventilation to bathroom and ensuite
- Television points to living room and master bedroom as nominated on plans
- Telephone points to master bedroom and living area as nominated on plans
- Pay television points in living room and master bedroom
- Ceiling fans to living room and all bedrooms as nominated on plans
- Data points in living room and sitting room as nominated on plans
- Reverse split system air conditioning as nominated on plans

Windows, doors and locks

- Powder coated aluminium sliding/awning windows and sliding doors with key locks
- Fly screens to all opening windows and sliding doors (fibreglass mesh)
- Obscure glass to bathroom/s, toilet/s and ensuite/s
- Primed timber solid core entrance door
- Hollow core flush panel internal doors throughout
- Panel lift sectional garage door including two (2) remote controls
- Window furnishings to windows and sliding doors [as nominated on plans]

External finishes and landscaping

- External painted cladding as per architectural design
- COLORBOND roof, fascia and gutters
- Clothesline
- Exposed aggregate driveway and path to front porch
- Landscaping

General

- Concrete slab to ground floor and garage
- Engineered timber sub-flooring to first floor
- Electric hot water system
- Smoke detectors
- NBN connectivity



CORNERSTONE

VILLAGE

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thecornerstone.life

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