



Feel a new rhythm

LIVE LIFE TO YOUR OWN BEAT

20 Beach Road, Maroochydore QLD therhythm.com.au

Discover your new life's rhythm

Where we live should inspire us, motivate us and invigorate us. It should allow us to move to the rhythm of life that we choose to pursue. Rhythm on Beach has been designed so you can do just that.

Contemporary, convenient and cosmopolitan, you'll be within 3-10 minutes' walk of the river, beach, dining, shopping and business precincts of downtown Maroochydore.

When you want to turn up the volume, from your perfect base at 20 Beach Road you can be part of the hustle and bustle of the growing coastal city centre, and enjoy the energetic nightlife of Ocean Street. When it's time to take the tempo down, you can retreat to your modern two or three-bedroom oasis or relax in the private 'onsen-style' pools in Rhythm's revitalisation zone.

Set the soundtrack to your life by design at Rhythm on Beach.



THE COASTAL CITY HARMONY

Experience the best of both worlds.

Fronting 20 Beach Road in Maroochydore, this boutique development is located in the heart of South-East Queensland's fastest growing region and boasts ocean, river and city views.

Can you feel the rhythm?... Listen as the rolling waves splash in time with the hum of the coastal city. Breathe in the fresh ocean air as you take your 3 min walk to the office.

You set the tempo, we've got the perfect base.

- ✓ 72 APARTMENTS OVER 8 FLOORS
- ✓ 2 & 3 BEDROOM LUXURY APARTMENTS
- ✓ VIEWS OF BEACH, RIVER & CITY
- ✓ CONTEMPORARY DESIGN & STYLISH INTERIORS
- ✓ REVITALISATION ZONE WITH POOL
- ✓ UNDERGROUND PARKING & LIFT
- ✓ HIGH END BOSCH APPLIANCES
- ✓ EMBEDDED SMART ENERGY SYSTEM
- ✓ CAFÉ & BAR ON GROUND FLOOR



GOOD VIBRATIONS

Complementing both the coastal waterways and the energetic vibe of the growing city centre that surround this perfectly located residence, Rhythm on Beach delivers style and class in abundance.

Architect Kenton Cox specifically chose a contemporary mix of textural wood and metal materials to present an artistic take on residential living. With its modern colour palette, contrasting angles and eye-catching focal points that pay homage to the developer's Melbourne roots, this is a place to proudly call home.

“Its design captures the essence of a vibrant and evolving city. We centred the property around a new style of coastal living”

Kenton Cox, Architect

Designer living from \$489,900

PUMP IT UP!

Rhythm on Beach comprises 72 stylish 2 and 3 bedroom apartments flowing over 8 floors. With 9 apartment layouts to choose from and a range of beach, river and city views, there's a space to suit every lifestyle and rhythm.

With quality fit outs, large home footprint and all the luxuries of modern city living you'd expect a hefty city price tag. However, you'll be pleasantly surprised by the competitive pricing of Rhythm on Beach that makes 'having it all' within reach.

Register your interest

Call 1800 841 947

View therhythm.com.au

Visit 20 Beach Road,
Maroochydore QLD

Building floor plan





SLOW IT DOWN...

Rest, reset, relax...

We know that the rhythm of life has an energy that ebbs and flows and although we can have everything at our finger tips 24/7, sometimes all we need is to take time out.

Prepared for all moments and needs, Rhythm on Beach incorporates a stunning revitalisation zone on the podium level featuring two Japanese 'onsen-style' pools.

You'll also have exclusive access to lounging and entertaining areas as

well as communal barbecue amenities framed by tropical and native landscaping creating a lush relaxing oasis in the heart of the city.

If you prefer to relax with a drink in hand, whether it's a cappuccino, espresso, beer or martini, the street

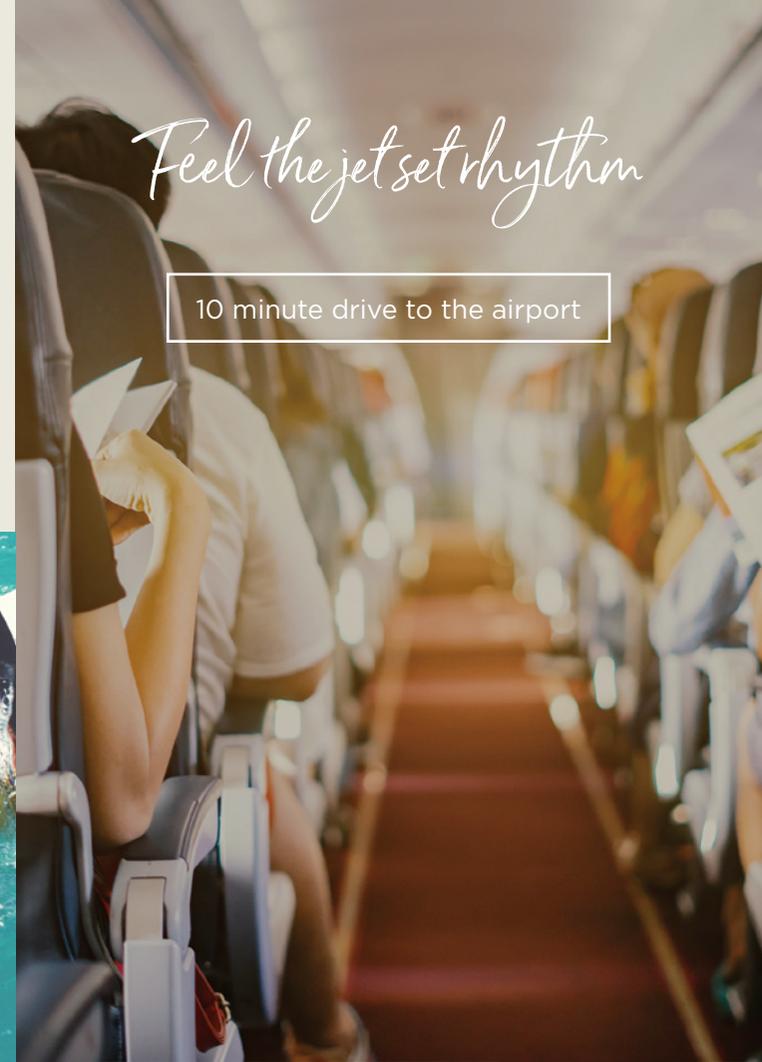
level café and bar will be stocked with your favourite brew to see you enjoy a sundowner drink or two.



Feel the zen rhythm



Feel the
future rhythm



Feel the jet set rhythm

10 minute drive to the airport



Feel the ocean rhythm

10 minute walk to the beach



Feel a
new rhythm



Feel the social rhythm

3 minute walk to eats, bars and clubs



Feel the morning rhythm

3 minute walk to the river



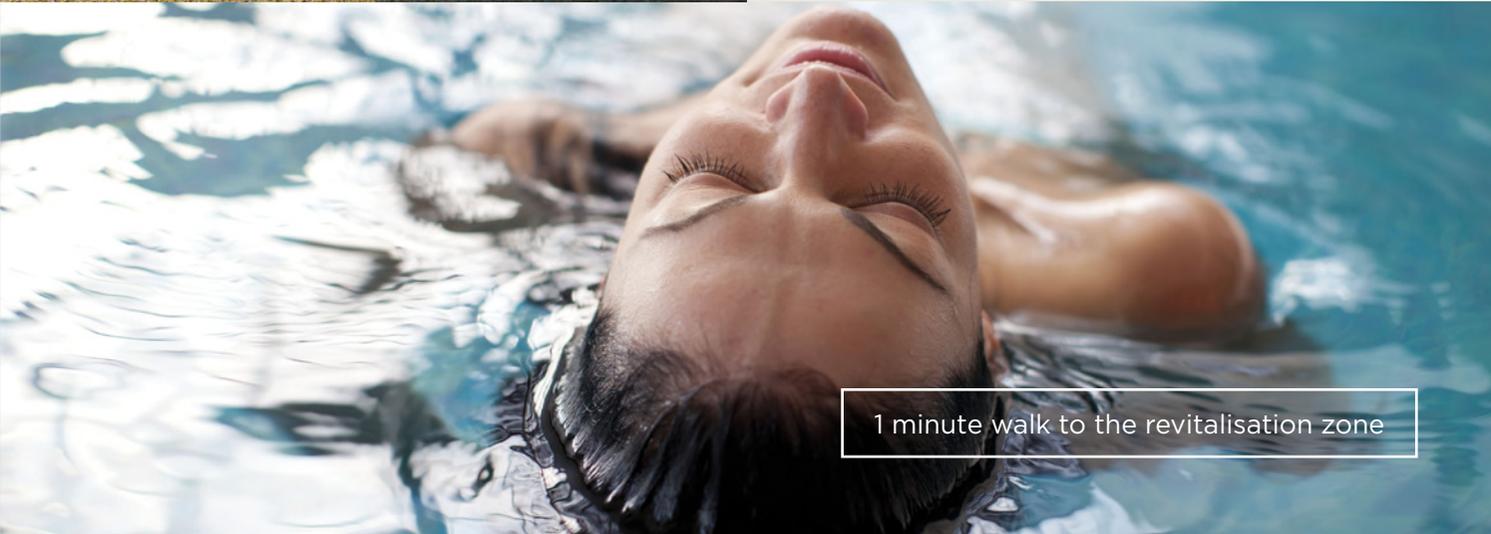
Feel the style rhythm

3 minute walk to Sunshine Plaza



Feel the social rhythm

5 minute walk to play lawn bowls



Feel the zen rhythm

1 minute walk to the revitalisation zone

"The defining principle behind the design was to create a building that captured the unique character and emotional aspect of the city. The emergence of Ocean Street as a renowned restaurant and entertainment hub has brought with it an inherent energy and vitality not found anywhere else in Maroochydore. It was important that the design recognised and respected these qualities and in turn contributed to the evolving urban mythology."

Kenton Cox, Architect

The team behind Rhythm on Beach isn't about building buildings. They're passionate about shaping and evolving the Sunshine Coast community into one that retains its iconic coastal lifestyle but is balanced with modern sophisticated living.

For them, the planning of Rhythm on Beach was about integrating a development into what residents love to do, whether that be enjoying the water, socialising, travelling or just relaxing.

That's why you'll find Rhythm on Beach is all about the quality of life. From the quality of finishes in the boutique residences to the quality of living the highly convenient location offers residents so they feel their own rhythm of life.

KENTON COX

Architect

With over 20 years' experience in master planning and architectural design, Kenton has undertaken projects both privately and in joint venture partnerships throughout Australia as well as in Saudi Arabia, Jordan, Palestine, Greece and New Zealand.

RGD GROUP

Developer

The words Pride, Professionalism, Integrity and Innovation, go part of the way to describe the team behind the RGD Group.

RGD Group is an organisation that places emphasis on health, lifestyle, community involvement and leadership. From those pursuits comes personal and corporate success for the company.



RON GRABBE

RGD Group - Director

RGD Group's director Ron Grabbe has worked in the industry since the early 1980s and has delivered an impressive portfolio of projects in South East Queensland. A highly respected developer, Ron's greatest management skills lie in his ability to put large projects together and to drive a passionate, experienced team who also share his values.

Ron chose the Sunshine Coast as the base for RGD Group as this region provides the perfect setting for both work and play... a glorious city by the beach. When he's not working on the next top Sunshine Coast development, Ron can be found on the water or overseeing the next outrigger canoe championship event as the Mooloolaba Outrigger Canoe Club President and Outrigger Canoe World and National Champion.

Ron was recognised at the Sunshine Coast 2017 Australia Day Awards for his contribution to Sport and Recreation. Ron, through RGD Group and the Mooloolaba Outrigger Club, is also heavily involved and supportive of the Waterlife Charity which supports EndEd (eating disorders) and No Limits Adaptive Paddling (disabled paddlers).

SETTING THE TONE

A style that feels like home.

Featuring enviable stylish interior designs, each apartment offers light-filled living, a modern colour palette and is fitted with high quality appliances.

Rhythm on Beach flows over 8 floors of two and three bedroom homes. Each comes with underground car parking, NBN-ready connections and 9 floor plans to choose from.



A photograph of a man surfing on a white surfboard in turquoise water. The man is shirtless and wearing bright yellow shorts. He is positioned on the right side of the frame, with his body angled towards the viewer. The water is vibrant and has some white foam from the surfboard's movement. The overall mood is energetic and summery.

Find your life's rhythm close-by

Set a new rhythm and live life to a new beat with an abundance of opportunity surrounding you at Rhythm on Beach. Practice healthy morning routines with a walk along the river and a stop to your new favourite coffee shop on the way to work. At the end of the day you can shop for whatever delicacy you desire for dinner or simply pull up a stool and enjoy a drink with friends... It is all just minutes away.



CENTRE OF IT ALL

Every day brings new experiences and your new home base is at the centre of it all when you embrace The Rhythm on Beach.

What's more, it's only 10 minutes' drive to the Sunshine Coast International Airport and 20 minutes to the emerging \$5bn Oceanside Hospital Precinct.

MAROOCHY RIVER
 🚶 3 minute walk

OCEAN STREET (Dining Precinct)
 🚶 3 minute walk

SUNSHINE PLAZA (Shopping)
 🚶 3 minute walk

CLUBS
 🚶 5 minute walk

COTTON TREE PARK
 🚶 7 minute walk

BEACH
 🚶 10 minute walk

NEW MAROOCHYDORE
 SUNCENTRAL CBD
 🚶 10 minute walk

SUNSHINE COAST AIRPORT
 🚗 10 minute drive

SUNSHINE COAST
 UNIVERSITY HOSPITAL
 🚗 20 minute drive



Feel the future rhythm

A REGION THAT'S BOOMING!

Renowned for its laid-back beach lifestyle, there's an exciting hum of positive energy in the air.

The Sunshine Coast is one of the fastest growing regions in Australia and offers significant investment potential.

In the past decade alone, the area has nearly doubled in size. The region itself offers prime commercial opportunities, beautiful coastal locations and an idyllic lifestyle and environment.

Perfectly placed amongst it all is Maroochydore to capitalise on the booming \$16 billion Sunshine Coast economy.

Underpinning this current growth is over \$10 billion worth of projects that are already underway (the largest infrastructure investment per capita in Australia). Each project has been carefully planned to support residents' needs, ensuring a future economy in the region and beyond.

Sunshine Coast Projects

\$4bn > Maroochydore Sun Central CBD development

\$400m

Sunshine Plaza redevelopment
(120 new stores)

\$500m

Sunshine Coast International Airport expansion



+ \$5bn Oceanside Hospital Precinct
(largest health precinct in Southern Hemisphere)

International sub-marine broadband cable
(only others are in Sydney and Perth)



Sunshine Coast Solar Farm
6th largest in Australia



\$450m
ACTVENTURE
(new theme park)

Proposed light rail

from Maroochydore to Caloundra
←----->

A SMART CHOICE TO LIVE OR INVEST

Whether you choose to live or invest in The Rhythm on Beach, you'll be part of something big and the corresponding returns will reflect in property investment values. Despite confidently competing against major cities, this popular coastal city's heart remains with a strong local culture and all the lifestyle attractions that make it such a beautiful place to live and work.

"Experts predict the Sunshine Coast market will be our nation's next property hotspot"

realestate.com.au

Population growth **2.9%**
Per annum

Forecast growth **340,000 to 550,000 people by 2040**



(Regional Australia Institute)

9 million
visitors per annum

with growth
of 11% in 2017



(Visit Sunshine Coast)

Gross Regional Product predicted to double in

15 years

Already exceeding Newcastle, Australia's largest regional city



FORECAST

\$33bn Economy
100,000 new jobs
By 2033 (Sunshine Coast Regional Council)



Future demand for new property predicted to outstrip supply at an estimated

20%

Feel the savvy investor rhythm



Why live in Rhythm on Beach?

**Iconic coastal
designed living**

Contemporary
interior features

**In-house café/bar, zen-zone
and entertaining facilities**



**Walk to the water,
shops and dining**

River, ocean
and city views

Leave the
car at home

Why invest in Rhythm on Beach?



**Competitively
priced investment**

Low body
corporate fees



Low vacancy
rates

**Fast-growing
region**

Convenient
to everything

Attractive facilities for tenants

Ready to discover your new life's rhythm?

Register your interest

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Feel a new rhythm





Register your interest

Call 1800 841 947
Email sales@therhythm.com.au
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Display 8 Ocean Street, Maroochydore QLD 4558
View therhythm.com.au