

Facts about Canopy's Edge

We had our first release of sixteen lots on 10 December, 2005, and it was interesting to note comments from our visitors that weekend.

Points of interest to our clients.

We have designed one entry into the estate. That means that people coming into the estate are either coming home or visiting friends. There will be no through traffic and no 'rat running'.

The planned intersection to Cumberland Avenue will have traffic lights – a bonus for drivers wanting to access the highway during peak times, and certainly a plus for those who want to cross the highway on foot or bicycle to reach the Smithfield Centre.

Underground cabling for all services! Electricity, domestic supply including telecommunications services, comes to your home via an underground network. No worries about wires in high winds! Consistent reception! No ugly antennas on rooftops.

High Tech Estate, **Next Generation Voice** is the provider for broadband internet and our preferred communications provider. Check out the website www.nextgenerationvoice.com.au to see just what extras you are able to access if you want a truly 'smart' house. The developer is offering you a free six month connection to broadband services when you are in your new home.

Security plus! At least two cameras can be tuned into your TV. One is planned for the entrance to the estate, and the other around the lake area – Cable Ski Cairns. It's a very different neighbourhood watch.

Interest centered on the landscaping of the estate. We have planned the streetscape using Australian Native Trees.

Totally residential – totally awesome! The estate is designed as a purely residential facility. There will be no light industry or commercial activity on the estate apart from the already existing 'Cable Ski Cairns' – already a popular spot for birthday parties and celebrations. It is a remarkably quiet operation, and indeed the only complaint received so far was the objection to the sound of people laughing..... True story!

Many asked the question about whether they would be allowed to build a two storey home. The covenants allow single or two storey dwellings.

Green Spaces. We've helped the flow of Avondale Creek, with approval from council, thereby improving the drainage of the estate. Planting alongside the waterways ensures a buffer of native tree species that should meet with the approval of existing native animals. It also means that many of our human residents can enjoy the rainforest at their back door, giving them the buffer from civilization that they are seeking, right down to the edges of the estate.

Cooling Breezes. People watched the flags flying in the breeze that skimmed across the blocks and were surprised at its cooling effect. It's a regular event. Even the lowest blocks experience relief from the tropical heat.

Inclusions: (What do you get for your money?)

We are giving the soil test results with contract completion. Soil test results are copied for your information and the original will be yours when contracts become unconditional.

Contour plans are also given when signing contracts. These disclosure plans allow a builder to design exactly for the site – it saves survey costs.

Underground cabling for TV, electricity, broadband internet – all services are underground. All you have to do is connect your house to the service. There is one extra channel planned for the estate, and all homes will have access to that through the underground cable. Should you wish, you will also be able to tune your TV to the cameras on the entry roundabout and to the ski lake.

The blocks are benched – or 'level'. There is no difficulty in building on these lots.

If you haven't been and seen, make the move to come to the estate to see for yourself the standard of development and the potential for your future.