



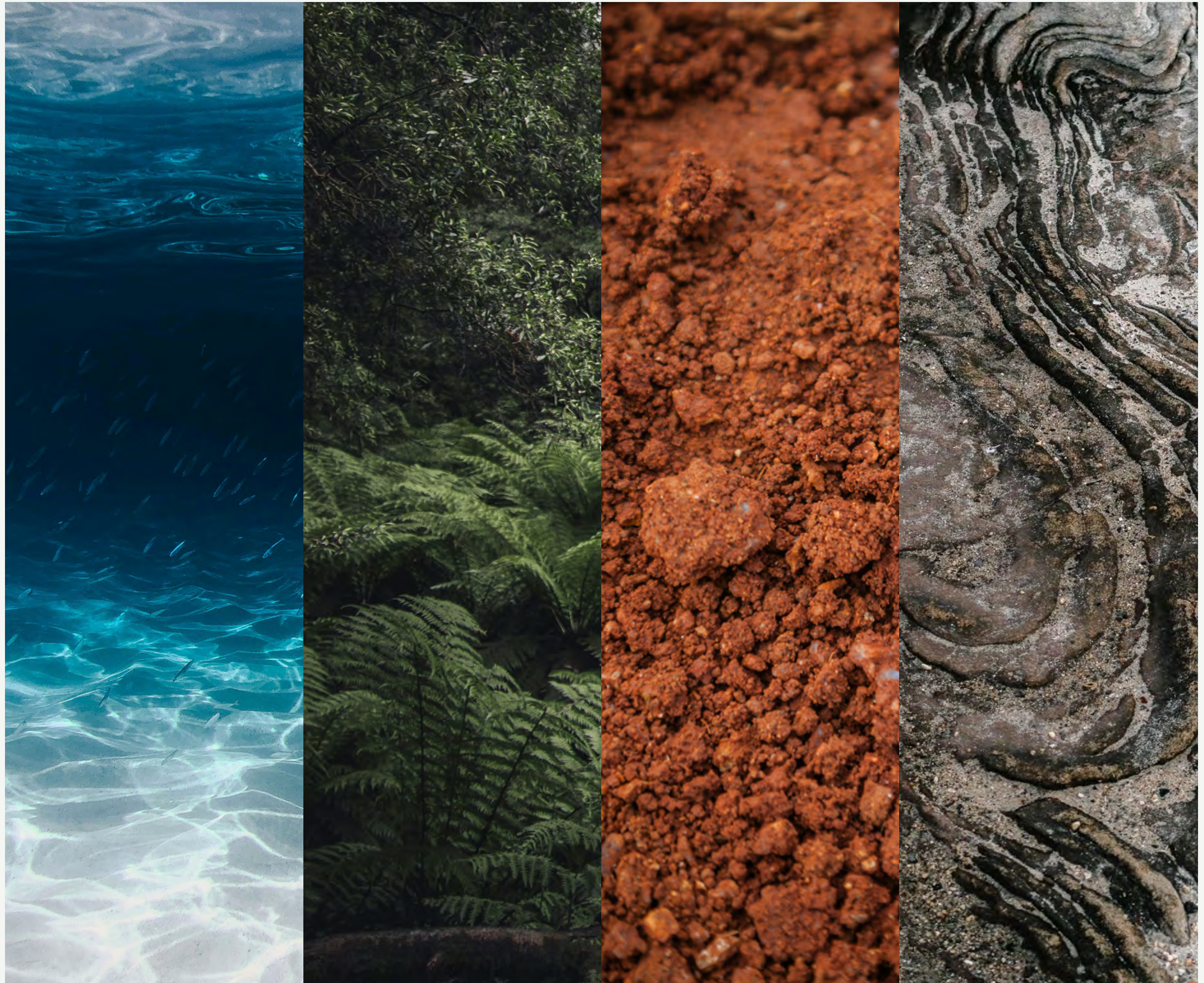
AYRE

PALM BEACH



From the sparkling blue hues of our coastline and deep greens of our forests, to the rich red soils of the desert and granite greys of the mountain ranges – the Australian landscape is a symphony of spectacular colour.

AYRE, PALM BEACH



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THE SANDBOX PHILOSOPHY

The name is a playful derivative of where we live. Surrounded by sand and water, we joyfully live envious lives by taking advantage of the beautiful environment around us. We work where we play; our lifestyle is something we want to share with others.

We choose to select and develop sites which will ultimately influence peoples' lifestyles. We believe the built environment has always dealt with the 'A' typical requirement of providing people shelter, privacy and safety, however, our stronger belief is that the built form can shape and positively influence lifestyle choice.

Our goal is to develop sensibly-scaled projects provoking change to the way people view development. If we view Architecture more broadly and part of the landscape in which we live, then it in turn, should be capable of influencing the way we inhabit and play in our environment.



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Positioned in the northern end of one of the Gold Coast's most iconic beachside suburbs, Ayre by Sandbox offers an envious Palm Beach lifestyle. Surrounded by water, beaches, parks and a soon-to-be retail precinct, Ayre Palm Beach offers convenient leisure at every step.

Designed for a colourful life, Ayre combines a love of the natural landscape in its design and a coastal lifestyle of irreplaceable choice.

An exclusive collection of 4 canal-front homes featuring 3 bedrooms, 3 bathrooms, built-in study and side-by-side secured private garage parking. Planned and designed to engage with its surroundings, the interiors feature entertainer kitchens with walk-in pantry, integrated wine storage, integrated Miele appliances and designer tapware.

All homes feature 2.6m ceilings throughout living and bedrooms, fully ducted air-conditioning, large select windows to take advantage of canal views and prevailing breezes, smart-home automation with video intercom security system, large laundry and storage units, individual beach showers and garden entrances.

Each home enjoys beautifully landscaped private courtyards with individual pools as well as year-round boating access, with communal boat ramp access to Rio Marlin canal. Added features to some individual homes include internal lifts and for the water enthusiast – wet-room drying options.

The distinctive façade is influenced by the resplendent colourings of the Australian landscape, the raw concrete and ochre tones are complemented by native landscape selections and mature trees.

THE NATURAL MATERIAL PALETTE AND
GENEROUSLY LANDSCAPED PLANTERS
CREATE YOUR VERY OWN AUSTRALIAN
WATERFRONT SANCTUARY.

AYRE

Ayre: Street Frontage



Distinctive in character yet humbled by native gardens and mature trees, Ayre's individual courtyard entrances create the feeling of a standalone home.

AYRE, PALM BEACH



Ayre: Entry

AUSTRALIA IS AN EXTRAORDINARILY
BEAUTIFUL PLACE. AS INSPIRING AS THE
HIMALAYAS OR THE ANDES, BUT EVEN MORE
SO BECAUSE AUSTRALIANS LIVE THERE.





Ayre: Kitchen



Natural and earthy tones complement the rich and raw façade.

8m customised kitchens provide the perfect hub to enjoy your new Palm Beach lifestyle.



Open-plan living with north eastern natural light. Large expansive high-performance acoustic and thermal resistant glass provides year round comfort to enjoy.

AYRE, PALM BEACH



Ayre: Open-Plan Living



Expansive glass creates sun-filled hideouts throughout. Added comfort to your waterfront lifestyle with plush wool carpets, crafted robe joinery full of storage. Every master has been individually designed as a custom retreat so no one home is the same as the next.

Natural stone selections provide the perfect backdrop to the privacy of your master ensuite. Light-filled and option to open for those coastal breezes, your private bathroom oasis awaits.

AYRE, PALM BEACH



Ayre: Bathroom





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Canal living by your own pool. Your own beach shower to wash your feet after your morning walk. Laze in your own private courtyard after a morning on your boat, a lifestyle on water and Australian wonder awaits.



Ayre: Outdoor Living / Pool



SANDBOX DELIVERS DIFFERENTLY

Built by SDBX – Real Builders!

Suspended Concrete Masonry Construction – No Lightweight Frames & Floors

310m2 Average – Size matters!

Smart Home Technology. Lighting, Air Con & Access Control

Keyless Home Entry

High Thermal & Acoustic Performance Glass

High Amperage EV Charge Point

6.6 Kw Solar System

Minimum 4 Star Energy Rating Appliances

Average 8m Kitchens including walk in pantry. Integrated Appliances

Min 3.5m Deep Balconies for 10 Seat Table & BBQ & Decor

Oversized Master & Secondary Bedrooms

2 Bathrooms & Powder Room. Mier Tapware

Built-In-Study

Oversized Side-by-Side Secured Garage

Individual Internal 2 Person Lifts

Individual Pools & Individual Beach Showers

Low Maintenance Design



NEIGHBOURHOOD

Where natural beauty and urban chic merge

Bordered by Burleigh Heads National Park and Tallebudgera Creek to the north, the exquisite estuary of Currumbin Creek to the south, the Pacific Ocean to the east and Palm Beach canal system to the west, life at Ayre Palm Beach is intrinsically connected to the water and occupies a position of unmatched natural amenity and opportunity.

Ayre's coastal charm is complemented by the appeal of the local village. One of the original seaside suburbs, Palm Beach has grown in popularity over recent years by maintaining its boutique village character whilst offering every imaginable doorstep convenience. From barber shops to bakeries, local restaurants and cafes including Balboa Italian, The Collective and popular Barefoot Barista, as well as local supermarkets, there's not much you need that isn't on offer close by. Immediately adjacent to Ayre and currently under construction is Villea, a multi-use development which is delivering a tightly curated collection of boutique retail and dining experiences which will offer the buyers at Ayre the convenience of life's daily needs, just steps away.

What's more and only minutes from home, the established amenity of Burleigh Heads provides the ultimate village atmosphere, from the fresh produce and cuisines of the James Street retail and dining precinct, to local wine bars and cafes like Restaurant Labart, Justin Lane and Jimmy Wah's.

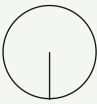
Surrounded by water, walking paths, beautiful beachfront and nature reserves, Ayre's location and village lifestyle is truly enviable. For those in pursuit of a coastal destination with the cultural variety of a cosmopolitan locale, Palm Beach represents the best of both worlds and Ayre is the rare opportunity you've been waiting for.



To the north is the beautiful natural headland of Burleigh Heads offering walks along the rocky foreshore and rainforest filled with local wildlife. The northern side of the headland is one of Australia’s most famous surfing breaks, Burleigh point and to the south lies Tallebudgera Creek, a treasured local landmark and the perfect setting for swimming, fishing and water sports.



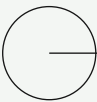
BURLEIGH HEADS NATIONAL PARK | JELLURGAL ABORIGINAL CULTURAL CENTRE | CUSTARD CANTEEN | TALLEBUDGERA SURF CLUB | GOLD COAST RECREATION CENTRE | TALLEBUDGERA LEISURE CENTRE | STAND-UP PADDLE BOARDING | FLEAYS WILDLIFE PARK | RICK SHORES | THE TROPIC | BURLEIGH PAVILION | BURLEIGH HEADS MOWBRAY PARK SURF CLUB | JAMES STREET BOUTIQUE SHOPPING | RESTAURANT LABART | JUSTIN LANE PIZZERIA | LIGHT YEARS | BURLEIGH HEADS PRIMARY SCHOOL | BURLEIGH HEADS FAMILY PRACTICE | THE OXLEY 1823 | PACIFIC FAIR SHOPPING CENTRE | SURFERS PARADISE



A rich abundance of established amenity lies to the south of Palm Beach – from the famous surf breaks of Currumbin Alley or Snapper Rocks in Rainbow Bay, to leading schools, retail centres, restaurants and the Gold Coast Airport, which is only eight minutes away.



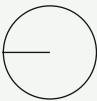
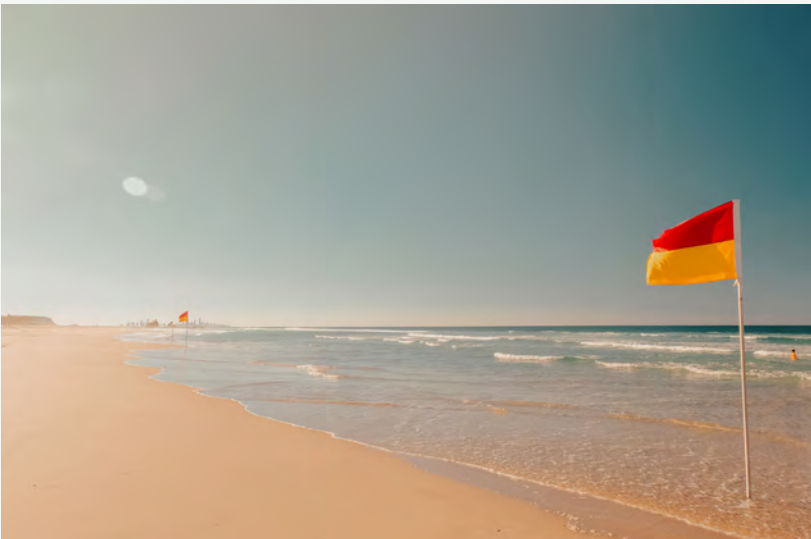
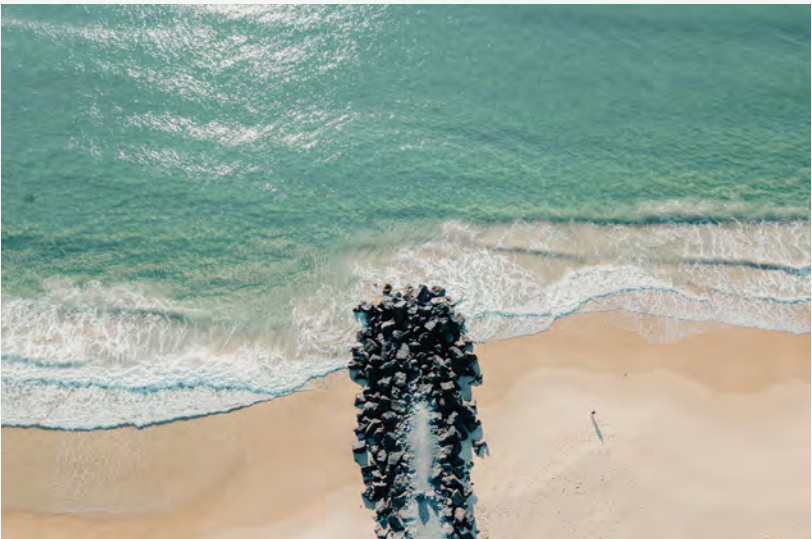
PALM BEACH PRIMARY SCHOOL | COLES PALM BEACH | PALM BEACH CURRUMBIN SPORTS CLUB | PALM BEACH CURRUMBIN HIGH SCHOOL | DUNE CAFÉ | BALBOA ITALIAN | THE COLLECTIVE PALM BEACH | BAREFOOT BARISTA CAFÉ | FRIDA SOL | COSTA TACO | PALM BEACH CURRUMBIN OLYMPIC POOL | THE PINES SHOPPING CENTRE | CURRUMBIN BEACH VIKINGS SURF CLUB | TOMMY’S ITALIAN | TARTE BEACH HOUSE | CURRUMBIN WILDLIFE SANCTUARY | CORNERSTONE STORES TUGUN | THE FOX’S PANTRY | TUGUN FRUIT & FLOWER MARKET | GOLD COAST AIRPORT | JOHN FLYNN HOSPITAL | SIBLINGS KIRRA | KIRRA BEACH HOUSE | PIPPI’S RESTAURANT | RAINBOW BAY | BANGALOW | BYRON BAY



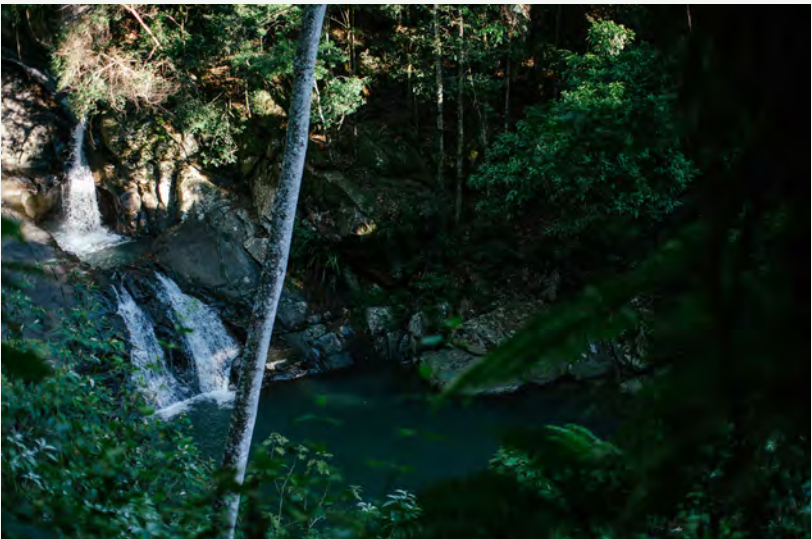
To the east of Ayre are the golden sands of Palm Beach and the blue waters of the Pacific Ocean, with its breathtaking views from point danger to the south to Surfers Paradise skyline and access to local Surf Lifesaving Clubs and beachside park and recreation areas.



PALM BEACH SURF BREAK | PACIFIC SURF LIFE SAVING CLUB



Go west and discover lush green hinterland, magnificent national parks enriched by palm-fringed creeks and waterfalls as well as excellent food and wine. Just less than five to ten minutes’ drive is the choice of three local golf courses, all loved and enjoyed by the local community. The beloved Currumbin Rock Pools are only a fifteen minute drive west, where the Currumbin Valley merges into Springbrook National Park.



MALLAWA DRIVE SPORTS COMPLEX | 19TH AVENUE VILLAGE SHOPPING CENTRE | 19TH AVENUE FAMILY PRACTICE | ST ANDREWS LUTHERAN COLLEGE | TALLEBUDGERA GOLF COURSE | GROUND AT CURRUMBIN | PLANTATION HOUSE CAFÉ | PARLOUR COFFEE | JFK WOODFIRE KITCHEN & BAR | STOCKLAND BURLEIGH HEADS SHOPPING CENTRE | HILLCREST CHRISTIAN COLLEGE | ELANORA SECONDARY SCHOOL | ELANORA STATE SCHOOL | MARYMOUNT COLLEGE | MARYMOUNT PRIMARY SCHOOL | ROBINA TOWN CENTRE



AYRE

PALM BEACH



Pacific Fair 10klm
Surfers Paradise 13klm

Burleigh Beach

Burleigh Point & Headland

Burleigh Heads National Park

BURLEIGH HEADS

Tallebudgera Dog Beach

Tallebudgera Creek Estuary

Tallebudgera Surfclub

Tallebudgera Beach

Murlong Park
& Public Boat Ramp

Pacific Oceanway
Walking / Bike Path

AYRE

Tallebudgera
Conservation
Park

Tallebudgera
Conservation
Walkway

Mallawa
Parklands

Palm Beach
State School

Pacific Surfclub
PALM BEACH

Melaleuca Dog Park

Magnoli Park

PALM BEACH

Palm Beach Surfclub

Palm Beach Retail & Food Precinct

19th Ave Shopping Centre

Palm Beach Avenue

Tallebudgera Golf Courses 5klms
Tallebudgera Valley 7klms
Currumbin Valley 8klms

Lacey's Lane Beach

Schuster Park

Palm Beach
Parklands

Currumbin Alley Rock

Currumbin Creek
Estuary

Currumbin Beach

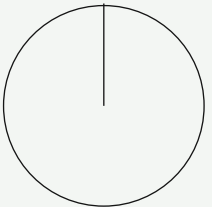
Currumbin
Conservation Area

Currumbin Surfclub

CURRUMBIN

Coolangatta Airport 9klms
Northern NSW 10klm

N





I'M ALWAYS TRAVELLING. I LOVE BEING FREE
AND SO I KEEP LEAVING THE SUN AND THE SEA
BUT MY HEART LIES WAITING OVER THE FOAM
I STILL CALL AUSTRALIA HOME

LIVING GREEN

Sandbox live in the places we develop; we are constantly challenging ourselves to improve our approach to sustainable living. Advancing technologies and social expectations have driven companies to improve their awareness of their environmental impact, forcing a duty upon true believers to create lasting change. We are true believers at Sandbox; we are incredibly mindful of our footprint and the impact our developments have on the living environment and want to know that what we leave behind us is environmentally considerate of the world ahead of us.

WE'RE VERY KEEN ON GREEN | Steps we are already taking include:



We always design our buildings to maximise the benefits of the local environment and site orientation, the local climate and anticipated seasonal changes.



We build to last. We use low-maintenance, high-quality materials to ensure life cycle costs are reduced over the life of a building, considerably reducing long-term impacts.



We design our buildings for natural ventilation and year-round climate comfort by investing in high performing building materials which dramatically improve our wall and roofing composition.



We choose our sites carefully. Locations we develop consider the ongoing impact our buyers will have. Ensure buyers have life amenities and public transport within close proximity is a crucial part of our development process.



Future-proofing projects for our customers, integrating flexibility to ensure our buyers can make choices in the future to improve their personal footprint.



Selecting materials from companies that share similar environmentally responsible principals.

All projects include a minimum of smart adaptive technology for energy consumption efficiency, green concrete where structurally supported, enhanced natural ventilation, ceiling fans throughout including bedrooms, smart solar shading, high-performance glazing, energy-efficient mechanical systems and minimum 4-star energy rating to appliances.



LIVING GREEN AT AYRE | Ayre will exceed our minimum sustainable standard:

- Smart adaptive technology for air-conditioning and access control.
- 6.6kw Solar System.
- Future provision for battery integration.
- High amperage charge point for personal EV.
- Community / Visitor Park EV charge point.
- High thermal and acoustic performance glass selection.
- Improved thermal and acoustic insulation performance to external walls.
- 4 Star energy rating appliance selections.
- Ceiling fans throughout.
- Solar shading solutions.
- Natural cross flow ventilation to living areas.
- Future-proofing projects for our customers, integrating flexibility to ensure our buyers can make choices in the future to improve their personal footprint.
- Selecting materials from companies that share similar environmentally responsible principals.
- All projects include a minimum of smart adaptive technology for energy consumption efficiency, green concrete where structurally supported, enhanced natural ventilation, ceiling fans throughout including bedrooms, smart solar shading, high performance glazing, energy efficient mechanical systems and minimum 4 star energy rating to appliances.

FINISHES



Sicilian Ceppo Marble

KITCHEN, WALK IN PANTRY, MASTER ENSUITE, BATHROOM, PWD ROOM



Timber Grain Laminate Cupboard Doors, Kicks and Shelves

KITCHEN, WALK IN PANTRY, STUDY, MASTER ENSUITE, BATHROOM, PWD ROOM



Select Coloured Laminate

KITCHEN, LAUNDRY



Bronze Mirror Splashback

KITCHEN



European Oak Timber Flooring

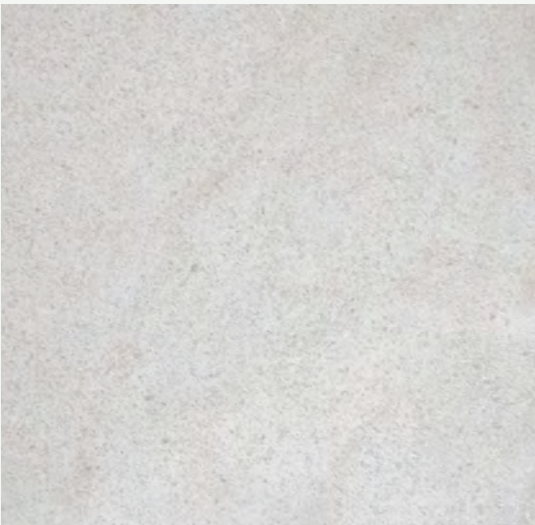
KITCHEN, LIVING, DINING



100% Wool Carpet

MASTER BED, WALK IN ROBE, BEDROOM 2 & 3 + ROBES, STUDY

FINISHES



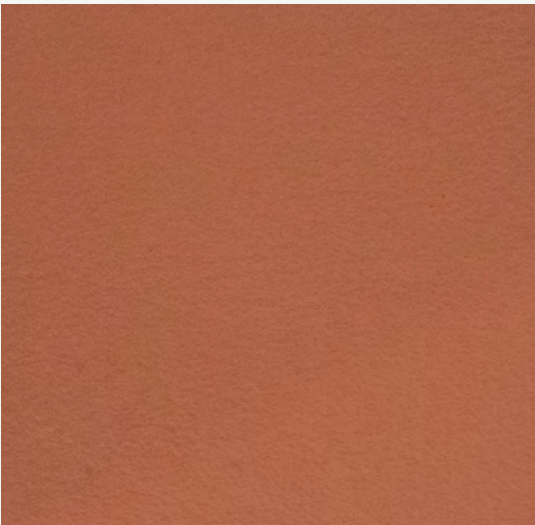
Limestone Italian Tiles

MASTER ENSUITE / BATHROOM / PWD ROOMS
WALLS & FLOORS



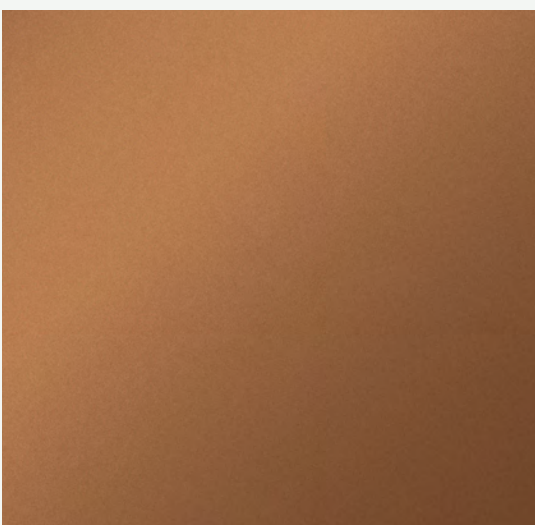
External Feature Tiles

EXTERNAL TERRACE & COURTYARD, BALCONY,
LAUNDRY, ENTRY



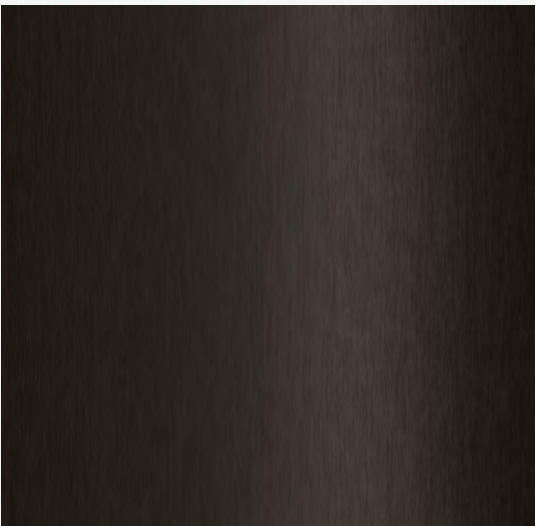
External Limewash Textured Paint

EXTERNAL FEATURE RENDERED
WALLS, FENCING



Bronze Anodised Aluminium

EXTERNAL WINDOWS & DOOR ALUMINIUM



Lustre Bronze Tapware

FIXTURES THROUGHOUT



Coloured Epoxy Resin Coating

GARAGE FLOOR

FINISHES

OVEN

90cm Multifunction Fisher & Paykel

COOKTOP

90cm Fisher & Paykel Induction Smartzone Cooktop

FRIDGE/FREEZER

Fisher & Paykel Integrated French Door Fridge/ Freezer

RANGE HOOD

90cm Fisher & Paykel Integrated Rangehood with Smart HQ

DISHWASHER

Fisher & Paykel Integrated Dishwasher

WINE STORAGE

Liebherr Integrated Wine Fridge

FINISHES

SMART HOME SYSTEM

Lighting, Electronics and Air Conditioning management system. Touchscreen Tablet - IOS / Android Compatible

KITCHEN, LIVING, DINING, MASTER BEDROOM, BEDROOM 2 & BEDROOM 3

Reverse Cycle ducted Air Conditioning System

KITCHEN, LIVING, DINING, MASTER BEDROOM, BEDROOM 2 & BEDROOM 3

Ceiling Fan

GATE ENTRY & FRONT DOOR

Smart intercom system with smart front door hardware

FINISHES

KITCHEN SINK MIXER, VANITY
BASIN MIXERS, LAUNDRY MIXER

Sink Mixer Bronze Lustre Finish

ENSUITE SHOWER

Shower Rain Head And Hand Shower
on Rail
Bronze Lustre Finish

ENSUITE BATH SPOUT

Bath Spout
Bronze Lustre Finish

BATHROOM SHOWERS

Twin Shower Head And Hand Shower
on Rail
Bronze Lustre Finish

OUTDOOR SHOWER

Stainless Steel Shower

FINISHES

KITCHEN SINK, LAUNDRY SINK

Stainless Steel
Undermount Sink

TOILET SUITES

White Porcelain
Cistern and Pan

ENSUITE VANITY BASINS

2 x White Porcelain
Undermount Vanity Basin

ENSUITE BATH

Stone Composite Bath

BATHROOM VANITY BASINS

White Porcelain
Undermount Vanity Basin

SHOWER SCREENS
AND MIRRORS

Frameless Glass
Shower Screens

Feature Mirror over Vanities

FINISHES

BATHROOMS, MASTER ENSUITE

Towel Rail,
Bronze Lustre Finish

BATHROOMS, MASTER ENSUITE

Towel Hook,
Bronze Lustre Finish

BATHROOMS, MASTER ENSUITE

Toilet Roll Holder,
Bronze Lustre Finish

EXTERNAL WINDOWS AND
SLIDING DOORS

Bronze Anodised Aluminium frames
with Clear Glass.
Key Locks to all Aluminium Doors

THE SANDBOX TEAM



SANDBOX

With an adventurous decade under our belt, Sandbox continues to create properties with lifestyle and good design in mind. We are an integrated development and construction business based on the southern end of the Gold Coast. We make brave and creative decisions to deliver property that characterises why we and so many others love our beloved coast so much.

The founders are both locals, established community members, are raising their families on the GC and task themselves to genuinely leave lasting impressions with the work they do.

Our distinctive approach continues to challenge the way people view buying property by drawing on our deep connection to the local property market and industry experience in both design and construction. This foundation has provided Sandbox the ability to create well-thought-through concepts, limiting waste and enabling re-investment back into features our developed properties offer their future habitants.

Sandbox properties are locals; we respect the place we work and live in. Our future is about providing an opportunity through our developments for others to share the lifestyles we get to live.

AYRE, PALM BEACH



SDBX

SDBX was established on the back of 40+ years of Design and Construction experience of Sandbox founding partners. At Sandbox we do things a bit differently; we want to control end-to-end outcomes when delivering our projects for our homeowners. Our construction team are an essential element to both our vision as a business and our unwavering commitment to our buyers, to build and craft with absolute quality.

Building for our future buyers is a great privilege; the responsibility of building our projects gives us nowhere to hide and we like it. We want our buyers to feel they have a one-stop-shop when entrusting us with their investment. We value what our buyers value; SDBX keeps us accountable to deliver and exceed on every commitment made throughout a buyers' journey.

Our Construction team is built on experience beyond compare with our competitors; the experience of our founding partners and connections to the local market ensure our team members are undeniably leaders in their field and simply the best at what they do. SDBX are true-blue builders.

THE AGENT



PEZET.MATHESON.

The PezetMatheson team represents energy, expertise and experience in delivering successful, sales and marketing solutions across the property spectrum. Led by a leadership team entrenched in the local market, they think collaboratively and operate with a single goal – to deliver outstanding results.

YOU BEAUTY

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