

Cadence

R I P L E Y



An AVJennings community.

AVJennings®

Cadence
RIPLEY

Live life at your tempo.

Love being flat-out busy, living life to the max? Or looking for a more chilled lifestyle? Or, perhaps, both? Whatever the rhythms you live by, life at Cadence can move at a pace that suits you.

Cadence is tucked into the Ripley Valley, just 10km south of Ipswich and 3km west of Ripley Town Centre. It's a great location and our carefully-planned community has fewer than 300 homes, so you'll never feel crowded out.

With a variety of lot sizes, and the choice of selecting your own builder to build your dream home, it's easy at Cadence to find the perfect space and place that works for you both now, and into the future.



Ipswich
10 Kilometers

Brisbane
CBD
45 Kilometers

RAAF
Amberley
Base
13 Kilometers

Ripley Town
Center
2.8 Kilometers

Springfield
Lakes
18 Kilometers

Go with
the flow.

At Cadence it's easy to get where you need to go. The community is well serviced by major roads to speed you to work, to Ipswich, Springfield, Brisbane and to all points between. Schools, shopping centres and services are all within easy reach from here.





A place of peace and seclusion.

We're doing things a bit differently at Cadence. We're in a developing region, so we're treating the natural environment we have as precious and working to fit in with it, not stand out from it. Cadence features a family-friendly park, perfect for exercise or just enjoying the rhythms of nature...



A place of playfulness and inclusion.

At Cadence, we want to create a community that serves everyone. That's why Cadence features a sensory, natural playground. Children with autism and other spectrum disorders can benefit greatly from sensory play - and of course it's heaps of fun for everyone else too.

There are many more opportunities for play, activity and entertainment close to **Cadence.**

EDUCATION & CHILDCARE

- 1. Deebing Heights State School
- 2. Bremer State High School
- 3. Ipswich Grammar School
- 4. Ipswich Girls' Grammar School
- 5. Amberley District State School
- 6. Goodstart Early Learning Yamanto
- 7. Starkids Early Learning Centre
- 8. USQ Springfield Campus
- 9. Claremont State Special School
- 10. Churchill State School
- 11. Bethany Lutheran Primary School
- 12. Ipswich Central State School
- 13. Ipswich State High School

CONNECTIVITY

- 14. Centenary Highway
- 15. Ipswich Motorway
- 16. Springfield Central Station
- 17. Cunningham Highway
- 18. Centenary Highway
- 19. Springfield Station

LEISURE CENTRES

- 20. Splash 'n' Play Adventure Park
- 21. Orion Lagoon
- 22. Ipswich Indoor Sports Centre
- 23. Ipswich Netball Association
- 24. Sandy Gallop Golf Club & Function Centre Ipswich
- 25. Brookwater Golf & Country Club
- 26. Willowbank Raceway
- 27. Yamanto Anytime Fitness
- 28. Snap Fitness 24/7 Yamanto
- 29. Ripley Markets
- 30. Ripley Anytime Fitness
- 31. Ipswich Golf Day & Night Driving Range

MEDICAL

- 32. Ipswich Hospital
- 33. Mater Private Hospital Springfield
- 34. Yamanto Family Practice
- 35. Priority Health Medical Centre
- 36. St Andrews Private Hospital
- 37. Ripley Dental
- 38. Ripley Medical & Skin Clinic

SHOPPING & DINING

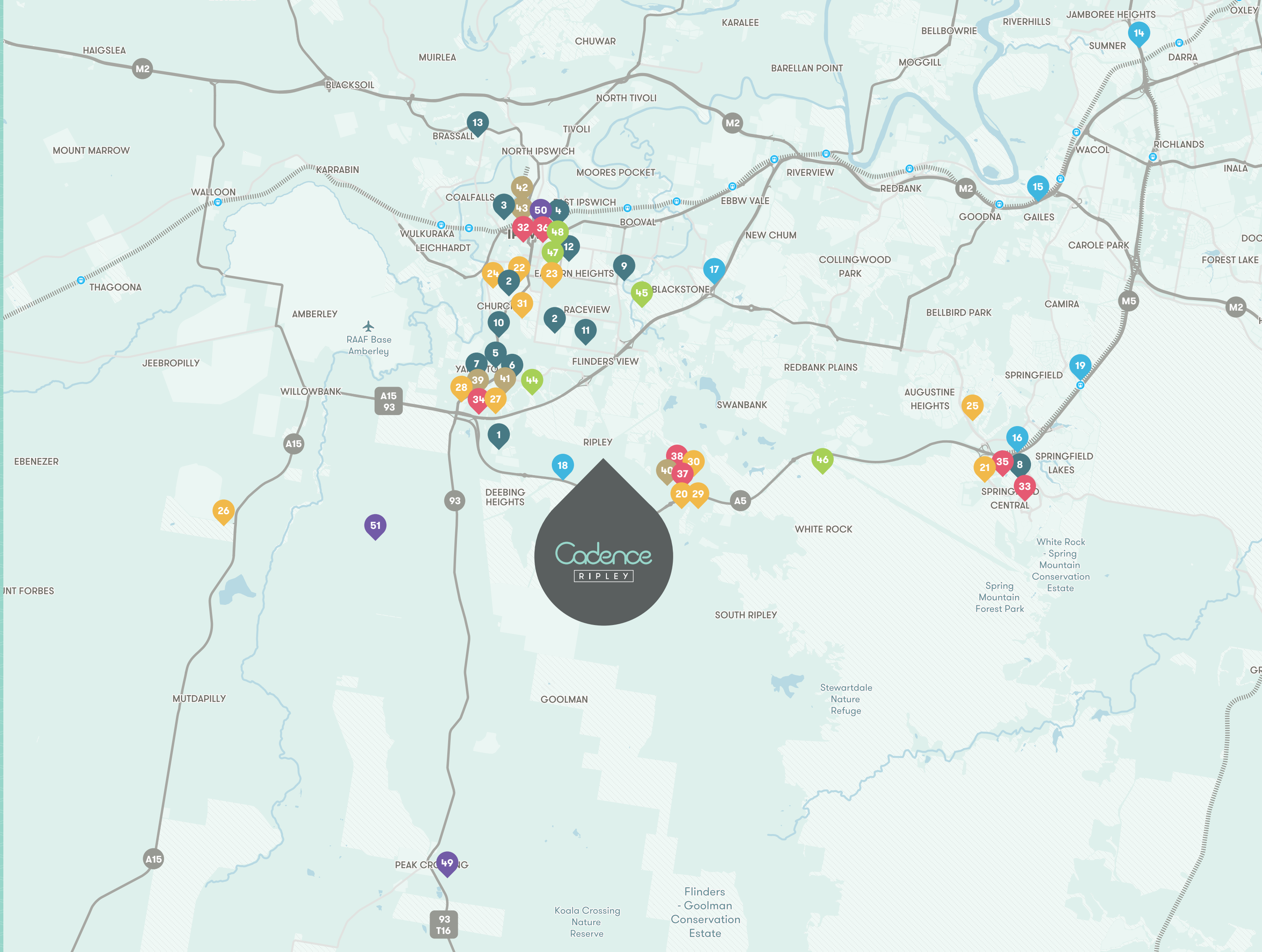
- 39. Yamanto Shopping Centre
- 40. Ripley Town Centre
- 41. Orion Springfield Central
- 42. Riverlink Shopping Centre
- 43. Ipswich City Mall

PARKS & FORESTS

- 44. Deebing Creek Nature Reserve
- 45. Worley Park
- 46. White Rock Conservation Area
- 47. Limestone Park
- 48. Queens Park

VINEYARDS

- 49. Flinders Peak Winery
- 50. Belvidere Winery
- 51. Ironbark Ridge Vineyard



The rhythms of life don't cost the earth.

As you can see here, at Cadence our street names are inspired by music related words - such as Tempo Drive and Melody Street.

At Cadence we want to offer a daily reminder of the happy rhythms of life and we want to extend this happiness to as many people as we can, which is why Cadence offers affordable entry points to our community.

As this plan shows, there are a variety of land lots to choose from so whether you're looking to build your first home, moving up, or gearing down, you can find your perfect space at Cadence.

- Stage 1A
- Stage 1B
- Stage 1C
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B
- Stage 3C
- Stage 4A
- Stage 4B
- Park
- Drainage Reserves





**Your
community
developer.**

AVJennings®

Everyone wants to belong somewhere. It's an important part of the human spirit. At AVJennings we help people build brighter futures by creating communities they want to belong to and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure parkland, play spaces and pathways are incorporated into every development. It's why we locate our developments close to schools, shops and transport. It's why AVJennings is your community developer.

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community
developer.

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Turnkey Inclusions

Classic Range

General

- / HIA QC1 Contract
- / Full working drawings
- / Soil test and slab design – builders' choice
- / Local council approval & final building certification to local council approval
- / Sewerage and storm water connection to suit 6m setback
- / Energy efficiency to local authority
- / Termite treatment to Australian standards
- / Colourbond roof, fascia, and gutter as per colour selection
- / Ceiling insulation to comply with Energy Efficiency Report

External

- / Letterbox - builders' range
- / Single fold down clothesline, positioned at builders' discretion
- / Unsealed Exposed Aggregate driveway - builders' range
- / Unsealed Exposed Aggregate porch – builders' range
- / Covercrete finish to rear alfresco – builders' range
- / Landscaping to suit covenant requirements – builders' range
- / Turf to rear and front boundaries – builders' range
- / Fencing as required to complete – builders' range
- / 1x single access gate
- / 2x external taps
- / Full Termite Treatment System
- / External Brickwork or Cladding as per plan to suit covenant – builders' range
- / External flush panel garage access door (if shown on plan)

Internal

Kitchen

- / Benchtops to be 20mm engineered stone – builders' range
- / Kitchen bench, pantry, cupboards, and overhead cupboards as per plan
- / Laminated cupboard doors as per colour selection, white melamine finish to interior/shelves
- / 1 & ¾ bowl stainless steel sink (drop in) – builders' range
- / Gooseneck tap to kitchen sink only – builders' range
- / Cold water tap to fridge space
- / 600mm electric under bench oven, hot plate, range hood and dishwasher – builders' range

Bathrooms and Ensuite

- / White acrylic bathtub – builders' range
- / Polished chrome framed shower screen in clear glass, pivot door - builders' range
- / Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- / Ceramic vanity basin with one tap - builders' range
- / Dual flush china, soft close toilet suite – builders' range
- / Lever mixer tapware, shower rose with handheld shower combination - builders' range
- / Mirrors above vanities – builders' range
- / Towel rail – builders' range

Laundry

- / Benchtap to be 20mm engineered stone with drop-in laundry sink, laminated cupboard doors as per colour selection, white melamine finish to interior/shelves (when laundry located in home) OR Freestanding metal cabinet with stainless steel tub (when laundry located in garage) – builders' range
- / Sink mixer hot and cold – builders' range
- / Hot and cold washing machine taps - builders' range

Ceramic Tiling

- / Wall tiles – builders' range
- / Floor tiles – builders' range
- / Shower up to 2100mm high to suit tile size
- / Kitchen splash back – Brickbond lay pattern
- / Vanity splash back - Stack lay pattern
- / Front of bath, splash back - Stack lay pattern
- / Laundry splash back - Stack lay pattern
- / Skirting to all other walls where required
- / *(All wet areas to be tiled)*

Floor Coverings

- / Floor tiles to kitchen, family/dining, study, hallways – builders' range
- / Carpet to all other areas as per plan (excluding garage) – builders' range
- / Stairs to be carpet grade (if stated on plans)

Walls and Ceilings

- / 2440mm standard ceiling height painted in ceiling white
- / 90mm plaster cove cornice
- / Internal walls to be plasterboard, paint 3 coat system

Windows and Doors

- / Powder coated aluminium frames and doors as per colour selection and plan
- / Key locks to all windows and sliding doors
- / Barrier safety screen to all windows and sliding doors (excluding garage)
- / Roller blinds to windows and sliding doors (excluding wet areas, garage, and above stairs) – builders' range
- / Front entrance door to be 820mm paint grade – builders' range
- / Internal flush panel – builders' range
- / Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

Electrical

- / Electrical mains connection single phase to suit 6m setback
- / Electric hot water system
- / Safety switch
- / Smoke detectors
- / TV antenna with 2 outlets as per plan
- / Reverse cycle split system air conditioning to main bedroom and living/dining
- / LED energy efficient downlights to all living, bedroom, bathroom/s, hallway, garage and patio areas
- / Ceiling fans as per electrical plan, including alfresco
- / Separate power supply and conduit for NBN

Connection Cost

- / Connection of services (water, electricity, sewer, telephone, conduit, and storm water)
- / Gas connection by owner
- / Does not include electricity, telephone, or internet consumer account opening fees

2 November 2023

To whom it may concern,

Rental Appraisal: Lot 313, Chorus Crescent, Ripley (Cadence Estate)

The purpose of this letter is to appraise the above-mentioned property. The figures and information contained within the Rental Appraisal have been obtained from multiple sources. Despite every care being taken in arriving at the figures, we stress that it is an estimate only and is not to be taken as a sworn valuation.

4 Bedrooms, 2 Bathrooms, 2 Garage

Based on comparative market evidence; the estimated market price would be between:

\$620.00 - \$650.00 per week.

I look forward to the opportunity to discuss this appraisal with you further.

If you have any questions or queries, I look forward to hearing from you.

Yours sincerely,



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