

Select your homesite



The information and images in this brochure are intended as a general introduction to Essence and do not form an offer, guarantee or contract. Please note that whilst reasonable care is taken to ensure that the contents of this brochure are correct as at March 2021, this information is to be used as a guide only and no representations or warranties are made about the current or future location or existence of any amenities, services or destinations. All plans and images are conceptual only and may change at any time without notice. The computer generated images of dwellings are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the contract for sale. This material was prepared prior to the completion of design and construction of the building featured. Brochure designed by icreate.agency.



Essence

BELLBIRD PARK

AN ENCLAVE OF 21 HOMESITES

Essence...

Work. Play. Relax.

Nestled in a scenic and vibrant location within the thriving Springfield Corridor, Essence at Bellbird Park is a brand new boutique enclave of just 21 homesites.

Perfectly positioned close to major shopping centres, medical precincts, premier education, transport and innovation, the options to work, play or just relax are endless.





7 minutes to Orion Springfield

Major shopping on your doorstep! Cinemas, Coles, Aldi, Target, Woolworths, Bunnings. Over 150 specialty shops in total.



3 minutes to Town Square Shopping Centre

Coffee, restaurants and groceries - it's all here at the newly expanded Town Square.



200m to Bellbird Secondary College and Childcare

The area is well serviced with an abundance of childcare, private school options and tertiary education.



5 minutes to Springfield Central Train Centre

40 minutes to Brisbane's CBD, the Springfield Central Train Centre continues its \$45M expansion to its Park n Ride, adding 650 additional car spaces.



4 minutes to Brookwater Golf and Country Club

One of Brisbane's premier residential golf communities.



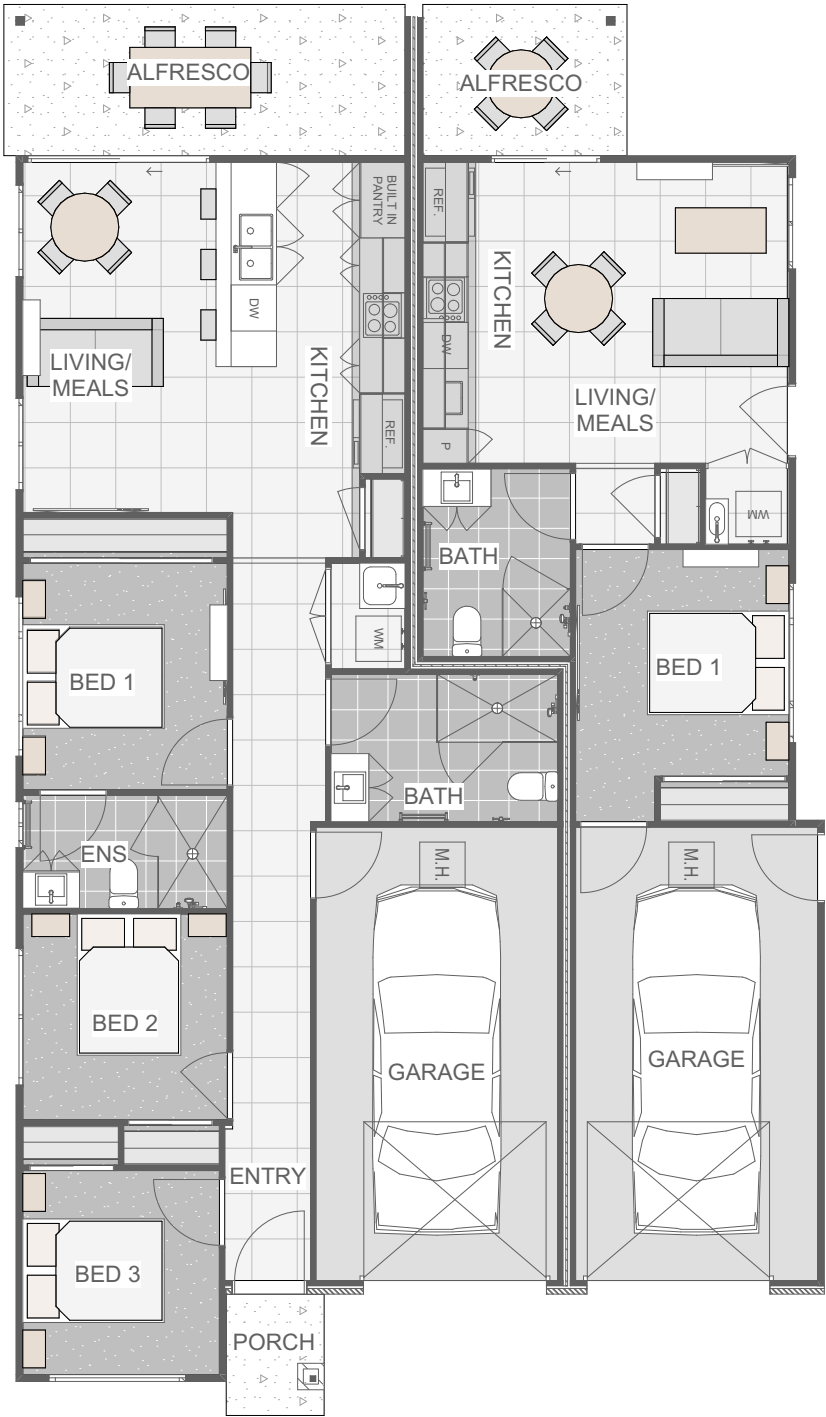
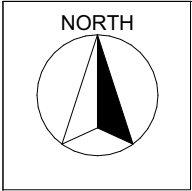
8 minutes to Mater Private Hospital

Brand new hospital with 80 beds, providing a range of medical and surgical services.

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MAIN DWELLING

BEDROOM 1	3.0	x	2.7
BEDROOM 2	2.7	x	2.7
BEDROOM 3	2.7	x	2.6
LIVING / MEALS	5.2	x	2.5
KITCHEN	5.2	x	2.5
ALFRESCO	2.0	x	5.3
GARAGE	6.0	x	3.2

AUXILIARY DWELLING

BEDROOM 1	3.0	x	2.8
LIVING / MEALS	3.9	x	4.1
KITCHEN	3.9	x	0.6
ALFRESCO	2.0	x	2.7
GARAGE	6.0	x	3.2

ESSENCE ESTATE

LOT 3 NEW ROAD, BELLBIRD PARK QLD.

3+1



1+1



2+1



1+1



ARTIST IMPRESSION ONLY

We build futures...



LIFESTYLE INCLUSIONS

FRD Homes specialises in putting the home into every build.

Whether you're building for investment or to create a home, our Lifestyle Inclusions package will ensure a home that is practical, refined and designed for everyday living.

The fixtures and fittings in our Lifestyle package are modern, balanced and refreshing.

LIFESTYLE TURN KEY INCLUSIONS

Pre-Construction

- > Engineers soil report and slab design
- > Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

Site Works, Foundations and Connections

- > Fixed price site works including cut/fill
- > Engineer designed concrete slab and footings with control joints where applicable
- > Timber frame and trusses
- > Termite treatment to slab penetrations and physical perimeter barrier
- > Sewer and storm water connections to existing serviceable connection points
- > Water connection from pre-tapped water main

Energy Efficiency

- > 7 Star Rated as per government regulations.
- > Ceiling batts where required to achieve 7 Star Rating
- > Wall batts where required to achieve 7 Star Rating
- > Wall-wrap to external walls where required to achieve 7 Star Rating
- > Energy efficient hot water unit
- > Weather seals fitted to external hinged doors
- > Energy efficient down lights to dwelling and garage
- > Ceiling fan from Builders' Range to alfresco and living area
- > Anticon blanket to underside of roof



LIFESTYLE TURN KEY INCLUSIONS

Bricks, Windows, Roofing and Garage

- > Select Range of clay bricks from the Builders' Standard Range (refer plans for details)
- > Natural mortar with ironed joints
- > Feature render finish to front façade (where required - refer plan for details)
- > Powder coated aluminium windows in the standard Builders' Standard Range of colours
- > Powder coated aluminium framed fibreglass flyscreens to all openable windows
- > Grill style barrier screen to living/alfresco sliding door and laundry sliding doors (where applicable)
- > Keyed window locks to all opening sashes and sliding doors
- > Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- > Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- > Metal fascia and gutter in the standard Builders' Standard Range of colours
- > Obscure glass to bathroom, ensuite and W.C windows

Tiles and Tiling

- > 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- > 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- > 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards

Bathroom, Ensuite and W.C

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- > Builders' Standard Range white acrylic bath (1525mm)
- > 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- > Chrome mixer tapware from Builders' Standard Range
- > Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- > Dual flush vitreous china with soft close seat from Builders' Standard Range
- > Semi inset basin china basins with overflow from Builders' Standard Range
- > Hand shower on rail from Builders' Standard Range



LIFESTYLE TURN KEY INCLUSIONS

Electrical

- > Earth leakage safety switch and circuit breakers
- > Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- > Double power point to each room as per electrical plan
- > One (1) television point to each living/lounge + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- > Smoke detectors (hard wired with battery backup)
- > Provide NBN lead in conduit only (ready for connection by others, developer / owner responsible for supply connection to property boundary)
- > Pre-wiring for two (2) phone / data points
- > Weatherproof external light fittings (where applicable)
- > Ceiling fans from Builders' Standard Range to bedrooms, lounge / living
- > Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable) as per NCC
- > Wall mounted split system reverse cycle air conditioner to living room
- > Wall mounted split system reverse cycle air conditioner to Bedroom 1

Kitchen

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish to joinery in the standard Builders' Standard Range of laminates with sharknose finger pull (soft close hinges to doors)
- > Overhead cupboards to kitchen with plaster lined bulkhead (where applicable) - refer plan for details
- > Builders' Standard Range 600mm stainless steel under bench oven
- > Builders' Standard Range 600mm electric ceramic cooktop
- > Builders' Standard Range freestanding stainless-steel dishwasher
- > Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- > Builders' Standard Range Inset stainless steel kitchen sink with drainer
- > 2 x pendant lights above island bench (if applicable) from Builders' Standard Range
- > Gooseneck style kitchen sink mixer from Builders' Standard Range
- > 4 x melamine shelving to WIP (if applicable to design)



LIFESTYLE TURN KEY INCLUSIONS

Included Internal and External Features

- > 2440mm nominal ceiling height
- > Paint grade feature external front door with clear glazing from Builders' Standard Range (refer plans)
- > Flush panel paint grade external hinged doors to other external doors (where applicable)
- > Paint grade flush panel internal passage doors, 870mm wide where required
- > Builders' Standard Range Tri-Lock leverset to front entry door
- > Builders' Standard Range lockset to all other external hinged doors
- > Internal lever door furniture from Builders' Standard Range
- > Builders' Standard range cushion door stops throughout
- > 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- > Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- > Two (2) coats to ceiling to paint manufacturers standard specifications
- > Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- > Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- > Framed vinyl sliding doors to linen with melamine shelving (where applicable - refer plan for details)
- > Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- > Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan
- > Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- > Two (2) external garden hose taps
- > AAA rated hand shower rail and tapware
- > 500 KPA water pressure limiting device
- > Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway, path and alfresco
- > Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- > Butted unfinished pine fencing to side and rear boundaries including returns and gate
- > Fold down clothesline from Builders' Standard Range
- > Render finish painted letterbox and metal insert from Builders' Standard Range
- > Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (if applicable to design)

Warranties

- > Twelve months maintenance period
- > 6 year structural guarantee

FRD Homes Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items

OUR PROMISE TO YOU

FRD Guarantee of Price



FRD Homes will lock in your price from when you sign contracts. Fixed price time frames vary so please ask for specific details.

12 Month Maintenance



Clients receive our ongoing support after we hand over the keys which provides the opportunity to address concerns clients have as they settle in to their new home.

NCC Compliant Designs



Respecting the sustainability & accessibility guidelines of the new National Construction Code (NCC), each home design considers the environment and community while meeting the needs of our clients, the lot size and block shape.

Trades & Suppliers



You can be assured that FRD Homes will deliver your dream home. We foster great relationships with many of the highest quality & trusted suppliers for the best products and service.

Communication



Your dedicated one point of contact from Pre-site to Handover provides you mandatory fortnightly construction updates and available for all things else.



Builder of Choice

Since 2017, over 1200 FRD homes have been built for many happy clients and families, 400 of them in the past year!



Four Stage Quality Assurance

We believe that quality is non-negotiable. Our 4 stage quality assurance inspections are a testament to our unwavering dedication to delivering outstanding results. Trust us with your project, and experience the peace of mind that comes from working with a construction company that goes the extra mile to ensure your satisfaction.

Our internal quality assurance inspections are completed at the following key stages throughout your build:

1. Pre-Start Foundation Inspection
2. Framing Inspection
3. Pre-Paint Inspection
4. Final Inspection



Home Owner Warranty Insurance

You can have peace of mind knowing you are insured from the moment deposits are paid. Mandatory 6 year structural warranty and 25 year engineering warranty are provided.



Rental Appraisal

24th August 2023

Re: Lot 3 New Road “Essence Estate, Bellbird Park

To whom it may concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, we have taken into account a number of factors including the market, condition of the property, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

Based on the current market demand for comparable apartments in this area, we anticipate the weekly rental price for the above property to be in the vicinity of:

3

2

1

Recommended Rent for unit 1: \$450 - \$470 per week

1

1

1

Recommended Rent for unit 2: \$320 - \$340 per week