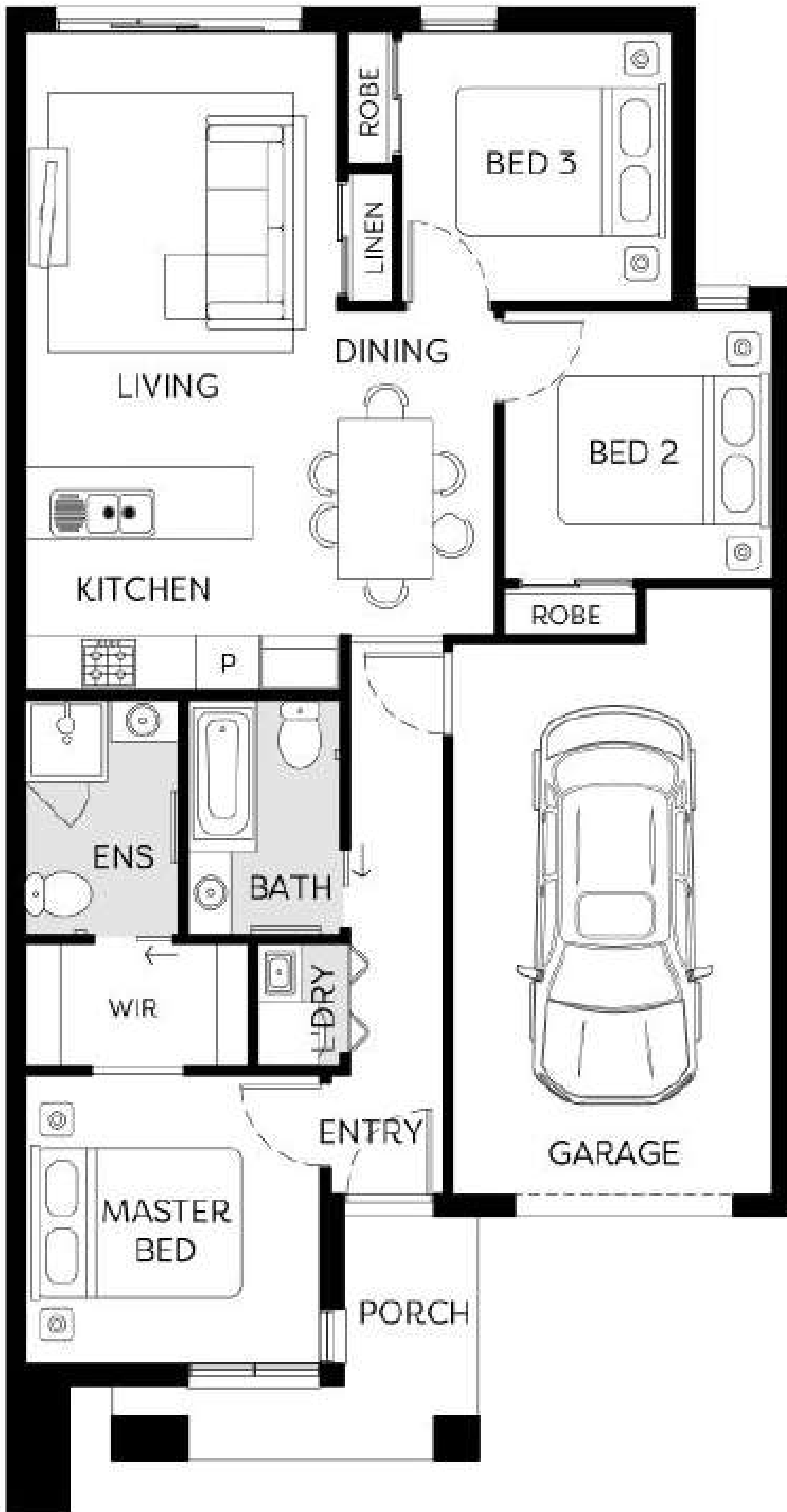




- NOW SELLING
- SOLD OUT
- EXISTING RESIDENTIAL BY OTHERS
- FUTURE RESIDENTIAL BY OTHERS





All images are for illustrative purposes only.

SITE WORKS

Concrete waffle pod slab, engineer designed "M" up to "P" class*, maximum 300mm site fall over the building platform, no existing fill.
Slab costs will be adjusted if founding conditions differ.

*Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

CONNECTIONS

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

EXTERNAL FEATURES

Bricks: Clay brick selection from colour scheme.

Render: Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

Tile Feature Option: 300x600mm Horizontal lay to front façade. Colour to be selected from Colour scheme. (Design Specific)

Infills Over Windows: Front Elevation – Brick light weight (façade design dependent). Side and rear Elevations – Brick infill over windows and doors.

Roof Cover: Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree. (Design Specific)

Front Entry Door: Stain colour to be selected from colour scheme.

Laundry Door: Aluminum sliding door, 2100mm high x 1450mm wide.

Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum windows to side and rear elevations only.

Double glazing to all windows.

Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from colour scheme.

Locks to all openable windows & sliding doors keyed alike.

FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

INSULATION

Insulation batts to home.

INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Chrome levers throughout.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly Wire screens to all openable windows.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

Reverse cycle split system (heating and cooling) to Living and Bedrooms.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

Haier oven 600mm.
Haier cooktop 600mm 4 burner stainless steel gas cooktop.
Haier rangehood 600mm stainless steel canopy.
Haier dishwasher 600mm.

Sink: Stainless steel double bowl sink. Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from colour scheme.

Splashback: White Subway Tile.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on tiled splashback.

Basin: Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Selected from colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selected from colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail. Bathroom Shower – Shower hand shower on rail. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

LAUNDRY

Trough: Stainless steel 42L Tub and Cabinet

Tapware: Sink mixer in chrome finish.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser to Living, Hallways and Open Areas. Batten lights to Bedrooms and Wet Areas.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

PLUMBING

2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door.

TILING

Ceramic Floor Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.

Ceramic Wall Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

FLOOR COVERING

Carpet: Selected from colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.

Timber Laminate: Selected from colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway in line with manufacturers guidelines.

STORAGE

Shelving: Robes – One white melamine shelf and hanging rail.

Walk in Robe – One white melamine shelf and hanging rail.

Pantry/Linen – Four white melamine shelves.

Broom – One white melamine shelf (Design specific).

Sliding Robe Doors to bedrooms.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

CAR ACCOMMODATION

Garage Door: Up to 2100mm high x 4800mm wide Colorbond sectional door (Design Specific).

Remote Control: Remote control unit to front garage door with 2 handsets.

Pedestrian Door (Home Specific): Dhattanoor Frame – Aluminum frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Door Furniture – Schlage Alba Chrome Levers through

Chrome finish.

Internal Access Door (Home Specific): Door Frame– Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture– Chrome Levers through Chrome finish.

OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

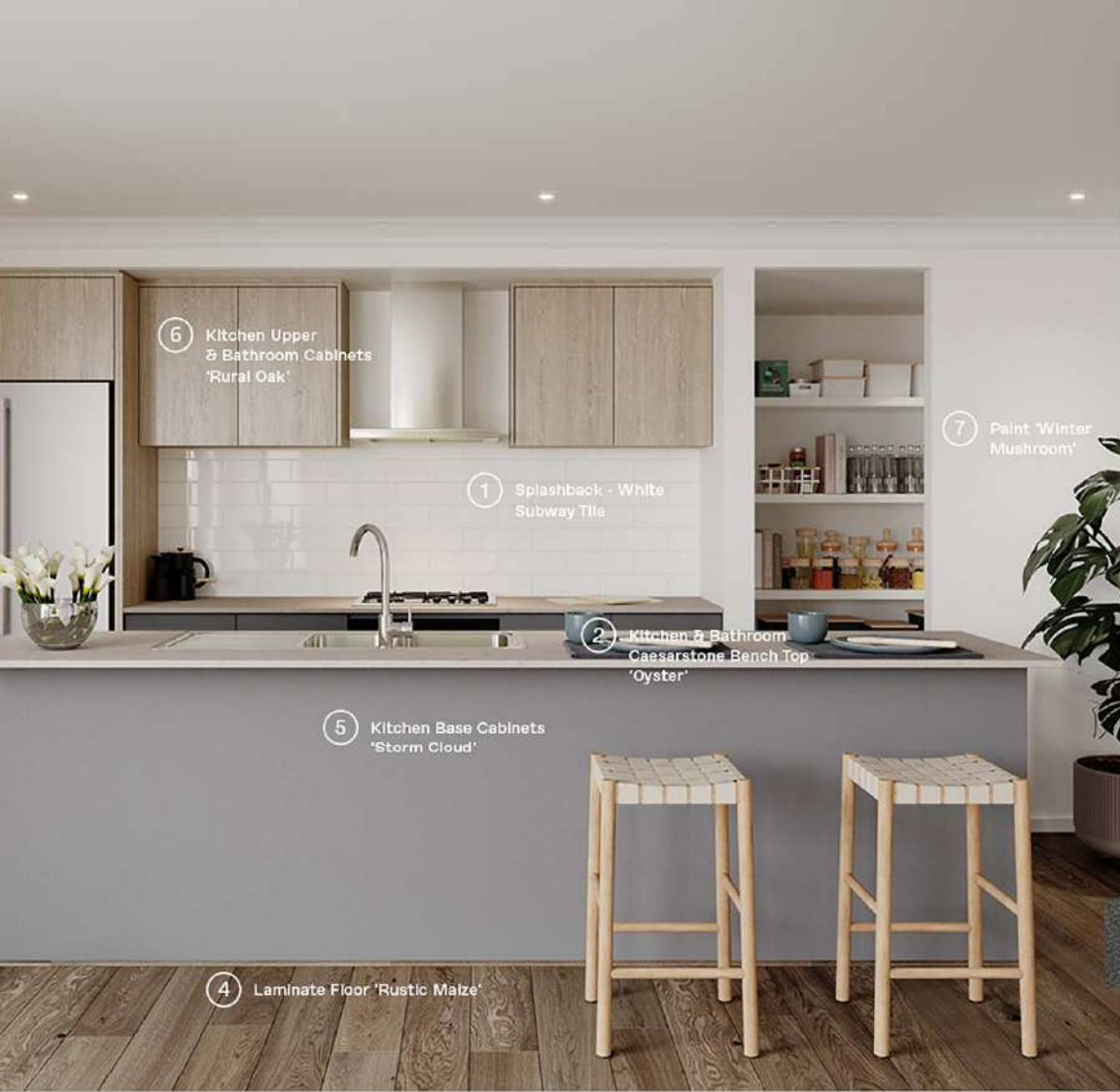
Fencing: Timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway, front path, and rear outdoor living.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.





6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'

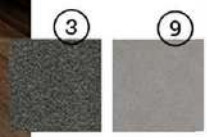
1 Splashback - White Subway Tile

7 Paint 'Winter Mushroom'

2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'

5 Kitchen Base Cabinets 'Storm Cloud'

4 Laminate Floor 'Rustic Maize'



Kitchen Colour Scheme Urban

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Storm Cloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Basalt'

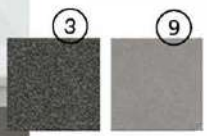


8 Tile 'Infinite Dark Grey'

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Bathroom Colour Scheme Urban

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- 9 Laundry Bench Top 'Basalt'



6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'

1 Splashback - White Subway Tile

7 Paint 'Soho White'

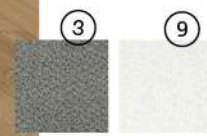
2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Rustic Oatmeal'

Kitchen Colour Scheme Coastal

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Soho White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Grey'
- 9 Laundry Bench Top 'Fresh Snow'



7 Paint 'Soho White'

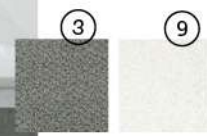
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- 7 Paint 'Soho White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Grey'
- 9 Laundry Bench Top 'Fresh Snow'





6 Kitchen Upper & Bathroom Cabinets 'Calm White'

1 Splashback - White Subway Tile

7 Paint 'Designer White'

2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Rye Matt'

3

9

Kitchen Colour Scheme Echo

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'



7 Paint 'Designer White'

8 Tile 'Infinite Dark Grey'

2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

6 Kitchen & Bathroom Cabinets 'Calm White'

3

9

Bathroom Colour Scheme Echo

- 1 Splashback - White Subway Tile
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- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'



6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'

1 Splashback - White Subway Tile

7 Paint 'Winter Mushroom'

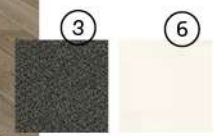
2 Kitchen & Bathroom Caesarstone Bench Top 'Alpine Mist'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Buckwheat Matt'

Kitchen Colour Scheme Nova

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Alpine Mist'
- 3 Carpet Rumble 'Pivot Grey'
- 4 Laminate Floor 'Buckwheat Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Omni-form Grey'
- 9 Laundry Bench Top 'White Valencia'



7 Paint 'Winter Mushroom'

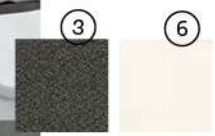
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- 6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Omni-form Grey'
- 9 Laundry Bench Top 'White Valencia'





6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Organic White'

5 Kitchen Base Cabinets 'Alpine Mist'

7 Paint 'Floral White'

4 Laminate Floor 'Maize Matt'



Kitchen Colour Scheme Botanic

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Organic White'
- 3 Carpet Rumble 'Claystone'
- 4 Laminate Floor 'Maize Matt'
- 5 Kitchen Base Cabinets 'Alpine Mist'
- 6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'
- 7 Paint 'Floral White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Beige'
- 9 Laundry Bench Top 'Fresh Snow'

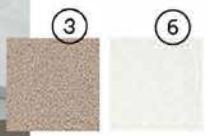


7 Paint 'Floral White'

8 Tile 'Omniform Beige'

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Bathroom Colour Scheme Botanic

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- 9 Laundry Bench Top 'Fresh Snow'



RENTAL APPRAISAL

Date: 23/05/2024

Property Address: Lot 18, Mallee Grove, Jimboomba QLD 4208

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

The recommended rent would be as below:

<p>4  2  2 </p>	<p>Recommended Rent: \$ 610 - \$ 630 p/w</p>
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The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY
p 1300 739 804