

NEW RELEASE



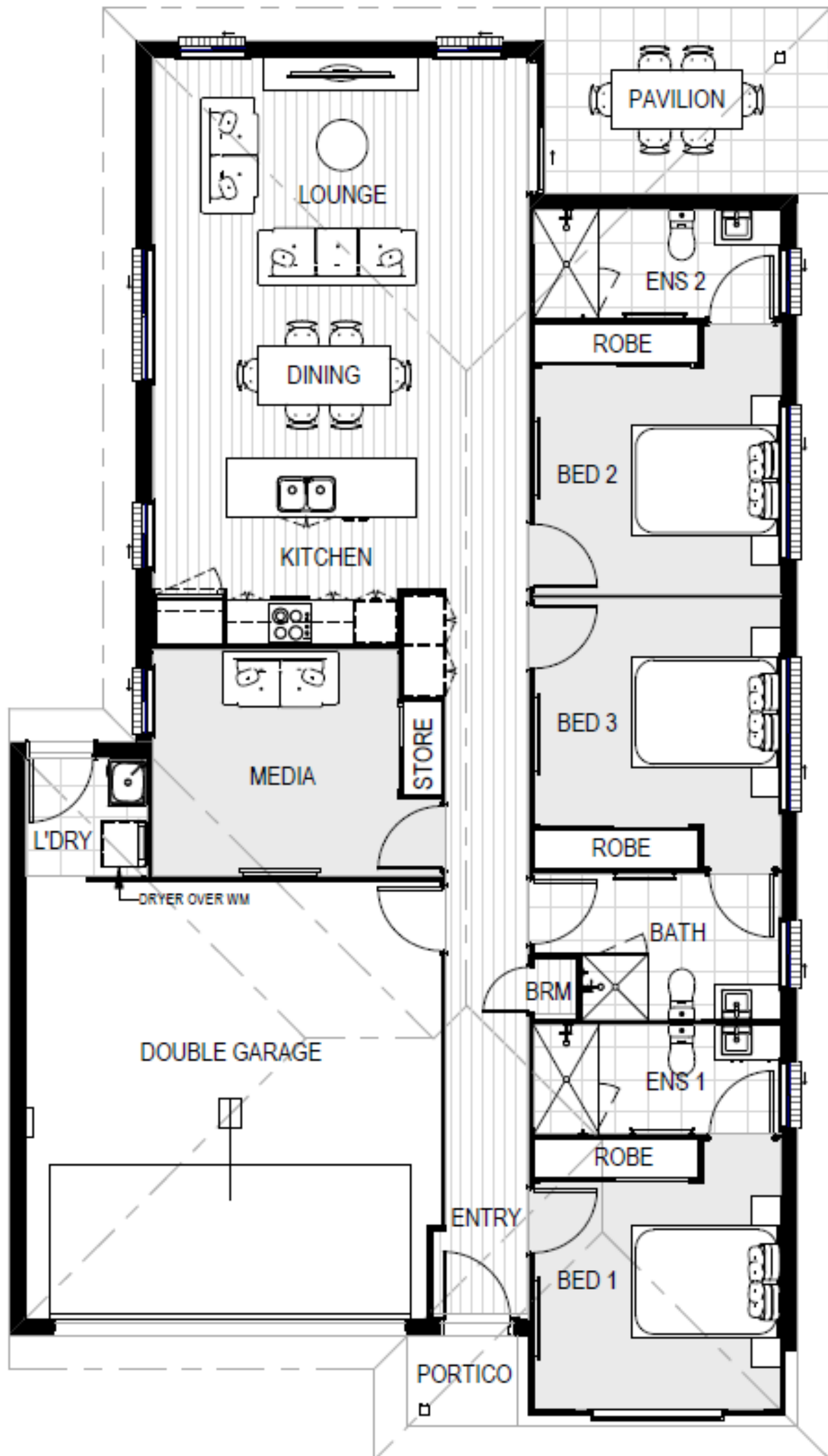
PARK RIDGE QUARTER



PARK RIDGE QUARTER EXEMPLIFIES THE LAID-BACK FAMILY LIFESTYLE,

Enjoy the benefits of living just minutes to
life's essentials – all within the thriving
Logan growth corridor.

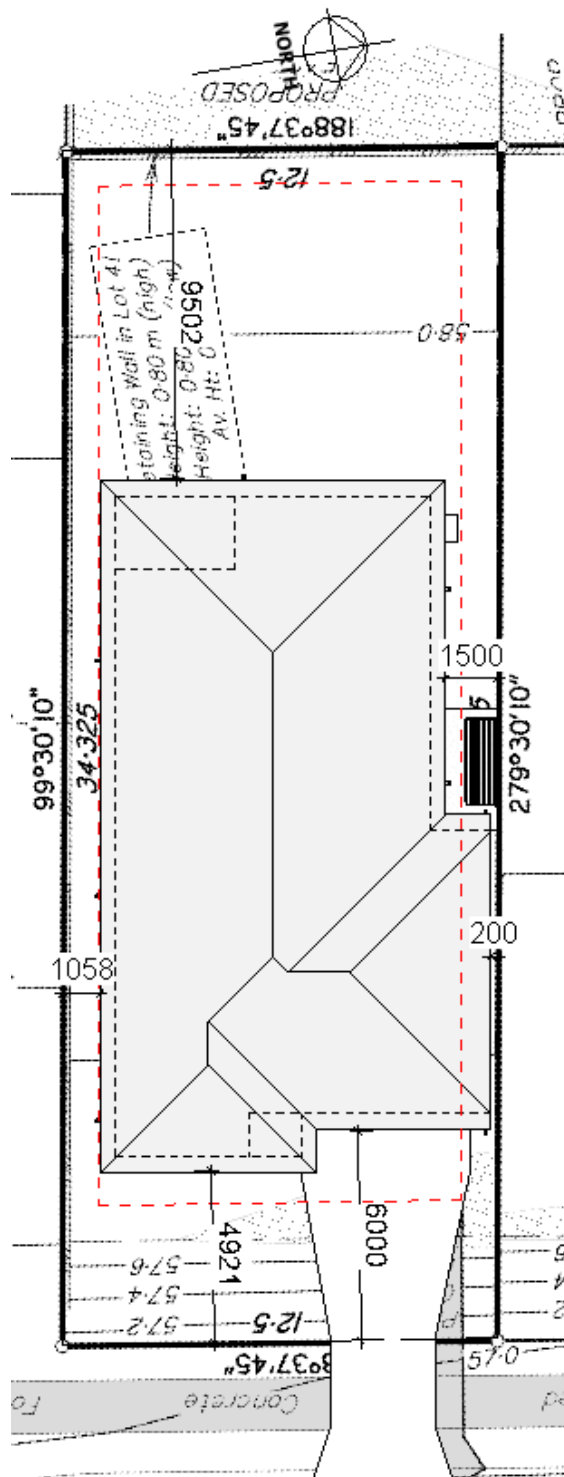




SITE PLAN

FRONTAGE | 12.5

LOT SIZE | 429M2



INCLUSIONS

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treated timber frame and termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

Energy Efficiency

- 7 Star as per Requirements

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, all bedrooms & media as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- One (1) split system air conditioner to main living area
- Three (3) split system air conditioner to bedrooms 1, 2 and 3
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- 6kw solar system (up to 16 panels), and 5kw inverter

INCLUSIONS

GENERAL INTERIOR

General

- 2550mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Carpet as per the floor plan from the builder's standard range
- Internal and external builders house clean
- Walk-in robe including one (1) continuous shelf & hanging rail under (design specific)
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop, rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Lockable pantry doors as per plan
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry
- Tiled splashback
- Linen cupboard with fixed shelves

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- Mirrored chrome framed sliding doors to bedroom robes. One continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four equally spaced shelves internally
- Paint grade entry door with transparent glass inserts
- Flush mount cavity slider handles (privacy or passage as per plan)

Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

Bathroom, Ensuite & Toilets

- Three (3) bedrooms all with ensuites - 1, 2 and 3
- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail
- Stylish above counter basins

INCLUSIONS

GENERAL EXTERIOR

External Floor, Wall & Roof Finishes

- Exposed Aggregate to entry portico from builder's standard range
- Tiles to undercover pavilion from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- 70mm pine wall frames with stabilized pine trusses
- External paint to manufacturers standard specifications from builders standard range of colours

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- Powder-coated aluminum windows from the builder's standard range of colours and transparent glass to all windows and doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range
- Digital locks to entry door and bedrooms 1, 2, 3 and media room (design specific)

Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m² of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps
- Painted side returns to front fence, colour to suit scheme

EXTERIOR

WARRANTIES

CONCRETE FOUNDATIONS

- 6 1/2 Year Structural (Dependant on warranty as per contract).

STRUCTURAL FRAME

- 6 1/2 Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

FENCING

- 12 Months on installation. *Damage to fence posts and panels are not covered unless noted on PCI report.

DOWNPIPES

- 2 Months installation.

ALUMINIUM WINDOWS & SLIDING DOORS

- 1 Year moving parts.
- 1 Year Glass.

EXTERNAL & INTERNAL DOORS

- 5 Years Manufacturer Warranty (Refer to manufacturer).

GARAGE DOORS

- 5 Years on Garage Door.
- 12 Months on installation.

ROOF - COLOURBOND

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

FASCIA & GUTTER - COLORBOND

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.

INTERIOR

STRUCTURAL BRICKWORK

- 6 1/2 Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a Structural defect.

DOOR HARDWARE - LOCKS AND HANDLES

- 2 Years Tarnish.
- 7 Years Mechanical.

CEILINGS

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

PAINTING

- 12 Months (6 Months varnish or Stain Finishes).
- Varnish/dark colours require ongoing client maintenance.

AIR-CONDITIONING

- 5 Year Manufacturer warranty on Materials and Workmanship.

PLASTERING

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 1/2 Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 1/2 Year warranty on nail popping in plasterboard if it has the potential to collapse.

ELECTRICAL

WARRANTIES

ELECTRICAL FITTINGS

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light switches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.

KITCHEN

KITCHEN CABINETS, BENCHTOP & VANITY

- 12 Months installation.
- 6 1/2 Years workmanship.
- 10 Years on Smartstone Marble surfaces (Refer to manufacturer).
- 15 Years on Smartstone Quartz surfaces (Refer to manufacturer).

APPLIANCES

- 5 Year warranty on Cooking Appliances.
- 2 Years on Rangehood.
- 3 Years on dishwasher.

PLUMBING

PLUMBING PIPES & LABOUR

- 3 Months Blockages.
- 6 1/2 Years workmanship.

SEWER

- 6 1/2 Years Workmanship.

PLUMBING FIXTURES

- 3 Months on Washers.
- 7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.

ELECTRIC HOT WATER HEATERS

Domestic Use:

Cylinder |

- Parts: 10 Years.
- Labour: 3 Years.

Components |

- Parts: 1 Year.
- Labour: 1 Year.

RENTAL APPRAISAL

FOR THE PROPERTY SITUATED AT LOT 41 PARK RIDGE ROAD, PARK RIDGE

26 September 2024

To Whom it may concern,

Thank you for the opportunity to conduct a rental appraisal on the above mentioned property.

I believe this 3 bedroom and 3 bathroom residence would rent for approximately \$740 to \$840 per week, at the current time of the year.

Please feel free to get in touch with me for any further discussions regarding the rental appraisal mentioned above.

Kind Regards,

Breanna Koch

Operations Manager - Property Management
Gallery Real Estate Pty Ltd | ACN 29 193 194 308
Queensland License Number | 3478702