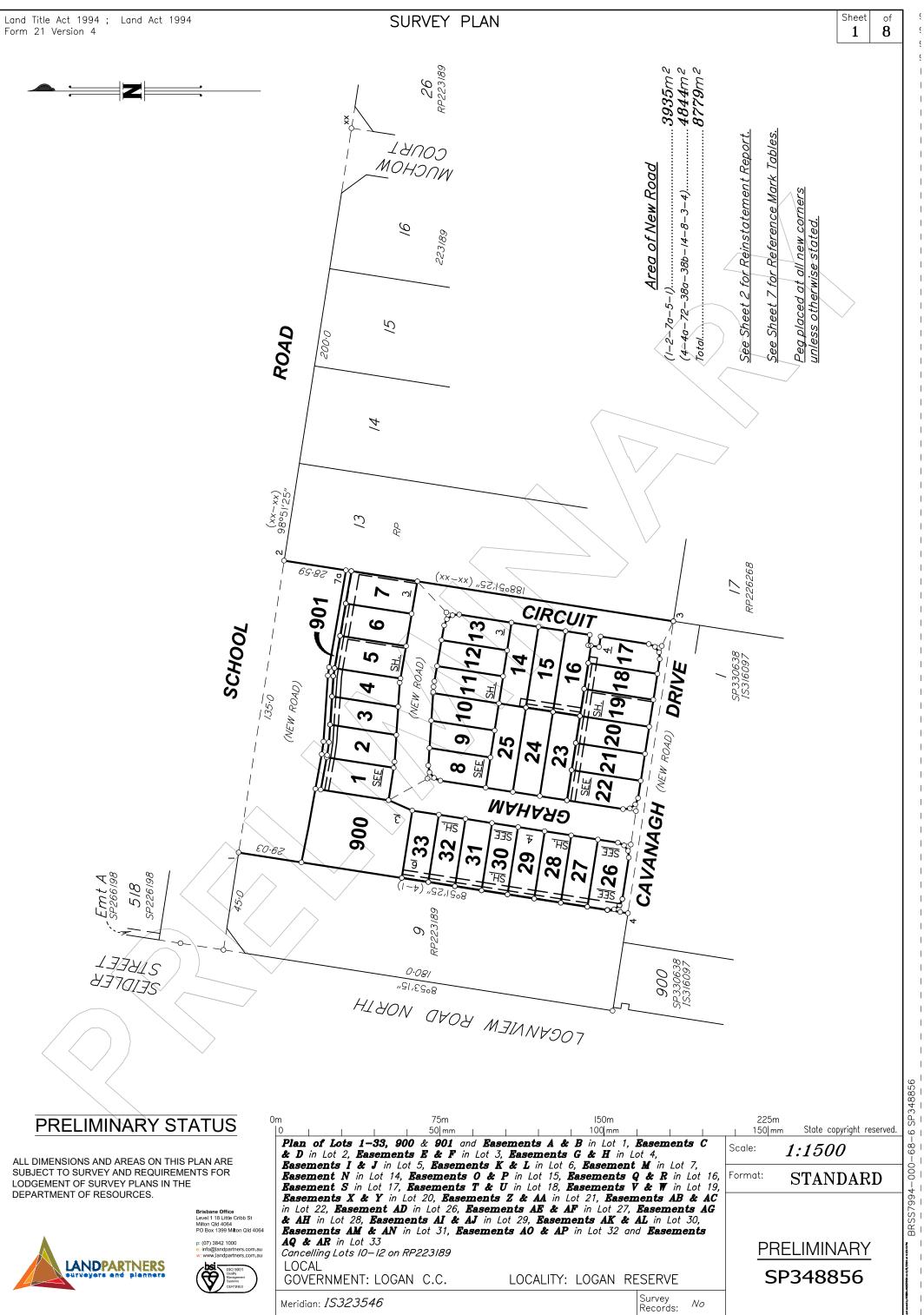
## STONE RIDGE MASTER PLAN

Your future home awaits! Stone Ridge is a boutique community consisting of 33 pristine residential lots on School Road, Logan Reserve. With blocks ranging from 365m² to 456m², and all with minimum frontage of 12.0m, Stone Ridge provides a range of blocks and homes to suit every buyer and budget.

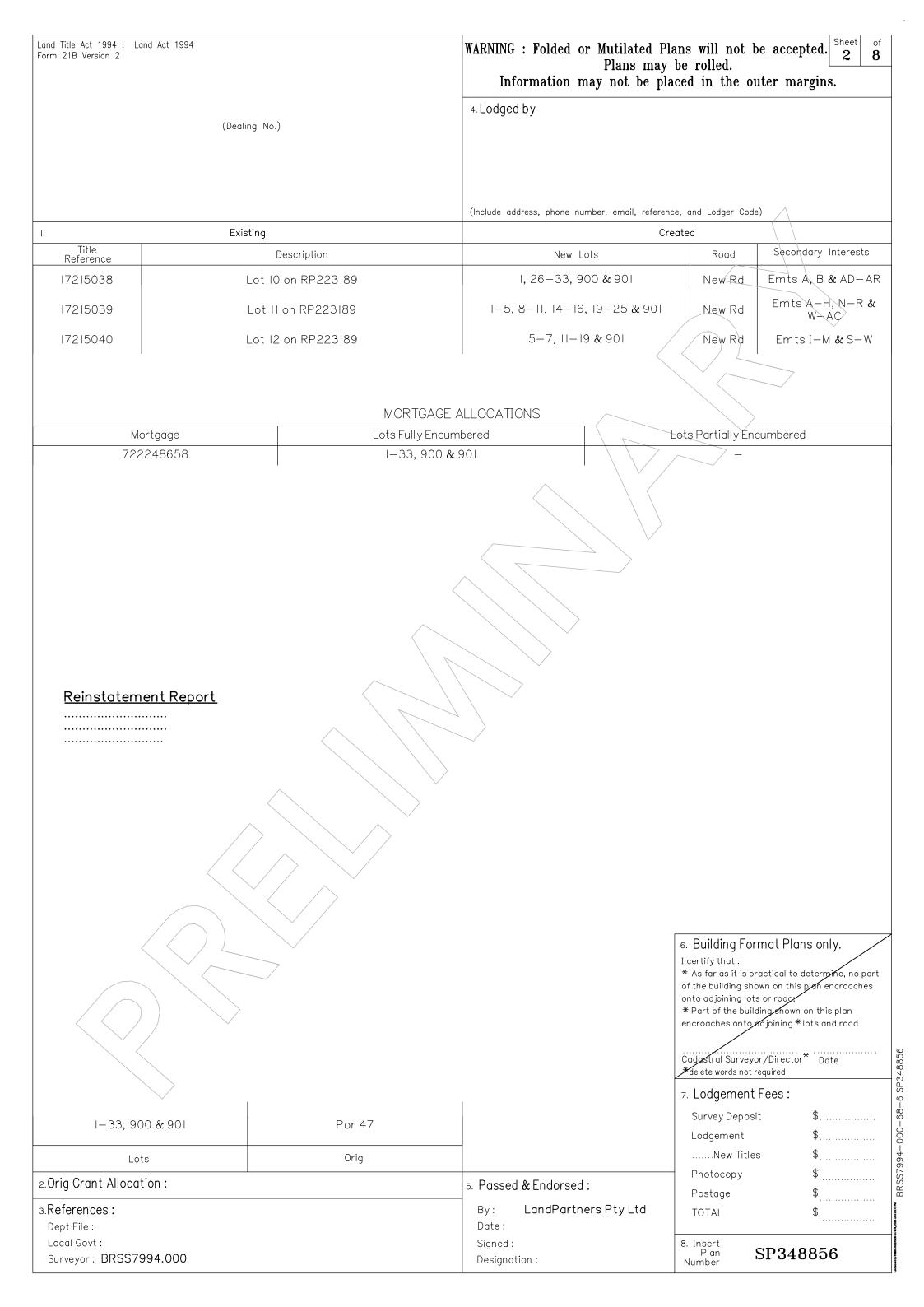




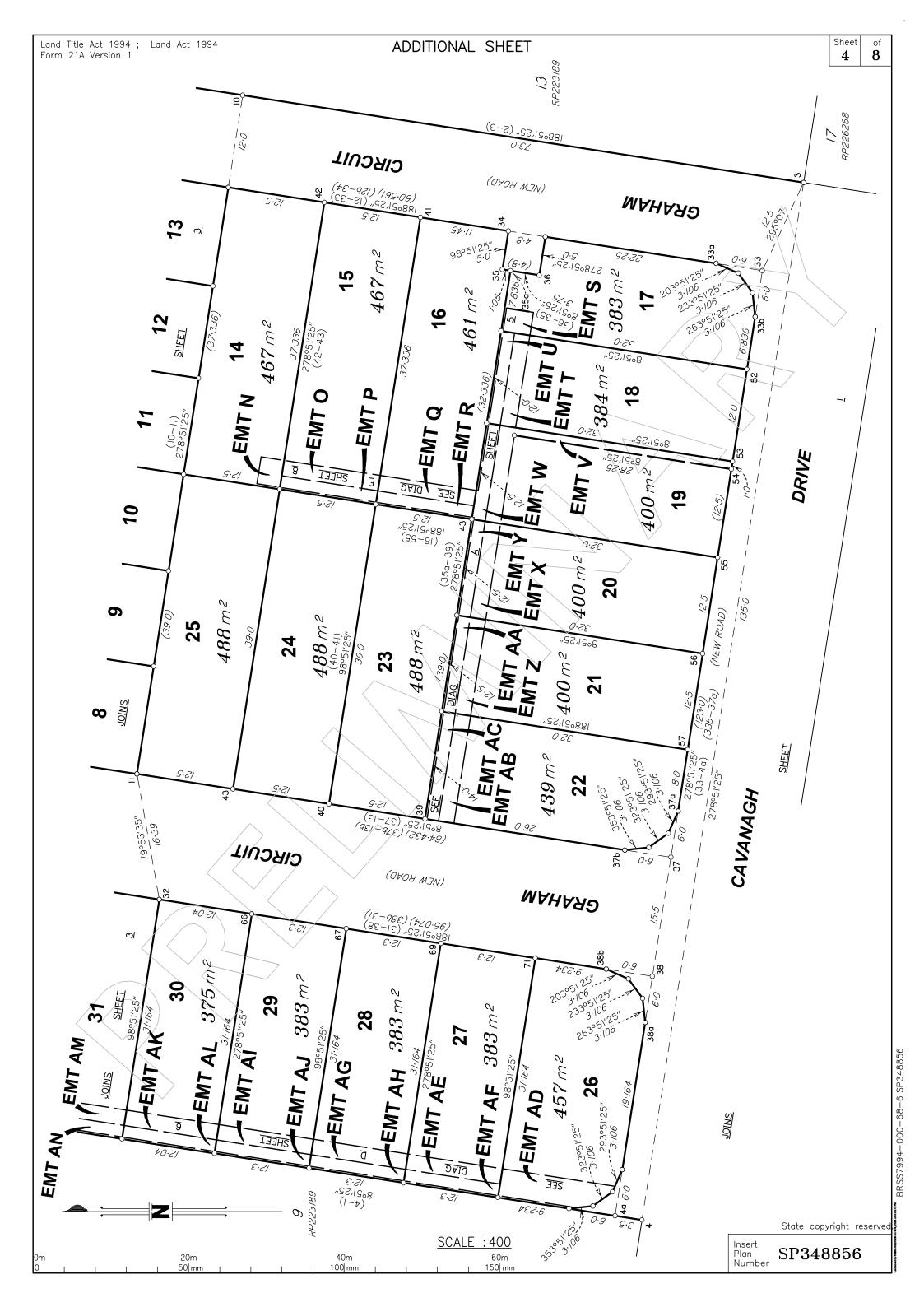
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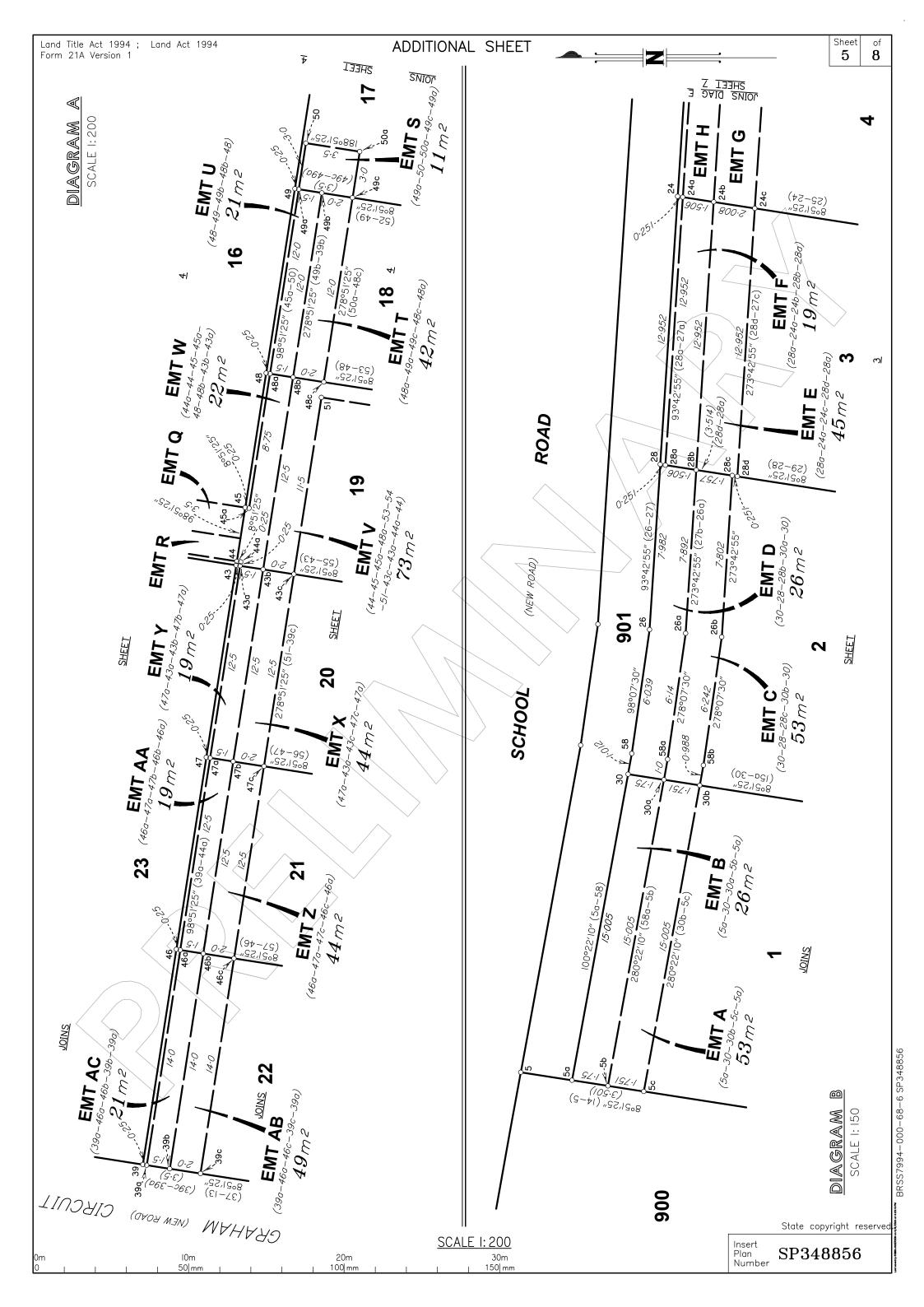
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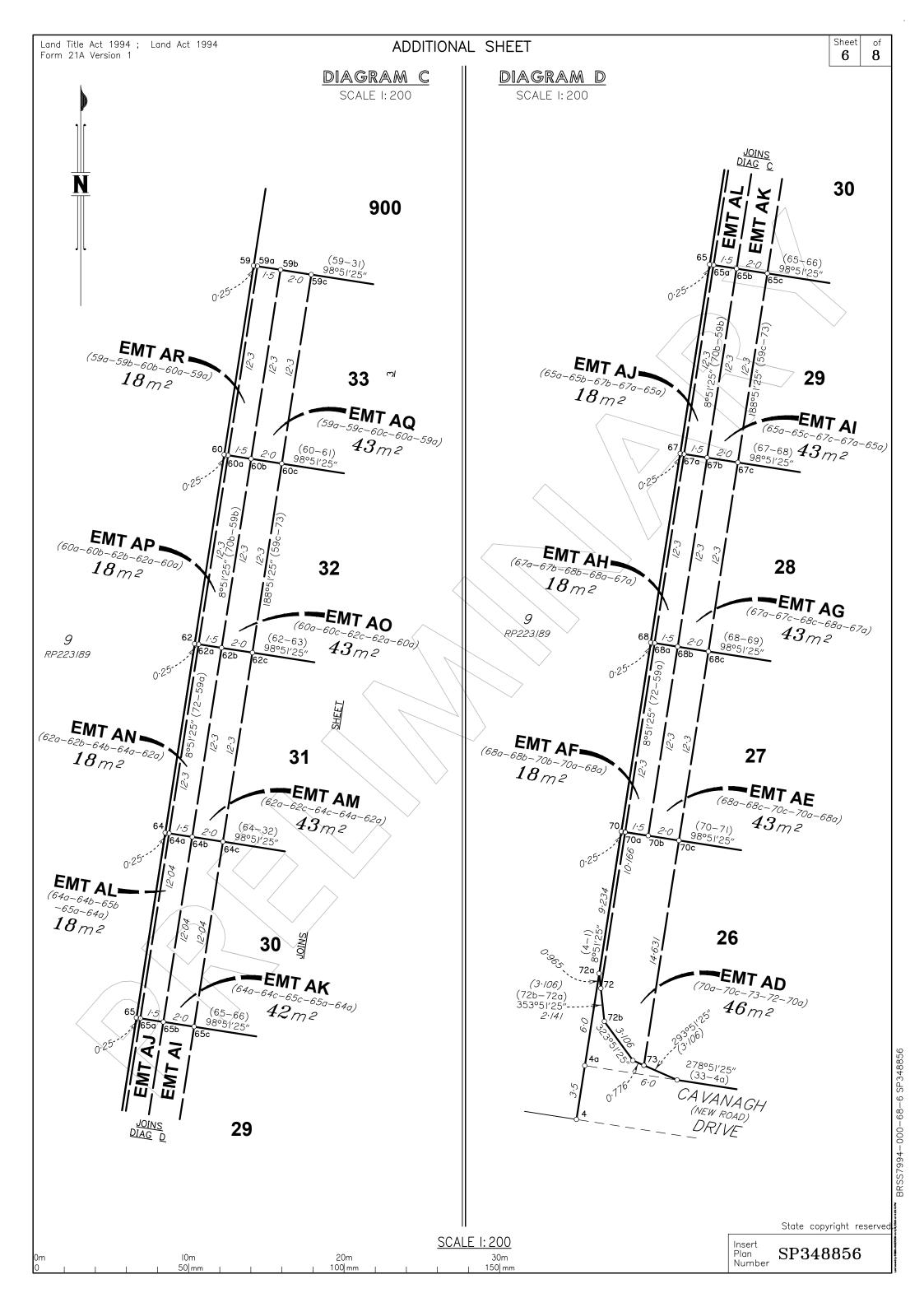
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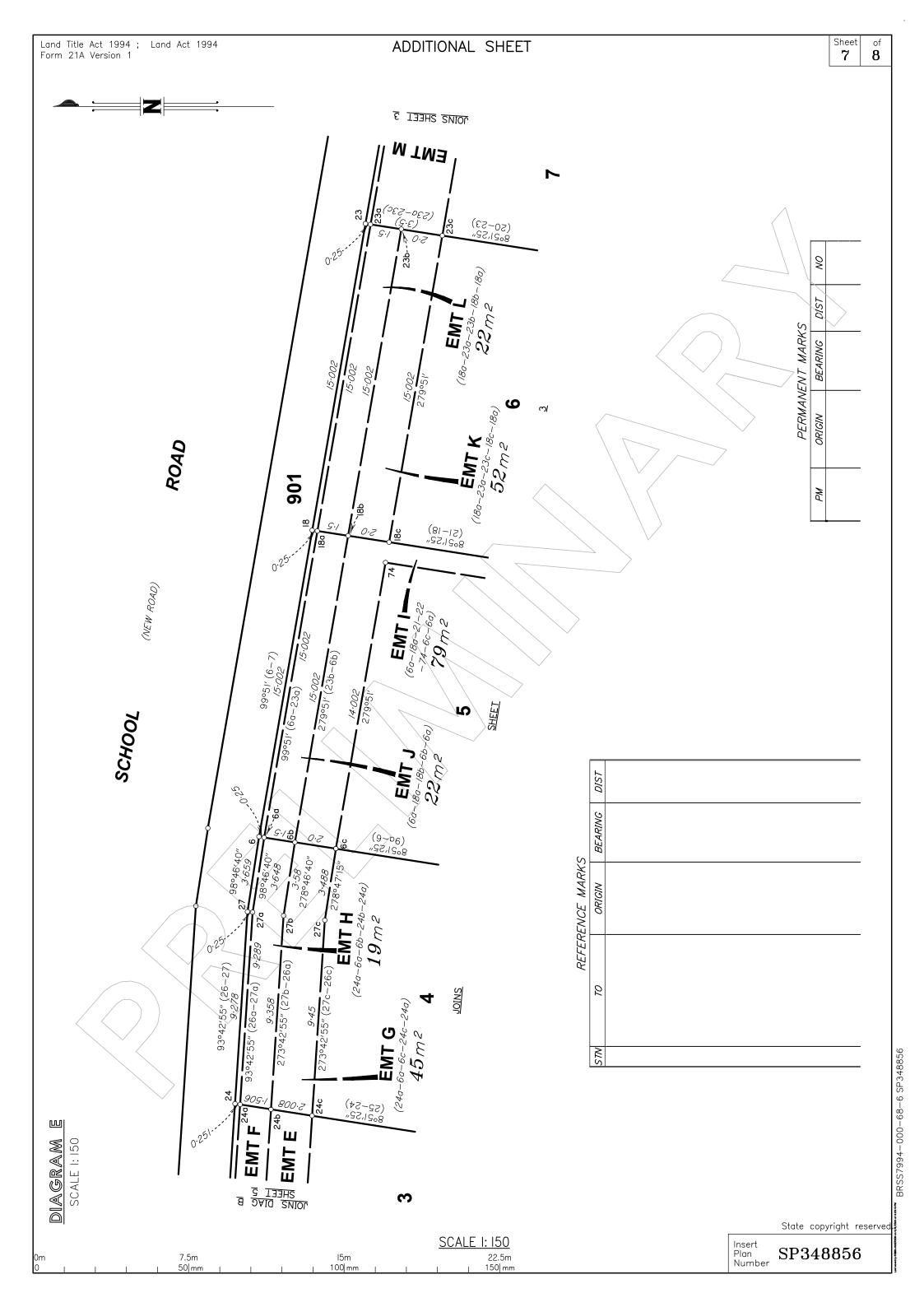


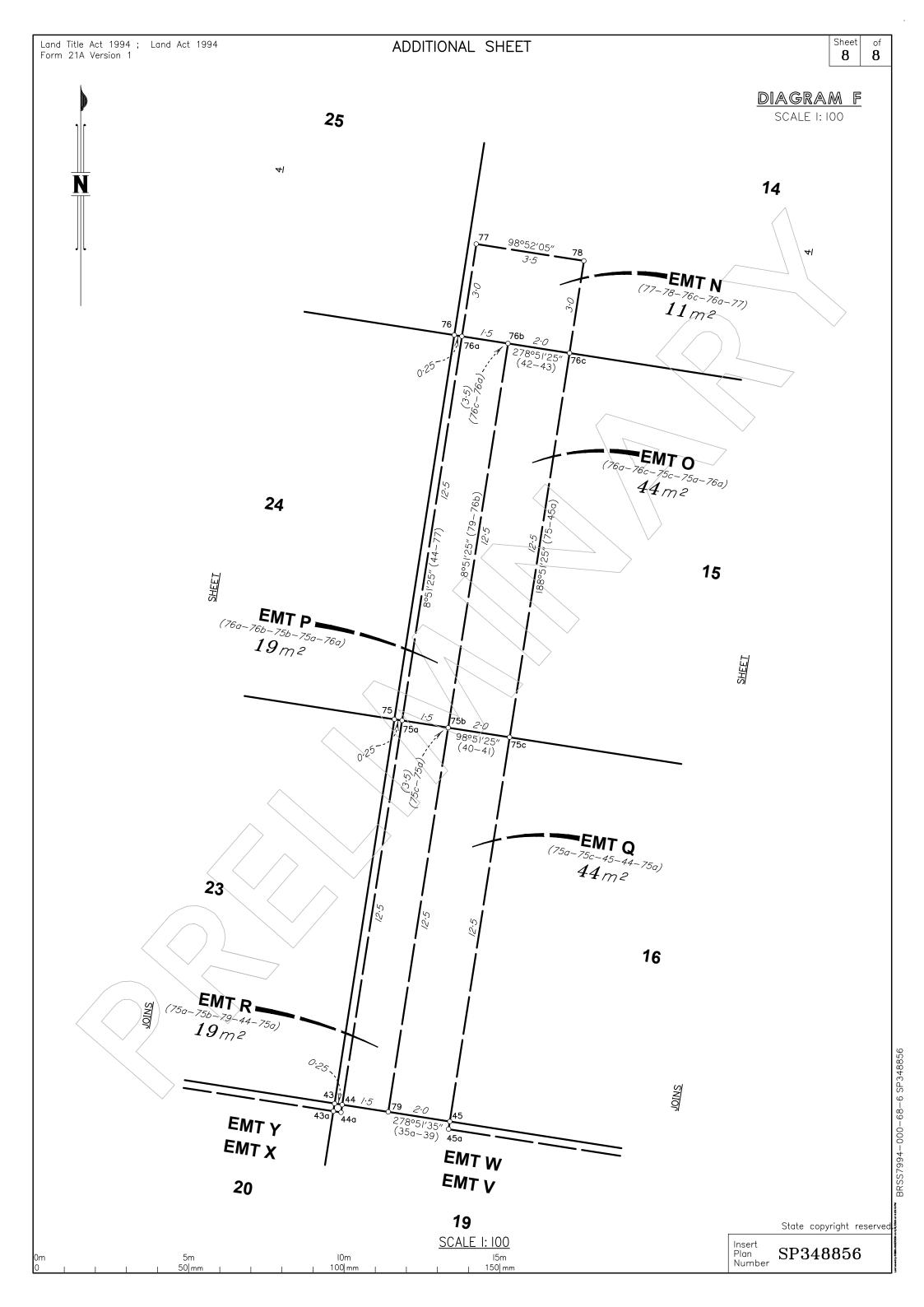
















# TOP EDUCATION FOR GROWING FAMILIES

Experience the perfect blend of education and healthcare at Stone Ridge.

#### **Education & Healthcare**

Surrounded by top-tier schools, this family-friendly neighbourhood ensures a nurturing environment for children, making it an ideal choice for families.

- Logan Reserve State School (1 min)
- St Francis College (7 mins)
- St Philomena School (5 mins)
- Burrowes State School (10 mins)
- Marsden State High School (6 mins)

Set to open in January 2025 is a new primary school located at 450 Park Ridge Road. With a budget of \$80.3 million, the school is now under construction and will feature state of the art facilities.

The neighbourhood is ideal for growing families, boasting two childcare facilities nearby – Edge Early Learning Crestmead and Crestmead Early Education Centre.

All of life's essentials are on the estate's doorstep, with seven medical facilities located within just a 10-minute drive, including Crestmead Medical Centre. Logan Hospital is only 15 minutes away providing residents with easy access to quality medical services. The hospital is currently undergoing a \$460 million expansion to increase its capacity in line with the Logan region's rapid population growth.



# PARKS AND RECREATION, RIGHT IN YOUR BACKYARD

Surrounded by nearby parks and recreational spaces, Stone Ridge is ideal for families of all ages and lifestyles.

#### **Parks & Recreation**

With this new estate so close in proximity to the popular Crestmead Park, enjoying all that this vast play space has to offer will be easy with the following amenities within walking distance from your front door.

- Walking tracks
- Children's playground
- Basketball court
- Skate park
- Dog park
- Community garden
- Crestmead PCYC



# A HUB FOR TRANSPORT AND EMPLOYMENT

The City of Logan is fast growing into a powerhouse region, backed by significant investment by the Queensland Government across infrastructure, health and education.

#### **Transport & Employment**

Stone Ridge offers a rare opportunity to invest in one of the regions strongest growth corridors as property values here continue to rise.

The estate is strategically positioned nearby both the Crestmead Industrial Park as well as the Crestmead Logistics Estate which is now under construction and will deliver up to 6,000 new jobs for residents of the region upon completion. This new industrial estate will be one of the largest in Queensland, offering 650,000sqm of warehousing, business, logistics and manufacturing space.

Shops, schools and major shopping centres are easy to access via the nearby M1 and M3.

Residents can also look forward to the PRC, a future transport link that will further connect development in the wider Park Ridge area to nearby centres like Browns Plains and Logan Central, allowing faster access to the Logan and Gateway Motorways.



# VIBRANT SHOPPING AND ENTERTAINMENT, CLOSE TO HOME

Convenience and retail therapy abound with a host of retail precincts nearby.

#### **Entertainment & Shopping**

Residents will be well catered for with the Crestmead Shopping Centre, Kensington Fair, Logan Central Plaza, Marsden on Fifth and Home Co. Marsden just a short distance away.

The nearby Logan Hyperdome Shopping Centre boasts over 220 retailers and is Logan's ultimate shopping, restaurant, dining, and family fun experience. With a cinema and regular family events, it's the perfect weekend fun for the entire family! The all-new Logan Reserve Neighbourhood Shopping Centre is currently under construction and set to open early 2024. The 4000sqm shopping centre will feature a Woolworths supermarket and 15 specialty stores, including an alfresco dining precinct. The development is expected to create significant employment opportunities including 140 retail jobs on completion.



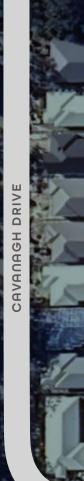


# STONE RIDGE MASTER PLAN

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# Paua COLOUR SELECTION



#### **Brick House**

Brick:	Silver Birch
Joints:	Raked
Mortar:	Natural

## Cladding Type

	30
Cladding Colour: Solver Dawn Rain 21.3	
Gable Battens: CB Surfmist	
Gable Posts: CB Surfmist	
Gable Vent Feature: CB Surfmist	
Cladding Above Window: Solver Dawn Rain 21.3	30

#### Roof

Roof Tile Colour:	Babylon
Tile Profile:	Atura
Colourbond© Roof:	. Standard profile
Colourbond© Colour:	. Colorbond Woodland Grey

#### **External Paint / Finishes**

Metre Box:	Solver Dawn Rain 21.30
Gable Trim:	CB Surfmist
Gables / Eave Lining:	CB Surfmist
Balustrading:	CB Surfmist
Timber Posts:	CB Surfmist
Front Door / Frame:	CB Surfmist
Rear Door / Frame:	CB Surfmist

#### **Garage Door**

Colour:	CB Surfmist
Style:	Contemporary

#### Landscaping / Driveway:

Garden Edging:	Charcoal Paving Bricks
Pebbles:	. Charcoal
Pavers:	. Charcoal
Path / Driveway:	. Salt n Pepper Exposed
Letterbox Colour:	CB Surfmist
Letterbox Style:	Milk Can
Clothesline Colour:	CB Surfmist

#### Window / Flyscreen / Security

Colour:	Pearl	White

Kitchen Benchtop: ..... Intense White Edging Profile: ...... 20mm Arris

**Cupboard Fronts:** 

Cupboard Colour: ...... Polytec Alabaster Sheen Handle Style / Position:..... Stefano Orlati 3801-P

**Appliances** 

Cooktop: ...... Ceramic
Oven / Rangehood: ..... Stainless steel

Kitchen Sink: ..... Stainless steel with Flick Mixer

Hot Water System: ...... 250lt Energy Efficient

Laundry Tub: ...... White Metal with Stainless Steel Tub

**Tiles** 

Kitchen Splashback: ............. 97262 Gloss White  $100 \times 200$  Laundry Splashback: ........... 97262 Gloss White  $100 \times 200$ 

Laundry Skirting: ...... 1256619 Omniform Charcoal 450 x 450

Grout Colour: ..... Standard



#### Bathroom / Ensuite

#### **Bathroom Tiles**

Note: Bath/Ensuite wall tiles laid 400 side horizontal.

Bathroom/Ensuite Walls: ..... 97486 Unit White Gloss 250 x 400 WC Skirting: ...... 1256619 Omniform Charcoal 450 x 450



#### **Internal Paint / Finishes**

Cornice Style: ...... Wavelook Ceiling/Cornice Colour: ..... Wattyl White

Ceiling/Cornice Paint Type: Ultra Prep & Ceiling (2) Wall Colour: ...... Solver Cave 23.20

Wall Paint Type: .....Ultra ASU (1) ID ADV Low Sheen (2)

Skirting / Arch colour: ...... Solver Cave 23.20

Skirting / Arch Paint Type: .. Ultra ASU (1) Aqua Trim Gloss (2)

Internal Door Colour: ...... Solver Cave 23.20

Interior Door Paint Type: .... Ultra ASU (1) Aqua Trim Gloss (2)

#### Other Interior Paint / Finishes

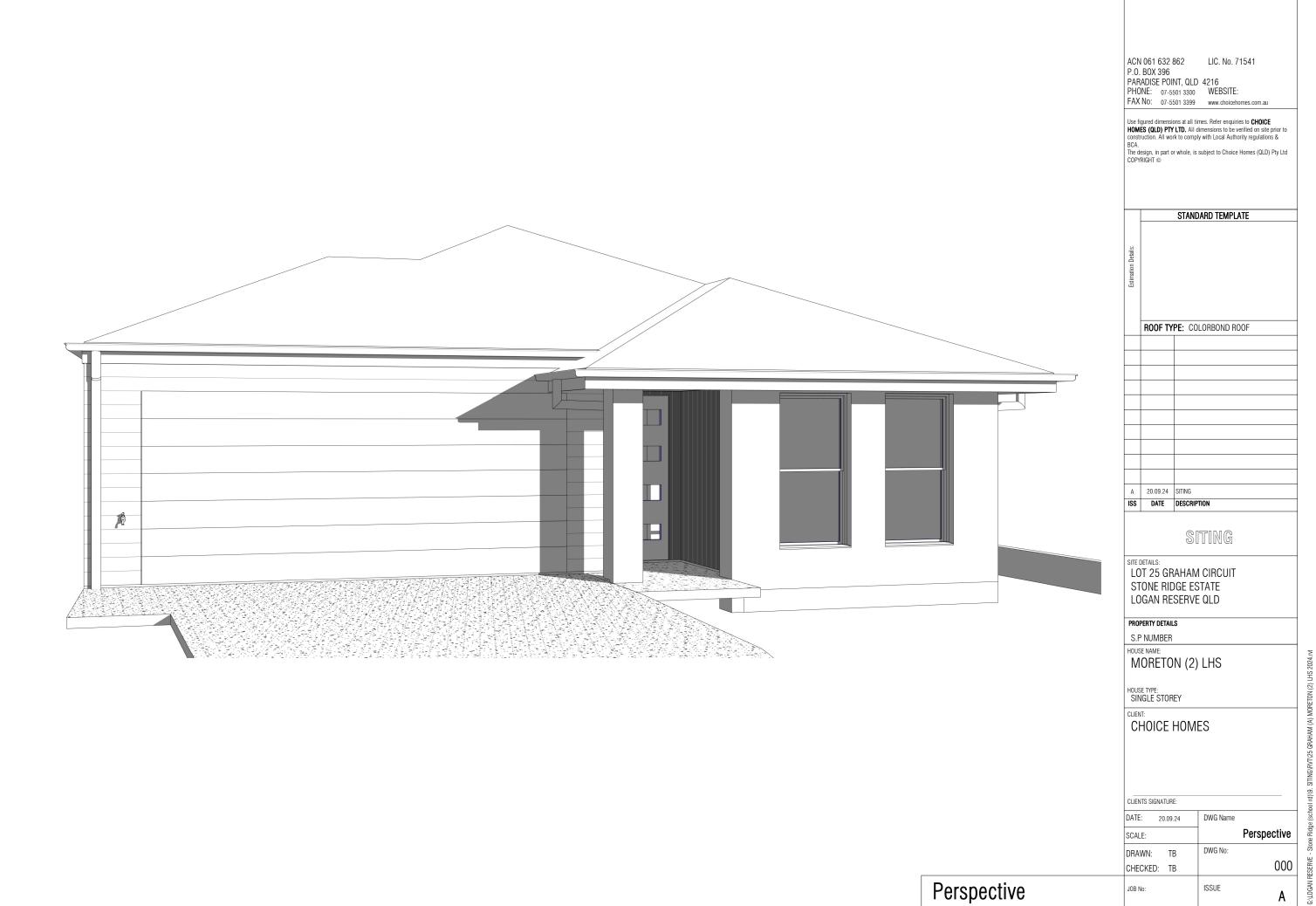
Robe Frames: Chrome
Robe Inserts: Mirror
Light Switches: White

Ceiling Fans: Brushed chrome
Carpet: Beatstreet Pewter
Verticals: Focus White

Main Floor Covering: .......... 1256619 Omniform Charcoal 450 x 450

or Imagine Vinyl Plank Flint AS PER PLAN





I))9. SITING\RVT\25 GRAHAM (A) MORETON (2) LHS 2024.rd

#### 1. EARTHWORKS

a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required. b) Any variation at construction stage

is to comply with Council policy on earthworks/drainage for residential sites.

c) Site works indicated on this plan are for construction purposes only.

#### 2. RETAINING WALLS & FENCES

a) All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites. b) Position of retaining wall may vary and must be verified by builder prior to commencement.
c) Any variation at construction stage to comply with Council

d) Retaining walls may not align with property boundary's. Fences are located on retaining walls.

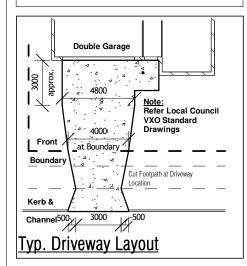
#### 3. CONTOURS AND LEVELS

a) Contours and levels shown on plan are taken from levels supplied by contour surveyor and no responsibility is taken for accuracy or cut and fill levels.

RETAINING WALL, DRIVEWAY, LANDSCAPE QUANTITIES & DIMENSIONS, MAY VARY ON SITE TO SUIT AS-CONSTRUCTED SITE DETAILS AND CONTOURS.

a) Drainage is calculated for this proposed devlopment only and may not be adequate for any subsequent roofed or paved areas. b) Minimum 100x75 or 100Ø downpipes at a rate of 1 per 40m<sup>2</sup> of roof area, discharging into 100Ø stormwater pipework connecting yard gullies.

c) Minimum grade of 1% to kerb adapter or rubble pit if applicable.



EXTERNAL CON	CRETE
Туре	Area
Water Heater	0.49 m <sup>2</sup>
AC ODU	0.98 m <sup>2</sup>
Step Out	1.04 m <sup>2</sup>
Clothesline	3.60 m <sup>2</sup>
Porch & Path	3.67 m <sup>2</sup>
Patio	12.76 m <sup>2</sup>
Driveway	43.22 m²
Grand total: 7	65.75 m <sup>2</sup>

RETAINING WALLS		
Туре	Length	Area
Retaining Wall - Timber	37.93 m	15.20 m <sup>2</sup>
Timber Sleeper on Fence	24.11 m	4.81 m <sup>2</sup>

NO ACOUSTIC REQUIREMENTS

NO BUSHFIRE REQUIREMENTS

ENERGY EFFICIENCY REQ'S NCC 2022
• R2.5 INSULATION INSTALLED TO ENTIRE CEILING INCLUDING PATIO.

• SARKING INSTALLED TO ALL WALLS

• 1.5 INSULATION BATTS TO ALL EXTERNAL WALLS WITH CLADDING

CEILING FAN TO PATIO

HEAT PUMP TO HOT WATER UNIT

• REFER TO ENERGY EFFICIENCY REPORT FOR ANY ADDITIONAL REQUIREMENTS



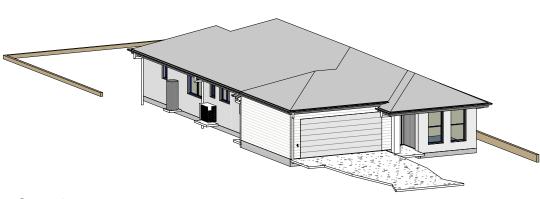




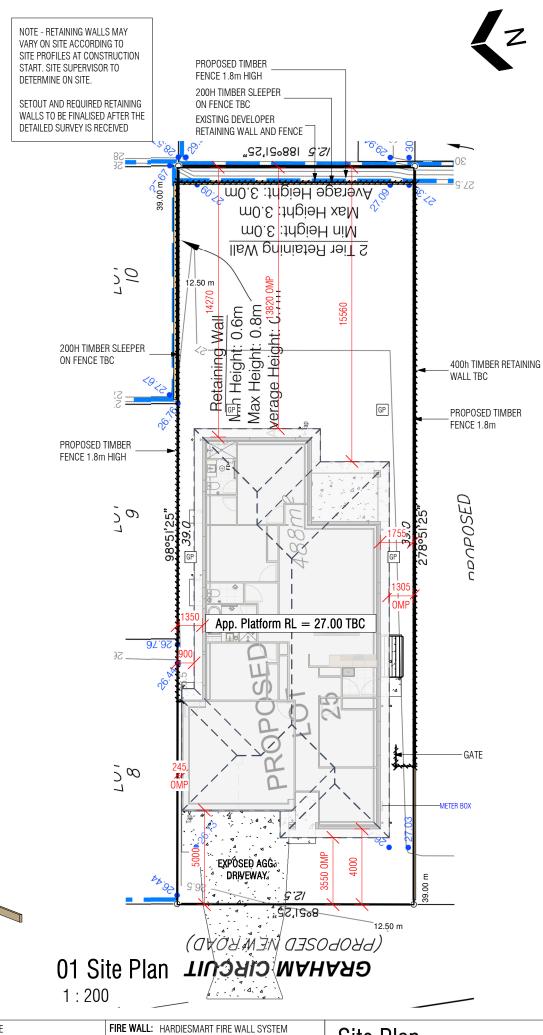
1:500



Site cover 1:500



Site 3D



ACN 061 632 862 P.O. BOX 396

LIC. No. 71541

PARADISE POINT, QLD 4216

PHONE: 07-5501 3300 WEBSITE: FAX No: 07-5501 3399

ons at all times. Refer enquiries to CHOICE HOMES (QLD) PTY LTD. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations &

The design, in part or whole, is subject to Choice Homes (QLD) Ptv Ltd

SITE COVERAGE	39%
LOT AREA	488m²
BUILDING SITE COVER	189m²

# STANDARD TEMPLATE

BOOE TYPE:	COLORBOND ROOF

	ISS	DATE	DESCRIPTION
	Α	20.09.24	SITING
ı			

### SITING

SITE DETAILS: LOT 25 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD

#### PROPERTY DETAILS

S.P NUMBER

MORETON (2) LHS

HOUSE TYPE: SINGLE STOREY

### **CHOICE HOMES**

CLIENTS SIGNATURE

D/(1L. 20.05.24	DWG Name
SCALE: As indicated	Site Plan
DRAWN: TB	DWG No:
CHECKED: TB	101
JOB No:	ISSUE A

DWG Name

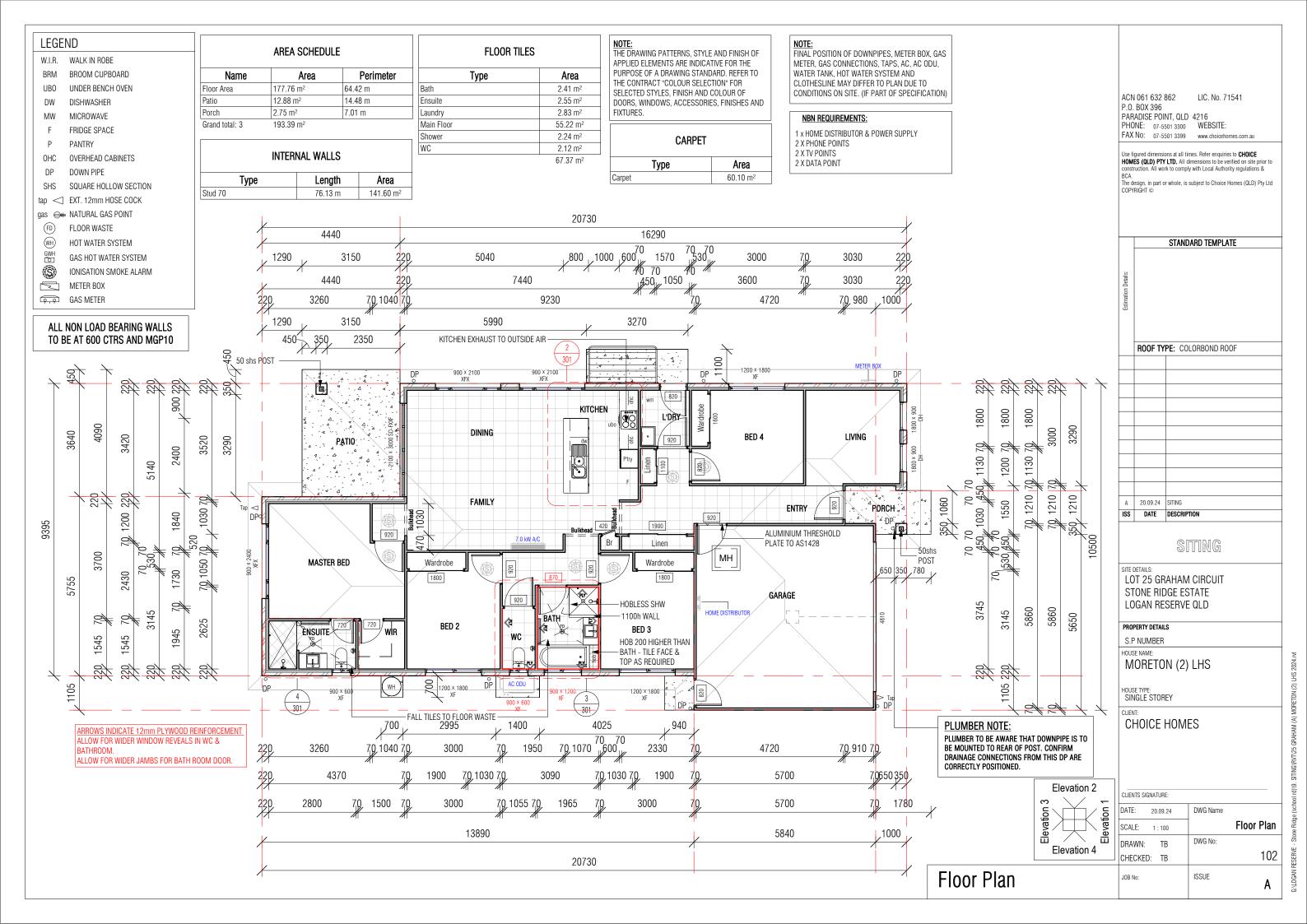
FENCE: PALING FENCE

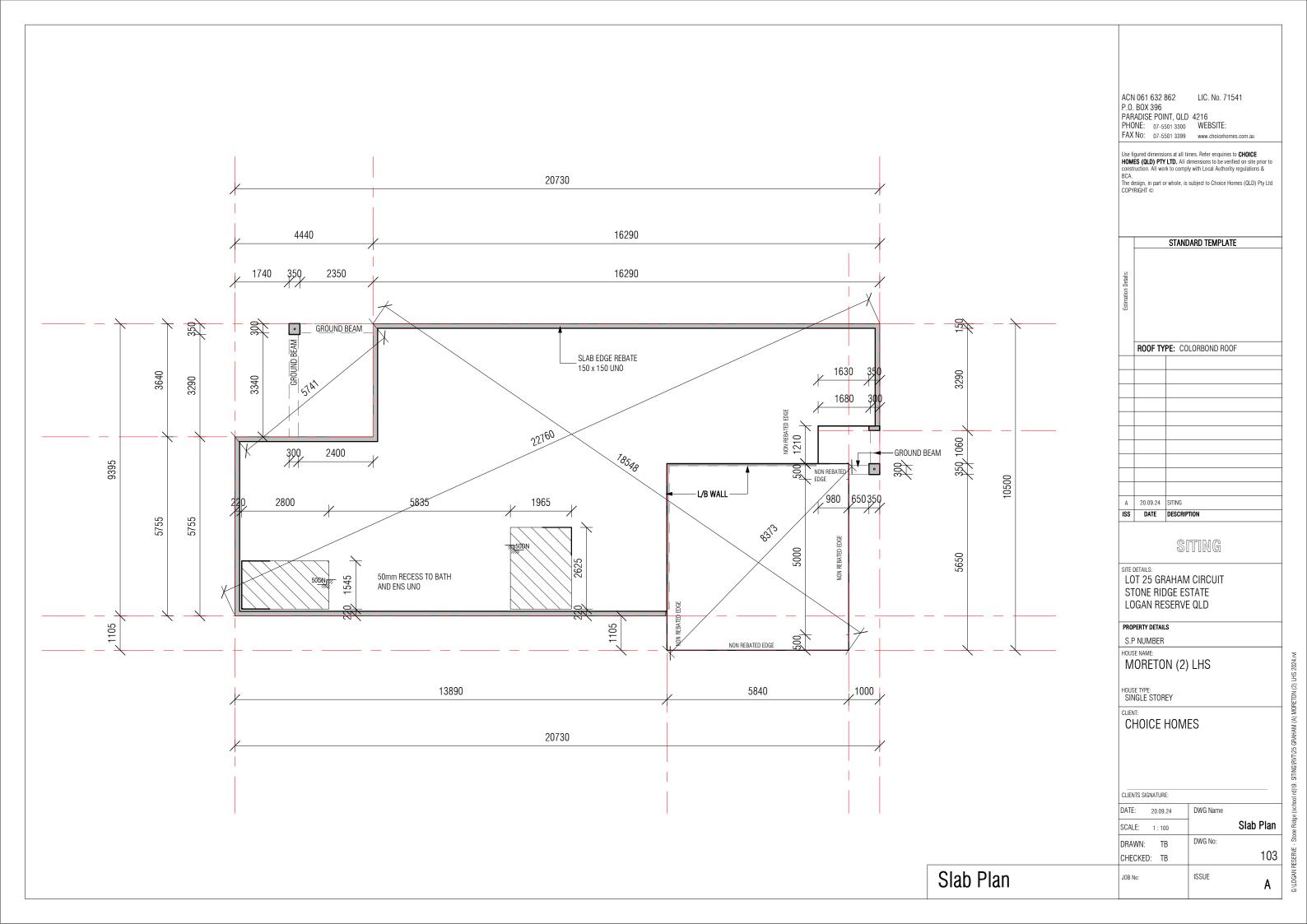
**RETAINING** TIMBER SLEEPERS UNO WALLS:

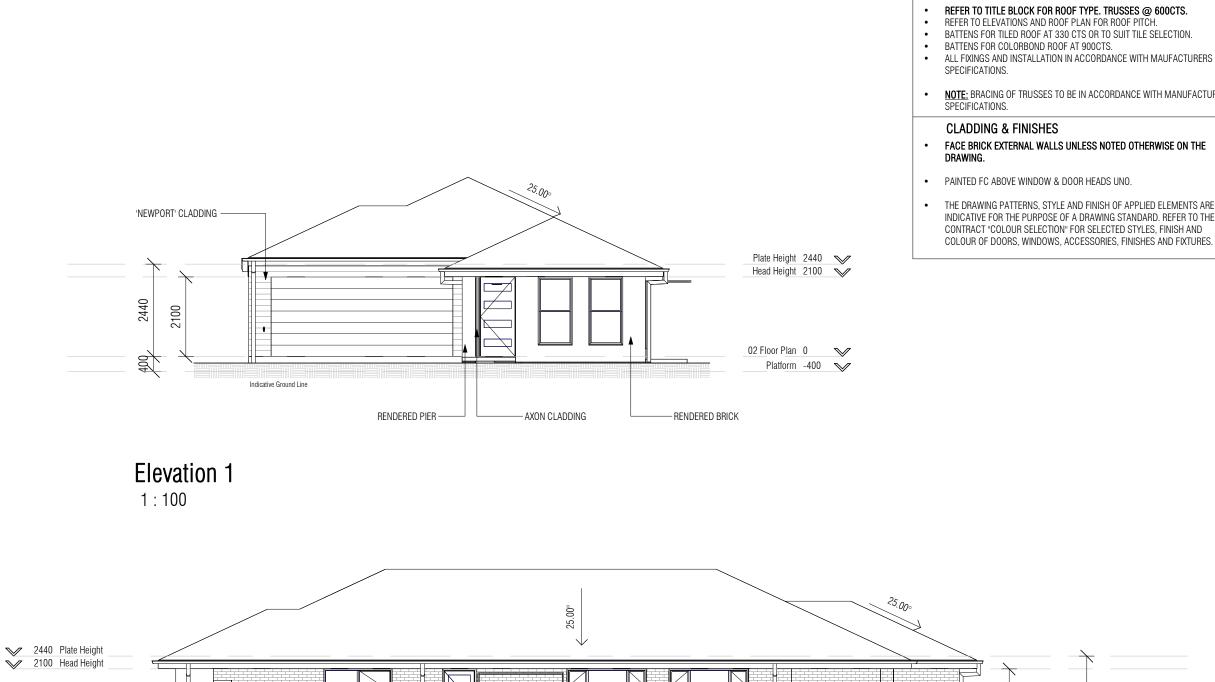
LANDSCAPE: STANDARD LANDSCAPE

FACADE: STANDARD FACADE

Site Plan







## Elevation 2

1:100

- RENDERED BRICK

Indicative Ground Line

0 02 Floor Plan

-400 Platform

BATTENS FOR TILED ROOF AT 330 CTS OR TO SUIT TILE SELECTION.

ALL FIXINGS AND INSTALLATION IN ACCORDANCE WITH MAUFACTURERS

NOTE: BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS

- THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND

LIC. No. 71541 ACN 061 632 862 P.O. BOX 396 PARADISE POINT, QLD 4216 PHONE: 07-5501 3300 WEBSITE:

FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.

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STANDARD TEMPLATE

	ROOF TYPE: COLORBOND ROOF		
A	20.09.24	SITING	
ISS	DATE	DESCRIPTION	

### SITING

LOT 25 GRAHAM CIRCUIT STONE RIDGE ESTATE LOGAN RESERVE QLD

PROPERTY DETAILS S.P NUMBER

MORETON (2) LHS

HOUSE TYPE: SINGLE STOREY

CHOICE HOMES

CLIENTS SIGNATURE:

DATE: 20.09.24	DWG Name	
SCALE: 1:100	Elevations	S
DRAWN: TB	DWG No:	
CHECKED: TB	20	1
JOB No:	ISSUE A	

**Elevations** 



- REFER TO TITLE BLOCK FOR ROOF TYPE. TRUSSES @ 600CTS.
  REFER TO ELEVATIONS AND ROOF PLAN FOR ROOF PITCH.
- BATTENS FOR TILED ROOF AT 330 CTS OR TO SUIT TILE SELECTION.
- BATTENS FOR COLORBOND ROOF AT 900CTS.
- ALL FIXINGS AND INSTALLATION IN ACCORDANCE WITH MAUFACTURERS
- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

#### **CLADDING & FINISHES**

- FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE
- PAINTED FC ABOVE WINDOW & DOOR HEADS UNO.
- THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

**Elevations** 

ACN 061 632 862 LIC. No. 71541 P.O. BOX 396 PARADISE POINT, QLD 4216

PHONE: 07-5501 3300 WEBSITE: FAX No: 07-5501 3399 www.choicehomes.com.au

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CONSTRUCTION. All WORK to Secure., BCA.

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### STANDARD TEMPLATE

Estimation Details			

	ROOF TY	PE: COLORBOND ROOF
Α	20.09.24	SITING

### SITING

LOT 25 GRAHAM CIRCUIT STONE RIDGE ESTATE

LOGAN RESERVE QLD

ISS DATE DESCRIPTION

PROPERTY DETAILS

S.P NUMBER

MORETON (2) LHS

HOUSE TYPE: SINGLE STOREY

CHOICE HOMES

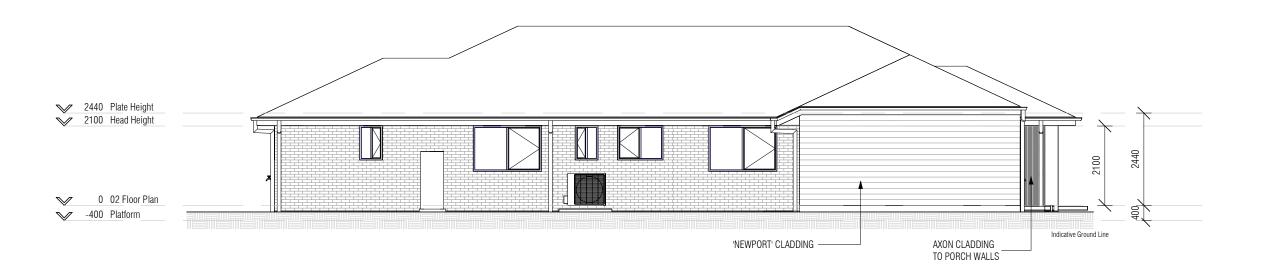
CLIENTS SIGNATURE:

DATE: 20.09.24	DWG Name
SCALE: 1:100	Elevations
DRAWN: TB	DWG No:
CHECKED: TB	202
JOB No:	ISSUE A

RVT\25 GRAHAM (A) MORETON (2) LHS 2024.™

# Elevation 3

1:100



## Elevation 4

1:100

#### October 2024

#### **APPRAISAL OF RENTAL VALUE**

#### "STONE RIDGE"

#### **Logan Reserve Qld 4133**

#### Key design features:

- 4 Bedrooms
- Main Bathroom + Ensuite
- Double Lock Up Remote Garage
- Brand New Home

- Tiled Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area
- Landscaped, Fully Fenced Yard

We believe that you could expect to achieve \$760.00-\$780.00 per week.