

THE PARK

View Facade



Lot 689 Strata Circuit, Yarrabilba: \$435,200

198M2 **4**  **2**  **2** 

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please check your inclusions and contract for an exact representation.

Home and Land: \$435,200

includes ultimate Turnkey 2016 Inclusions

Lot 689 Strata Cct, Yarrabilba Qld 4207

The Park 198:

Facade: View
House Size: 198m2
House Price: \$233,200
Land Size: 494m2
Land Price: \$202,000

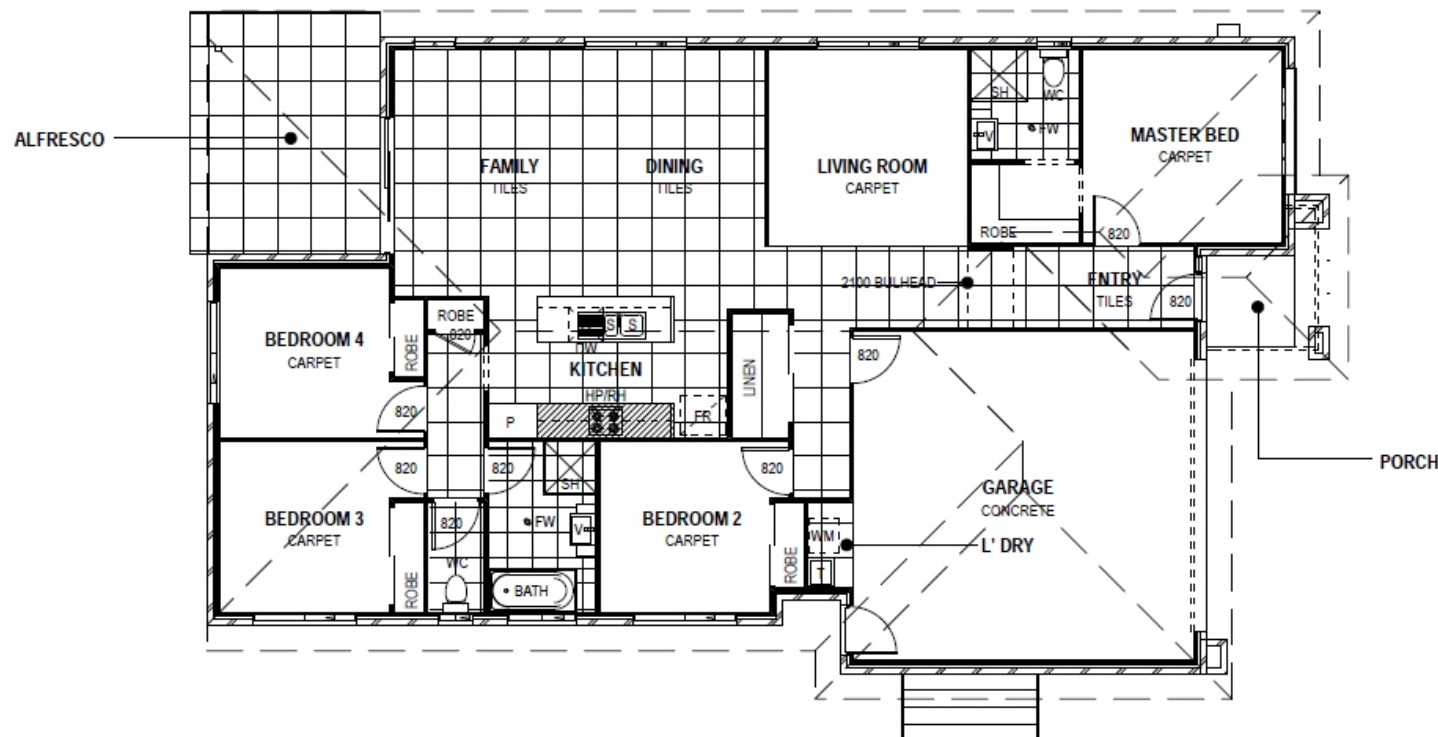
Total Package Price: \$435,200

Includes Upgrades:

- > View Facade: \$4285
- > Acrylic Render and paint to front facade: \$2760
- > Colourbond roof: \$1965
- > Air Conditioning: \$2350
- > Site costs: \$3180
- > Boundary fencing and gates: \$4840
- > Caesar Stone Benchtops to Kitchen: \$1120
- > Vinyl sliding robe doors and melamine shelving to all bedrooms and linen: \$1650
- > Paved garden edging: \$650
- > Sir Walter Turf: \$1960

Optional Upgrades (please tick):

- ☐ Add 2.5 KW Panasonic split system A/c to master: \$1450
- ☐ 7mm diamond grille security screens throughout: \$1980



Turnkey 2016

Inclusions and Specifications
Lot 689 Strata Cct, Yarrabilba

General

HIA Building Contract

Six year structural warranty

Six month comprehensive maintenance program

House construction and public liability insurance covered during construction

All preliminary fees including: Local authority fees, private building certification, QBCC insurance, and Portable Long Service Levy

Engineers soil test, footings, piers and slab as per engineering Allowance up to H Class

Site survey and set out

Perimeter and collar termite treatment, protection and certification

Connection to underground power, water supply, storm water drains, sewerage system

Professional Colour Scheme by National Tiles - selected by builder

Internal

Ceilings are 2400mm throughout

Room doors are flush panel 2040mm with doorstops
Robe doors are vinyl robe doors unless noted on the plan

Designer handles select from builders range

10mm Gyprock plasterboard with 90mm cove cornice throughout

Splayed mouldings to 68x12mm skirtings and 42x12mm architraves

Robes and broom to have one shelf and hanging rail. Pantry and specified cupboards to have 4 shelves (all white melamine)

Three coat paint system throughout (sealer undercoat and two acrylic top coats on walls). Acrylic on ceiling (white only) and enamel on timber mouldings

Window coverings (vertical blinds)

Carpet to all bedrooms and formal living rooms

Tiles to wet areas and main floors

External

Rendered and paint to front facade

Pine timber frame with prefabricated roof trusses

Hardies linea cladding and FC sheeting where applicable including infills over windows (plan specific)

Colourbond roof, fascia and gutter - quad profile

90mm PVC paintable downpipes

Powder coated aluminium sliding windows and doors

Flyscreens to all opening windows and doors (exc front door)

Front door to be 2040x820 paint grade Hume XN5

Front entry tri-lock set, rear garage door to have security set

"Slimline" double sectional overhead door in garage with auto operator, including two handsets and one wall mounted switch

Landscaping: Gardens beds, plants, mulch, paved edging, Turf (Sir Walter), gravel/stones

Letter box, clothesline, and TV Antenna

Boundary fences with one access gate

Exposed aggregate driveway, paths - tiled porch and patio

Electrical

Single phase power, allowance of 14m of underground main run from Energen pillar box to fixed meter box location

Circuit breakers and safety switch units to meter box

Double power points throughout excluding dishwasher and microwave provision

LED downlights throughout, 1x external spot light

Smoke detectors hard wired with battery backup

Exhaust fans fitted to wet areas not opening to outside air

Allowance for 2 tv points and one phone point with wall plate including underground connection to supply pit, NBN compliance (if required)

Ceiling fan/light to bedrooms and living,

5kw ac to living area

Sustainability

Energy efficiency: equal to 6 star rating

Wall mounted Gas instantaneous HWS -

Anticon blanket under colourbond roof

Reflective foil sarking wrap to external walls

Kitchen

Fully lined modular cabinets with laminate doors and draws

20mm Caesar Stone bench tops

600mm stainless steel dishwasher, oven and slide out range hood, gas cooktop

1 and 3/4 bowl stainless steel sink with chrome flick mixer

Tiled Splash back up to 700mm from top of bench top

Framed timber bulkheads and overhead cupboards

Laundry

Stand alone stainless steel 45ltr laundry cabinet

Chrome sink mixer

Tiles to floor with 100mm skirting tile and 400mm splash back

Washing machine chrome stop taps inside cabinet

Ensuite/Bathrooms/WC

Fully lined modular cabinets with laminate doors and draws

Laminate bench tops

White 1500mm bath with wall mixer and wall spout

White china toilet suit

Chrome towel rail and toilet holder

Chrome look framed shower screens with pivot door and clear laminated glass, hand shower on chrome rail

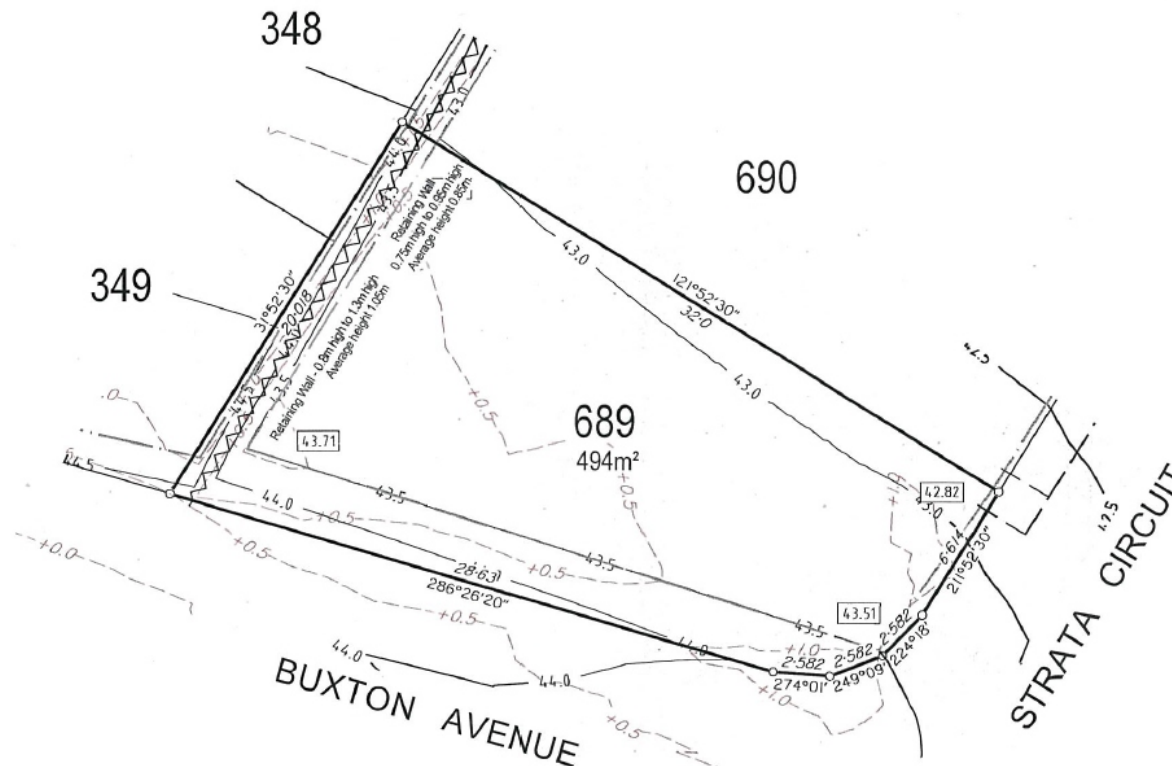
Frameless mirror to width of cabinetry

Tiles to floor, 100mm skirting, 400mm bath splash, 2000mm shower walls

Disclaimer: Please note that items may be displayed in our homes that are not included in our standard specification. Please refer to the most recent home specification and working drawings. Elevation Homes does not warrant the accuracy of all details in this standard specification and accepts no responsibility for any loss, damage, cost, or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with your use of these standard inclusions. Elevation Homes' standard inclusions are subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specifically specified in the new home contract. Any other addition to the standard specification is considered an upgrade and will be charged at the full rate plus the builders margin. Any photos used in this specification are for illustrative purposes only and are not indicative of the items listed.

LEGEND:

- — — — Stormwater Line
- — — — Sewer Line
- — — — Batter Line
- ~~~~~ Retaining Wall
(Retaining Wall height defined in the Disclosure Plan is measured as Top of Wall to surface level at Toe of Wall at time of subdivision)



Note:

This plan has been prepared by RPS Australia East Pty Ltd (ACN 140 292 762), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

DISCLOSURE PLAN

FOR PROPOSED LOT 689

This plan shows details of Proposed Lot 689 on the approved plan P02V04B.ROL6.ROL150724 dated 24 July 2015 which accompanied the Subdivision Application and was approved by Economic Development Queensland (EDQ) on the 27 August 2015, subject to conditions.

Proposed Lot 689 is described as part of Lot 939 on SP279787 and situated in Yarrabilba Precinct 2 V04S23 Sunrise Crossing.

LEGEND

- +6.0 — DESIGN FILL DEPTH CONTOUR (0.5m INTERVAL)
- 6.0 — DESIGN F.S.L. SURFACE LEVEL CONTOUR (0.5m INTERVAL)
- AREA OF FILL
- 00.00 DESIGN LEVEL AT LIMIT OF USEABLE BUILDING PAD
- ~~~~~ FOR RETAINING WALL CONSTRUCTION DETAIL SEE ENGINEERING CIVIL O.P.W. PLANS

Builders Note:

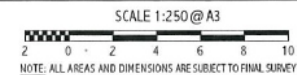
Builders shall not build off the design levels shown; a site survey is required. This note is an integral part of this plan.

Engineering Note:

Engineering design information supplied by KN Group, March 2016.

Compaction Statement:

Earthworks fill on the subject allotment will be undertaken and compacted in accordance with the provisions of AS3798-2007 Tables 5.1 and 8.1 under Level 1 supervision



Local Authority: Logan City Council
Height Datum : AHD
Height Origin: PM59068, RL 46.04
Contour Interval : 0.5 m
Fill Contours : P BE CONT FILL
ENG : x14-22lbase
BDY : 7952-BDY-Current-20160308
Surveyor: RAS
Drawn : PAR
Scale : 1:250 @ A3
Date: 26 March 2016
Dwg No: 7952-DISC-475/689

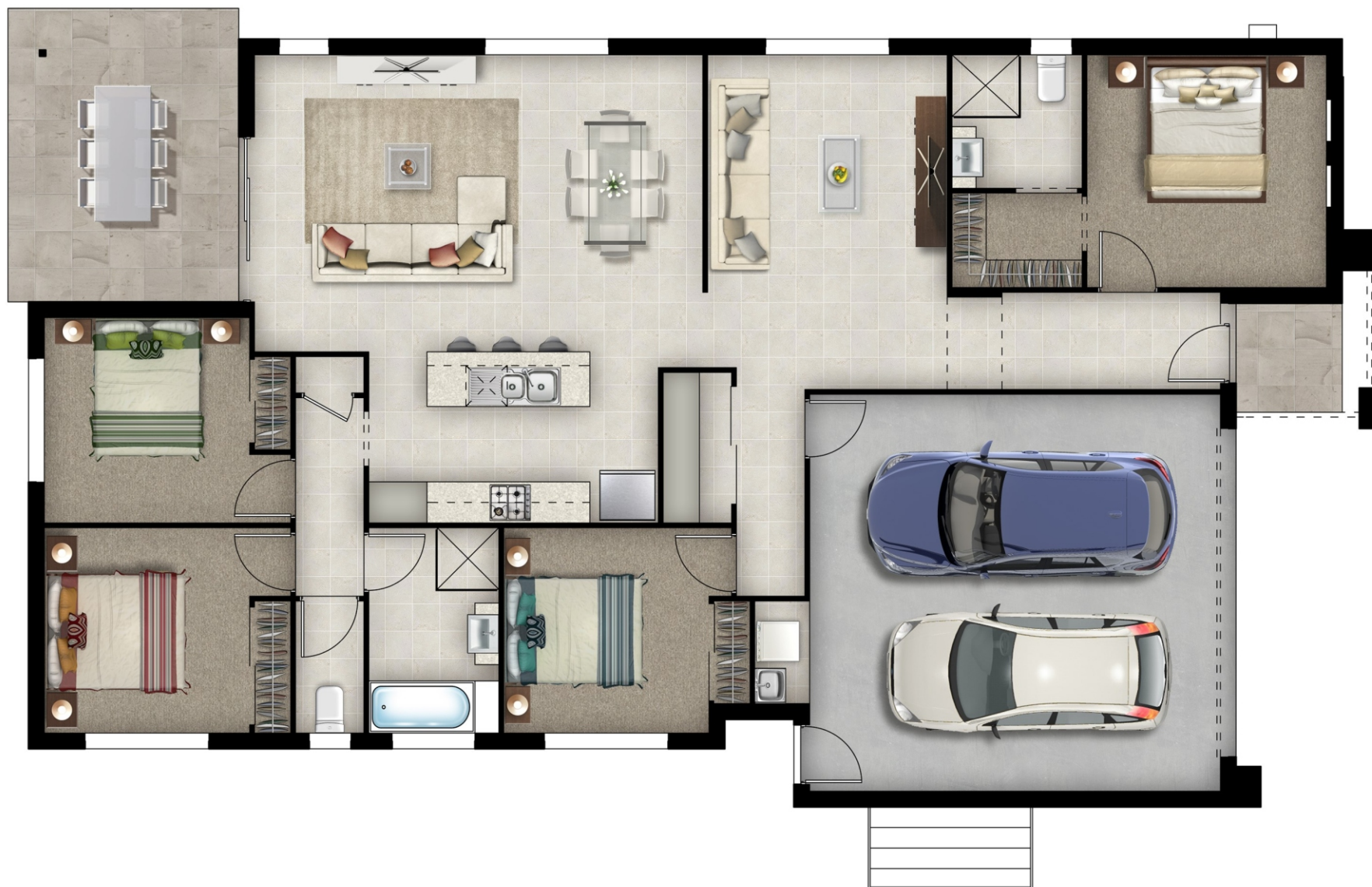


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