Duplex 280

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Lot 741 Hunter Street, Ormeau Hills: $399,000

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please check your inclusions and contract for an exact representation.

Duplex 280: $399,00

includes ultimate Turnkey 2016 Inclusions

Lot 741 Hunter St, Ormeau Ridge Qld 4208

Duplex 280:

Facade:	Traditional
House Size:	140m2
Land Size:	557m2

Includes Upgrades:

> Mixed Traditional Facade: $3735
> Acrylic Render and paint to front facade: $2760
> Colourbond roof: $1850
> Air Conditioning: $2350
> Site costs: $2850
> Boundary fencing and gates:$4422
> Caesar Stone Benchtops to Kitchen: $1120
> Vinyl sliding robe doors and melamine shelving to all bedrooms and linen: $1650
> Paved garden edging:$450
> Sir Walter Turf: $1635
> 5kw ac to living: $2200
> 2.5kw ac to master: $1450

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Turnkey 2016

Inclusions and Specifications

Lot 741 Hunter St, Ormeau

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

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 BT Design - preselected by builder

Internal

Ceilings are 2440mm 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 front facade and face brick to sides and rear

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 Energex 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

100mm fluorescent 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 one tv point and one phone point with wall plate including underground connection to supply pit, NBN compliance (if required)

Ceilings fan/light to bedrooms and living,

5kw ac to living area, 2.5kw to master

Sustainablity

Energy efficiency: equal to 6 star rating

Wall mounted Gas instantaneous HWS -

R2.5 insulation batts to ceiling space excluding: alfresco, verandahs and porches. If colourbond: anticon blanket

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

Stone benchtops 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

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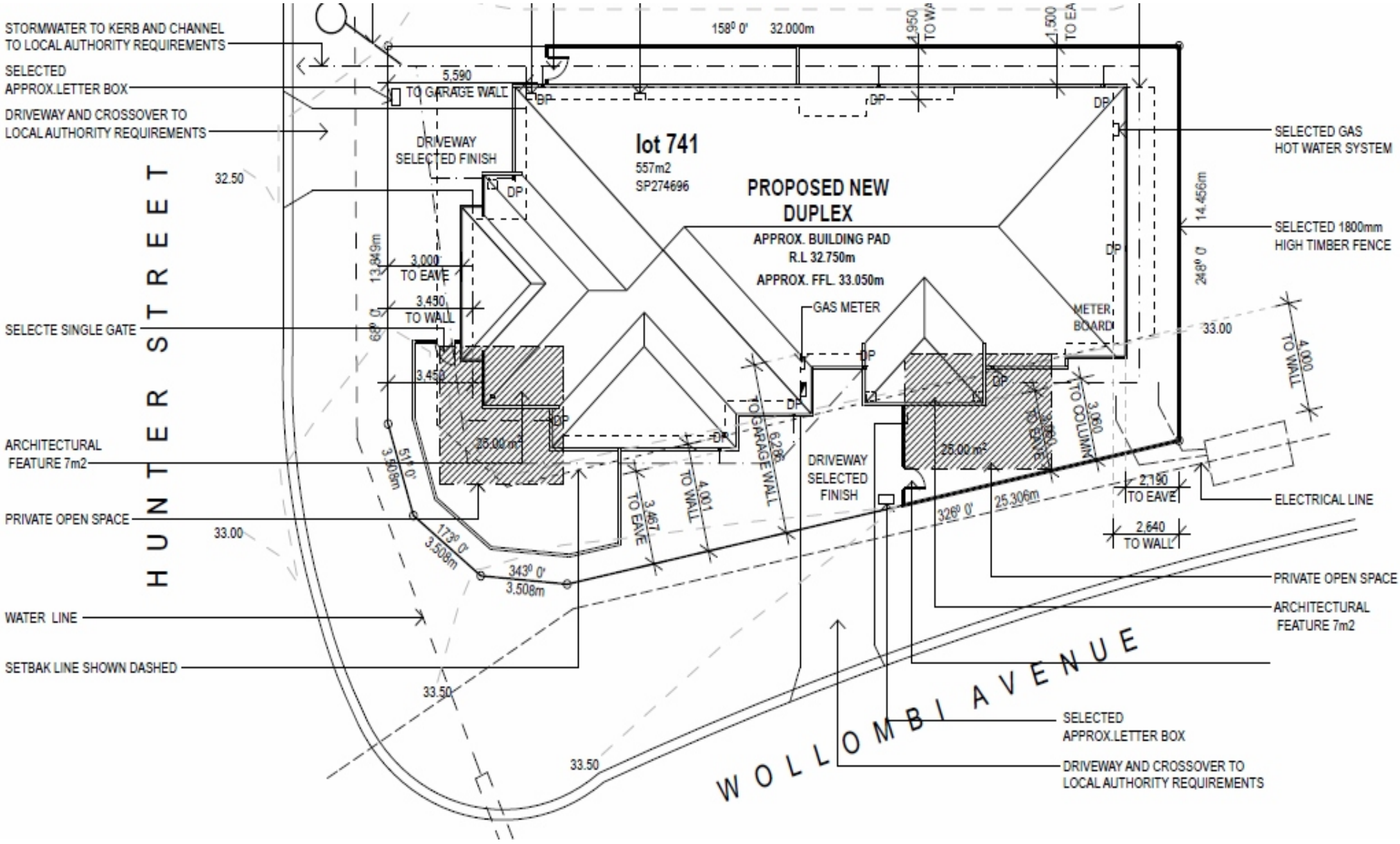

STORMWATER TO KERB AND CHANNEL TO LOCAL AUTHORITY REQUIREMENTS
SELECTED APPROX.LETTER BOX
DRIVEWAY AND CROSSOVER TO LOCAL AUTHORITY REQUIREMENTS
SELECTE SINGLE GATE
ARCHITECTURAL FEATURE 7m2
PRIVATE OPEN SPACE
WATER LINE
SETBAK LINE SHOWN DASHED
HUNTER STREET
WOLLOMBI AVENUE
158° 0' 32.000m
5,590 TO GARAGE WALL
DRIVEWAY SELECTED FINISH
lot 741
557m2
SP274696
PROPOSED NEW DUPLEX
APPROX. BUILDING PAD
R.L 32.750m
APPROX. FFL. 33.050m
GAS METER
METER BOARD
SELECTED GAS HOT WATER SYSTEM
SELECTED 1800mm HIGH TIMBER FENCE
14.456m
248° 0'
33.00
32.50
13.849m
68° 0'
3,000 TO EAVE
3,450 TO WALL
3,450
25.00 m²
51° 0' 3.508m
173° 0' 3.508m
343° 0' 3.508m
3,467 TO EAVE
4,001 TO WALL
6,286 TO GARAGE WALL
DRIVEWAY SELECTED FINISH
326° 0' 25.306m
3,060 TO COLUMN
4,000 TO WALL
2,190 TO EAVE
2,640 TO WALL
ELECTRICAL LINE
PRIVATE OPEN SPACE
ARCHITECTURAL FEATURE 7m2
SELECTED APPROX.LETTER BOX
DRIVEWAY AND CROSSOVER TO LOCAL AUTHORITY REQUIREMENTS
33.50

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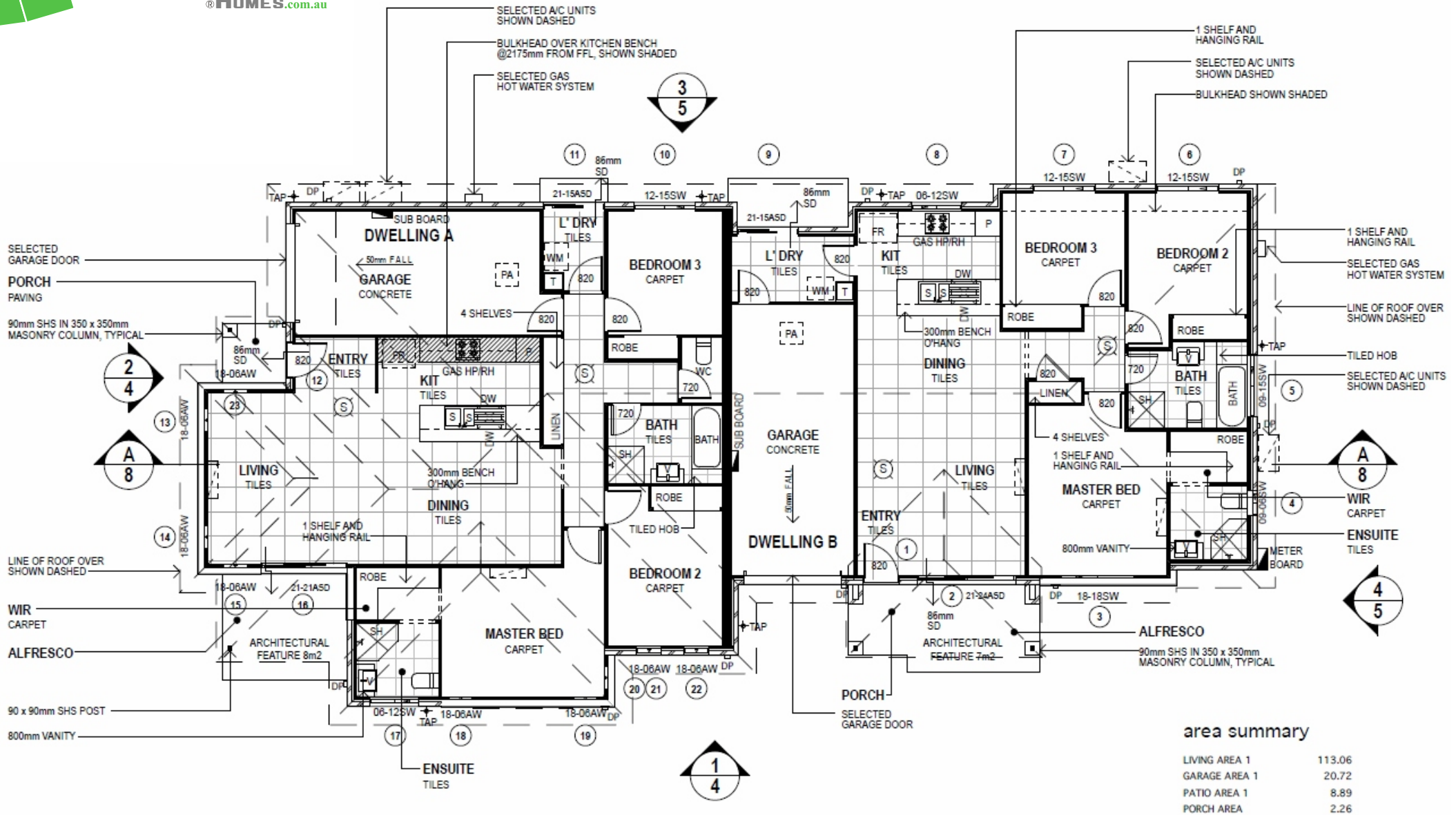

area summary

LIVING AREA 1	113.06
GARAGE AREA 1	20.72
PATIO AREA 1	8.89
PORCH AREA	2.26
LIVING AREA 2	100.52
GARAGE AREA 2	21.78
PATIO AREA 2	10.28
PORCH AREA 2	2.51

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140M2 | 3 | 2 | 1

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