

FIXED PRICE TURNKEY PACKAGE

AFFINITY
 LOT 603 Halcyon Street
 AFFINITY, MORAYFIELD



Norfolk 140
 15sq

LOT 603 Halcyon Street 322M²
 Title date Q 1 2023

Land \$305,000
 Build \$318,900

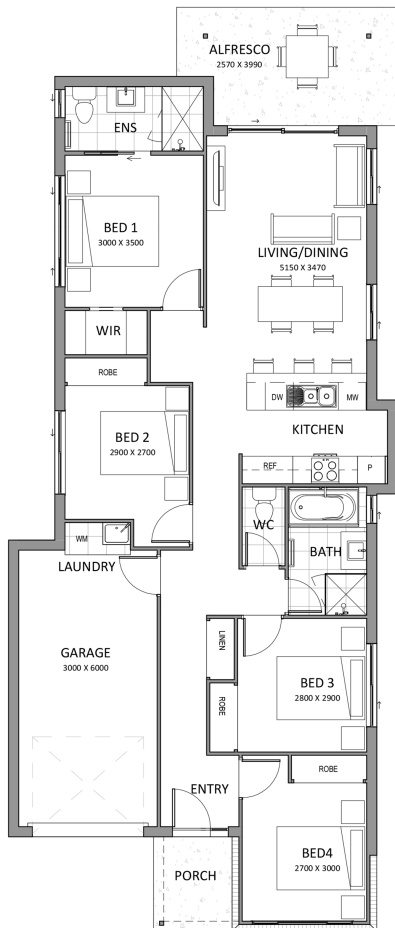
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PACKAGE PRICE

\$623,900*

KEY FEATURES

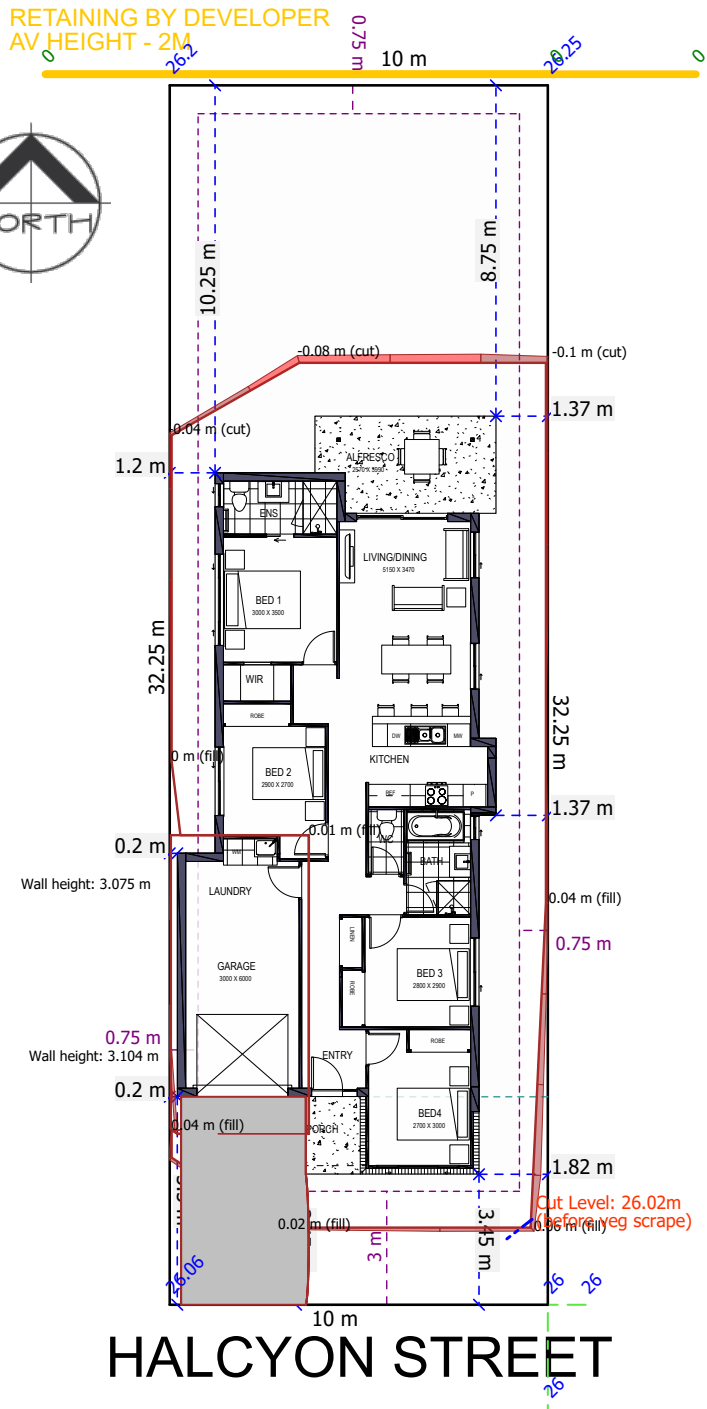
- Fixed site costs
- 2590mm high ceilings to ground floor
- 20mm reconstituted stone to kitchen benchtops
- Quality stainless steel kitchen appliances, including dishwasher
- Reverse cycle air-conditioning in living and master bedroom
- Ceiling fans and LED lighting throughout
- Floor coverings throughout
- Fully landscaped including exposed aggregate driveway, garden and fences



Proposed Siting

Incomplete Sub: Yes
Current Fencing: None
Ceiling Height: 2.59m
Site Coverage: 43.4%
Site Area: 322.5 m²
Build Area: 140.11 m²

G.L: 26.018 m
CUT: 100 mm
FILL: 90 mm
F.F.L: 26.403 m
Batters: 25 degrees
Driveway Grade: 1 in 12.7m (7.9%)
 with 1m flat transition
Driveway Area: 18.37m²
Garage Height: 3.09m (avg)
Garage G.L: 26.018 m
Garage F.F.L: 26.403 m



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Scale: 1:200 @ A4

SCHEDULE OF INCLUSIONS HOUSE AND LAND QLD

APRIL 2021

PRELIMINARY WORKS

- Survey, soil test and site inspections
- Building permit application fees, QBCC Insurance fees & PLSL fees
- Energy rating compliance and covenant lodgement
- Temporary fencing, toilet & scaffolding compliant with OHS requirements
- Sediment control & waste receptacle as required by council during construction
- Site clean at completion of works
- Professionally prepared interior and exterior colour schemes

SITE WORKS

- Levelling of building platform
- Stormwater and sewer drainage to legal point of discharge
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground water supply metering

Note: Fixed site costs have been determined on pre-approved block of land

EXTERNAL WORKS

- Exposed aggregate concrete driveway, porch and alfresco
- Landscaping to front & rear yards including a combination of mulched garden beds, trees, plants, turf and gravel to suit covenant
- Timber fencing to rear & side boundaries as per estate covenant, includes return fencing and single gate
- Painted rendered look letterbox with street numbers
- Wall or ground mounted folding clothesline
- Two external garden taps
- Physical termite barrier to the perimeter of the concrete slab and all slab penetrations

ELECTRICAL

- Earth leakage electrical safety switch to lights and power points
- Hard wired smoke detectors included
- Double power points throughout home
- 2 TV Points connected to TV Antenna (TV Antenna not required in all areas)
- Data and phone point including trenching ready for network connection by purchaser (NBN ready)
- Ceiling exhaust fan vented externally to bathroom and ensuite
- Ceiling fan light to bedrooms
- Ceiling fan to living/family and alfresco
- Energy efficient downlights throughout including alfresco and porch

JOINERY + FINISHES

- Painted feature front door and aluminium entry door frame
- Double cylinder front door furniture
- 2040mm high flush panel & gloss painted internal doors
- Chrome lever style internal door furniture with privacy latches to w/c ensuite & bathroom
- Cushion door stops to all wet areas & door catch to others
- Built in linen cupboard with four shelves
- Splayed profile 68mm skirting & 42mm architraves
- WIR to master bedroom (design specific)
- Built in robes with vinyl finish doors to all other bedrooms (design specific)
- 90mm cove cornice throughout
- Quality 3 coat paint system to walls
- Ceramic floor tiles to wet areas, hallways, entry, family/dining & kitchen
- Carpet and underlay to bedrooms, lounge, stairs & upstairs hallways, including aluminium edge strip to carpet/tiled junctions

KITCHEN, BATHROOM, LAUNDRY

- 20mm reconstituted stone to kitchen benchtop
- Laminated overhead & base cupboards to kitchen—overheads to have underslung doors for finger pulls either side of rangehood
- Microwave provision
- Painted bulkhead above kitchen cupboards
- Stainless steel sink, 1.75 bowl with basket wastes
- Chrome gooseneck sink mixer tap to kitchen sink
- Feature tiles to kitchen splashback
- Stainless steel 600mm electric cooktop
- Stainless steel 600mm fan forced electric oven
- Stainless steel 600mm dishwasher
- Stainless steel 600mm canopy rangehood externally ducted
- 45L stainless steel compact laundry trough with cabinet
- Energy efficient 170L heat pump hot water system
- Dual flush vitreous china close coupled toilet suite with soft close seat
- 1510mm or 1650mm bath to main bathroom as per design
- Tiled shower base with chrome floor waste
- Semi frameless, clear safety shower screens with glass pivot door
- Laminated vanity unit with laminate bench top & semi inset vitreous china basin to ensuite & bathroom
- Frameless mirror over vanity units
- Chrome finish towel rails & toilet roll holders to ensuite, bathrooms and toilets
- Chrome finish tapware throughout (washing machine taps located in laundry cabinet)
- Chrome finish hand held rail shower with soap dish to bathrooms

FIXTURES + FEATURES

- Engineer designed concrete slab (piers if required)
- Engineer designed 70mm wall frames and 25 degree roof trusses (pitch plan specific) with sisalation to external walls
- 2590mm high ceilings to lower level, 2440mm high to upper (if applicable)
- Single height face brick external
- Colorbond® metal roofing (unless nominated)
- R2.5 ceiling batt insulation (excludes detached garage)
- R1.5 wall batt insulation to light weight cladded walls
- Sisalation to external walls
- Colorbond® fascia and gutter and painted PVC downpipes
- Powdercoated aluminium windows and keyed locks to all external sliding doors
- Satinlite glazing to bathroom, ensuite & WC windows (if applicable)
- Barrier screens to sliding glass doors and operable window openings. Fly screens to all operable front façade opening windows
- Colorbond® sectional garage door with auto opener & two hand held transmitters
- Painted FC infill above openings (as per design)
- Split system reverse cycle air-conditioning units to living area & master bedroom
- Roller blinds to all sliding glass doors and windows (excludes wet areas & side light)
- 6 month builder's defect liability period
- QBCC 6.5 years structural guarantee

SIGNED _____ DATE _____

SIGNED _____ DATE _____

Designer Upgrades

KITCHEN / BATHROOM UPGRADES		Price
Provide upgrade to 900mm oven, cooktop and rangehood		\$1,390
Install integrated microwave and upgrade to integrated dishwasher		\$890
20mm waterfall ends to kitchen island bench		\$1,190
Provide upgrade to undermount kitchen sink		\$480
Upgrade to 600mm integrated rangehood with fixed panels (no cupboard)		\$470
Tap to reffridgerator		\$170
Upgrade benchtop to 20mm stone, same as kitchen (cost per room)		\$365
Upgrade ensuite to double vanity with additional sink and tap **		\$990
	Number of bathrooms _____	
ELECTRICAL UPGRADES		Price
Upgrade split system to ducted air-conditioning		\$7,990
Additional 2.5kw split system reverse cycle air-conditioning to bedroom		\$1,950
Additional double GPO powerpoint (per unit)		\$85
Install external double GPO powerpoint (per unit)		\$150
Additional TV point (per unit)		\$85
Additional Data point (per unit)		\$135
Provide a USB point to an existing power point		\$195
Install cylinder external chrome up/down light (per unit)		\$190
	Single storey \$8,900 Double storey	
	Number of rooms _____	
	Number of units _____	
	Number of units _____	
	Number of units _____	
	Number of units _____	
	Number of units _____	
	Number of units _____	
GENERAL UPGRADES		Price
Increase size of all ceilings to 2700mm, including windows and doors		\$9,765
Upgrade mirrored robe doors to bedrooms		\$200
Upgrade porch and alfresco to tiles		\$2,520
Upgrade floor tiles to pressed edge 600mm x 600mm (exc. wet areas)		\$1,800
Upgrade sliding door to stacker door		\$1,995
Upgrade robe to include bank of 4 drawers and 3 shelves (each)		\$450
Laundry upgrade to include 800mm laminate laundry cupboard and drop in tub with 800mm wide overhead cupboards		\$1,500
	Number of rooms _____	
** design specific - refer to plans if space is sufficient		
	TOTAL	