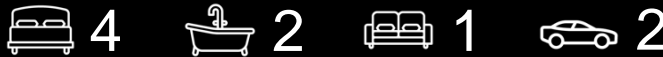




GEMBROOK 190, VISTA FAÇADE

Façade is for illustration purposes only

20
YEAR
STRUCTURAL
GUARANTEE



**LOT 641 PLEASANT STREET,
AFFINITY ESTATE,
MORAYFIELD QLD 4506**

Land Size	400 m ²
Land Price	\$395,000
Registration	March, 2023
House Area	189.48 m ²
House Price	\$366,097

TOTAL TURNKEY PRICE:

\$761,097

Vista Façade Inclusions:

- Rendered brick & feature tiled pier to front façade
- Colorbond roof & garage door
- 1200mm paint grade entry door
- 1x sliding windows & 2x wall mounted up down lights

Designer Collection Inclusion Highlights:

- Turnkey inclusions with landscaping, fencing, driveway & quality floor coverings
- 2440mm ceiling height, Colorbond roof, sarking to roof & all external walls
- 900mm kitchen cooking appliances, undermount sink with square neck mixer
- 20mm waterfall end engineered stone kitchen bench with 2x pendant lights
- 20mm engineered stone bench tops to all vanities, upgraded tapware & basins
- Back-to-wall toilet suites & shower wall niche in bathrooms
- Plus much more, please refer to the Designer Collection Inclusions brochure

Inclusion Upgrades:

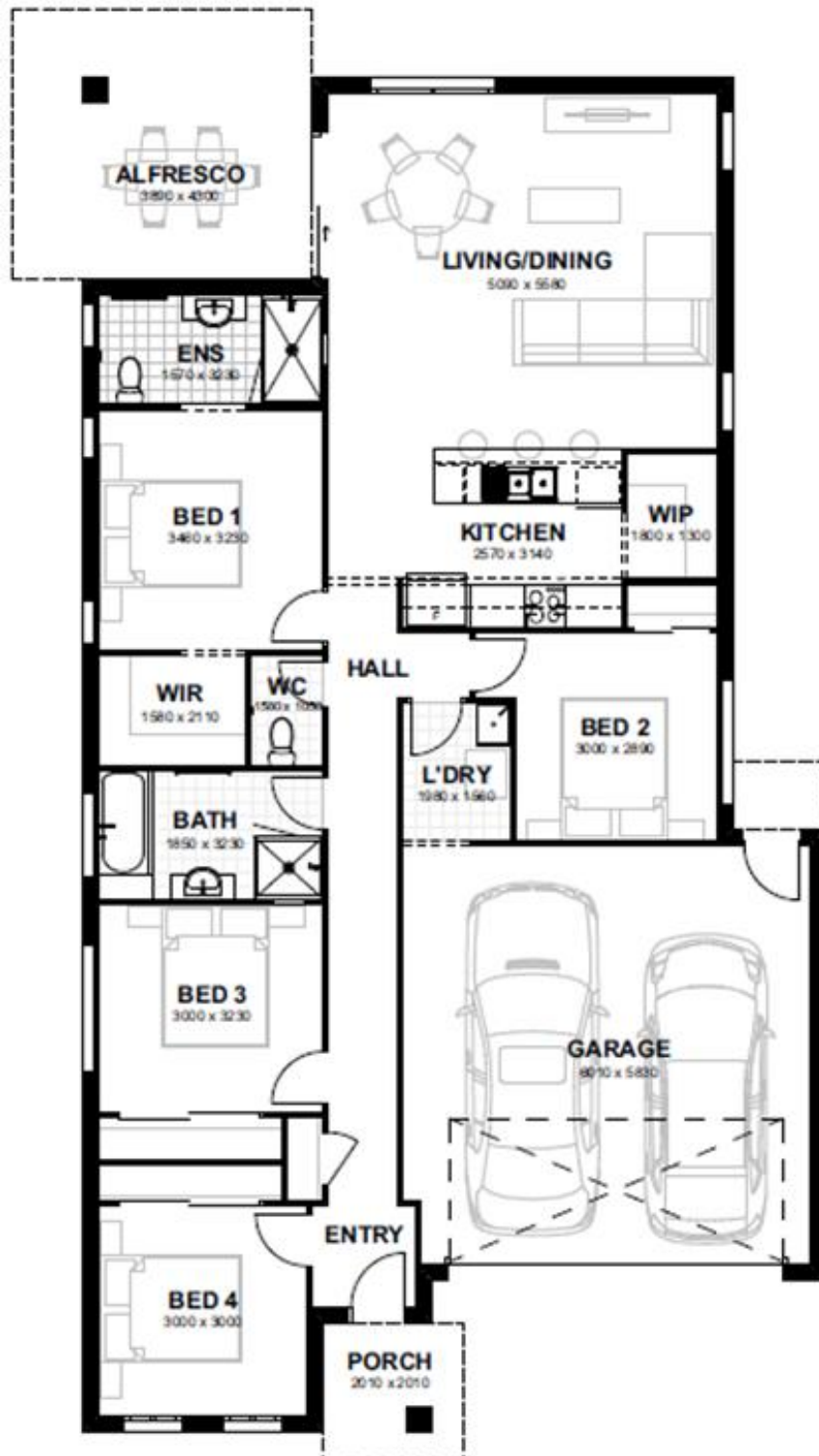
- Good neighbour fencing

Date: 16/02/23
 Price Expiry: 16/03/23
 Inclusion Level: DESIGNER
 PR Number: PR4987



GEMBROOKE 190

Living Area	130.89 m ²
Garage	37.82 m ²
Porch	4.04 m ²
Alfresco	16.73 m ²
Total House Area	189.48 m²





HIGHLIGHTS

Single Storey (Qld)

- ✓ Turnkey Package
- ✓ 20 year structural guarantee and a 12 month defect liability period
- ✓ 900mm kitchen appliances, undermount sink with square neck mixer
- ✓ 20mm Engineered stone kitchen benchtop with waterfall ends and 2 x pendant lights
- ✓ All vanities with 20mm Engineered stone benchtops plus upgraded tapware and basins
- ✓ Back to wall toilet suites and shower wall niches
- ✓ 1 x 6.5kw split system A/C to main living area
1 x 2.5kw split system A/C to main bedroom
- ✓ 2440mm ceiling height, Colorbond roof plus sarking to roof and all external walls
- ✓ Full floor coverings package with quality floor tiles and carpet
- ✓ Complete landscaping and fencing package including "A" grade turf



EXTERNAL WORKS

- Landscaping - "A" grade turf to front and rear garden as per landscaping plans, garden bed to front only with drought tolerant plants and edging (or as per Covenant requirements)
- Exposed aggregate concrete to driveway and paths
- Alfresco and porch to include exposed aggregate concrete
- Butted timber paling fencing to side and rear boundaries where there is no existing fence, including side return fencing and 1 x pedestrian side gate (or as per Covenant requirements)
- Full perimeter termite treatment and penetration collars to Australian Standard AS36601.1-2014
- 1 x clothesline
- 1 x pre-fabricated pillar letterbox in painted finish with street number from builder's standard range
- 1 x TV antenna (Estate dependent)

FRAMING & EXTERNAL FEATURES

- T2 Termite treated frames and trusses to engineer's design
- Face brick, render and cladding combination to front facade from builder's standard range depending on chosen facade design and Covenant requirements
- Colorbond sheet metal roof, fascia and gutter
- Colorbond panel-lift garage door with 2 x remotes
- 2440mm ceiling height with painted FC infills over windows and doors

WINDOWS

- All windows and glass sliding doors with powder-coated aluminium frames from builder's standard range
- Roller blinds to all windows and sliding doors (excluding wet areas and garage windows)
- Barrier screens to opening section of windows and sliding doors
- Obscured glass to bathroom, ensuite and WC windows
- Windows on upper level of 2 storey dwelling to be fitted with window restrictors if the fall is 2 meters or greater

ELECTRICAL

- 1 x 6.5kw split system A/C to living area
- 1 x 2.5kw split system A/C to main bedroom
- 2 x TV and phone points (design specific)
- Single power point to fridge space, dishwasher, microwave space, rangehood and garage door motor
- All remaining power points to be double throughout
- 1 x double USB power point to kitchen and 2 x to main bedroom
- LED downlight fittings to be supplied and installed
- 2 x pendant lights positioned above kitchen island bench from builder's standard range
- 1200mm single fluorescent light with diffuser to garage
- Ceiling fans to all bedrooms, living area and alfresco
- Smoke detectors wired to a 240v supply to comply with AS3786 2021 NCC 2019 V2 Part 3.7.5
- Safety switch to meter box
- NBN basic provisions supplied by Builder - Owner to organise connection by preferred Service Provider



KITCHEN

- Omega OCC90TZ 900mm electric ceramic cooktop or similar
- Omega OBO960X1 900mm electric under bench oven or similar
- Robinhood RSOF90XCOM 900mm slide-out recirculating rangehood or similar with stainless steel trim built into existing overhead cupboards
- Omega ODW700X 600mm stainless steel dishwasher or similar
- Raymor Sigma double bowl undermount sink
- Raymor Sigma chrome square neck kitchen sink mixer
- 20mm Engineered stone benchtops with 20mm waterfall ends to island bench from builder's standard range (design specific)
- Fully laminated under bench cupboards with white melamine shelving and drawers including 1 x bank of 4 x cutlery drawers from builder's standard range
- Overhead cupboards above cooktop bench and rangehood
- Plasterboard bulkhead to overhead kitchen cupboards with 2 x downlights included
- Walk-in pantry to include open whiteboard cleated shelving OR built-in pantry with fixed and adjustable white melamine shelving (design specific)
- Soft close hinge clips to all cabinetry doors
- Brushed nickel Kudos handles to all cabinet doors and drawers
- Straight lay ceramic tiles to splashback from builder's standard range (refer to colour selections document)
- 1 x cold water point to fridge provision space

BATHROOM & ENSUITE

- All vanities include 20mm Engineered stone tops and laminated doors from builder's standard range
- Brushed nickel Kudos handles to cabinet doors and drawers
- Fienza Petra square semi-recessed basins to all bathrooms
- Raymor Sigma chrome basin mixers to all bathrooms
- Frameless mirrors above vanities (size at builder's discretion)
- Semi-frameless shower screens with fully frameless pivot door, standard polished silver hinges and knobs
- Raymor Sigma 3-function chrome square hand shower with rail to all bathrooms
- Raymor Projix 1525mm inset bath to main bathroom
- Raymor Sigma chrome bath wall spout to main bathroom
- Raymor Sigma chrome mixers to all bathroom showers
- Raymor Edge II rimless back to wall toilet suite
- Raymor Edge II chrome toilet roll holder
- Raymor Edge II chrome double towel rail 780mm
- Exhaust fans to all bathrooms
- Energy efficient Chromagen 170L electric heat pump hot water system (produces up to 360L of hot water per day)
- Recessed shower wall niche to all bathrooms (size at builder's discretion)

LAUNDRY

- Raymor Projix 45L laundry tub and cabinet
- Raymor Sigma chrome mixer
- Straight lay ceramic tiles to splashback from builder's standard range

FLOOR COVERINGS

- Ceramic tiles to all wet areas from builder's standard range
- Ceramic tiles to entry, hallways, kitchen, living and dining areas from builder's standard range
- Carpet to all bedrooms and media room from builder's standard range (design specific)

DOORS & ROBES

- Hinged paint grade front entry door with clear glazed glass inserts from builder's standard range (design specific)
- Front door fitted with tri-locking system door furniture
- Magnetic door stop to front door only
- Accent HAG9 internal swing doors
- Internal doors fitted with lever door furniture from builder's standard range (privacy set to wet areas only)
- Built-in robes to all bedrooms including chrome hanging rail and shelf (design specific)
- Mirrored sliders to all bedroom robe doors (design specific)
- Vinyl sliders to all linen doors (design specific)
- 4 x shelves to linen cupboard
- 1 x shelf to broom cupboard

INSULATION/ENERGY EFFICIENCY

- R2.5 insulation batts to all habitable areas or as per Energy Efficiency Requirements (excluding alfresco and porch)
- Sarking to roof and all external walls
- Weather strips to external doors as required

PAINT & LININGS

- 10mm plasterboard to all ceilings and walls (10mm WR board to all wet areas)
- 90mm cove cornice throughout and 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm architraves with 68mm x 12mm skirtings (single beveled) from builder's standard range
- Dulux Paints 3 coat system throughout
- 1 x sealer coat and 2 x coats low sheen to walls
- 2 x coats flat finish to ceilings
- 1 x sealer coat and 2 x coats semi-gloss aquanamel to all trims

FEES & WARRANTIES

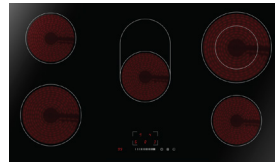
- Energy ratings to meet Building Code requirements
- 20 year structural guarantee
- 12 month defect liability period
- Soil/Contour Survey (if required), Building, Plumbing and Engineering approvals and associated application fees
- Connection of sewerage, stormwater, power and water within the property boundaries in accordance with local authorities and to site-specific builder's requirements unless otherwise stated
- Covenant application and lodgement (if required)



Come home to comfort with the Designer inclusions.



Omega OBO960X1 900mm electric under bench oven



Omega OCC90TZ 900mm electric ceramic cooktop



Robinhood RSOF90XCOM 900mm slide-out recirculating rangehood stainless steel trim



Raymor Sigma double bowl undermount sink



Raymor Sigma chrome square neck kitchen sink mixer



2 x pendant lights positioned above kitchen island bench from builder's standard range



DESIGNER
COLLECTION

DESIGNER
DESIGNER
DESIGNER

Wednesday, 25 January 2023

3  2  2 

Rental Estimate

Lot 641 Pleasant Street, Morayfield

Thank you for the opportunity to provide a rental estimate on the above property.

I confirm that the estimated rental capacity of approximately \$510.00-\$540.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

We would welcome the opportunity provide you with our investors pack information and provide helpful advice on how to maximise your rental yield. Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email b.douglas@oliverhume.com.au

Yours Faithfully,



Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

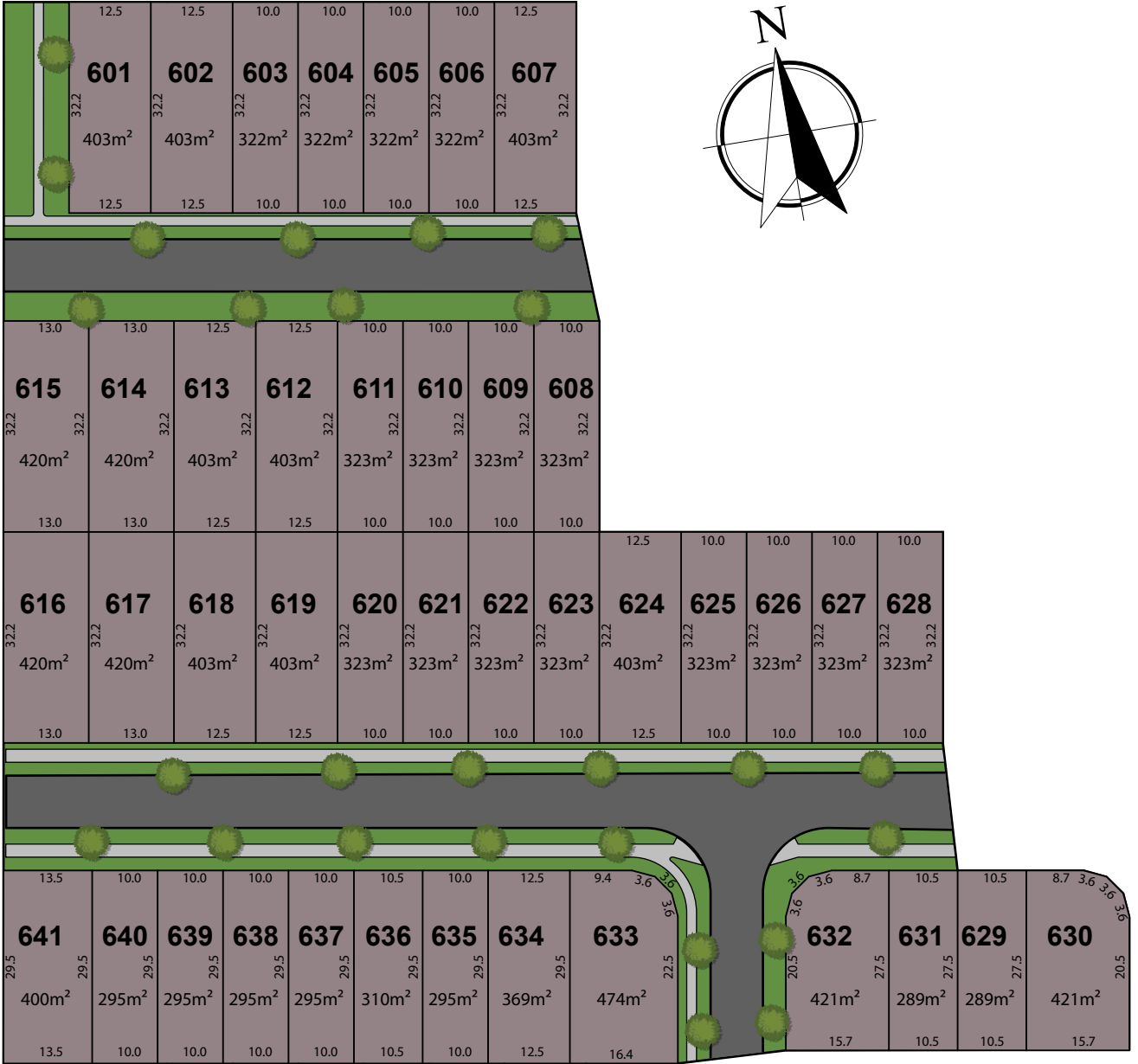
Disclaimer –

This is a current rental appraisal and is subject to change depending on market conditions, such as supply and demand. This appraisal is not a valuation, which is carried out by a licensed valuer. This appraisal is an opinion on the rental market rate and should not be solely relied upon. Oliver Hume will not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. Any opinions expressed in this letter may be personal to the author and may not necessarily reflect the opinion of Oliver Hume.

BRISBANE
Ground Floor, 26 Reddacliff Street
Gasworks Precinct Newstead Queensland 4006
PO Box 1447, Broadbeach QLD 4218
T 07 3216 1666
F 07 3216 1555
E queensland@oliverhume.com.au

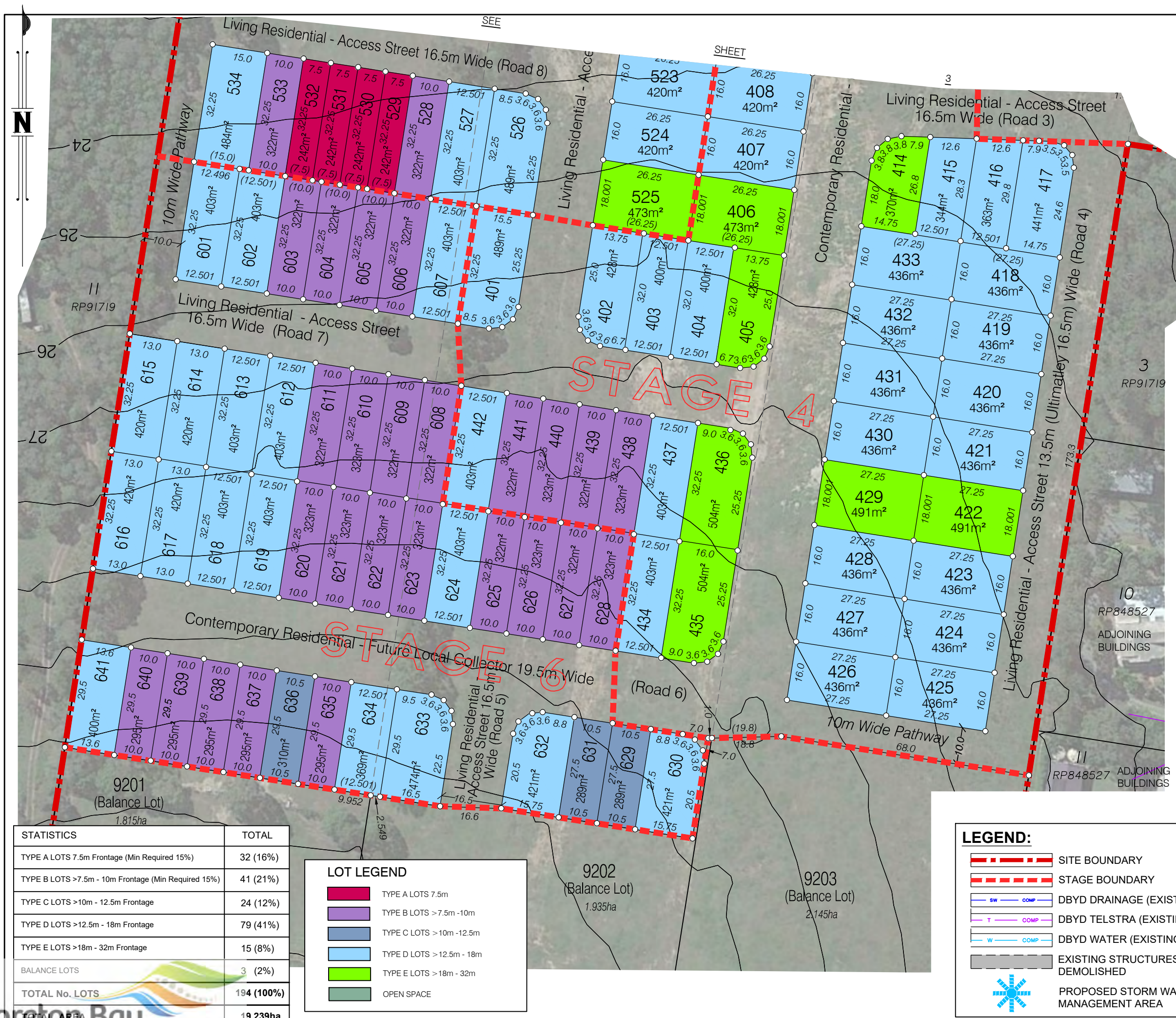
GOLD COAST
Suite 19C, Level 19
50 Cavill Avenue, Surfers Paradise QLD 4217
PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867





Affinity Estate - Stage 6

- * All areas and distances subject to final survey
- * Landscaping features including street tree locations are indicative only



STATISTICS	TOTAL
TYPE A LOTS 7.5m Frontage (Min Required 15%)	32 (16%)
TYPE B LOTS >7.5m - 10m Frontage (Min Required 15%)	41 (21%)
TYPE C LOTS >10m - 12.5m Frontage	24 (12%)
TYPE D LOTS >12.5m - 18m Frontage	79 (41%)
TYPE E LOTS >18m - 32m Frontage	15 (8%)
BALANCE LOTS	3 (2%)
TOTAL No. LOTS	194 (100%)
TOTAL AREA	19.239ha

LOT LEGEND	
■	TYPE A LOTS 7.5m
■	TYPE B LOTS >7.5m -10m
■	TYPE C LOTS >10m -12.5m
■	TYPE D LOTS >12.5m - 18m
■	TYPE E LOTS >18m - 32m
■	OPEN SPACE

LEGEND:	
	SITE BOUNDARY
	STAGE BOUNDARY
	DBYD DRAINAGE (EXISTING)
	DBYD TELSTRA (EXISTING)
	DBYD WATER (EXISTING)
	EXISTING STRUCTURES TO BE DEMOLISHED
	PROPOSED STORM WATER MANAGEMENT AREA

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

CLIENT TRASK DEVELOPMENT CORPORATION NO.15 PTY LTD					
PROJECT SITE PLAN PROPOSED DEVELOPMENT OF LOTS 8-10 ON RP91719, LOT 4 ON RP196576 & LOT 5 ON RP804516 (84 & 88 BURBURY ROAD, MORAYFIELD AND 50-56, 58-64 & 66-72 NAIRN ROAD, MORAYFIELD)					
LOCAL AUTHORITY MORETON BAY REGIONAL COUNCIL CABOOLTURE DISTRICT					
NOTES (i) This plan was prepared for the purpose and exclusive use of TRASK DEVELOPMENT CORPORATION NO.15 PTY LTD to accompany an application to MORETON BAY REGIONAL COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. Landpartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof. (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration. (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary. (iv) This plan may not be copied unless these notes are included.					
STAGE	No. OF LOTS	NEW ROAD	PARK AREA	ROAD WIDENING	TOTAL AREA
3	56	15m 70m 235m 475m	2.48ha	-	5.550ha
4	42	- - 315m 245m	-	-	2.782ha
5	52	- 85m 415m 155m	0.359ha	-	3.038ha
6	41	- - 120m 145m	-	-	1.974ha
(Bal)	3	- - -	-	-	5.895ha
TOTAL	194	15m 155m 1085m 995m	2.839ha	-	19.239ha
SCALE BAR 10m 0 20 50m					
SCALE 1:1000 (A3)					
Brisbane Office Level 1 18 Little Cribb Street Milton QLD 4064 PO Box 1399 Milton QLD 4064			(07) 3842 1000 (07) 3842 1001 e info@landpartners.com.au www.landpartners.com.au ISO 9001:2008 FS 535063		
LEVEL DATUM		AHD			
LEVEL ORIGIN		DNRM 2014 LIDAR			
CONTOUR INTERVAL		1m			
COMPUTER FILE		BRMM7338-000-24-22			
DRAWN	TEL	DATE	18/06/2021		
CHECKED	EAD	DATE	18/06/2021		
APPROVED	MLM	DATE	18/06/2021		
PLAN NUMBER		SHEET 4 OF 4		REV	
BRMM7338.000-003		10/9/2021		R	

EXPRESSION OF INTEREST



TO: TDC Residential Sales
306 Duffield Road
CLONTARF QLD 4020

I/We (full name) _____

I/We (full name) _____

Of address _____

Confirm our expression of interest to purchase the property situated at:

Lot _____ at _____ Estate, Suburb _____

Area of land _____ m²

For the sum of \$ _____ as the purchase price

I/We tender the sum of \$ _____ as the initial deposit to:

TDC Residential Sales Pty Ltd Trust Account

Bank: ANZ

BSB: 014 002

Account No.: 836010049

Reference: (Please provide the lot number and your surname)

This sum is fully refundable to me/us at all times, where contracts have NOT been signed.

Solicitor

Solicitor Company Name _____

Address _____

Phone _____

Contact _____

Email _____

Finance

Finance amount _____

Financier name _____

Finance date _____

Dated this _____ day of _____ 20

Signature of interested party _____

Signature of interested party _____