

HOUSE & LAND PACKAGE

# Ridgeview Estate

Lot 915 (new road), NARANGBA

4  2  2 

The Flinders



- / Colorbond roofing
- / Split system air-conditioners x 2
- / Pendant lights to kitchen island bench x 3
- / Engineered stone benchtops to kitchen and bathrooms
- / Designer gooseneck tap to kitchen sink
- / Stainless steel appliances including dishwasher
- / Water tap to fridge space
- / LED lights throughout
- / Back-to-wall toilet suite with soft-close seat

Land Size	350m <sup>2</sup>
Home Size	177.3m <sup>2</sup>
Land Registration Date	EXP 30/05/2023
Land Deposit - Initial amount	\$1,000
Land Deposit - Balance amount	\$4,000
Land Deposit - Payment terms	At Unconditional

HOME PRICE: \$349,000    LAND PRICE: \$395,000

# \$744,000

# FLOOR PLAN

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# Turnkey Inclusions

## Classic Range

### General

- / HIA QC1 Contract
- / Full working drawings
- / Soil test and slab design – builders' choice
- / Local council approval & final building certification to local council approval
- / Sewerage and storm water connection to suit 6m setback
- / Energy efficiency to local authority
- / Termite treatment to Australian standards
- / Colourbond roof, fascia, and gutter as per colour selection
- / Ceiling insulation to comply with Energy Efficiency Report

### External

- / Letterbox - builders' range
- / Single fold down clothesline, positioned at builders' discretion
- / Unsealed exposed Aggregate driveway - builders' range
- / Tiled finish to porch slab – builders' range
- / Covercrete finish to rear alfresco – builders' range
- / Landscaping to suit covenant requirements – builders' range
- / Turf to rear and front boundaries – builders' range
- / Fencing as required to complete – builders' range
- / 1x single access gate
- / 2x external taps
- / Full Termite Treatment System
- / External Brickwork or Cladding as per plan to suit covenant – builders' range
- / External flush panel garage access door (if shown on plan)

### Internal

#### Kitchen

- / Benchtops to be 20mm engineered stone – builders' range
- / Kitchen bench, pantry, cupboards, and overhead cupboards as per plan
- / Laminated cupboard doors as per colour selection, white melamine finish to interior/shelves
- / 1 & ¾ bowl stainless steel sink (drop in) – builders' range
- / Gooseneck tap to kitchen sink only – builders' range
- / Cold water tap to fridge space
- / 600mm electric under bench oven, hot plate, range hood and dishwasher – builders' range

#### Bathrooms and Ensuite

- / White acrylic bathtub – builders' range
- / Polished chrome framed shower screen in clear glass, pivot door - builders' range
- / Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- / Ceramic vanity basin with one tap - builders' range
- / Dual flush china, soft close toilet suite – builders' range
- / Lever mixer tapware, shower rose with handheld shower combination - builders' range
- / Mirrors above vanities – builders' range
- / Towel rail – builders' range

## **Laundry**

- / Freestanding metal cabinet with stainless steel tub – builders' range
- / Sink mixer hot and cold – builders' range
- / Hot and cold washing machine taps - builders' range

## **Ceramic Tiling**

- / Wall tiles – builders' range
- / Floor tiles – builders' range
- / Shower up to 2100mm high to suit tile size
- / Kitchen splash back – Brickbond lay pattern
- / Vanity splash back - Stack lay pattern
- / Front of bath, splash back - Stack lay pattern
- / Laundry splash back - Stack lay pattern
- / Skirting to all other walls where required
- / *(All wet areas to be tiled)*

## **Floor Coverings**

- / Floor tiles to kitchen, family/dining, study, hallways – builders' range
- / Carpet to all other areas as per plan (excluding garage) – builders' range
- / Stairs to be carpet grade (if stated on plans)

## **Walls and Ceilings**

- / 2440mm standard ceiling height painted in ceiling white
- / 90mm plaster cove cornice
- / Internal walls to be plasterboard, paint 3 coat system

## **Windows and Doors**

- / Powder coated aluminium frames and doors as per colour selection and plan
- / Key locks to all windows and sliding doors
- / Barrier safety screen to all windows and sliding doors (excluding garage)
- / Roller blinds to windows and sliding doors (excluding wet areas, garage, and above stairs) – builders' range
- / Front entrance door to be 820mm paint grade – builders' range
- / Internal flush panel – builders' range
- / Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

## **Electrical**

- / Electrical mains connection single phase to suit 6m setback
- / Electric hot water system
- / Safety switch
- / Smoke detectors
- / TV antenna with 2 outlets as per plan
- / Reverse cycle split system air conditioning to main bedroom and living/dining
- / LED energy efficient downlights to all living, bedroom, hallway, and patio areas
- / Strip light to garage
- / Ceiling fans as per electrical plan, including alfresco
- / Separate power supply and conduit for NBN

## **Connection Cost**

- / Connection of services (water, electricity, sewer, telephone, conduit, and storm water)
- / Gas connection by owner
- / Does not include electricity, telephone, or internet consumer account opening fees



PERSPECTIVE

SHEET NO: 01

A3

CLIENT:

PROJECT:

SP/DP/PS:

DESIGN: **THE FLINDERS**

JOB NO:

SCALE:

REVISIONS:

Original Issue :

1

2

3

4

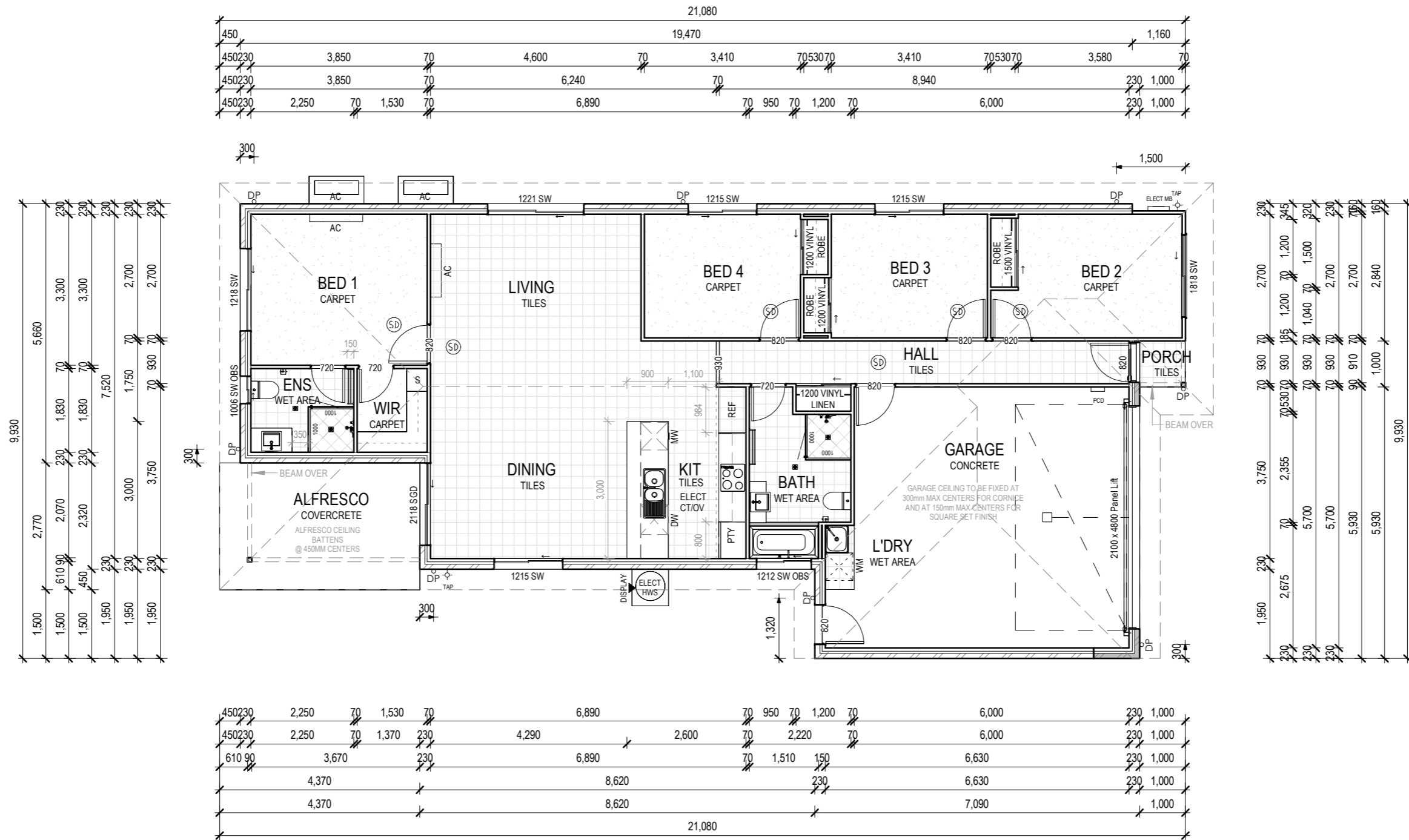
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ISSUE: **STD PLAN DRW**

LOT: 0

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
50%	999m <sup>2</sup>	177m <sup>2</sup>	18%		82%	N/A	N/A	N/A	N/A	N/A	N/A	NBN	N/A	N/A	COLORBOND	2440	N/A	HOUSE	TWO STOREY

EST FLOOR AREAS - HIP	
Names	Area m2
GF LIVING	124.97
GARAGE	39.22
ALFRESCO	12.10
PORCH	1.00
	177.30



450230	2,250	70	1,530	70	6,890	70	950	70	1,200	70	6,000	230	1,000
450230	2,250	70	1,370	230	4,290	2,600	70	2,220	70	6,000	230	1,000	
610 90	3,670	230	6,890	70	1,510	150	6,630	230	1,000				
	4,370		8,620		230	6,630	230	1,000					
	4,370		8,620		7,090		1,000						
					21,080								



**GROUND FLOOR**

SHEET NO: 03

A3

CLIENT:

PROJECT:

LOT:

SP/DP/PS:

DESIGN: **THE FLINDERS**

JOB NO:

SCALE:

REVISIONS:

Original Issue :

1

2

3

4

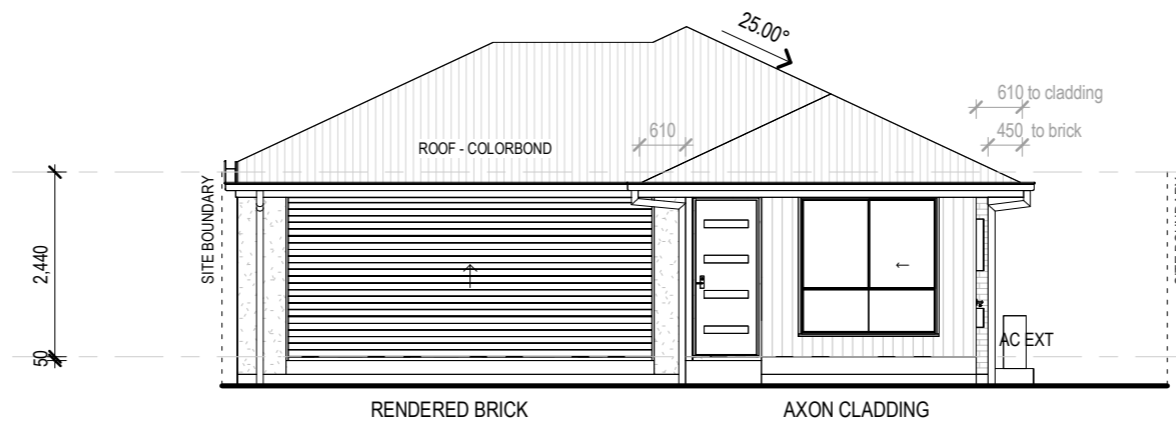
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ISSUE: **STD PLAN DRW**

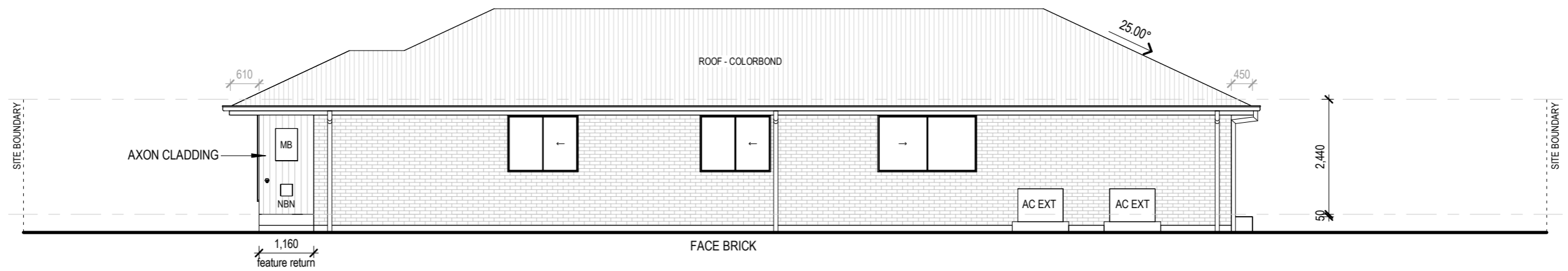
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1 : 100

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
50%	999m <sup>2</sup>	177m <sup>2</sup>	18%		82%	N/A	N/A	N/A	N/A	N/A	N/A	NBN	N/A	N/A	COLORBOND	2440	N/A	HOUSE	TWO STOREY



**1** Elevation A - Hip  
1 : 100



**2** Elevation B - Hip  
1 : 100



ELEVATION 1

SHEET NO: 04

A3

CLIENT:

PROJECT:

LOT:

SP/DP/PS:

DESIGN: **THE FLINDERS**

JOB NO:

SCALE: 1 : 100

REVISIONS:

Original Issue :

1

2

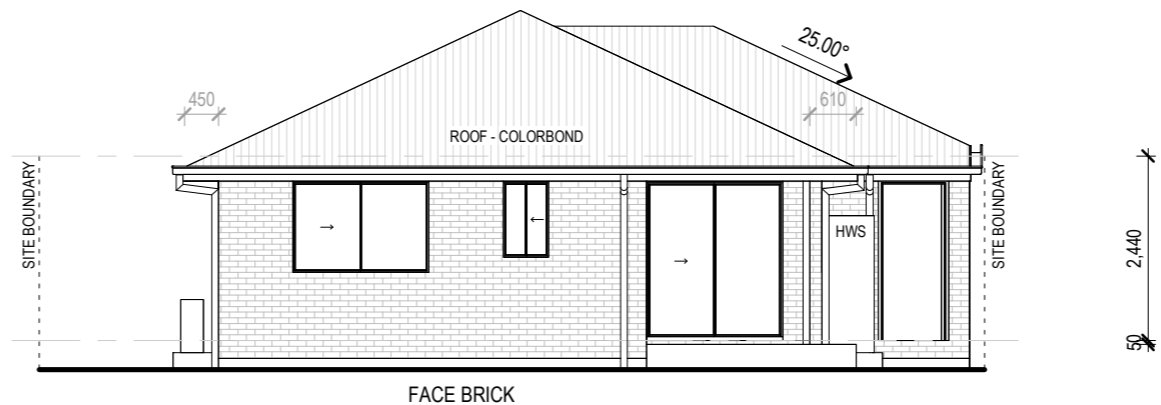
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4

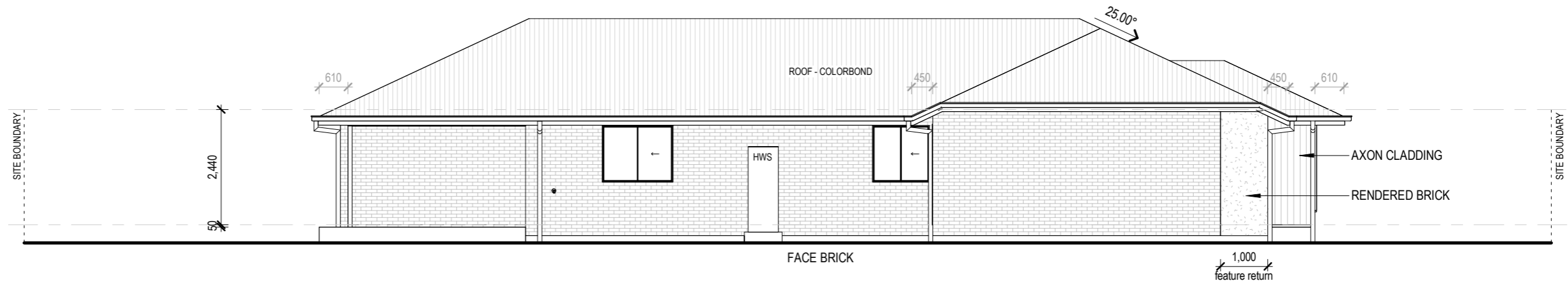
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ISSUE: STD PLAN DRW

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
50%	999m <sup>2</sup>	177m <sup>2</sup>	18%		82%	N/A	N/A	N/A	N/A	N/A	N/A	NBN	N/A	N/A	COLORBOND	2440	N/A	HOUSE	TWO STOREY



**1** Elevation C - Hip  
1 : 100



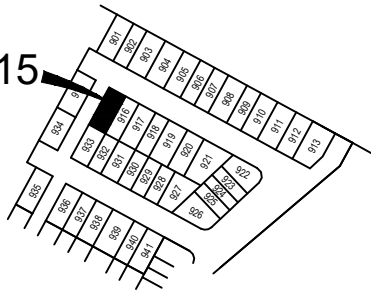
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1 : 100



# LOCATION DIAGRAM

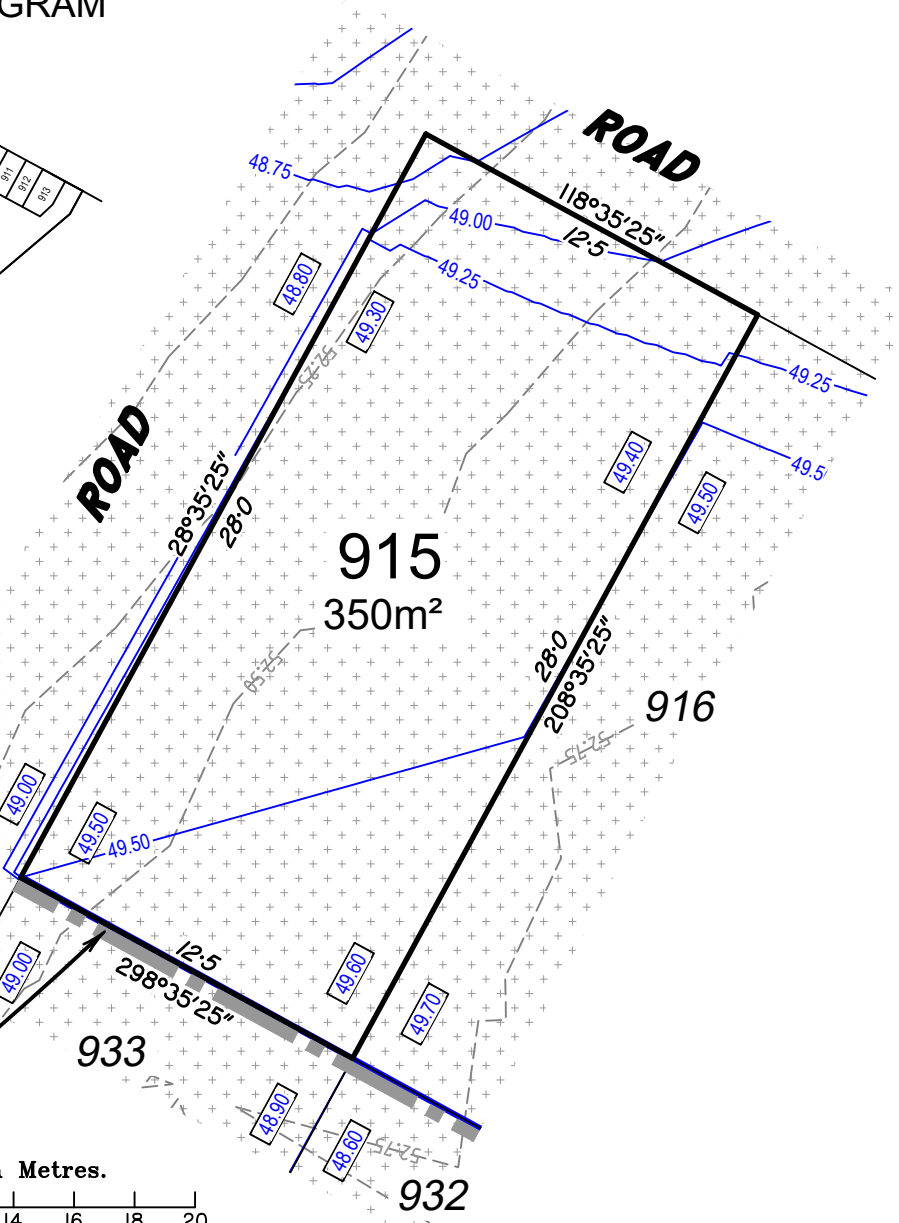
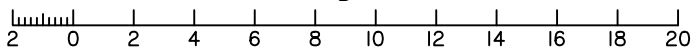
SCALE 1:5000

LOT 915



RETAINING WALL	
Min. Height	0.4m
Max. Height	0.7m
Av. Height	0.55m

Scale 1:250 - Lengths are in Metres.



## Important notes

- (1) This plan was produced for the exclusive use of SATTERLEY NARANGBA PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (QLD).
- (2) This plan shows details of Proposed Allotment 915 as described as part of Lot 3006 on SP316785 situated in the Locality of Narangba, Moreton Bay Regional.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) Levels shown are referenced to Australian Height Datum
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals if applicable.
- (7) Engineering design received from PEAK URBAN on the 8 December 2021.
- (8) Proposed Lot Layout taken from ROL plan 18-0084-PS21 Rev B. Pending Approval by Moreton Bay Regional Council.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.
- (10) This plan was prepared to satisfy Section 11 of the Land Sales Act QLD 1984.
- (11) Builders shall not build from the design levels shown. A site survey is required.
- (12) All fill to be compacted in accordance with A.S.3798-2007. Please refer to A.S.3798 for testing requirements.
- (13) This plan may not be reproduced unless these notes are included.

**FYFE** Fyfe Pty Ltd (ACN 008 116 130) hereby certify that the corporation, by Andrew Owen SMITH, Cadastral Surveyor for whose work the corporation accepts responsibility, has prepared this plan.

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## LEGEND:

- 13.0 — Design contours  
— Contour Interval 0.25m (AHD)
- 13.75 — Natural Surface Contours prior to earthworks  
— Contour Interval 0.25m (AHD)
- Retaining Wall (Design location)  
Indicative heights shown to wall.  
Heights subject to final design.
- 2.25 Depth of fill in metres shown thus
- 61.30 Design Earthworks Pad Levels
- AREAS TO BE FILLED
- +
+
+
+
 AREAS TO BE CUT



**DISCLOSURE PLAN**  
FOR PROPOSED LOT 915  
Currently described as:  
Part of Lot 3006 on SP316785  
Locality: NARANGBA  
LGA: Moreton Bay Regional

DATE: 10/12/2021  
SCALE: 1:250 @ A4

DRAWING NUMBER  
**49003-31\_DP915**  
Rev: A