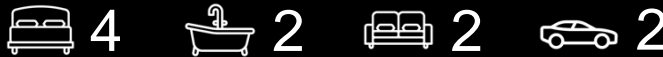




## BELMONT 200, VISTA FAÇADE

Façade is for illustration purposes only

**20**  
YEAR  
STRUCTURAL  
GUARANTEE



**LOT 2605 GRAVILLEA STREET,  
HARMONY ESTATE,  
PALMVIEW QLD 4553**

<b>Land Size</b>	375 m <sup>2</sup>
<b>Land Price</b>	\$438,000
<b>Registration</b>	June, 2023
<b>House Area</b>	199.91 m <sup>2</sup>
<b>House Price</b>	\$386,885

**TOTAL TURNKEY PRICE:**

# \$824,885

### 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:

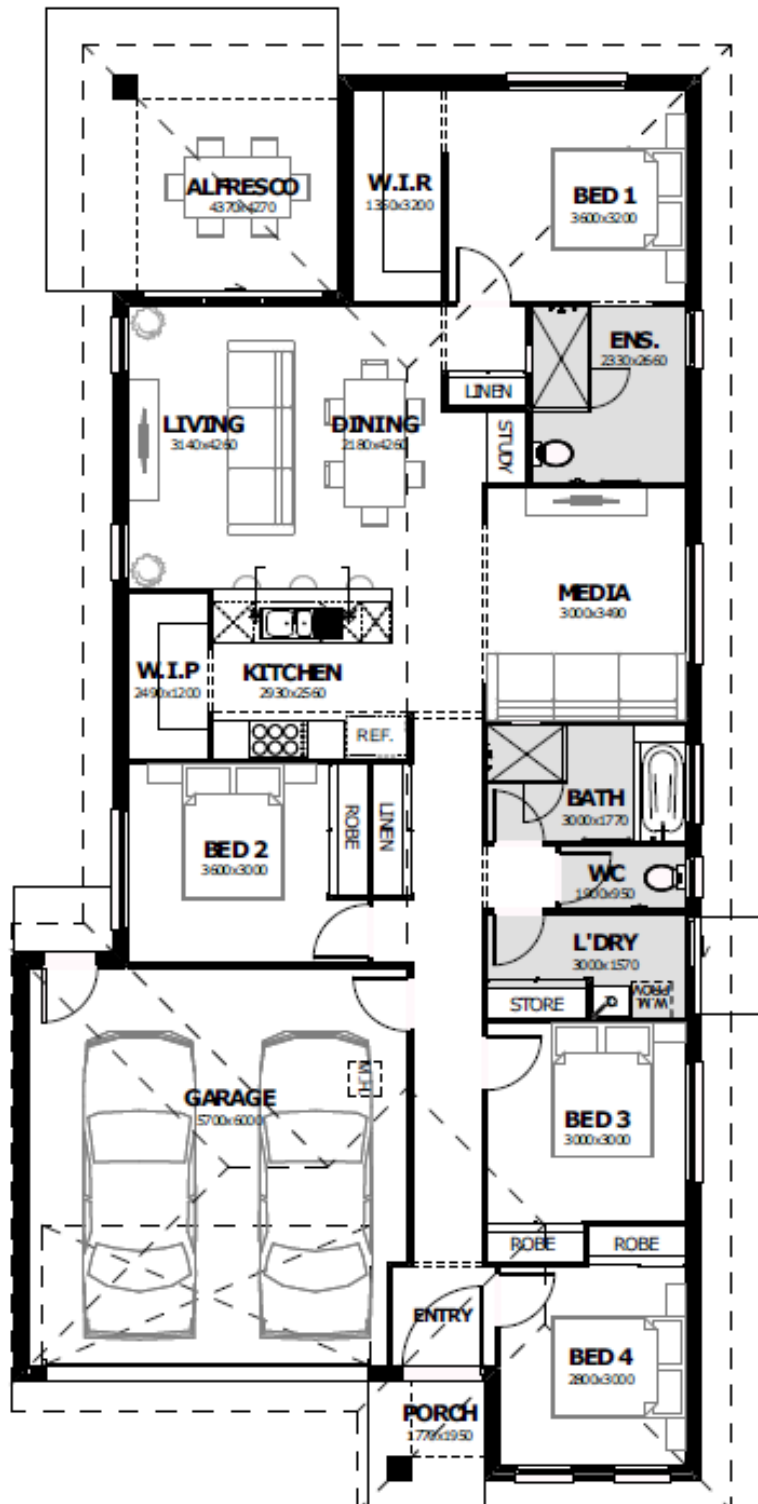
- Good neighbour fencing with painted fence returns
- Additional landscaping as per covenant requirements

Date: 14/03/23  
Price Expiry: 14/04/23  
Inclusion Level: DESIGNER  
PR Number: PR5121



# BELMONT 200

Living Area	141.41 m <sup>2</sup>
Garage	37.30 m <sup>2</sup>
Porch	2.71 m <sup>2</sup>
Alfresco	18.49 m <sup>2</sup>
Total House Area	<b>199.91 m<sup>2</sup></b>





## 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

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- 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

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- 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

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

## FLOOR COVERINGS

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- 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

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- 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

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- 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

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- 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

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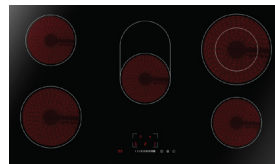
- Energy ratings to meet Building Code requirements
- 20 year structural guarantee
- 12 month defect liability period
- Soil/Contour Survey (if required), Building, Plumbing and Engineering approvals and associated application fees
- Connection of sewerage, stormwater, power and water within the property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



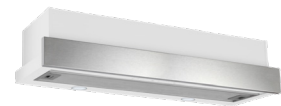
## Come home to comfort with the Designer inclusions.



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

18<sup>th</sup> January 2023

Harcourts Buderim  
66-68 Burnett St  
Buderim, Qld, 4556  
P.O. Box 1083, Buderim  
Queensland  
Australia 4556

P 07 5445 2777  
F 07 5445 5824

## RENTAL APPRAISAL

### Belmont 200

Thank you for the opportunity to provide you with a rental appraisal for the property:  
Lot 2605 Gravillea Street, Palmview QLD 4553

#### Belmont 200

Based on results being achieved for houses in Palmview & surrounds - an expected weekly rent return of the property is **\$675-\$700 per week**.

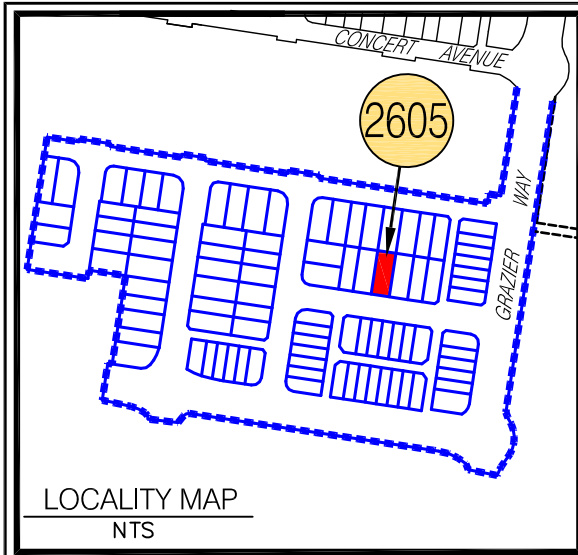
When carrying out a rental appraisal, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental price ensures that your property is let as quickly as possible to outstanding tenants, for a better financial return on your investment.

Please feel free to contact me at any time if we can be of any further assistance.

Kind Regards,



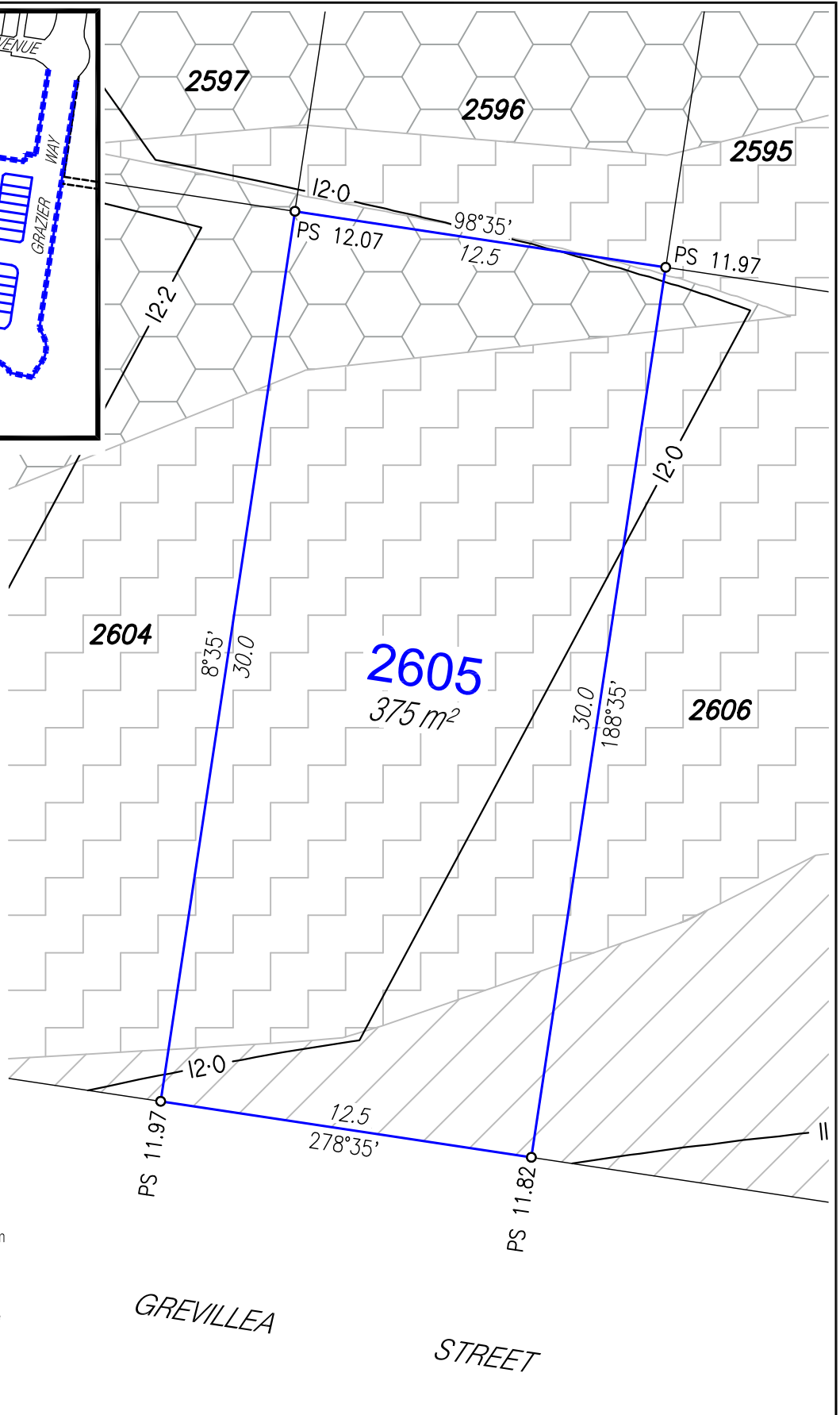
Tyla Gilmour  
Business Development Manager  
Harcourts Buderim



**LEGEND**


- Proposed Lot
- - - - - Proposed Easement
- Depth of Fill 0.0m-0.5m
- Depth of Fill 0.5m-1.0m
- Depth of Fill 1.0m-1.5m
- Depth of Fill 1.5m-2.0m
- Depth of Fill 2.0m-2.5m
- Depth of Fill 2.5m-3.0m
- Depth of Fill 3.0m-3.5m
- PS X.XX Proposed Surface Levels
- Final Surface Contour (0.2m interval)

- NOTES:**
- Approval Details:  
 RAL - approval pending  
 OPW - approval pending
- Areas and Dimensions are subject to survey plan registration.
  - Proposed contours, Fill & Final surface level information is as specified on Design information prepared by Calibre Consulting Engineers.  
 (File: Design tin.12daz received on 7/06/2022);  
 These may differ from constructed values, which will not be deemed to be inaccurate for any variance up to +/- 0.5m.
  - Levels shown are referenced to the Australian Height Datum (AHD).
  - This plan was prepared to satisfy Section 11 of the Land Sales Act 1984.
  - Builders should not build off the design levels shown; a site survey is required.
  - These notes are an integral part of this plan.



# Disclosure Plan


For Proposed Lot 2605  
 Harmony - Release 26  
 Currently Described as Part of Lot 5 on  
 SP304859  
 Locality: Palmview  
 Local Gov: S.C.R.C.  
 (to be shown on **SP333894**)



RPS Australia East Pty Ltd  
 ACN 140 292 762  
 ABN 44 140 292 762  
 1 Innovation Parkway, Birtinya, Qld, 4575  
 PO BOX 6149, Meridan Plains, Qld, 4551  
 T 07 5436 7888  
 F 07 5493 6630  
 W rpsgroup.com

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 not permitted. Please contact the author.

0 2 4 6 8 10  
 metres  
 SCALE 1:200 IS APPLICABLE ONLY  
 TO THE ORIGINAL SHEET SIZE. (A4)



Drawn: MDB	Date: 10/06/2022
Dwg No: 107461-165.dwg	
Cadastral Surveyor : ..... (Authorised Delegate)	
Amended:	
Plan No: 107461-165 L2605	Rev :



- SERENITY 26 RELEASE
- PREVIOUS RELEASE
- FUTURE DEVELOPMENT

\*Illustrative only.





**CUSTOMER SALES ADVICE FORM**

Agents name: \_\_\_\_\_

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Table of details**

Customer 1:*			
Customer 2:			
Purchasing Entity: <i>If Applicable</i>			
If Company, ACN:			
Address:*			
Email(s):*			
Telephone(s):*			
Property:*	Lot No:	Lot Size:	Release:
Price:*			
Customer solicitor:*			
Solicitor address:			
Solicitor email:*			
Solicitor Telephone:*			

Signature(s):\*

Customer 1

/ /

Customer 2

/ /

***I/We agree to AVID's collection of the information provided, in order to process our request to register our intent to purchase, receive responses to our enquiries, receive information about AVID's products and services, including marketing material (of which we may unsubscribe at any time) and for other purposes as set out in AVID's Privacy Policy at [www.avid.com.au/privacy\\_policy](http://www.avid.com.au/privacy_policy) . By providing our personal information to AVID, we consent to the collection, use, storage, disclosure and management of that information as described in the Privacy Policy.***

Finance Company Name:	
Contact Name:	
Contact Telephone:	
Contact Email:	
Pre-Approval Y/N (amount):	
Initial Deposit:	\$1,000.00
Contract Deposit:	<ul style="list-style-type: none"> <li>▪ 10% of the purchase price for contracts that are not subject to finance approval</li> <li>▪ \$1,000.00 initial deposit for contracts that are subject to finance approval, with the balance of 3% of the purchase price payable on finance approval.</li> </ul>
Deposit Payment:*	<p>By direct deposit payable to:</p> <p><b>Cooper Grace Ward Trust Account</b>  <b>Bank: Westpac Banking Corporation</b>  <b>BSB: 034 003 Account: 001979</b></p> <p><b>Please insert reference: Surname Lot Harmony</b></p>
Customer Type:	<input type="checkbox"/> First Home Buyer <input type="checkbox"/> Owner Occupier <input type="checkbox"/> Investment
How did you find out about Harmony by AVID?	
Notes/Comments:	

**NOTE:**

*This document does not constitute a binding agreement to sell or purchase a proposed lot in Harmony Residential Development, and merely constitutes an Intent to buy. A Contract of Sale and disclosure material will be submitted for execution in due course.*

*The Initial Deposit remains fully refundable at the direction of the Customer(s) or AVID prior to the execution and exchange of a Contract of Sale.*

*AVID reserves the right to accept or refuse any offer in its absolute discretion and will not be bound until execution and exchange of a Contract of Sale. If the parties proceed with an exchange of Contract of Sale, the Initial Deposit will be treated as the Contract deposit under the Contract of Sale.*

*The Property is as shown on marketing plans used by AVID at the time of this Customer Sales Advice Form. The plans may not have been approved by the relevant authority. The plans, the area and price above are indicative only and subject to change by AVID without any consultation with the Customer(s).*

Key:

\* Mandatory Field