



ARTISTS IMPRESSION

FORESHORE, COOMERA QLD 4209

LOT 381

BONNIE 181 URBAN



4



2



2



2



URBAN

ARTISTS IMPRESSION

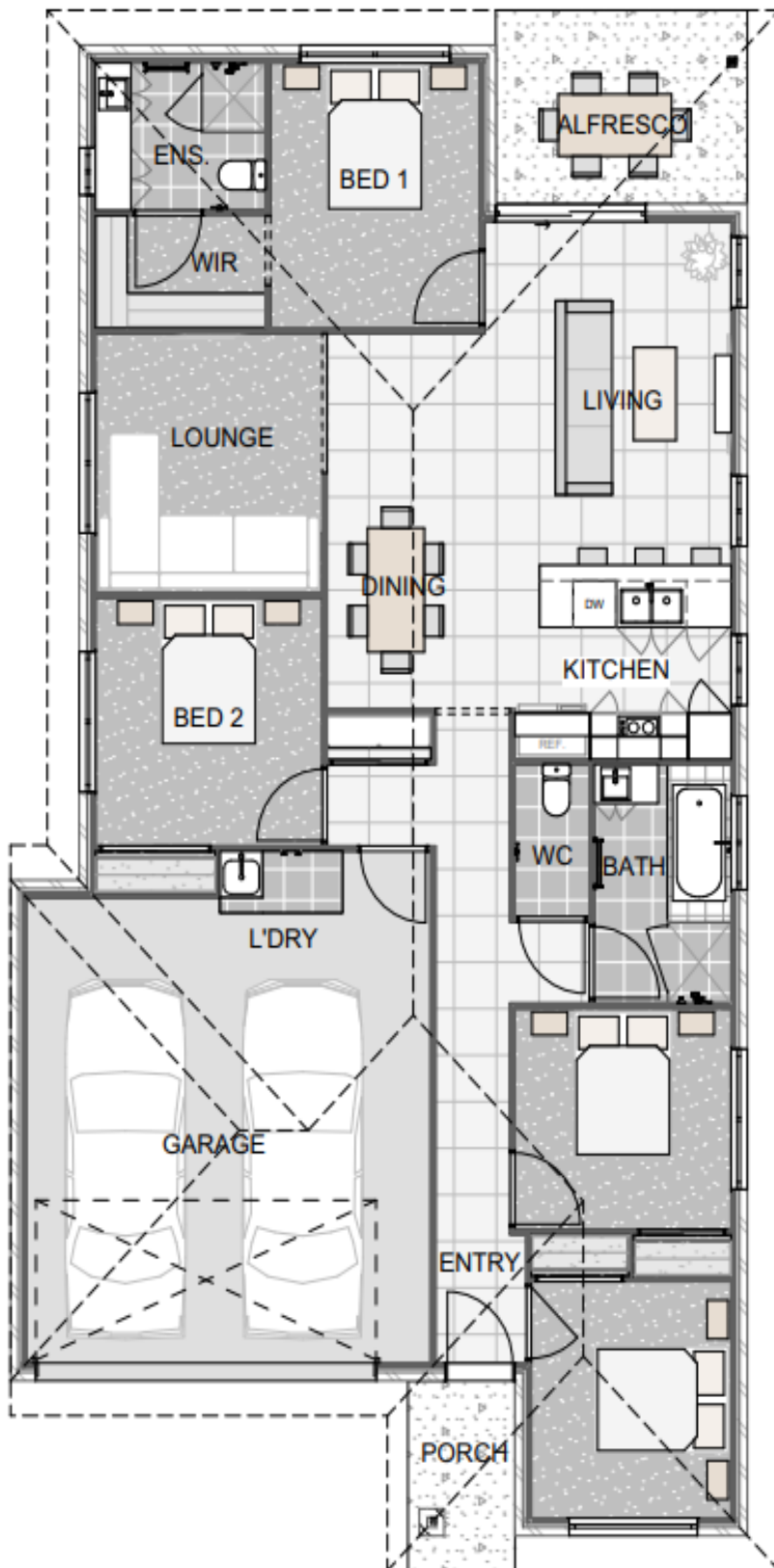


HAMPTON

ARTISTS IMPRESSION

PREMIER INCLUSIONS

BONNIE 181 URBAN



BEDROOM 1	2.9 x 3.4
BEDROOM 2	3.2 x 3.2
BEDROOM 3	3.0 x 2.8
BEDROOM 4	2.8 x 3.0
LIVING	3.4 x 4.4
DINING	2.6 x 4.8
STUDY / LOUNGE	3.2 x 3.3
KITCHEN	2.5 x 3.0
ALFRESCO	3.5 x 2.5
GARAGE	6.0 x 5.7

Tuesday, 14 March 2023

4  2  2 

Rental Estimate

Lot 381 Foreshore – Coomera QLD 4209

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

I confirm that the estimated rental capacity of approximately \$680.00 - \$710.00 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



PREMIER INCLUSIONS

FIXED SITE COSTS

SPLIT SYSTEM AIR CONDITIONER TO LIVING ROOM AND BEDROOM ONE

ROLLER BLINDS TO WINDOWS AND SLIDING DOORS

2040MM X 1200MM FEATURE EXTERNAL FRONT DOOR WITH CLEAR GLAZING (WHERE

TWO (2) PENDANT LIGHTS TO ABOVE KITCHEN BENCH

COLD WATER POINT TO FRIDGE SPACE

THREE (3) DOUBLE POWER POINTS WITH USB PORTS

UPGRADED CEILING FANS THROUGHOUT INCLUDING FAN TO ALFRESCO

STONE BENCHTOPS

LOW ENERGY LIGHTING THROUGHOUT

STAINLESS STEEL MAGNETIC DOOR STOPS

FENCING

PREMIER GRADE LANDSCAPING

DRIVEWAY AND PATH

CLOTHESLINE

LETTER BOX

PRE-SELECTED DESIGNER COLOUR SCHEME

SECURITY SCREENS TO OPENING WINDOWS AND DOORS

UNDERMOUNT SINK

SINK MIXER TAP WITH PULL OUT SPRAY

900MM WIDE STAINLESS STEEL FREESTANDING GAS COOKER (WHERE APPLICABLE)

900MM WIDE GLASS CANOPY RANGEHOOD (WHERE APPLICABLE)

FRAMELESS MIRRORS TO BATHROOM

MIRRORED WALL CABINET TO ENSUITE (WHERE APPLICABLE)

WALL MOUNTED VANITY UNIT WITH SQUARE BASIN

INSET LAUNDRY TUB WITH CABINETS UNDER AND STONE BENCHTOPS





PRE-CONSTRUCTIONS

PRELIMINARY INCLUSIONS

HIA FIXED PRICE CONTRACT

WORKING DRAWINGS AND BUILDING SPECIFICATIONS

HOME WARRANTY AND INSURANCE

STANDARD COUNCIL APPLICATIONS FEES FOR BUILD BASED ON LOCAL CITY COUNCIL
(EXCLUDING TOWN PLANNING, BONDS ETC)

ENGINEERS SOIL REPORTS

SITE WORKS, FOUNDATIONS AND CONNECTIONS

FIXED PRICE SITE WORKS INCLUDING CUT/FILL AND RETAINING WALLS AS REQUIRED

ENGINEER DESIGNED CONCRETE SLAB AND FOOTINGS WITH CONTROL JOINTS WHERE
APPLICABLE

TIMBER FRAME AND TRUSSES

TERMITE TREATMENT TO SLAB PENETRATIONS AND PHYSICAL PERIMETER BARRIER

SEWER & STORM WATER CONNECTIONS TO EXISTING SERVICEABLE CONNECTION POINTS

WATER CONNECTION FROM PRE-TAPPED WATER MAIN

ENERGY EFFICIENCY

SIX (6) STAR RATED AS PER GOVERNMENT REGULATIONS

R2.5 CEILING BATTS TO CEILING AREA (EXCLUDING GARAGE AND EXTERNAL ROOF AREA)

R1.5 WALL BATTS TO EXTERNAL WALLS (WHERE REQUIRED)

DOUBLE SIDED FOIL 'WALL-WRAP' TO EXTERNAL STUD WALLS

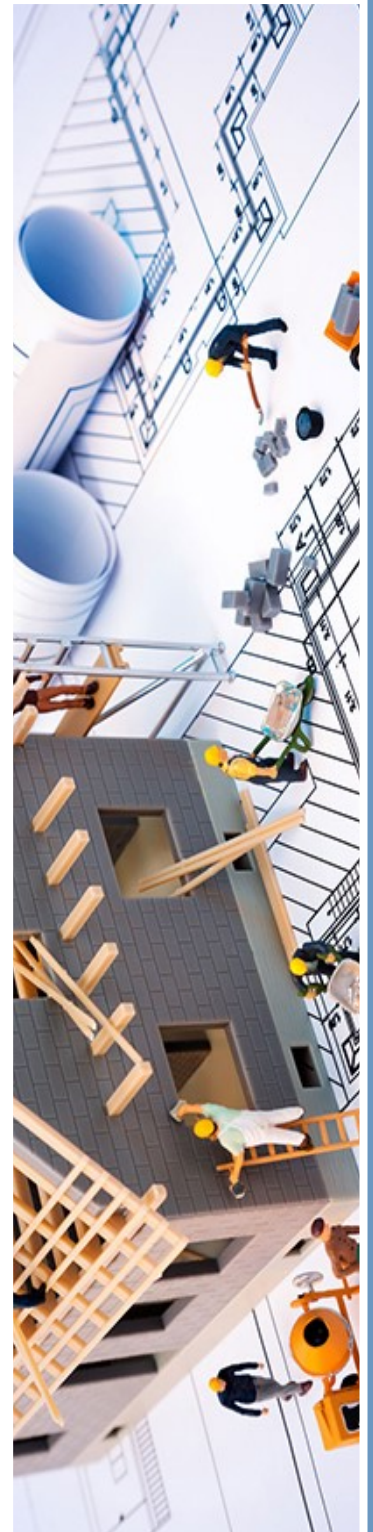
ENERGY EFFICIENT HOT WATER UNIT

WEATHER SEALS FITTED TO EXTERNAL HINGED DOORS

WALL MOUNTED SPLIT SYSTEM REVERSE CYCLE AIR CONDITIONER TO LIVING ROOM AND
BEDROOM ONE

500 KPA WATER PRESSURE LIMITING DEVICE

ENERGY EFFICIENT DOWN LIGHTS TO DWELLING, FLUORESCENT LIGHTS TO GARAGE



KITCHEN

STONE BENCH TOPS FROM BUILDERS STANDARD RANGE

LAMINATE FINISH TO JOINERY IN THE STANDARD BUILDERS RANGE OF LAMINATES AND DOOR HANDLES

OVERHEAD CUPBOARDS TO KITCHEN WITH PLASTER LINED BULKHEAD (WHERE APPLICABLE)

UNDERMOUNT STAINLESS STEEL DOUBLE BOWL SINK

KITCHEN MIXER TAP WITH PULL OUT SPRAY

900MM WIDE STAINLESS STEEL
FREESTANDING DUAL FUEL (GAS) COOKER
(WHERE APPLICABLE)

900MM WIDE GLASS CANOPY RANGEHOOD

FREESTANDING STAINLESS STEEL
DISHWASHER

TWO (2) PENDANT LIGHTS TO ISLAND BENCH (WHERE APPLICABLE)

COLD WATER POINT TO FRIDGE SPACE

FOUR (4) MELAMINE SHELVING TO WALK-IN PANTRY (IF APPLICABLE TO DESIGN)



BATHROOM

LAMINATE FINISH WALL MOUNTED VANITIES WITH STONE TOP AND SHARK NOSE FINISH TO CABINETS (NO HANDLES) FROM BUILDERS STANDARD RANGE

CLEAR LAMINATED ALUMINIUM SEMI-FRAMED SHOWER SCREENS IN THE STANDARD BUILDERS RANGE OF COLOURS

WHITE ACRYLIC BATH (1500MM-1675MM DESIGN SPECIFIC)

MIRRORED WALL CABINET FITTED TO THE SAME WIDTH AS THE VANITY UNIT TO ENSUITE

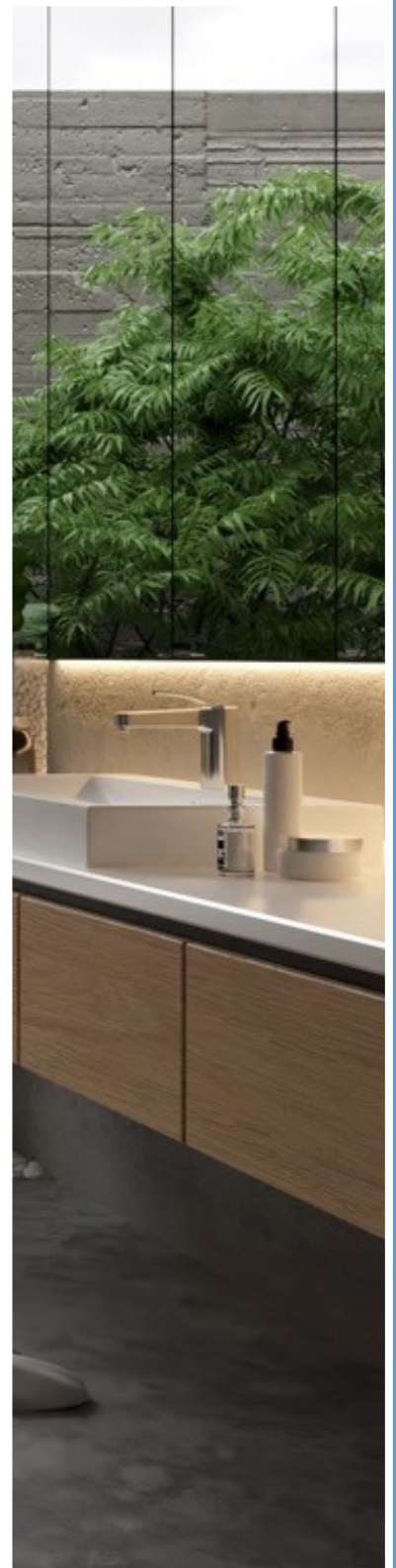
1050MM HIGH ALUMINIUM FRAMELESS MIRROR FITTED TO THE SAME WIDTH AS THE VANITY UNIT TO BATHROOM

CHROME MIXER TAPWARE (STANDARD BUILDERS RANGE)

CHROME METAL DOUBLE TOWEL RAILS AND TOILET ROLL HOLDERS

DUAL FLUSH VITREOUS CHINA SUITE WITH SOFT CLOSE SEAT

WHITE GAP SEMI INSET BASIN 450 X 410MM



BRICKS, WINDOWS, ROOFING, GARAGE, TILING, FLOORING

SELECT RANGE OF CLAY BRICKS FROM THE BUILDERS STANDARD RANGE

NATURAL MORTAR WITH RAKED JOINTS

FEATURE RENDER FINISH TO FRONT FAÇADE WHERE REQUIRED (REFER PLAN FOR DETAILS)

POWDER COATED ALUMINIUM WINDOWS IN THE STANDARD BUILDERS RANGE OF COLOURS

POWDER COATED ALUMINIUM FRAMED BARRIER SCREENS TO ALL OPENABLE

KEYED WINDOW LOCKS TO ALL OPENING SASHES AND SLIDING DOORS

METAL ROOF OR CONCRETE ROOF TILES IN THE STANDARD BUILDERS RANGE OF COLOURS (REFER TO PLAN FOR DETAILS)

AUTO SECTIONAL GARAGE DOOR TO THE FRONT FAÇADE OF THE GARAGE IN THE STANDARD BUILDERS RANGE OF COLOURS

ROLLER BLINDS TO ALL WINDOWS AND SLIDING GLASS DOORS (EXCLUDES WET AREAS, WINDOW BEHIND COOKTOP & GARAGE IF APPLICABLE)

OBSCURE GLASS TO BATHROOM, ENSUITE AND WC WINDOWS

450MM X 450MM TILES TO MAIN FLOOR, BATHROOM AND ENSUITE FLOOR AREAS AS PER PLAN

2000MM HIGH TILING TO SHOWER AREAS, 500MM TILING ABOVE BATH AND SINGLE ROW OF SKIRTING TILES TO WET AREAS

KITCHEN 600MM TILED SPLASH BACK

TOILET AND LAUNDRY FLOORS, 500MM SPLASH BACK OVER TUB AND SINGLE

BUILDERS RANGE CARPET TO BEDROOMS, LOUNGE



ELECTRICAL

EARTH LEAKAGE SAFETY SWITCH AND CIRCUIT BREAKERS

SINGLE PHASE UNDERGROUND POWER CONNECTION FROM EXISTING SUPPLY POINT. METER BOX WILL BE INSTALLED ON THE SIDE NEAREST MAINS CONNECTION POINT

DOUBLE POWER POINT TO EACH ROOM AS PER ELECTRICAL PLAN, BEDROOM 1 AND KITCHEN HAVE DOUBLE POWER POINT WITH USB PORT

ONE (1) TELEVISION POINT TO EACH LIVING/LOUNGE AREA AND BEDROOM 1 (COMPLETE WITH 6 LINEAL METRES OF CABLE AND ANTENNA)

SMOKE DETECTORS (HARD WIRED WITH BATTERY BACKUP)

PROVIDE NBN LEAD IN CONDUIT ONLY (READY FOR CONNECTION BY OTHERS, DEVELOPER RESPONSIBLE FOR SUPPLY CONNECTION TO PROPERTY BOUNDARY)

PRE-WIRING FOR TWO (2) PHONE/DATA POINTS

WEATHERPROOF EXTERNAL LIGHT FITTINGS (WHERE APPLICABLE)

CEILING FANS TO LIVING, LOUNGE, BEDROOMS AND ALFRESCO

EXHAUST FAN TO BATHROOM, ENSUITE AND INTERNAL POWDER ROOM OF WC (IF APPLICABLE AS PER NCC)



GENERAL INTERNAL AND EXTERNAL

2440MM NOMINAL CEILING HEIGHTS

2040MM X 1200MM EXTERNAL FRONT DOOR WITH CLEAR GLAZING (WHERE APPLICABLE)

FLUSH PANEL PAINT GRADE EXTERNAL HINGED DOORS TO OTHER EXTERNAL DOORS (WHERE APPLICABLE)

PAINT GRADE FLUSH PANEL INTERNAL PASSAGE DOORS

GAINSBOROUGH TRI-LOCK CONTEMPORARY LEVER SET TO FRONT ENTRY

DEADLOCK TO ALL EXTERNAL HINGED DOORS

90MM PAINT GRADE COVERED CORNICE, 42MM PAINT GRADE SPLAYED ARCHITRAVES AND 68MM PAINT GRADE SPLAYED SKIRTING

THREE (3) COAT, ONE COLOUR INTERNAL PAINT SYSTEM TO MANUFACTURERS SPECIFICATION IN BUILDERS STANDARD COLOUR 'LEXICON QUARTER' OR EQUIVALENT

TWO (2) COATS TO CEILING TO MANUFACTURERS STANDARD SPECIFICATIONS

TWO (2) COAT EXTERNAL PAINT SYSTEM TO EXTERNAL TRIM AND DOORS TO MANUFACTURERS STANDARD SPECIFICATIONS

MIRROR SLIDING ROBE DOORS AND MELAMINE SINGLE RAIL AND SHELF TO WARDROBES

VINYL SLIDING DOORS TO LINEN WITH MELAMINE SHELVING (WHERE APPLICABLE (REFER TO PLAN FOR DETAILS)

LAUNDRY CABINET WITH 20MM STONE BENCHTOP, INSERT SINK, CHROME MIXER TAP

STONE BENCH TOPS FROM BUILDERS STANDARD RANGE

LAMINATE FINISH TO JOINERY IN THE STANDARD BUILDERS RANGE OF LAMINATES AND DOOR HANDLES

TWO (2) EXTERNAL GARDEN HOSE TAPS

AAA RATED HAND SHOWER RAIL AND TAPWARE

EXPOSED AGGREGATE (UNSEALED) CONCRETE DRIVEWAY, PATH AND ALFRESCO

LANDSCAPING INCLUDING A-GRADE TURF TO FRONT AND REAR YARD, PREMIER GRADE

TIMBER FENCING TO SIDE AND REAR BOUNDARIES INCLUDING RETURNS AND GATE

FOLD DOWN CLOTHESLINE

RENDER FINISH PAINTED LETTER BOX AND METAL INSERT

COVER GRADE TIMBER STAIRCASE WITH PAINT GRADE BALUSTRADING (IF APPLICABLE)

