



BRIGHTON 191, METRO FAÇADE (1200mm front door)

Façade is for illustration purposes only

20
YEAR
STRUCTURAL
GUARANTEE



**LOT 74 GREENSILL ROAD,
ALBANY CREEK QLD 4035**

Land Size	405 m ²
Land Price	\$540,000
Registration	Registered
House Area	190.96 m ²
House Price	\$377,323

TOTAL TURNKEY PRICE:

\$917,323

Metro façade inclusions:

- Face brick to front façade
- Colorbond roof & Garage door
- 1200mm paint grade entry door
- 1x Sliding window & 2x wall mounted up down lights

Designer Collection Inclusion Highlights:

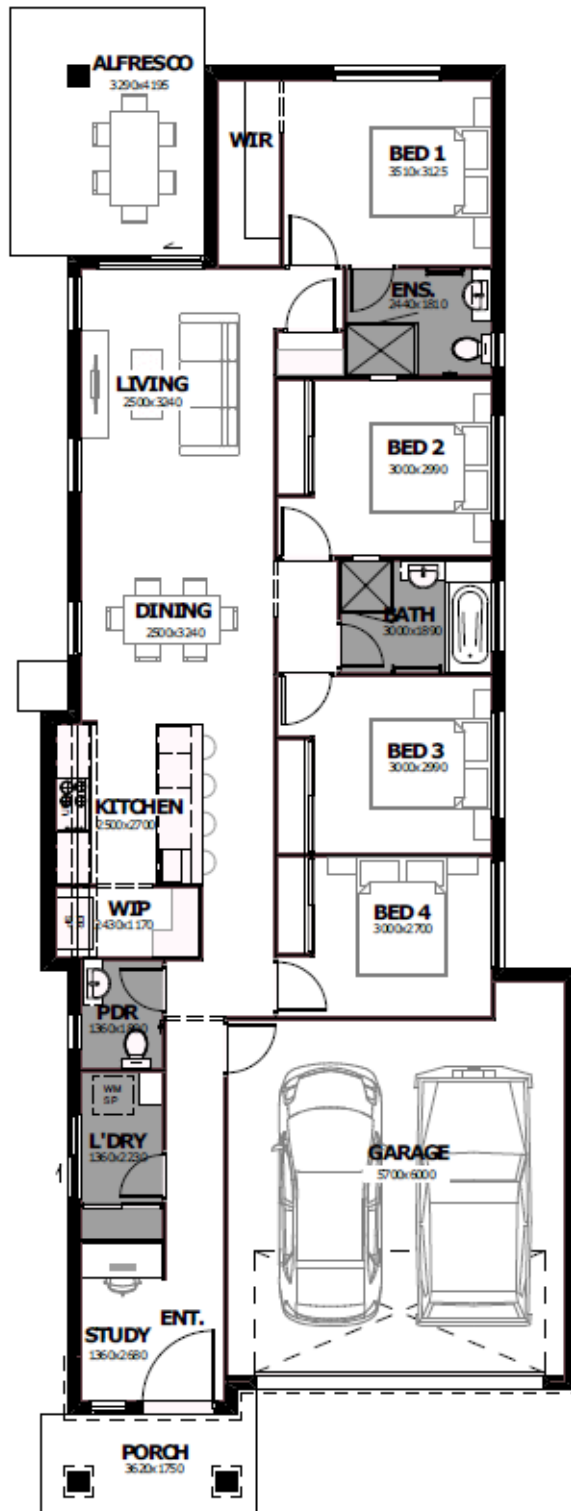
- Turnkey inclusions with landscaping, fencing, driveway & quality floor coverings
- 2440mm ceiling height, Colorbond roof, sarking to roof & all external walls
- 900mm kitchen cooking appliances, undermount sink with square neck mixer
- 20mm waterfall end engineered stone kitchen bench with 2x pendant 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

Date: 06/02/23
Price Expiry: 06/03/23
Inclusion Level: DESIGNER
PR Number: PR4750



BRIGHTON 191

Living Area	133.80 m ²
Garage	38.01 m ²
Porch	5.64 m ²
Alfresco	13.51 m ²
Total House Area	190.96 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

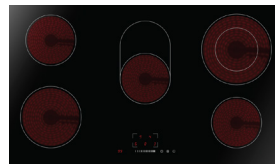
- Energy ratings to meet Building Code requirements
- 20 year structural guarantee
- 12 month defect liability period
- Soil/Contour Survey (if required), Building, Plumbing and Engineering approvals and associated application fees
- Connection of sewerage, stormwater, power and water within the property 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



Lot 74 Greensill Road Albany Creek QLD 4035 - Rental Appraisal

21/09/2022

To Whom It May Concern,

RENTAL Appraisal: Lot 74 Greensill Road Albany Creek QLD 4035

Bell Estate Agents are a specialist property management company servicing landlord all-around South-East Queensland. We provide a Professional, Proactive and Trusted Service. If you ever need any further clarification, please feel free to contact me anytime.

When assessing the rental value of a property, we consider factors that assist in leasing your Property promptly. This includes a comparison of similar properties on the market, current vacancies and market trends. Obtaining a realistic rental value ensures that your Property is let as quickly as possible for a better financial return on your investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental value which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly.

RENTAL Appraisal

We would anticipate a rental of **\$800 - \$900 per week** would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame.

Our team would be delighted to manage your investment property. If you have any questions regarding our services, please contact Jonathan Bell on 0432 692 881.

Yours faithfully,

Jonathan Bell

Jonathan Bell
General Manager
Bell Estate Agents

DISCLAIMER

"This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."

Protecting and Growing your Property Investments

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