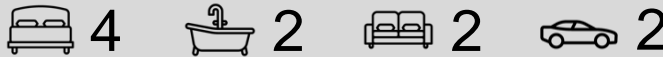




BELMONT 200, VISTA FAÇADE

Façade is for illustration purposes only

20
YEAR
STRUCTURAL
GUARANTEE



**LOT 10 TALPA STREET,
THE GEORGE ESTATE,
COOMERA QLD 4209**

Land Size	360 m ²
Land Price	\$570,000
Registration	March, 2023
House Area	199.91 m ²
House Price	\$378,995

TOTAL TURNKEY PRICE:

\$948,995

Vista Façade Inclusions:

- a combination of render and cladding to front façade, render to sides & rear
- Colorbond roof & garage door
- 1200mm paint grade entry door
- 1 x sliding windows and 2 x wall mounted up downlights

Aurum Collection Inclusion Highlights:

- Turnkey inclusions with landscaping, fencing, driveway & quality floor coverings
- 2590mm 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 freestanding bath & toilet suites plus shower wall niche
- 20mm engineered stone laundry benchtop, drop-in tub, under bench cabinet & tiled splashback
- Plus much more, please refer to the Aurum Inclusions brochure

Inclusion Upgrades:

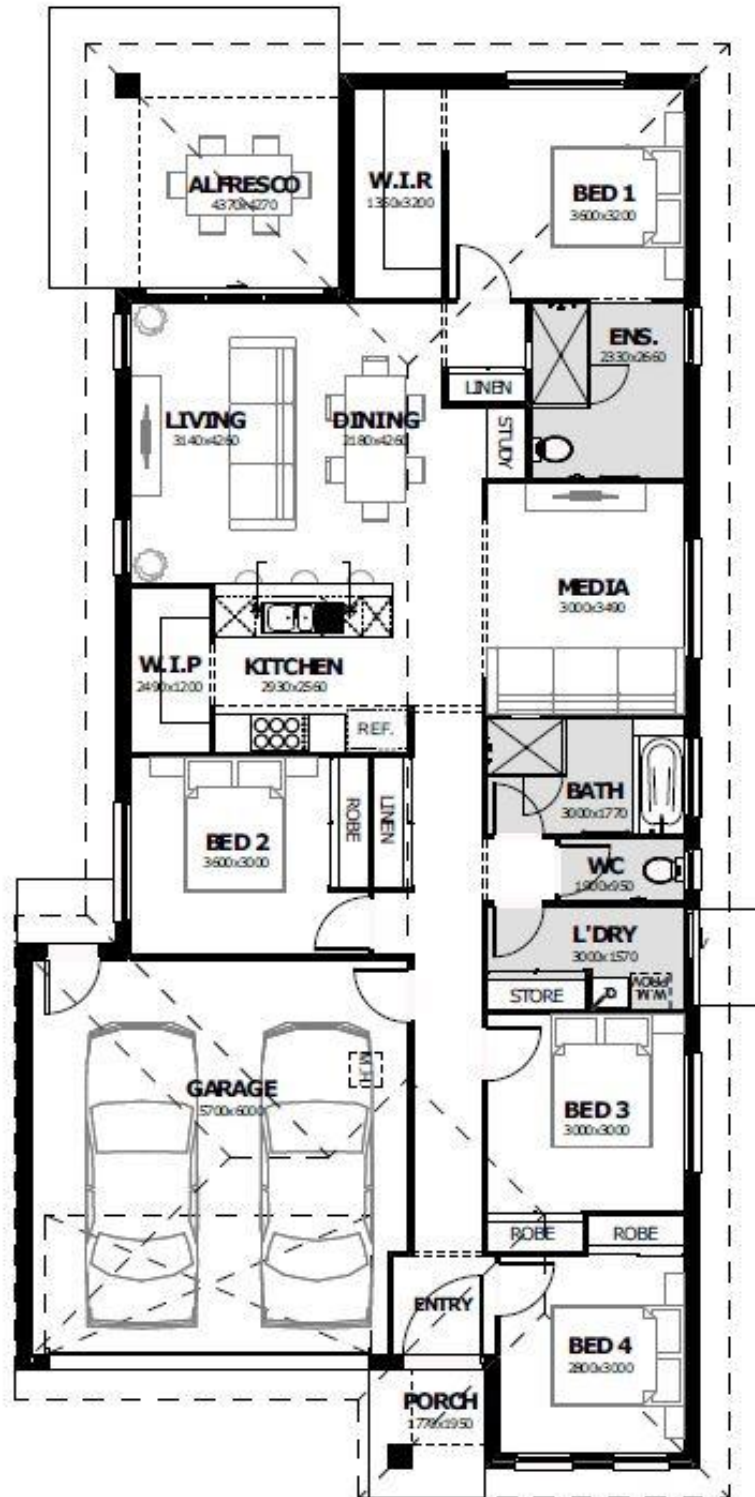
- Good neighbour fencing included as per covenant requirements
- BAL 12.5 bushfire rated construction included as per bushfire report
- 500mm landscaping strip between side boundary and driveway on zero lot boundary side

Date: 09/03/23
 Price Expiry: **09/04/23**
 Inclusion Level: AURUM
 PR Number: PR5113



BELMONT 200

Living Area	141.41 m ²
Garage	37.30 m ²
Porch	2.71 m ²
Alfresco	18.49 m ²
Total House Area	199.91 m²



HIGHLIGHTS

Single Storey (Old)

- ✓ 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 freestanding bath and toilet suites plus shower wall niches
- ✓ 20mm Engineered stone laundry benchtop, drop-in tub, under bench cabinet and tiled splashback
- ✓ 1 x 6.5kw split system A/C to main living area
1 x 2.5kw split system A/C to main bedroom
- ✓ 2590mm 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
- 2590mm ceiling height with brick lintel above front windows and front entry door, painted FC infills to remainder of dwelling

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 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
- Decina Bianco back to wall freestanding 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

- 20mm stone benchtop from builder's standard range
- Laminated under bench laundry cabinet with 45L Raymor Projix drop-in tub
- Raymor Sigma chrome square neck sink 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 (if 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
- Plasterboard to alfresco area
- 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

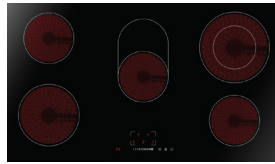
- Energy ratings to meet Building Code requirements
- 20 year structural guarantee
- 12 month defect liability period
- Soil/Contour Survey (if required), Building, Plumbing and Engineering approvals and associated application fees
- Connection of sewerage, stormwater, power and water within the property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



Live well and in style with the Aurum 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

Thursday, 19 January 2023

4  2  2 

Rental Estimate

Lot 10 Talpa Street, Coomera

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

I confirm that the estimated rental capacity of approximately \$650.00 - \$680.00 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.

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T 07 5564 3200
www.oliverhume.com.au
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DISCLOSURE PLAN

Lot Dimensions

For Proposed
 Lot 10 on SP331399
 George Alexander Way,
 COOMERA

CURRENTLY DESCRIBED AS:
 Part of Lot 1 on SP312031
 LOCALITY: COOMERA
 LOCAL GOVERNMENT: Gold Coast City

LEGEND

- Proposed Lot Boundary
- 26.76 Design Level
- 19.00- Design Surface Contour
- 19.00- Fill Contour
- Area of Fill

Notes

- These notes are an integral part of this plan.
- Areas and dimensions are subject to final survey and Survey Plan registration.
- Proposed contours and fill are derived from Engineering Design provided by Arcadis Australia Pacific Pty Ltd on 15 Sept 2021 and Natural Surface information surveyed by Orion Spatial Solutions in April 2021.
- This plan was prepared to satisfy Section 11 of the Land Sales Act 1984 and should not be used by any other person or corporation or for any other purpose.
- Levels shown are referenced to the Australian Height Datum (AHD) from Origin PM204332
- Builders shall not build off the design levels shown; a site survey is required.
- All earthworks to allotments shall be completed under Level 1 supervision by a NATA Certified Geotechnical Testing Authority in accordance with the provisions of Appendix B of AS3798 - Guidelines of Earthworks for Commercial and Residential Developments. Residential - 95% of standard maximum dry density



Airlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast
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CADASTRAL SURVEYOR :

Benjamin Kinsley HOWELL

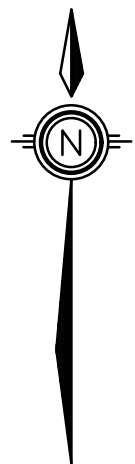
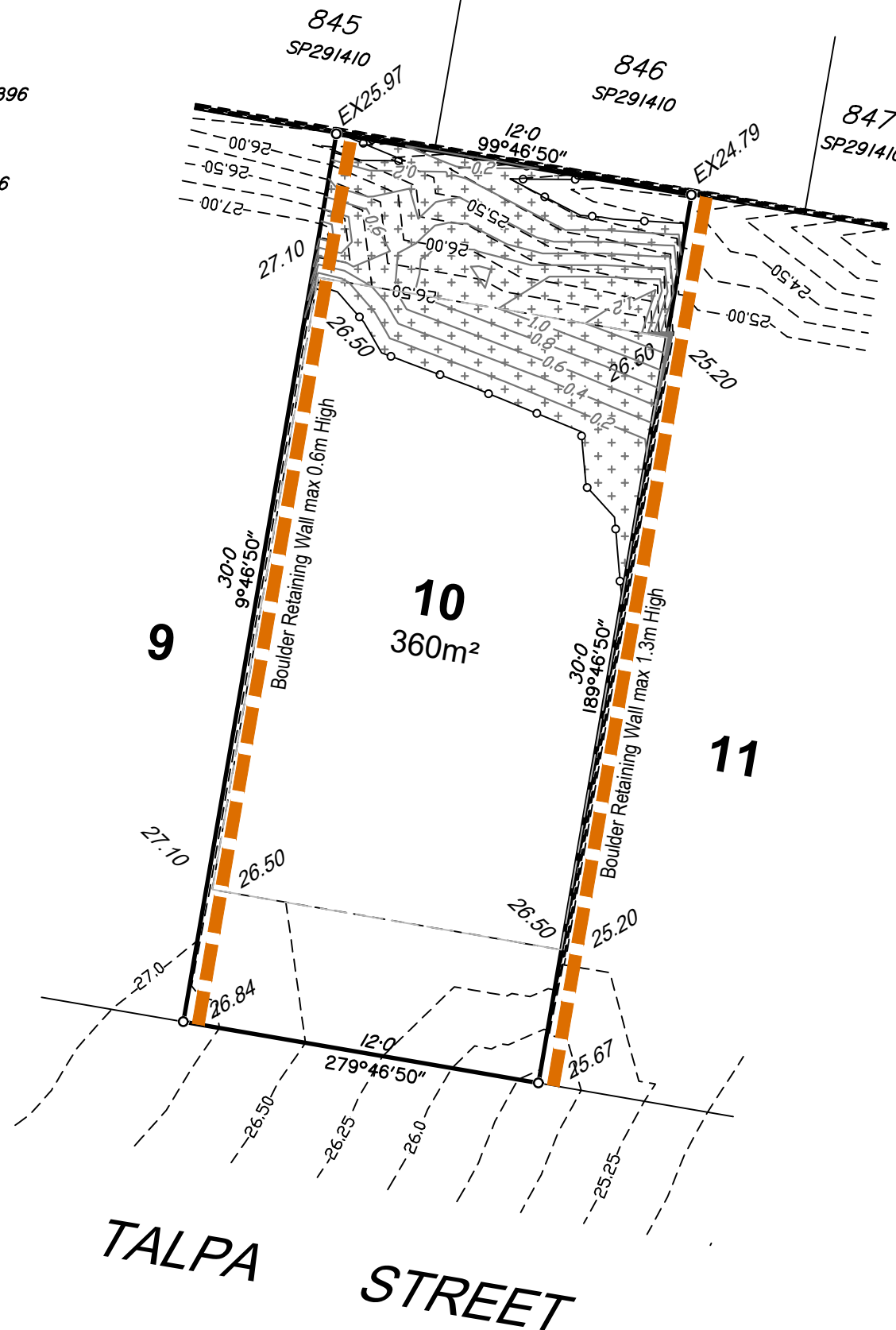
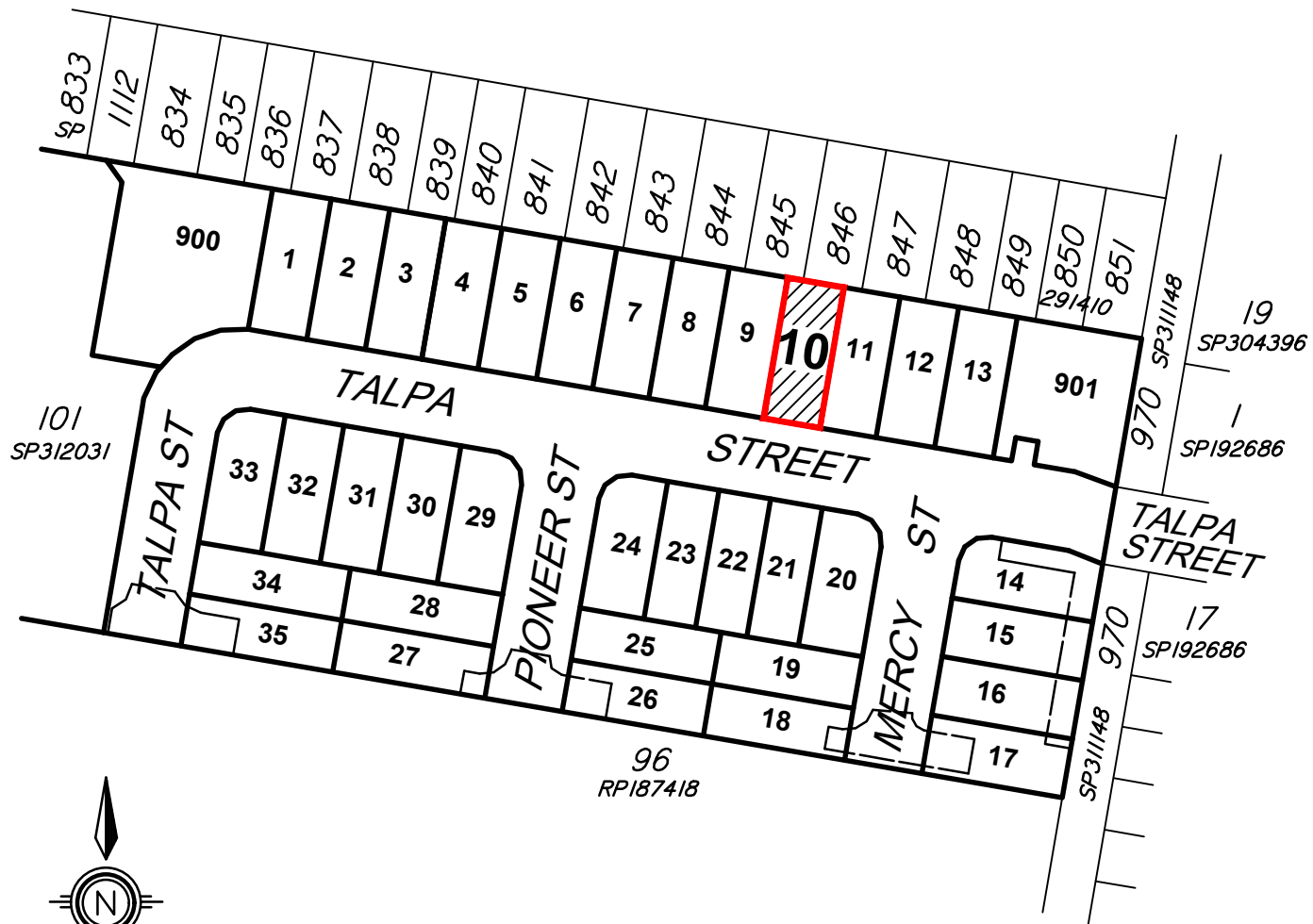
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 MGA Zone 56

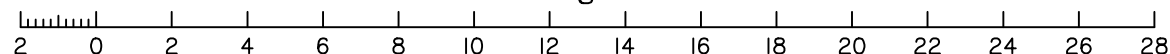
VERTICAL DATUM:
 AHD vide PM204332

DATE: 3/03/2022 SHEET 1 of 1

DWG NUMBER:
21820-DP-10 REVISION:
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Scale 1:200 - Lengths are in Metres.



LEGEND

- SINGLE RESIDENCE
- SINGLE RESIDENCE (B2B)
- DUAL OCCUPANCY RESIDENCE

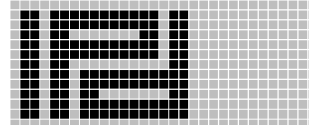


MIXED RESIDENCE - MASTER PLAN

ISSUE	DATE	DESCRIPTION
A	03.09.21	ISSUED FOR APPROVAL

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PROJECT
A PROPOSED NEW DEVELOPMENT
 AT
LOT 1 GEORGE ALEXANDER WAY
 FOR
CUSTODIAN



DRAWN	WS	DRAWING - MIXED RESIDENCE - MASTER PLAN	ISSUE
DATE	30.11.21	DRAWING No.	B
SCALE	1:600 @ A3	BP1272/1	

INVESTMENT PLAN DESIGN
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 P.O. BOX 42, ISLE OF CAPRI, QLD 4217
 info@ipd.com.au