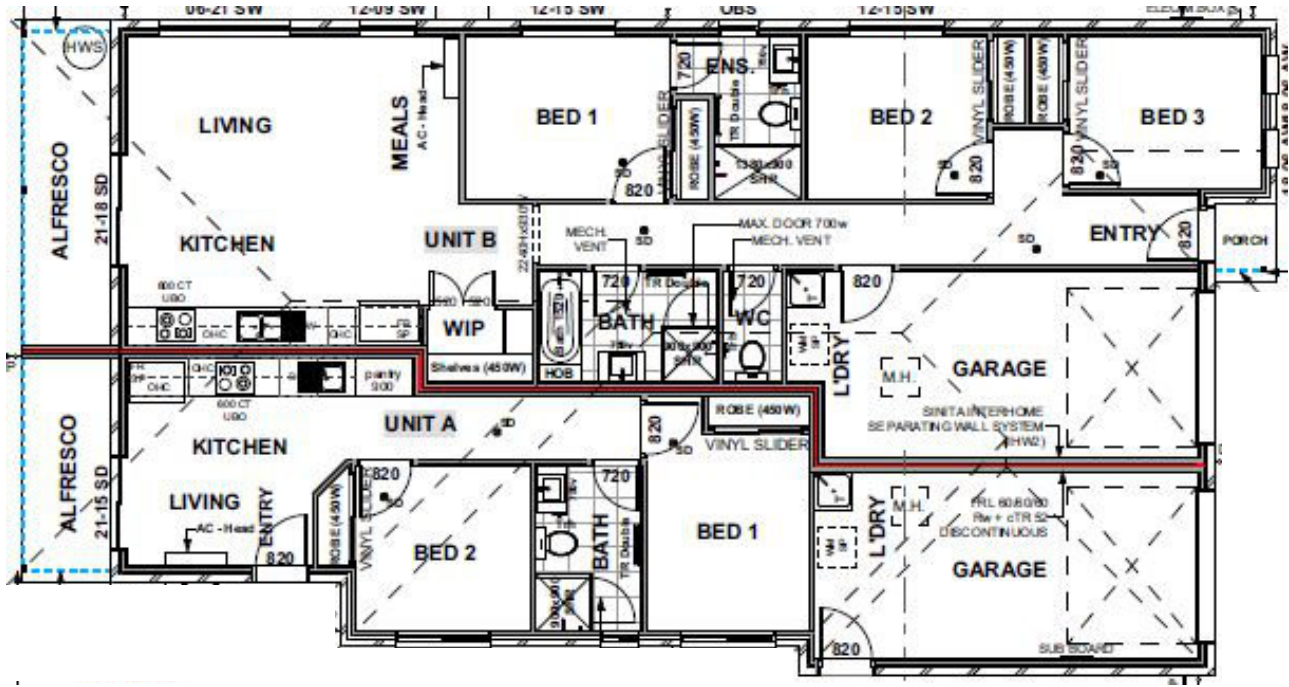




# L58 ELEVATE ESTATE, ORMEAU

**\$936,999**

5 3 2 2



# SECONDARY DWELLING

## L58 ELEVATE ESTATE, ORMEAU



TOTAL PRICE: \$936,999

LAND PRICE: \$505,000  
LAND SIZE: 375m<sup>2</sup>

BUILD PRICE: \$431,999  
BUILD SIZE: 207m<sup>2</sup>

HOUSE PLAN: MONTANA

RENTAL ESTIMATE: \$1090 - \$1160  
RENTAL YIELD: 6.43%





# DUAL KEY INCLUSIONS



## ABOUT OUR PROPERTIES

---

All Homes are fixed price, turn key complete with standard inclusions to take the guesswork out of building your new home.

You know upfront exactly what your home will cost. Our quality range of fittings and the finishings are so extensive, your home will look and feel anything but standard!

## **PRE-CONSTRUCTION**

- HIA Fixed Price Contract
- QBCC Home Warranty insurance
- Plans and Dual Key Inclusions
- Engineers soil report & slab design
- Council building & plumbing application fees and charges (standard applications in QLD Based)
- Building Structure to meet NCC National Construction Code
- Footings and slab constructed to engineer's details as per site classification
- 6 star energy efficiency rating
- Water connection fees (excludes water meter installation if required)
- Pre-determined external and internal colour scheme by Allegra's Home Decor Consultant (covenant approved)
- Energy efficiency requirements as per energy report
- Wall sarking insulation (R1.0 Rated) to meet energy efficiency requirements

## **SITE WORKS, FOUNDATIONS & CONNECTIONS**

- Site scrape and/or balanced cut & fill excavation over building platform
- Removal of vegetation and/ or excess spoil
- Waffle pod concrete slab including bulk concrete bored piers (if required)
- Termite treatment to slab penetrations and physical perimeter barrier (as per Australian Standards)
- Sewer and stormwater connection to existing serviceable connection points
- Surface drains including dedicated stormwater line
- Electrical mains run in
- Water connection from pre-tapped water main
- House constructed wind rating conditions
- Retaining walls (if required)

## **WARRANTIES**

- QBCC Insurance (6 years structural warranty from Practical Completions as per QBCC New Home Warranty)
- 12 month defect period from date of Practical Completion

## **FRAME**

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Truss to be erected in accordance in accordance with current National Construction Code and Australian Standards
- N2/N3 wind rating unless alternative wind ratings specified by Structural Engineer/Certifier

## **EXTERNAL FINISHES**

- Custom Orb Metal Roof in accordance with Allegra Colour Scheme
- Anticon blanket to under Roof
- Metal fascia, gutter and PVC painted downpipes as per plan
- Colorbond automatic garage door with 2 remote handsets
- Humes hinged front entry door with glass panels, finished in accordance with Allegra colour scheme
- Humes duracote flush external hinged door (if depicted on plans) in accordance with Allegra colour scheme
- Gainsborough quality entry external lock sets
- Aluminum powder coated windows and sliding doors with clear glass in accordance with Allegra colour scheme
- Key locks to all windows and sliding doors
- Diamond Grill Safety Screens to all opening window sashes and sliding doors
- Extensive range of materials may include brick render, face brick, light weight cladding, render and paint (as depicted on plan and Allegra colour scheme)
- Feature stone or brick pier (if depicted on plan) in accordance with Allegra colour scheme
- FC sheet infill over windows and doors (as depicted on plan)
- Broom finish to Alfresco Slab (unless otherwise noted on plan)



## **INTERNAL FINISHES**

- Hume pre hung flush redicote internal doors
- Gainsborough quality internal door hardware
- 75mm cushion door stops
- Vinyl robe sliders with aluminium frames (as depicted on plan)
- Architraves 42mm x 11mm Splayed
- Skirting 66mm x 11mm Splayed
- Ceiling heights 2440mm
- Builders Range Air-Conditioner (fitted to the Living Area in each Dual)
- Roller blinds to all sliding aluminum windows and doors excluding wet areas & garage windows (if applicable)
- Builders/Sparkle house clean
- Carpets to all Bedrooms in accordance with Allegra colour scheme

## **KITCHEN & APPLIANCES**

- 20mm stone benchtops in accordance with Allegra colour scheme
- Laminated cabinets and drawers in accordance with Allegra colour scheme
- Quality handles and fittings to cabinetry
- 1 3/4 stainless steel sink with drainer
- Quality handles and fittings to cabinetry
- Chrome Flickmixer
- 600mm Technika black electric ceramic cooktop with 4 zones and touch control (5 years manufacturers warranty)
- 600mm Technika stainless steel electric oven with 5 functions, push button programmable clock and knob control (6 years manufacturers warranty)
- 600mm Technika stainless steel front recirculating slideout rangehood with 3 speeds and switch control (5 years manufacturers warranty)
- 600mm Technika stainless steel freestanding dishwasher (5 years manufacturers warranty)

## **ELECTRICAL**

- Recessed meter box (sub board in aux unit)
- Dual phase underground mains and meter box
- Underground single phase sub mains
- Earth leakage safety switch and circuit breakers
- Clipsal LED downlights throughout the house as per electrical plan
- Single 1200mm LED light to garage
- Clipsal white aluminum ceiling fans in all bedrooms and living room
- Clipsal Iconic switches and power points
- Roof mounted digital compatible Tv Antenna to each unit
- Photoelectric interconnected smoke detectors (direct wired to board with battery back up)
- Exhaust fans (if depicted on plans)
- Data and TV points (as per electrical plan)
- NBN conduit lead in to garages
- 2 x Telstra Lead Ins
- A/C Isolator (as depicted on plan)

## **PLASTERING**

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- 10mm plasterboard to ceilings and walls
- 13mm plasterboard to partiwall
- 10mm waterproof plasterboard or 6mm villa board to wet areas
- Plasterboard to alfresco ceiling (if depicted on plan)

## **PAINTING**

- Internal 3 coat paint system (1 coat of sealer & 2 coats of colour) in accordance with Allegra colour scheme
- External 2 coat paint system in accordance with Allegra colour scheme

## TILING

- 450mm x 450mm ceramic tiles to main floor (as depicted on plan)
- 2100mm high ceramic wall tiles to shower recess
- 450mm high ceramic wall tiles to bath splashback
- 150mm high ceramic wall tiles to vanity splashback
- 700mm high ceramic tiles to Kitchen splashback
- 600mm high ceramic tiles to Laundry tub splashback
- Tiling in accordance with Allegra colour scheme

## BATHROOM, ENSUITE & POWDER ROOMS

- Poly Marble rectangle benchtop
- Laminated Cabinets in accordance with Allegra colour scheme
- Quality handles and fittings to cabinetry
- Frameless mirror to width of vanity
- Chrome Flick mixer to all vanities
- Bambino 1510mm bathtub - nonslip bottom (if applicable)
- Chrome bath spout (if applicable)
- Chrome single function rail shower with soap holder
- Builders range toilet suite
- 600mm Chrome Double Towel Rail
- Chrome Toilet Roll Holder
- Chrome Floor waste (round)

## LAUNDRY

- Stainless Steel 40L Standard laundry tub and cabinet
- Chrome flick mixer

## LANDSCAPING

- Landscaping package to complete the project including 1 x garden bed, turf and decorative rock as per site and covenant requirements
- 1 x low maintenance garden bed to front including edging and mulch
- Batters to be mulched
- Exposed aggregate driveway (or to match developers existing driveway)
- 1.8m high butted timber paling fence to side and rear boundaries as required
- Side returns and gates (as depicted on plan)
- Fencing to meet covenant guidelines (if applicable)

## OTHER FINISHES

- Wall or fence mounted clothesline
- Builders range letterbox including street number
- Eaves as per plan - changes may be required to comply with council or covenant requirements
- FC sheet to soffit/eave lining
- Hot water system - Hotflo 250 Ltr Electric storage hot water system 3.6kw (Larger or A side)
- Hot water system - Hotflo 160 Ltr Electric storage hot water system 3.6kw (Smaller or B side)

## NOTES

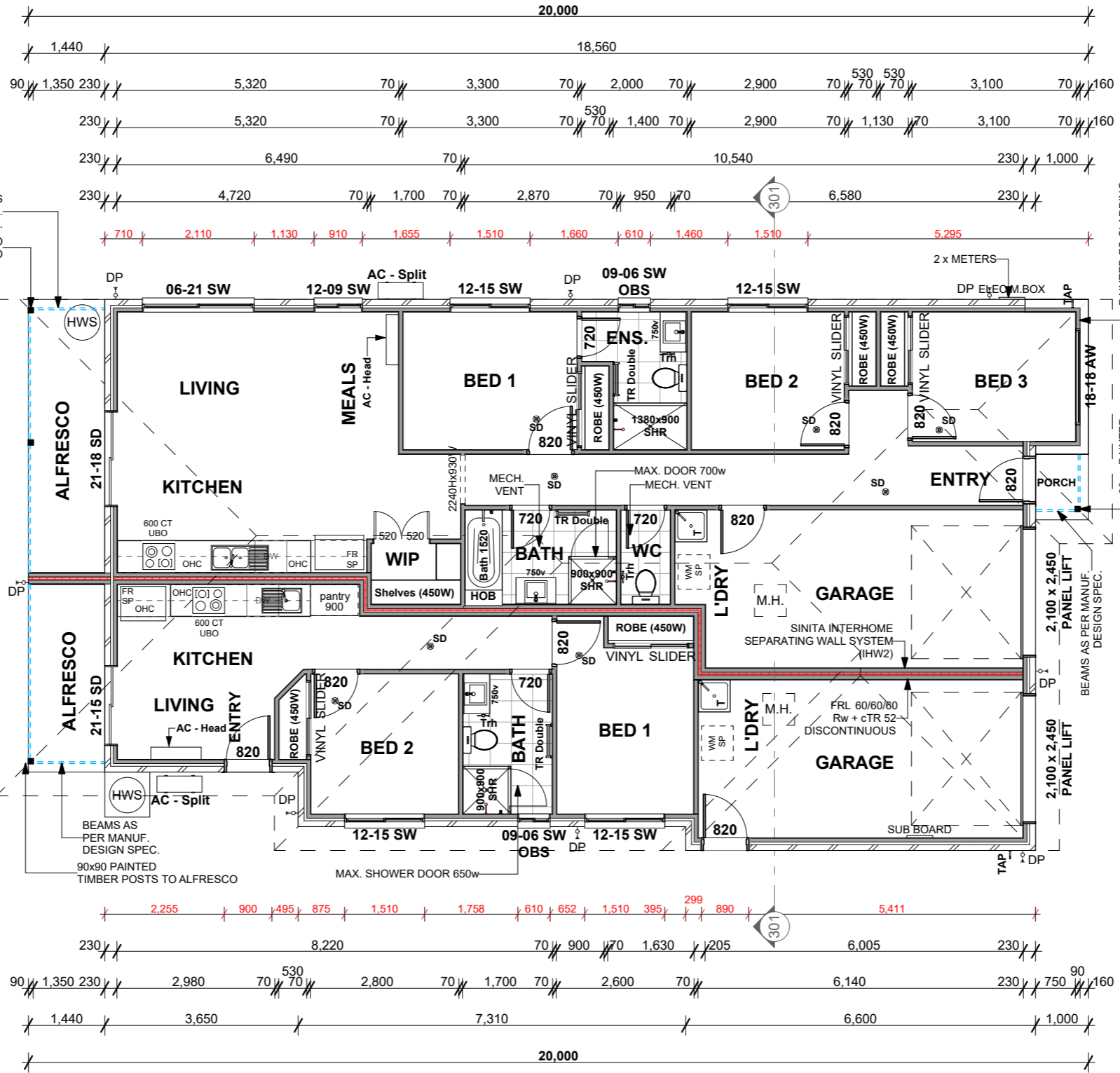
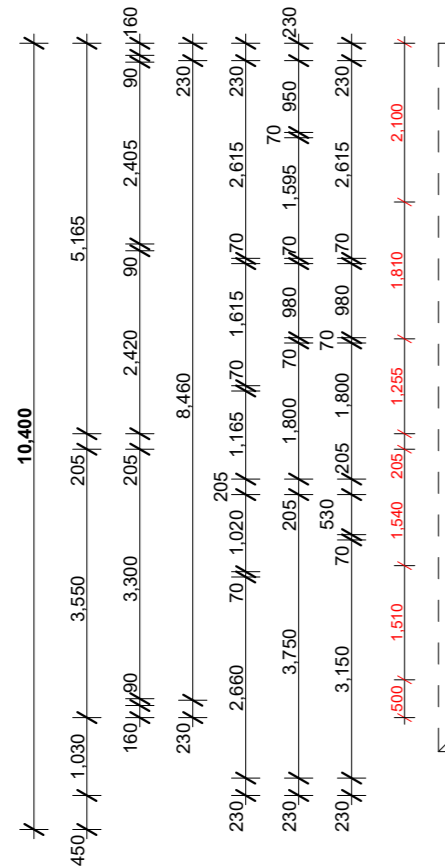


**NOTE:**

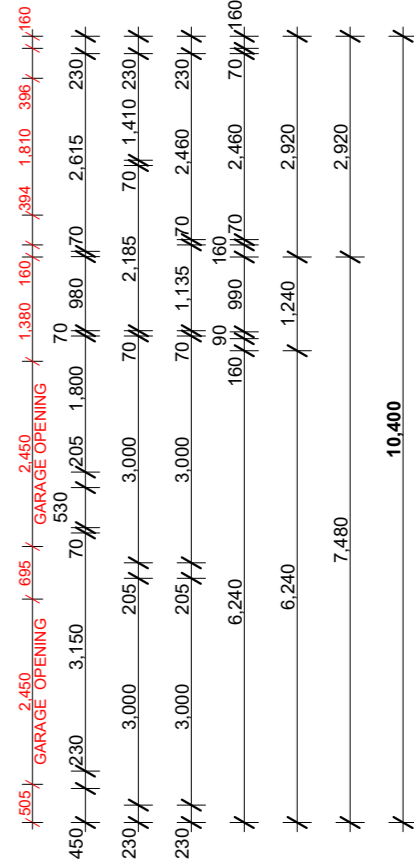
- \* INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR POWER TO KITCHEN BAR
- \* METER BOX & HWS POSITIONS TO BE DETERMINED BY SUPERVISOR.
- \* L.O.H. DOORS TO W.C.
- \* STD SHOWER DOOR SIZE 744mm U.N.O.

**NOTE:**

- \* Smoke alarms to comply with the Building Regs 06 Part 3A, Fire & Emergency Services Bill 2016 & the NCC.



Shaft Liner Area	
Wall ID	Surface Area
SL01	20.66
SL02	4.52
SL03	24.28
SL04	2.23
SL04	17.06
SL06	4.01
<b>72.76 m<sup>2</sup></b>	



**Timber Key:**

- 31x12 Soffit trim
- 42x19 Alfresco cornice trim
- 68x19 & 42x19 Cladding external corners
- 19x19 Cladding internal corners
- 42x19 Window surrounds
- 68x19 or FC. Infills above windows
- 68x19 Parapet wall trim flush with b'work
- 92x19 Shelf support front
- 31x19 Shelf support to walls
- 31x19 Infills above windows (25.0°)
- 31x12 Shelf trim to front
- 42x12 Architraves
- 68x12 Skirtings
- 92x19 Door jambs
- 112x19 Cavity sliding door jambs
- 68x12 Architraves to entry doors
- 16mm Shelving Particle board

AREA TABLE	
	Area(m <sup>2</sup> )
MAIN LIVING	90.08
MAIN GARAGE	20.58
MAIN ALFRESCO	7.59
MAIN PORCH	1.48
	<b>119.73 m<sup>2</sup></b>
AUX. LIVING	44.88
AUX. GARAGE	21.31
AUX. ALFRESCO	5.26
	<b>71.45 m<sup>2</sup></b>
<b>BUILD TOTAL</b>	<b>191.18 m<sup>2</sup></b>
SOFFIT	15.12 m <sup>2</sup>
<b>DESIGN TOTAL</b>	<b>206.30 m<sup>2</sup></b>

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT			
Issue	Date	Drawn	Amendments
SIGNATURE	DATE		
SIGNATURE	DATE		
A	07.12.21	LR	Working Drawings

CLIENT: Client Name  
 AT: LOT XX No. XX NEW ROAD 'ESTATE' SUBURB, QLD 4XXX SP TBA

Facade: **CLASSIC**  
 Design Name: **MONTANA 12.5**

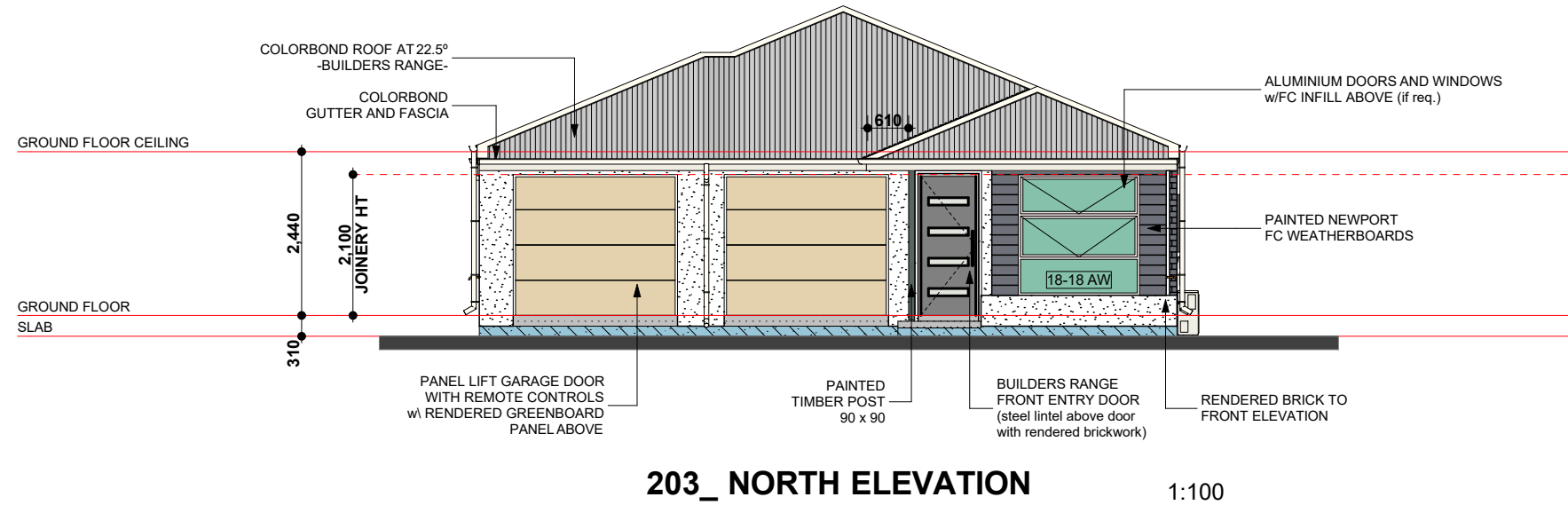
Title: 104\_GROUND FLOOR PLAN

Issue: **A**  
 Scale: 1:100  
 Plot Date: 20/12/2021  
 Wind Rating: **N3**  
 Drawn By: LR  
 Checked By: JC

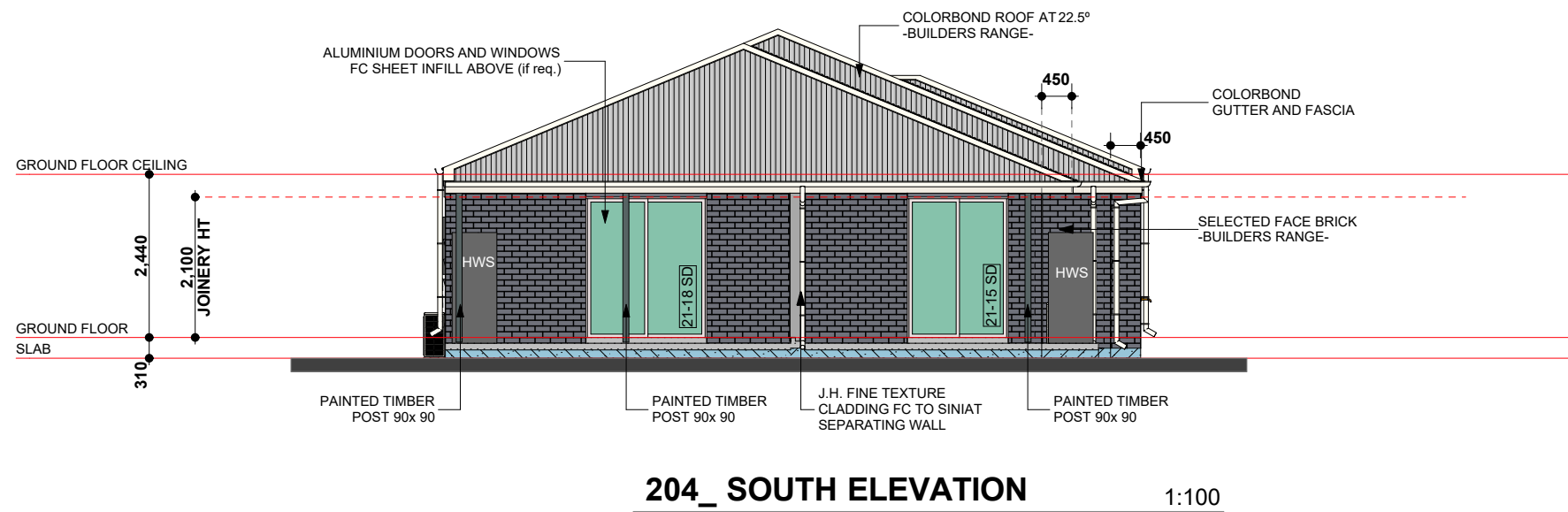
**Cladding Key:**

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Easylap
- 9mm Axon
- 8mm Matrix
- 7.5mm Blue Board
- 9mm Primeline

- NOTES:**
- PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
  - NOTE: PROVIDE 66x42 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.
  - 42x19 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING
  - 42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING
  - 50x38 BATTENS TO LIGHT WEIGHT CLADDING AS PER MANUFACTURERS SPECIFICATION
  - 610mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS



**203\_ NORTH ELEVATION** 1:100



**204\_ SOUTH ELEVATION** 1:100

**NOTES:**

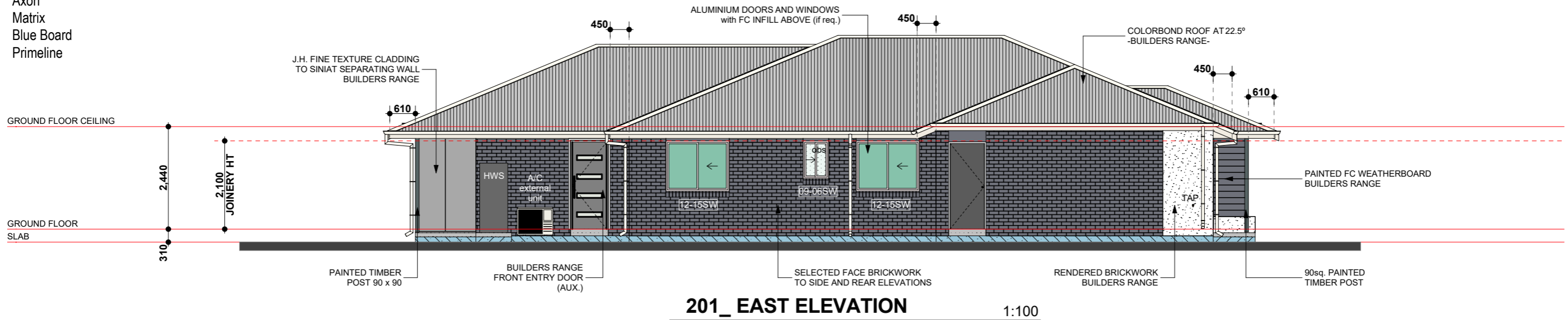
- TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS
- GLAZING TO WINDOWS/DOORS TO AS1288 - 1994
- ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

<p>I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT</p> <p>SIGNATURE _____ DATE _____</p> <p>SIGNATURE _____ DATE _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Drawn</th> <th>Amendments</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07.12.21</td> <td>LR</td> <td>Working Drawings</td> </tr> </tbody> </table>	Issue	Date	Drawn	Amendments	A	07.12.21	LR	Working Drawings	<p><b>CLIENT:</b> Client Name</p> <p><b>AT:</b> LOT XX No. XX NEW ROAD 'ESTATE' SUBURB, QLD 4XXX SP TBA</p>	<p>Facade: <b>CLASSIC</b></p> <p>Design Name: <b>MONTANA 12.5</b></p>	<p>Title: 201_ELEVATIONS</p>	<p>Issue: <b>A</b></p> <p>Wind Rating: <b>N3</b></p> <p>Scale: As Shown</p> <p>Plot Date: 20/12/2021</p> <p>Drawn By: LR</p> <p>Checked By: JC</p>
Issue	Date	Drawn	Amendments										
A	07.12.21	LR	Working Drawings										



**Cladding Key:**

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Easylap
- 9mm Axon
- 8mm Matrix
- 7.5mm Blue Board
- 9mm Primeline



**201\_ EAST ELEVATION**

1:100



**202\_ WEST ELEVATION**

1:100

- NOTES:
- TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS
  - GLAZING TO WINDOWS/DOORS TO AS1288 - 1994
  - ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5
  - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
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- 610mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Issue	Date	Drawn	Amendments
A	07.12.21	LR	Working Drawings

CLIENT: Client Name

AT: LOT XX No. XX NEW ROAD 'ESTATE' SUBURB, QLD 4XXX SP TBA

Facade: **CLASSIC**

Design Name: **MONTANA 12.5**

Title: 202\_ELEVATIONS

Issue: **A**

Scale: As Shown

Plot Date: 20/12/2021

Wind Rating: **N3**

Drawn By: LR

Checked By: JC

15 February 2023

## Lot 58 Elevate Estate Ormeau, QLD

 3  2  1

Unit 1: \$570 - \$600 per week

 2  1  1

Unit 2: \$520 - \$560 per week

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**Total Rental Estimate For Both: \$1,090 - \$1,160 per week**

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Thank you for the opportunity to appraise the above properties for the purpose of ascertaining the likely rent achievable in the current market.

When assessing the rental amount of a property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that your property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please don't hesitate to contact us.

**Tulio Fontes** L.R.E.A  
Director

Mobile: 0406 893 745  
Email: [tulio@growandco.net](mailto:tulio@growandco.net)

**Ben Jorgensen** L.R.E.A  
Director

Mobile: 0406 507 363  
Email: [ben@growandco.net](mailto:ben@growandco.net)

**Bia Nelson**  
New Business Manager

Mobile: 0439 581 811  
Email: [nurture@growandco.net](mailto:nurture@growandco.net)



---

### Rental Guarantee Now Available

Incentives are available for these properties!  
Please contact me for further details.

[www.growandco.net](http://www.growandco.net)

---



### Specialized Property Managers For Brand New Homes

DISCLAIMER - This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. 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. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company







# Elevate Your Lifestyle

Elevate at Ormeau Hills is an exciting, new community located in an elevated position in the thriving northern Gold Coast corridor.

Only minutes to local cafés, shops and schools, you can join a growing coastal lifestyle with so much more on offer.

Just 25km north of the Gold Coast CBD and 40km south of the Brisbane CBD, Elevate at Ormeau Hills is a high-quality, boutique lifestyle community. Homesites range in size from a low maintenance easy living 303m<sup>2</sup> courtyard lot to traditional family-sized lots up to 952m<sup>2</sup>.

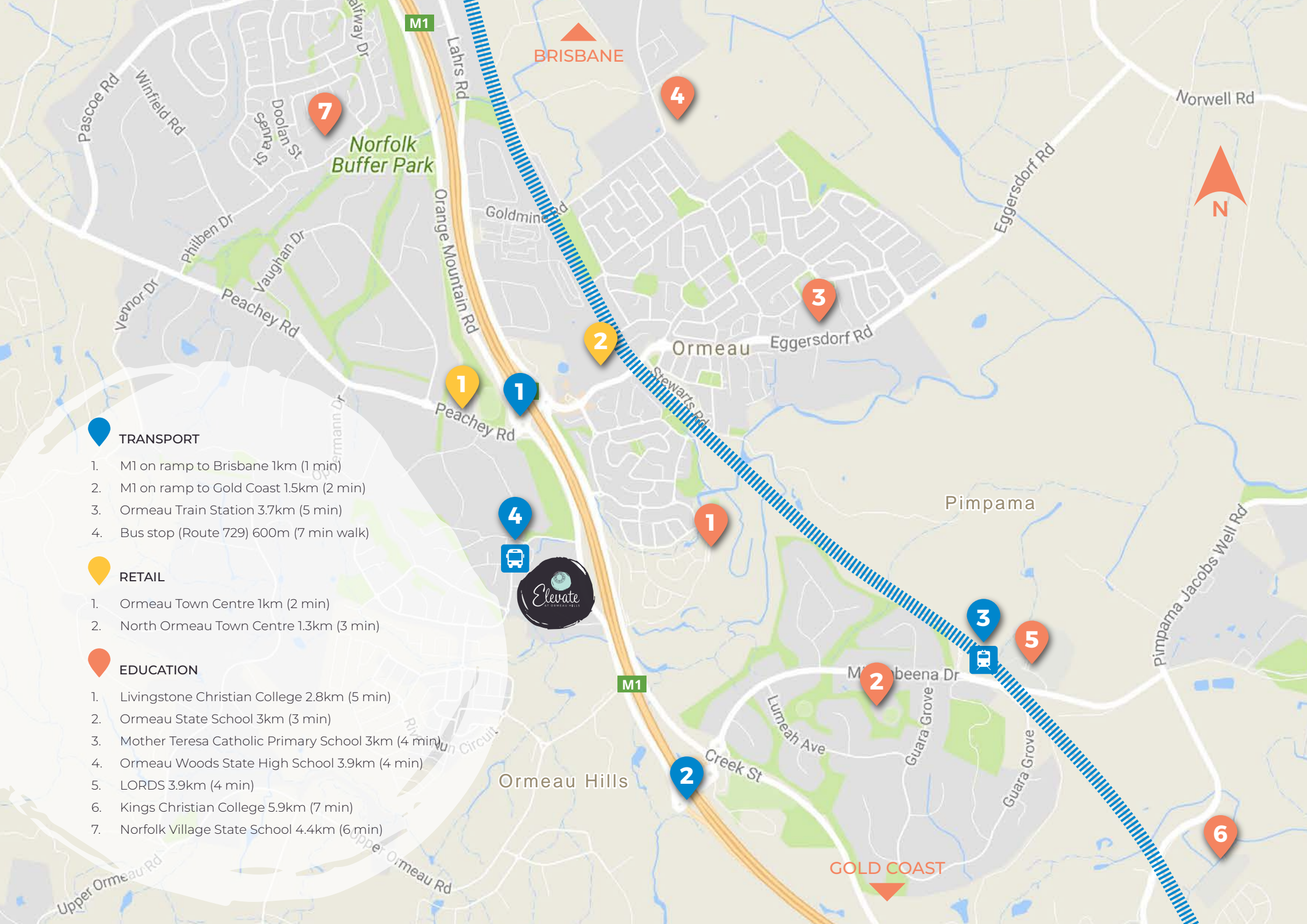
In such a high demand location on the Gold Coast, be quick to secure your place in this exciting, new community.





*Only minutes to local cafés, shops and schools, you can join a growing coastal lifestyle with so much more on offer.*





**TRANSPORT**

- 1. M1 on ramp to Brisbane 1km (1 min)
- 2. M1 on ramp to Gold Coast 1.5km (2 min)
- 3. Ormeau Train Station 3.7km (5 min)
- 4. Bus stop (Route 729) 600m (7 min walk)

**RETAIL**

- 1. Ormeau Town Centre 1km (2 min)
- 2. North Ormeau Town Centre 1.3km (3 min)

**EDUCATION**

- 1. Livingstone Christian College 2.8km (5 min)
- 2. Ormeau State School 3km (3 min)
- 3. Mother Teresa Catholic Primary School 3km (4 min)
- 4. Ormeau Woods State High School 3.9km (4 min)
- 5. LORDS 3.9km (4 min)
- 6. Kings Christian College 5.9km (7 min)
- 7. Norfolk Village State School 4.4km (6 min)



# Work, Play, Relax

When planning to build your new home your location is so important. Elevate has all the established amenities you could need right now with so much more to come.

Positioned in a scenic and vibrant location in the thriving Gold Coast corridor the options to work, play or just relax are endless.

## RETAIL

Only 1km from this new community is the existing Ormeau Town Centre, including Woolworths, IGA, Service Centre, health care facilities and a range of specialty stores.

Just over 1km away is the future North Ormeau Town Centre, which is already under construction with Coles confirmed as the major tenant.

Within a short 10 minute drive is the new Westfield Coomera Shopping Centre, which has 140 specialty stores including Kmart, Target and Event Cinemas along with multiple restaurants and cafes.



## SPORTS & RECREATION

With easy access to some of south east Queensland's best theme parks, beaches and the Gold Coast hinterland on your doorstep, your fun weekend adventures of hiking, exploring and surfing await you.

Local sporting clubs offering Australian Rules, Soccer, Netball and Tennis are all within minutes, as are local parks and playing fields for a casual day out with the family and friends.

## EDUCATION

There are a wide range of public and private schools to choose from in Ormeau, Pimpama and Coomera servicing prep to year 12. Various tertiary education options are easily accessible via the conveniently located major transport infrastructure, including the M1, Ormeau Train Station and Gold Coast bus routes.

The high level of established parks and green spaces as well as employment nodes in the immediate location means this is an ideal setting for families and couples to invest in their future.





# Fast Facts



Easy access to Gold Coast beaches and the Brisbane CBD via the M1.

An abundance of local amenities with further shopping, retail and dining options coming soon.



Public, private, primary and secondary schools, along with childcare facilities – all here on your doorstep.

Convenient access to surrounding employment and commercial hubs in Ormeau and the Yatala region.



Effortless connection to public transport and major road networks.

Prime location in a high growth corridor of South East Queensland.











GOLD COAST CBD

PACIFIC MWY (M7)



Careful planning has gone into the design of all homesites to ensure frontages, depths and setbacks will facilitate a range of designs for you and your family to choose from.



# Quality Family & Builder Friendly Homesites

Set in a key urban growth corridor of South East Queensland, Elevate is a brand new boutique community elevated high in Ormeau Hills.

With a range of homesites on offer and the flexibility of selecting your own builder, there are multiple home and land options available that can be just right for you.

Homesites are available in a range of sizes to suit all lifestyles. They will be benched and retained where necessary, in order to save you thousands on potential site costs while maximising the liveable space and views.

Careful planning has gone into the design of all homesites to ensure frontages, depths and setbacks will facilitate a range of designs for you and your family to choose from. Choose your own builder, select your own design or select from an array of home and land packages we have on offer from some of Queensland's best builders.

Elevate aims to create a pleasant living environment with quality homes to ensure your investment in your family's future is a sound one. Our Elevate Design Guidelines encourage quality homes whilst allowing a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity. You are free to express your own design style to let your dream become a reality at Elevate.



# About the Developer



CFMG Capital proudly bring quality residential communities to life.

We bring aspirational addresses to emerging suburbs and communities across Australia. Our ability to develop with focus, agility and experience means our residents benefit from well considered and carefully constructed communities.

Key to CFMG Capital's success is the ability to identify residential trends and potential for growth. We deliver quality residential communities in growth corridors with close proximity to lifestyle amenities, employment hubs and educational facilities.

By adhering to this criteria, CFMG Capital are able to ensure their communities are not just a wonderful place to live but a great place to invest in your future.

[cfmgcapital.com.au](http://cfmgcapital.com.au)







# the brook

Ormeau

Developed and completed by  
CFMG Capital in 2017







Dalma St, Ormeau Hills QLD 4208  
1800 703 378 | [sales@elevateestate.com.au](mailto:sales@elevateestate.com.au) | [elevateestate.com.au](http://elevateestate.com.au)

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