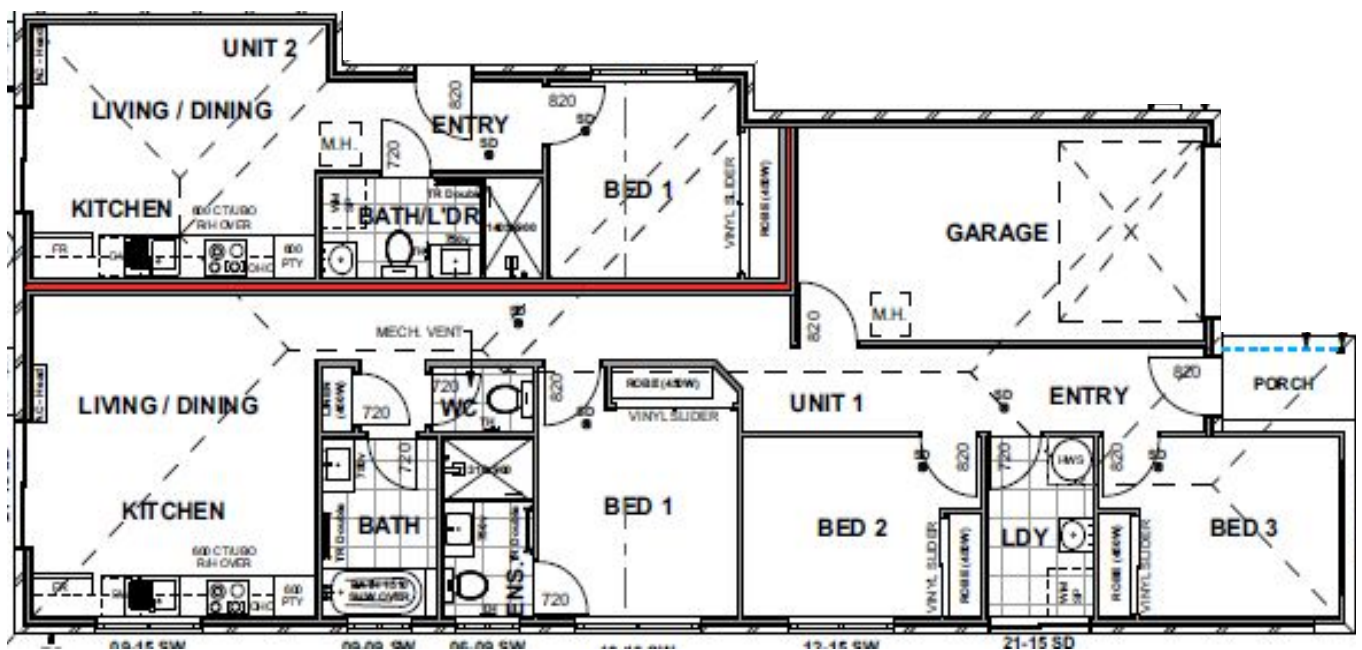




L11 CASHMERE ESTATE, MORAYFIELD

\$654,375

4 3 2 1



SECONDARY DWELLING

L11 CASHMERE ESTATE, MORAYFIELD



TOTAL PRICE:	\$654,375
LAND SIZE:	270m ²
LAND PRICE:	\$285,000
BUILD SIZE:	161m ²
BUILD PRICE:	\$369,375
RENTAL ESTIMATE:	\$690-\$750
RENTAL YIELD:	5.95%
REGISTRATION:	MAY 2023



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 link 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)

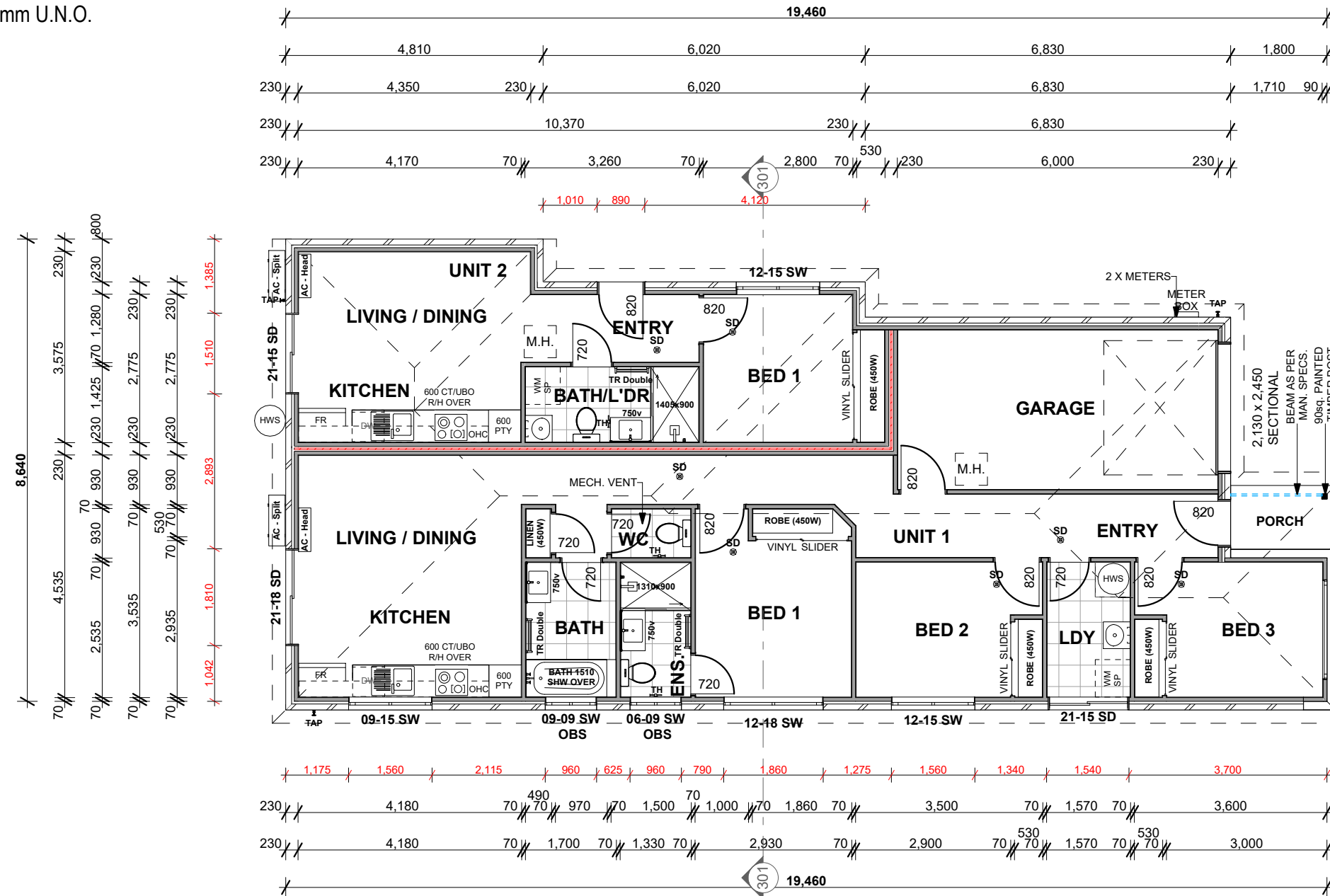
NOTES

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	6.96
SL02	38.77
45.73 m²	

AREA TABLE	
	Area(m ²)
MAIN LIVING	87.26
GARAGE	20.40
PORCH	2.34
110.00 m²	
AUX. LIVING	38.83
38.83 m²	
BUILD TOTAL	148.83 m²
SOFFIT	13.13 m ²
DESIGN TOTAL	161.96 m²

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

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT			
Issue	Date	Drawn	Amendments
SIGNATURE	DATE		
SIGNATURE	DATE		
A	29.09.22	LR	Working Drawings

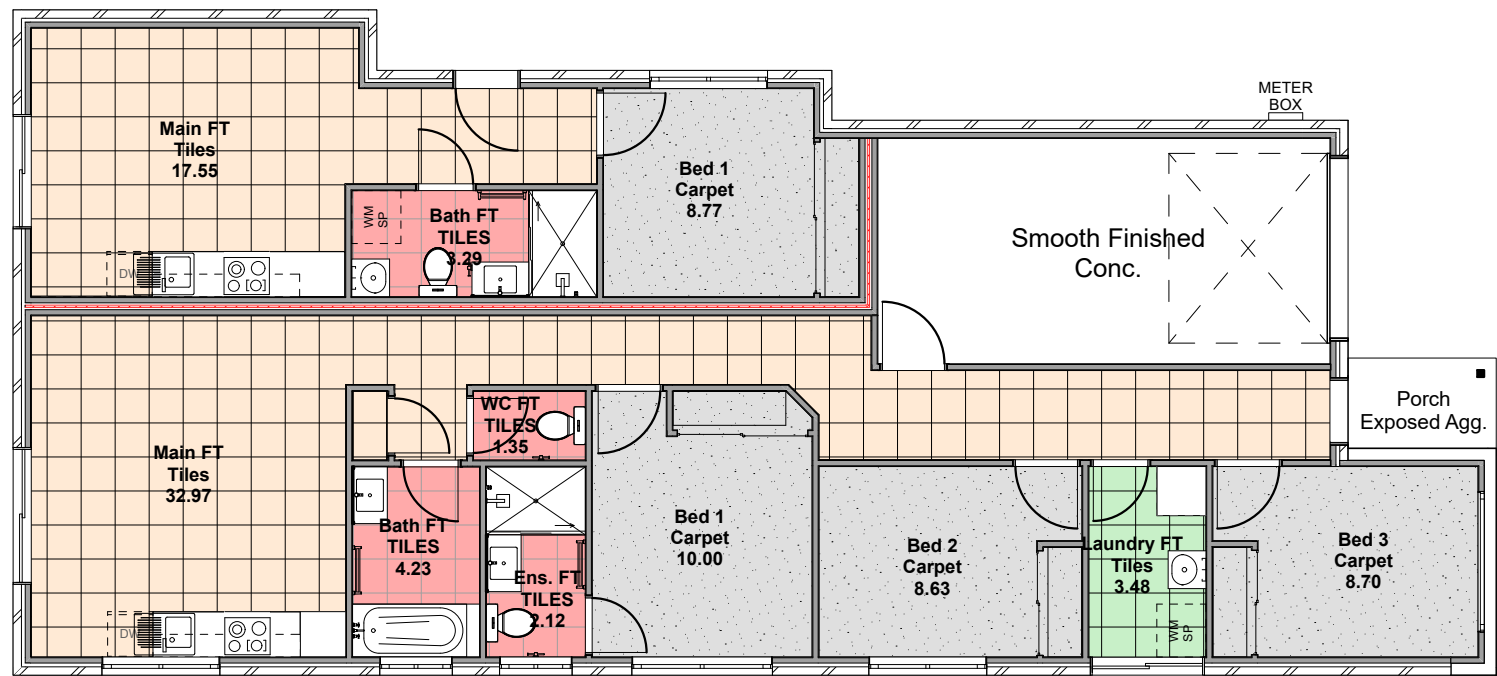
CLIENT: William Quinlivan
 AT: LOT 211 No.XX NEW ROAD
 'PETERSEN ROAD ESTATE'
 MORAYFIELD, QLD 4506 SP TBC

Facade: **CLASSIC**
 Design Name: **CUSTOM**

Title: 104_GROUND FLOOR PLAN

Issue: **A**
 Scale: 1:100
 Plot Date: 31/10/2022
 Wind Rating: LR
 Drawn By: LR
 Checked By: JC

FLOOR COVERINGS (m ²)		
Material	Name	Area
Floor - Carpet	Bed 1	8.77
Floor - Carpet	Bed 1	10.00
Floor - Carpet	Bed 2	8.63
Floor - Carpet	Bed 3	8.70
		36.10 m²
Floor - Tiles (Internal)	Bath FT	3.29
Floor - Tiles (Internal)	Bath FT	4.23
Floor - Tiles (Internal)	Ens. FT	2.12
Floor - Tiles (Internal)	Laundry FT	3.48
Floor - Tiles (Internal)	Main FT	17.55
Floor - Tiles (Internal)	Main FT	32.97
Floor - Tiles (Internal)	WC FT	1.35
		64.99 m²



I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

Issue	Date	Drawn	Amendments
A	29.09.22	LR	Working Drawings

CLIENT: William Quinlivan
 AT: LOT 211 No.XX NEW ROAD
 'PETERSEN ROAD ESTATE'
 MORAYFIELD, QLD 4506 SP TBC

Facade: **CLASSIC**
 Design Name: **CUSTOM**

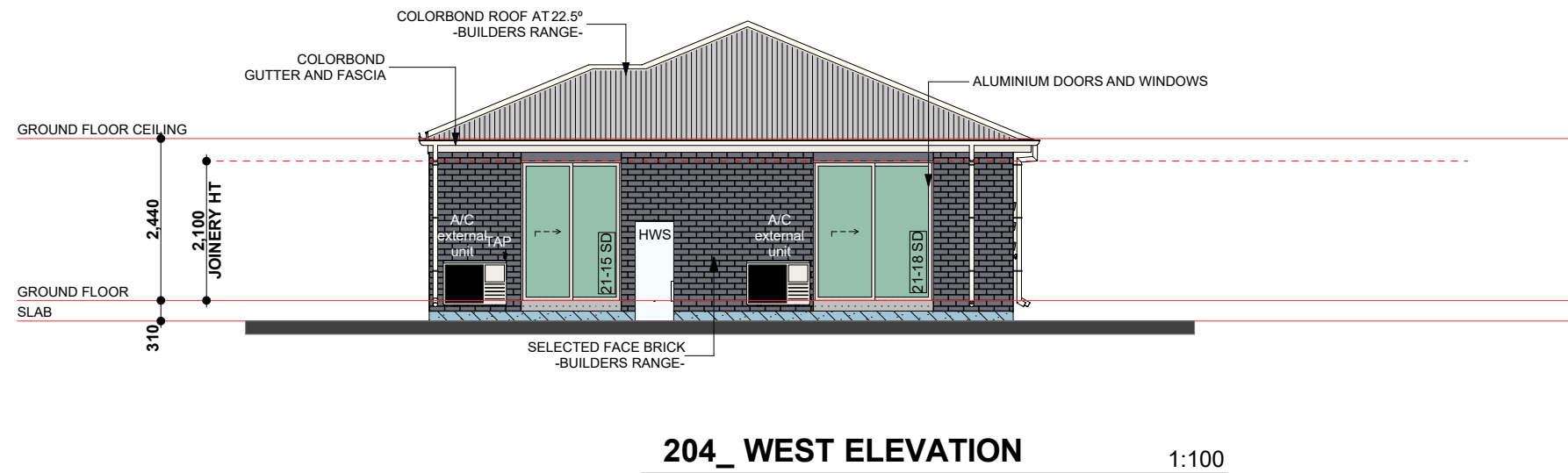
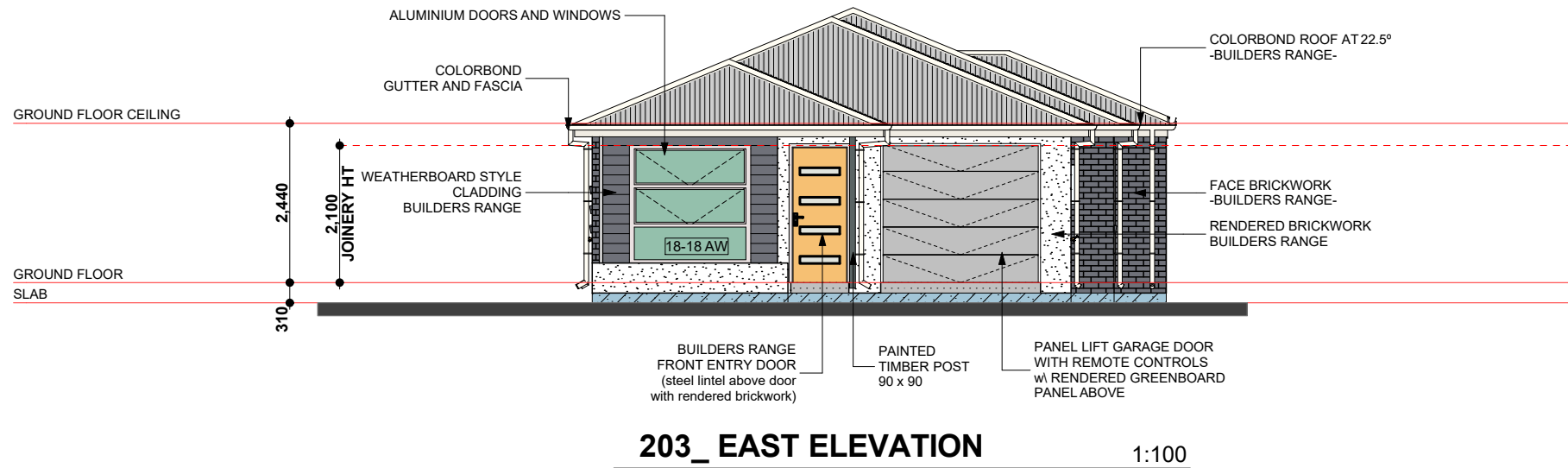
Title: 150_FLOOR COVERINGS

Issue: **A**
 Scale: 1:100
 Plot Date: 31/10/2022
 Wind Rating: **####**
 Drawn By: LR
 Checked By: JC

Cladding Key:

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Ezi-Lap
- 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
 - 410mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS

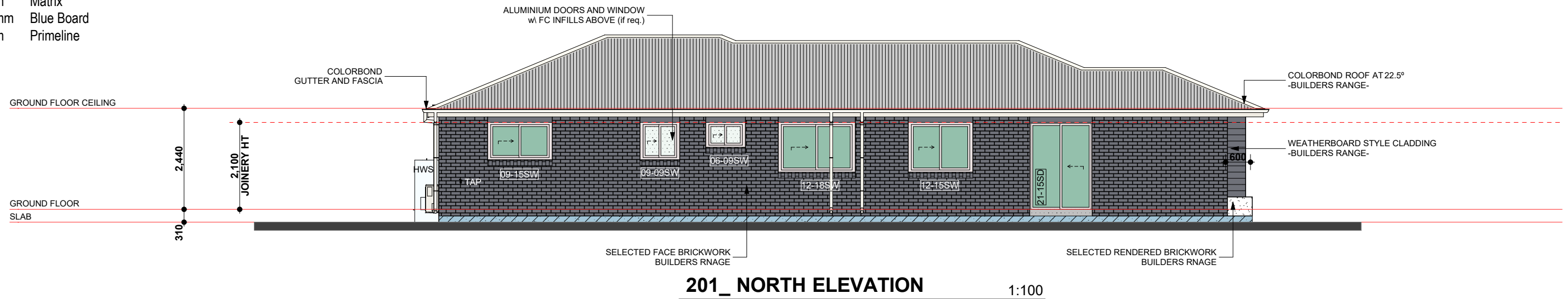


- NOTES:**
- TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS
 - GLAZING TO WINDOWS/DOORS TO AS1288 - 1994
 - ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5
 - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
 - EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____	Issue	Date	Drawn	Amendments	CLIENT: William Quinlivan AT: LOT 211 No.XX NEW ROAD 'PETERSEN ROAD ESTATE' MORAYFIELD, QLD 4506 SP TBC	Facade:	Title:	Issue:	Scale:	
	A	29.09.22	LR	Working Drawings		CLASSIC	201_ELEVATIONS	A	1:100	
						Design Name:	CUSTOM	Wind Rating:	####	Plot Date: 31/10/2022

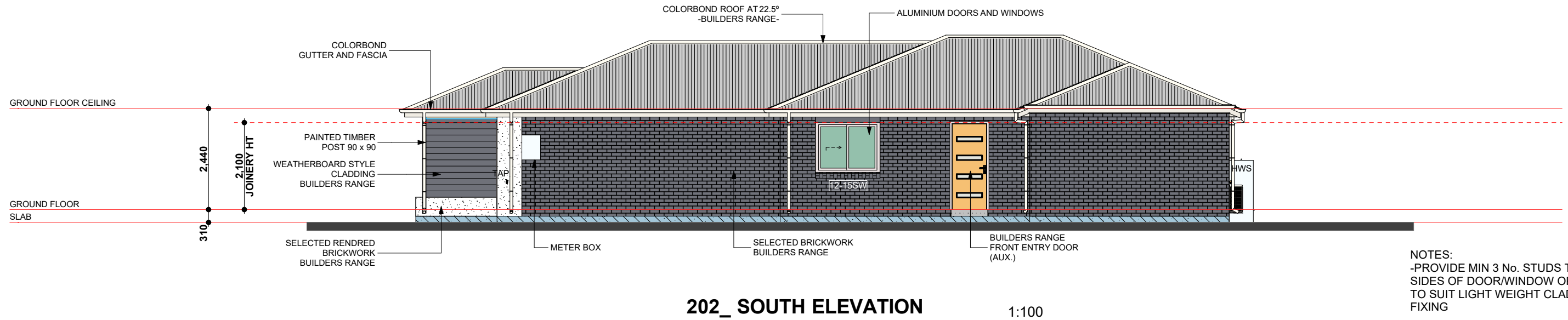
Cladding Key:

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



201_ NORTH ELEVATION

1:100



202_ 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

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.
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 - 410mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

Issue	Date	Drawn	Amendments
A	29.09.22	LR	Working Drawings

CLIENT: William Quinlivan
 AT: LOT 211 No.XX NEW ROAD
 'PETERSEN ROAD ESTATE'
 MORAYFIELD, QLD 4506 SP TBC

Facade: **CLASSIC**
 Design Name: **CUSTOM**

Title: 202_ELEVATIONS

Issue: **A** Scale: 1:100
 Plot Date: 31/10/2022
 Wind Rating: Drawn By: LR
 Checked By: JC

22 November 2022

Lot 11 Cashmere Estate Morayfield, QLD

 3  2  1

Unit 1: \$410 - \$440 per week

 1  1 

Unit 2: \$280 - \$310 per week

Total Rental Estimate For Both: **\$690 - \$750 per week**

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

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Ben Jorgensen L.R.E.A.
Director

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Bia Nelson
New Business Manager
Mobile: 0439 581 811
Email: nurture@growandco.net



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