



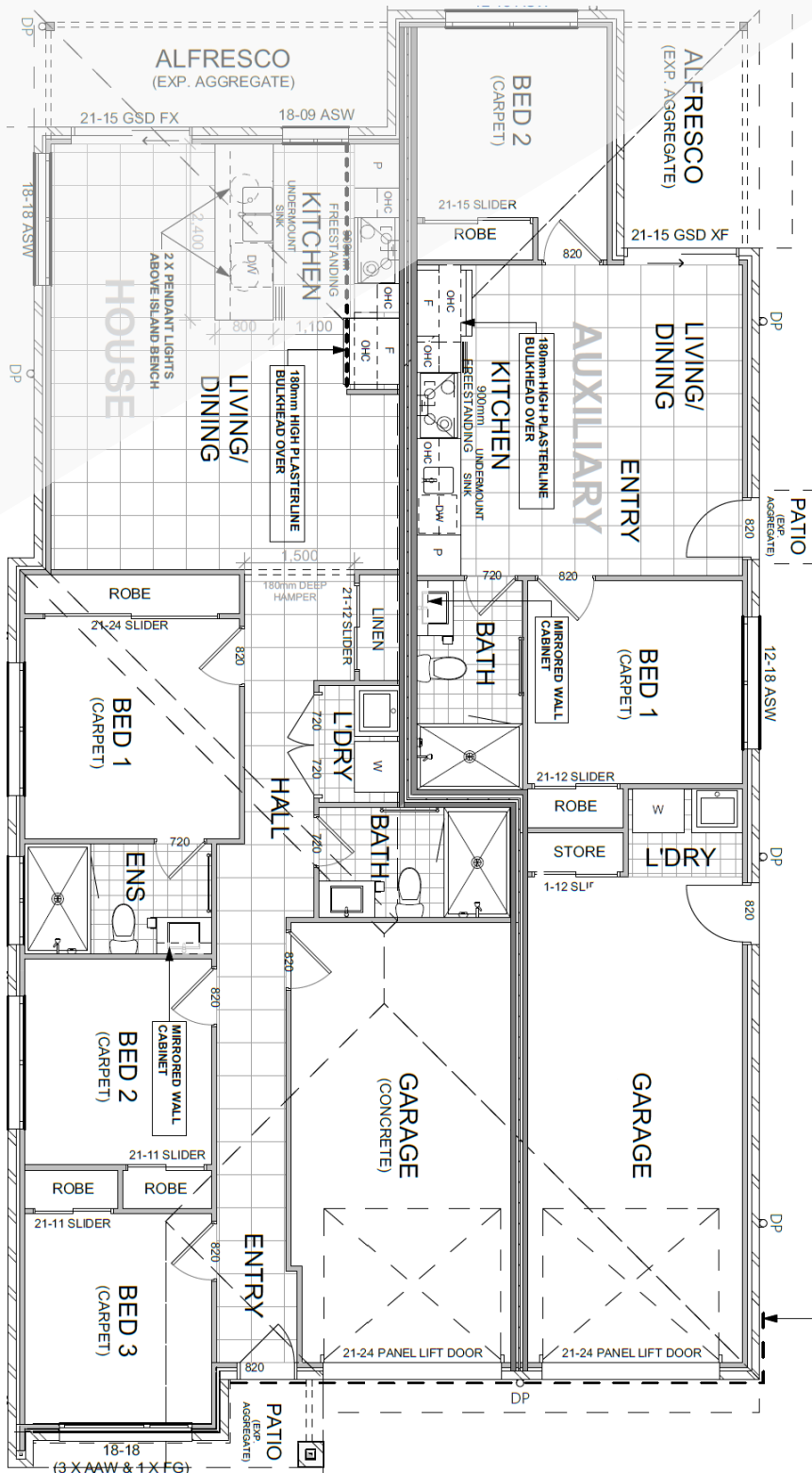
STILLWATER ESTATE, DONNYBROOK QLD 4510
LOT 14 FLETCHER STREET
SAXTON 201 URBAN



PREMIER INCLUSIONS



SAXTON 201 URBAN



MAIN 119.87M²

MASTER BED	3.0 x 3.0
BEDROOM 2	2.8 x 2.9
BEDROOM 3	2.6 x 2.9
LIVING/DINING	5.8 x 4.80
STUDY NOOK	1.4 x .71
ALFRESCO	5.3 x 2.2
GARAGE	6.0 x 3.0

AUXILIARY 80.89M²

MASTER BED	2.8 x 2.94
BEDROOM 2	2.7 x 2.7
LIVING DINING	4.2 x 4.5
GARAGE	6.0 x 3.0

TOTAL 200.58



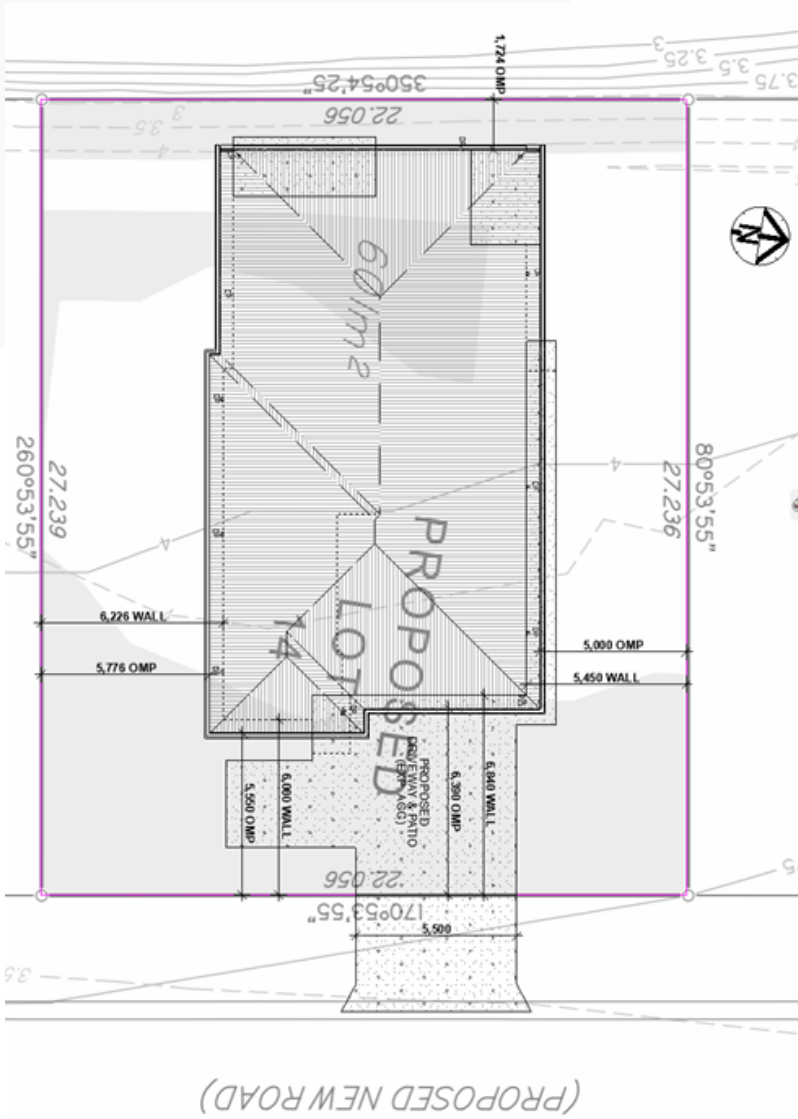
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HOW IT FITS ON THE LOT

STILLWATER ESTATE, DONNYBROOK LOT 14 FLETCHER STREET

601M²



\$404,000
LAND PRICE



\$455,900
HOUSE PRICE



\$859,000
PACKAGE PRICE




\$870PW
APPROX. RENT



REGISTERED
REGISTRATION

Tuesday, 14 March 2023

3  2  1  \$430 - \$460pw

2  1  1  \$380 - \$410pw

Rental Estimate

Lot 14 Fletcher Street Donnybrook

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

I confirm that a combined estimated rental capacity of approximately \$810 - \$870 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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PREMIER INCLUSIONS

FIXED SITE COSTS

SPLIT SYSTEM AIR CONDITIONER TO LIVING ROOM AND BEDROOM ONE WHERE APPLICABLE

ROLLER BLINDS TO WINDOWS AND SLIDING DOORS

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

FLOOR TILING & CARPET THROUGHOUT

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

SMOKE ALARMS

FENCING

PREMIER GRADE LANDSCAPING

DRIVEWAY AND PATH

CLOTHESLINE

LETTER BOX

PRE-SELECTED DESIGNER COLOUR SCHEME

SECURITY SCREENS TO OPENING WINDOWS AND DOORS

INSET LAUNDRY TUB WITH CABINETRY UNDER AND STONE BENCHTOPS (WHERE APPLICABLE)



UNDERMOUNT SINK

MIZU SOOTHE SINK MIXER TAP WITH PULL OUT SPRAY

900MM WIDE STAINLESS STEEL FREESTANDING GAS COOKER (WHERE APPLICABLE - AUX DWELL-

900MM WIDE GLASS CANOPY RANGEHOOD (WHERE APPLICABLE - AUX DWELLING 600MM APPLIANC-

FRAMELESS MIRRORS TO BATHROOM

MIRRORED WALL CABINET TO ENSUITE

WALL MOUNTED VANITY UNIT WITH SQUARE BASIN





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

MIZU SOOTHE MIXER TAP WITH PULL OUT SPRAY

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

TECHNIKA 900MM WIDE GLASS CANOPY RANGEHOOD

TECHNIKA 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

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 ENSURE

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

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 BUILD-

NATURAL MORTAR WITH RAKED JOINTS

FEATURE RENDER FINISH TO FRONT FAÇADE WHERE

POWDER COATED ALUMINIUM WINDOWS IN THE

POWDER COATED ALUMINIUM FRAMED BARRIER
SCREENS TO ALL OPENABLE WINDOWS AND EXTER-

KEYED WINDOW LOCKS TO ALL OPENING SASHES

METAL ROOF OR CONCRETE ROOF TILES IN THE
STANDARD BUILDERS RANGE OF COLOURS (REFER

AUTO SECTIONAL GARAGE DOOR TO THE FRONT
FAÇADE OF THE GARAGE IN THE STANDARD BUILD-

ROLLER BLINDS TO ALL WINDOWS AND SLIDING
GLASS DOORS (EXCLUDES WET AREAS, WINDOW

OBSCURE GLASS TO BATHROOM, ENSUITE AND WC

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

KITCHEN 600MM TILED SPLASH BACK

TOILET AND LAUNDRY FLOORS, 500MM SPLASH BACK
OVER TUB AND SINGLE ROW OF SKIRTING TILES

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 COVED 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 GARDEN BED TO FRONT GARDEN WITH GARDEN EDGING (REFER TO PLAN)

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)



STILLWATER

STILLWATER OFFERS A ONCE-IN-A-LIFETIME OPPORTUNITY TO LIVE IN A UNIQUE AND FRIENDLY COMMUNITY

LEGEND

- 1.5m high timber paling fence
- Bollards and rail



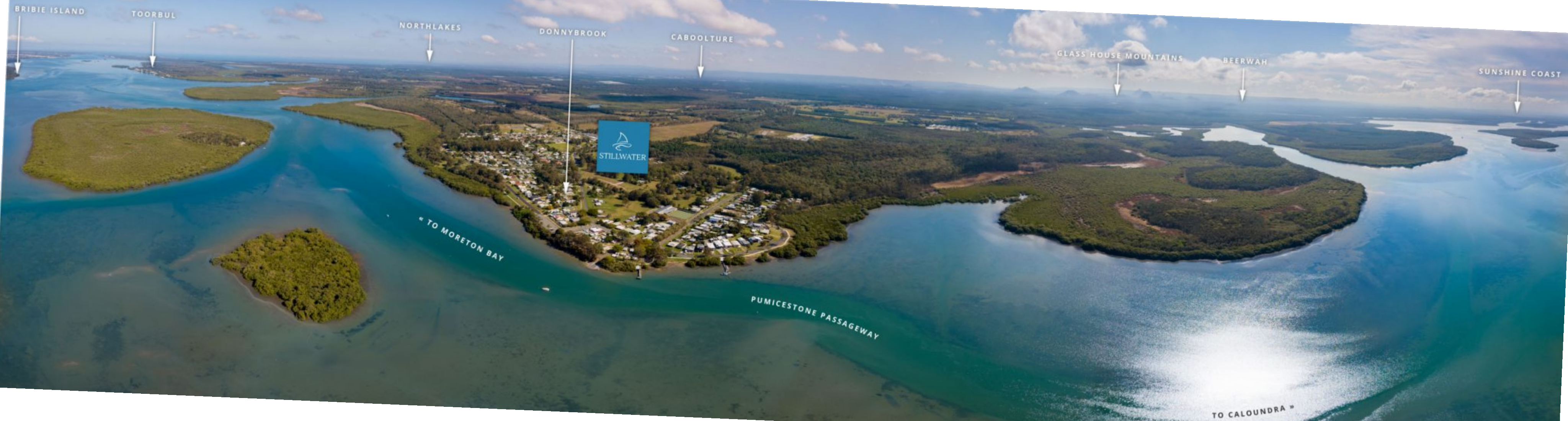
ALICE STREET

Spacious flat land ranging from 400m² - 698m² (avg 550m²)

* Approximately

Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given and interested parties must...





BRIBIE ISLAND

TOORBUL

NORTHLAKES

DONNYBROOK

CABOOLTURE

GLASS HOUSE MOUNTAINS

BEERWAH

SUNSHINE COAS



« TO MORETON BAY

PUMICESTONE PASSAGEWAY

TO CALOUNDRA »