

KINGS LANDING

Lot 41 New Road, Caboolture, QLD, 4510

ASPEN URBAN



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Package Price: \$635,500

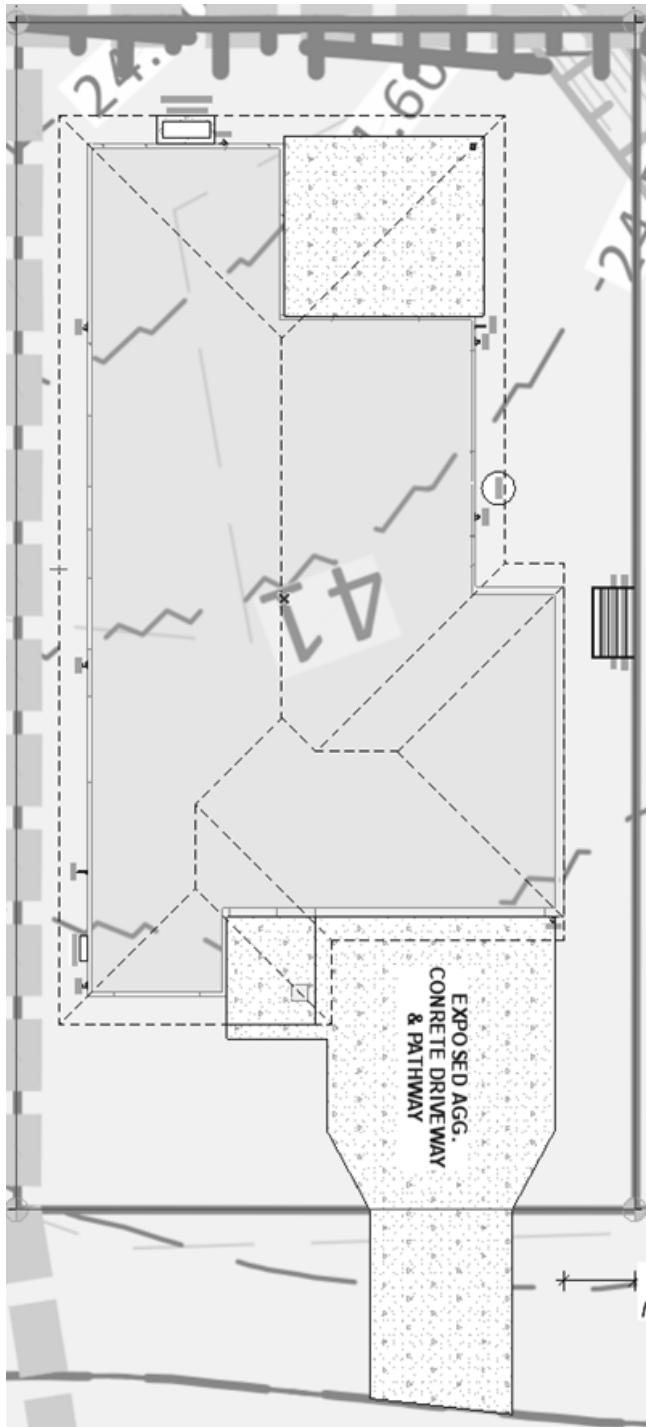
x3  X2  X1  X2 

Premier Inclusions

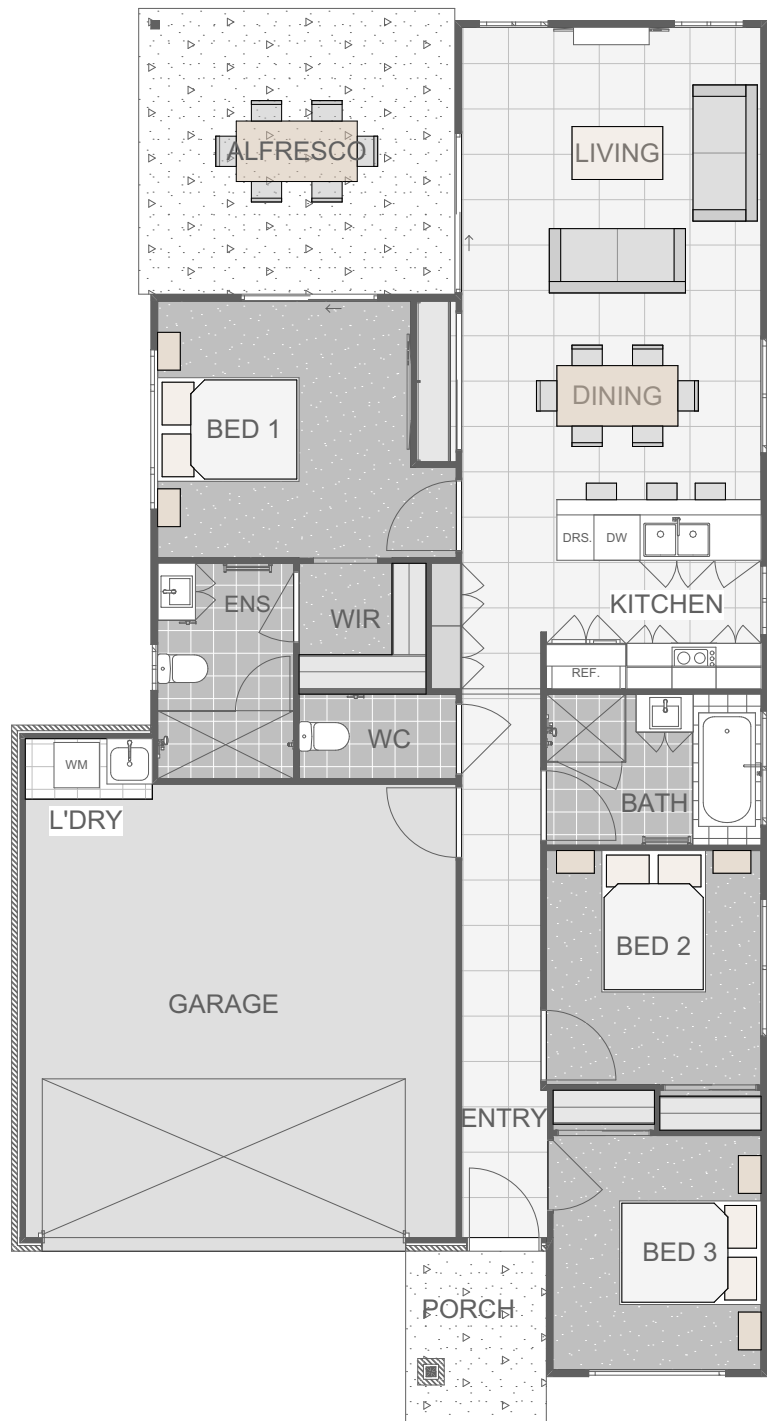
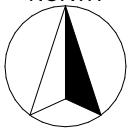
Land Price:
325m2 at \$305,500

Build Price:
156m2 at \$330,000

Register by: JULY 2023



NORTH



BEDROOM 1	3.4 x 3.9
BEDROOM 2	3.1 x 2.8
BEDROOM 3	3.1 x 2.8
LIVING / DINING	6.2 x 3.9
KITCHEN	2.5 x 2.8
ALFRESCO	3.8 x 4.2
GARAGE	6.0 x 5.7
<hr/>	
LENGTH	19.16 m
WIDTH	10.61 m
HOUSE SIZE	156 m ²

COLOURED MARKETING BROCHURE
1:100

ADDRESS: LOT 123 (#4) NEW ROAD, 'EXAMPLE ESTATE', GOLD COAST, QLD 4215		CLIENT SIGNATURE: CLIENT SIGNATURE: CLIENT INITIALS: DATE: NOTES:		AMENDMENTS:		STATUS: CONTRACT PLANS SCALE: 1:100 @ A3 DATE: 01.03.23	
CLIENT: JOHN & JANE SMITH				A 11.11.22 - ARCHITECTURAL DRAWINGS - NH		DRAWN BY: FULL NAME	
				B		DRAWING TITLE: COLOURED MARKETING BROCHURE	
				C		DRAWING No.: XXX000	
				D		DESIGN: ASPEN 132 - URBAN	
				E		PAGE No.: P. 9.01	

MASTER - VERSION 1

PREMIER INCLUSIONS



PRE-CONSTRUCTION

- ◆ Engineers soil report & slab design
- ◆ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ◆ Fixed price site works including cut/fill and retaining walls as required.
- ◆ Engineer designed concrete slab & footings with control joints where applicable
- ◆ Timber frame & 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

- ◆ 6 Star Rated as per government regulations.
- ◆ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ◆ R1.5 walls 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 1
- ◆ 500 KPA water pressure limiting device
- ◆ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ◆ Select range of clay bricks from the Builders standard range
- ◆ Natural mortar with raked joints
- ◆ Feature render finish to front façade where required (Refer plan for details)
- ◆ Powder coated aluminium windows in the standard Builders range of colours
- ◆ Powder coated aluminium framed barrier screens to all

openable windows and external doors

- ◆ Keyed window locks to all opening sashes and sliding doors
- ◆ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ◆ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ◆ Metal fascia & gutter in the standard Builders range of colours
- ◆ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ◆ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

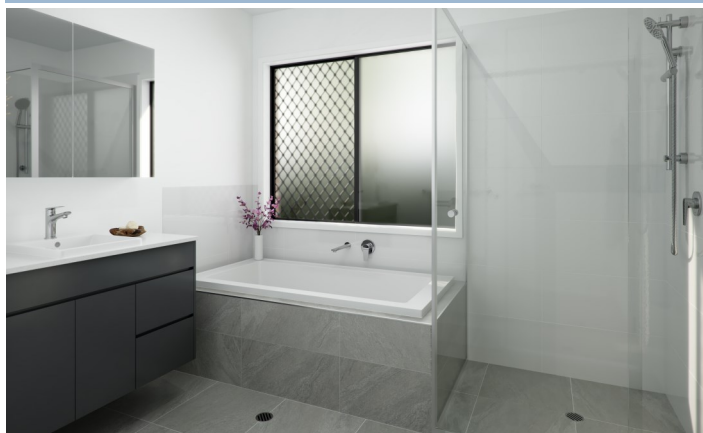
- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ◆ Technika 900mm wide stainless steel freestanding dual fuel (gas) cooker
- ◆ Builder Range 900mm wide glass canopy rangehood
- ◆ Builder Range freestanding stainless steel dishwasher
- ◆ 2 x Pendant lights to island bench (if applicable)
- ◆ Undermount stainless steel double bowl sink
- ◆ Mizu Soothe mixer tap with pull out spray
- ◆ Cold water point to fridge space
- ◆ 4 x Melamine shelving to WIP (if applicable to design)

BATHROOM, ENSUITE & TOILET

- ◆ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ◆ 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 Ensuite
- ◆ 1050mm high aluminium frameless mirror fitted to the same width as the vanity unit to bathroom
- ◆ Chrome mixer tapware (Standard Builders Range)



PREMIER INCLUSIONS



CERAMIC TILING & FLOOR COVERING

- ◆ 450mm x 450mm tiles to Main floor, Bathroom & Ensuite floor areas as per plan
- ◆ 2000mm high tiling to shower areas, 500mm tiling above bath and single row of skirting tiles to wet areas
- ◆ Kitchen 600mm tiled splash back
- ◆ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ◆ Builders range carpet to Bedrooms, Lounge, Staircase (if applicable) as per plan

ELECTRICAL

- ◆ Earth leakage safety switch & 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 + 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 or WC (if applicable) as per NCC

STANDARD INTERNAL & EXTERNAL FEATURES

- ◆ 2440mm nominal Ceiling height
- ◆ 2040mm x 1200mm feature external front door with clear glazing
- ◆ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ◆ Paint grade flush panel internal passage doors
- ◆ Tri-Lock Contemporary Lever Set to front entry

- ◆ Internal lever door furniture
- ◆ Magnetic stainless steel door stops (excludes garage & wet areas)
- ◆ Deadlock to all external hinged doors
- ◆ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ◆ Three (3) coat, one colour internal paint system to Manufacturers specifications 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 plan for details)
- ◆ Laundry cabinet with 20mm stone benchtop, inset sink, chrome mixer tap
- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Two (2) external garden hose taps
- ◆ AAA Rated hand shower rail and tapware
- ◆ Exposed aggregate (unsealed) concrete driveway, path & alfresco
- ◆ Landscaping including A grade turf to front and rear yard and Premier Grade garden bed to front garden with garden edging (refer landscape plan)
- ◆ Timber fencing to side and rear boundaries including returns and gate
- ◆ Fold down clothesline
- ◆ Render finish painted letterbox and metal insert
- ◆ Cover grade timber staircase with paint grade balustrading (if applicable to design)

WARRANTIES

- ◆ Twelve months maintenance period
- ◆ 6 Year structural guarantee





KINGS LANDING

C A B O O L T U R E

MASTERPLAN



Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. This plan is an artist impression and is indicative only. The design, layout, measurements and inclusions shown may vary without notice.

REIGN SUPREME...

Discover the lifestyle you've been dreaming of at Kings Landing, Caboolture. Our exclusive, new land release offers you the rare opportunity to build the home of your dreams in Brisbane's true gateway to the north.

Less than an hour to Brisbane's CBD and just 45 minutes to the beautiful Sunshine Coast, Caboolture is centrally located to Southeast Queensland's hot spots.

Surrounded by lush greenery, this boutique subdivision is just a stone's throw from the heart of Caboolture. Starting from \$304,000, Kings Landing is ideally priced for families, downsizers, savvy investors and first-home buyers alike.





GO YOUR OWN WAY...

With a range of block sizes and orientations to choose from, you'll have the flexibility to design a home that perfectly reflects your lifestyle and meets your needs.

Whether you're after a spacious family home, a low-maintenance retreat, or building your investment portfolio, you can go your own way at Kings Landing, Caboolture.

WHERE THE PAST MEETS THE PRESENT...

Nestled in the heart of the Moreton Bay Region, Caboolture has been shaped by a diverse range of cultures and traditions, each leaving their mark on this beautiful part of the world.

Over the years, Caboolture has been home to a range of different industries, from agriculture and dairy farming to tourism and manufacturing. This diversity has helped to make the town a hub of innovation and creativity, attracting people from all walks of life to make their home in this beautiful part of the world.

Today, Caboolture is a thriving, vibrant community that celebrates its rich history and cultural heritage. From the annual Gubbi Gubbi Dance Festival to the Caboolture Historical Village, there are countless opportunities to learn more about the fascinating history of this wonderful town.





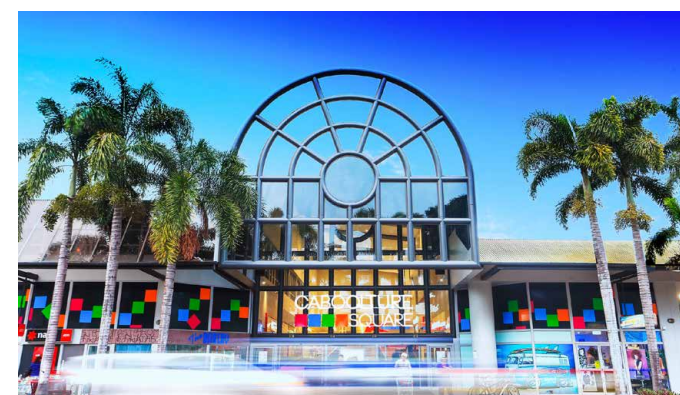
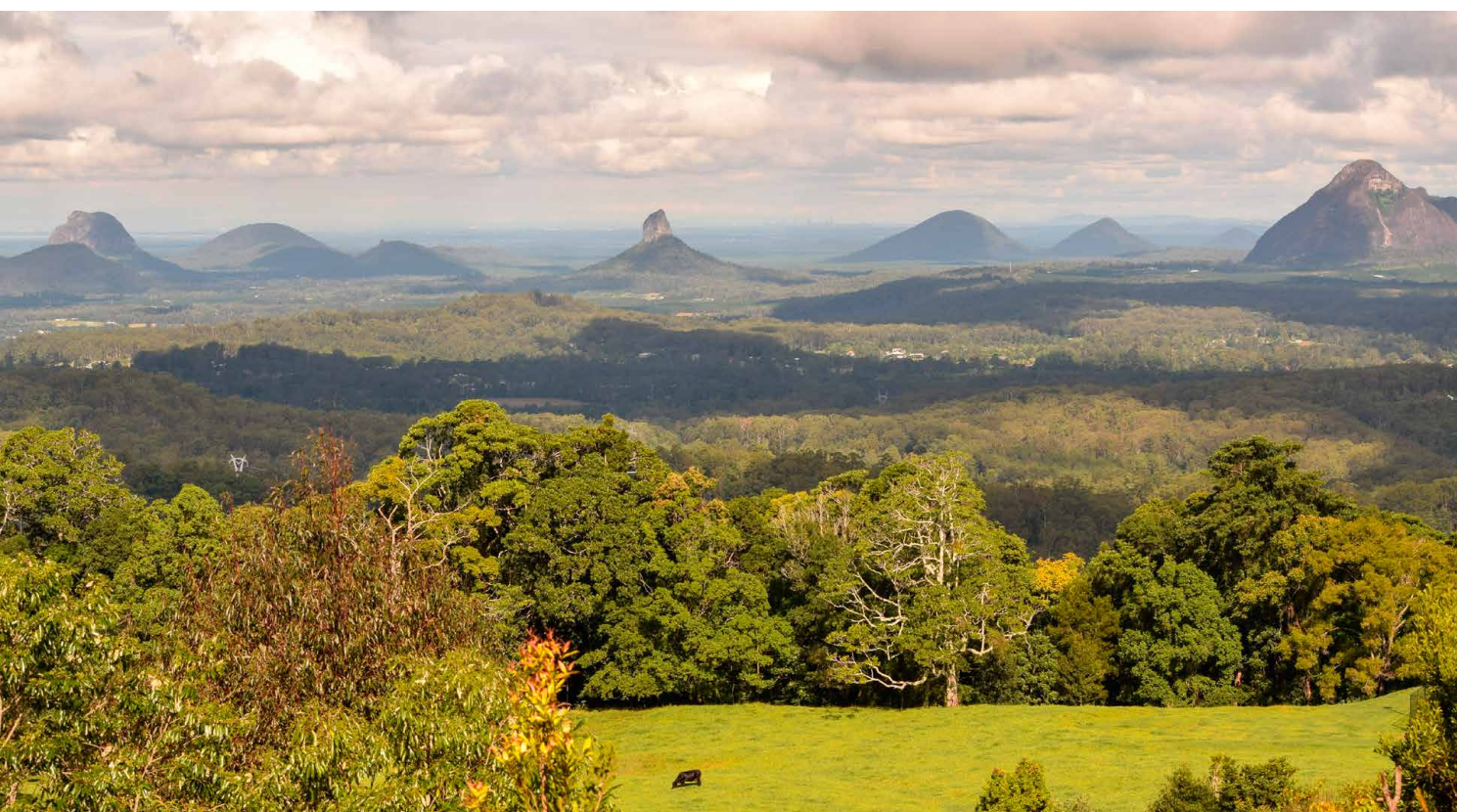
PERFECTLY POSITIONED TO LIVE, WORK AND PLAY...

Ideally located in the beautiful Moreton Bay Region, just north of Brisbane, Caboolture is a popular destination for families and retirees alike. With its scenic countryside, bustling town centre, and fantastic quality of life, it's no wonder why Caboolture is one of the south-east's most booming locales.

Kings Landing is primely positioned to take full advantage of the area's developed and developing infrastructure. Home to several excellent schools, both public and private, Caboolture offers a range of options to suit your need family's needs, whether you have young children or are planning for the future.

For outdoor enthusiasts, Caboolture has plenty to offer. Take a leisurely stroll through the Botanic Gardens, go for a swim at the local pool, or take a drive to the stunning beaches of Bribie Island. For golfers, there are several courses in the area, and for horse lovers, there are several riding schools and equestrian centres nearby.

Caboolture is well-connected, with excellent road and rail links to the rest of the Moreton Bay Region and beyond. Whether you're commuting to work, visiting family and friends, or exploring all that the area has to offer, you'll find that Kings Landing is the perfect base to get you where you want to go.



THE FUTURE LOOKS BRIGHT AT CABOOLTURE...

According to a recent report from realestate.com.au, Southeast Queensland's property market offers a "golden triangle of opportunity", with the region tipped to have the nation's best capital growth in the coming years.

Caboolture is also part of the region's \$134 billion infrastructure investment, which will see more than 50 major projects create over 930,000 jobs through to 2031.

In addition, a major highway upgrade is currently underway, set to transform the transport links in and around Caboolture. The Bruce Highway Upgrade—Caboolture-Bribie Island Road to Steve Irwin Way (Exit 163) project will widen the 11 kilometre stretch of the Bruce Highway from four to six lanes, between Caboolture-Bribie Island Road and Steve Irwin Way. The project includes upgrading creek crossings to improve flood immunity at Lagoon, King Johns, Six Mile, Un-named and Beerburrum Creeks.

This much-anticipated highway upgrade is one of the top priority projects to future-proof the Bruce Highway between Pine River and Caloundra Road. It's a major highway upgrade and construction of the project is expected to take around three years to complete, weather and construction conditions permitting.

Key features of the upgrade include two extra lanes in each direction, a posted speed of 110km/h north of D'Aguiar Highway and 100km/h to the south, with 3.5m traffic lanes and three-metre shoulders. The new three-lane bridges will withstand a 1-in-100-year flood for both northbound and southbound lanes at all five

creek crossings. The upgrade will also include a new 4-lane northbound bridge at Lagoon Creek and the southbound bridge at Beerburrum Creek to allow for current and future ramps. Plus, there will be modifications to the Caboolture-Bribie Island Road interchange to reduce southbound weaving and allow for ramp metering.

The project also includes a host of smart technologies such as ramp signals, variable speed limit and message signs, vehicle detection systems, and CCTV cameras. These are all aimed at improving traffic flow and providing greater safety for road users.

THE REGION IS TIPPED TO HAVE THE NATION'S BEST CAPITAL GROWTH IN THE COMING YEARS

The project is jointly funded by the Australian and Queensland governments on an 80:20 (federal:state) basis, with a total investment of \$662.5 million. Contract 1 is currently underway, delivering the section from Caboolture-Bribie Island Road to Pumicestone Road, while Contract 2 is expected to begin shortly, delivering the section from Pumicestone Road to Steve Irwin Way. Construction of both contracts is expected to be completed in late 2023, weather and construction conditions permitting.

With the Bruce Highway upgrade set to transform the transport links in and around Caboolture, there's never been a better time to secure your piece of the true north.





Moreton Island

Caboolture Hospital
5.7kms

Caboolture CD
4.1Kms

Moreton Bay

Bruce Highway

Morayfield

Goodstart
Early
Learning

Grace Lutheran
College

St Paul's
Lutheran
Primary School

BRUCE HIGHWAY (M1)

BRUCE HIGHWAY (M1)

45min to
Sunshine Coast

55min to
Brisbane CBD

D'Aguilar Highway

Tullawong
Primary School

Tullawong State
High School

K
KINGS LANDING
CABOOLTURE

STAGE 1
NOW SELLING

STAGE 2
FUTURE RELEASE

STAGE 3
FUTURE RELEASE

D'AQUILAR HIGHWAY

KING STREET



Stanmore
25kms

Tower Hill
20kms

Reesville
35kms

Glass House
Mountains Lookout
15kms

Australia Zoo
26kms

K
KINGS LANDING
CABOOLTURE

STAGE 2
FUTURE RELEASE

STAGE 3
FUTURE RELEASE

STAGE 1
NOW SELLING

EDUCATION

With such a wide range of educational facilities available, you'll have everything you need to provide your children with the best possible start in life. Whether you're looking for public or private schools, early childhood services, or higher education, you'll find what you need within easy reach of your new home at Kings Landing.

- Tullawong State School - 2.7km
- Caboolture State School - 3.1km
- Caboolture Montessori School - 3.2km
- Australian Christian College - Moreton - 3.9km
- Caboolture East State School - 4.2km
- St. Peter's Catholic Primary School - 4.6km
- St Columban's College - 4.9km
- Goodstart Early Learning Caboolture - 4.9km
- Little Gems Childcare - 5.5km
- C&K Caboolture Community Kindergarten - 5.5km
- Genesis Christian College - 8.6km
- Living Faith Lutheran Primary School - 9.3km
- Holy Cross Catholic Primary School - 9.9km
- Murrumba State Secondary College - 10.4km
- Bounty Boulevard State School - 12.4km
- Northpine Christian College - 12.5km
- Dakabin State High School - 12.6km
- Petrie State School - 15.3km
- Aspley East Preschool and Kindergarten - 19.8km
- Bracken Ridge Kindergarten - 20km

MEDICAL

You will have complete peace of mind knowing that you have access to quality medical care close to your new home at Kings Landing. Whether you need urgent care or a routine check-up, there are plenty of medical facilities within easy reach.

- Caboolture Hospital - 4.4km
- Morayfield Road Medical & Dental Centre - 5.5km

- Morayfield Health Hub - 5.6km
- Morayfield Supa Clinic - 6.1km
- Kilcoy Hospital - 17.8km
- Redcliffe Hospital - 18.3km
- North Lakes Day Hospital - 18.5km

RECREATION

From parks and nature reserves, to sports clubs and entertainment venues, there's always something to do in Caboolture. Whether you're looking to stay active, explore the outdoors, or spend time with family and friends, you'll never have to travel far to find something fun to do.

- Caboolture Regional Aquatic Centre - 3.7km
- Caboolture BMX Club - 5.0km
- Caboolture Bowl & Mini Golf - 5.5km
- Morayfield Sport & Events Centre - 5.5km
- Caboolture Sports Club - 5.7km
- D'Aguilar National Park - 9.0km
- Centenary Lakes Park - 11.0km
- Pine Rivers Park - 16.7km
- Lake Eden - 17.5km

RETAIL

You'll be able to find everything you need for day-to-day life and more, all within a short drive from Kings Landing. Whether you're looking for daily basics, or you're in need of some serious retail therapy, Caboolture and the surrounding areas have plenty of options to suit your needs.

- Caboolture Square Shopping Centre - 3.4km
- Morayfield Shopping Centre - 4.9km
- Caboolture Super Centre - 5.3km
- Bunnings Warehouse - 5.5km
- Woolworths Morayfield - 6.7km
- Aldi Morayfield - 6.7km
- Costco Wholesale North Lakes - 16.6km
- Westfield North Lakes - 16.7km
- IKEA North Lakes - 16.9km