



BELMONT 200, VISTA FAÇADE

Façade is for illustration purposes only

20
YEAR
STRUCTURAL
GUARANTEE



**LOT 254 DAJARRA STREET,
MORAYFIELD LANDING
MORAYFIELD QLD 4506**

Land Size	400 m ²
Land Price	\$325,000
Registration	March, 2023
House Area	199.91 m ²
House Price	\$360,485

TOTAL TURNKEY PRICE:

\$685,485

Vista Façade Inclusions:

- Rendered brick & feature tiled pier to front façade
- Colorbond roof & garage door
- 1200mm paint grade entry door
- 1x sliding windows & 2x wall mounted up down lights

Designer Collection Inclusion Highlights:

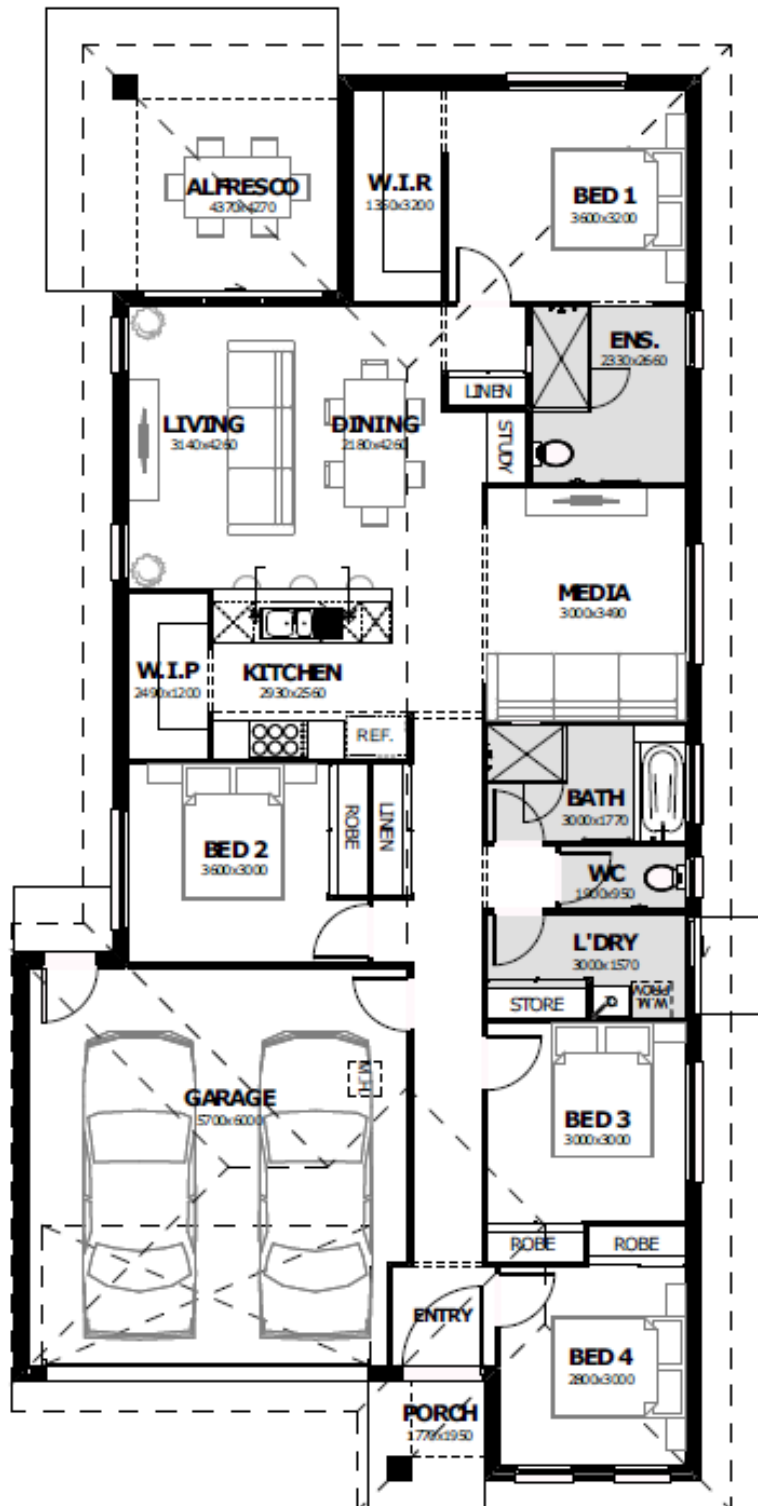
- Turnkey inclusions with landscaping, fencing, driveway & quality floor coverings
- 2440mm ceiling height, Colorbond roof, sarking to roof & all external walls
- 900mm kitchen cooking appliances, undermount sink with square neck mixer
- 20mm waterfall end engineered stone kitchen bench with 2x pendant lights
- 20mm engineered stone bench tops to all vanities, upgraded tapware & basins
- Back-to-wall toilet suites & shower wall niche in bathrooms
- Plus much more, please refer to the Designer Collection Inclusions brochure

Date: 10/02/23
Price Expiry: 10/03/23
Inclusion Level: DESIGNER
PR Number: PR5031



BELMONT 200

Living Area	141.07 m ²
Garage	36.75 m ²
Porch	3.45 m ²
Alfresco	18.66 m ²
Total House Area	199.93 m²





HIGHLIGHTS

Single Storey (Qld)

- ✓ 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 toilet suites and shower wall niches
- ✓ 1 x 6.5kw split system A/C to main living area
1 x 2.5kw split system A/C to main bedroom
- ✓ 2440mm 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
- 2440mm ceiling height with painted FC infills over windows and doors

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 to 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
- Raymor Projix 1525mm inset 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

- Raymor Projix 45L laundry tub and cabinet
- Raymor Sigma chrome 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 as 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 and alfresco
- 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

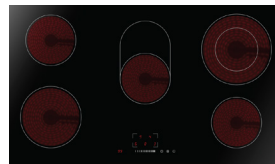
- Energy ratings to meet Building Code requirements
- 20 year structural guarantee
- 12 month defect liability period
- Soil/Contour Survey (if required), Building, Plumbing and Engineering approvals and associated application fees
- Connection of sewerage, stormwater, power and water within the property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



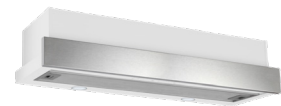
Come home to comfort with the Designer inclusions.



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



DESIGNER
COLLECTION

DESIGNER
DESIGNER
DESIGNER

DIAGRAM B

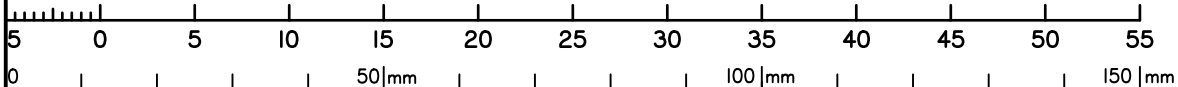
Scale 1: 400

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PRELIMINARY COPY



Scale 1:400 - Lengths are in metres.



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Insert Plan Number **SP329285**



MINIMBAH STATE SCHOOL & PRE SCHOOL

Park 7505m²

OPEN SPACE 6125m²
 Detention & Bio Retention 4265m²

Drainage Retention 2218m²

Drainage Retention 2507m²

OPEN SPACE 3.329ha



EXPRESSION OF INTEREST - STAGE THREE

To: Mt Byron Pastoral Company Pty Ltd

Name Buyer 1 :	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"><small>First Name</small></td> <td style="width:33%;"><small>Middle Name</small></td> <td style="width:33%;"><small>Last Name</small></td> </tr> <tr> <td colspan="3">Email:</td> </tr> <tr> <td colspan="3">Mobile:</td> </tr> </table>	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>	Email:			Mobile:		
<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>								
Email:										
Mobile:										
Name Buyer 2 :	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"><small>First Name</small></td> <td style="width:33%;"><small>Middle Name</small></td> <td style="width:33%;"><small>Last Name</small></td> </tr> <tr> <td colspan="3">Email:</td> </tr> <tr> <td colspan="3">Mobile:</td> </tr> </table>	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>	Email:			Mobile:		
<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>								
Email:										
Mobile:										
Address:										
Buyer's Solicitor:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><small>Solicitor Company Name</small></td> </tr> <tr> <td>Email:</td> </tr> <tr> <td>Phone:</td> </tr> </table>	<small>Solicitor Company Name</small>	Email:	Phone:						
<small>Solicitor Company Name</small>										
Email:										
Phone:										
Description of the Lot:	Lot: _____ shown on the attached plan. Approximate Lot Area: _____ m2									
Purchase Price:	\$ _____ Deposit Amount \$ _____ <small>(Inclusive of GST) Deposit Amount Maximum 10% of land price</small>									
Finance Pre-Approval	YES OR NO The buyer provides a letter of pre-approval for finance prior to entering a contract of sale									
<p><i>You should read them carefully. By signing this form you acknowledge and agree to the Expression of Interest conditions. The conditions of this Expression of Interest are on the reverse of this form.</i></p>										
<p>Buyers Ability to Complete Contract;</p> <p> <input type="checkbox"/> Assets - Liabilities \$ _____ <input type="checkbox"/> Income Buyer 1 \$ _____ Buyer 2 \$ _____ <input type="checkbox"/> Occupation Buyer 1 _____ Buyer 2 _____ <input type="checkbox"/> First Home Buyer Grant Eligible <input type="checkbox"/> First Home Low Deposit Scheme <input type="checkbox"/> Further Assistance _____ <input type="checkbox"/> Owner Occupier <input type="checkbox"/> Investor <input type="checkbox"/> Proposed Builder _____ <input type="checkbox"/> Total Savings being contributed to House and Land \$ _____ </p>										

Buyer: _____
Date ____/____/____

Witness: _____
Date ____/____/____

Buyer: _____
Date ____/____/____

Witness: _____
Date ____/____/____

Seller: _____
Date ____/____/____

Witness: _____
Date ____/____/____



EXPRESSION OF INTEREST CONDITIONS

1. First right of refusal

- 1.1** The prospective buyer wishes to secure a first right of refusal for the purchase of the Lot. If the seller decides to sell the Lot, the seller will offer to sell the Lot to the prospective buyer. The form of contract used will be the seller's standard contract of sale for the proposed development. The purchase price will be the price nominated by the seller in the contract, this price may vary from the price list provided. Upon sealing of plans a Contract of Sale will be issued and required to be executed within 5 business days of issue. If the Contract is not executed by the Buyer, the seller can sell the Lot to another Buyer.

2. Payment of Holding Deposit

- 2.1** The prospective buyer has or will electronically transfer or deposit \$1,000.00 into the Trust Account for Ray White Caboolture Trust Account, the details of which are as follows:

Bank:	National Australia Bank
Account Name:	Ray White Caboolture Trust Account
BSB:	084-745
Account Number:	942469443

If using this method, the buyer must use the proposed Lot and Development as a reference and arrange for a copy of their deposit slip or electronic lodgement summary to be forwarded to Ray White Caboolture via email at caboolture.qld@raywhite.com.

- 2.2** The prospective buyer agrees that the deposit holder will hold the holding deposit until the earliest of these events occurs:
- (a) The prospective buyer decides not to proceed with the development and notifies the seller of this in writing;
 - (b) The seller decides not to proceed with the sale and notifies the buyer of this in writing;
 - (c) The seller decides to substantially modify the proposed development and, after the seller notifies the prospective buyer, the prospective buyer decides not to proceed and notifies the seller of this in writing; or
 - (d) A contract of sale for the Lot is signed between the prospective buyer and seller;
- 2.3** If any of the events mentioned in clause 2.2 (a), (b) or (c) occurs first, the Deposit Holder will pay the holding deposit back to the prospective buyer promptly. If the event in clause 2.2 (d) occurs first, the holding deposit will form part of the deposit if payable under the sale contract and the deposit holder will pay it to the stakeholder under the contract.

3. Binding Contract

The prospective buyer acknowledges that this expression of interest does not constitute a binding contract of sale of the Lot, and the seller need not sell, and the prospective buyer need not buy the Lot until a binding contract of sale is entered into under clause 1.

4. Covenant

The buyer acknowledges and agrees to the Covenant which will form part of the contract and will execute and abide by this Covenant.