



# Brampton Mk2 Facade A



HOUSE AREA: ..... 229 sqm

LAND AREA: ..... 480 m<sup>2</sup>

Floor plan is based on Facade B. Floor plans will differ slightly based on the facade chosen (for example, window locations may differ with different facades).

Lot 103 Matthias Way  
"Essington Rise - Stage 5"  
Leichhardt QLD 4305

4  3  2 

Land Price .....	\$167,400
House Price (inc. GST).....	\$315,700
<b>TOTAL PACKAGE:</b> .....	<b>\$483,100</b>

### PACKAGE INCLUSIONS:

- Render to Front
- Defined Entry
- 3x Lights Under Eave Section
- Split A/C to Living Area
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond Roofing

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haymanhomes.com.au

**QUALITY  
INSIDE  
AND OUT**



# House & Land Package Summary

**Address** Lot 103 Matthias Way, "Essington Rise - Stage 5", Leichhardt QLD 4305

<b>House Design</b>	Brampton MK2
<b>Facade</b>	A - Basic
<b>House &amp; Land Price</b>	\$483,100
<b>Land Price</b>	\$167,400
<b>House Price</b>	\$315,700
<b>Rental appraisal</b>	From \$200 + \$300 Per Week
<b>House size</b>	229.49m <sup>2</sup>
<b>Land size</b>	480m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Garaging</b>	2

**Inclusions**

Render to Front
Defined Entry
3x Lights Under Eave Section
Split A/C to Living Area
Fans Throughout inc Bedrooms
Energy Efficiency
T2 Blue Pine with 25 Year Warranty (Termite)
Colorbond Roofing

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**GREAT  
VALUE  
INCLUDED**



## Standard Inclusions Summary

These fantastic inclusions come standard in your brand new investment property. You can have peace of mind you are providing a great lifestyle to your tenants.

- ✓ R2.0 Batts to full ceiling area
- ✓ R1.0 Batts and Foil insulation to external walls
- ✓ Energy Efficiency compliance (min 6stars)
- ✓ WELS rating tapware and sanitary ware
- ✓ Feature panels to face of breakfast bar
- ✓ Smooth action panel door to garage
- ✓ Fully landscaped (turf to front and rear with feature garden bed to front)
- ✓ Full perimeter timber fencing including returns and side access gate
- ✓ Premium floor tiles to main floor area and wet areas
- ✓ Heavy duty surface stormwater pipes to perimeter of house
- ✓ Retaining walls as required
- ✓ Feature concrete driveway (stone exposed)
- ✓ Bushfire and Acoustic compliance as required
- ✓ Security screens to doors
- ✓ Full perimeter termite compliance
- ✓ Executive stainless steel appliances
- ✓ Window treatments (vertical easy slide)
- ✓ Ceiling fans to all bedrooms and living areas
- ✓ T2 Blue Pine frame (25 year termite warranty)
- ✓ Flat profile roof tiles
- ✓ Split cycle A/C to main living area

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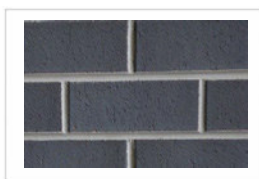


# Orpheus

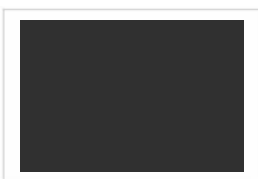
## External Colour Palette



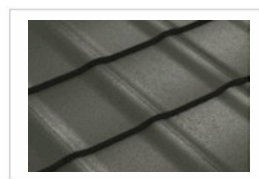
Wattle Facade B



BRICK (JOINT: IRONED)  
Austral Urban One – Chiffon



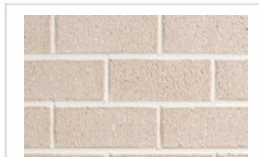
COLORBOND ROOF  
Colorbond Monument



CONCRETE ROOF TILE  
Bristle Classic Shingle – Coal



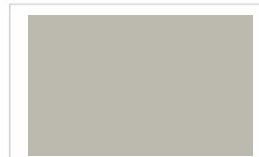
GUTTER & FASCIA  
Colorbond Monument & Shale Grey



FEATURE BRICK (JOINT: IRONED)  
Austral Urban One – Silver



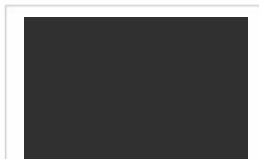
RENDER COLOUR 1  
Taubmans Gemini Silver



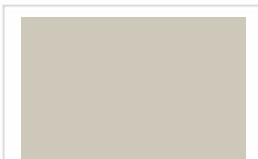
RENDER COLOUR 2  
Taubmans Shale Grey



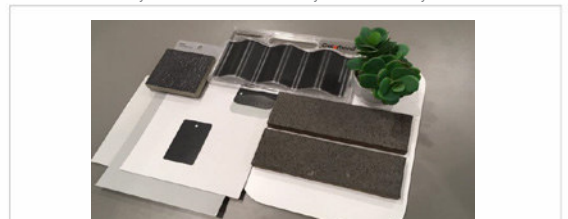
GARAGE DOOR  
Dynamic Shale Grey



WINDOW FRAMES  
Bradnams Monument



FRONT DOOR & CLADDING  
Taubmans Stonebridge



ORPHEUS

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Hayman Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges

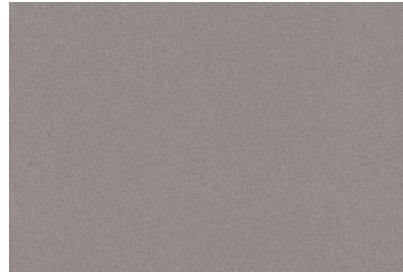
- Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase
- For more details please talk to one of our consultants. Hayman Homes (Australia) Pty Ltd ABN 83 150 533 378 OBCC 1286528



# INTERNAL COLOUR PALETTE



KITCHEN BENCHTOP  
Polytec Stone Marquina Matt



KITCHEN BENCHTOP UPGRADE  
Caesarstone Urban



KITCHEN UNDERBENCH  
Polytec Char Oak Matt – Vertical Grain



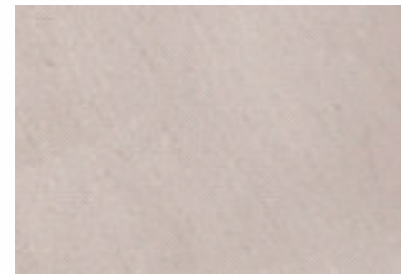
KITCHEN OVERHEAD  
Polytec Char Oak Matt – Vertical Grain



CARPET  
Andrew – Dance



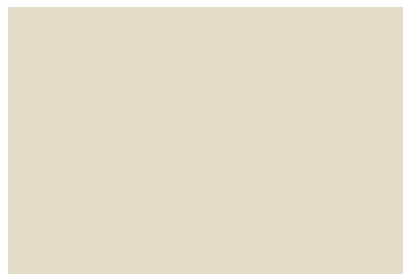
WET AREA WALL TILE  
White Gloss 250 x 400



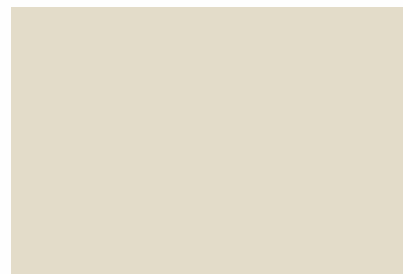
LIVING & WET AREA FLOOR TILE  
Seville White Matt 450 x 450



KITCHEN SPLASHBACK  
White Gloss 100 x 300



WALL PAINT COLOUR  
Taubmans Marble Mist



DOORS, SKIRTING & ARCHITRAVES  
Taubmans Marble Mist Gloss



DAINTREE




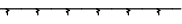


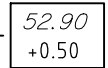


# DISCLOSURE PLAN

FOR PROPOSED LOT 103

This plan shows details of Proposed Lot 103 on the approved plan C1530-08 (ISSUE F) which accompanied the Subdivision Application and was approved by Ipswich City Council on the 16-12-2014, subject to conditions.

Proposed Lot 103 is described as part of Lot 903 on SP254967 Parish of Brassall, County of Churchill and situated in Leichhardt, Essington Rise - Stage 5.

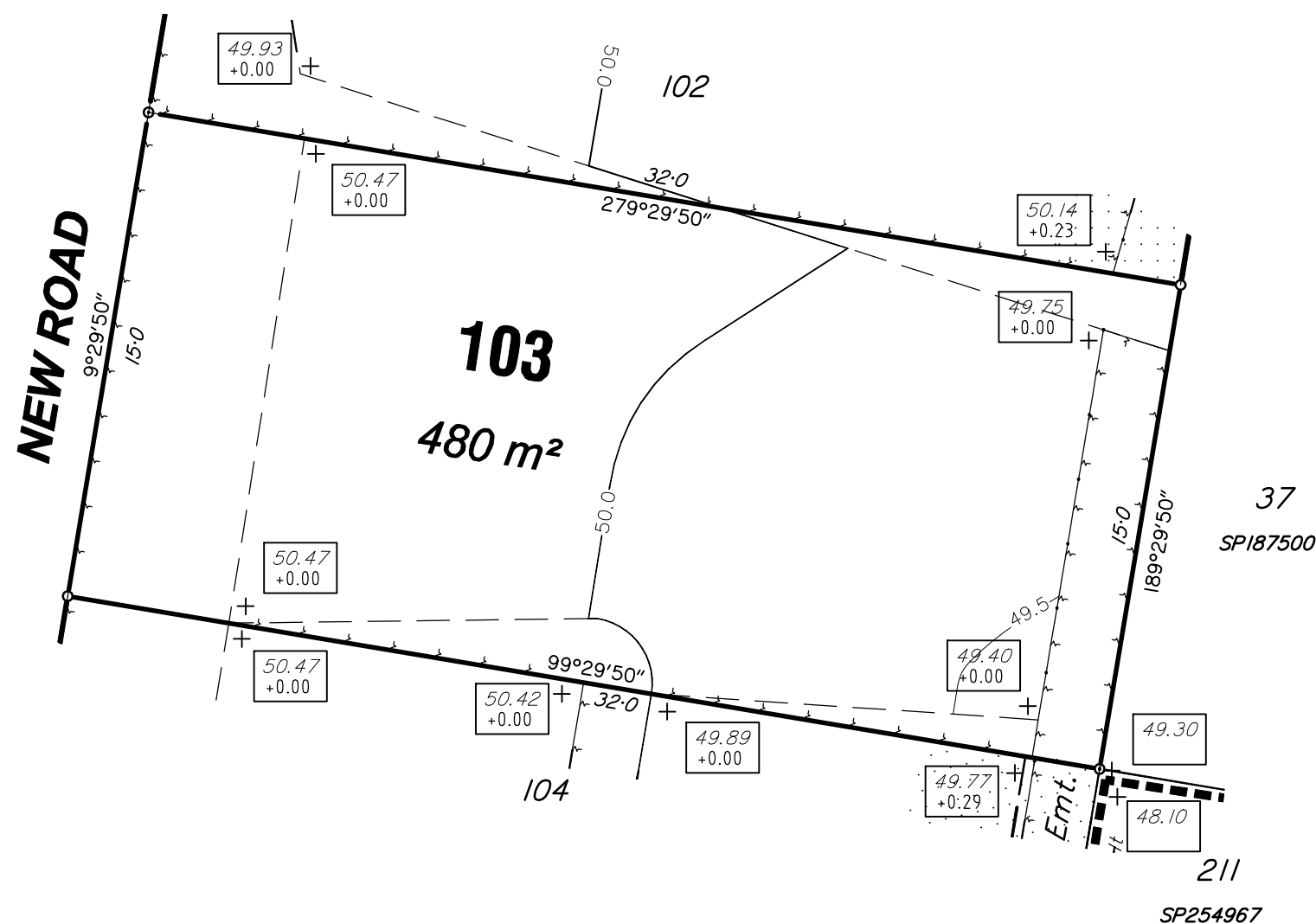
## LEGEND

-  46.0 DESIGN SURFACE CONTOURS BASED ON AHD(DER) AT AN INTERVAL OF 0.5m
-  TOP OF BATTER
-  BOTTOM OF BATTER
-  AREAS TO BE FILLED
-  DESIGN LEVEL  
DEPTH OF FILL
-  RETAINING WALL
-  RETAINING WALL HEIGHT, AVERAGE HEIGHT

COMPACTION OF FILL IN ACCORDANCE WITH AS3798-2007 UNDER LEVEL 1 SUPERVISION.

LOCATION OF RETAINING WALLS ARE INDICATIVE ONLY. SITE CONDITIONS WILL DICTATE CONSTRUCTION LIMITS TO THE MATERIAL, LOCATION, LENGTH AND THICKNESS OF THESE WALLS.

IMPORTANT NOTE:  
BUILDERS SHALL NOT BUILD OFF THE DESIGN LEVELS SHOWN; A SITE SURVEY IS REQUIRED.  
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



Planning Urban Design Landscape Environment Surveying  
www.wolterconsulting.com.au surveying@wolterconsulting.com.au

Contour Interval: 0.5m	Local Authority: Ipswich City Council
Scale: 1:200 @ A3	Level Datum: AHD.
Date: 15-01-2016	Level Origin: PM31385 RL52.55



Dwg. No:  
**SB1530-16-103**  
ISSUE A

# A new discovery

An affordable new living choice.



essingtonrise  
LEICHHARDT



AVJennings®





## Looking for an affordable new lifestyle?

Essington Rise is ready for you to discover, with an exciting new choice of affordable homesites now selling.

This new release of homesites feature a wide choice of lot sizes. Located just minutes from the Ipswich CBD, Essington Rise offers a prime opportunity to build your choice of home in a vibrant, brand new community.

Enjoy the convenience of local amenities including, shops, golf courses, sporting fields, nature reserves, parks and much more. Plus commuting to Brisbane couldn't be easier, with Wulkuraka Rail Station just a brief walk from your door.

Corner Jane and Aspinall Streets,  
Leichhardt Queensland  
UBD Ref 212 K16

All images which appear in this brochure are indicative and may vary from the final product. All descriptions have been prepared in good faith and with due care however may be subject to change without notice at any time. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. ©Registered Trademark. QBCC Act Lic. No. 41712. ©AVJennings Properties Limited. ABN 50 004 601 503. E23489. February 2016.





If you're looking for a quality new address that offers value for money, then look no further...  
Essington Rise is ready for you to discover!



essingtonrise  
LEICHHARDT



### A location to enjoy.

Located just 3kms west of the Ipswich CBD, Essington Rise offers a prime opportunity to build your home in a vibrant brand new community, all within an existing neighbourhood and established facilities. Enjoy the convenience of local amenities including, shops, golf courses, sporting fields, nature reserves, parks and much more.

The estate's prime location allows easy access by car to the Warrego and Cunningham Highways. Plus commuting to Brisbane couldn't be easier, with Wulkuraka Rail Station a brief 5 minute walk from your door.

### Modern living in a brand new community.

Choose from a varied mix of block sizes and homes, designed to accommodate your individual needs.

Essington Rise enjoys an elevated position, allowing your home design to take advantage of the cooling breezes and views across the neighbourhood. The centre of the estate will maintain an existing nature corridor incorporating native trees and vegetation with streetscaping also providing more greenery throughout.



### It's all in a name...

The suburb of Leichhardt is named after the explorer Friedrich Wilhelm Ludwig Leichhardt, who's name plate off his rifle was found in the partly burnt stump of a Boab (Bottle Tree) near Sturt Creek, Western Australia. The name of the estate, Essington Rise, has been taken from one of Leichhardt's most famous expeditions to Port Essington in 1845.







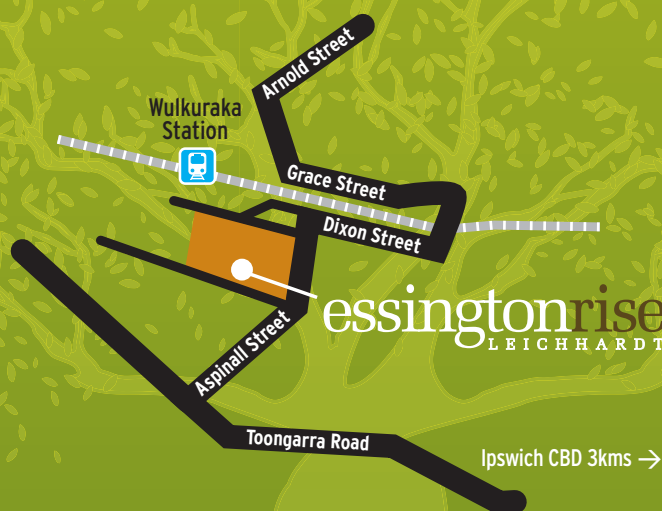
essingtonrise  
LEICHHARDT

Make your next big discovery  
at Essington Rise.

It could be the lifestyle you  
have been waiting for.

## Location. Quality. Value. Experience.

AVJennings has been developing communities for Australians for nearly 80 years. Through visionary planning we create quality environments in highly desirable and convenient locations. Each home combines contemporary style, functionality and quality. This coupled with our unequalled experience, makes AVJennings the first choice for new homes in planned communities.



Corner Jane and Aspinall Streets,  
Leichhardt Queensland  
UBD Ref 212 K16

Call 131 878 or visit [avjennings.com.au](http://avjennings.com.au)

**AVJennings**<sup>®</sup>

12<sup>th</sup> October 2017

Hayman Homes

To whom it may concern,

**RE: Lot 103 Matthias Way, Leichhardt  
Brand New 1 Bedroom Auxiliary Dwelling (Dual Occupancy Design)**

---

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 1 Bedrooms, all with Built-In Wardrobes
- 1 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$200.00 to \$220.00 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.

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 [a.bowes@oliverhume.com.au](mailto:a.bowes@oliverhume.com.au)

Yours Faithfully,



**Amanda Bowes**  
**Manager – Property Manager**  
**Oliver Hume Queensland Property Management**

**Brisbane**

Ground Floor, 26 Reddacliff Street  
Gasworks Precinct Newstead Queensland 4006  
**Mail** PO Box 1447, Broadbeach QLD 4218  
**T** 07 3216 1666  
**F** 07 3216 1555  
**E** [queensland@oliverhume.com.au](mailto:queensland@oliverhume.com.au)

**Gold Coast**

Suite 325, Level 3 Oracle South Building  
17 Elizabeth Avenue, Broadbeach QLD 4218  
**Mail** PO Box 1447, Broadbeach QLD 4218  
**T** 07 5564 3200  
**www.oliverhume.com.au**  
**ABN** 66 18 624 867





12<sup>th</sup> October 2017

Hayman Homes

To whom it may concern,

**RE: Lot 103 Matthias Way, Leichhardt  
Brand New 3 Bedroom Dwelling (Dual Occupancy Design)**

---

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 3 Bedrooms, all with Built-In Wardrobes
- 2 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$300.00 to \$320.00 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.

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 [a.bowes@oliverhume.com.au](mailto:a.bowes@oliverhume.com.au)

Yours Faithfully,



**Amanda Bowes**  
**Manager – Property Manager**  
**Oliver Hume Queensland Property Management**

**Brisbane**

Ground Floor, 26 Reddacliff Street  
Gasworks Precinct Newstead Queensland 4006  
**Mail** PO Box 1447, Broadbeach QLD 4218  
**T** 07 3216 1666  
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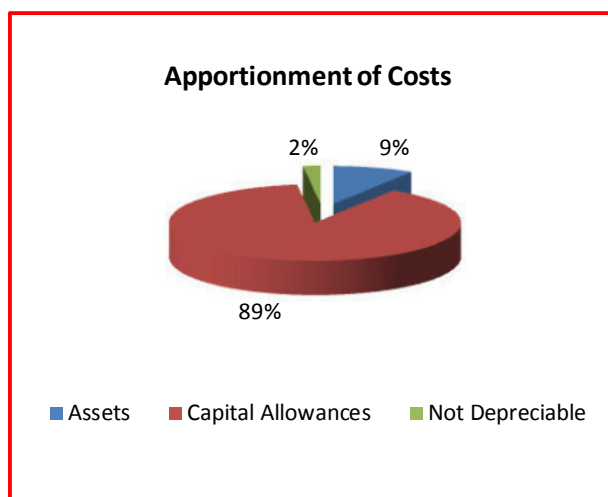
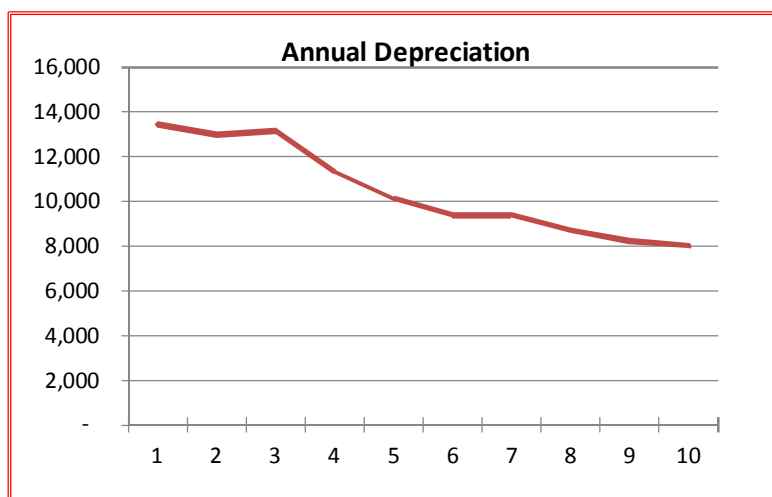
**Gold Coast**

Suite 325, Level 3 Oracle South Building  
17 Elizabeth Avenue, Broadbeach QLD 4218  
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**T** 07 5564 3200  
**www.oliverhume.com.au**  
**ABN** 66 18 624 867



Indicative Tax Depreciation and Capital Allowances Schedule for  
Hayman Homes Typical "Brampton" Dual Occupancy Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	5,875	7,565	13,440
2	5,400	7,565	12,965
3	5,600	7,565	13,165
4	3,775	7,565	11,340
5	2,575	7,565	10,140
6	1,800	7,565	9,365
7	1,825	7,565	9,390
8	1,150	7,565	8,715
9	700	7,565	8,265
10	450	7,565	8,015
Balance Yrs 11-41	1,550	226,950	228,500
<b>TOTAL</b>	<b>\$ 30,700.00</b>	<b>\$ 302,600.00</b>	<b>\$ 333,300.00</b>



**Notes:**

This Schedule is based on a Construction Cost of **\$340,000** and the assumption that the first year will comprise 365 days\*.

**This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.**

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

**\*Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**