

INVESTMENT Cleverly designed to optimise family living located in Prominence Estate.

 **FIXED PRICE**

ID. 8044

\$551,500

Addison + Mode Facade - 198m² | Lot 18 (Stage 6) - 418m² - Ritchie Road , Pallara

 4 |  2 |  2 |  2 |  |  | 

Promotions Applied



Tenant Ready Extras

Your investment home includes everything your tenants need to move straight in – nothing more to add!



Photographs may include upgrade items. Unless specifically listed in package detail, these items are not included in advertised price and may be added for an additional cost. Price based on noted façade and Standard Investment Inclusions. Speak to your Investment Consultant for full details. All packages subject to developer approval. Ausbuild Pty Ltd QBCC LIC 21710 03 October 2018.

ENQUIRE TODAY

 **PROMINENCE**
THE RISE · PALLARA

AUSBUILD 

INVESTMENT

Cleverly designed to optimise family living located in Prominence Estate.



ID. 8044

\$551,500

Addison + Mode Facade - 198m² | Lot 18 (Stage 6) - 418m² - Ritchie Road , Pallara



Land: \$299,000 Home: \$252,500

Price Breakdown

Prominence Estate

Lot 18 (Stage 6) - 418m²

Set among the natural parkland of the popular suburb of Pallara, sits our impressive estate called Prominence. Located in the heart of Brisbane's western corridor, Prominence Estate is nestled perfectly alongside its well renowned sister development, Prominence Heathwood.

Tenant Ready Extras

- ✓ Turf to Frontyard
- ✓ Landscaping (Full PK1)
- ✓ Driveway Exposed Agg
- ✓ Alfresco Slab (Exposed Agg)
- ✓ TV Antenna
- ✓ Roller Blinds
- ✓ Carpet Flooring
- ✓ Site Retaining (Fixed Cost)
- ✓ Safety Grilles Throughout
- ✓ Fence Returns & Gate
- ✓ Clothesline W-Mount + Slab
- ✓ Window Coverings
- ✓ Stone Benchtop (Kitchen)
- ✓ Light Fittings
- ✓ Ceiling Fans (Bed/Living)
- ✓ Site Foundation (Fixed Cost)
- ✓ Plants & Garden Edging
- ✓ External Power Point
- ✓ Brick Letterbox
- ✓ Tiled Floors
- ✓ Stone Benchtop (Bathroom)
- ✓ Dishwasher
- ✓ Air-Conditioning: Main Bed (S/S)



Photographs may include upgrade items. Unless specifically listed in package detail, these items are not included in advertised price and may be added for an additional cost. Price based on noted façade and Standard Investment Inclusions. Speak to your Investment Consultant for full details. All packages subject to developer approval. Ausbuild Pty Ltd QBCC LIC 21710 03 October 2018.

ENQUIRE TODAY



INTERNAL COLOURS

Option 3 - Auburn Desert

GENERAL LIVING & BEDROOMS

Carpet	Supreme Twist 55
Flooring	Bologna Bianco 455 x 455 NT16-7885FL
Internal Wall Paint	Dulux 'Lexicon'
Architraves/Skirts/Doors	Dulux 'Lexicon'
Roller Blinds	'Pure' with satin silver bar
Mirror Sliding Doors to Robes	Mirror with chrome frame
Vinyl Sliding Doors to Linen	Glacier and white frame

KITCHEN

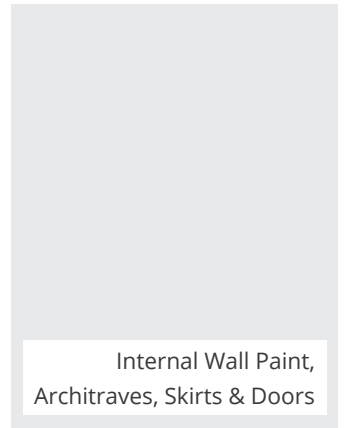
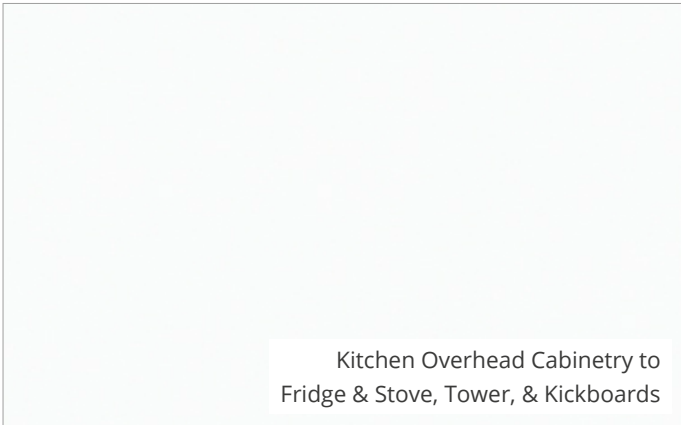
Lower Cabinetry	Laminex Riven Finish 'Elegant Oak'
Cabinetry Tower	Laminex Silk Finish 'Polar White'
Overhead Cabinetry over Fridge	Laminex Silk Finish 'Polar White'
Overhead Cabinetry over Stove	Laminex Silk Finish 'Polar White'
Kickboards	Laminex Silk Finish 'Polar White'
Benchtop	Silestone 'White Storm'
Handles	ABH-5 to cupboard doors and drawers, ABH-6 pantry doors
Kitchen Splashback	Gloss White Wall Tile Non Rectified 75 x 100 MAXWLO30 (brickbond lay)

BATHROOM & ENSUITE

Benchtop	Silestone 'White Storm'
Cabinetry Doors	Laminex Riven Finish 'Elegant Oak'
Handles	ABH-5 to cupboard doors
Wet Area Floor Tile	Bologna Bianco Lapparto 455 x 455 NT16-7885FL
Wet Area Wall Tile	Bologna Bianco Lapparto 455 x 455 NT16-7885FL
Feature Tile and Location	Gloss White Wall Tile Non Rectified 75 x 100 MAXWLO30 (brickbond lay)

INTERNAL COLOURS

Option 3 - Auburn Desert



INVESTMENT
COLLECTION

STANDARD INCLUSIONS



INCLUSIONS GUIDE

A range of fixtures and finishes that have been carefully selected for a quality home.

Kitchen

CABINETRY

- Stone benchtop ('20mm', 5 options) [DS]
- Laminate cabinetry and microwave provision (pot draw and cutlery tray included) [DS]
- Built-in pantry (4 shelves) [DS]
- Walk-in pantry (4 shelves) [DS]
- Overhead cupboards and bulkhead [DS]
- Quality handles
- Refrigerator cavity

SPLASHBACK

- Quality ceramic tiles

APPLIANCES

- Freestanding cooker (Westinghouse 'WFE911SB', 5 burner, 8 function, stainless steel, 900mm)
- Canopy rangehood (Westinghouse 'WRF900CS', stainless steel, 900mm)
- Dishwasher (Westinghouse 'WSF6608X', includes water connection)

SINK & TAPWARE

- Kitchen sink, 1¾ bowl with single drainer (stainless steel)
- Mixer tap (Methven 'Glide', bright chrome)

Bathroom, Ensuite & Toilet

SHOWER, BATH & TOILET

- Semi-frameless shower screen (aluminium hob, pivot door) [DS]
- Acrylic bath (Decina 'Bambino', inset with tiled hob)
- Close coupled toilet suite (soft close)

VANITY

- Stone benchtop ('20mm', 5 options) [DS]
- Drop-in china basin (Arto '509B')
- Laminate cabinetry and melamine shelving (recessed kick)
- Quality handles

BASIN & TAPWARE

- Basin mounted mixer tap (Methven 'Glide')
- Wall mounted shower mixer tap (Methven 'Glide')
- Shower on rail (Methven 'Krome 100', 3 functions, bright chrome)
- Wall mounted bath mixer tap (Methven 'Glide')
- Wall mounted bath spout (Methven 'Amio', bright chrome)

TILES

- Quality ceramic tiles (laid to shower 2000mm high)
- Quality ceramic tiles (laid to floor and skirting)

BATHROOM ACCESSORIES

- Polished edge frameless mirror (full vanity length)
- Double towel rail or towel ring (bright chrome)
- Toilet-roll holder (bright chrome)

ELECTRICAL

- Exhaust fan / light [DS]

Laundry

INCLUSIONS

- Free-standing laundry tub (45L, stainless steel, powder coated white cabinet)
- Wall mounted taps and spout (bright chrome)
- Linen, storage cupboard (4 shelves)

Internal inclusions

BUILT-IN ROBES

- Built-in robes with vinyl sliding doors, hanging rail and shelf

FLOORING

- Quality carpet to bedrooms
- Quality ceramic tiles to main living areas, hallways and kitchen

COLOURS

- 2 coat paint system to ceiling and cornice
- 3 coat paint system to walls, skirting, architraves and doors

DOORS & FURNITURE

- Flush-panel doors
- Lever-set handles (Lane Profile Series 'Round Rose')
- Privacy locks to bathroom, toilet and master bedroom (Lane)

FURNISHING

- Roller blinds to windows and glass doors

Sustainability & Services

ELECTRICAL

- Earth leakage system (safety switch)
- Single phase meter box installed to external wall
- Single and double power points [DS]
- Photoelectric smoke alarm (hardwired, battery backup) [DS]
- TV antenna, phone point, TV point, data point [DS]
- 12V LED downlights [DS]
- Internet ready wiring
- External wall light and oyster light to garage





PLUMBING

- Instantaneous gas hot water system [DS]
- Chrome plated floor wastes

HEATING & COOLING

- Split system air conditioner to main living area [DS]
- Split system air conditioner to master bedroom [DS]
- Glass wool ceiling insulation batts ('R2.5')
- Sarking ('Thermofoil' external walls and roof)
- External lightweight cladding (batts R1.5) [DS]
- Ceiling fans to alfresco (3 blade)
- Ceiling fans to bedrooms and living (3 blade)

Structural & External inclusions

SITWORKS, FOOTINGS & SLAB

- Earthworks cut-and-fill
- Waffle raft slab system on 'Type S' soil condition (AS2870.2011)
- Stormwater and sewer connection
- Underground water and electricity connection (single phase)
- Termite smart film to perimeter

STRUCTURAL

- 2440mm ceiling height
- 450mm eaves
- 22.5deg roof pitch
- Timber frame with various cladding materials
- Closed carpet grade treads and stained hardwood risers

BRICKS

- Face brick (Austral 'Urban One', 'Character' and 'Everyday Life')
- Face brick (PGH 'New Naturals', 'Impressions', 'Horizon', 'Lifestyle')

GARAGE

- Sectional overhead garage doors ('Slimline Profile', 2 x remotes)

FLOORING

- Sealed concrete exposed aggregate finish to alfresco and porch

OUTDOORS

- 2 x external garden taps
- Clothesline - wall mounted with sealed exposed aggregate slab
- 1.8m timber paling fence and gate
- Turf, planting, edging and river gravel
- Sealed exposed aggregate driveway and path to front door
- Letterbox

FRONT DOOR, WINDOWS & SLIDING DOORS

- Entry door (Corinthian 'Urban: PURB1, PURB2, PURB4, PURB04, PURB101, PURB104' paint grade)
- Raven 'RP4' door seal
- Entrance lever-set (Lane Profile Series 'Avalon')
- Aluminium powder coated framed windows and glass doors
- Barrier screens (diamond grille) to windows, sliding doors and external hinged doors
- Keyed locks to windows and sliding doors

LINING

- Plasterboard to walls and ceiling (10mm walls, 13mm ceilings)
- Colorbond steel or Bristile 'Classic' or Monier 'Atura' (low profile concrete roof tiles)
- Colorbond gutter, Colorbond fascias, PVC downpipes
- Villaboard to bathrooms
- Cove cornice (90mm)
- Architrave and skirting

SERVICES & FEES

- Council and QBCC fees (Brisbane City Council)
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training
- Natural gas (if available) from street to external wall mounted box

PLEASE NOTE: A more detailed list of inclusions and specifications will be provided with your final building contract. This document should be used as a guide only. Specifications may change due to product availability, supply or at the builders discretion without notice. Refer to the information provided in your building contract.

[DS] Design Specific: Availability, quantity or position subject to detail on standard plan.

Specification as at 30/01/2018. Version 1.0

ENQUIRE TODAY

ausbuildinvest.com.au

INVESTMENT
COLLECTION



Inclusions are based on, and apply to, standard plans only. Inclusions subject to supply or model availability and may be substituted by an equivalent or better item without notice. Ausbuild reserves the right to change design, materials, specification and suppliers without notice. Specification as at 29/01/2018. Version 1.

AUSBUILD 