



HOME & LAND

\$493,500

FIXED PRICE

Lot 127 Ludwig Street 'Leichhardt - Essington Rise' Leichhardt

DESIGN NAME: Ellis

TOTAL HOUSE AREA: 189sqm

TOTAL LAND SIZE: 583sqm

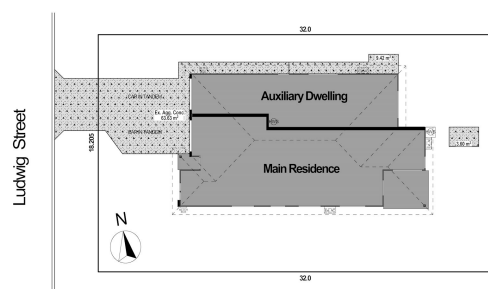
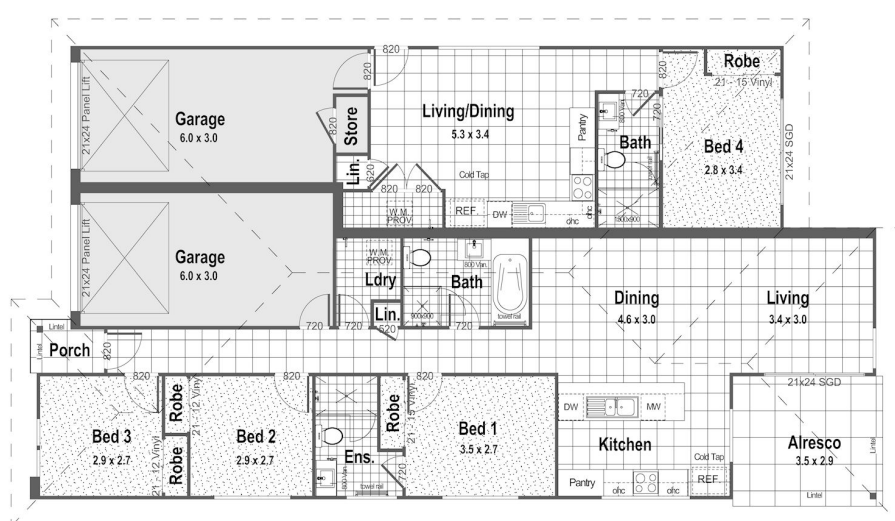
HOUSE PRICE: \$313,500

LAND PRICE: \$180,000

LAND REG: Registered

QUALITY INCLUSIONS:

- Fixed site costs, no surprises
- Carpet and tile throughout
- 2440mm nominal ceiling height
- Split system air conditioner to living room and master bedroom
- Stone benchtop to kitchen, ensuite and bathroom
- Quality stainless steel appliances
- Superior plumbing and electrical fixtures
- Flyscreens throughout
- Blinds throughout
- Outdoor patio area
- Turfed and landscaped
- Driveways and path
- Fully fenced
- Clothesline and letter box
- Preselected external and internal colours



LIVING: 136.04 | **GARAGE:** 41.51 | **PORCH:** 1.95 | **OUTDOOR:** 10.43 | **TOTAL:** 189.93 | **LENGTH:** 21.13 | **WIDTH:** 11.42

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**AUSTRALASIAN
HOMES**

Page No:	Name
01	Perspectives
02	Site Plan
03	Ground Floor Plan
04	Elevations
05	Landscape

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BAL 12.5



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Site Address:

Lot 127 Ludwig
Street Essington
Rise Leichhart QLD
4305

No.	Description.
A	18.12.18 Prelim by RW
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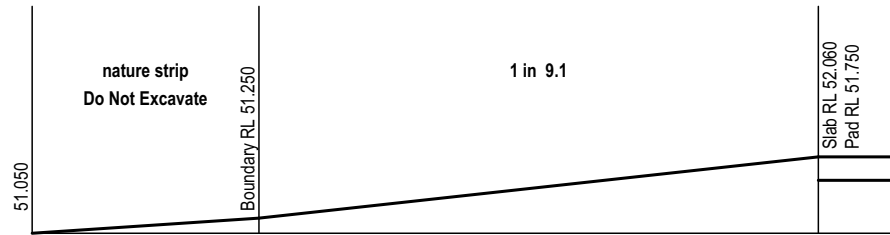
House Type:

ELLIS 190 - BC - SLAB
- F1 - HIP

Issue: Prelim	Issue Date: 18.12.18
Drawn By: RW	Checked By: DP
Scale: As Shown on A3 Page	
Job No. 21112	Page No. 01
Plot Date 18/12/2018	

Prelim
FOR APPROVAL

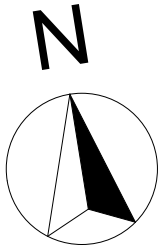
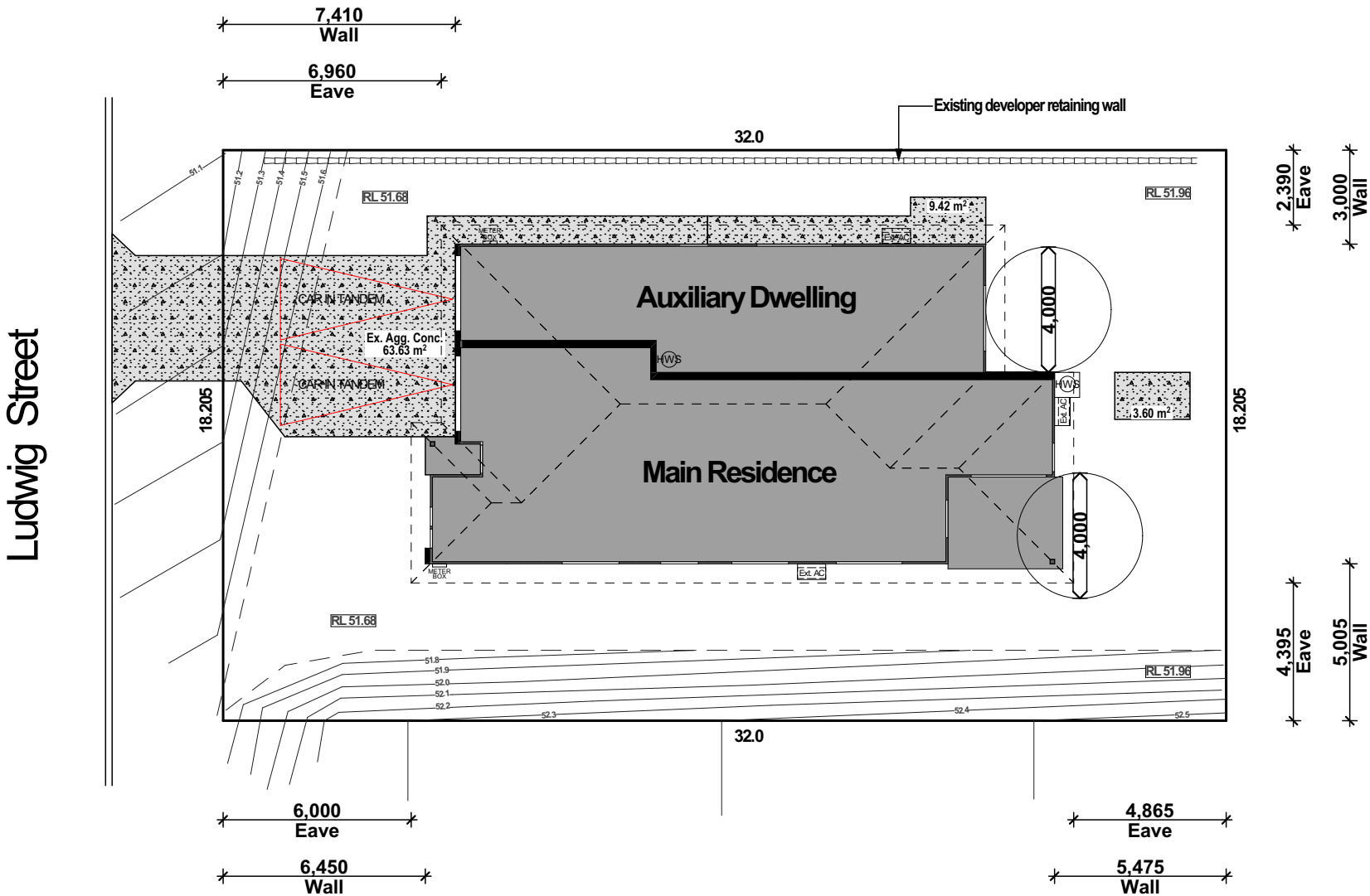
PERSPECTIVES



PAD LEVELS
PL: 51.750 RL
CUT: Site Scrape
FILL: Site Scrape
FFL: 52.060 RL

CHECKLIST	
BAL RATING	
ACOUSTIC (GENERAL)	
ACOUSTIC (AIRPORT)	
FLOOD	
HERITAGE OVERLAY	
COVENANT REVIEW	
EASEMENTS	
DBYD -NA	
AS CONS/ NOT AVAIL. AT TIME OF SITING	
BUSHFIRE/ ACOUSTIC/ AIRPORT/ FLOOD AS PER SPP MAPPING	

PROPERTY DESCRIPTION
Lot - 127
SP - .
Parish - .
County - .
Authority - Ipswich C.C.
Area - 583m2
Foot Print - 189.93m2
Site Cover - 32.5%



BAL 12.5



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Site Address:
Lot 127 Ludwig Street Essington
Rise Leichhart QLD 4305

AMENDMENTS	No.	Description.
	A	18.12.18 Prelim by RW
	B	
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ELLIS 190 - BC - SLAB - F1 - HIP

Issue: Prelim Issue Date: 18.12.18
Drawn By: RW Checked By: DP
Scale: As Shown on A3 Page
Job No. Page No.
21112 02
Plot Date 18/12/2018

Prelim
FOR APPROVAL

PROPOSED SITE PLAN - 1:200

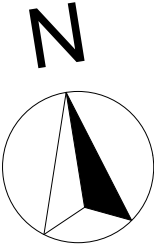
Site Plan
1:200

GENERAL NOTES:
Figure dimintions take precedence to scaled dimensions.
Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
Angled walls shall be 45° unless noted otherwise.

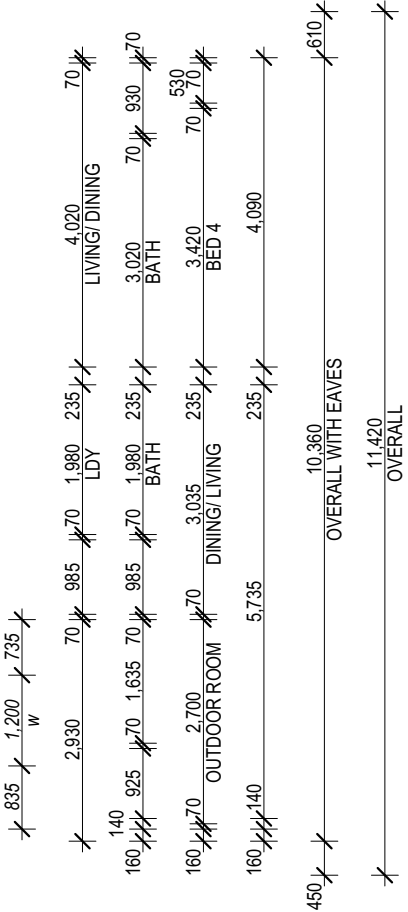
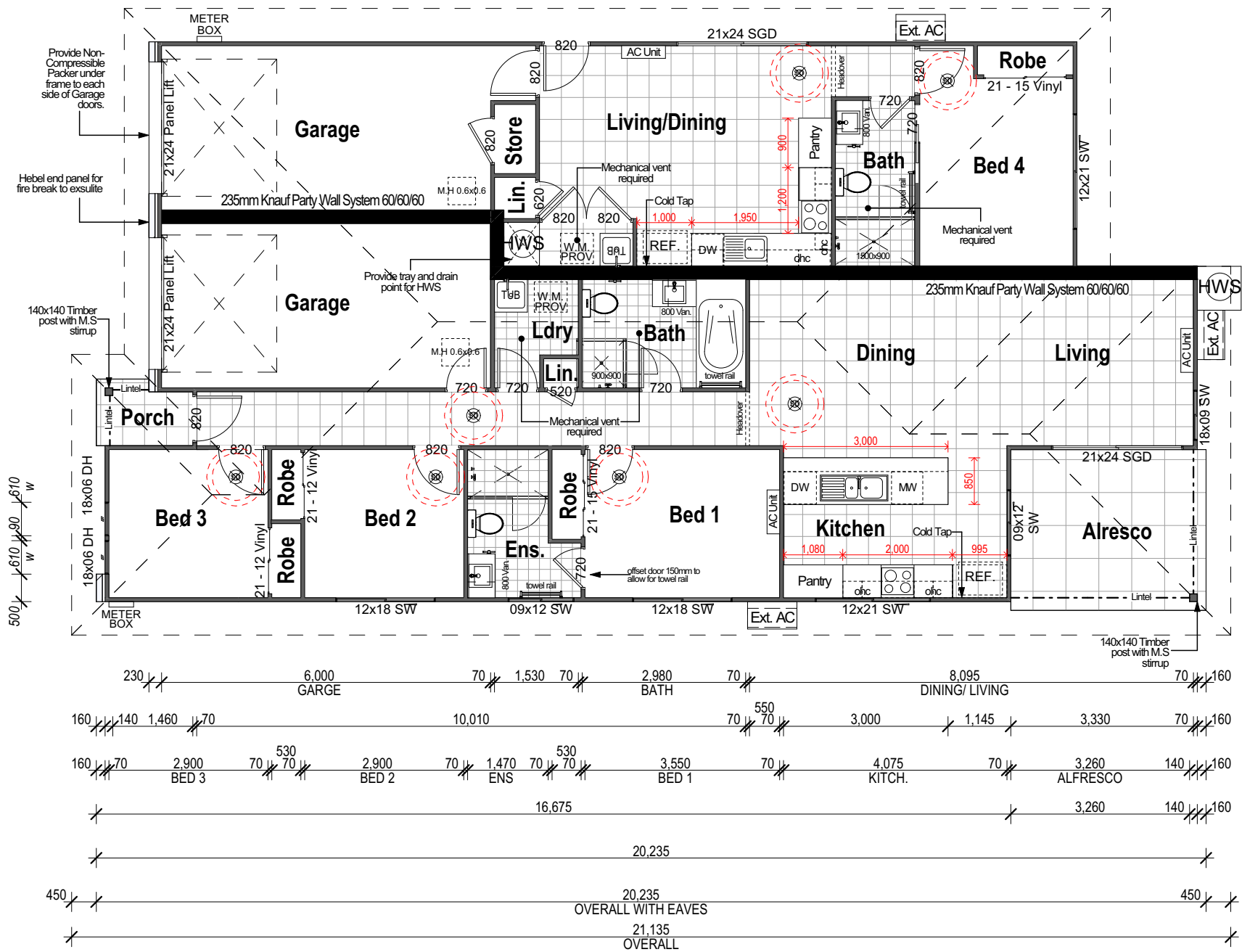
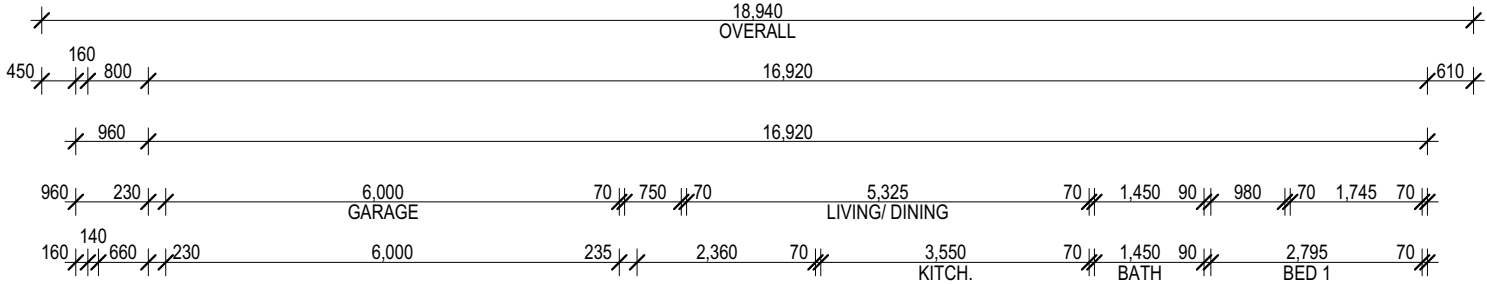
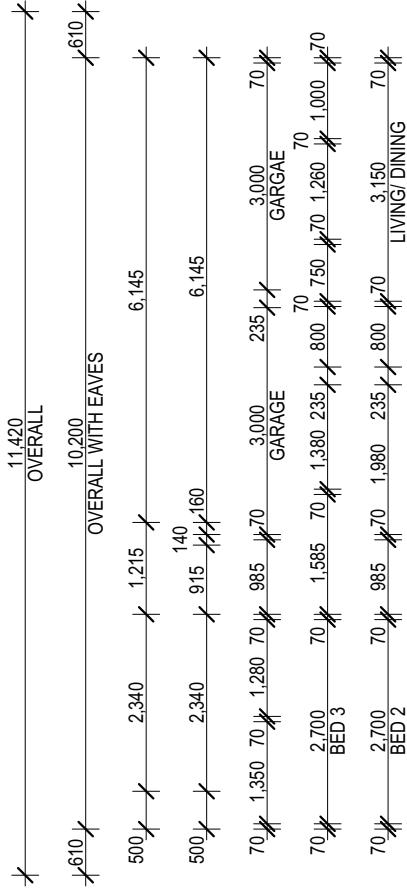
Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuites and Laundries,
without Natural Ventilation (windows) to have
Mechanical Exhaust Fans.

Post & Columns
⊕ = SHS
■ = Timber

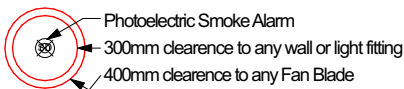


Floor Areas	
Zone Name	Area
Main Dwelling	
1. Living	92.67
2. Garage	19.50
3. Outdoor Room	10.43
4. Porch	1.95
Secondary Dwelling	
1. Living	43.37
2. Garage	22.01
189.93 m²	



Ground Floor
1:100

BAL 12.5



Smoke Alarm Legend

Prelim
FOR APPROVAL

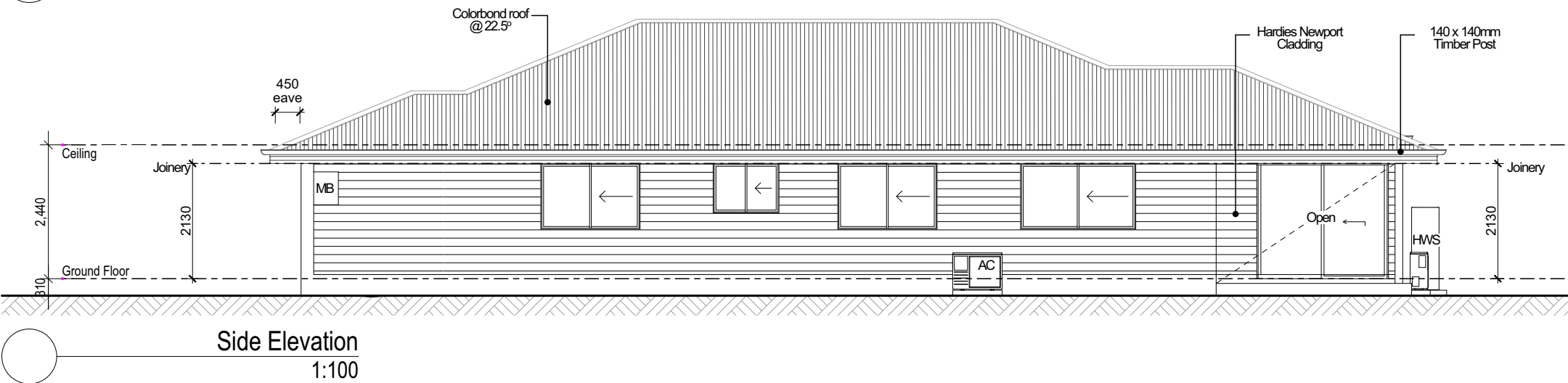
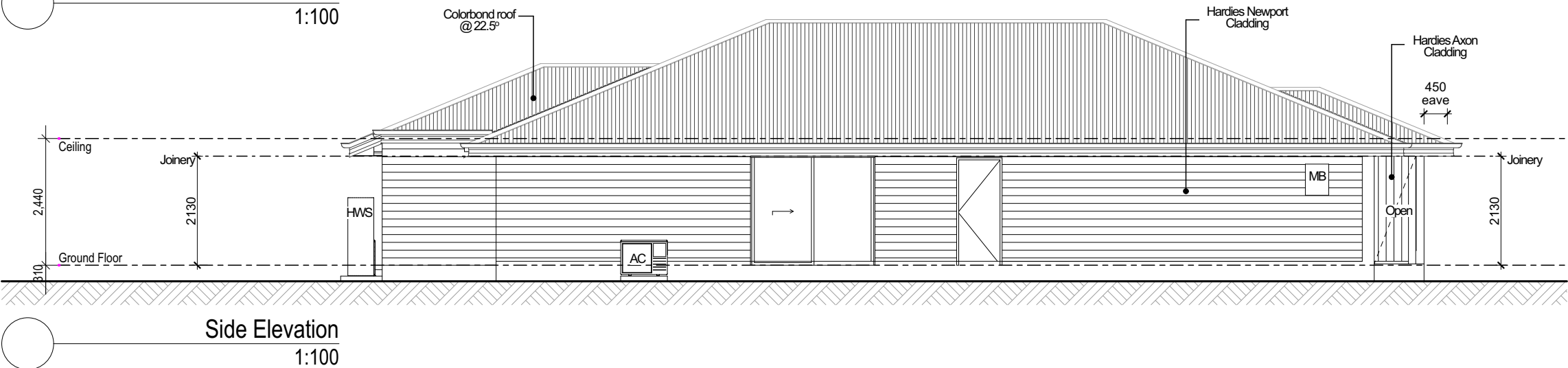
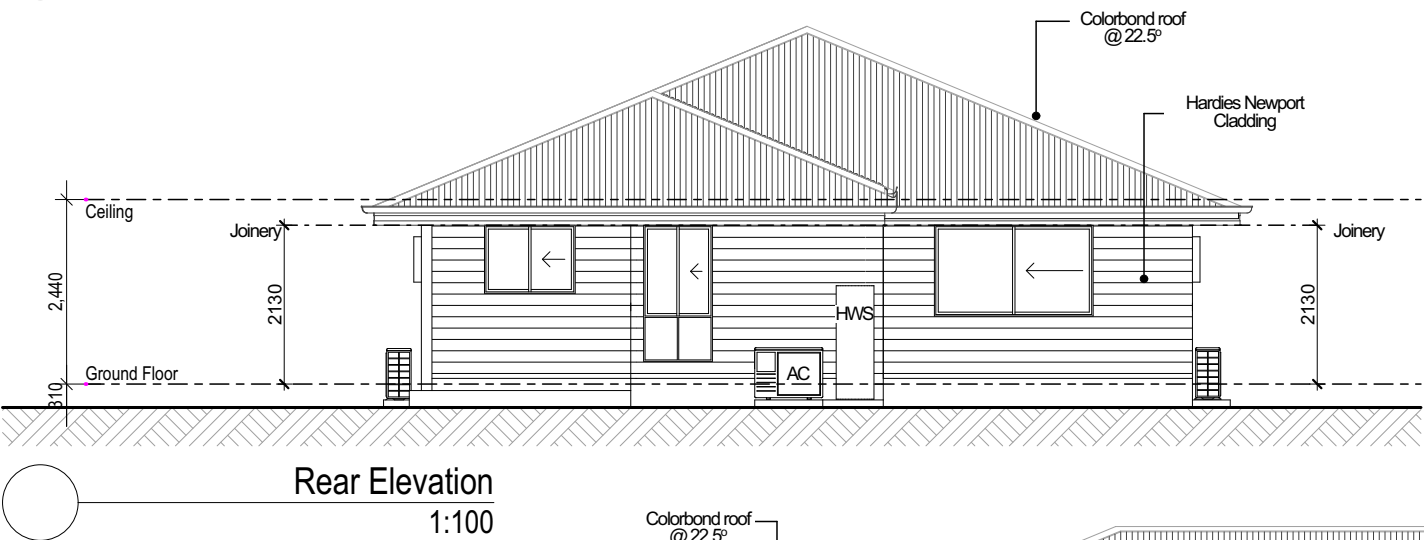
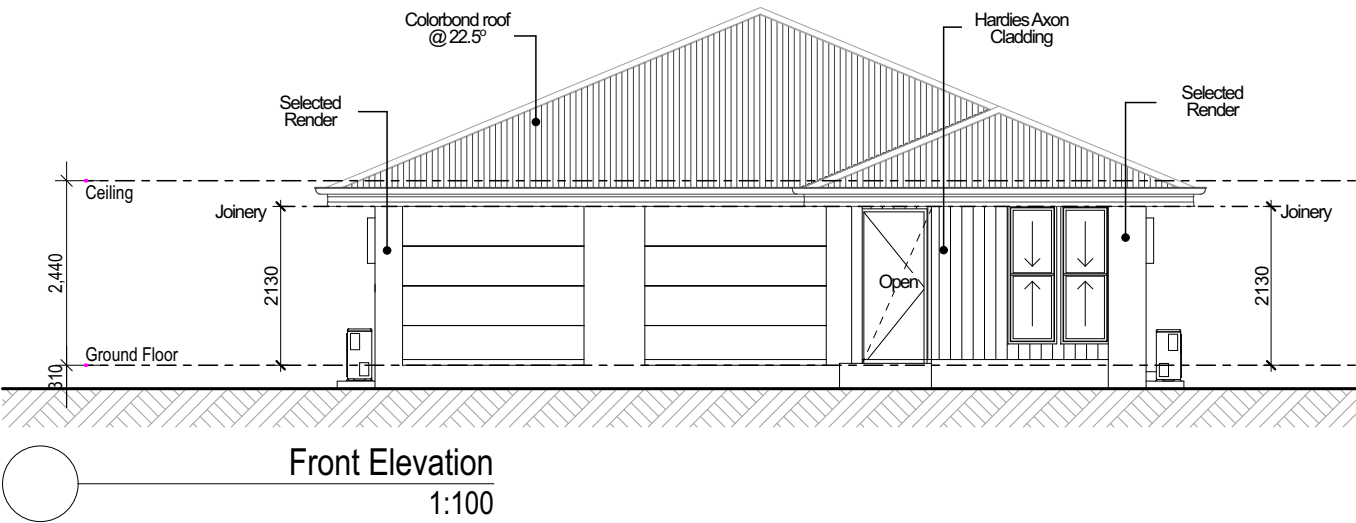


GROUND FLOOR PLAN - 1:100

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				Issue: Prelim	Issue Date: 18.12.18
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				Job No.	Page No.
				21112	03
				Plot Date	18/12/2018



External Finishes

Selected Axon Cladding
Selected Newport Cladding
Selected Timber Front Door
Aluminium Windows
22.5° Sheet Metal Roof
140x140 Merbau Posts



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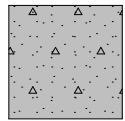
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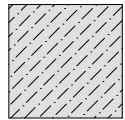
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21112 04
Plot Date 18/12/2018

Prelim
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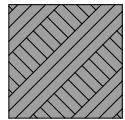
ELEVATIONS - 1:100



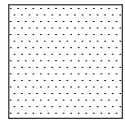
Exposed Aggregate
Concrete



Selected Pebbles With
Weed Mat Under



Proposed Edged Garden Bed



Proposed Turfed Area

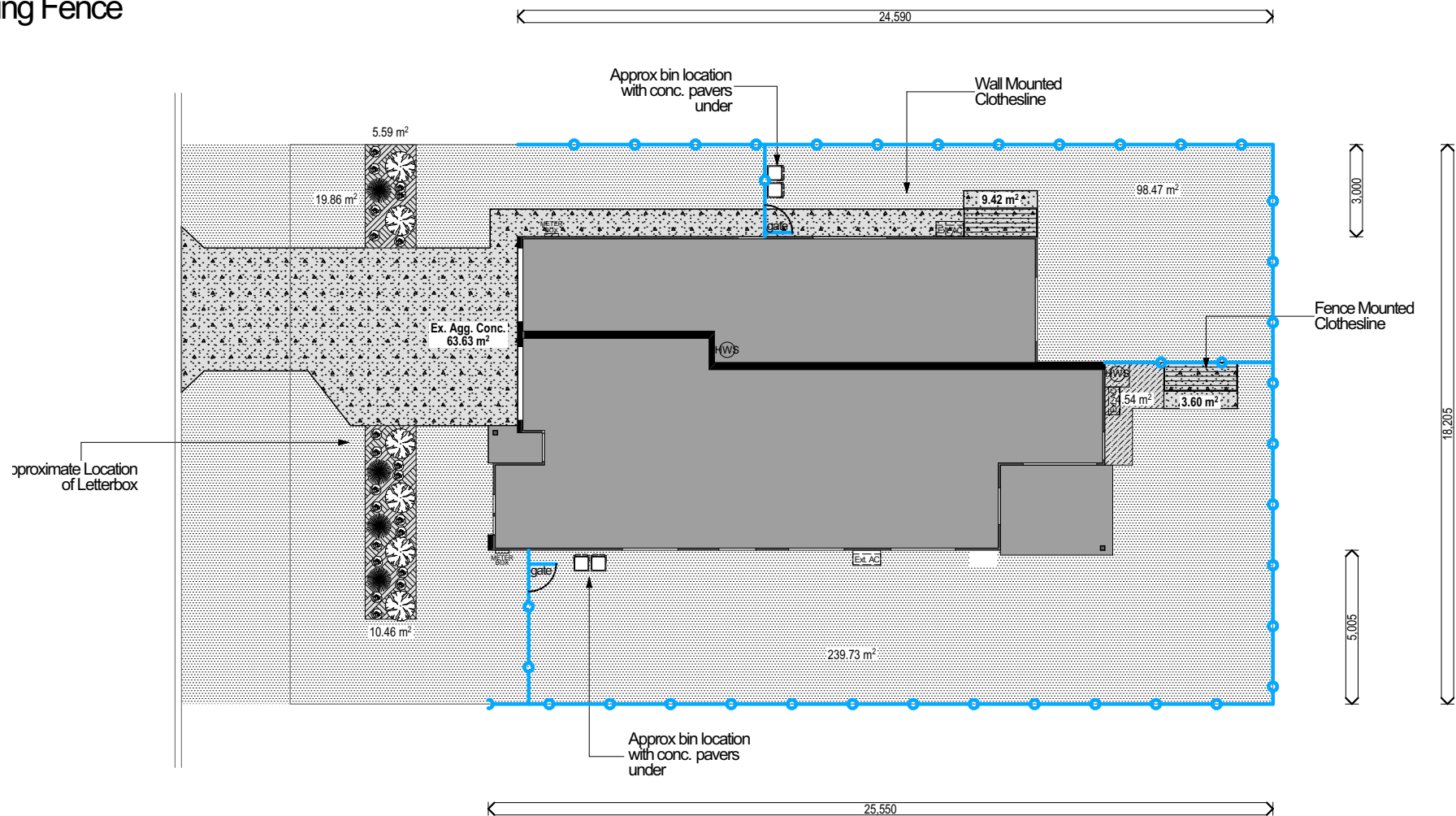
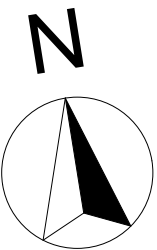
Proposed 1800mm Treated
Pine Butted Paling Fence

Landscaping Area Totals	
Material Type	Surface Area
Proposed Edged Garden Bed	16.05
Proposed Turf	358.06
Select Pebbles With Weed Mat Under	4.54

LANDSCAPING SUBJECT TO
CHANGED BASED ON SITE
CONDITIONS.
...
TURF MAYBE SUBSTITUTED WITH
LANDSCAPING GRAVEL TO AREAS OF
LOW LIGHT.
...
PROPOSED RETAINING WALLS AND
FENCING IS SUBJECT TO CHANGE.
...
PLANTS ARE INDICATIVE ONLY.

PROPERTY
DESCRIPTION

Lot - 127
SP - .
Parish - .
County - .
Authority - Ipswich C.C.
Area - 583m²
Foot Print - 189.93m²
Site Cover - 32.5%



Landscape Plan
1:200

Prelim
FOR APPROVAL



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LANDSCAPE PLAN - 1:200

AUXILIARY DWELLING - IPSWICH CITY COUNCIL

- ✓ Both units will have separate power and water meters. One main power will be installed with 2 separate meters to the outside of the dwelling and sub-boards installed in each garage. Each meter is read separately. The main water meter will be installed as per the usual connection to the allotment with a plumber installing two sub - meters inside the allotment for each dwelling and read separately
- ✓ Both units will have separate letter boxes / slots
- ✓ Fire separation is included between the dwellings
- ✓ No infrastructure or strata title fees included (Dwelling cannot be subdivided or community titled at a later date)

GENERAL INCLUSIONS

- ✓ Construction Insurance, Public Liability & QBCC Home Warranty Insurance
- ✓ Covenant, Certification and Council Application fees
- ✓ Soil test, engineering report and full working drawings
- ✓ All site costs included
- ✓ Engineering plans
- ✓ Engineer designed pine frame and roof trusses
- ✓ N2/3 wind load construction as per engineer's specifications
- ✓ 2440h walls 70mm timber frame
- ✓ 6 Star Energy Rating
- ✓ 170L Energy Efficient hot water system
- ✓ Insulation to ceilings
- ✓ Wall wrap (reflective foil insulation paper) to external walls
- ✓ Physical termite barrier

WARRANTIES

- ✓ Six year Three month structural warranty
- ✓ Twelve month maintenance warranty

EXTERNAL INCLUSIONS

- ✓ Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- ✓ Colorbond Roof or Concrete Roof Tile as indicated on plans
- ✓ Facia, gutter and painted PVC down pipes

- ✓ Panel lift garage door with remote control
- ✓ Two external garden taps
- ✓ Two external lights
- ✓ Sewer connection to Council services
- ✓ Underground Electrical Mains
- ✓ Water connection to Council Services
- ✓ Aluminium sliding windows and doors with keyed alike window locks
- ✓ Fly screens to all windows and sliding doors

INTERNAL INCLUSIONS

- ✓ All painting in standard three coat system
- ✓ Skirting to be 68x12mm
- ✓ Architrave to be 42x12mm
- ✓ Redicote internal doors
- ✓ Feature front door with glazing
- ✓ Cushion stops to doors
- ✓ Built-in robes to all bedrooms include shelf and rail
- ✓ Linen press with four shelves
- ✓ Cornice – Standard plaster cove corners
- ✓ 10mm plasterboard to all walls and ceiling
- ✓ 6mm Villaboard lining to wet areas
- ✓ Carpet grade internal stairs if applicable

ELECTRICAL

- ✓ Ceiling fan/light to each bedroom
- ✓ Ceiling fan to alfresco (if applicable)
- ✓ Split System Air Conditioner (heating and cooling operative) to Main Bedroom & Living in main unit
- ✓ Split System Air Conditioner (heating and cooling operative) to Living only in auxiliary unit
- ✓ TV outlets in Living, Media (if applicable) and Master Bedroom
- ✓ TV antenna
- ✓ Power points to all bedrooms and appropriate areas
- ✓ One phone point

- ✓ Earth leakage safety switch
- ✓ Smoke detectors as per BCA requirements – hard wired with battery backup

KITCHEN

- ✓ 20mm stone bench tops
- ✓ Fully laminated cupboards and drawers
- ✓ All doors and drawers to be 2mm PVC edged
- ✓ Stainless Steel 60cm oven
- ✓ 4 zone cook-top
- ✓ Stainless steel Rangehood
- ✓ Stainless steel dishwasher
- ✓ Overhead laminated cupboards
- ✓ Chrome mixer tap to kitchen sink
- ✓ 1 ¾ bowl stainless steel drop in sink
- ✓ Pantry as per plans
- ✓ Tiling to kitchen splash back
- ✓ Water tap for fridge

LAUNDRY

- ✓ Laundry tub to be 45L with suds bypass and metal cabinet
- ✓ Tiling to floor and skirting
- ✓ Tiled splashback to tub
- ✓ 20mm stone benchtop and laminate joinery as per preliminary plans

FLOOR & WINDOW COVERINGS

- ✓ Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- ✓ Balance of house to have quality carpet with underlay
- ✓ Garage floor to be steel trowel concrete finish
- ✓ Window coverings to be roller blinds with chain drive (excluding bathrooms)

LIGHTING FIXTURES

- ✓ Energy saving down lights to Living, Kitchen and Hallways
- ✓ Fan/lights to Bedrooms
- ✓ Single fluorescent tube lighting in Garage

BATHROOM & ENSUITE

- ✓ 20mm stone vanity tops
- ✓ Brushed nickel steel handles to drawers & cupboards
- ✓ All doors and drawers to 2mm PVC edged
- ✓ Toilet suites with white vitreous pan – closed coupled
- ✓ Mirror 900mm high by length of vanity
- ✓ Full china vanity basin
- ✓ Chrome basin mixers
- ✓ Chrome towel rail and toilet roll holder
- ✓ 1525mm white acrylic bath
- ✓ Shower rose with flexible hose
- ✓ Framed clear glass shower screen with pivot door
- ✓ Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- ✓ Waterproofing to wet areas as per Australian Standards

LANDSCAPING

- ✓ Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- ✓ Patio to be decorative concrete finish or tiled as per builder's selection
- ✓ Estate covenant approved and numbered letterbox
- ✓ Fold down clothesline with concrete pad and path
- ✓ Fencing to covenant requirements and to include boundary and side gate
- ✓ Turf and landscaped gardens to front and rear
- ✓ Garden bed/s planted to suit aesthetics of home
- ✓ Edging to all gardens

PROFESSIONALLY COORDINATED COLOURS

Australasian Homes' design & planning professionals take great care of your homes' appearance.

Experienced decorators carefully select your new homes colours using popular neutral tones to avoid extraordinary colour schemes that may date quickly and detract from the value of your home. This service is standard for all home purchasers to obtain the right look with minimal fuss.

Property investment purchasers acknowledge that they provide irrevocable authority to the Builders' trained decorators to determine the new home's internal and external colour scheme on their behalf at no additional cost.

LANDSCAPING

Australasian Homes will lay turf prior to Practical Completion and will be responsible for watering turf up to one week after Practical Completion. After that, watering will be the sole responsibility of the purchaser.

Turf has a tendency to temporarily 'die off' in places before striking permanent root, this is not due to faulty product.

The turf should be thoroughly soaked for the first couple of weeks. During hot weather frequent, light watering is suggested until the turf has rooted down.

ADDITIONAL TERMS

Unless otherwise specified, the work shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.

The builder reserves the right to replace any item unavailable at the time of construction with an equivalent product.

Plans may vary slightly subject to council, covenant and engineering requirements.