

\$533,900




LOT 121 | NATURE'S EDGE

Bahrs Scrub, QLD

 3/2  2/1  1/1

- The Pacific Motorway (M1) is less than 10km away providing direct links to the Brisbane CBD, Yatala and Gold Coast Area
- 8km to Waterford Plaza and 11.3km to Marsden Shopping Centre
- Less than 7km to Aldi, Woolworths & Coles and 14.4km to IKEA
- 5.6km to Beenleigh Train Station, where residents can enjoy easy access to Brisbane or the Gold Coast and continue on the Gold Coast Light Rail to the beach
- 12.1km to Griffith University Logan Campus
- Education, shopping, medical services, entertainment, employment, sporting facilities, parks, playgrounds all within close proximity

POINTS OF DIFFERENCE

 **Award-winning design and full working drawings**

 **All-inclusive price package / fixed price investment package**

 **Builders 20-Year Structural Guarantee**

 **QBCC Structure Warranty 6 years and 3 months**

WEEKLY RENT	RENTAL YIELD (PA)
Approx. \$650	6.33%





CATAPULT PROPERTY GROUP.

Thoughtfully designed packages based on innovation and research for exceptional return on investment.

LOT 121 | NATURE'S EDGE | STAGE 1

3/2 BED | 2/1 BATH | 1/1 CAR

\$533,900

Land Price: \$240,000
House Price: \$293,900
Title Status: Registered



FLOOR PLAN DESIGN **KIRRA MODIFIED**
FAÇADE DESIGN **RENDERED GABLE**
COLOUR SCHEME EXTERNAL: **MORNING DEW**
COLOUR SCHEME INTERNAL: **TIDE**

FLOOR AREA

Living:	92.88 / 56.82m ²
Garage:	19.71 / 21.23m ²
Porch:	2.97 / 1.63m ²
Alfresco:	11.68 / 6.69m ²
Total Floor Area:	213.61m²

LAND AREA

Land Area:	459m ²
Width:	13.59m
Length:	30.56m



Disclaimer: Not actual images of home, images are indicative only. Plan not to scale, furniture not included. Parties should note that while all reasonable care has been taken in the preparation of this material, the information is of a preliminary nature only, and is subject to change at any time. Photographs and artists impressions are illustrative only and all information is correct at time of publication. Catapult Property Group as vendor, its partners, its contractors, and its appointed marketing agents and other related parties disclaim all liability should any information or matter in this material differ from the contract of sale or the actual constructed development

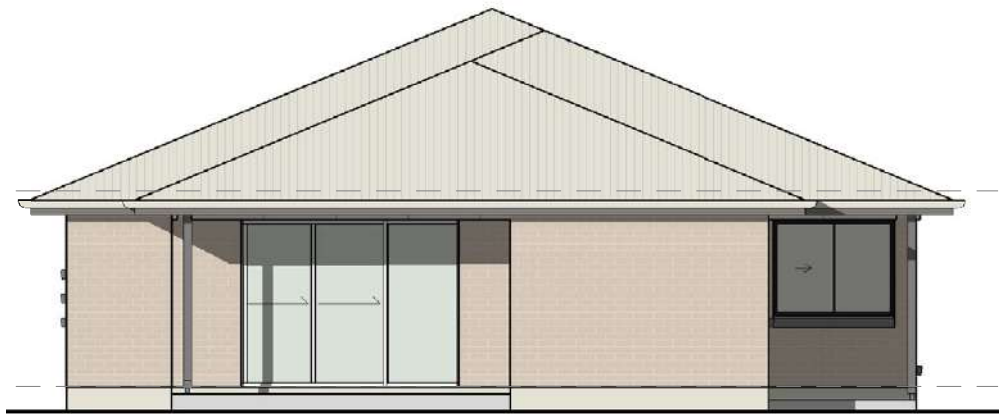




ELEVATION PLAN



1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100



3 LEFT ELEVATION
1 : 100



4 RIGHT ELEVATION
1 : 100

SITE PLAN





PREMIUM INCLUSIONS *FOR INSPIRED LIVING*



*This image is not reflective of the packaged design in this property card.



GOURMET *KITCHENS*

The home selected for this package features premium appliances carefully handpicked by our team of property experts, with the option of gas cooktop for a truly gourmet kitchen. Featuring stone benchtops that offer a taste of luxury, the premium inclusions for this kitchen is designed to offer an exceptional return on investment.

- Stone Kitchen benchtops 20mm Essa, 905mm high
- Oven: Electrical Fan Forced 600w Chef CVE612SA
- Rangehood: Recirculating Slide Out Westinghouse WR614SA
- Cooktop: Gas 4 Burner S/Steel Chef CHG642SA (or) Electric Ceramic 600W Chef CHC644BA
- Dishwasher: Dishlex S/Steel DSF6105X
- Sink Mixer Chrome Excellence Everhard 71436

PLUS MORE





*This image is not reflective of the packaged design in this property card.




LUXURY BATHROOMS + *ENSUITES*

The luxury bathrooms and ensuite in this package are customised for the home with form and functionality in mind. Featuring custom-built vanities, chrome tapware and fixtures, our bathroom inclusions are uniquely designed for this package and built to last.

- Semi frameless shower screens with clear glass
- Custom built-in vanities with laminate bench
- Bath Decina Bambino White 1510
- Toilet suite Virtue Coupled S Trap

PLUS MORE



*This image is not reflective of the packaged design in this property card.



TENANT READY *INCLUSIONS*

- Split System Panasonic Air-Conditioner to 7.1kw Living area and 2.5kw Main Bedroom
- Ceiling fan to all Bedrooms
- Roller blinds to windows and sliding doors
- Fly screens to all opening windows and doors
- External LED down lights to Porch & Alfresco
- Wall mounted clothesline
- Letterbox with street number (Moderna or Vectra design)

PLUS MORE





*This image is not reflective of the packaged design in this property card.



PREMIUM SCHEDULE OF INCLUSIONS

PRE-CONSTRUCTION | CONNECTIONS

- Designed house plan by award-winning designer including full working drawings
- HIA Fixed Price Contract for customer protection including GST
- Soil Test
- Energy Efficiency for Australian Standard
- Local council building application fees (charges and permits only)
- Third Party / Building Insurance
- Sewerage, storm water, data & electrical connections (max 8m from slab)
- Final engineering inspections & certification
- Q-Leave fees
- Handover inspection with independent third party
- You choice of internal and external colour schemes from Builders Range (as per covenant)

WARRANTIES

- Builders 20-Year Structural Warranty
- QBCC Structural Warranty (6 years and 3 months)
- QBCC Non-Structural Warranty (12 months)
- Visual Termite Barrier for Australian Standards - Lifetime warranty *conditions apply

SITE WORKS | SLAB | FRAME

- Engineer frame design
- "H" Class concrete slab (waffle pod) to 300mm above ground
- Visual Termite Barrier for Australian Standards
- CCA pine frames constructed onsite & prefabricated pine trusses
- Standard ceiling height of 2410mm

DRIVEWAYS | LANDSCAPE | FRONTYARD | BACKYARD

- Exposed aggregate driveway (to 50sqm) or as per covenant
- Wall mounted clothesline
- Letterbox with street number Moderna or Vectra design
- Front and rear water taps
- 1.8m butted timber pine fence to 1 side, rear & return, 1 x single side gate
- Turf to front, rear & sides
- Gravel to 1 x side where required
- Planted garden bed to front of the lot (to 10sqm) or as per covenant

INITIALS: _____

PREMIUM SCHEDULE OF INCLUSIONS

ENERGY EFFICIENCY | ROOF | BRICKWORK | EXTERNAL

- Insulation & sarking to Energy Efficiency ratings
- Metal Colorbond roof, fascia & gutter, PVC downpipes (as per colour selection)
- Brick veneer (PGH Naturals Range) 1 standard brick colour with grey mortar
- Weatherboard (if required as per covenant)
- Render finish as indicated on plans (Builders Range or as per covenant)
- Beaded soffit and front patio ceiling 4.5mm Hardiflex
- Aluminium framed windows with grey tint Glass 3.5mm (keyed alike)
- Tiled alfresco and/or porch
- Hinged front door from Humes Newington Range (paint grade 920mm wide)
- Whitco External Entrance Handle with security deadbolt to front door
- Panel lift Garage door (with 2 remotes)
- Fly screens to all opening windows & doors

WALLS | MOULDINGS | PAINT

- 10mm plasterboard to walls (low sheen) & ceilings (flat)
- 6mm villa board / WR board to wet areas
- 90mm cove plaster cornice
- 42 x 11mm architrave (gloss finish)
- 68 x 11mm skirting (gloss finish)
- Painting 1 coat primer, 2 top coats (Dulux Builders Range)

FLOOR COVERINGS

- Polypropylene carpets to Bedrooms & robes with 11mm foam underlay (Builders Range)
- Beaumont Belga range tiles to Living Areas
- Illusions range of vinyl planks to Living Areas in place of tiles

WET AREA TILING

- Beaumont Belga range tiles to wet areas (refer to plan)
- Bathroom, Ensuite, Laundry & Toilet floors with half tile skirting
- Showers (hob less) floors and walls to 2100mm high
- Splashback to baths 600mm high above rim
- Splashback to Laundry unit 400mm high
- Splashback to vanities half tile

INITIALS: _____





PREMIUM SCHEDULE OF INCLUSIONS

KITCHEN

Stone Kitchen benchtops 20mm Essa, 905mm high

Tiled Kitchen splashback 600mm

1 x bank of 4 metal sided drawers with 1 x cutlery insert

2110mm high cabinets - no pelmets

600mm high overheads (no handles)

Electrolux appliances:

OVEN: Electrical Fan Forced 600w Chef CVE612SA

RANGEHOOD: Recirculating Slide Out Westinghouse WRR614SA

COOKTOP: Gas 4 Burner S/Steel Chef CHG642SA (or) Electric Ceramic 600w Chef CHC644BA

DISHWASHER: Dishlex S/Steel DSF6106X

Sink Nugleam 1080mm 1&3 / 4 bowl LH / RH Everhard 73105

Sink Mixer Chrome Excellence Everhard 71436

BATHROOMS | LAUNDRY | LINEN | CUPBOARDS

Semi frameless shower screens with clear glass

Mirrored robes – 1 shelf and 1 hanging rail

Custom built-in vanities with laminate bench

4 shelves to linen and pantry

Standard pull handles. Cupboards from standard Formica Range.

Frameless mirrors full width of Vanity to 2100mm high

Washing machine taps Installed inside cabinet

45lt stainless steel laundry bowl and cabinet unit

Double towel rail Master Rail

Towel ring in Master

Toilet roll holder Master Rail

Soap dish Master Rail

Bath Decina Bambino White 1510

Toilet suite Virtue Coupled S Trap

COOLING | HEATING

Split System Panasonic Air-Conditioner to 7.1kw Living area and 2.5kw Main Bedroom

Ceiling fans to all Bedrooms

Ceiling fan 316 SS grade to Alfresco (1)

INITIALS: _____

PREMIUM SCHEDULE OF INCLUSIONS

LIGHTS | EXHAUST

LED down lights to Living Areas (to a max of 38 includes fan lights if applicable)

1 x LED slimline batten light to Garage

Exhaust fan / light unit to non-ventilated Toilets

Light / heat lamp / exhaust fan unit to Bathrooms & Ensuite

External LED down lights to Porch & Alfresco

1 x external spotlight w/sensor to Front Yard

ELECTRICAL FITOUT

3 x double power points to Master and Kitchen

2 x double power points to Bedrooms and Media (if applicable)

1 x double power points to Family, Dining, Bathrooms, Ensuite, Laundry and Garage

1 x data / phone point in Kitchen

Up to 3 x TV points in the Family, Media and Master

1 x TV Antenna

Hard wired smoke alarms to meter box

PLUMBING FITTINGS

Basin Mixer Chic Everhard 71455

Wall Mixer Chic Everhard 71450

Shower hand on rail 5 function chrome HSPKS1CP

Spout bath 200mm w/aerator

Electric storage or gas instantaneous hot water unit 24L per min or as per covenant

INTERNAL DOORS | WINDOW FURNISHINGS

Roller blinds to windows and sliding doors

Hume or similar flush Doors (2040mm) with door stops

Whitco SS internal door furniture

EXCLUSIONS

SITE WORKS

No allowance for retaining wall

No allowance for demolition

For Dual Occupancies please be aware there are connection fees for services, e.g. Telstra, NBN second connections.

INITIALS: _____





FINISHES.

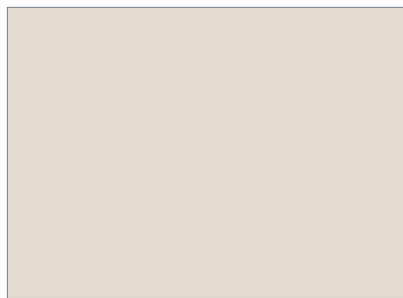
Lot 121

MORNING DEW

External Colours



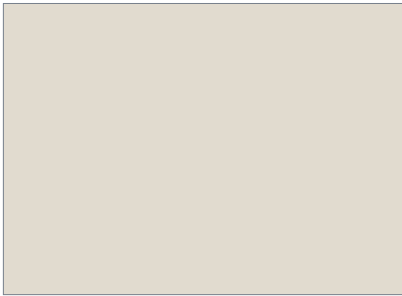
Roof
Colorbond
Surfmist (L)



Gutter
Colorbond
Surfmist



Fascia
Colorbond
Wallaby



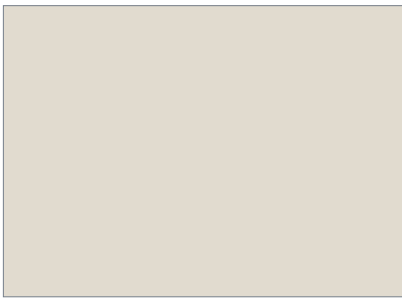
Garage Door
Colorbond
Surfmist



Brickwork
PGH Naturals Range
Moon Dust



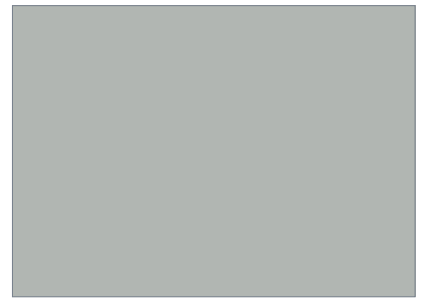
Mortar
Ironged Joint
Grey



Render & Cladding
Paint
Surfmist



Feature Paint
Paint
Wallaby



Window Frames & Security Screens
Trend
Anodic Natural Matt



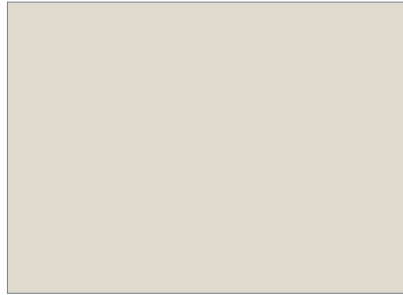


MORNING DEW

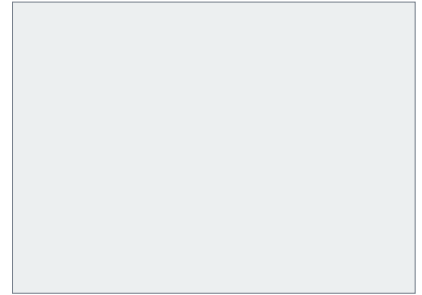
External Colours



Downpipes & Garage Door Frames
Paint
Surfmist



Entry Door
Paint Grade
Surfmist



Eaves & External Ceilings
Paint
Ceiling White



Infills & Wood Work
Merbau



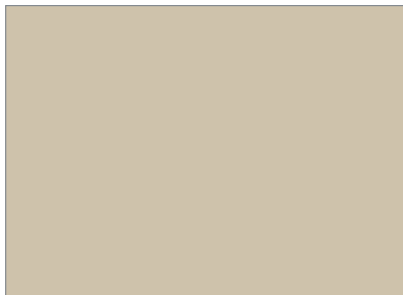
Stain Finish
Stain
Merbau



Exposed Aggregate
Holcim
Macleay



Letter Box
Moderna or Vectra
Wallaby



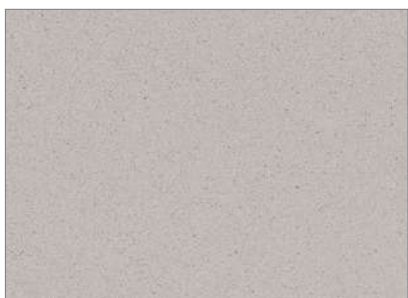
Clothesline
Daytek 10 Fold Down
Bark



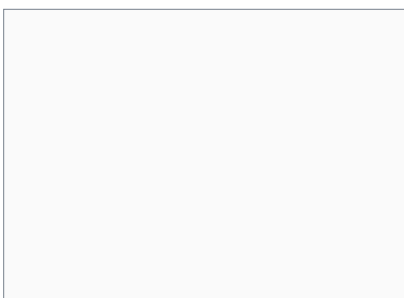


TIDE

Internal Colours



Engineered Stone Benchtop
Essa 20mm 3mm Arris Profile
Zinc



Kitchen Cabinetry
Formica
Snowdrift



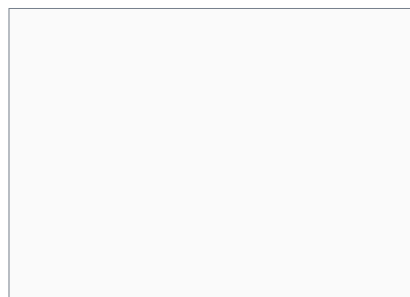
Kitchen Feature
Formica
Charred Woodline



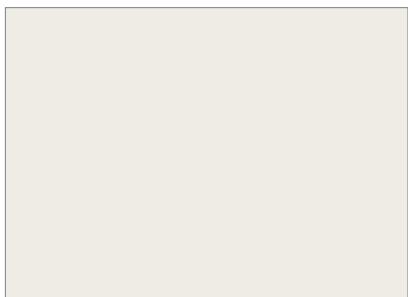
Kitchen Kickboard
Formica
Brushed Silver



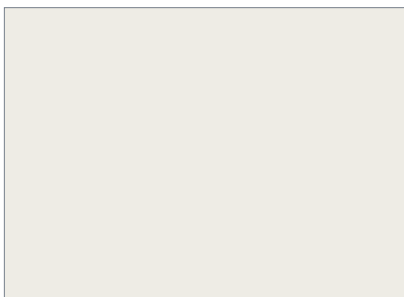
Bathroom & Ensuite Benchtop
Formica
Grey Finestone



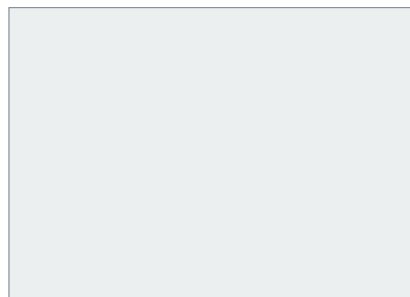
Bathroom & Ensuite Cabinetry
Formica
Snowdrift



General Paint Walls & Woodwork
Dulux Low Sheen
Geisha White



Architraves, Skirting's & Doors
Dulux Full Gloss
Geisha White



Ceilings
Dulux Flat
Ceiling White



Kitchen Splashback
to 600mm - Horizontal Stackbond
Gloss White 100 x 300



Laundry Splashback
1 Tile Height - Vertical Stackbond
Gloss White 250 x 400



Vanity Splashback
1/2 Tile Height - Vertical Stackbond
Gloss White 250 x 400

TIDE

Internal Colours



Bath Splashback
to 600mm - Vertical Stackbond
Gloss White 250 x 400



Bath Hob
Internal Grade
Belga Charcoal 450 x 450



Shower Wall Tiles
to 2100mm - Vertical Stackbond
Gloss White 250 x 400



Wet Area Skirting's
1/2 Tile Height
Gloss White 250 x 400



Internal Floor Tiles
Internal Grade
Belga Charcoal 450 x 450



External Tiles Porch & Alfresco
External Grade
Belga Charcoal 450 x 450



Shower Frames
Semi Frameless
Chrome



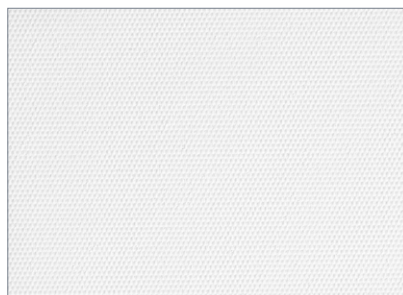
Robe Frames
Mirrored Inserts
Chrome



Carpet
New Atlantis
Colour 4



Vinyl Flooring
Illusions
English Walnut

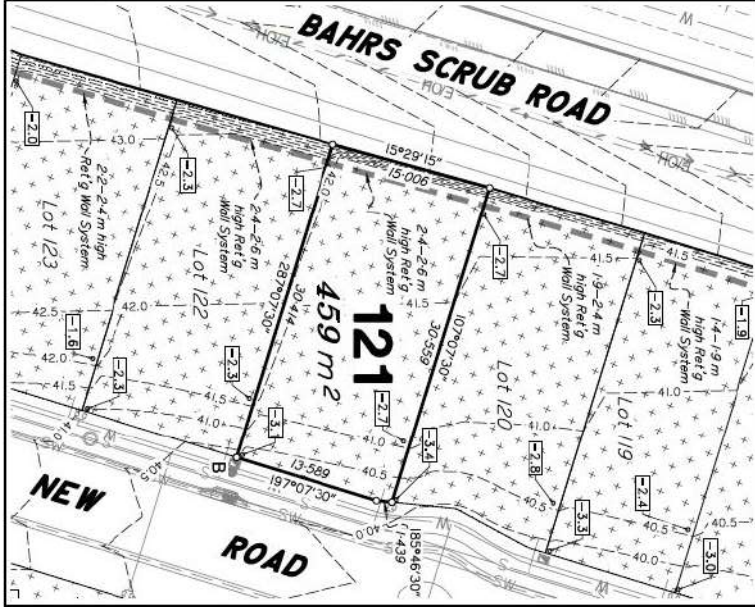
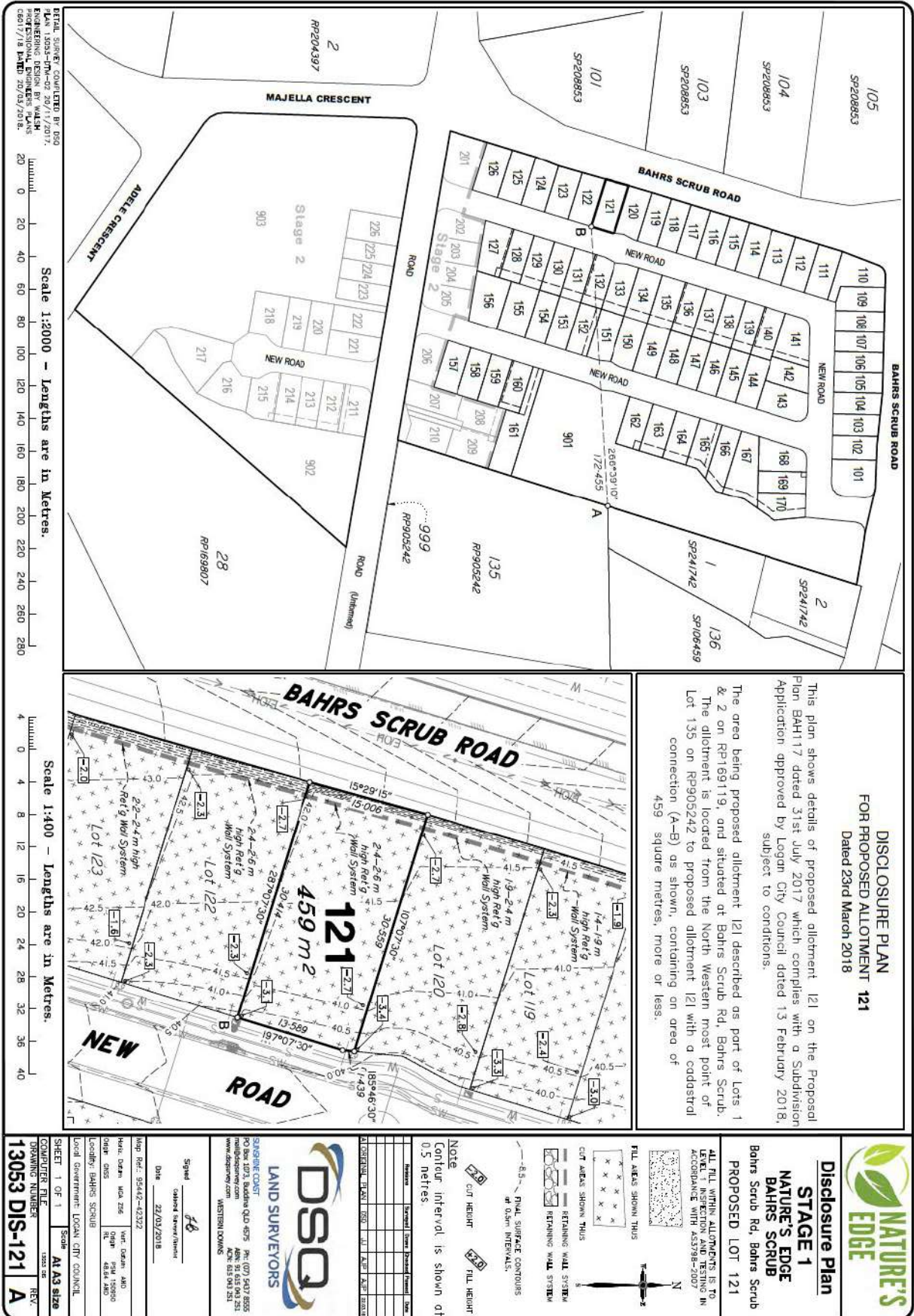


Roller Blinds
Vibe
Ice





DISCLOSURE PLAN



DISCLOSURE PLAN FOR PROPOSED ALLOTMENT 121
Dated 29th March 2018

This plan shows details of proposed allotment 121 on the Proposal Plan BAH117 dated 31st July 2017 which complies with a Subdivision Application approved by Logan City Council dated 13 February 2018, subject to conditions.

The area being proposed allotment 121 described as part of Lots 1 & 2 on RP169119, and situated at Bahrs Scrub Rd, Bahrs Scrub. The allotment is located from the North Western most point of Lot 135 on RP905242 to proposed allotment 121 with a cadastral connection (A-B) as shown, containing an area of 459 square metres, more or less.



Disclosure Plan
STAGE 1
NATURE'S EDGE
BAHRS SCRUB
Bahrs Scrub Rd, Bahrs Scrub
PROPOSED LOT 121

ALL FILL WITHIN ALLOTMENTS IS TO BE VERIFIED BY INSPECTION AND TESTING IN ACCORDANCE WITH AS3799-2007

FILL AREAS SHOWN THIS WAY

CUT AREAS SHOWN THIS WAY

RETAINING WALL SYSTEM

RETAINING WALL SYSTEM

FINAL SURFACE CONTOURS

0.5m INTERVALS

NOTE
Contour interval is shown at 0.5 metres

CUT HEIGHT

FILL HEIGHT

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	22/03/2018		

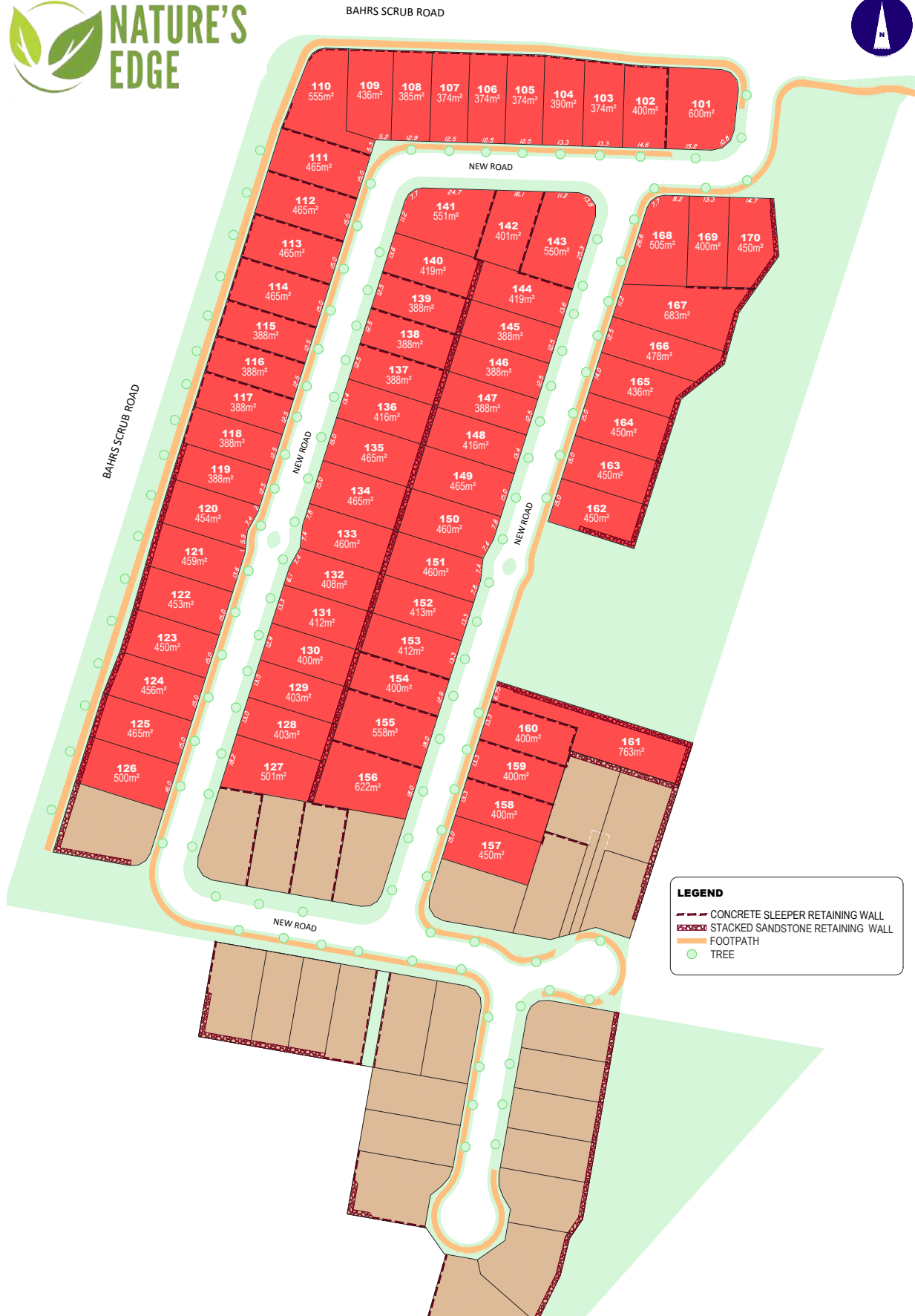


SYDNEY CONSULT
PO Box 1073, Baulkham Hills NSW 1500
Tel: (07) 5407 8855
www.dsdq.com.au
WESTERN DOWNES

Map Ref: 95462-42322
Date: 22/03/2018
Scale: 1:400
SHEET 1 OF 1
DRAWING NUMBER: 13053 DIS-121 A

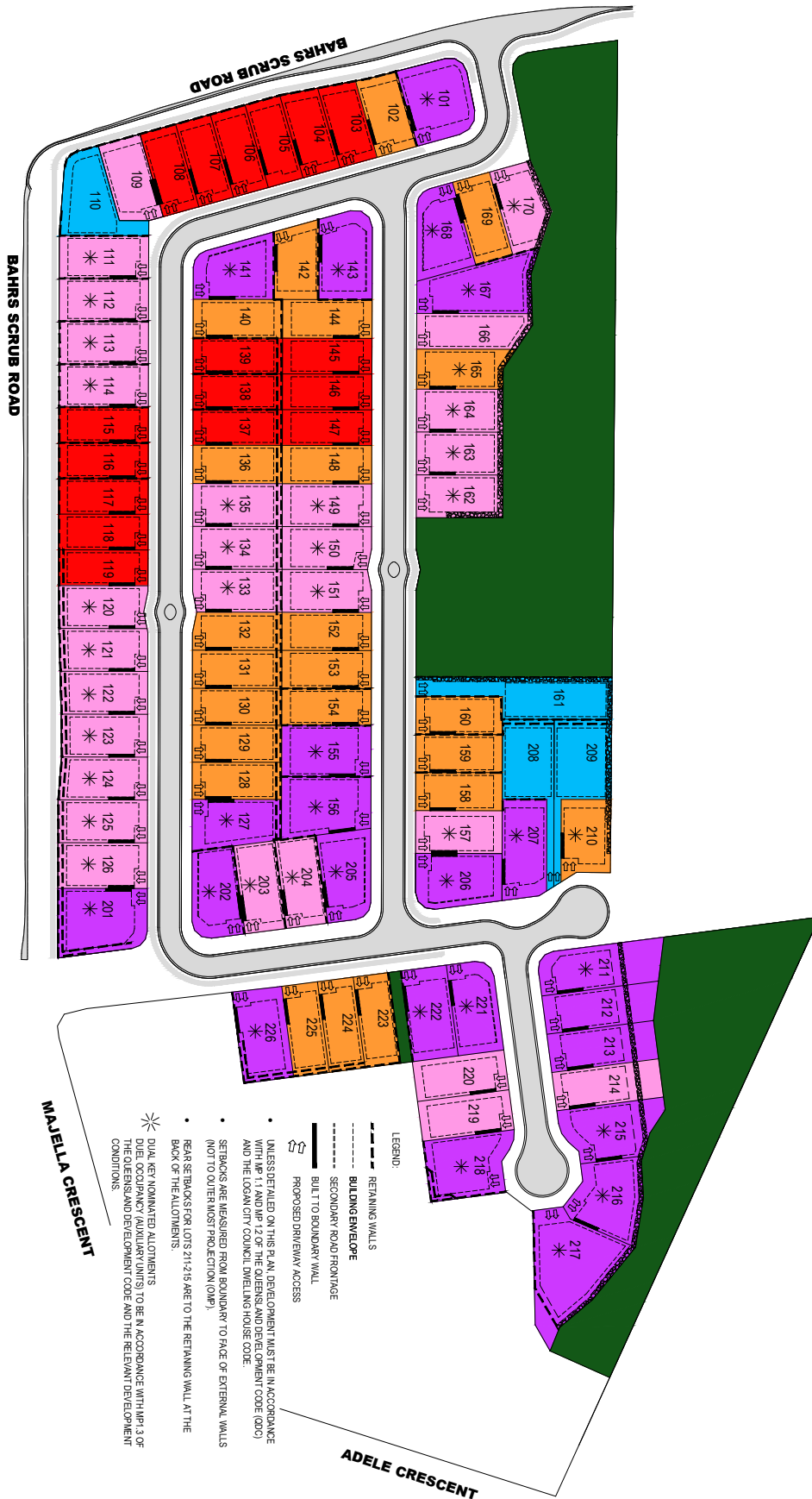
2018/04/06 M:\delphinium\Jobs\Jobs Current\13053 Berrivisto Toby Zaremba (Bahrs Scrub Rd)\Data Survey\Drafting\Disclosures\13053 DIS.dwg

STAGE PLAN





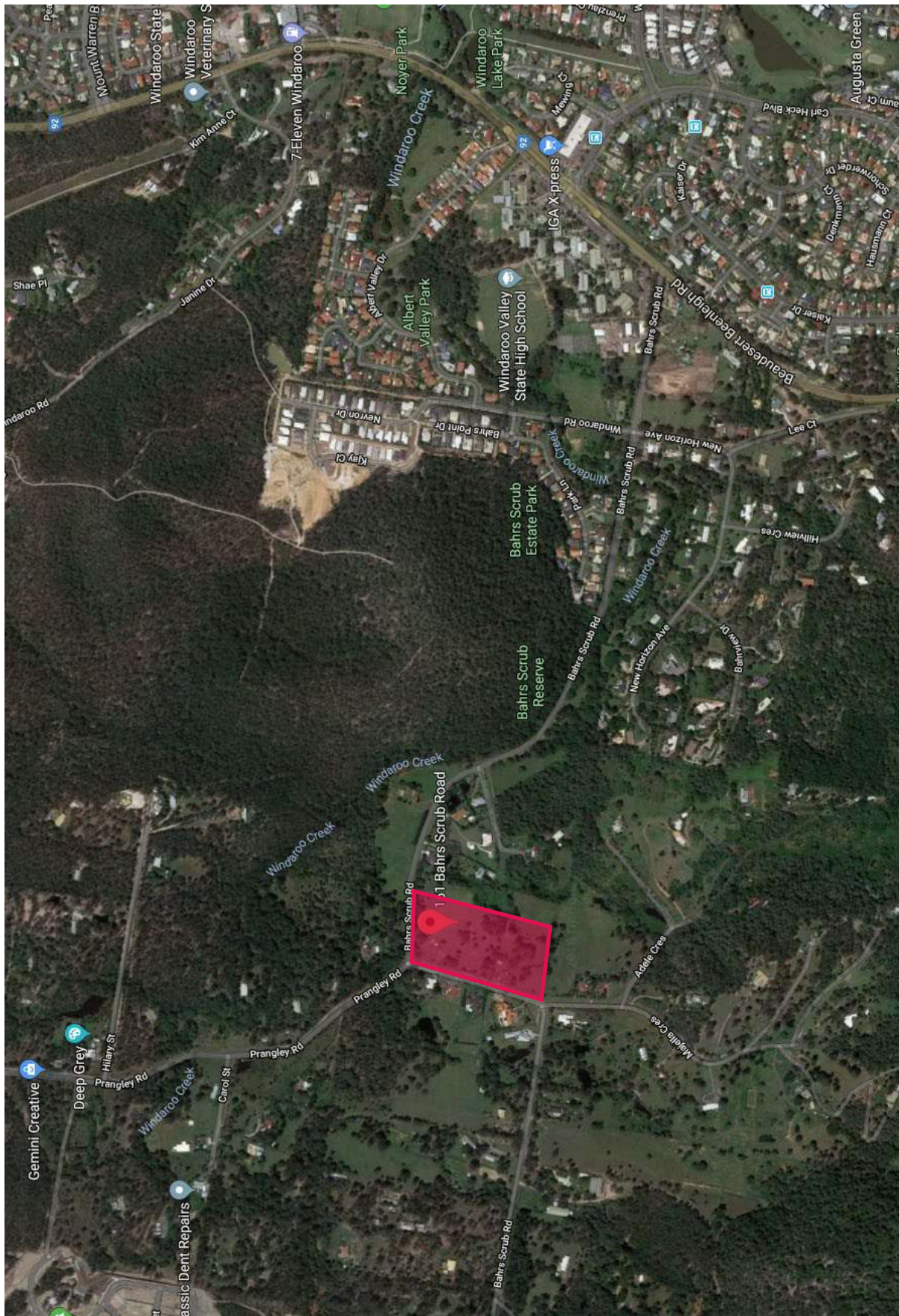
MASTER PLAN



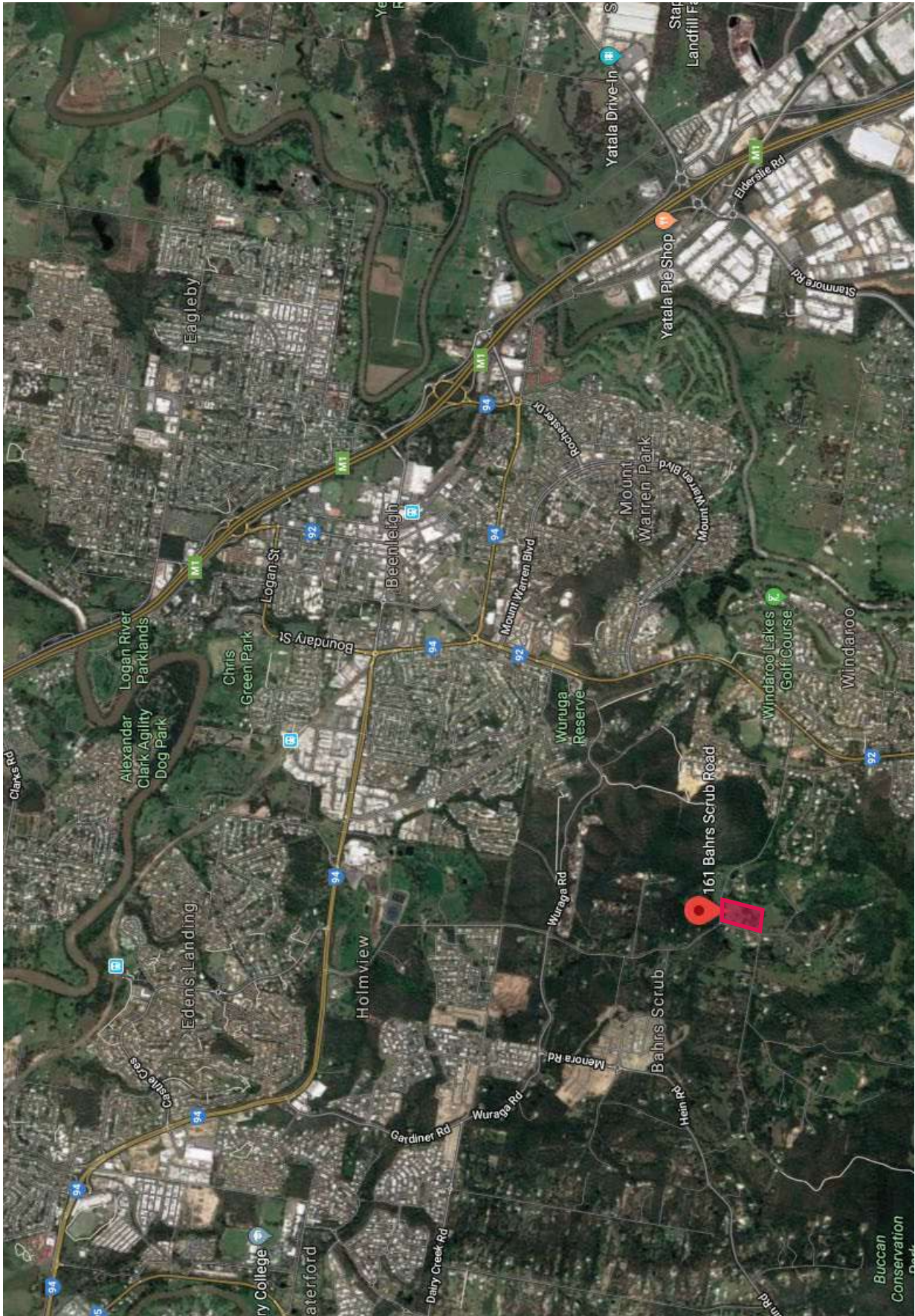




MAP 1



MAP 2





RENTAL APPRAISAL



21 August 2018

To Whom It May Concern

RE: Property Appraisal
Proposed Lot 121 Natures Edge Bahrs Scrub - Stage 1

Dear Sir/Madam

Thank you for the opportunity to provide an appraisal for rent of the proposed duplex property at Lot 121 Natures Edge, Bahrs Scrub Qld (Stage 1).

We have based the appraisal on information received comprising of one unit with 3 bedrooms, 2 bathrooms, Alfresco area with SLUG and one unit with 2 bedrooms, 1 bathroom, Alfresco area and SLUG with a total combined gross floor area of 213.61 sqm.

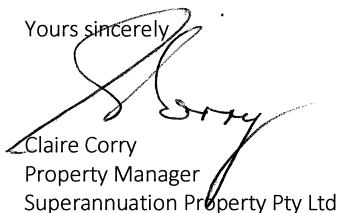
As the construction of the property is not finalised, we have gone on the information supplied and knowledge of general construction of houses in the area.

We believe that a future weekly rental income that could be achieved and based on similar properties and local amenities in the area; along with features of the property including ensuite, stone top benches, split air conditioning, ceiling fans, dishwasher, alfresco outdoor areas; would be in the range of \$350 to \$385 for the 3 bedroom unit and \$300 to \$330 for the 2 bedroom unit per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting. Please note that rental properties can fluctuate throughout the year and are predominately determined by market (i.e. the tenant).

Please do not hesitate to contact us if we can be of further assistance.

Yours sincerely



Claire Corry
Property Manager
Superannuation Property Pty Ltd

HELPING EVERYDAY AUSTRALIANS INVEST IN PROPERTY WITHIN SUPERANNUATION.

Level 1, 18 Masters, St Newstead QLD 4006 GPO Box 2291, Brisbane QLD 4001
1300 URETIRE (1300 873 847) 1300 781 495 info@superannuationproperty.com www.superannuationproperty.com



9



COMPANY PROFILE.

Catapult Property Group

“
AT CATAPULT
PROPERTY
GROUP, OUR
PASSION IS
TO CREATE
THOUGHTFULLY
DESIGNED
HOMES BASED
ON INNOVATION
”



At Catapult Property Group, our passion is to create thoughtfully designed homes based on innovation, lifestyle enrichment and environmental excellence, in locations that are supported by infrastructure investment strong economics to provide our clients an excellent return on investment and lifestyle. We take a client-centric approach to all our projects, delivering on quality and results-based solutions.

Catapult Property Group offers a selection of ready-build homes to suit a range of lifestyles, dual-occupancy investment options, and custom designed floorplans.

With a \$170m pipeline of projects across Queensland and Northern New South Wales set to deliver from 2018, Catapult Property Group provide comprehensive property solutions for our clients.



Award-winning design and full working drawings



All-inclusive price package / fixed price investment package



Builders 20-Year Structural Guarantee



QBCC Structure Warranty 6 years and 3 months



CHARITY PROFILE.

Catapult Property Group

*“AS A **B1G1**
BUSINESS FOR
GOOD, CATAPULT
PROPERTY GROUP
INCORPORATE
PURPOSE AND
MEANING TO
OUR BUSINESS
THROUGH GIVING.”*



Together, we are making a significant difference in the world simply by doing what we do every day.

For every new client we meet, we are supporting life-saving medical treatment for injured animals in Australia for a day; and with every 10 homes we build for our clients, we fund the building of a home for those who are most in need in the Philippines.

Giving has become a habit for us, by creating micro-giving impacts every day, we believe that great things can be achieved.



EXPRESSION OF INTEREST.

Lot 121

Expression of interest

Date / /

Property

\$	Lot number
Project name	
Street address	

Purchaser details

Client name/s	
Street address	
Best phone:	Fax
Ownership SMSF: <input type="checkbox"/> Yes <input type="checkbox"/> No	

If yes, please provide the following details

Corporate Trustee
Bare Trust
ACN
Photo ID: * <input type="checkbox"/>

Purchaser Solicitor

Company name	
Street address/ PO Box	
Contact name	
Best phone:	Email:



Catapult Property Group
1800 CATAPULT (228 278)
www.catapultgroup.com.au

Finance conditions

Is this contract 'Subject to Finance'? Yes No

Special conditions

Finance Broker contact details – MUST COMPLETE

Company name:

Street address/ PO Box:

Contact name

Best phone: Email:

Trust account details

Trust Account Name

BSB Account Number

Address for hard copy contracts to be sent to

Street address

Terms of expression of interest:

1. In this Expression of Interest unless the context otherwise requires:
 - a. "Contract" means a contract in the form of an REIQ Contract for Residential Property and otherwise on terms and conditions consistent with the details of this Expression of Interest and any other conditions imposed by the Seller;
 - b. "Disclosure Statement" means a disclosure statement in a form compliant with the provisions of the Body Corporate and Community Management Act 1997 and the Land Sales Act 1984.
2. By signing this Expression of Interest the Buyer confirms its genuine interest to purchase the Property.
3. As an expression of the Buyer's genuine intention to purchase the Property, the Buyer tenders the Holding Deposit to be held in the Seller's Solicitors trust account.
4. The Buyer requests that once the Seller is in a position to do so, the Seller prepare and deliver to the Buyer a Disclosure Statement and a Contract.
5. If the Buyer after receiving the Disclosure Statement and the Contract wishes to proceed with the purchase of the Property, the Buyer must sign and return the Contract and other related documents to the Seller within fourteen (14) days of receiving them together with the Initial Deposit (if any).
6. The Holding Deposit paid (if any) will become part of or all of the Initial Deposit payable pursuant with the Contract.
7. In the event that the Contract and other related documents (if any) are not returned to the Seller within the fourteen (14) day period, the Seller may assume that the Buyer does not wish to proceed with the purchase of the Property and further may offer the Property to other interested parties.
8. This Expression of Interest is not a binding agreement and until the Contract is duly signed by both the Buyer and the Seller, no contract is formed and the Holding Deposit (if any) is fully refundable.

Buyers Signature 1

Name	Date	/	/	Signature
------	------	---	---	-----------

Buyers Signature 2

Name	Date	/	/	Signature
------	------	---	---	-----------

