



HOME & LAND

\$624,500

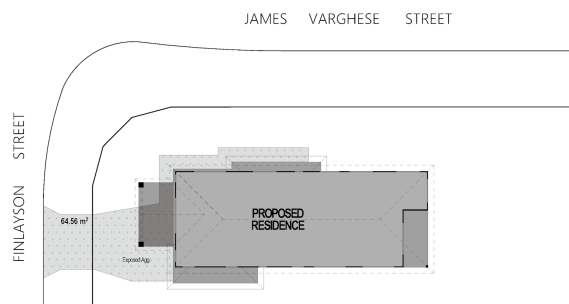
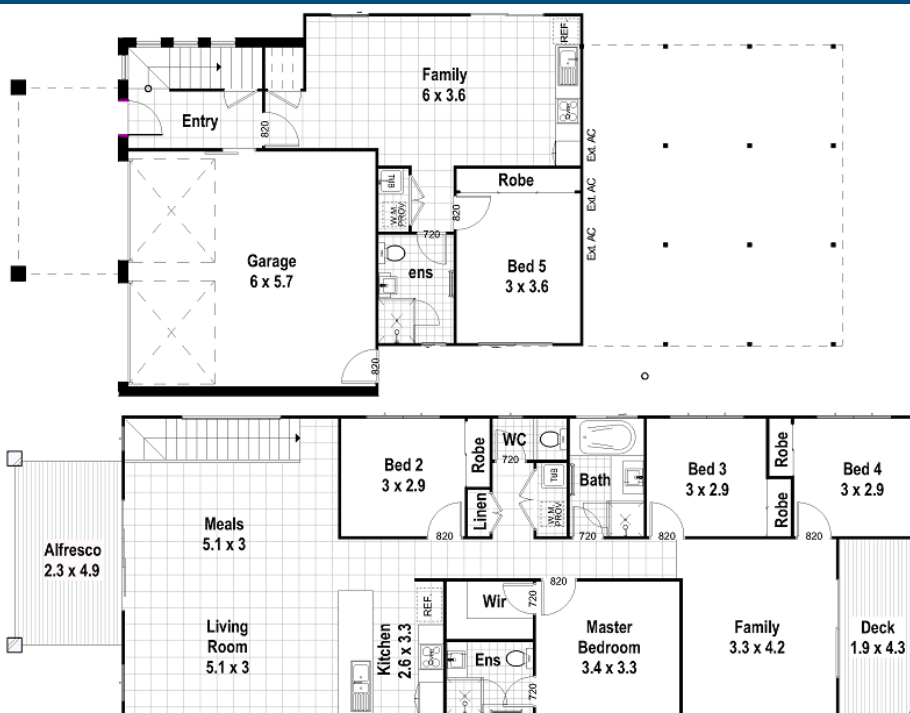
FIXED PRICE

Lot 5628 New Road 'Spring Mountain - Springfield Rise' Spring Mountain

DESIGN NAME: Montel
TOTAL HOUSE AREA: 248sqm
TOTAL LAND SIZE: 561sqm
HOUSE PRICE: \$373,000
LAND PRICE: \$251,500
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

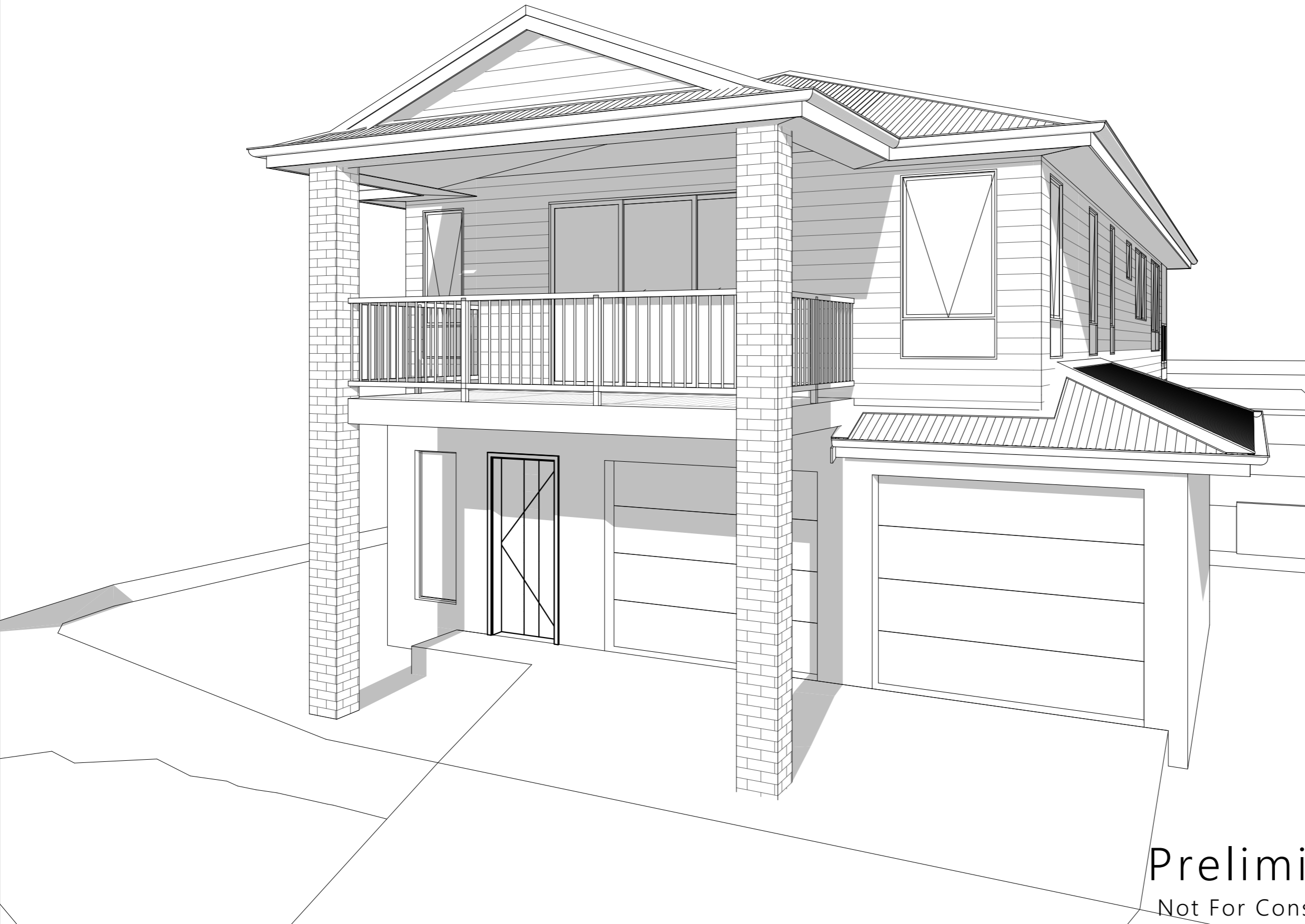



LIVING: 191.54 | GARAGE: 37.03 | PORCH: 8.08 | OUTDOOR: 11.92 | TOTAL: 248.57 | LENGTH: 22.04 | WIDTH: 9.27

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02	Site Plan
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04	First Floor Plan
05	Elevations
06	Elevations 2
07	Landscape





AUSTRALASIAN HOMES

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Site Address:

**Lot 5628
Finlayson St,
Springfield Rise
QLD**

No.	Date	Description
A	24.10.17	Prelim by CS
B	28.03.18	Revised by KA
C		
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House Type:

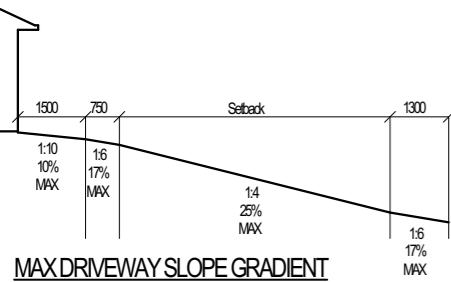
**MONTEL 236 - BC -
SLAB/ POST - F1 - HIP**

Issue: Preliminary	Issue Date: 28.03.18
Drawn By: CS	Checked By: MS
Scale: As Shown on A3 Page	
Job No. J13327	Page No. 01
Plot Date 14/09/2018	

Preliminary

Not For Construction

PERSPECTIVES



Site Notes

- Contours and levels shown are provided by a Licenced Surveyor.
- Topography shown is based on an assumed Datum Point.
- All survey pegs are to be located prior to earthworks earthworks.
- Surface water to be drained away from dwelling (provide a 1:20 minimum fall).
- Unless noted otherwise, removal of existing trees and construction of retaining walls and on site drainage requirements, where required, shall be provided by owner.
- Maximum batter shall be provided as follows:
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
- The working PAD RL noted on the site plan shall have a tolerance of up to 100mm
- The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.

INFORMATION NOT AVAILABLE AT TIME OF SITING: BUSHFIRE, ACOUSTIC REPORT.

PAD LEVELS; Upper

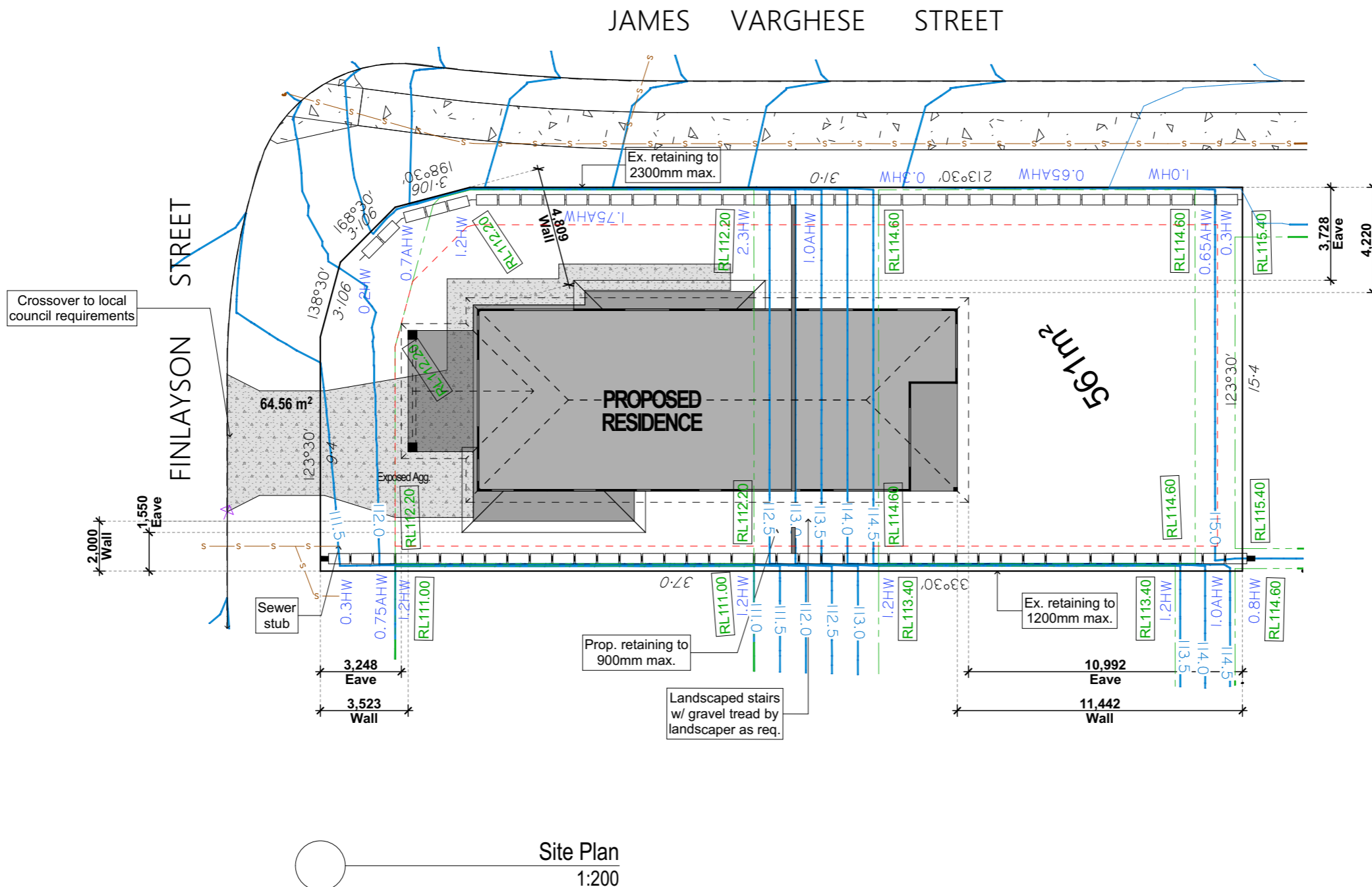
**GL: 114.600 RL
CUT: NIL
FILL: NIL
FFL: 114.980 RL**

PAD LEVELS; Lower

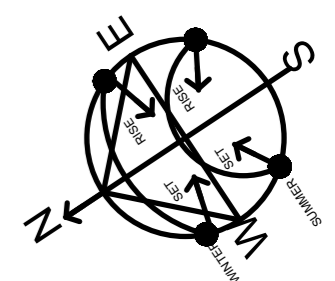
**GL: 112.200 RL
CUT: NIL
FILL: NIL
FFL: 112.510 RL**

PROPERTY DESCRIPTION

Lot - 5628
SP - Disclosure
Parish - .
County - .
Authority - Ipswich C.C.
Area - 561m²
Foot Print - 168.01m²
Site Cover - 29.94%



Site Plan
1:200



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J13327 02
Plot Date: 14/09/2018

Preliminary
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PROPOSED SITE PLAN - 1:200

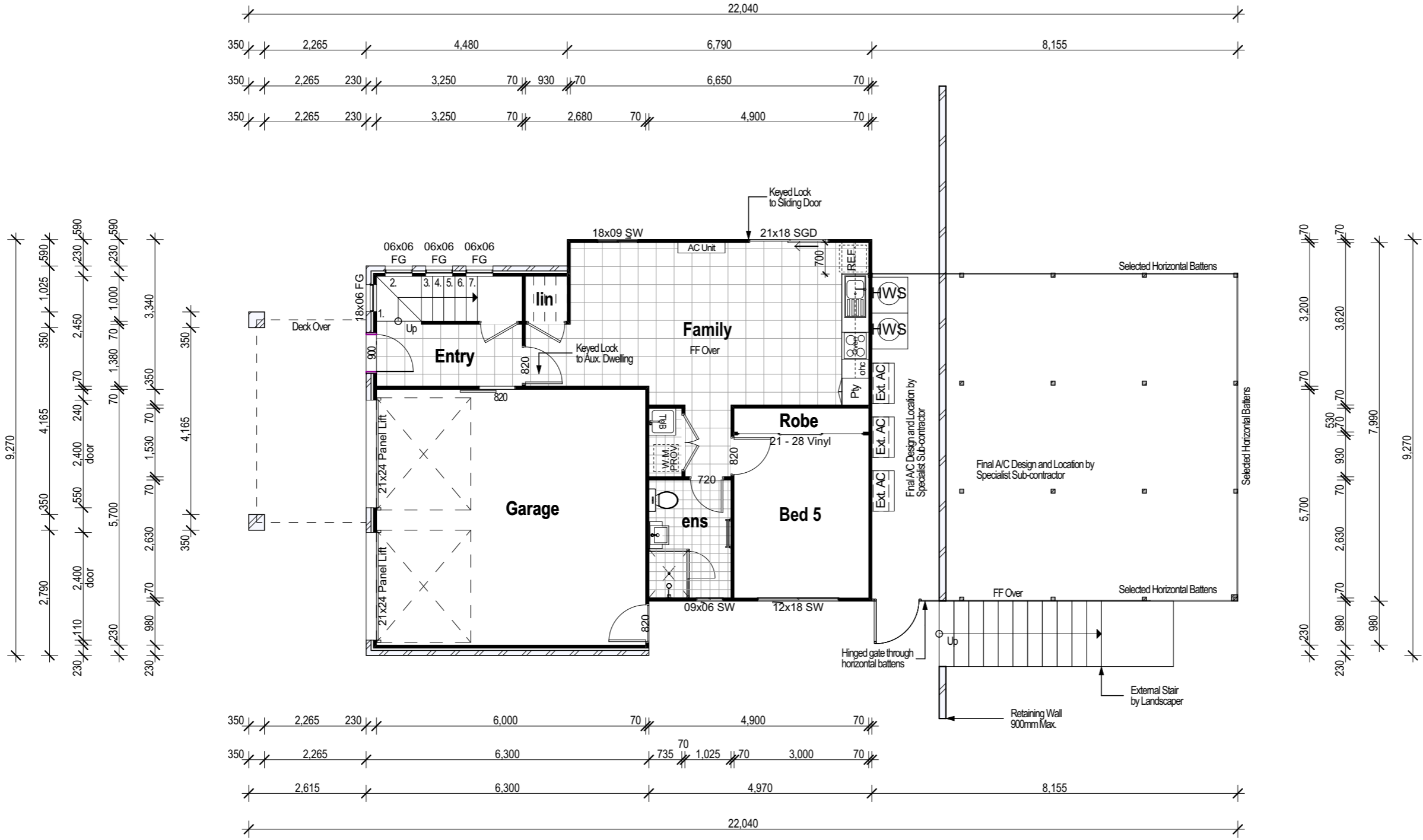
GENERAL NOTES:
 Figure dimensions take precedence to scaled dimensions.
 Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
 Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

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

Post & Columns
 ⊕ = SHS
 ■ = Timber

Floor Areas	
Unit Number	Area
1. FF Living	132.75
2. GF Living	58.79
3. Garage	37.03
4. Alfresco	11.92
5. Deck	8.08
	248.57 m ²



Ground Floor
1:100

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Y		
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J13327 03
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GROUND FLOOR PLAN - 1:100

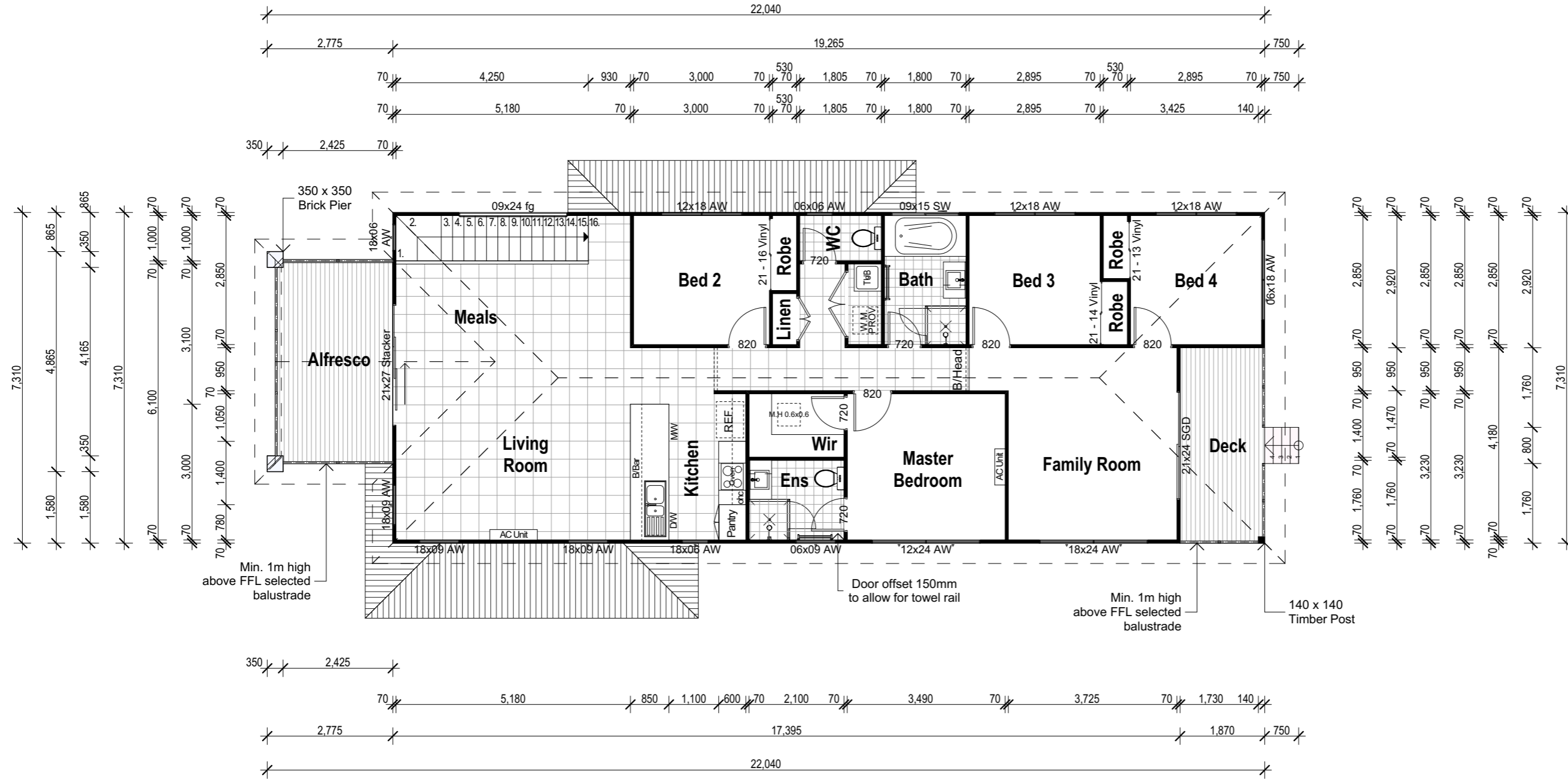
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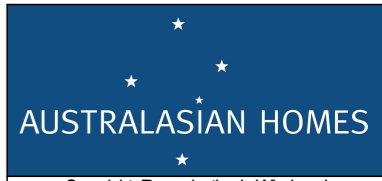
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Unit Number	Area
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3. Garage	37.03
4. Alfresco	11.92
5. Deck	8.08
	248.57 m ²



○ — First Floor
 1:100

Preliminary
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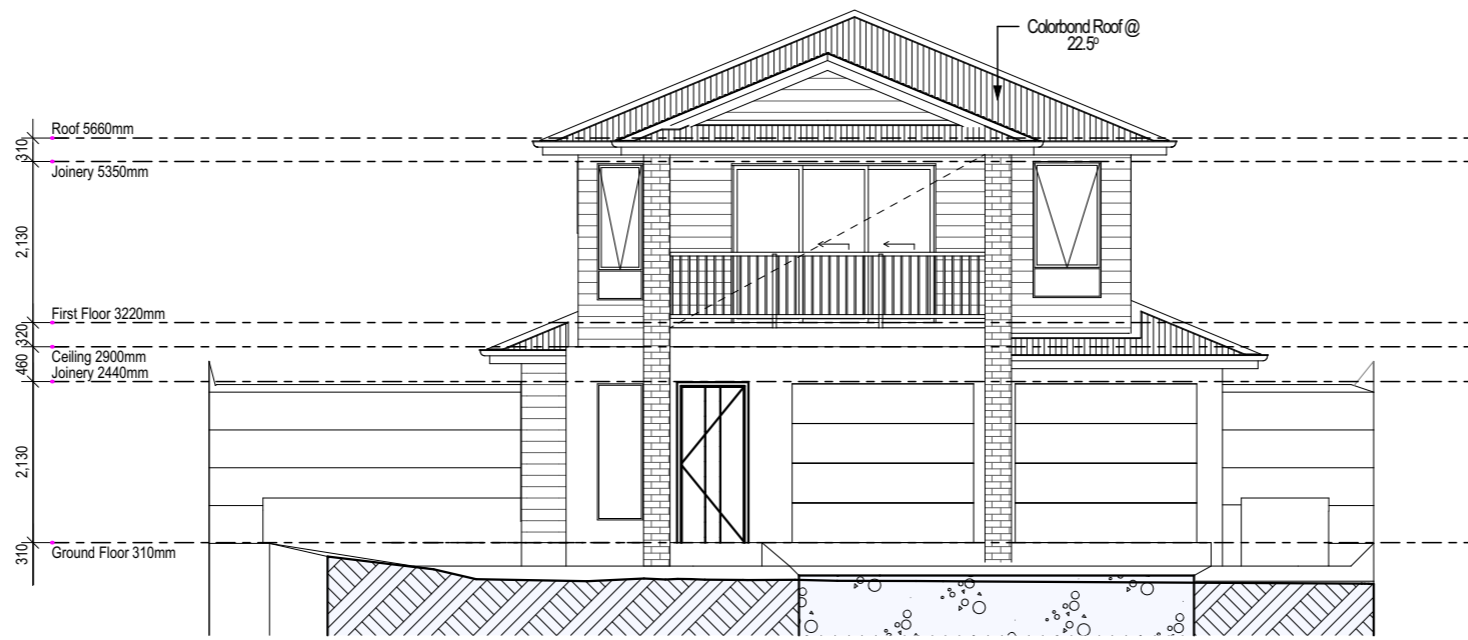
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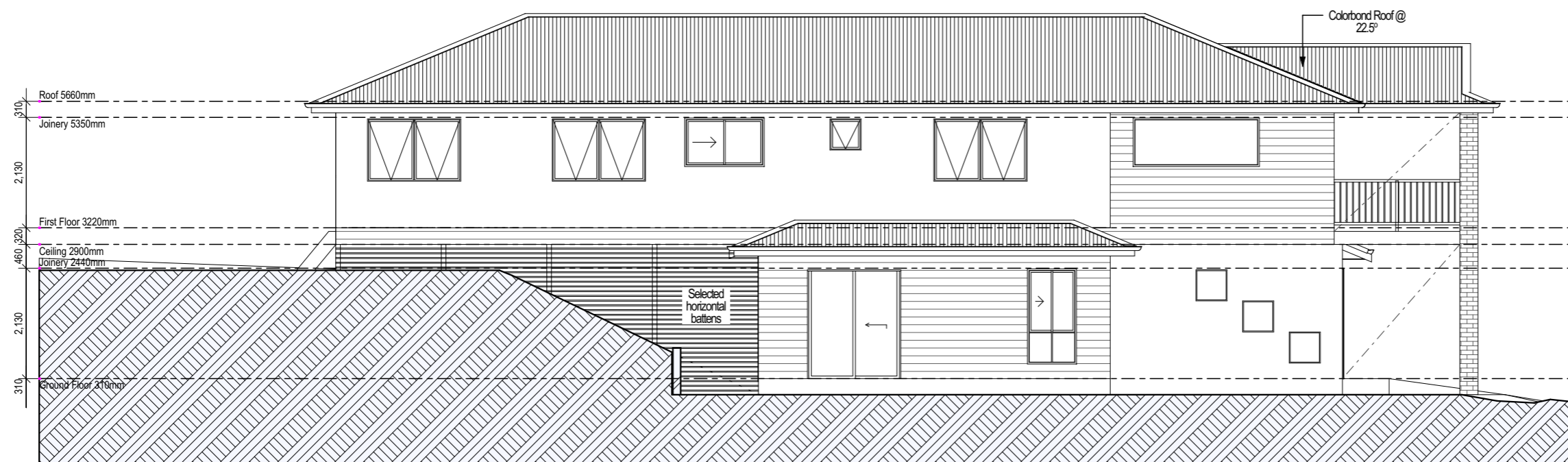


Front Elevation
1:100

450 Eaves UNO

External Finishes

- Selected Face Brick
- Selected Rendered Brick Finish
- Selected Rendered Exsulite Cladding
- Selected Hardies Linea Board
- Selected Timber Front Door
- Aluminium Windows
- Sheet Metal Roof at pitch shown
- 140x140 Merbau Posts



Side Elevation
1:100



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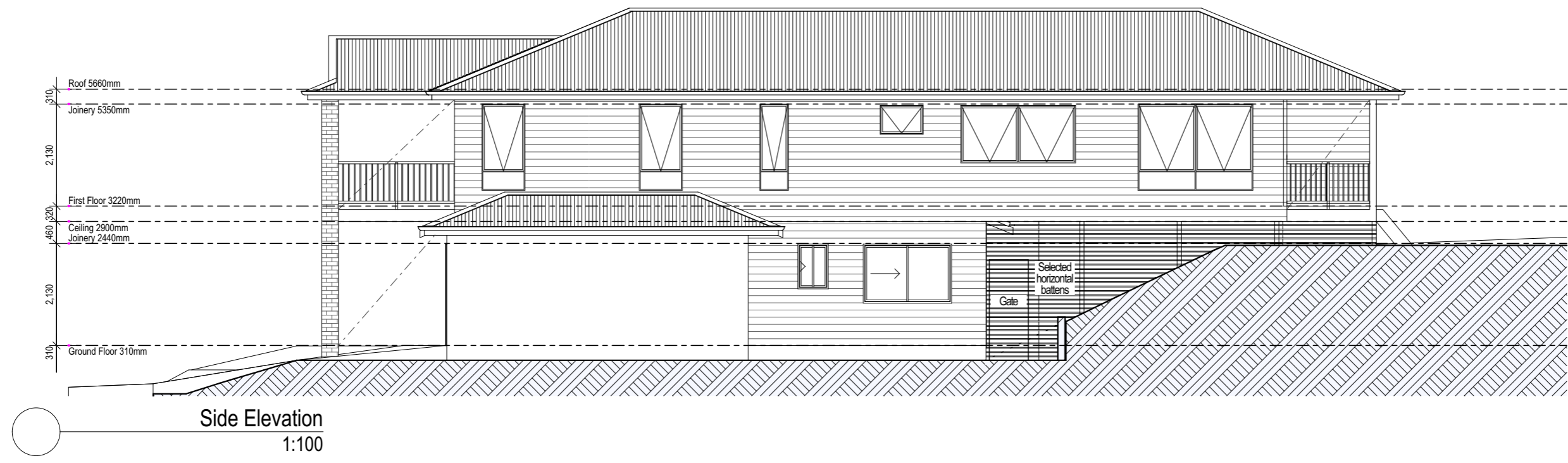
ELEVATIONS - 1:100



450 Eaves UNO

External Finishes

- Selected Face Brick
- Selected Rendered Brick Finish
- Selected Rendered Exsulite Cladding
- Selected Hardies Linea Board
- Selected Timber Front Door
- Aluminium Windows
- Sheet Metal Roof at pitch shown
- 140x140 Merbau Posts



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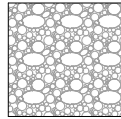
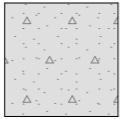
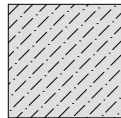
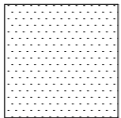
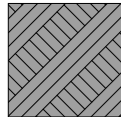
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Preliminary
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-  Select Rocks to Under Floor area
-  Exposed Agg. to Entry
-  Selected Pebbles With Weed Mat Under
-  Proposed Turfed Area
-  Proposed Edged Garden Bed

 Proposed 1800mm Treated Pine Butted Paling Fence.

 Proposed 1800mm Painted Treated Pine Butted Paling Fence With Express Post And Capping.

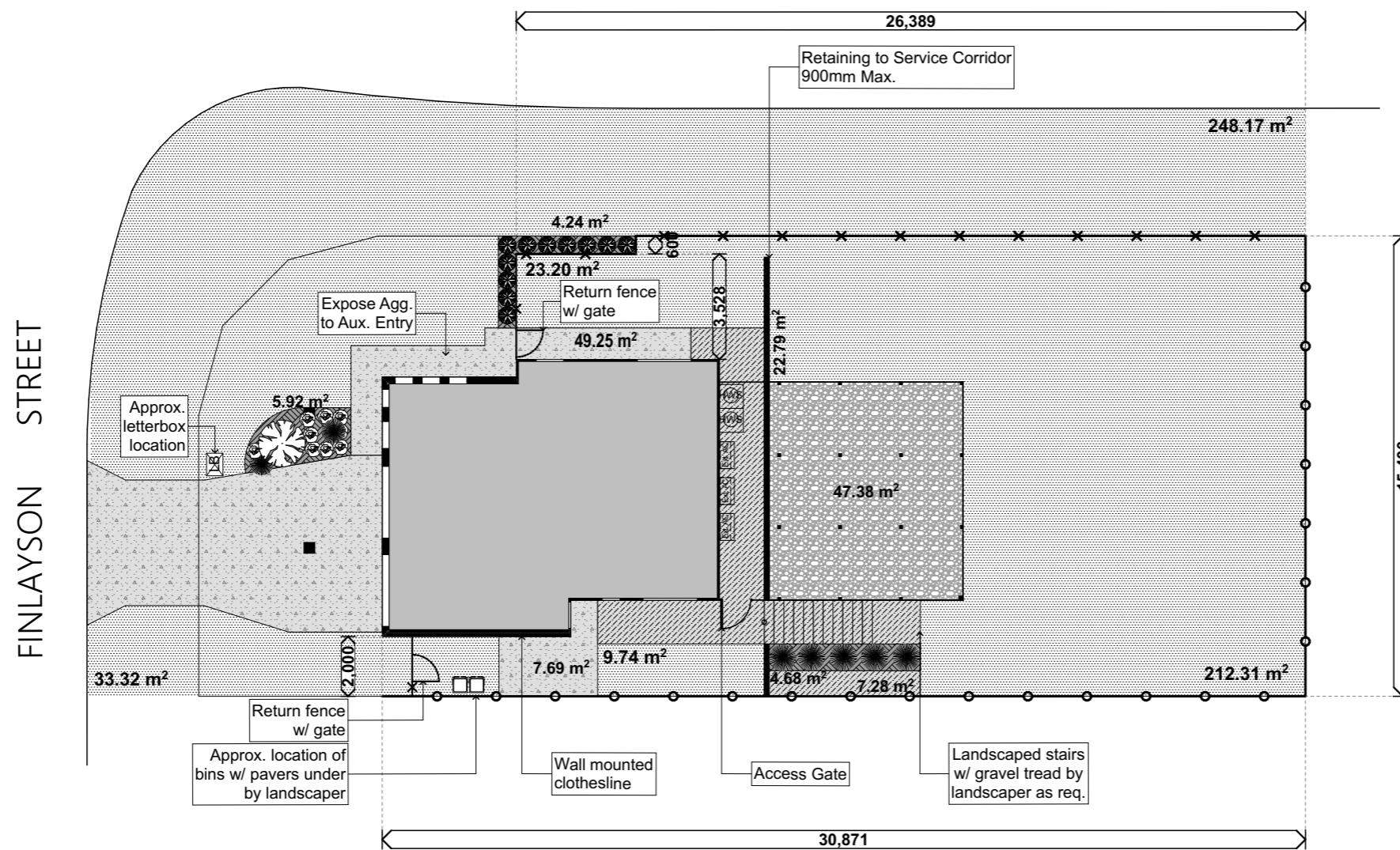
LANDSCAPING SUBJECT TO CHANGED BASED ON SITE CONDITIONS.

 TURF MAY BE 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 - 5628
 SP - Disclosure
 Parish - .
 County - .
 Authority - Ipswich C.C.
 Area - 561m²
 Foot Print - 168.01m²
 Site Cover - 29.94%



 Landscape
 1:200

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LANDSCAPE PLAN - 1:200

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 fans to alfresco (if required for energy efficiency)
- ✓ Split System Air Conditioner (heating and cooling operative) to Master Bedroom & Living
- ✓ 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

SECURING YOUR LOT

In order to secure this lot, you will enter into a land contract with Australasian Homes as the seller in this matter. You will need to nominate your preferred Land Terms when submitting your Expression of Interest using the Portal's "Buy Now" button. Please note that, should the minimum requirements as outlined below not be met by your Expression of Interest, your offer will not be accepted.

LAND TERMS

Initial deposit: Minimum \$1,000.00. Payable upon submitting an Expression of Interest (Portal "Buy Now")

Balance deposit: 5% of contract price less initial deposit amount payable upon unconditional finance clause

Finance: 21 day Finance clause

Settlement: 21 days from Unconditional finance clause

TRUST ACCOUNT DETAILS

All deposit monies relating to the Land Contract are to be paid directly to Australasian Homes using the following trust account details.

Account Name: Costello Lawyers Trust Account

BSB: 082 - 837

Account Number: 566 - 243 - 802

Reference: <Property Address><Surname>