

Renderers are indicative only.



**GALLERY**  
HOMES

BY GALLERY GROUP

### DUO 186 - Contemporary - Ash Dark

MAIN

4  2  1 

AUX

1  1  1 



  
REWARD  
RANGE

## DUO

186<sub>(B)</sub>

→ **12.5** ←  
Min Block Width

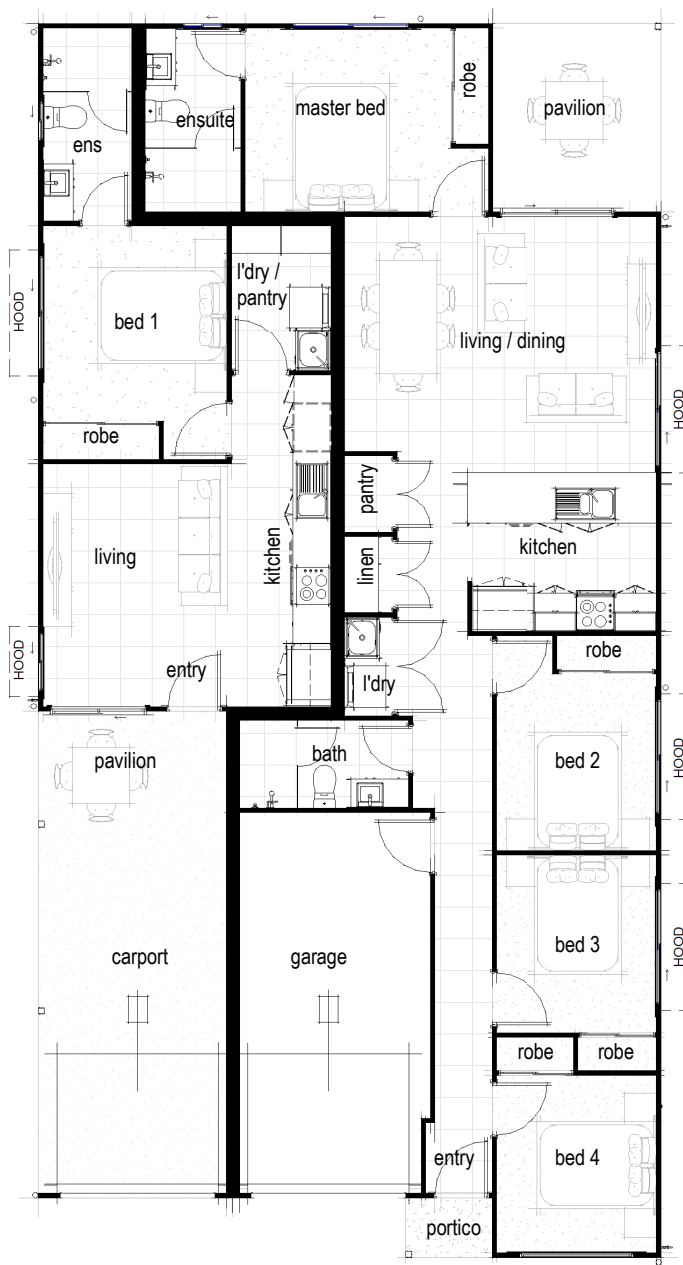
186sqm  
Build Size

MAIN

4  2  1 

AUX

1  1  1 



MAIN				AUX			
TOTAL AREA	186m2	MASTER BED	3,2 X 2,9m	MASTER BED	3,7 X 2,9m		
MAIN AREA	121m2	BEDROOM 2	2,8 X 2,5m	LIVING/DINING	3,8 X 4,5m		
AUX AREA	64m2	BEDROOM 3	2,8 X 2,5m	PAVILION	1,8 X 2,9m		
TOTAL WIDTH	9.8m	BEDROOM 4	2,8 X 2,5m	GARAGE	5,8 X 3,0m		
TOTAL LENGTH	19.4m	LIVING	4,0 X 2,5m				
		DINING	4,0 X 2,5m				
		PAVILION	2,9 X 2,6m				
		GARAGE	6,0 X 3,0m				

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# REWARD RANGE INCLUSIONS (A)

## PRE-CONSTRUCTION & LANDSCAPE

### Preliminary Inclusions

- HIA fixed price contract with engineered slab.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 star energy rating or equivalent.

### Site Costs and Connections

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer- storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable)
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).

### Quality Inspections

- Independent quality inspections throughout building process.

### Energy Efficiency

- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.

### Landscaping - (up to 450m2 allotments)

- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m2 garden with a variety of up to 12 (twelve) 140 or 200mm pot sizes, black mulch to garden bed.
- Fencing to external boundaries with one (1) gate as per plans (where applicable). Painted side returns to front fence, colour to suit scheme.
- Letterbox and clothesline

## EXTERNAL INCLUSIONS

### Frame

- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses.
- 70mm pine wall frames with stabilized pine trusses.

### External Doors

- Paint grade entry door with transparent glass inserts
- Entry lever handle - bright chrome finish.

### Brickwork, External Walls and Render (as per plan)

- Select range of Bricks with natural mortar from builder's standard range - colour specific to scheme.
- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

### Windows

- Aluminum powder coated windows and sliding doors with clear glazed glass from standard range of colours.
- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Insect screens to opening windows and doors, excluding front door.

### Roofing, Gutter and Fascia

- Colorbond from standard range of colours.
- Colorbond fascia and 125mm quad gutter to match roof.

### Garage

- Colorbond panel lift garage door from standard range of colours (with 2 remotes and 1 wall button).

### Pavilion & Balcony (as per plan)

- Undercover pavilion with brushed concrete slab (single storey only).
- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.



Entry Handle



HORIZONTAL \*



VERTICAL \*

\* Door colour as per colour scheme



# REWARD RANGE INCLUSIONS (A)

## INTERNAL INCLUSIONS

### Kitchen

- Designer kitchen with 600mm appliances, including oven, electric cooktop, rangehood & dishwasher.
- 20mm engineered stone bench tops.
- Ceramic mosaic tile splashbacks.
- Laminate finish cupboards with bulkheads
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe stainless steel bowl sink.
- Chrome kitchen mixer.

### Bathroom, Ensuite And Toilets

- Laminate vanity unit with 20mm engineered stone top.
- Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-framed shower screens with clear safety glass.
- Chrome finish shower mixer with shower rail.
- Ceramic toilet system.
- Chrome finish towel rails.
- Chrome finish toilet roll holder.
- Exhaust fan as per electrical plan.
- Tiling to 2000mm high in shower and skirt tile to balance.

### Laundry

- Laundry cabinet.
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.

### Floor Coverings

- Stylish carpet - as per plans.
- Designer floor tiles to wet & main living areas- as per plans.

### Window Coverings

- Block out roller-blinds to windows- excluding bathroom, ensuite and WC.

### Wardrobes

- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under.
- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail.

### Architrave & Skirting

- 42mm high timber architrave- painted .
- 66mm high timber skirting- painted.

### Doors and Door Hardware

- Flush panel hollowcore internal doors
- Chrome lever handle sets (privacy, passage or dummy as per plan). Privacy set to bathrooms & master bedroom.
- Chrome flush mount cavity slider handles (privacy or passage as per plan). Privacy set to bathrooms & master bedroom.

### Paint

- Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

### Electrical

- Earth leakage safety switch and circuit breakers.
- Single phase underground power connections from existing supply point.
- Meter box will be installed on the side nearest mains connection point.
- Power points throughout (as per electrical plan).
- One (1) Ceiling fan to each bedroom.
- Downlights- as per plan.
- Two (2) feature pendant lights above kitchen island bench from builders standard range.
- Two (2) television points.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Electric hot water storage system (250 litre)

### Air Conditioning

- One (1) split system air-conditioning unit to living area.
- One (1) split system air-conditioning unit to master bedroom (Duo - A/C to master bedroom in main dwelling only).

### Ceiling

- 2400mm nominal ceiling height.

### Stairs - double storey only

- Enclosed or open timber stairs with matching timber handrail - as per plan.



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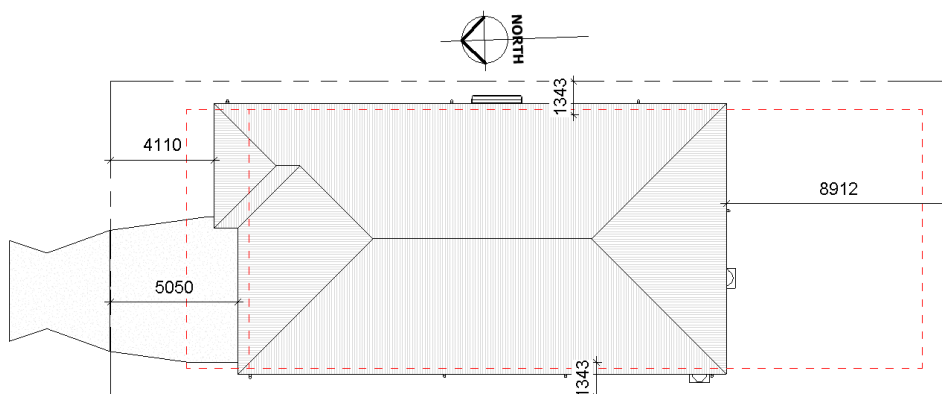
**GALLERY**  
HOMES

### SITING SUMMARY

LOT 715 WEYBA STREET - LAKEVIEW ESTATE - DUO 186

Land price	\$225,000.00
House Price	\$249,692.00
Façade Upgrade - Contemporary	\$0.00
QLD Waste Levy Single Duo/ Aux/ Secondary Dwelling	\$1,200.00
Site Costing - Piers	\$3,720.00
Site Costing - Retaining	\$9,600.00
Site Costing - Moreton Bay Council "Hydraulic docs duo"	\$1,100.00
Covenant - Roof Pitch Upgrade 25 deg	\$1,860.00
Second Garage Door	\$2,000.00
<b>Total H &amp; L package</b>	<b>\$494,172.00</b>
Approximate Title date	<b>TBA</b>
Land deposit amount	\$5,000.00
Lot Frontage: 12.51m	Land Size: 418m <sup>2</sup>

WEYBA STREET



**REWARD**  
RANGE





CONTEMPORARY

- Included -

☐


## SINGLE STOREY FACADE OPTIONS



*FACADE SELECTION TO BE SUBMITTED WITH EOI*



REALIST

- \$1,450 -

☐


HAMPTONS

- \$1,964 -

☐


MODERNIST

- \$3,460 -

☐


SURREALIST

- \$3,830 -

☐


EXPRESSIONIST

- \$4,770 -

☐


CUBIST

- \$5,260 -

☐