

# INVESTMENT A spacious 4 bedroom, 2 bathroom home located in Kinross Estate, Thornlands.

 **FIXED PRICE**

ID. 10579

# \$579,500

Elliott + Vogue Facade - 215m<sup>2</sup> | Lot 145 (The Habitat Stage 3) - 286m<sup>2</sup> - Kinross Road , Thornlands

 4 |  2½ |  2 |  2 | 



### Tenant Ready Extras

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



VOGUE

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 08 November 2019.

ENQUIRE TODAY

**KINROSS**  
THORNLANDS

**AUSBUILD**

# INVESTMENT A spacious 4 bedroom, 2 bathroom home located in Kinross Estate, Thornlands.



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Land: \$257,000 Home: \$322,500

Price Breakdown

## Kinross Estate

Lot 145 - 286m<sup>2</sup>

A renowned community nestled in the country lane back streets of Thornlands, you will find a serene neighbourhood called Kinross. If you're looking for a piece of old-world Redlands and a home that will keep calling you back, long after your children are grown, you will find what you're looking for at Kinross.

## Tenant Ready Extras

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

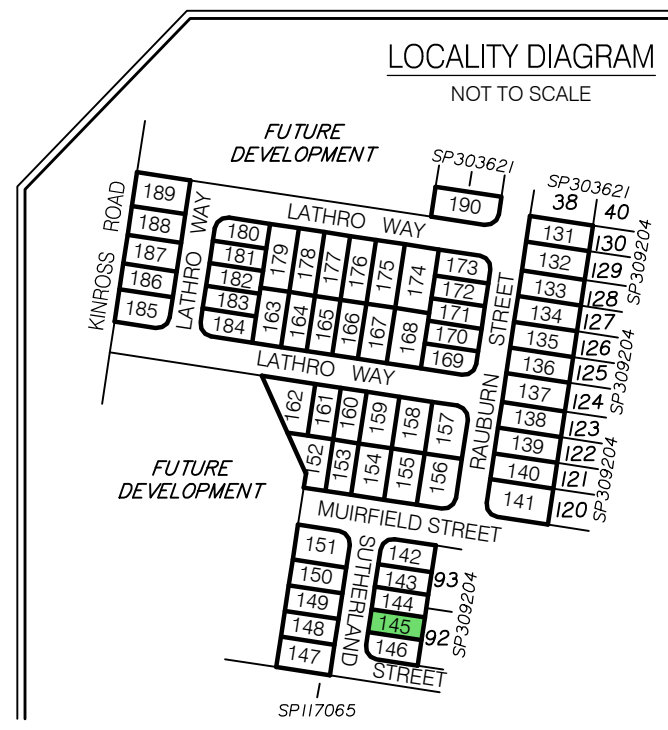
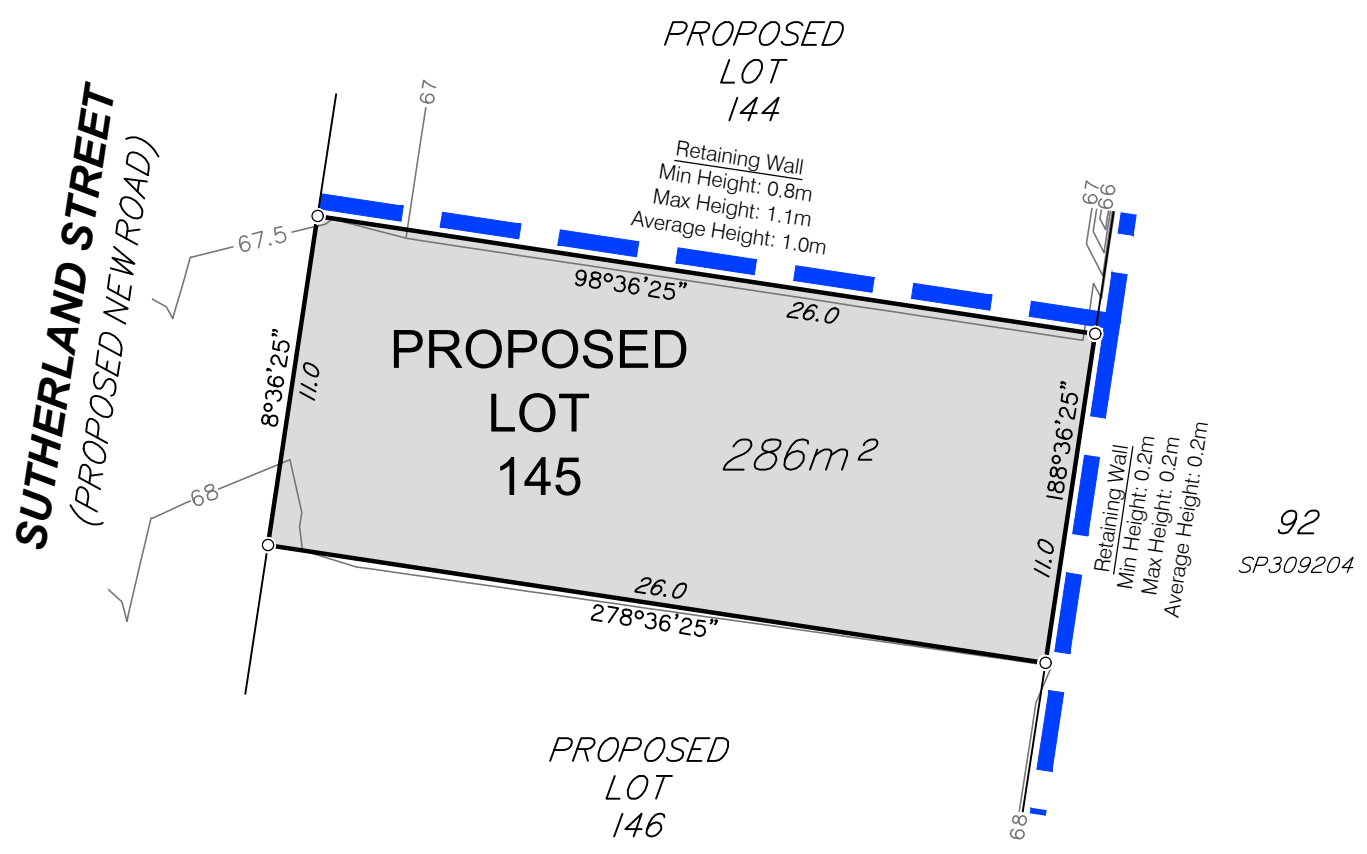


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## DISCLOSURE PLAN FOR PROPOSED LOT 145

This plan shows:  
 Details of Proposed Lot 145 on the Plan of Development SK\_06 (REV B) dated 2 June 2017 which accompanied the development application for material change of use and reconfiguration of a Lot 139 on S312585 & Part of Lot 3 on RP220126 at 35-51 & 53-65 Kinross Road, Thornlands. The development application for development permit, MCU & reconfiguring a lot, was approved by Redland City Council on 2 February 2018 via a Negotiated Decision Notice subject to conditions (Development Application Number MCU013930).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
 Fill ranges in depth from 0.3m to 1.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Natural Resources, Mines and Energy. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Empower & Project Managers on 26 September 2019.

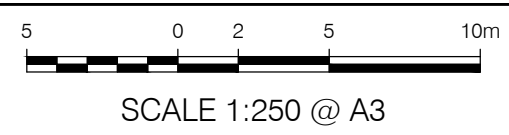
Project: **35-51 & 53-65 KINROSS ROAD, THORNLANDS STAGE 3**

Client: **ANDIWORTH PTY LTD**

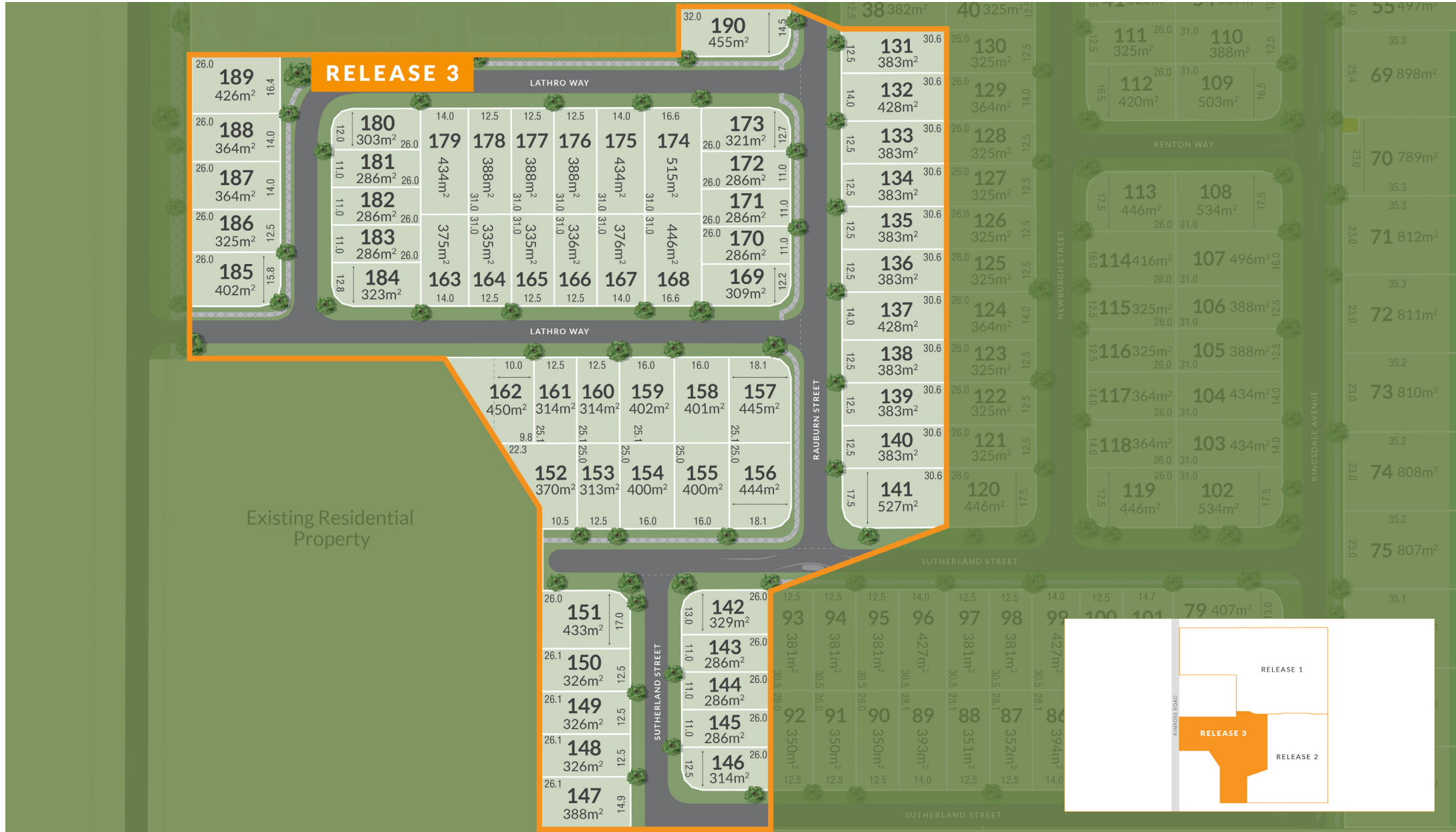
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LEVEL DATUM	AHD
LEVEL ORIGIN	PSM165635 RL 61.325m
COMPUTER FILE	BRLS7214-000-290-1
SCALE	1:250 @ A3
DRAWN	MIS DATE 03/10/2019
CHECKED	EGR DATE 03/10/2019
APPROVED	LHS DATE 04/10/2019



UDN  
**BRLS7214-000 - 305 - 1**



Estate and Stage Plans are indicative only and based on plans approved by the local government as part of the development approval and are subject to change without prior notice as development progresses. Lot areas are rounded and may differ to final areas. Infrastructure including footpaths, greenspaces, park, playgrounds, street trees is shown for illustrative purposes only and may not reflect final outcomes. Refer to Disclosure Plans, Disclosure Statement and Building Essentials guidelines to identify relevant site areas, setbacks and any building or covenant restrictions. See [www.ausbuid.com.au/terms](http://www.ausbuid.com.au/terms) for our full terms and conditions. Ausbuild Pty Ltd, ACN 142375184, QBCC 21710. Current at time of printing 01/08/2019.

# INTERNAL COLOURS

## Scheme 1 - Winter Ash

VERSION 6

TenantReady  
COLLECTION

### GENERAL LIVING AND BEDROOMS

Carpet	Colour - Medium Grey
Flooring	Tile Colour and Size - White 450 x 450
Internal Wall Paint	Paint Colour - Taubmans Alpine Magic
Architraves/Skirts/Doors	Paint Colour - Taubmans Alpine Magic
Roller Blinds	Colour to suit walls

### KITCHEN

Lower Cabinetry	Laminate Colour - Laminex Polar White
Cabinetry Tower	Laminate Colour - Laminex Polar White
Overhead Cabinetry over Fridge	Laminate Colour - Laminex Polar White
Overhead Cabinetry over Stove	Laminate Colour - Laminex Riven Finish Seasoned Oak
Kickboards	Laminate Colour - Laminex Polar White
Benchtop	Reconstituted Stone Colour - Silestone Blanco Matrix
Handles	Pull Handles
Kitchen Splashback	Tile Colour and Size - White 300 x 100

### BATHROOM AND ENSUITE

Benchtop	Reconstituted Stone Colour - Silestone Blanco Matrix
Cabinetry Doors	Laminate Colour - Laminex Riven Finish Seasoned Oak
Handles	Pull Handles
Wet Area Floor Tile	Tile Colour and Size - White 450 x 450
Wet Area Wall Tile	Tile Colour and Size - White 300 x 600

#### PLEASE NOTE: COLOURS AND BRANDS NOMINATED ARE INDICATIVE ONLY.

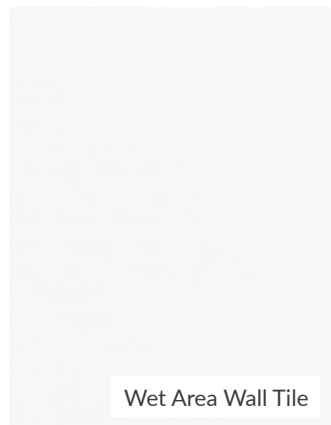
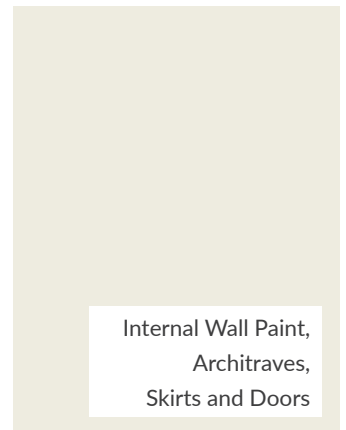
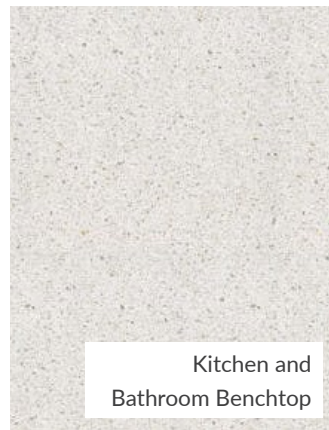
Due to supply timeframes, model availability and supply arrangements the colours and brands nominated are indicative only. It is not uncommon for one or more of these items to be substituted for a similar colour or pattern, for an equivalent or better-quality product or brand, or supplied by an alternative supplier. Ausbuild reserves this right to make these changes without disclosure.

# INTERNAL COLOURS

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COLLECTION

# STANDARD INCLUSIONS

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# 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, 1¼ 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, 10mm 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.

*"Retail homes in a residential community, made available to a small number of investors"*

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