

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



ID. 10790

\$530,900

Payten + Vogue Facade - 192m² | Lot 161 (The Habitat Stage 3) - 314m² - Kinross Road , Thornlands



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 09 March 2020.

ENQUIRE
TODAY

KINROSS
THORNLANDS

AUSBUILD

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ID. 10790

\$530,900

Payten + Vogue Facade - 192m² | Lot 161 (The Habitat Stage 3) - 314m² - Kinross Road , Thornlands



Land: \$277,000 Home: \$253,900

Price Breakdown

Kinross Estate

Lot 161 - 314m²

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

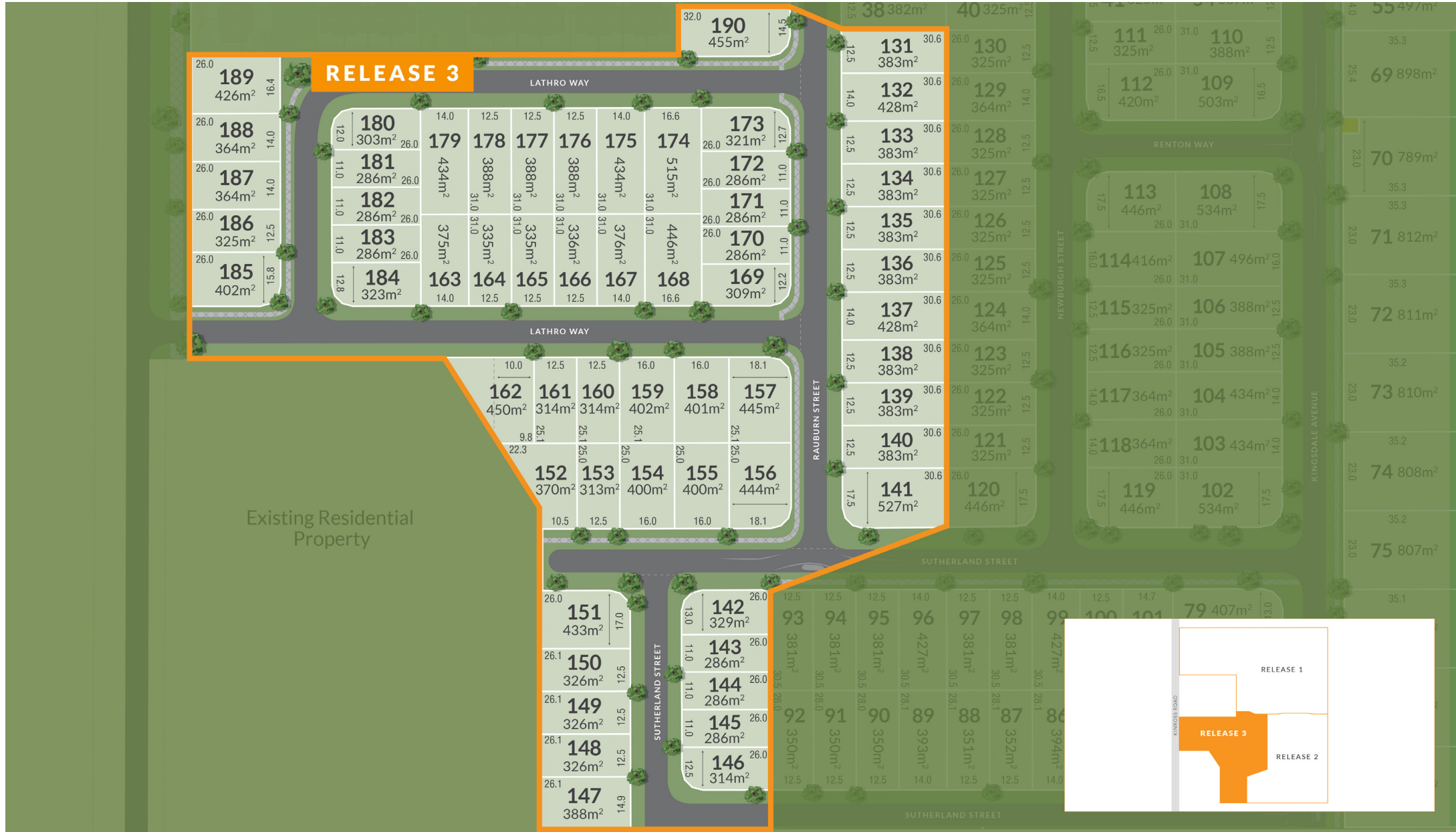


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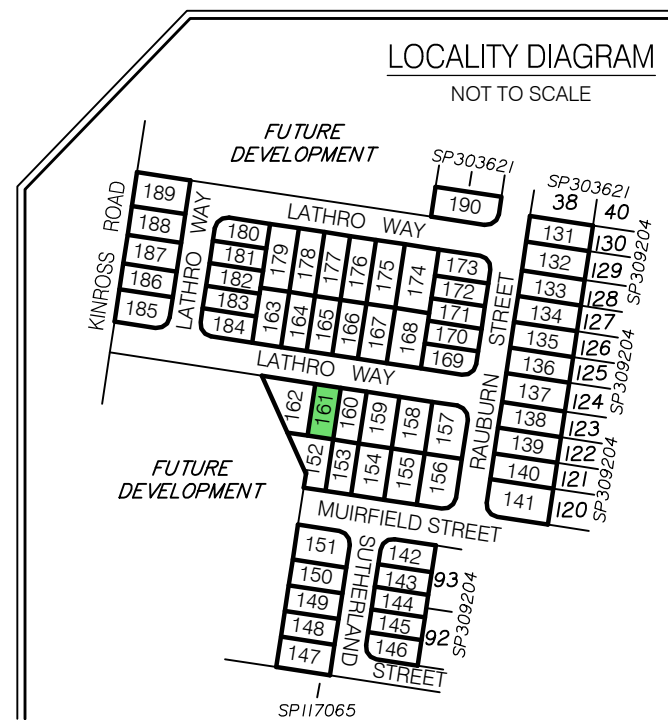
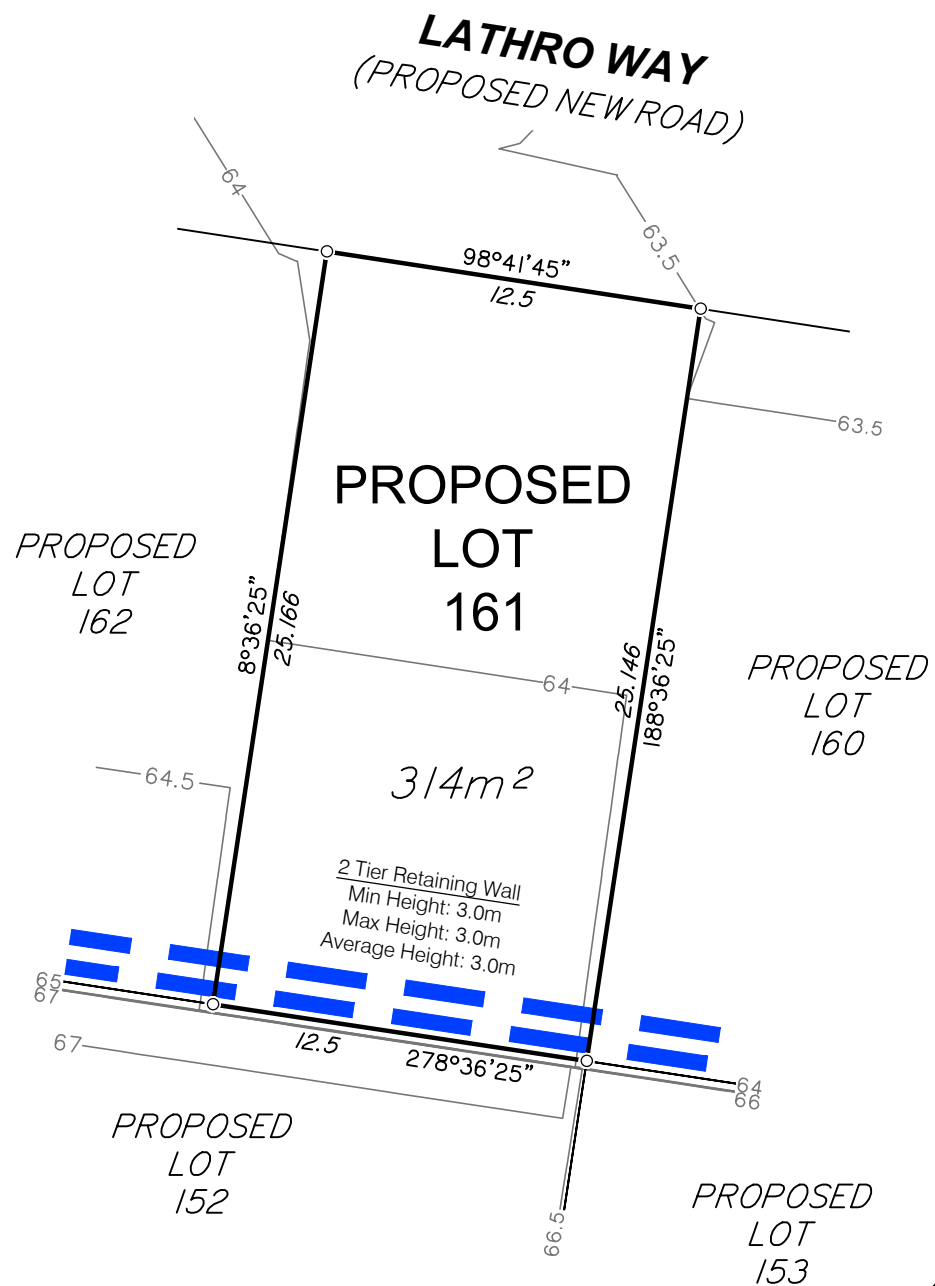
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Estate and Stage Plans are indicative only and based on plans approved by the local government as part of the development approval and are subject to change without prior notice as development progresses. Lot areas are rounded and may differ to final 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 for our full terms and conditions. Ausbuild Pty Ltd, ACN 142375184, QBCC 21710. Current at time of printing 01/08/2019.



DISCLOSURE PLAN FOR PROPOSED LOT 161

This plan shows:

Details of Proposed Lot 161 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:

This lot requires no fill.

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.

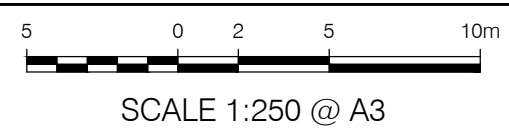
Project: **35-51 & 53-65 KINROSS ROAD, THORNLANDS STAGE 3**

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 - 321 - 1

INTERNAL COLOURS

Scheme 2 - Champagne Satin

VERSION 6

GENERAL LIVING AND BEDROOMS

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

KITCHEN

Lower Cabinetry	Laminate Colour - Laminex Natural Finish Baye
Overhead Cabinetry over Stove	Laminate Colour - Laminex Natural Finish Baye
Kickboards	Laminate Colour - Laminex Natural Finish Baye
Benchtop	Reconstituted Stone Colour - Silestone White Storm
Handles	Pull Handles
Kitchen Splashback	Tile Colour and Size - Cool Grey 300 x 100

BATHROOM AND ENSUITE

Benchtop	Reconstituted Stone Colour - Silestone White Storm
Cabinetry Doors	Laminate Colour - Laminex Natural Finish Baye
Handles	Pull Handles
Wet Area Floor Tile	Tile Colour and Size - Greenish Grey 450 x 450
Wet Area Wall Tile	Tile Colour and Size - Cool Grey 300 x 450

PLEASE NOTE: COLOURS AND BRANDS NOMINATED ARE INDICATIVE ONLY.

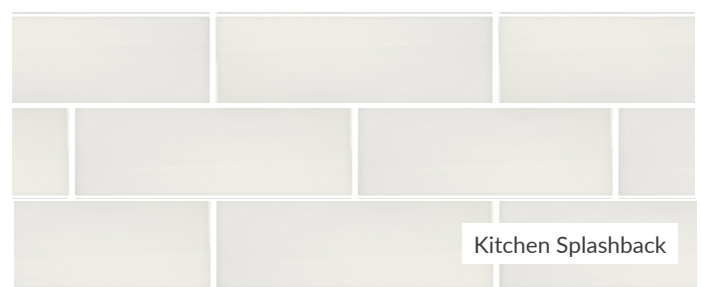
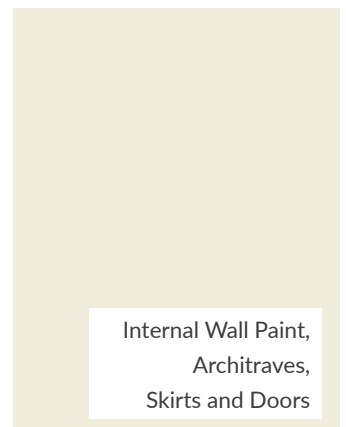
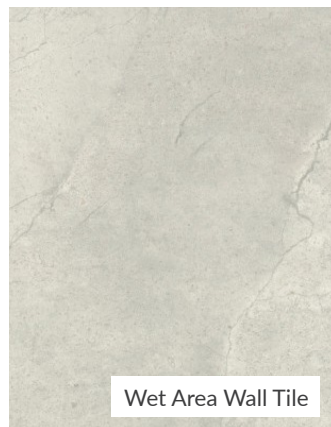
Due to supply timeframes, model availability and supply arrangements the colours and brands nominated are indicative only. It is not uncommon for one or more of these items to be substituted for a similar colour or pattern, for an equivalent or better-quality product or brand, or supplied by an alternative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

INTERNAL COLOURS

Scheme 2 - Champagne Satin

VERSION 6

TenantReady
COLLECTION



INVESTMENT
COLLECTION

STANDARD INCLUSIONS



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, 1¾ 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"

INVESTMENT
COLLECTION

