

NEWSTEAD 18

WINDSOR FACADE

 4.0  2.0  2.0

HOUSE & LAND

APLACE

BY GLENVILL

NEWSTEAD 18

WINDSOR FACADE

\$555,595

 4.0  2.0  2.0



Facade as shown may be altered to suit developer requirements—lighting, stone & landscaping are indicative only.

LOT 4 BARNES STREET, MANGO HILL CADENCE ESTATE

HOUSE AREA 174.03m²

HOUSE PRICE \$245,595







LAND AREA 427m²

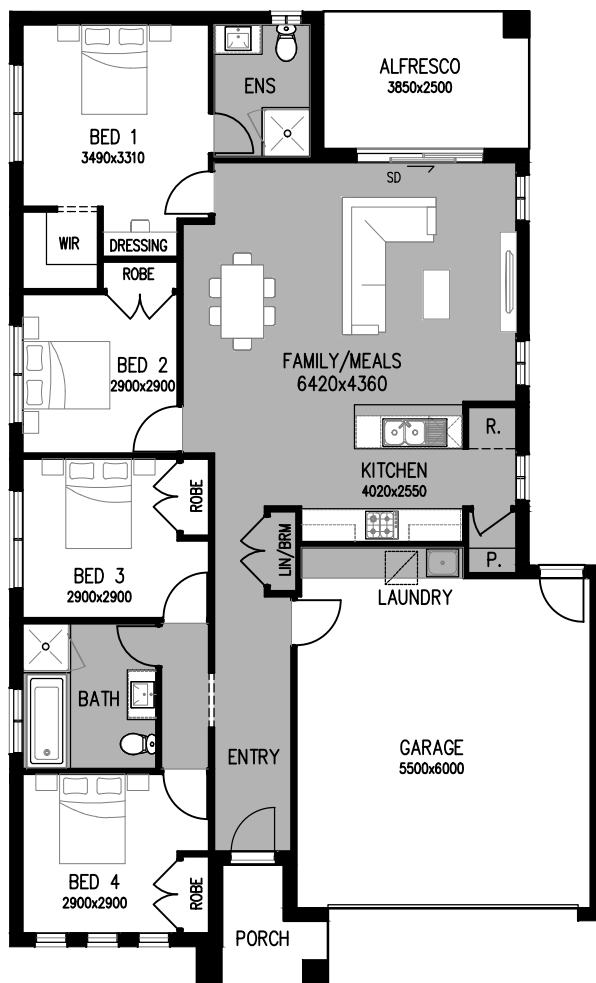
LAND PRICE \$310,000

TITLE RELEASE TITLED

TOTAL PRICE \$555,595

TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  Split cycle cooling system to family room
-  Venetians and Holland blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox



NOTE: Minimum lot size may vary depending on the estate design guidelines and building envelopes.
Floor plan areas may vary slightly in size depending on facade selection. Floor plans shown are not to scale.
Floor plan may be mirrored to suit garage crossover location.
Price effective for 3 months from date of issue

QUEENSLAND

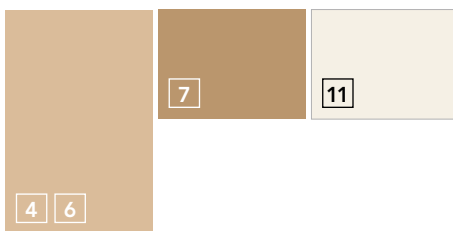
EXTERNAL COLOUR SCHEMES

4 DISTINCTIVE COLOUR SCHEMES
FOR YOU TO CHOOSE YOUR
PERFECT STYLE.



EXTERNAL COLOUR SCHEMES

CONCEPT 01



HARD FINISHES

1. AUSTRAL EVERYDAY LIFE ENGAGE
Brick
2. COLORBOND JASPER
Roofing
3. COLORBOND JASPER
Gutters
Downpipes
Wall Flashing
Garage Door / Contemporary Profile
4. COLORBOND PAPERBARK
Fascia
5. A&L JASPER
Windows/Flyscreens/Barrier screens
(where applicable)

PAINT FINISHES

6. WATTYL COLORBOND PAPERBARK
Render 1
7. WATTYL COLORBOND BEIGE 200%
Render 2
Front Verandah Post
8. WATTYL COLORBOND JASPER 100%
Render 3 (where applicable)
9. WATTYL COLORBOND JASPER
100% (GLOSS)
Front Door
10. WATTYL COLORBOND JASPER 100%
Timber Front Door Frame
11. WATTYL FLOKATI 100%
Eaves & Soffits

FEATURE UPGRADES

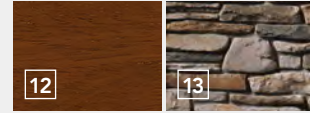
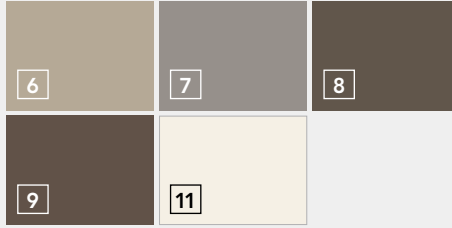
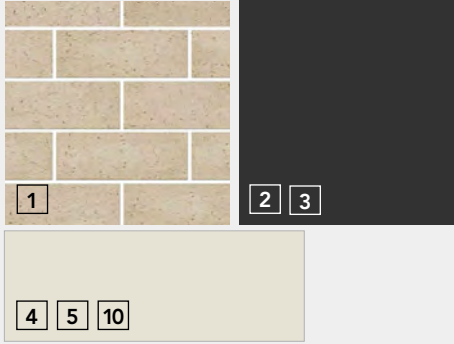
12. WATTYL WEATHERGUARD DECKING
STAIN—KEMPAS
Front Windows & Door
13. BORAL CORAL STONE FOSSIL REEF
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

NOTE: External colours are subject to developers approval. Some colours may change as per developers request. Colours and finishes displayed are for illustration purposes only.

EXTERNAL COLOUR SCHEMES

CONCEPT 02



HARD FINISHES

1. AUSTRAL CHARACTER BRICKS BUFF
Brick
2. COLORBOND MONUMENT
Roofing
3. COLORBOND MONUMENT
Gutters
Downpipes
Garage Door / Contemporary Profile
Wall Flashings
4. COLORBOND SURFMIST
Fascia
5. A&L SURFMIST
Windows/Flyscreens/Barrier screens
(where applicable)

PAINT FINISHES

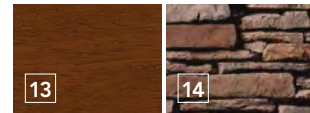
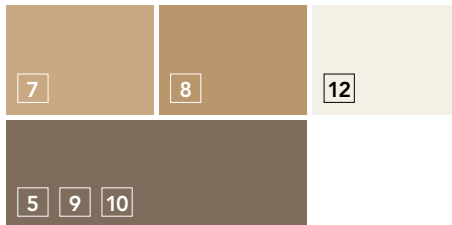
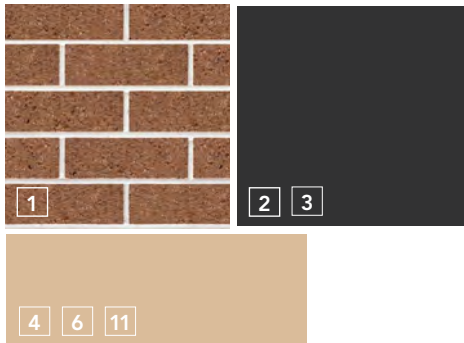
6. DULUX LINSEED 100%
Render 1
7. DULUX MOLE GREY 200%
Render 2
Front Verandah Post
8. DULUX MOLE GREY 400%
Render 3 (where applicable)
9. BRISTOL PEPPERCORN 100% (GLOSS)
Front Door
10. WATTYL COLORBOND SURFMIST 100%
Timber Front Door Frame
11. WATTYL FLOKATI 100%
Eaves & Soffits

FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING
STAIN—BARK
Front Windows & Door
13. BORAL PRO-FIT COUNTRY
LEDGESTONE ASPEN
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

CONCEPT 03



HARD FINISHES

1. AUSTRAL EVERYDAY LIFE UNWIND
Brick
2. COLORBOND MONUMENT
Roofing
3. COLORBOND MONUMENT
Gutters
Downpipes
4. COLORBOND PAPERBARK
Fascia
Wall Flashing
5. COLORBOND JASPER
Garage Door / Contemporary Profile
6. A&L MERINO
Windows/Flyscreens/Barrier screens
(where applicable)

PAINT FINISHES

7. WATTYL COLORBOND BEIGE 100%
Render 1
Front Verandah Post
8. WATTYL COLORBOND BEIGE 250%
Render 2
9. WATTYL COLORBOND JASPER 100%
Render 3 (where applicable)
10. WATTYL COLORBOND JASPER
100% (GLOSS)
Front Door
11. WATTYL COLORBOND MERINO 100%
Timber Front Door Frame
12. WATTYL FLOKATI 100%
Eaves & Soffits

FEATURE UPGRADES

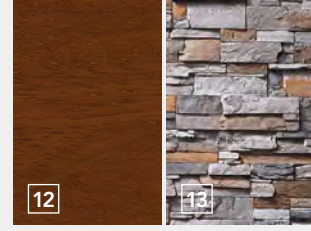
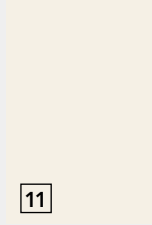
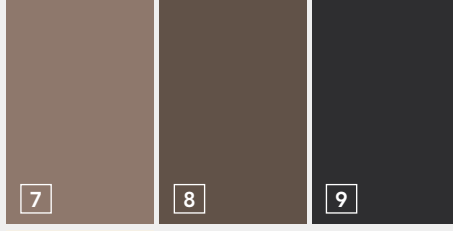
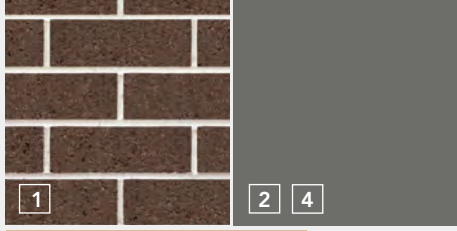
13. WATTYL WEATHERGUARD DECKING
STAIN—BARK
Front Windows & Door
14. BORAL PRO-FIT ALPINE LEDGESTONE
CHARDONNAY
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

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EXTERNAL COLOUR SCHEMES

CONCEPT 04



HARD FINISHES

1. AUSTRAL EVERYDAY LIFE FREEDOM
Brick
2. **COLORBOND BASALT**
Roofing
3. COLORBOND PAPERBARK
Fascia
Garage Door / Contemporary Profile
4. COLORBOND BASALT
Gutters
Downpipes
Wall Flashing
5. **A&L MERINO**
Windows/Flyscreens/Barrier screens
(where applicable)

PAINT FINISHES

6. WATTYL COLORBOND PAPERBARK 100%
Render 1
Front Verandah Post
7. WATTYL COLORBOND PAPERBARK 250%
Render 2
8. BRISTOL PEPPERCORN 100%
Render 3 (where applicable)
9. WATTYL COLORBOND MONUMENT
100% (GLOSS)
Front Door
10. WATTYL COLORBOND PAPERBARK 100%
Timber Front Door Frame
11. WATTYL FLOKATI 100%
Eaves & Soffits

FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING
STAIN—BARK
Front Windows & Door
13. BORAL PRO-FIT LEDGESTONE PLATINUM
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

QUEENSLAND

INTERNAL COLOUR SCHEMES

CREATE YOUR PERFECT HOME
WITH OUR 4 DISTINCTIVE
INTERNAL COLOUR SCHEMES
TO CHOOSE FROM.



INTERNAL COLOUR SCHEMES

CONCEPT 01



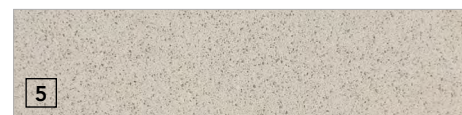
PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



CARPETS

3. ROYAL PARADE CEREMONY
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550
Carpet / Double Storey Only



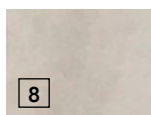
BENCH TOPS

5. CEASERSTONE LINEN
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



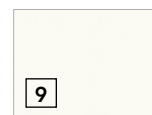
CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX AVIGNON WALNUT 006
NATURAL FINISH
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250
Laid Stack Bond Horizontal
Kitchen, Laundry, Bathroom, Ensuite and Powder Room



OPTIONAL UPGRADES

10. CLASSIC QSM058
Timber Look Laminated Flooring
11. WATTYL FLOKATI 100% GLASS FINISH
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORRED FINISH
Kitchen Glass Splashback

INTERNAL COLOUR SCHEMES

CONCEPT 02



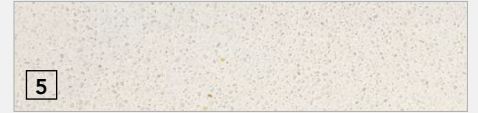
PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



CARPETS

3. ROYAL PARADE SHOW
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550
Carpet / Double Storey Only



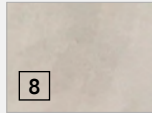
BENCH TOPS

5. CEASERSTONE OSPREY
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX WHITE WASHED OAK 041
NATURAL FINISH
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



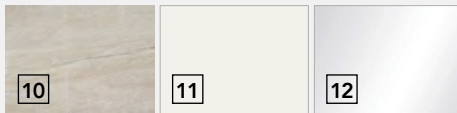
FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250
Laid Stack Bond Horizontal
Kitchen, Laundry, Bathroom, Ensuite and Powder Room



OPTIONAL UPGRADES

10. CLASSIC QSM073
Timber Look Laminated Flooring

11. WATTYL FLOKATI 100% GLASS FINISH
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH
Kitchen Glass Splashback

CONCEPT 03



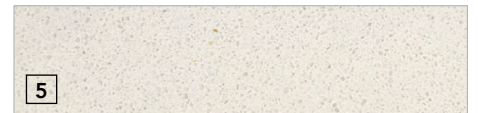
PAINT FINISHES

1. WATTYL ALABASTER 25%
Ceilings
2. WATTYL ALABASTER 50%
Walls, Architraves, Skirtings & Doors (Gloss)



CARPETS

3. ROYAL PARADE MARCH
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580
Carpet / Double Storey Only



BENCH TOPS

5. CEASERSTONE OSPREY
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



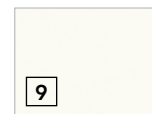
CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX JERICO 039
NATURAL FINISH
Overhead Cabinets in Kitchen – Cabinets in Bathroom, Ensuite, Laundry & Powder Room



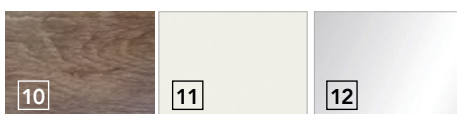
FLOOR TILES

6. BEAUMONT BELGA TAUPE 450X450
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250
Laid Stack Bond Horizontal
Kitchen, Laundry, Bathroom, Ensuite and Powder Room



OPTIONAL UPGRADES

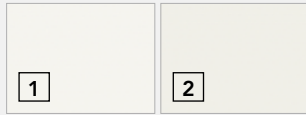
10. CLASSIC QSM034
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH
Kitchen Glass Splashback

NOTE: Colours and finishes displayed are for illustration purposes only.

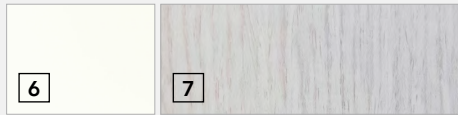
INTERNAL COLOUR SCHEMES

CONCEPT 04



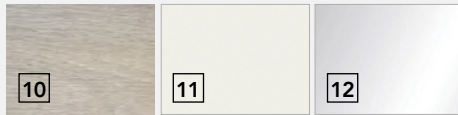
PAINT FINISHES

1. WATTYL ALABASTER 25%
Ceilings
2. WATTYL ALABASTER 50%
Walls, Architraves, Skirtings & Doors (Gloss)



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX ALASKAN 2952
NATURAL FINISH
Overhead Cabinets in Kitchen – Cabinets in
Bathroom, Ensuite, Laundry & Powder Room



CARPETS

3. ROYAL PARADE URBAN GREY
Carpets / Single Storey Only
5. GODFREY HIRST BALLANTYNE 580
Carpet / Double Storey Only



FLOOR TILES

8. BEAUMONT BELGA GREY 450X450
Laid Stack Bond
Laundry, Bathroom, Ensuite & Powder
Room, Entry, Kitchen, Meals & Family



BENCH TOPS

5. CEASERSTONE ICE SNOW
Kitchen, Bathroom, Ensuite, Laundry &
Powder Room



WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250
Laid Stack Bond Horizontal
Kitchen, Laundry, Bathroom, Ensuite and
Powder Room

OPTIONAL UPGRADES

10. CLASSIC QSM076
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH
Kitchen Glass Splashback

QUEENSLAND

TURNKEY INCLUSIONS

A HOME IS A HOUSE MADE FOR YOU—WITH OUR EXPANSIVE TURNKEY INCLUSIONS **APLACE BY GLENVILL** ENSURES YOU HAVE EVERYTHING YOU NEED IN OUR MOVE-IN READY HOMES.



TURNKEY INCLUSIONS

HOME AND LAND

GENERAL

Member of MBA & HIA
Member of Glenvill Group of Companies
Insurance with home owners warranty
6 year structural guarantee

PRELIMINARIES

6 star energy rating report
Plans & specifications
Engineering drawings & building permit
Covenant & developer approvals
Bushfire compliance upgrade (where applicable)

SITE WORKS

Up to Class H waffle slab & pump allowance
Allowance for balanced cut / fill up to 300mm
Termite treatment (Part A & B)
Temporary fencing
Roof guard rail/fall protection
Crushed rock access drive

CONNECTIONS

Stormwater, sewer & underground power included
Telephone & electricity standard connection fees by owner

FRAMING

Prefabricated pine wall frames
Prefabricated pine roof trusses

CEILING HEIGHT

2440mm (8") high to all single storey & first floor of double storey
2590mm high to ground floor on all double storey

PLUMBING

Concealed plumbing
Colorbond fascias, gutters & downpipes

BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

ROOFING

Colorbond roof from builders' standard range

WINDOWS

Feature windows to front of home & aluminum sliding windows to balance
Window seals
Locks to all openable windows
Flyscreens to all openable windows

WINDOW COVERINGS

Holland blinds to all windows & sliding doors (excluding front door sidelights)
Venetians to bathrooms

INSULATION

Sisilation to external walls
R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

20 Litre continuous flow hot water unit

HEATING AND COOLING

Split cycle cooling unit to family & bedroom 1

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings
67mm MDF architraves

CUPBOARDS

Robes with melamine shelf & hanging rail
Linen cupboard with 4 melamine shelves
Broom cupboard with melamine shelf
Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

Feature solid door to front entry
Glazed sliding external door to laundry, family & rumpus (house specific)
Flush panel internal doors
Flyscren doors to laundry, family & rumpus (house specific)

TURNKEY INCLUSIONS

HOME AND LAND

DOOR FURNITURE

Chrome entrance set to front door & rear garage door
Deadbolt to front door & garage internal access door
Chrome levers to room doors
Chrome bar pulls to all cupboard doors
Weatherstrip to front door & internal access door to garage door stops

TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite, laundry and bedroom passage.

Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

Carpet from builders' standard range to all bedrooms, robes, living & rumpus (house specific)

PAINTS

Solagard low sheen to exterior garage timber door (2 coats)
Gloss enamel to front door (2 coats)
Low sheen acrylic to interior walls & ceiling (2 coats)
Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

Double power points throughout
LED downlights throughout (batten point to garage)
External parafloods (x2)
TV point to family room, bedroom 1 & living (if applicable)
UHF/VHF digital ready TV antenna
Telephone point to kitchen & bedroom 1
Self closing exhaust fans above showers (x2)
Safety switches (residual current devises)
Smoke detectors (direct wired with battery back up)

KITCHEN

Reconstituted stone benchtops with 20mm square edge
Pantry with 4 melamine shelves
600mm multifunction electric oven (stainless steel)
600mm electric cooktop (stainless steel)
600mm canopy rangehood (stainless steel)
Dishwasher (stainless steel)
Double bowl sink & drainer
Gooseneck chrome mixer tap

LAUNDRY

Stainless steel trough & white acrylic cabinet
Hot & cold washing machine connections
Gooseneck chrome mixer tap

BATHROOM AND ENSUITE

Reconstituted stone benchtops with 20mm square edge
Polished edge mirror to full width of vanities
Square feature basins (white with chrome waste & overflow) Toilet suites (white with chrome flush button)
1675mm bath (white) to bathroom
Tiled shower base & semi framed glass pivot door with polished silver frame
Floor wastes
Chrome mixer taps
Double towel rail, toilet roll holder & soap dish

GARAGE

Concrete waffle slab floor
Plaster lined ceiling & walls with cornice
Colorbond panel lift door with brickwork over
Remote control to garage door (includes 2 no. handsets)
Internal access door
Single weather proof ply rear door

PORCH / ALFRESCO

Exposed aggregate paving, lined ceiling, brick piers, tiled roof & downlights

LANDSCAPING

Drought resistant garden & plants to front & rear instant lawn to front & rear

FENCING

Timber paling/Colorbond fence (1/2 share) including wing fence & gate to suit estate design guidelines

PAVING

Exposed aggregate concrete to driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours
Colorbond fold out clothesline to rear yard

NOTE: Aplace by Glenvill reserves the right to vary or substitute items or brand names according to availability.

**LAND
INFORMATION**

HOUSE & LAND

APLACE
BY GLENVILL



cadence

R E S I D E N C E S



A RHYTHM YOU CAN
BUILD YOUR LIFE AROUND

4

This section features a light blue background with a decorative white concentric circle pattern in the top right corner. The text 'A RHYTHM YOU CAN BUILD YOUR LIFE AROUND' is centered in a bold, black, sans-serif font. A thin horizontal line is positioned below the text.

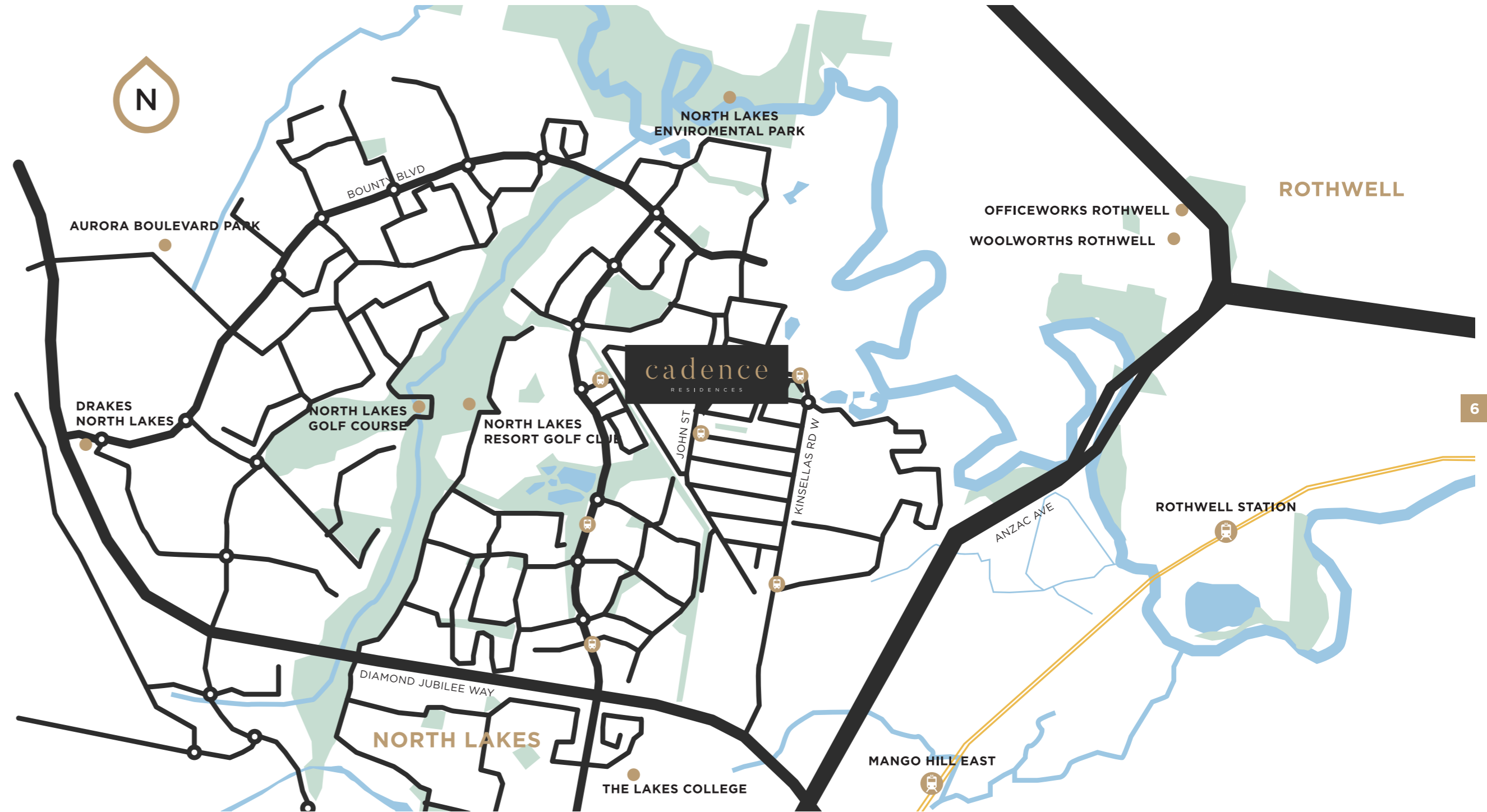


LOCATION

Welcome to Mango Hill, one of Brisbane's fastest growing suburbs and your new home. Situated just 40 minutes away from the Brisbane CBD, and right next to one of Queensland's fastest growing retail hubs in North Lakes, Mango Hill offers true family living with amenity, accessibility and lifestyle at its core.

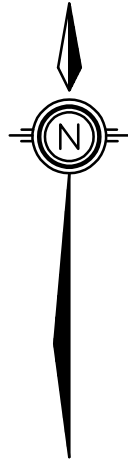
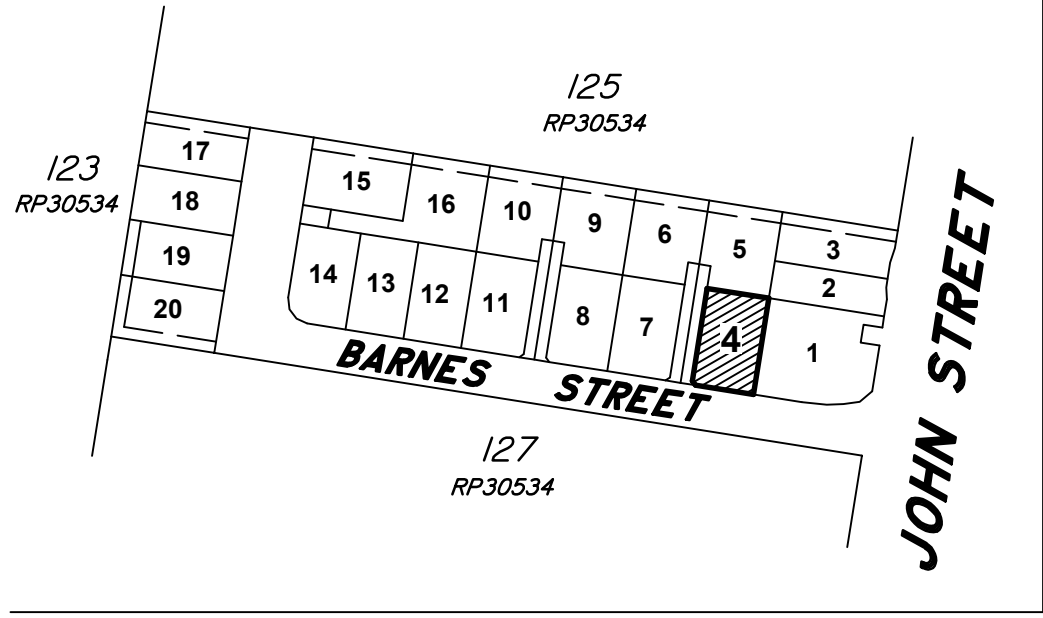
This location also offers a pure lifestyle experience, with close access to an array of bike tracks, running paths and parklands. It's a fusion of lifestyle and practicality you would struggle to find elsewhere...

41 - 47 John St, Mango Hill, QLD



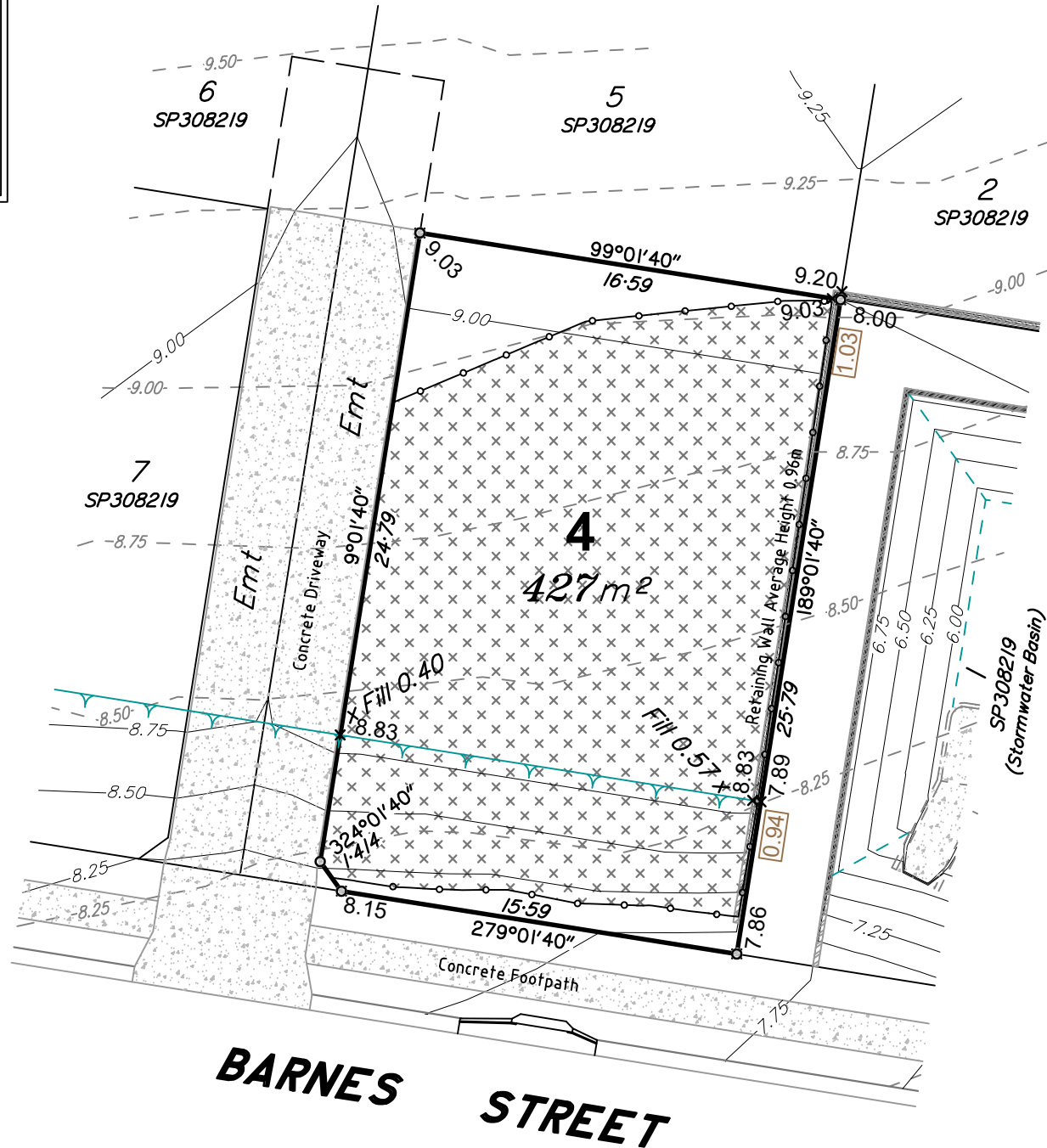
ESTATE LAYOUT

Scale 1:2000

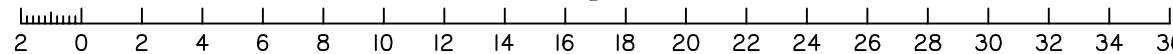


Diagram

Scale 1 : 250



Scale 1:250 - Lengths are in Metres.



LEGEND

- AREA OF FILL
- $\times 26.76$ PROPOSED SURFACE LEVEL
- $\times \text{Fill 1.11}$ PROPOSED DEPTH OF FILL
- DESIGN SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- SUBJECT LOT BOUNDARY
- SUBJECT LOT EASEMENT LINE
- ADJOINING LOTS
- TOP OF BANK
- BOTTOM OF BANK
- RETAINING WALL
- DENOTES HEIGHT OF RETAINING WALL
- $112^{\circ}44'25''$
 102.485 LOT DIMENSIONS



Airlie Beach | Mackay | Townsville | Rockhampton | Brisbane | Gold Coast
E : admin@visionsurveysqld.com.au P : 13000VISION

DISCLOSURE PLAN

Proposed Lot 4

Described as Part of Lot 126 on RP30534
41-47 John Street, MANGO HILL

Local Authority : Moreton Bay Regional Council

Notes:
This plan was prepared for Citimax Land Pty Ltd for the purpose of a Disclosure Plan under the Land Sales Act 1984 and should not be used by any other person or corporation or for any other purpose and is subject to the following limitations;

The dimensions, areas and total number of lots shown hereon are subject to final field survey and also to requirements of Council and any Authority which may have requirements under any relevant legislation.

Engineering Design information supplied by:
Westera Partners Pty Ltd on 15/08/2018

All earthworks to allotments shall be completed under Level 1 supervision by a NATA Certified Geotechnical Testing Authority in accordance with the provisions of Appendix B of AS3798 - Guidelines of Earthworks for Commercial and Residential Developments.
Residential - 95% of standard maximum dry density.

This note is an integral part of the plan.

Note: Survey Plan Number Allocated SP308219

Rev	Description	Drawn	Date	Checked	LOCATION: 41-47 John Street, MANGO HILL	SCALE : 1:250 @ A3	HORIZONTAL DATUM: MGA Zone 56	DWG NUMBER: 18343-DP4
-	Original Issue	AG	17/08/2018	AR	REAL PROPERTY DESCRIPTION: Lot 126 on RP30534	CADASTRAL SURVEYOR : John Stewart Harker	VERTICAL DATUM: AHD vide	SHEET: 1 of
					CLIENT: Citimax Land Pty Ltd		CONTOUR INT: 0.25m	REVISION: -

APLACE
BY GLENVILL
