

# NSW HOUSE & LAND PACKAGE FIXED PRICE TURN KEY



## \$648,145

LAND 303M2 | \$372,000  
HOUSE 162.7 M2 | \$276,145  
RENTAL INCOME | \$510-\$560 per week

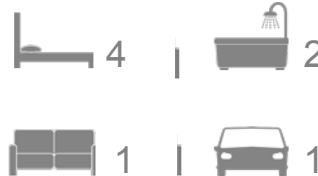
## LOT 132 TOKYO ROAD, REALM ESTATE, AUSTRAL NSW

Austral is an emerging cosmopolitan community located in South West Sydney. Austral has the essentials of modern life, with everything from retail and dining hotspots, to cultural hubs and education facilities all just moments away.

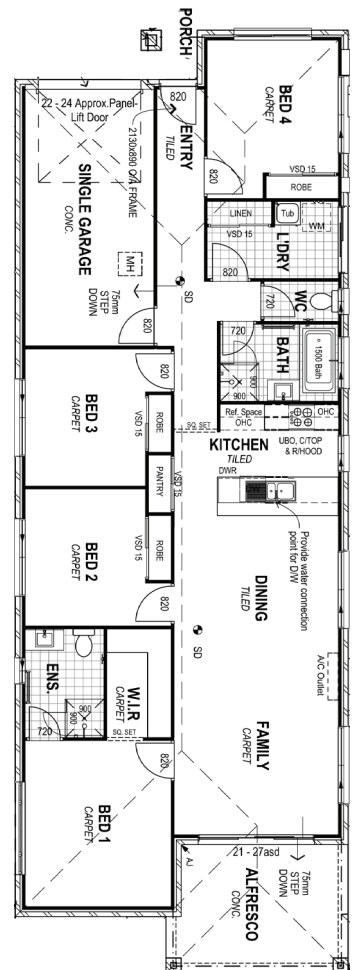
### INCLUSIONS

- Turnkey finish & fixed site costs
- Retaining wall
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

### PLANTATION



LIVING		129.0
GARAGE		20.1
ALFRESCO		12.1
PORCH		1.5
TOTAL		162.7



DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.

# Cosmopolitan Suburb



## ALL THAT YOU NEED

Austral is a growing community with all that modern facilities needed.

Surrounded by spacious parks and recreation areas, retail and dining hotspots, cultural hubs, medical and education facilities.

## LONG TERM INVESTMENT

With huge infrastructural investment in Austral already underway, including the South-West Rail Link, M5 and other major road upgrades, Austral is a forever growing community suburb.



## EDUCATION

Austral has many options for both primary and higher education with existing schools and plans for a future university near the western Sydney airport due to open in 2026.

## AMENITIES

Major shopping and medical centres, cafes and pharmacy already in place with plans for the development of the Aerotropolis planned to open in 2026 which will include the Western Sydney Airport, Universities and Technology Park providing further education and employment opportunities.





*Building a shared vision*



# HOUSE SPECIFICATIONS NSW



## PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

## SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

## ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles).
- 500 KPA water pressure limiting device.
- LED down-lights.

## BRICKS, WINDOWS, ROOFING AND GARAGE

- Colourbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

## KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

## BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

## CERAMIC TILING

- Bathroom & ensuite floors, and:
  - 2000mm high to showers
  - 500mm above bath (nominal)
  - 200mm skirting tile.
- Kitchen tiled splashback:
  - 600mm high off bench.
- Toilet & Laundry floors, and:
  - 400mm splash back over tub
  - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

## STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

DISCLAIMER: the below images are



STAINLESS STEEL KITCHEN SINK



UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOILET SUITE

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external paraflood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.

## STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
  - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
  - Two (2) coats to ceiling to Paint Manufacturers standard specifications,
  - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.

- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

## WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.

## EXCLUSIONS

- Bushfire reports and/or build form upgrades required to meet BAL levels.
- Acoustic reports and/or build form upgrades required to meet acoustic requirements.
- Hydraulic reports and/or site work and build form upgrades required to meet hydraulic requirements.
- ENM/VNM reports.
- Additional bulk import and/or export of fill.
- Removal and/or disposal of old fencing.
- Removal and/or disposal of retaining walls.
- Property power poles.
- Sewer connection points.
- Water meter connection points.
- Water meters.
- Development Application fees and/or Town Planner costs.
- Relaxation Application fees.
- Any specialist consultant reports.
- Council Contribution and/or Infrastructure costs.
- More than one NBN connection per lot.
- Inter-allotment stormwater drainage systems.
- Build Over/ Near Sewer Infrastructure applications.
- Arborist reports, when required.
- Landscape architect, when required.
- Demolition, including any associated Development Permits, for existing structures located on the relevant lot.

## PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

## SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

## WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.

## LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of plain concrete driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

## INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) master bedroom.
- Provide internal & external builders house clean.
- Water tank
- Kitchen bulkheads

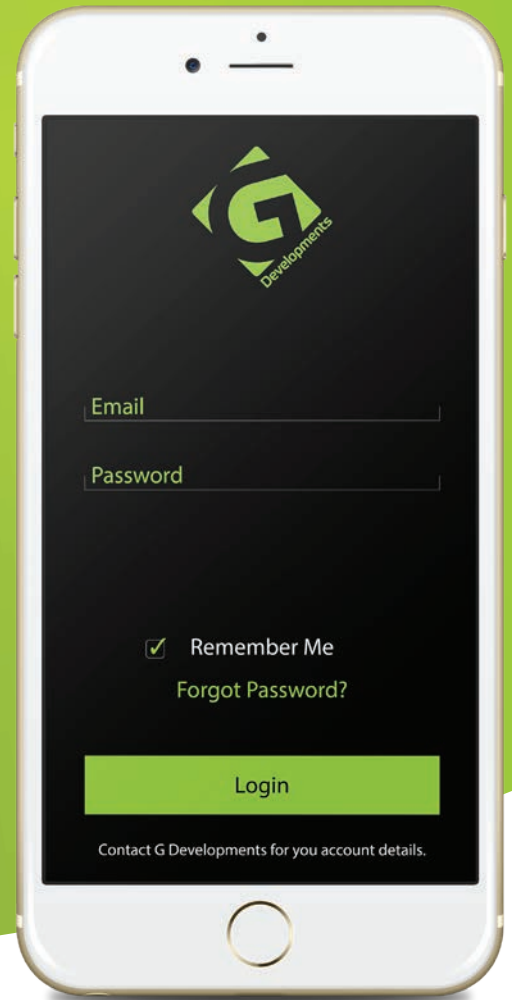


# THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



## FEATURES

### DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

### MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

### MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

### DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

### PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

### MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.



# Rental Appraisal

Appraised on: **1/5/2020**

**Lot 132 Tokyo Road, Austral NSW**

4  2  1 

**Rental: \$510-\$560 per week**

When assessing the rental amount of an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

Our team would be delighted to manage your investment with your individual needs in mind, and are happy to offer a special package for all new clients.

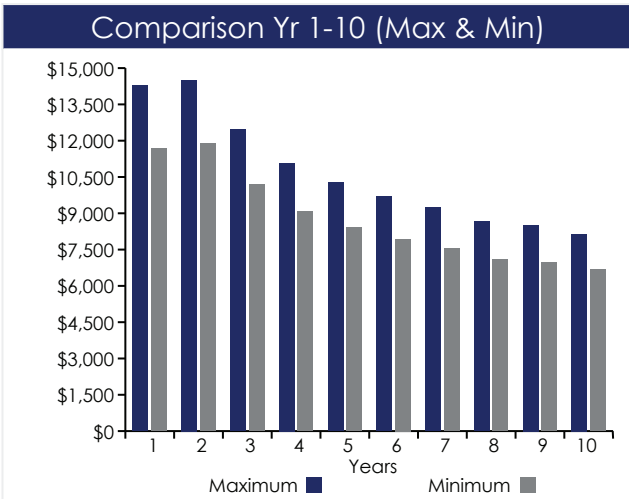
**Leanne Brown**  
**Client Relationship Manager**  
**Ray White (IMS) Investment Management Services**  
E: [leanne.brown@raywhite.com](mailto:leanne.brown@raywhite.com)  
P: 0431 581 319

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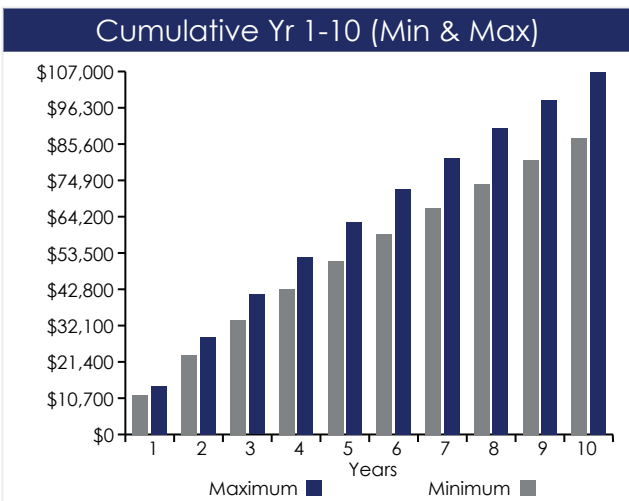
Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in QLD NSW VIC

## Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	7,376	14,282
2	7,129	7,376	14,505
3	5,095	7,376	12,471
4	3,705	7,376	11,081
5	2,897	7,376	10,273
6	2,322	7,376	9,698
7	1,849	7,376	9,225
8	1,296	7,376	8,672
9	1,143	7,376	8,519
10	770	7,376	8,146
11 +	1,880	221,253	223,133
<b>Total</b>	<b>\$34,992</b>	<b>\$295,013</b>	<b>\$330,005</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	6,035	11,685
2	5,833	6,035	11,868
3	4,169	6,035	10,204
4	3,031	6,035	9,066
5	2,371	6,035	8,406
6	1,900	6,035	7,935
7	1,513	6,035	7,548
8	1,060	6,035	7,095
9	935	6,035	6,970
10	630	6,035	6,665
11 +	1,538	181,025	182,563
<b>Total</b>	<b>\$28,630</b>	<b>\$241,375</b>	<b>\$270,005</b>



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

# EOI EXPRESSION OF INTEREST

PROPERTY \_\_\_\_\_  
SALE DATE \_\_\_\_\_

## AGENT DETAILS

Selling Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Mobile: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_

## VENDORS DETAILS

Vendor: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Solicitor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_ Ref: \_\_\_\_\_

## PURCHASERS DETAILS

Purchaser 1: \_\_\_\_\_  
Purchaser 2: \_\_\_\_\_  
Address: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Mobile 1: \_\_\_\_\_ Mobile 2: \_\_\_\_\_  
Solicitor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Owner Occupier: \_\_\_\_\_ Investor: \_\_\_\_\_

## HOUSE DETAILS

House Price: \_\_\_\_\_ Site Costs: \_\_\_\_\_  
TOTAL BUILD: \_\_\_\_\_  
Deposit: \_\_\_\_\_  
House Design: \_\_\_\_\_ Façade: \_\_\_\_\_  
Inclusions: \_\_\_\_\_ Internal Scheme: \_\_\_\_\_  
External Scheme: \_\_\_\_\_

## LAND DETAILS

Land Status: \_\_\_\_\_ Land Price: \_\_\_\_\_  
Deposit: \_\_\_\_\_  
TOTAL PACKAGE: \_\_\_\_\_

## LENDERS DETAILS

Institution: \_\_\_\_\_ Branch: \_\_\_\_\_  
Contact: \_\_\_\_\_ Mobile: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

## SPECIAL CONDITIONS

1. \_\_\_\_\_  
2. \_\_\_\_\_