

LOT 8 NEW ROAD

"ESSENCE" BELLBIRD PARK QLD 4300



BAYFIELD 198 URBAN



\$534,300

FIXED PRICE ZERO SURPRISES CONTRACT

LAND PRICE: \$274,000

LAND : 453m²

HOUSE PRICE: \$260,300

HOUSE: 198m²

REGISTRATION EXPECTED:

JUNE 2021



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“ESSENCE” BELLBIRD PARK QLD 4300

BAYFIELD 198 URBAN



DESIGNER RANGE - PREMIER INCLUSIONS

- Fixed Price Site Costs
- 1200mm Wide Front Entry Door
- Split System Air Conditioner to Living Room & Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- Three (3) Double Power Points With USB Ports
- Undermount Sink With “Mizu Soothe” Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Gas Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom
- Mirrored Wall Cabinet To Ensuite
- Wall Mounted Vanity Unit With Square Basin & Shark Nose Finish (No Handles)
- Upgraded Ceiling Fans Throughout Including Alfresco
- Stainless Steel Magnetic Door Stops
- Inset Laundry Tub With Cabinetry Under & Stone Benchtop
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Premier Grade Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



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PREMIER INCLUSIONS

CURRENT AS AT 01.02.2021



PRE-CONSTRUCTION

- ◆ Engineers soil report & slab design
- ◆ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ◆ Fixed price site works including cut/fill and retaining walls as required.
- ◆ Engineer designed concrete slab & footings with control joints where applicable
- ◆ T2 treated timber frame & trusses
- ◆ Termite treatment to slab penetrations and physical perimeter barrier
- ◆ Sewer & Storm water connections to existing serviceable connection points
- ◆ Water connection from pre-tapped water main

ENERGY EFFICIENCY

- ◆ 6 Star Rated as per government regulations.
- ◆ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ◆ R1.5 walls batts to external walls (where required)
- ◆ Double sided foil "Wall-wrap" to external stud walls
- ◆ Energy Efficient Hot Water Unit
- ◆ Weather seals fitted to external hinged doors
- ◆ Wall mounted split system reverse cycle air conditioner to living room and bedroom 1
- ◆ 500 KPA water pressure limiting device
- ◆ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ◆ Select range of clay bricks from the Builders standard range
- ◆ Natural mortar with raked joints
- ◆ Feature render finish to front façade where required (Refer plan for details)
- ◆ Powder coated aluminium windows in the standard Builders range of colours
- ◆ Powder coated aluminium framed barrier screens to all openable windows and external doors
- ◆ Keyed window locks to all opening sashes and sliding doors

- ◆ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ◆ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ◆ Metal fascia & gutter in the standard Builders range of colours
- ◆ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ◆ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ◆ Technika 900mm wide stainless steel freestanding dual fuel (gas) cooker
- ◆ Technika 900mm wide glass canopy rangehood
- ◆ Technika freestanding stainless steel dishwasher
- ◆ 2 x Pendant lights to island bench (if applicable)
- ◆ Undermount stainless steel double bowl sink
- ◆ Mizu Soothe mixer tap with pull out spray
- ◆ Cold water point to fridge space
- ◆ 4 x Melamine shelving to WIP (if applicable to design)

BATHROOM, ENSUITE & TOILET

- ◆ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ◆ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ◆ White acrylic bath (1500mm-1675mm design specific)
- ◆ Mirrored wall cabinet fitted to the same width as the vanity unit to Ensuite
- ◆ 1050mm high aluminium frameless mirror fitted to the same width as the vanity unit to bathroom
- ◆ Chrome mixer tapware (Standard Builders Range)
- ◆ Chrome metal double towel rails and toilet roll holders
- ◆ Dual flush vitreous china suite with soft close seat
- ◆ White GAP Semi Inset Basin 450mm x 410mm



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PREMIER INCLUSIONS

CURRENT AS AT 01.02.2021



CERAMIC TILING & FLOOR COVERING

- ◆ 450mm x 450mm tiles to Main floor, Bathroom & Ensuite floor areas as per plan
- ◆ 2000mm high tiling to shower areas, 500mm tiling above bath and single row of skirting tiles to wet areas
- ◆ Kitchen 600mm tiled splash back
- ◆ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ◆ Builders range carpet to Bedrooms, Lounge, Staircase (if applicable) as per plan

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 mains connection point
- ◆ Double power point to each room as per electrical plan, Bedroom 1 and Kitchen have double power point with USB port
- ◆ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ◆ Smoke detectors (hard wired with battery backup)
- ◆ Provide NBN lead in conduit only (ready for connection by others, Developer responsible for supply connection to property boundary)
- ◆ Pre-wiring for two (2) phone / data points
- ◆ Weatherproof external light fittings (where applicable)
- ◆ Ceiling fans to Living, Lounge, Bedrooms and Alfresco
- ◆ Exhaust fan to bathroom, ensuite and internal powder room or WC (if applicable) as per NCC

STANDARD INTERNAL & EXTERNAL FEATURES

- ◆ 2440mm nominal Ceiling height
- ◆ 2040mm x 820mm feature external front door with clear glazing
- ◆ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ◆ Paint grade flush panel internal passage doors

- ◆ Gainsborough Tri-Lock Contemporary Lever Set to front entry
- ◆ Internal lever door furniture
- ◆ Magnetic stainless steel door stops (excludes garage & wet areas)
- ◆ Deadlock to all external hinged doors
- ◆ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ◆ Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders standard colour "Lexicon Quarter (or equivalent)
- ◆ Two (2) coats to ceiling to Manufacturers standard specifications
- ◆ Two (2) coat external paint system to external trim and doors to Manufacturers standard specifications
- ◆ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ◆ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ◆ Laundry cabinet with 20mm stone benchtop, inset sink, chrome mixer tap
- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Two (2) external garden hose taps
- ◆ AAA Rated hand shower rail and tapware
- ◆ Exposed aggregate (unsealed) concrete driveway, path & alfresco
- ◆ Landscaping including A grade turf to front and rear yard and Premier Grade garden bed to front garden with garden edging (refer landscape plan)
- ◆ Timber fencing to side and rear boundaries including returns and gate
- ◆ Fold down clothesline
- ◆ Render finish painted letterbox and metal insert
- ◆ Cover grade timber staircase with paint grade balustrading (if applicable to design)

WARRANTIES

- ◆ Twelve months maintenance period
- ◆ 6 Year structural guarantee



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WE WELCOME YOU TO DISCOVER MORE IN A FRD HOME

FRD Homes is a dedicated residential building and construction company. We are privately owned, licenced by the Queensland Building & Construction Commission (QBCC) and operate within the highest standards of the Housing Institute of Australia (HIA).

Our homes are beautiful yet practical and are designed to meet the needs of the modern Australian family. We build futures and offer a range of quality homes which provide wonderful living spaces for our residents. Whether you are building your first home, you are an experienced investor or completing a residential community of in demand house and land packages, we can design and construct homes which are timely and affordable and meet the complexities of any budget, size, shape or covenant.

All our homes are built on a fixed priced contract set prior to execution so there are no hidden fees for peace of mind.

WORKING WITH FRD GROUP

FRD Homes is part of the FRD Group which, since 2005, has been involved in the development, sales and management of more than 40 residential communities across southeast Queensland. We are an integrated property company with interests in finance, real estate and development. Our people have significant experience in property investment, development and construction and understand the stringent requirements of our strategic partners across our markets. We appreciate your need for full disclosure, open communication and expert response.

Our directors alongside all our team, invite you to do business with FRD and welcome you to discover more in a FRD Home today.



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EXPRESSION OF INTEREST DETAILS

CLIENT DETAILS:

BUYER 1 (FULL NAME)

HOME ADDRESS

PHONE AND MOBILE NUMBERS

EMAIL ADDRESS

BUYER 2 (FULL NAME)

HOME ADDRESS

PHONE & EMAIL ADDRESS

SOLICITOR:

COMPANY NAME

CONTACT PERSON

ADDRESS

PHONE & EMAIL

FINANCE BROKER:

COMPANY NAME

CONTACT PERSON

PHONE & EMAIL

CONTRACT INSTRUCTIONS:

INITIAL DEPOSIT DETAILS

TRUST ACC:

BANK:

BSB:

ACCOUNT:

REFERENCE:

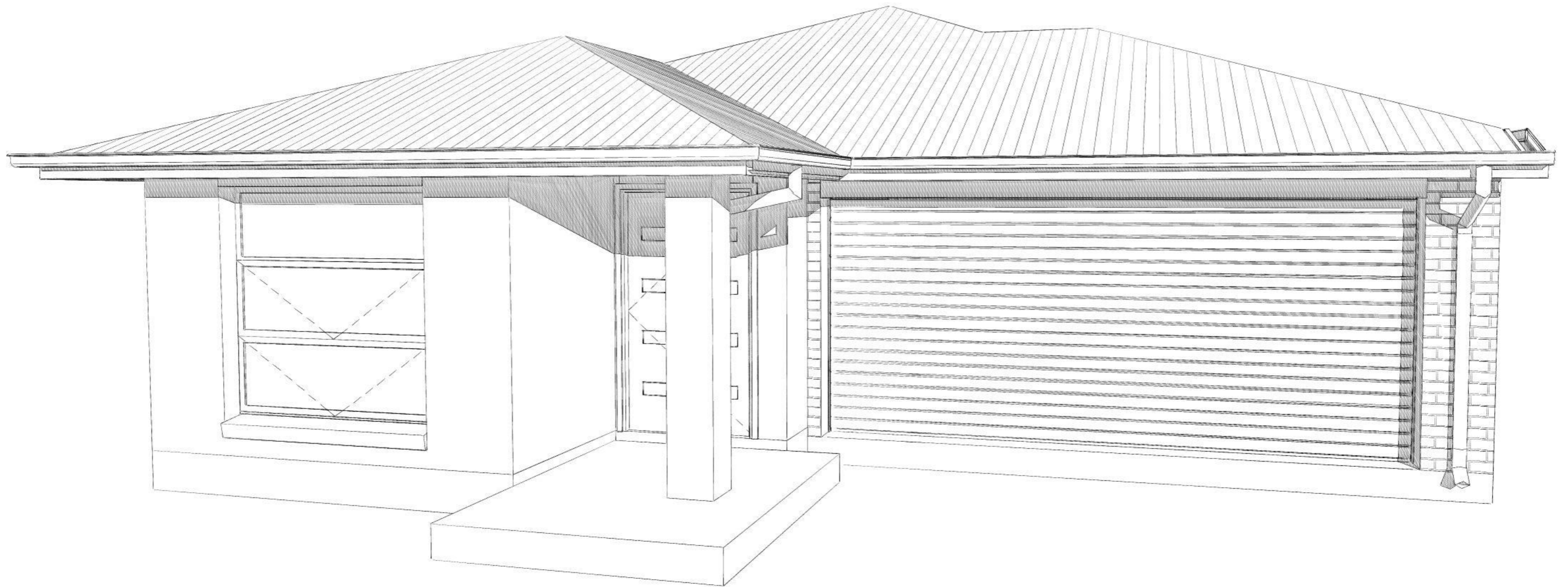
DEPOSIT:



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THE BAYFIELD 198

URBAN



CONCEPT PLANS

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

	STANDARD:	NOTE:	Amendments:	Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 28.10.20
		Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A 28.10.20 CONCEPT PLANS xx	Client Signature Approval: Client Initials: Date: NOTES:		LIVING FLOOR PAD PATIO ALFRESCO DOUBLE GARAGE TOTAL AREA PER UNIT	138.08 m ² - m ² 5.39 m ² 18.27 m ² 36.38 m ² 198.02 m ²	- m ² - m ² - m ² - m ² - m ² - m ²			Scale: 1:46.74 @ A3	Drawn by: XX
											Drawing Title: COVER PAGE	
© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.											Model: THE BAYFIELD 198 URBAN	Ver.: 1 Page No.: p. 2

NOTE:- MIRRORED WALL CABINET TO ENSUITE.

NOTE:- PREMIER GRADE LANDSCAPING.

NOTE:- 900mm BENCHTOP WITH DROP IN TUB TO L'DRY .

NOTE:- HWS LOCATION TBC.

NOTE:- UNDERMOUNT SINK TO KITCHEN.

NOTE:- FRIDGE TAP.

NOTE:- 2700mm ISLAND BENCH WITH MICROWAVE SPACE.

NOTE:- 900mm APPLIANCES TO KITCHEN.

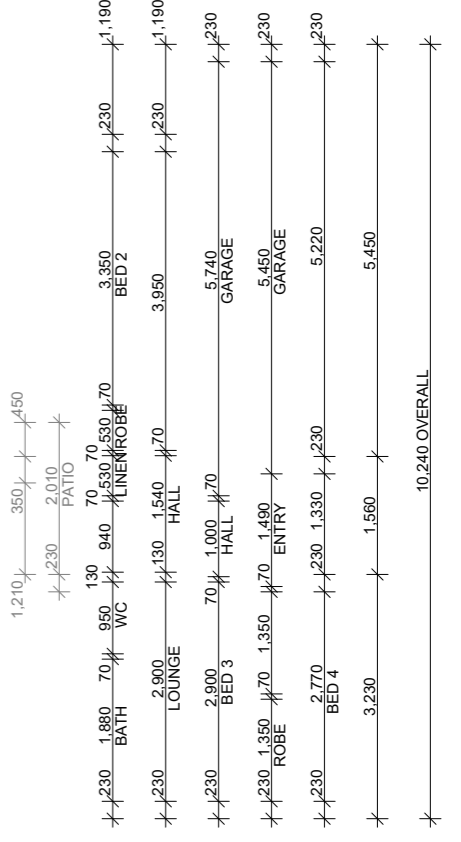
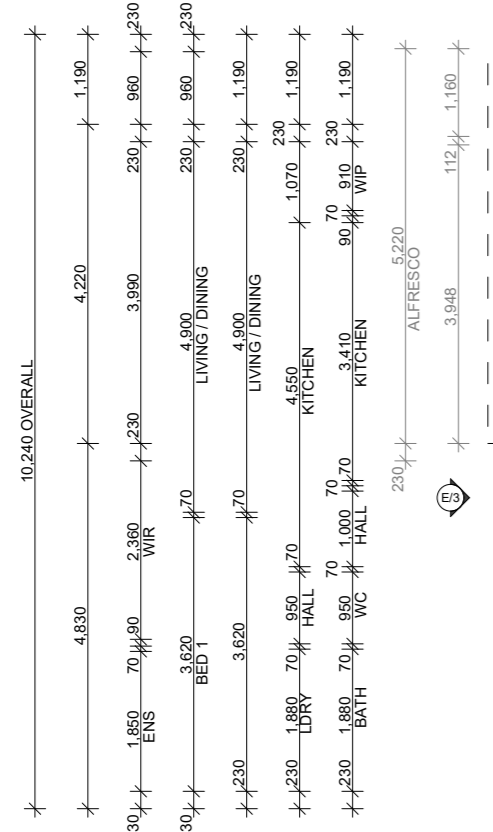
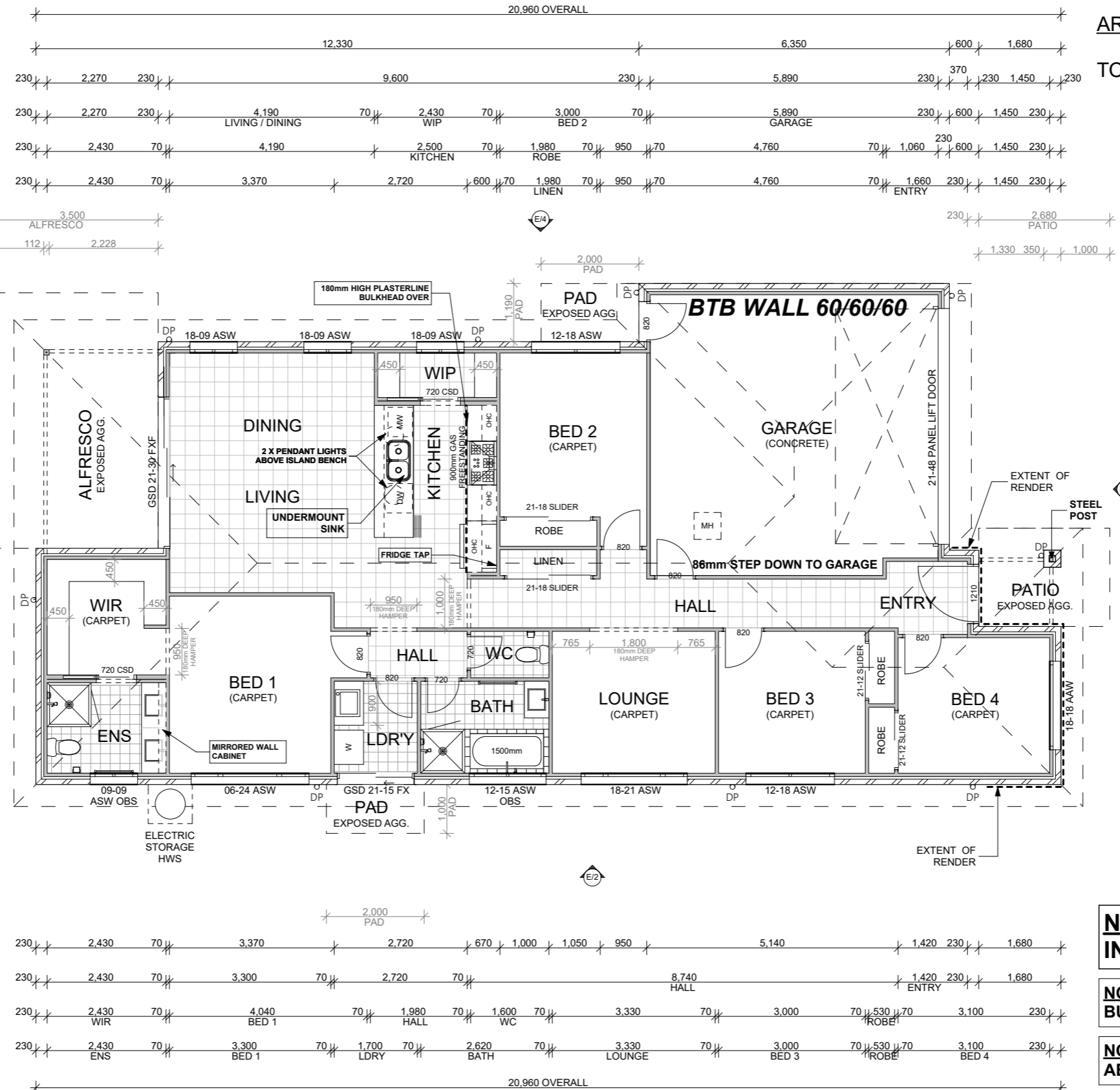
AREA:

TOTAL = 198.02m²

NOTE:- FINISHES AS PER INCLUSIONS PACKAGES.

NOTE:- 180mm HIGH PLASTERLINE BULKHEAD OVER KITCHEN.

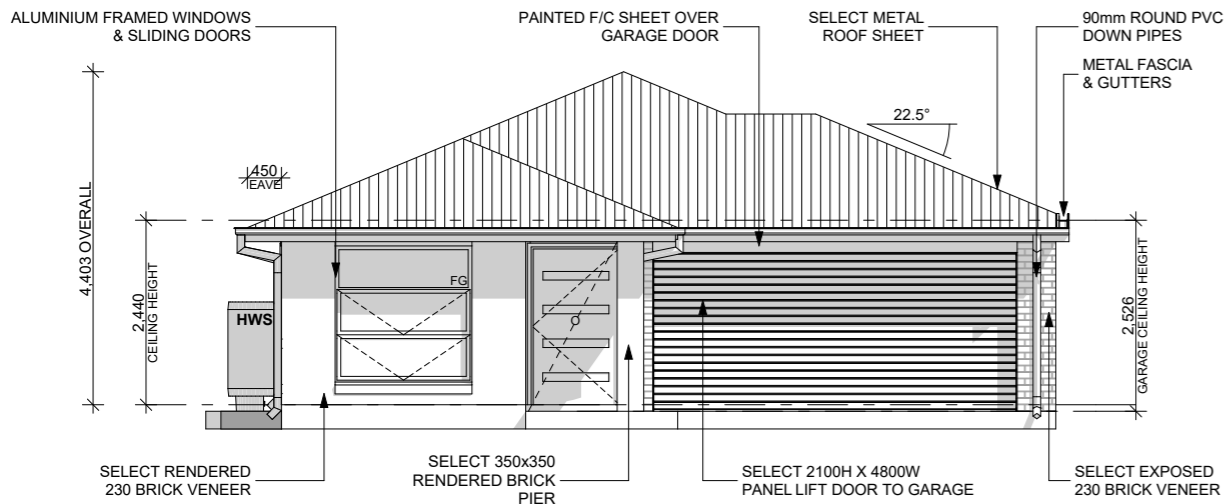
NOTE:- PROVIDE 2 X PENDANT LIGHTS ABOVE ISLAND BENCH.



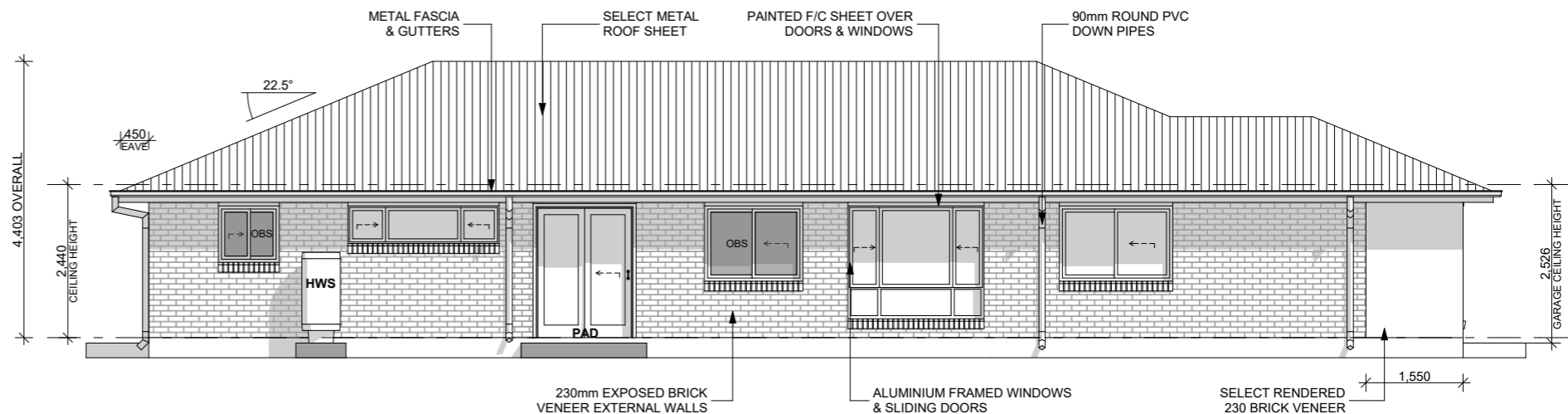
GROUND FLOOR PLAN
1:100

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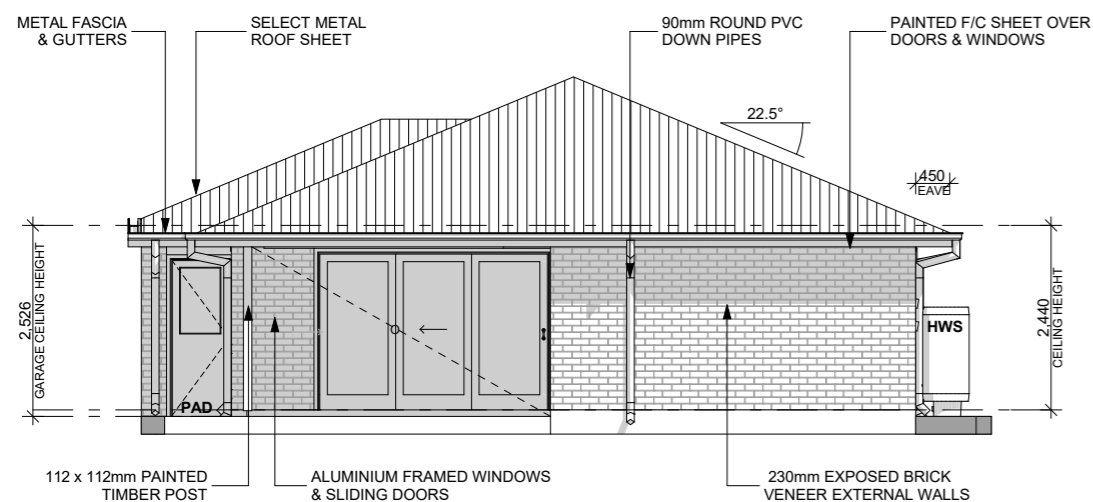
	STANDARD:	NOTE:	Amendments:	Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 28.10.20	
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<p align="center">GROUND FLOOR</p>											Model:	Ver.:	Drawing No.:
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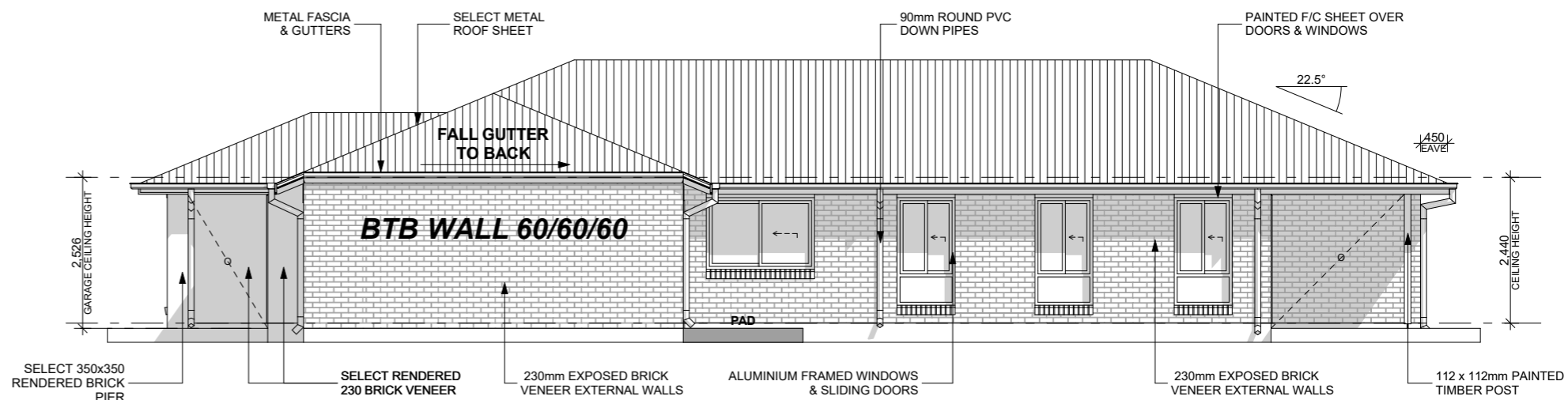
ELEVATION 1
1:100



ELEVATION 2
1:100



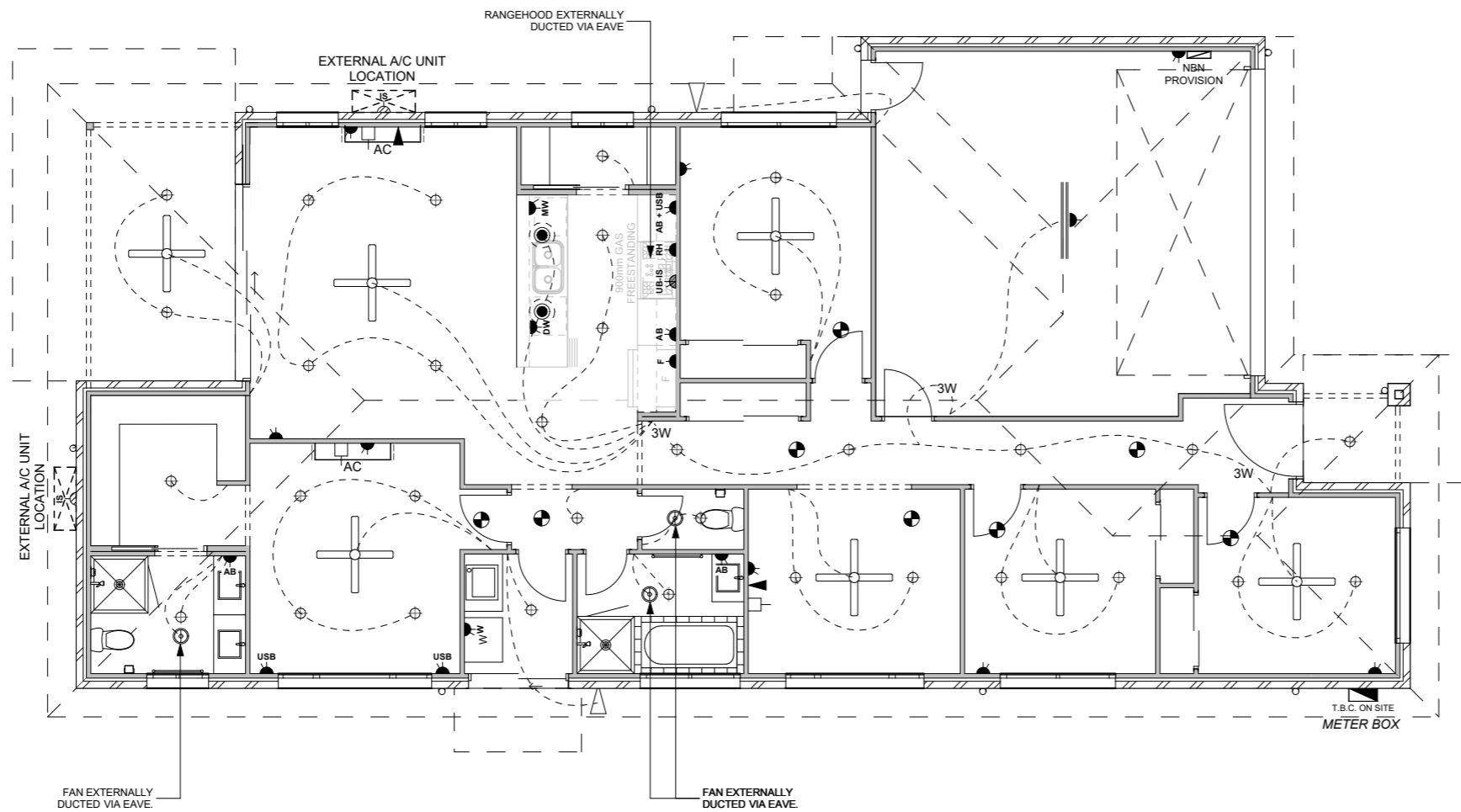
ELEVATION 3
1:100



ELEVATION 4
1:100

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	CUSTOM: 		Areas:	LIVING FLOOR 138.08 m ² - m ² PAD - m ² - m ² PATIO 5.39 m ² - m ² ALFRESCO 18.27 m ² - m ² DOUBLE GARAGE 36.38 m ² - m ² TOTAL AREA PER UNIT 198.02 m² - m²	Client:	Status: A	Date: 28.10.20						
	Drawing Title: ELEVATION 1,2,3,4										Ver.: 1	Page No.: p. 7	
	Model: THE BAYFIELD 198 URBAN										Ver.: 1	Page No.: p. 7	



NOTE:- KITCHEN RANGEHOOD, BATHROOM, ENS AND WC EXHAUST SYSTEMS TO BE EXTERNALLY DUCTED VIA EAVES.

NOTE:- DRAINAGE PUMP TO BED 1 AC UNIT, TBC ON SITE.

NOTE:- MW GPO IN ISLAND BENCH.

NOTES:
 ALL GPO'S TO BE @ 300mm ABOVE FLOOR LEVEL UNLESS ABOVE THE BENCH WHERE THEY SHALL BE @ 1050mm ABOVE FLOOR LEVEL WITH THE EXCEPTION OF THE FRIDGE, DISHWASHER AND RANGE HOOD POINTS THAT SHALL BE LOCATED WHERE REQUIRED TO SUIT THE APPLIANCE.
 WASHING MACHINE AND NBN GPO'S TO BE @ 1500mm ABOVE FLOOR LEVEL.
 ISOLATION SWITCH TO BE LOCATED NEAR EXTERNAL AIR CONDITIONING UNIT AND TO BE 1600 HIGH ABOVE SLAB LEVEL.
 LIGHT SWITCHES TO BE @ 1350mm ABOVE FLOOR LEVEL.
 80% OF LIGHTING TO BE ENERGY EFFICIENT.
 CONFIRM WITH BUILDER, POWER REQUIREMENTS FOR THE SELECTED APPLIANCES.
 ALARM LOCATION T.B.C ON SITE

GPO LEGEND

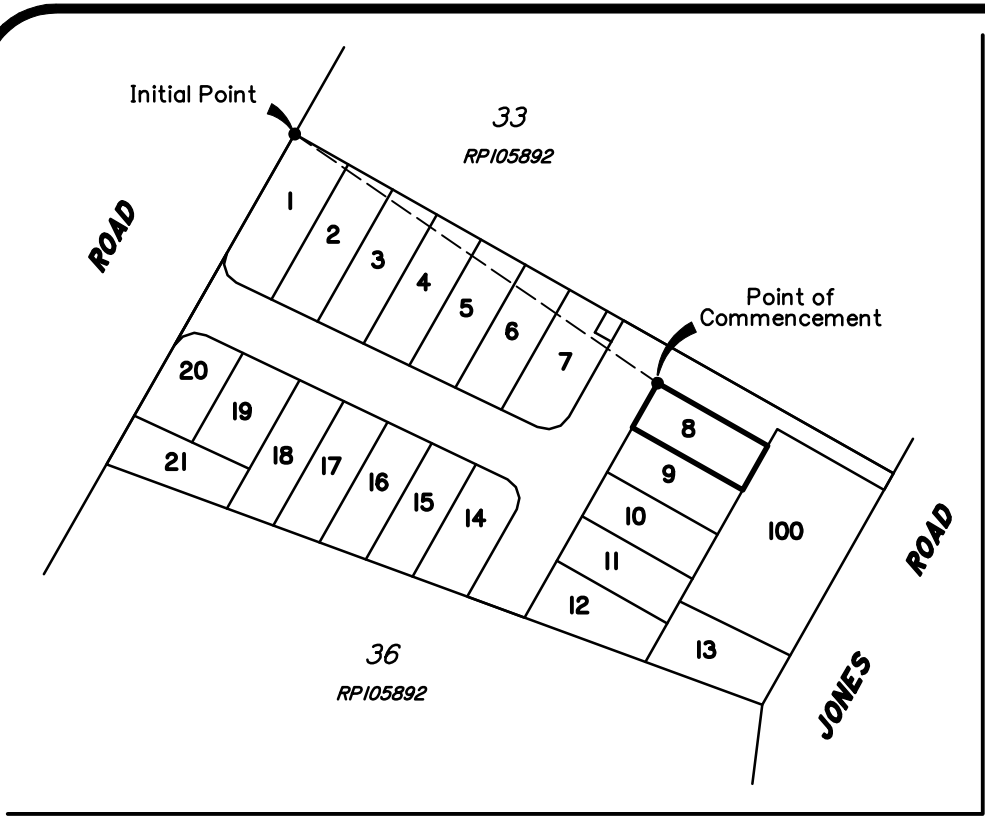
SYMBOL	DESCRIPTION
MW	MICROWAVE
WP	WATER PROOF
AB	ABOVE BENCH
AB + USB	ABOVE BENCH DOUBLE GPO + USB
USB	DOUBLE GPO + USB
UB-IS	UNDER BENCH ISOLATOR FOR ELECTRIC OVEN + COOKTOP OR FREESTANDING UNIT
UB	UNDER BENCH GPO FOR GAS COOKTOP
RH	RANGEHOOD
DW	DISHWASHER
F	FRIDGE
W	WASHING MACHINE @ 1500mm
NBN	NBN @ 1500mm

SYMBOL	DESCRIPTION
T.B.C. ON SITE	METER BOX
T.B.C. ON SITE	SUB METER BOX
⊗	ROUND FLURO
○	STANDARD BATTEN HOLDER
⊕	LED DOWNLIGHT
●	PENDANT LIGHT
⊙	DOWNLIGHT
▬	1200mm FLOURO
⌋	WALL MOUNTED LIGHT 1850mm HEIGHT ABOVE FFL.
⌌	LOW WALL LIGHT
⌍	TWIN SENSOR SPOT LIGHT
⌎	SPOT LIGHT
⌏	INTER-CONNECTED PHOTOELECTRIC SMOKE DETECTOR
⌐	EXHAUST FAN / LIGHT COMBO
⌑	EXHAUST FAN
⌒	SINGLE GPO
⌓	DOUBLE GPO
⌔	IN CEILING GPO
⌕	ISOLATION SWITCH
⌖	TV POINT
⌗	TELEPHONE POINT / DATA POINT
⌘	NBN / FTTH WALL OUTLET
⌙	CEILING FAN WITH LIGHT
⌚	CEILING FAN ONLY
⌛	900mm 3 BLADE CEILING FAN ONLY
⌜	2 HEAT IXL WITH FAN
⌝	3 IN 1 FAN / LIGHT / HEAT
HWS	HOT WATER SERVICE
⌞	WALL MOUNTED INSTANTANEOUS NATURAL GAS HWU
⌟	NATURAL GAS METER
---2W---	TWO WAY SWITCH
---3W---	THREE WAY SWITCH

ELECTRICAL LAYOUT
1:100

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	CUSTOM:	Drawing Title: ELECTRICAL LAYOUT										
	Model: THE BAYFIELD 198 URBAN										Ver.: 1	Drawing No.:



TITLE
DISCLOSURE PLAN

FOR PROPOSED LOT 8 ON SP323563
Described as part of Lot 1 on RP167701
(to be Cancelled by Lot 8 on SP323563)

COUNTY
STANLEY

LOCAL AUTH
City of Ipswich

LOCALITY:
Bellbird Park

CONTOUR INTERVAL: 0.50 m
VERTICAL DATUM: AHDD
ORIGIN: PSM42541; (RL: 38.761 m)

F. NOTES:	ORIG POR:	MERIDIAN:
-	Par. 404	MGA vide CORS RTK

DRAWN BY:	SURVEYED BY:	DATE OF SURVEY:
MGH	-	09/12/2020

Notes

Areas and Dimensions are subject to the registration of the survey plan with the Department of Natural Resources & Mines and subject to any requirements from Council and any other authority which may have requirements under any relevant legislation.

Location of services shown may alter as part of operational works approval and during construction.

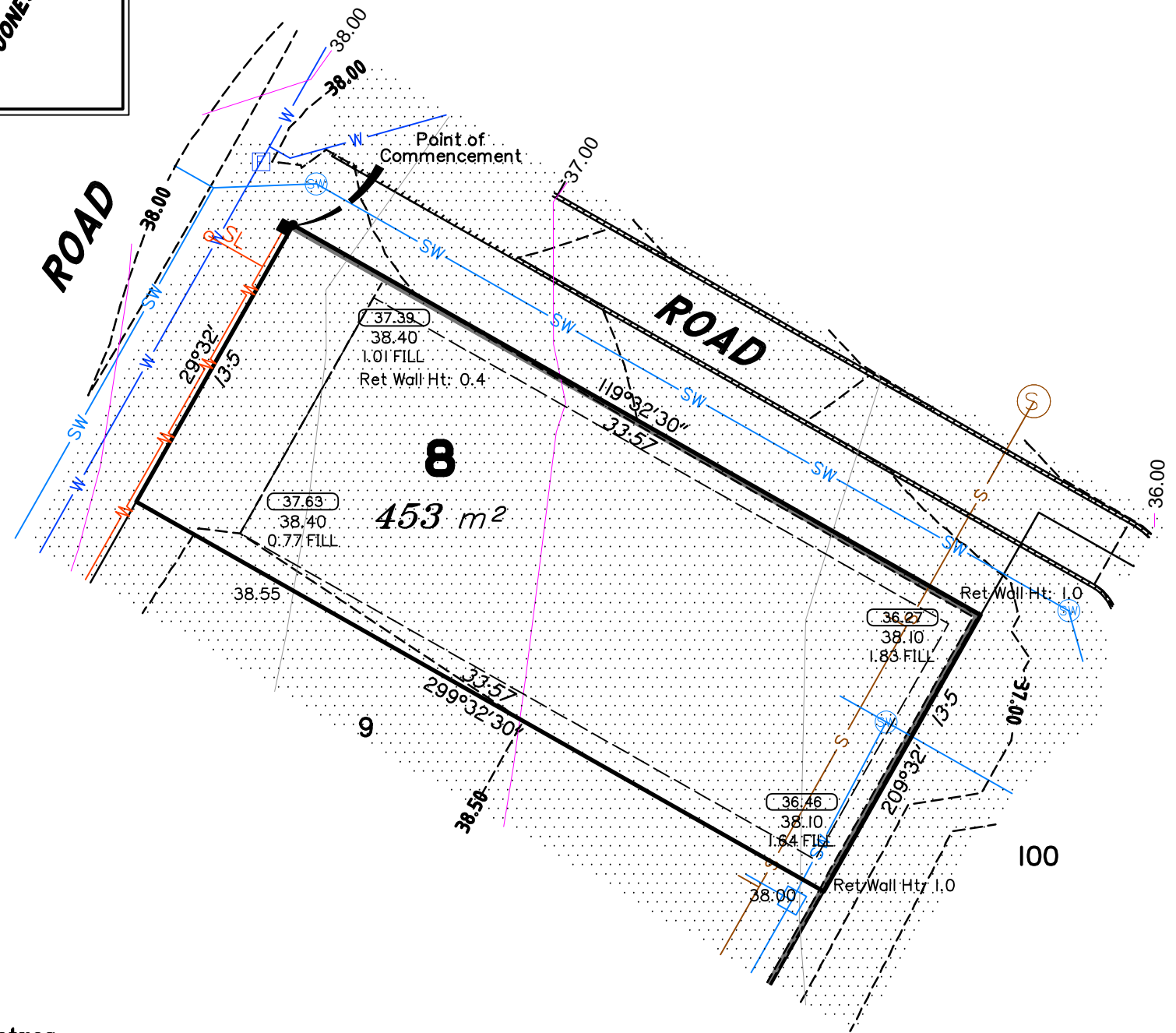
Natural surface information was surveyed by Gateway Survey & Planning Pty Ltd 16/01/2020. Final surface information as per natural surface.

Proposed location of services and lot contours have been obtained from data provided HCE Engineers: Drawing No. 98058-C01 Dated 23/11/2020

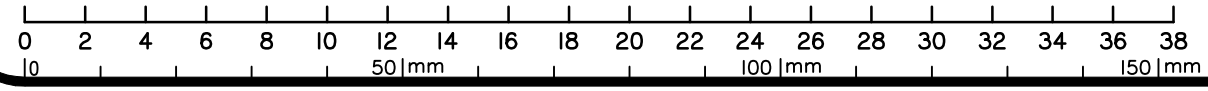
Location of services shown may alter as part of operational works approval and during construction.

See plan 7656-02 for Building Set-back Details.

- Legend**
- Retaining Wall
 - Building Envelope
 - Water
 - Storm Water
 - Sewer
 - Electrical
 - Sewer Manhole
 - Stormwater Manhole
 - Fire Hydrant
 - Street light
 - Area of Fill
 - 45.00 Natural surface Contour
 - 45.00 Final surface Contour
 - 40.22 Original Surface Level
 - 39.25 Finished Surface Level
 - 0.97 CUT Depth of Fill / Cut



Scale 1:250 - Lengths are in Metres.



GATEWAY SURVEY & PLANNING

LAND SURVEYORS
PLANNING CONSULTANTS
PROPERTY CONSULTANTS
GPS SURVEYS
MINING SURVEYS

A: Original ISSUES:		
SCALE @ A3: 1:250	DIGITAL FILE: ACAD	
DATE: 09/12/2020	DRAWING No.: 7656-03-L8	ISSUE: A



Essence

BELLBIRD PARK

AN ENCLAVE OF 21 HOMESITES

Essence...

Work. Play. Relax.

Nestled in a scenic and vibrant location within the thriving Springfield Corridor, Essence at Bellbird Park is a brand new boutique enclave of just 21 homesites.

Perfectly positioned close to major shopping centres, medical precincts, premier education, transport and innovation, the options to work, play or just relax are endless.





7 minutes to Orion Springfield

Major shopping on your doorstep! Cinemas, Coles, Aldi, Target, Woolworths, Bunnings. Over 150 specialty shops in total.



3 minutes to Town Square Shopping Centre

Coffee, restaurants and groceries - it's all here at the newly expanded Town Square.



200m to Bellbird Secondary College and Childcare

The area is well serviced with an abundance of childcare, private school options and tertiary education.



5 minutes to Springfield Central Train Centre

40 minutes to Brisbane's CBD, the Springfield Central Train Centre continues its \$45M expansion to its Park n Ride, adding 650 additional car spaces.



4 minutes to Brookwater Golf and Country Club

One of Brisbane's premier residential golf communities.



8 minutes to Mater Private Hospital

Brand new hospital with 80 beds, providing a range of medical and surgical services.

Select your homesite



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