



Property Summary

Lot 1989, 75, Mofflin Parade Mango Hill QLD 4509

Capestone

Prepared For:

By

Karan Sharma

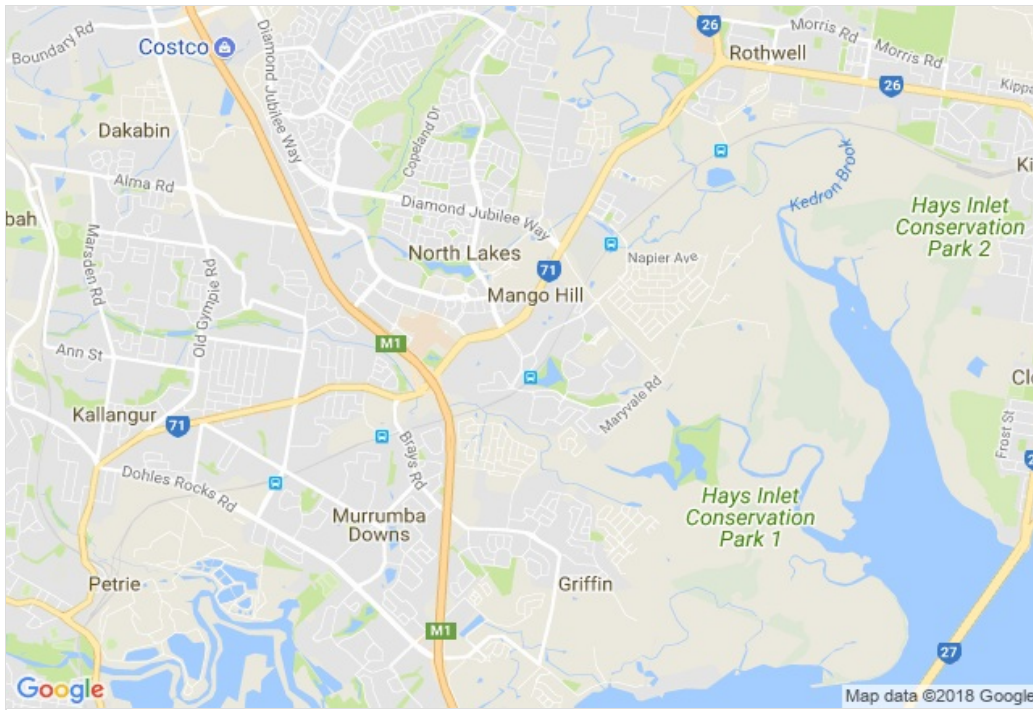
Pro-Active Investment Group Pty Ltd

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Valid until: 14/05/2021



Key Facts

Med House Price	\$535,000
Med Unit Price	\$320,000
Wkly Med Advertised Rent	380
Total Population	8,434
Med Age	30
No. Private Dwellings	3,045
Wkly Med HH Income	\$1,873
Approx time to CBD	41
Approx Distance to CBD	26

Project Quick Facts

- Distance by land transport: 32km to Brisbane CBD
- 20+ Cafes within 5km
- 8 Department stores within 5km
- 20+ Medical facilities within 5km
- 20+ Grocery stores within 5km
- 18 Parks within 5km
- 20+ Restaurants within 5km
- 14 Schools within 5km
- Nearest Train Station: Mango Hill East Station (1.2km away)

Education

St Benedict's Catholic Primary and Secondary Schools
North Lakes State College
Bounty Boulevard State School

Transport

Via Bruce Highway
Redcliffe Rail Link
Kinsellas Road Train Station

Shopping

Westfield North Lakes
Harvey Norman Rothwell
Hilltop Shopping Centre

Sports and Recreation

North Lakes Resort Golf Club
North Lakes Town Park
North Lakes Aquatic Centre



Overview

Mango Hill, QLD

Mango Hill is a suburb north of Brisbane, Queensland, Australia. Its local government area is the Moreton Bay Region.

Capestone

Spacious, relaxed and designed for living. The release of Capestone is the beginning of a new benchmark for stylish, spacious and tranquil lakeside living in Brisbane's north. With contemporary designer homes surrounded by wide streetscapes, spacious shaded landscapes, cooling bay breezes, a future central lake, new rail link coming soon and a vibrant town and business centre, Capstone promises to be lakeside living the way it should be.



Specifications

4

2

2




Property Id	4392
Property Type	House & Land
Status	Available
Contract Type	2 Part Contract
Title Type	Torrens / Freehold
Titled	No
Indicative Package	No
Estimated Date	Registered
Rent Yield	5.00%
Approx. Weekly Rent	\$760
Vacancy Rate	0.7% Feb2021
Land Area	350 sqm
House Area	244 sqm
Land Price	\$445,000
House Price	\$349,500
Total Price	\$794,500
Design	Arizona 245
Stage	18
Facade	Drake



Project Name	Capestone
Prices From	\$794,500.00
Number Available	1

Area Name	Mango Hill
Total Population	8434
Distance to CBD	26



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PORTAL DOWNLOADABLE REFERENCE MATERIAL

<https://portal.ippa.com.au/stocklist/detail/4392>

Property Downloads

[Turnkey_Inclusions.pdf](#)

[Colour_Schemes.pdf](#)

[Working_Drawings.pdf](#)

[Stage_Plan.pdf](#)

[Click here for more info](#)

Area Downloads

[RP Data Suburb Statistics Report - Mango Hill QLD - Mar 2021 - 25/03/2021 2:37 pm](#)

[Click here for more info](#)

Project Downloads

[Masterplan](#)

[Location Map](#)

[Aerial Map](#)

[Lakeside Release](#)

[STODART Land Release.pdf](#)

[Click here for more info](#)

EXTERNAL REFERENCE & RESEARCH LINKS

PORTAL EXTERNAL LINKS

External Reference Links

[Wikipedia](#)

[2016 Census Quick Stats](#)

[Google Maps](#)

[Moreton Bay Local Council](#)

[Moreton Bay Region Community Profile](#)

[Social Atlas - Moreton Bay](#)

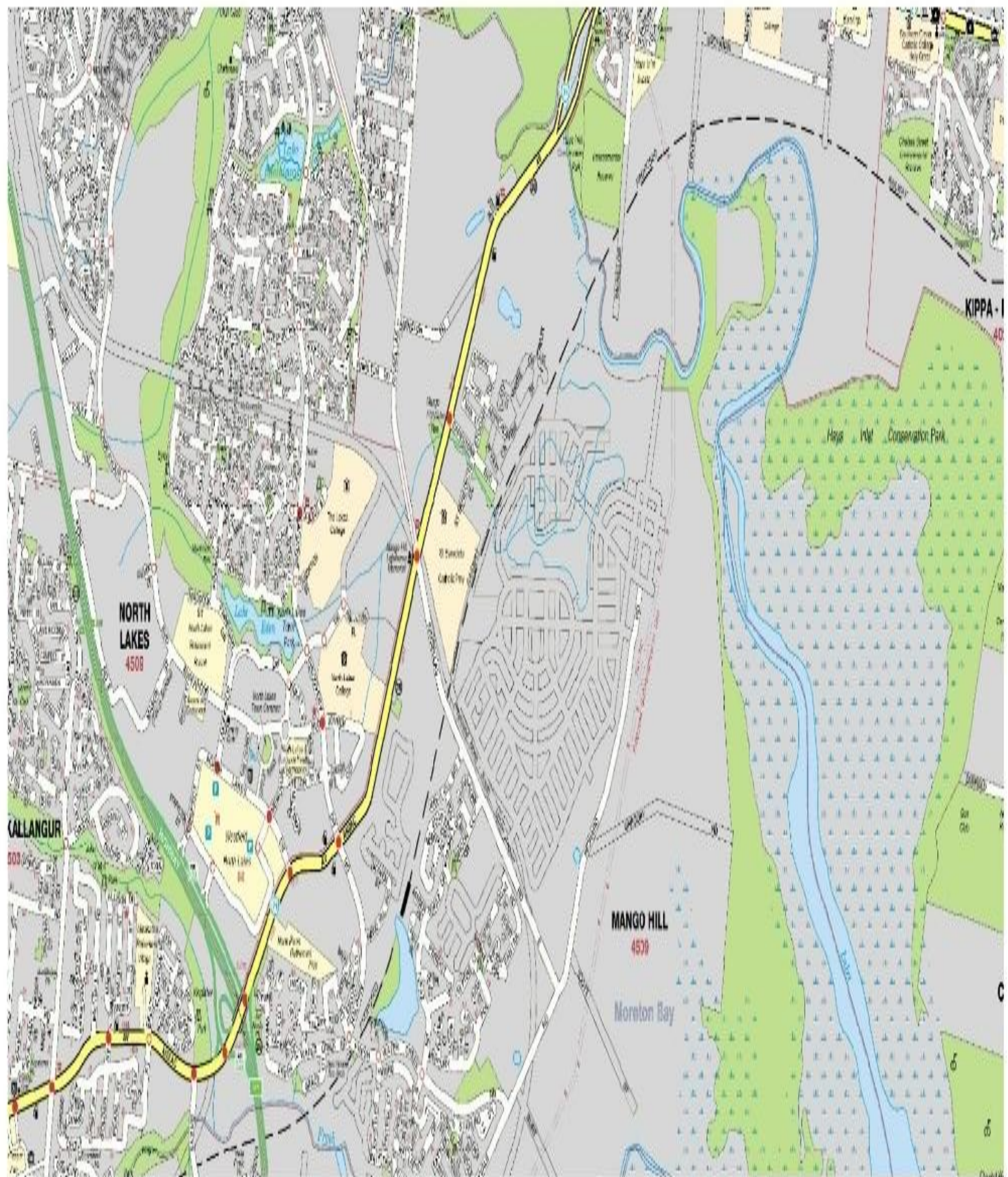
[Economic Profile - Moreton Bay](#)

[Click here for more info](#)

Area Info

Median House Price	\$535,000
Median Unit Price	\$320,000
Weekly Median Advertised Rent	380
Total Population	8434
Median Age	30
No. Private Dwellings	3045
Weekly Median Household Income	1873
Approx time to CBD	41
Approx Distance to CBD	26

[Click here for more info](#)





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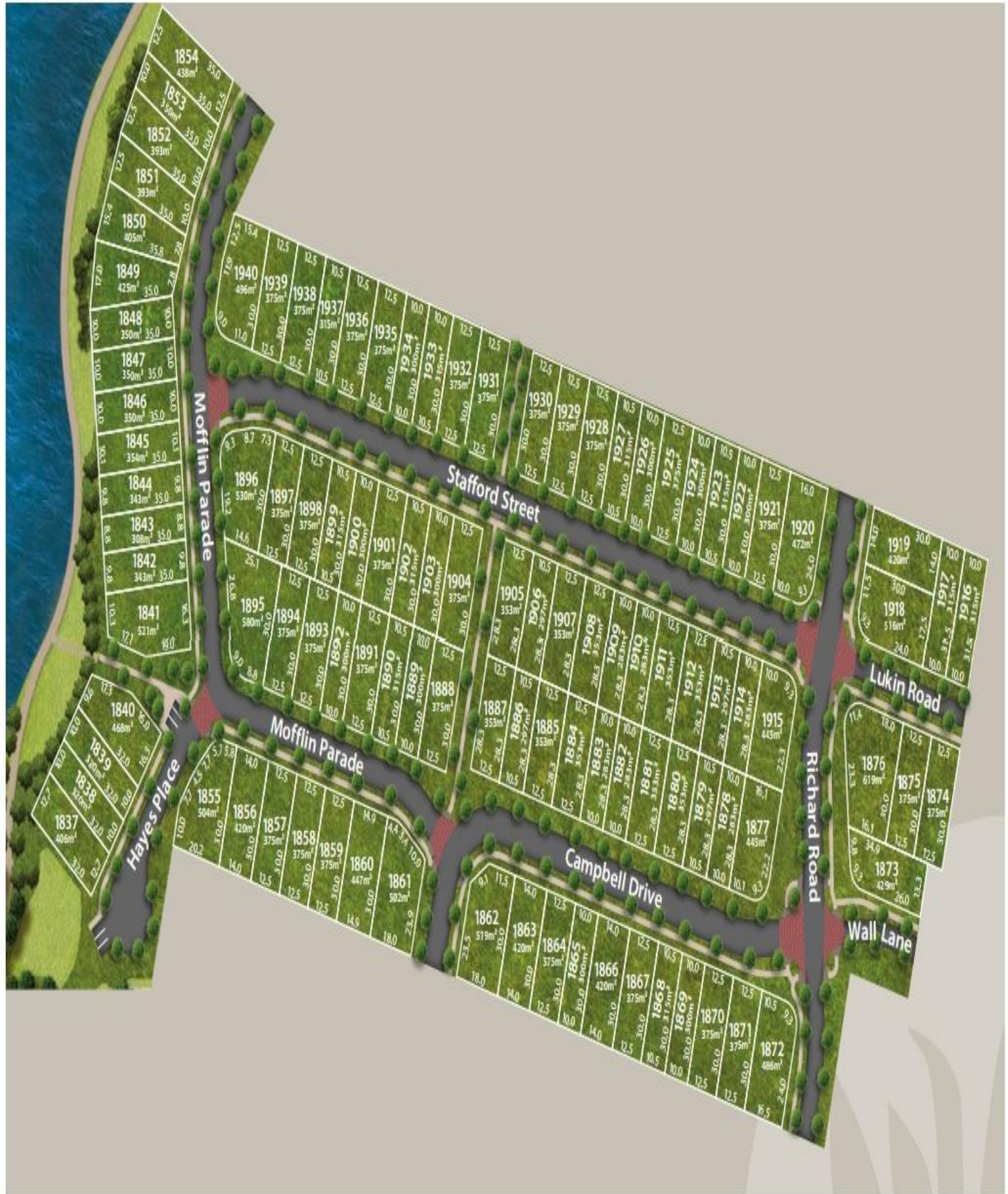


masterplan

- Now Selling
- Sold Out
- Display Village
- Sales Office & Carpark
- Public Open Space & Parkland

This 3D illustration is intended to be a visual aid only. It does not guarantee or make any representation as to its accuracy or sufficiency 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. Please refer to Moreton Bay Regional Council for detailed drawings of the proposed rail corridor. All information provided is subject to change without notice, November 2017.





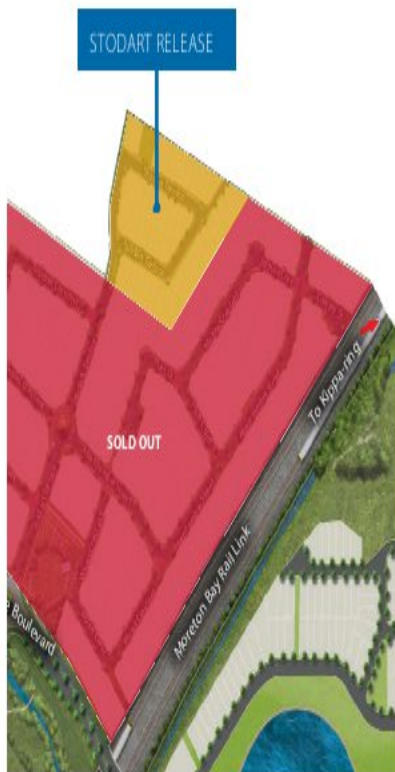
STODART Land Release



Capestone, Mango Hill's newest community, offers contemporary designer homes in an idyllic location. Surrounded by wide streetscapes, spacious shaded landscapes, cooling bay breezes, a 12.8 hectare lake and vibrant future town and business centre, Capestone promises to be lakeside living the way it should be.

- Easy access to surrounding amenities and facilities, such as playgrounds and BBQ areas
- A variety of homesites from 218m² to 532m² level allotments
- Conveniently located near St Benedict's Catholic College and Kidz Magic Childcare Centre
- Mango Hill East Railway Station just a short walk away, connected to city suburbs
- Only 40 minutes' drive to Brisbane CBD and 55 minutes to Sunshine Coast Beaches

- Allotments
- Pathway
- Open Space
- Bio Basin





GENERAL

- Soil test & contour survey
- Foundation design by a qualified independent engineer
- Working drawings
- Builders pre selected int & ext colour scheme
- Standard builder's QBCC Insurance
- Standard building and plumbing application fees, certifier fees & water connection fees
- N2 wind rating
- Single phase underground power supply
- Lead-in and internal cabling for fibre optic (NBN or similar)
- Two (2) external hose cocks
- Yard gullies (4) to part of house perimeter (cut side)
- Designer facade as per listed package
- Professional colour selection indicative of the listed package and internal pallet to suit.

TERMITE TREATMENT

- "Homeguard" physical termite barrier to perimeter & to all slab penetrations

ENERGY EFFICIENCY

- Minimum 6 Star energy compliance including energy assessment report
- Roof sarking to underside of sheet metal roof
- R3 ceiling batts to living, garage & alfresco ceiling areas
- Wall sarking to external walls

COVENANT APPROVAL

- Submission of all paperwork for covenant approval

SITE PREPARATION

- "Fixed price" earthworks + retaining where required

CONCRETE SLAB

- Engineer designed slab (piering included where required)
- Integrated concrete slab to alfresco extended out under eaves

TIMBER FRAMING

- 2440mm ceiling height to all lowsets and to lower and upper floors of 2-storeys
- Engineer designed roof trusses
- Engineer designed floor system to 2-storeys

ROOF / FASCIA & GUTTER

- Colorbond custom orb sheet metal roof
- Colorbond fascia with quad profile gutters

EXTERNAL WALLS

- Materials as nominated on working drawings

WINDOWS & SLIDING DOORS

- Aluminium framed windows and sliding doors
- Obscure glass to bathroom, ensuite & wc windows
- Keyed locks to all openable windows
- Keyed lock and patio bolt to all sliding doors
- Barrier screens to all openable windows and sliding doors
- Roller Blinds to all windows and sliding doors (excluding wet areas and windows above kitchen benches)
- Window & sliding door service by window manufacturer at practical completion

GARAGE DOOR

- Colorbond sectional overhead door (2100mm high x width on plan)
- Auto control with three (3) remotes (1 x wall and 2 x keyring)

EXTERNAL DOORS

- Hume 820mm "Newington" entrance door pre-hung in frame with aluminium sill
- Hume 1200mm "Savoy" entrance door pre-hung in frame with aluminium sill (design specific)
- Fixed glass sidelight to entry to be clear glass (*where shown on plans*)
- 1/3 glass hinged doors to garage and laundry (*where shown on plans*)
- All external doors and frames to be paint grade
- Barrier screens to front entry hinged door only

EXTERNAL DOOR FURNITURE

- Gainsborough Trilock to entry door with knob style handle and deadlock to all other external hinged doors

INTERNAL LININGS

- Villaboard wall linings to wet areas
- Plasterboard wall and ceiling linings to remainder
- 90mm cove cornice

INTERNAL DOORS

- Flush panel pre-hung in pre-primed frame with paint finish

INTERNAL DOOR FURNITURE

- Whitco internal lever door furniture with privacy sets to bathroom, ensuite, WC and master bedroom

SKIRTING & ARCHITRAVES

- 42x12mm pre-primed splayed pine architraves
- 68x12mm pre-primed splayed pine skirtings

Fixed Price - Turn Key Inclusions

STAIRS (2-STOREY ONLY)

- Cover grade timber stairs with painted handrail to wall with brackets

SHELVING

- Built-in robes to have one (1) particleboard shelf with chrome hanging rail below
- Built-in linens to have four (4) particleboard shelves
- Broom cupboards to have one (1) particleboard shelf

ROBE & LINEN DOORS

- Aluminium framed mirrored sliding doors to all robes and linen cupboards or as indicated on plans
- Hinged doors will match chosen internal doors (where applicable)

ELECTRICAL

- LED down lights to all bedrooms, living areas, hallways, entry porch and alfresco area (number of down lights as per standard electrical plan)
- One (1) single fluoro light fitting to garage
- One (1) wall bunker light fitting outside laundry and garage external doors
- Two (2) double power points to kitchen and (3) to bedroom 1
- One (1) double power point to all other named rooms (excluding WC's)
- One (1) TV point to each living area & (1) to bed 1
- Two (2) phone points (kitchen and master bedroom)
- Exhaust fans to bathroom and ensuite and to internal toilets (where applicable)
- Smoke alarms positioned as per building regulations
- One (1) ceiling fan to each bedroom, main living area and alfresco

AIR-CONDITIONING

- Panasonic 6.3kw reverse cycle split system air-conditioner to main living area
- Panasonic 2.5kw reverse cycle split system air-conditioner to master bedroom

KITCHEN

- 20mm Smartstone bench tops
- Laminate floor cabinets (white interior)
- One (1) bank of four (4) drawers with cutlery insert to top drawer
- Builder's standard range of handles
- Caulfield 1.75 bowl kitchen sink with Castano mixer tap
- Overhead cupboards above cooktop bench with feature colour laminate
- Overhead cupboards to fridge space
- Laminate pantries to have four (4) shelves white melamine shelves with timber pantries to have four (4) particleboard shelves

APPLIANCES

- IAG 900mm underbench oven
- IAG 900mm gas cooktop
- IAG 900mm slide-out rangehood
- IAG 600mm dishwasher

HOT WATER SYSTEM

- Rinnai 16 litre/min instantaneous gas hot water system

GAS CONNECTION

- Connection to natural gas if available for all gas appliances

BATHROOM FIXTURES

- Fienza "Jet" mixer tapware to all basins, showers and baths with 15 year warranty (chrome)
- Fienza "Jet" hand shower and slide rail to shower enclosures (chrome)
- Fienza "Jet" wall mounted bath spout with 15 year warranty (chrome)

- Decina "Bambino" 1510mm x 720mm rectangular inset bath (white)
- *Framless mirrors to above vanity units (900mm high x length of vanity)*
- Fully framed clear laminated glass shower screens with semi framed pivot door
- Fienza "Modena" soap basket (chrome)
- Fienza "Modena" 800mm long double towel rails
- Fienza "Modena" toilet roll holders
- Castano "Lucca" close coupled toilet suites with soft close seats

VANITIES

- 20mm Smartstone bench tops
- Laminate floor cabinets with recessed kicks (white interior)
- One (1) bank of drawers
- Castano ceramic above counter basins

LAUNDRY

- Freestanding laundry tub with by-pass and mixer tap
- ¼ turn mini-stops for washing machine positioned below laundry tub

TILING

- Builder's standard range of ceramic floor tiles (450x450) to all main floor areas, wet area floors and alfresco,
- Builder's standard range of ceramic wall tiles (300x600) to all wet areas, (100x300) to kitchen splashback
- Wall tiles to 2000mm high in shower enclosures, 600mm high above baths, 300mm high splashbacks to vanities, 150mm high skirt tiles, 300mm high splashback above laundry tubs/benches and 600mm high splashbacks above kitchen benches

CARPET

- Carpet and underlay to suit standard floor covering layout

PAINTING

- Taubmans standard 3-coat internal paint system to ceiling/cornice, all walls and timber woodwork (doors and mouldings)
- Ceiling/Cornice – flat white only
- Walls – low sheen acrylic (1 colour only)
- Internal timber woodwork – full gloss water based enamel (in same colour as walls)
- Soffits – low sheen acrylic (1 colour only)
- External doors/frames – full gloss enamel (1 colour only)

LANDSCAPING

- 1800mm high timber paling fencing (to covenant requirements) and one (1) single gate
- "A" grade turfing to front and rear yards (excluding verge/s)
- Riverstone gravel zero lot boundary side of house
- Front garden with plants from builder's standard range
- Exposed aggregate concrete to driveway and entry porch including sealing
- Plain concrete to clothesline pad and to outside laundry and garage external door/s
- Wall mounted "FoldDown" clothesline
- Rendered style letterbox including street numbers

HOUSE CLEAN

- Builders standard house clean at practical completion.

GUARANTEE & MAINTENANCE:

- 12 month minor defect (maintenance) period
- 6 year structural guarantee

NOTES:

- All colours and products to be as per builders pre selected colour scheme
- Builder reserves the right to change the standard inclusions to an equivalent or better product based on supply
- All contract documentation shall take precedence over this inclusions list