



# QLD HOUSE & LAND

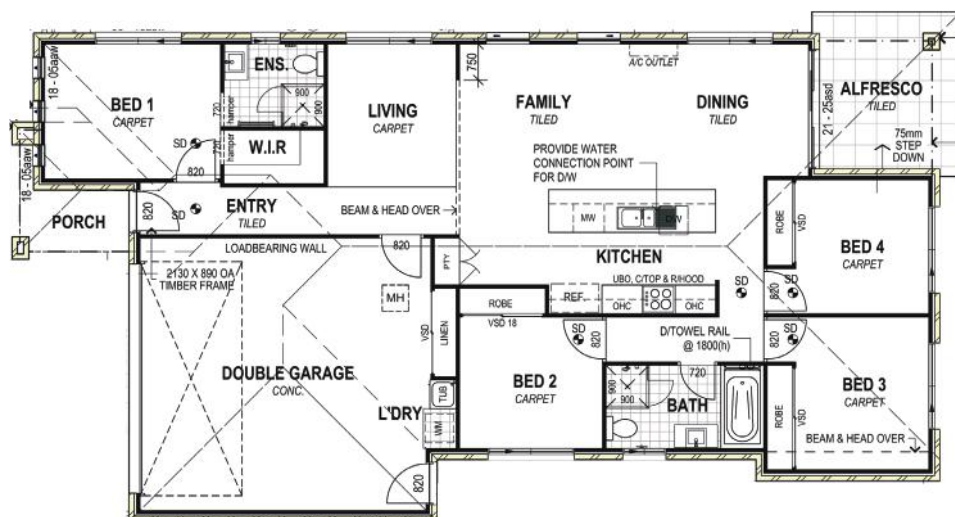
LOT 450, MONTEREA ESTATE, RIPLEY

Monterea Ripley located within the picturesque Ripley Valley is a master planned residential village combining leading edge design and every modern day convenience with a relaxed setting and sense of space. Your new address will feature lifestyle blocks ideal for growing families, first time home buyers or a pleasant alternative for those wanting to downsize.

## INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Roller blinds throughout
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Approximately 1.8kw solar power system
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

LIVING		121.78
GARAGE		39.60
ALFRESCO		9.92
PORCH		4.84
<b>TOTAL</b>	<b> </b>	<b>176.14</b>



4 2 2

## BUSSELTON "COASTAL"

LAND SIZE	385M <sup>2</sup>
LAND PRICE	\$220,000
HOUSE SIZE	176.14M <sup>2</sup>
HOUSE PRICE	\$275,061
RENTAL	\$390 - \$420 p/w

**TOTAL PACKAGE**  
**\$495,061**

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.



**G Developments**  
*Building a shared vision*



- Future Montereia Village Shopping Centre
  - Supermarket
  - Butcher
  - Baker
  - Bakery
  - Fuel
  - Hair
  - Newsagent
  - Cafe
  - Child Care

Future Residential

Pedestrian Walkway

Future Sports District

Ripley Road

McDonalds & Collex  
@ 30 secs

Ripley Town Centre  
@ 120 secs

Montereia Road

Porter Street

Magee Street

Bradleys Street

Celia Street

Carlos Street

Sales Hub

Adventure Play

Network of Bikeways & Walkways

Future Recreational Facilities

BBQ & Shelter

Future Residential

**Developments**  
Home Builder

100,000+ New Trees & Plants

Kick & Play Areas

Kick & Play Areas

### MONTEREA RIPLEY FACTS



900 families will live & play here



Inter-connecting bike network & walking paths



20+ acres of green space



120 secs from Ripley Town Centre future shops



17+ Future schools nearby



140,000+ new trees & plants



Land Marketing by

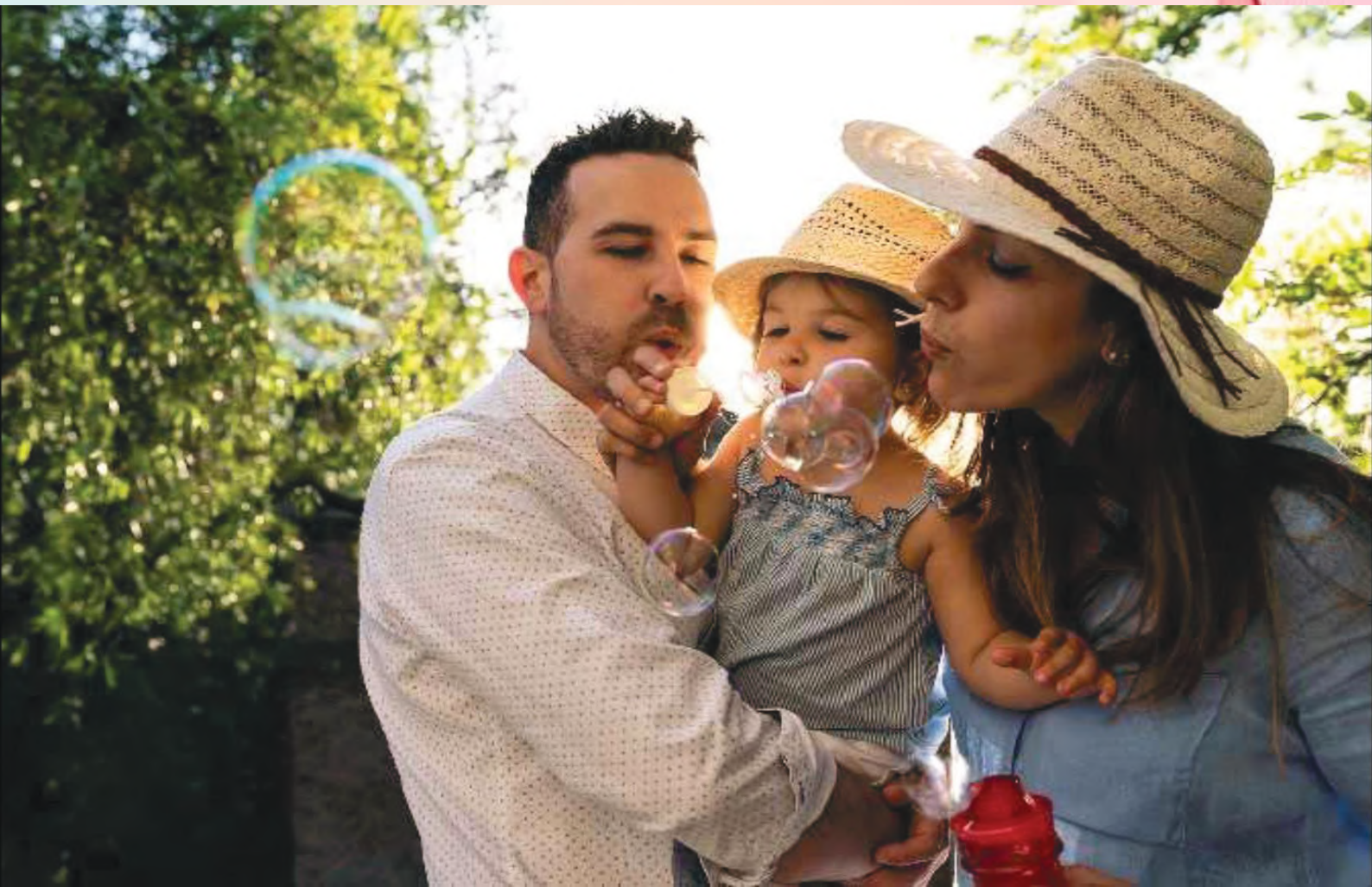


0450 727 195



# MONTEREA

## Ripley



Precinct 2  
"Green View" Stage 4



# Precinct 2

## "Green View" Stage 4



Ideally located  
opposite the future  
district sports park  
& shopping centre

26 Lots available  
ranging from  
315m² - 495m²



### Disclaimer

Information contained herein is subject to change without notice. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images are artist's impression and for illustration purposes only. This plan is indicative only, and specific uses, road alignment and boundaries shown may vary due to detail design consideration and approval by the relevant authorities.





**Monterea Ripley** located within the picturesque Ripley Valley is a master planned residential village combining modern day convenience with a relaxed setting and sense of space.

Your new address will feature blocks ideal for growing families, first time home buyers or for those wanting to downsize.

Monterea Ripley forms an integral part of the Monterea Neighbourhood Village which will play host to a range of parklands, recreational and retail amenities. all this will be located just walking distance from your front door.

The Village will feature a new proposed shopping centre including a major supermarket speciality retail shops, cafes and two sporting fields with a clubhouse.

Monterea Ripley's Green Space Master Plan will dedicate more than 22 acres to green open spaces.

The green space areas will play host to a range of recreational amenities including open turfed areas for kick and play, an adventure playground, BBQ shelters and water fountains, sheltered picnic areas, walkways, multi-sports and public amenities to be enjoyed by residents.

*Monterea Ripley invites you to come join our village lifestyle.*

## MONTEREA FACTS



**Project Area**  
150 acres



**Location**  
Monterea is 39 mins west of Brisbane, 8 mins from Springfield, 70 mins to Gold Coast



**Delivery Timing**  
Ongoing delivery of lots with project completion by 2028



**Proposed Homesites**  
900



**New Residents**  
2,250



**End Value**  
\$300 million



**Green Value**  
140,000+ new trees & plants



**Green Area**  
20+ acres of green space for residents



**Retail**  
- Monterea Village Shopping Centre - 100m  
- Ripley Town Centre - 2 minute drive



**Education**  
Choice of early, primary & secondary schools within 8 minutes

### Family Lots Now Selling!

If you dream of building a designer home from \$399,000, then head to Monterea Ripley where premium, family lots are now selling.

**Land priced from \$185,000 - \$240,000**  
**Lots ranging from 288m<sup>2</sup> to 560m<sup>2</sup>**  
**Frontages from 10.5m to 16m**

This thriving community offers endless walkways surrounded by nature and green space and Ripley's Town Centre, medical precinct and local schools are just minutes away. Latest release is now selling, so now is the time to make your move.





# MONTEREA

## Ripley

\*This map is not to scale. Times shown on this map are calculated by the quickest drive times with tolls and without traffic. Travel time will vary.



Developments  
Home Builder



**NOTES:**  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS



ADDRESS: P.O. BOX 400  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

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PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
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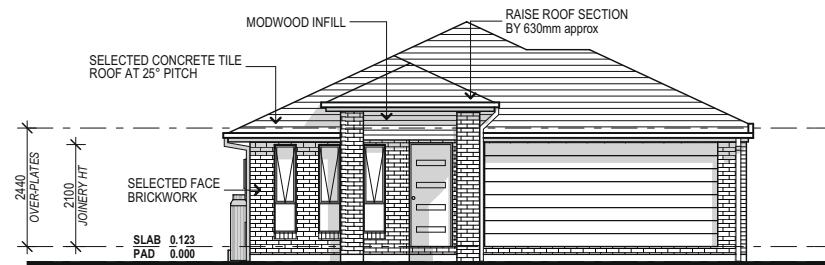
PRODUCT:  
**Busselton 10.2**  
**Coastal Facade**  
**Garage to RH**

**SALES - 3D images**

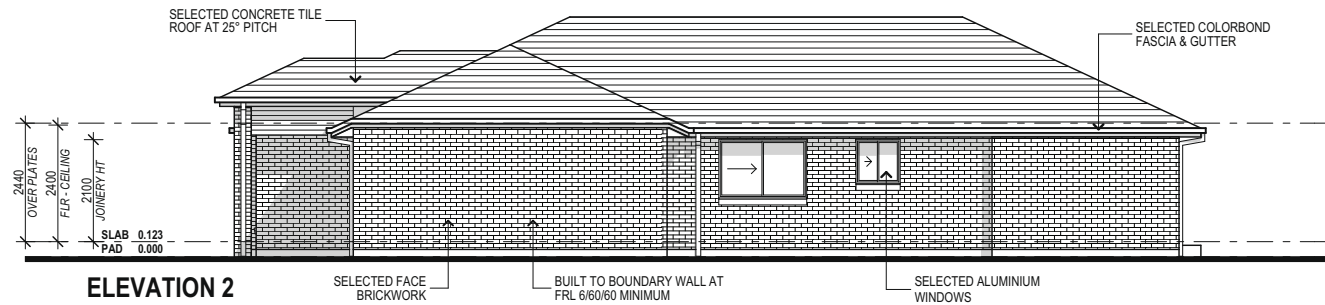
DRAWN: M.P.	DATE: 24.10.19	Rev: <b>A</b>
SCALE: ??	CHECKED: ??	
SHEET: <b>1</b>	JOB No: <b>404???</b>	







**ELEVATION 1**



**ELEVATION 2**



ADDRESS: P.O. BOX 400  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 11 633 2220  
ABN: 77 11 633 2220  
QBSA: 1086689  
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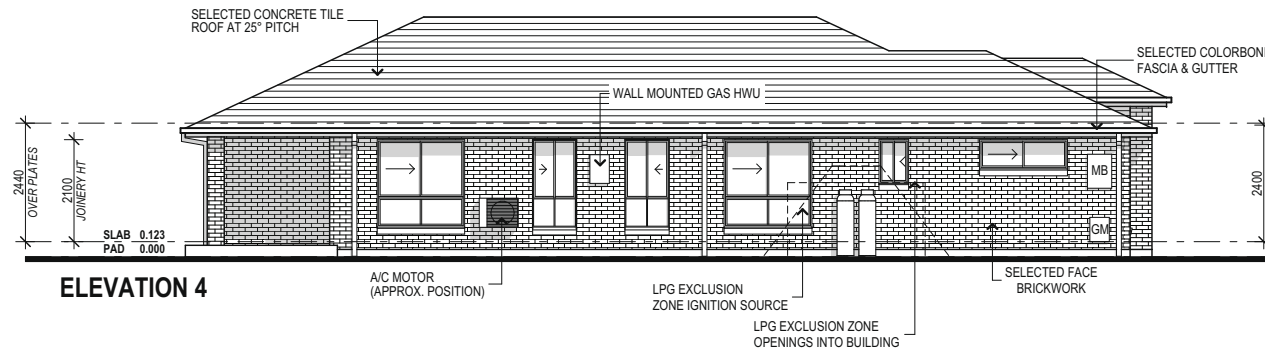
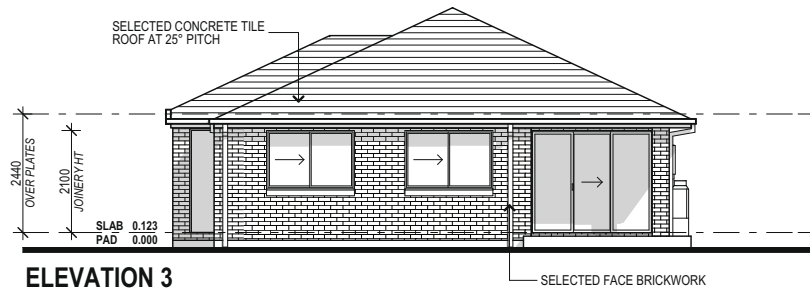
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NOTES:

PRODUCT:  
**Busseton 10.2**  
Coastal Facade  
Garage to RH

**SALES - Elevations**

DRAWN: M.P.	DATE: 24.10.19	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ??	
SHEET: <b>4</b>	JOB No: <b>404???</b>	





ADDRESS: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 11 6332220  
ABN: 771 16332220  
QBSA: 1086689  
"Building a Shared Vision"

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CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTES:

PRODUCT:  
**Busselton 10.2**  
Coastal Facade  
Garage to RH

### SALES - Elevations

DRAWN: M.P.	DATE: 24.10.19	Rev:
SCALE: 1:100	CHECKED: ??	<b>A</b>
SHEET: <b>5</b>	JOB No: <b>404???</b>	





## Queensland

# 2021 SPECIFICATIONS

*Building a shared vision*

### 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.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights
- Approximately 1.8kw solar power system

### BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond 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.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¼ 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.





# Queensland

## 2021 SPECIFICATIONS

*Building a shared vision*

### 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 laundry 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.

### 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 para flood 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.
- USB/double power point to the end of kitchen cabinetry.

### STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights 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

- Statutory maintenance period.
- Statutory structural guarantee period.

### EXCLUSIONS

- Bush fire 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.



# Queensland 2021 SPECIFICATIONS

*Building a shared vision*



**Stainless steel kitchen sink**



**Electric ceramic cooktop**

## STYLE

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

## QUALITY

All products are high quality and sourced from reputable Australian suppliers.

## FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek and practical.



**Underbench oven**



**Acrylic bathroom basin and mixer**



**Stainless steel dishwasher**



**Double towel rail**



**White bath**



**Vitreous china toilet suit**



**Rail shower mixer**





Queensland

## 2021 SPECIFICATIONS

*Building a shared vision*

## TURNKEY PACKAGE

### 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 diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

### LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate 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 Roller blinds throughout.
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom
- Provide internal & external builders house clean.

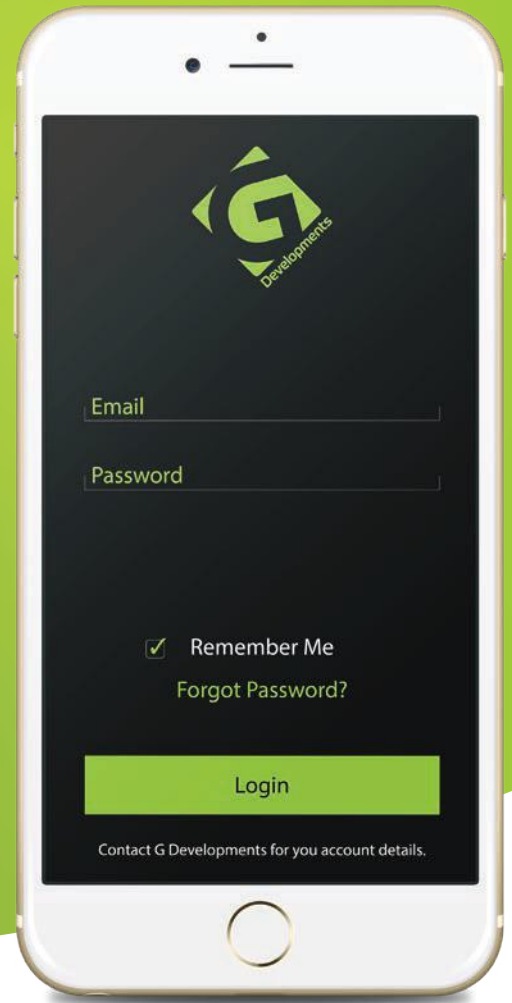


# THE ULTIMATE HOUSE BUILD APP

**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.

### MENU

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

### PHOTO GALLERY

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

### 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.

### 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!

### MILESTONES

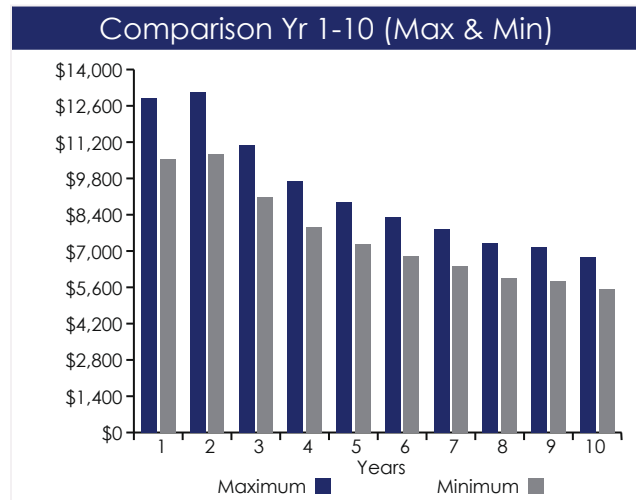
Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.



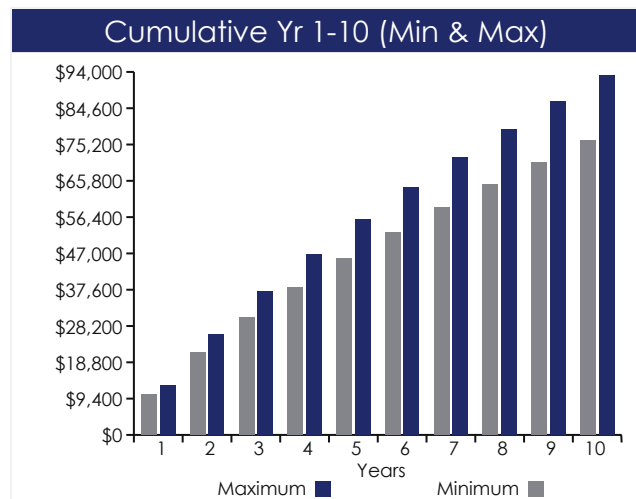


## Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	6,001	12,907
2	7,129	6,001	13,130
3	5,095	6,001	11,096
4	3,705	6,001	9,706
5	2,897	6,001	8,898
6	2,322	6,001	8,323
7	1,849	6,001	7,850
8	1,296	6,001	7,297
9	1,143	6,001	7,144
10	770	6,001	6,771
11 +	1,880	180,003	181,883
Total	\$34,992	\$240,013	\$275,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	4,910	10,560
2	5,833	4,910	10,743
3	4,169	4,910	9,079
4	3,031	4,910	7,941
5	2,371	4,910	7,281
6	1,900	4,910	6,810
7	1,513	4,910	6,423
8	1,060	4,910	5,970
9	935	4,910	5,845
10	630	4,910	5,540
11 +	1,538	147,275	148,813
Total	\$28,630	\$196,375	\$225,005



\* 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 07 3513 7400




# Rental Appraisal

**RayWhite**

**APPRAISAL DATE:** 09/06/2021

**PROPERTY ADDRESS:** Lot 450 Johnson Circuit, Ripley QLD 4306

**RENTAL:** \$390.00 - \$420.00 per week

**PROPERTY FEATURES:** 4  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for 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 for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details. Warm regards,



**Leanne Brown**  
**National Operations Manager**  
**Ray White (IMS) Investment Management Services**  
**E:** [leanne.brown@raywhite.com](mailto:leanne.brown@raywhite.com)  
**P:** +61 431 581 319  
**W:** [rwims.com.au](http://rwims.com.au)



**Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria**

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## Expressions of Interest Form

To secure your land lot, please complete and submit this EOI form to:

Ms Elizabeth Palmer – Montereia Ripley

EMAIL: [arcmontereia@bigpond.com](mailto:arcmontereia@bigpond.com) PH: 1800 666 837

### Property Details:

Lot Number: \_\_\_\_\_ Purchase Price: \$ \_\_\_\_\_

Address: \_\_\_\_\_

Initial Deposit: \$1,000 \_\_\_\_\_ Balance Deposit: 10% of the price of land balance of transaction,

Balance Deposit Due: On Finance Approval \_\_\_\_\_

Finance Date: 21 days after the Contract Date \_\_\_\_\_

### Purchaser Details including middle names:

Full Name/s: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Mobile: \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Buyer Type 1: ..... Investor ..... Owner/Occupier ..... Foreign

Buyer Type 2: ..... Investor ..... Owner/Occupier ..... Foreign

Foreign Buyer copy of passport attached? (please attach): Yes / No

### Buyer's Solicitor/Conveyancer Details: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

-----

### Deposit Details:

Name: HWL Ebsworth Lawyers Practice Trust Account \_\_\_\_\_

Bank: Westpac Banking Corporation \_\_\_\_\_

BSB: 034 003 \_\_\_\_\_ Account Number: 246634 \_\_\_\_\_

**Bank Reference:** Montereia Ripley (MR) and your **Surname & Lot Number**