

Standard Reward Range
House & Land Package

GALLERY | REWARD
Homes

VALID FOR 7 DAYS.
PACKAGED ON: 07-04-22

Renders are indicative only.

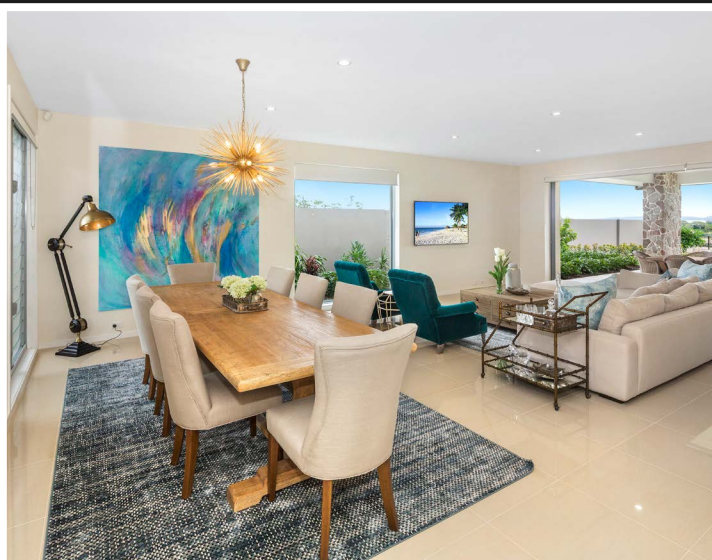


BOTANICE ESTATE, LOGAN RESERVE QLD 4133: LOT 77

JULIAN 164

10m | Contemporary | Porcelain

4 2 2



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice.

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Homes

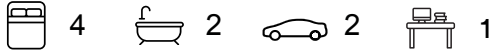
JULIAN

164 V2

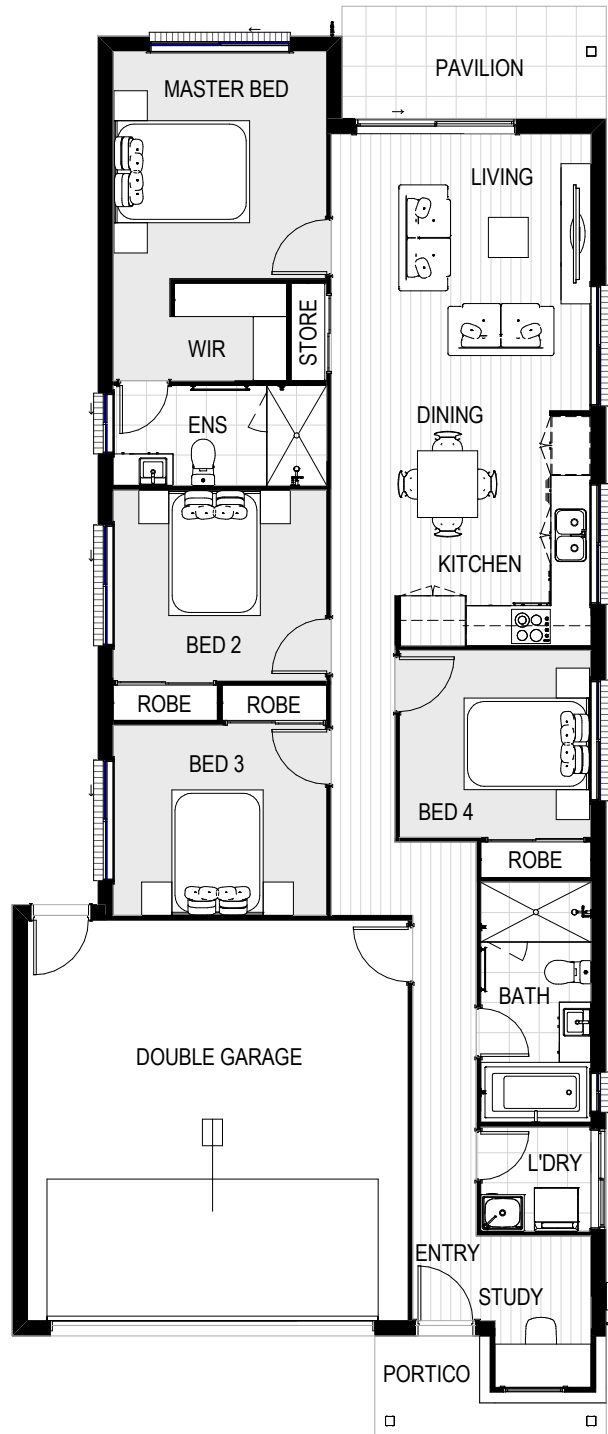
10m
Min Block Width

164 sqm
Build Size

17 squares
Build Size



FLOOR PLAN



Plan may be mirrored subject to driveway location.

TOTAL AREA	163.62m ²	MASTER BED	3.4 X 3.2	LIVING	4.1 X 4.0
TOTAL WIDTH	8.9m	BEDROOM 2	2.8 X 3.2	DINING	2.7 X 3.3
TOTAL LENGTH	21.42m	BEDROOM 3	2.8 X 3.2	GARAGE	6.0 X 5.7
		BEDROOM 4	2.8 X 2.9	PAVILION	1.7 X 4.0

House and Land Package

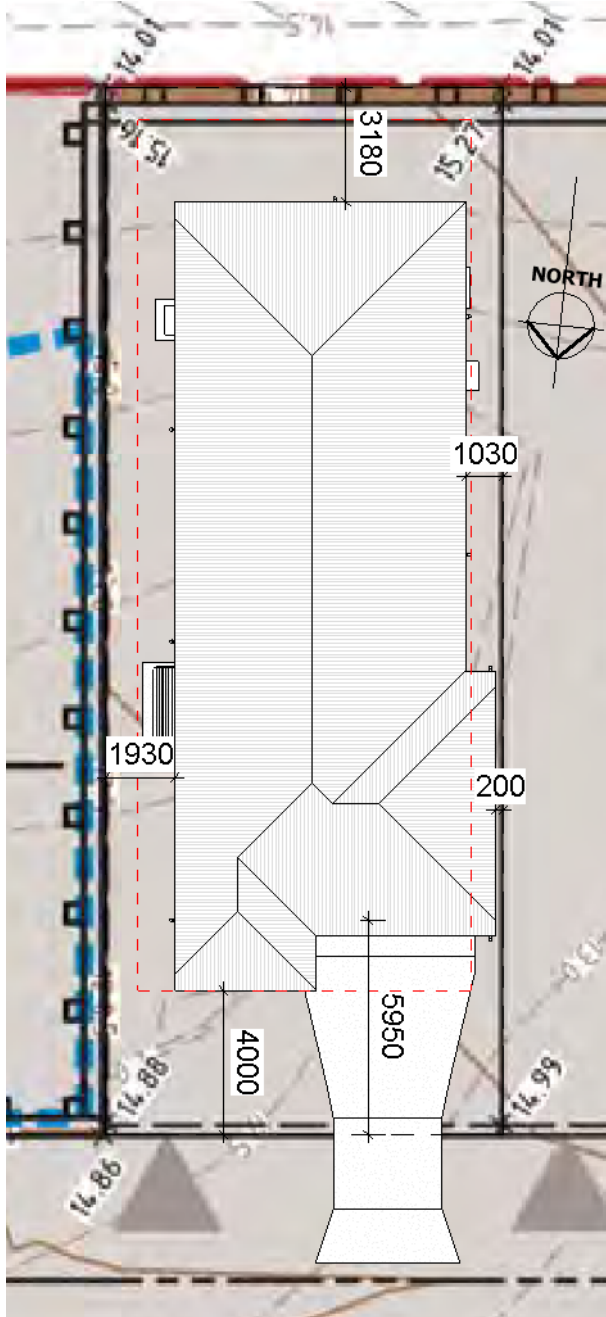
SITING SUMMARY

LOT FRONTAGE
& LAND SIZE

11 | 320m²

ADDRESS: BOTANICA ESTATE, LOGAN RESERVE QLD 4133 | LOT 77

House & Land Package



LAND PRICE
\$299,000



HOUSE PRICE
\$315,210



TOTAL
H&L
PACKAGE
\$614,210

House location is subject to change without notice pending further site investigation by Gallery Homes.

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VALID FOR 7 DAYS.
PACKAGED ON: 07-04-22
FORECAST TITLE DATE: JUNE 22

Single Storey

FACADE SELECTION

*facade selection to be submitted with EOI



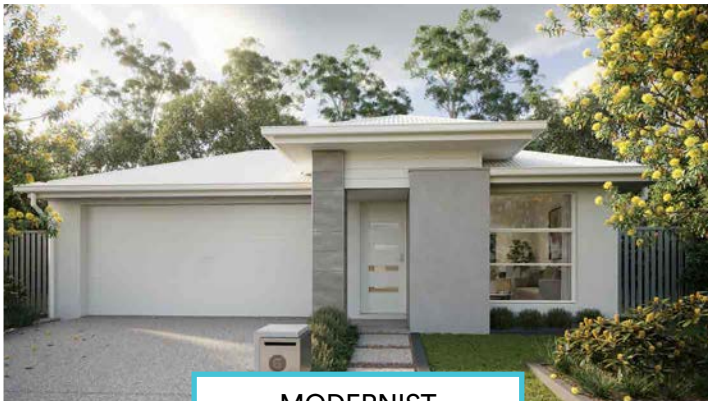
Facades



CONTEMPORARY



HAMPTONS



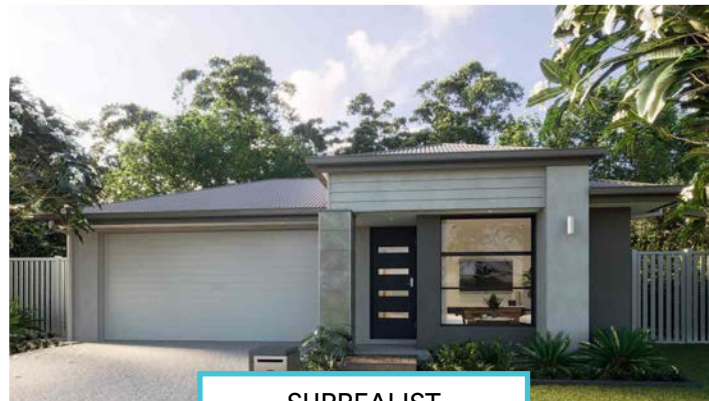
MODERNIST



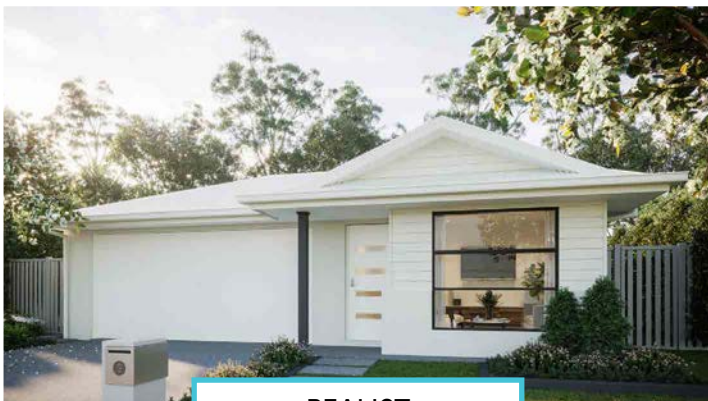
ALTO



EXPRESSIONIST



SURREALIST



REALIST



CUBIST



Exceptional **INCLUSIONS**

Specially created by professional designers, each property ensures the design vision is delivered through to the smallest detail. Each turn-key design has been carefully considered to include an open plan kitchen, plus dining and entertaining areas for the ultimate in lifestyle and convenience.

Our specifications and inclusions have been chosen to provide our clients with the most comfortable and usable spaces, providing assurance that our homes are low maintenance.

Each home constructed by Gallery Homes is a reflection of our commitment to excellence and is a showcase to our unbending desire to create clients for life. Our team at Gallery Homes focus on providing you with a spectacular outcome by sourcing products carefully to fit within your lifestyle and budget.

Intelligent design coupled with the best quality finishes is our promise.

Our Promise



We promise to design and build with passion and integrity. We deliver innovative lifestyle solutions without the hidden costs. We guarantee exceptional quality with impeccable customer focus. We believe the experience of building should be a pleasurable one.



Adam Barclay, CEO



Exceptional Inclusions Pre-Construction & Landscape



PRELIMINARY INCLUSIONS

- HIA fixed price contract with engineered slab.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 star energy rating or equivalent.



SITE COSTS AND CONNECTIONS

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer - storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable).
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).



QUALITY INSPECTIONS

- Independent quality inspections throughout building process.

GALLERY | REWARD
Homes

Exceptional Inclusions

KITCHEN



- Designer kitchen with 600mm appliances, including oven, electric cooktop, rangehood & dishwasher.
- 20mm engineered stone bench tops.
- Ceramic mosaic tile splashbacks.
- Laminate finish cupboards with bulkheads.
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe stainless steel bowl sink.
- Chrome kitchen mixer.



Images are for presentation purposes only and may not include everything in the image.

Exceptional Inclusions

APPLIANCES

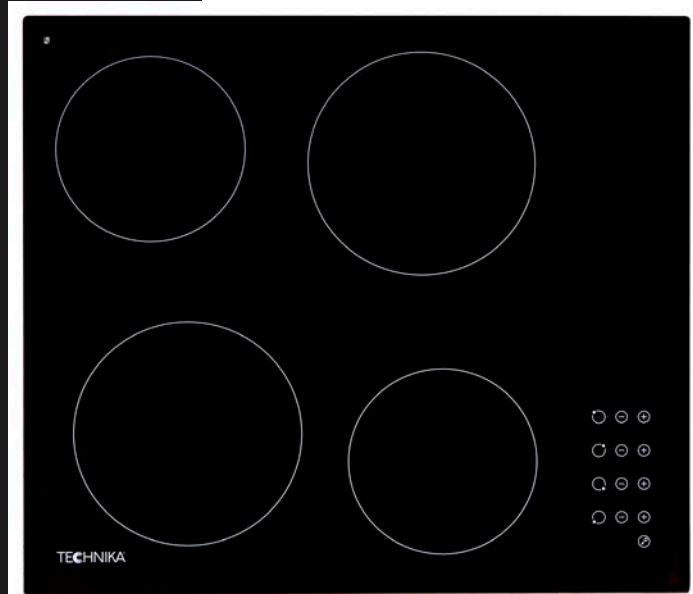


Inclusions: Appliances

600MM CERAMIC COOKTOP

Product Features:

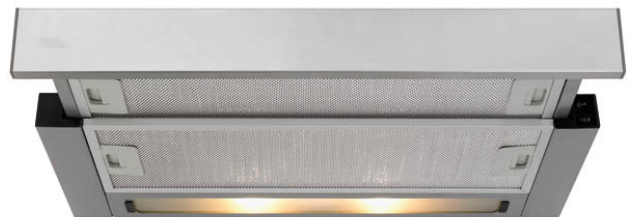
- 600MM Ceramic Cooktop
- Touch Control
- 4 Burner Zones
- Side Controls
- Neon Indicators
- Child Lock



600MM RANGEHOOD

Product Features:

- 600MM Re-Circulating Slideout Rangehood
- 3 Speeds and Slide Control
- 440m³/hr Extraction Capacity
- Two aluminium Grease Filters
- Two Lights



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Exceptional Inclusions

APPLIANCES



Inclusions: Appliances

600MM DISHWASHER

Product Features:

- 600MM Freestanding Dishwasher
- 6 Washing Programs
- Delayed Start
- Height adjustable upper basket
- 12 Place setting
- 4.5 Star water rating
- Anti Floor Protection



600MM STAINLESS STEEL OVEN

Product Features:

- 62 Litre oven capacity
- 5 Cooking functions
- Manual control knobs
- LCD display / clock / timer
- Closed door grilling
- Single oven light
- Easy clean interior
- Removable triple glazed cool touch door
- Removable side racks
- Large viewing window
- Automatic safety cut off



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Exceptional Inclusions

BATHROOM



- Laminated vanity unit with 20mm engineered stone top.
- Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-framed shower screens with clear safety glass.
- Chrome finish shower mixer with shower rail.
- Ceramic toilet system.
- Chrome finish towel rails.
- Chrome finish toilet roll holder.
- Exhaust fan as per electrical plan.
- Tiling to 2000mm high in shower and skirt tile to balance.



A). Shower Rail; B). Towel Rail; C). Toilet Roll Holder; D). Basin Mixer
E). Shower Mixer; F). Bath Spout

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Exceptional Inclusions

LAUNDRY



Inclusions: Laundry

- Laundry cabinet **(B)**.
- Chrome mixer tap **(A)**.
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.
- Linen cupboard with fixed shelves (refer to plan for location).



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Exceptional Inclusions

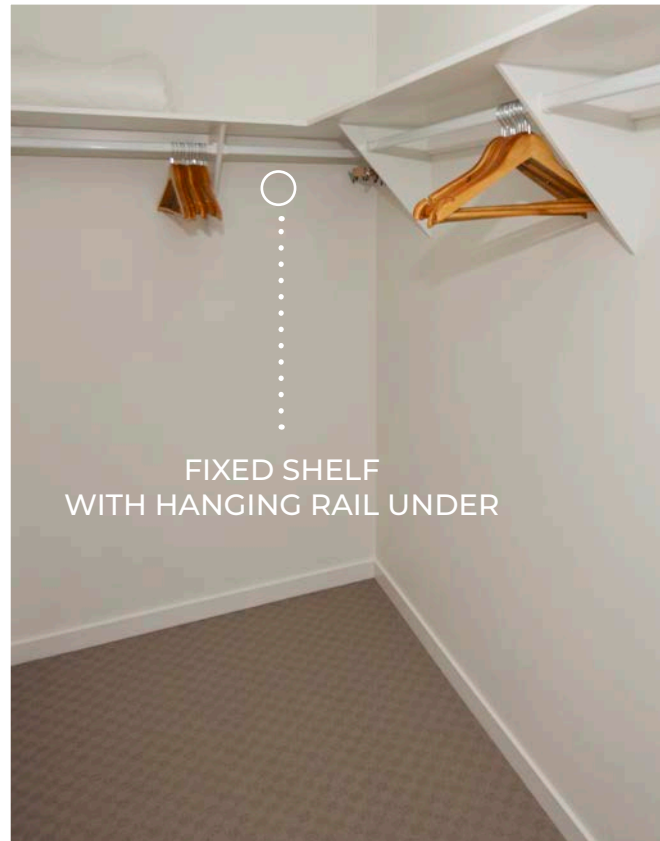
WARDROBES



Inclusions: Wardrobes



WHITE VINYL SLIDING DOORS
WITH WHITE FRAME
(SINGLE HANGING RAIL
& SHELF INTERNAL)



FIXED SHELF
WITH HANGING RAIL UNDER

- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under **(A)**.
- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail **(B)**.

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INTERIOR GENERAL



Architrave & Skirting

- 42mm high timber architrave - painted.
- 68mm high timber skirting - painted.

Air Conditioning

- One (1) split system air conditioning unit to living area.
- One (1) split system air conditioning unit to master bedroom.

Ceilings

- 2400mm nominal ceiling height.
- 90mm cove cornice throughout.

Doors & Door Hardware

- Flush panel hollowcore internal doors.
- Chrome lever handle sets (privacy, passage or dummy as per plan) **(A)**.
- Privacy set to bathrooms & master bedroom.
- Chrome flush mount cavity slider handles (privacy or passage as per plan).
- Privacy set to bathrooms & master bedroom.

Paint

- Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

Window Coverings

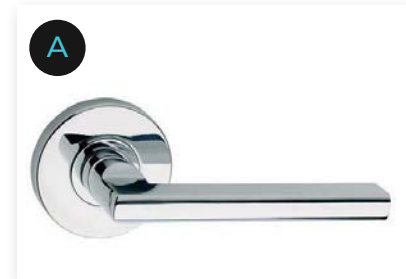
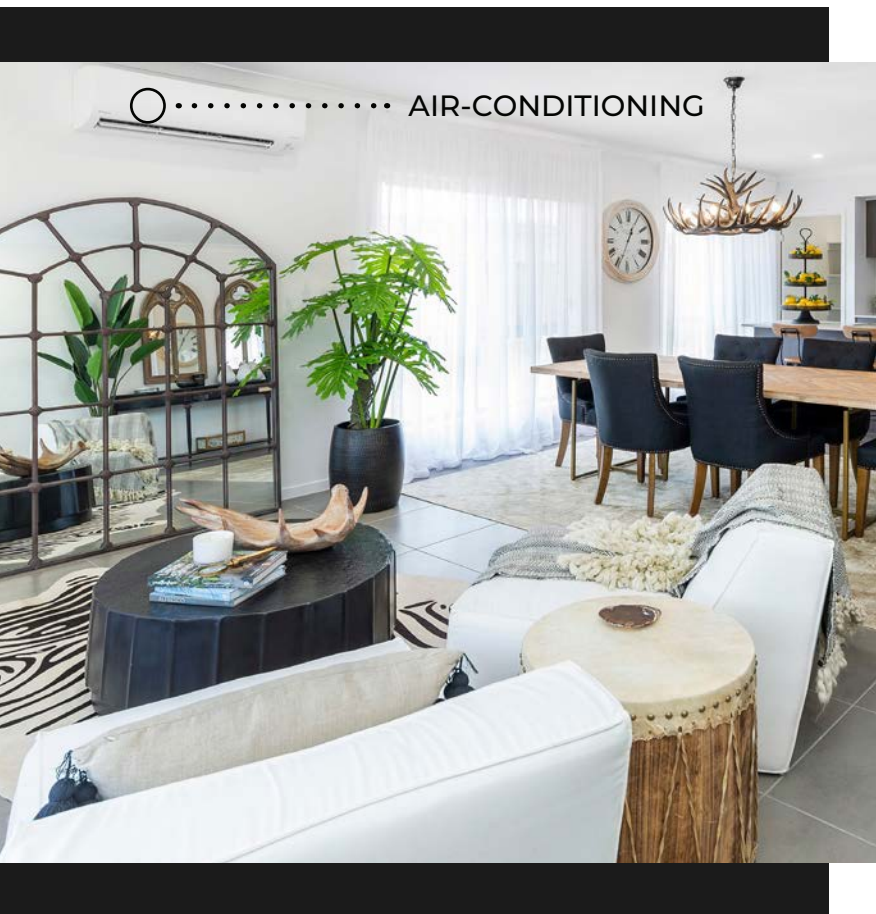
- Block out roller-blinds to windows - excluding bathroom, ensuite and WC.

Floor Coverings

- Stylish carpet - as per plans.
- Designer floor tiles to wet areas - as per plans.
- Timber laminate to main living areas - as per plans

Stairs (Double Storey Only)

- Enclosed or open timber stairs.
- Frameless glass balustrade and stained timber handrail, or half height wall (plan specific).



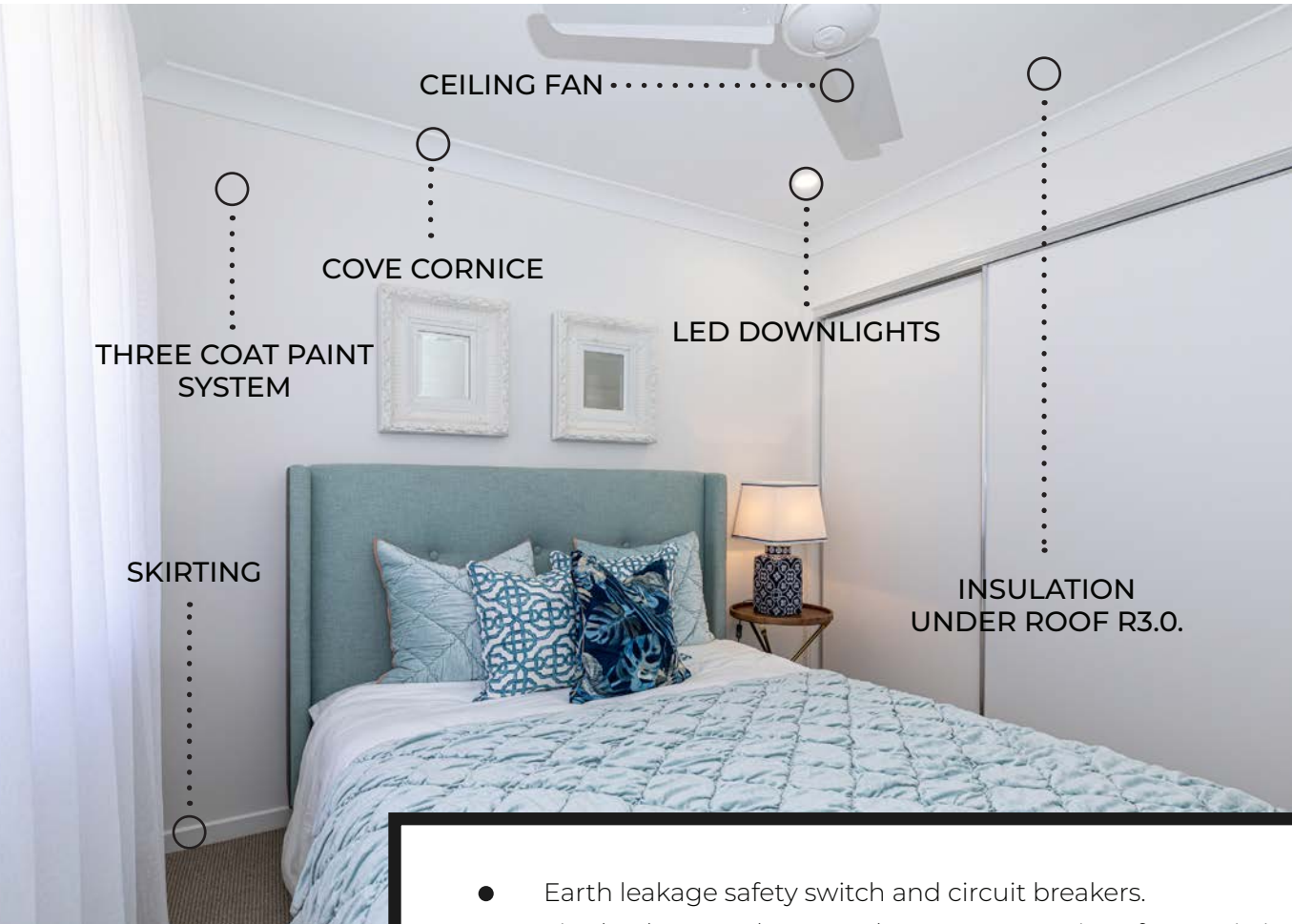
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Exceptional Inclusions

ENERGY EFFICIENCY & ELECTRICAL



Inclusions: Energy Efficiency



- Earth leakage safety switch and circuit breakers.
- Single phase underground power connections from existing supply point.
- Meter box will be installed on the side nearest mains connection point.
- Power points throughout (as per electrical plan).
- One (1) ceiling fan to each bedroom.
- Downlights - as per plan.
- Two (2) feature pendant lights above kitchen island bench from builders standard range.
- Two (2) television points.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Electric hot water storage system (250 litre).
- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.

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EXTERNAL



Frame

- 70mm pine wall frames with stabilized pine trusses.

External Doors (A & B)

- Paint grade entry door with transparent glass inserts.
- Entry lever handle - bright chrome finish. (C)

Brickwork, Walls & Render

- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

Windows

- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.

Roofing, Gutter & Fascia

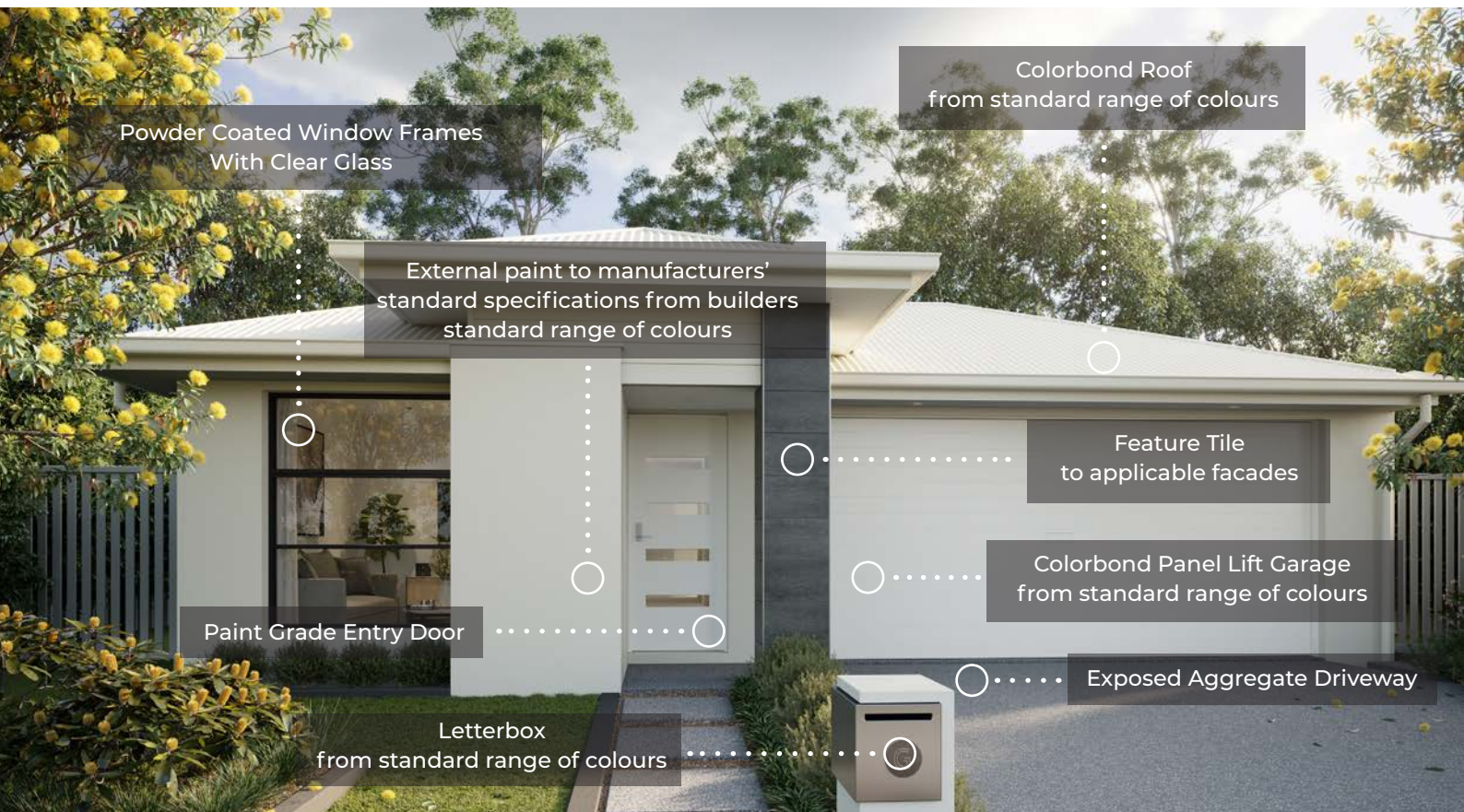
- Colorbond from standard range of colours.

Garage

- Colorbond panel lift garage door 2100mm high from standard range of colours (with 2 remotes and 1 wall button).

Pavilion & Balcony

- Tiles to undercover pavilion (balcony tiled on double storey).
- Semi frameless glass balustrade to first floor external balconies.



Powder Coated Window Frames With Clear Glass

External paint to manufacturers' standard specifications from builders standard range of colours

Colorbond Roof from standard range of colours

Feature Tile to applicable facades

Colorbond Panel Lift Garage from standard range of colours

Paint Grade Entry Door

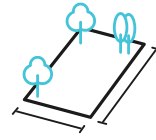
Exposed Aggregate Driveway

Letterbox from standard range of colours

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Exceptional Inclusions

LANDSCAPING



Inclusions: Landscaping



- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m² garden with a variety of up to 12 (twelve) 140 or 200mm pot sizes, black mulch to garden bed.
- Fencing to external boundaries with one (1) gate as per plans (where applicable).
- Painted side returns to front fence, colour to suit scheme.
- Letterbox and clothesline.

Images are for presentation purposes only and may not include everything in the image.

WARRANTIES

Every Gallery Home comes with
over 200 years of warranties.

Exceptional Standard
WARRANTIES

6 ½ YEAR STRUCTURAL & WORKMANSHIP WARRANTY

Each home comes with a 6 ½ year Warranty dated from Handover Date. This warranty covers structural items and faults of original workmanship. Some items may fall under homeowner maintenance. We encourage buyers to monitor their personal maintenance items to avoid damage to your property.

**HEMOCARE AND MAINTENANCE GUIDE
AND WARRANTY SUMMARY**

The warranty periods specified are dated from
HANOVER DATE of your home.

If minor adjustments are required, please report to
maintenance@gallerygroup.com.au at maintenance period.

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Homes |

EXTERNAL



Concrete Foundations

- 6 ½ Year Structural (Dependant on warranty as per contract).

Structural Frame

- 6 ½ Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

Fencing

- 12 Months on installation.
- **Damage to fence posts and panels are not covered unless noted on PCI report.*

Downpipes

- 2 Months installation.

Aluminium Windows & Sliding Doors

- 1 Year moving parts.
- 1 Year Glass.

External Doors & Internal Doors

- 5 Years Manufacturer Warranty (Refer to manufacturer).

Garage Doors

- 5 Years on Garage Door.
- 12 Months on installation.

Roof - Colourbond

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

Fascia & Gutter - Colourbond

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.



Gallery Homes Pty Ltd may not inspect works after the expired dates. If an inspection is carried out and works are found not to be the responsibility of the builder, then a callout fee may be charged.

INTERIOR GENERAL



Structural Brickwork

- 6 ½ Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a Structural defect.

Door Hardware

Locks and Handles:

- 2 Years Tarnish.
- 7 Years Mechanical.

Ceilings

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

Painting

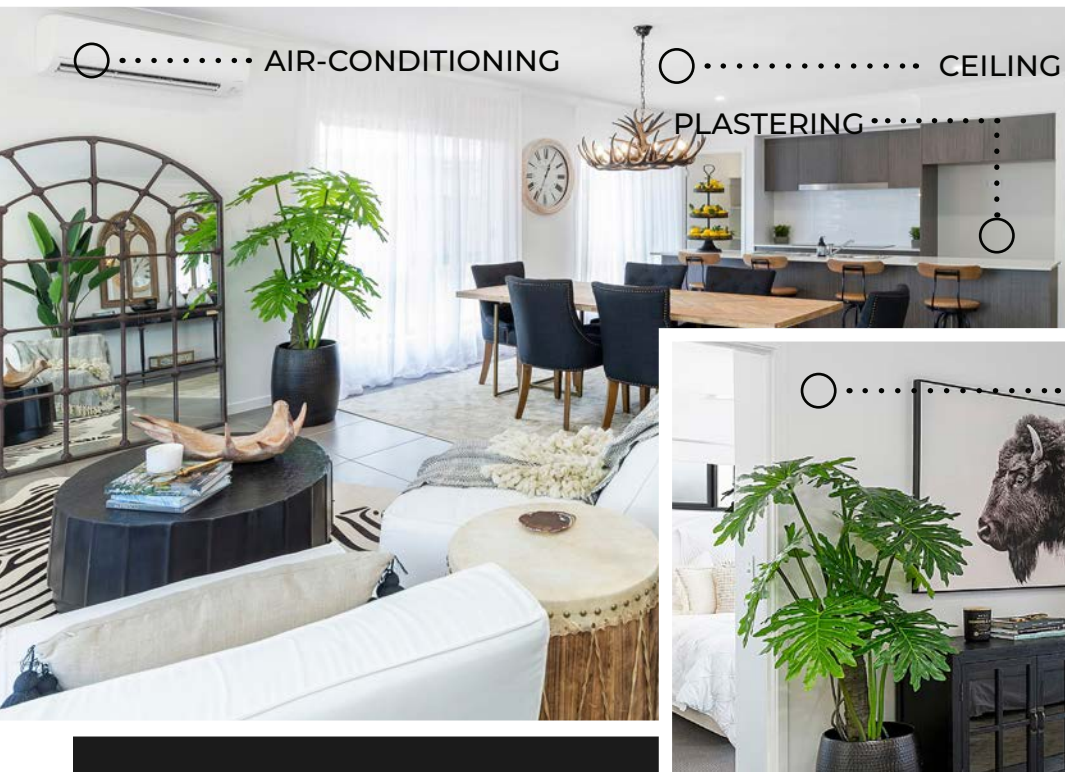
- 12 Months (6 Months varnish or Stain Finishes).
- *Varnish/dark colours require ongoing client maintenance.*

Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 ½ Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 ½ Year warranty on nail popping in plasterboard if it has the potential to collapse.

Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.



KITCHEN & APPLIANCES



Kitchen Cabinets, Benchtop & Vanity

- 12 Months installation.
- 6 ½ Years workmanship.
- 10 Years on Smartstone Marble surfaces (Refer to manufacturer).
- 15 Years on Smartstone Quartz surfaces (Refer to manufacturer).



Appliances

- 2 Year warranty on Cooking Appliances.
- 2 Years on Rangehood.
- 3 Years on dishwasher.



Exceptional Standard Warranties

PLUMBING



Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 ½ Years workmanship.



Plumbing Fixtures

- 3 Months on Washers.
- 7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.



Sewer

- 6 ½ Years Workmanship.



Hot Water Heaters - Electric

Rinnai Electric Storage Water Heaters		Hotflo (EHFA or EHFD) series	
		Cylinder	Components ⁽¹⁾
Domestic Use	Parts	10 Years	1 Year
	Labour	3 Years	1 Year

Exceptional Standard Warranties

ENERGY EFFICIENCY & ELECTRICAL



Warranties

CEILING FAN.....○

DOWNLIGHTS○

Electrical Fittings

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light switches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.



GALLERY | REWARD

Homes |

Gallery Homes Pty Ltd reserves the right to alter any of the above inclusions due to availability and/or product development. Due to ongoing development of our product Gallery Homes reserves the right to alter product suppliers and inclusions at anytime without notice. Whilst every care has been taken in the preparation of this brochure the colours may differ from the above images. Images are for illustrative purposes only and may depict upgrade options available for an additional cost or features not supplied by Gallery Homes including landscaping, fencing, window furnishings, wall furnishing, built-in joinery, decorative lighting, decor, furniture and roof tiles. Façade details such as entry doors, window sizing and placement may vary between house types and sizes. Refer to floor plan brochures or working drawings for specific detail and dimensions. Current as of 24 July 2020

GALLERY

Real Estate

07 April 2022

To Whom it may concern,

Rental Appraisal for the property situated at Lot 77 Botanica Logan Reserve

Thank you for the opportunity to conduct a rental appraisal on the above mentioned property.

Gallery Real Estate have multiple properties under management in this area and region, and have a proven track record of actively renting Gallery Homes.

With an existing rent roll in excess of 400 homes, we have reviewed the properties that we currently manage within close proximity of this home.

I believe this 4-bedroom and 2 bathroom residence would rent for approximately \$490 to \$530 per week, at the current time of the year.

Please don't hesitate to contact me to further discuss the rental appraisal outlined above, discuss current market conditions or for further information on our Property Management Services.

Kind regards,



Kristy Lord

General Manager – Asset Management

443 Oxford St, Paddington, Sydney NSW 4064

4 Chancery Road, Werribee VIC 3030

Gallery Real Estate Pty Ltd ACN 29 193 194 308 Queensland license number: 3478702 Gallery

Real Estate (VIC) Pty Ltd ACN 35 620 603 223 Victorian license number: 081053L