



3+3 2+2 1+1

QLD HOUSE & LAND

DUGANDAN - MT FRENCH ESTATE

LOT 5 MT FRENCH ESTATE - NO SUBDIVISION ALLOWED DUGANDAN
QLD 4310

Boutique 19 lot subdivision situated just 2km from Boonah's bustling town centre. Enjoy a relaxed rural lifestyle with all of the comforts and conveniences of town living on this large, well-located scenic property.

Midvale - Plantation

HOUSE AREA	290 m ²
BUILD PRICE	\$589,775
LAND AREA	1043.0 m ²
LAND PRICE	\$262,000
EST. REGISTRATION	October 2022
EST. YIELD	3.66% - 3.91%
EST. RENTAL P/W	\$600 - \$640

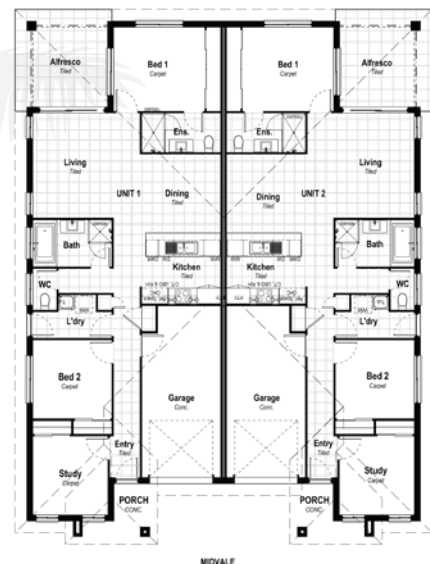
PREMIUM INCLUSIONS

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

LIVING SPACES

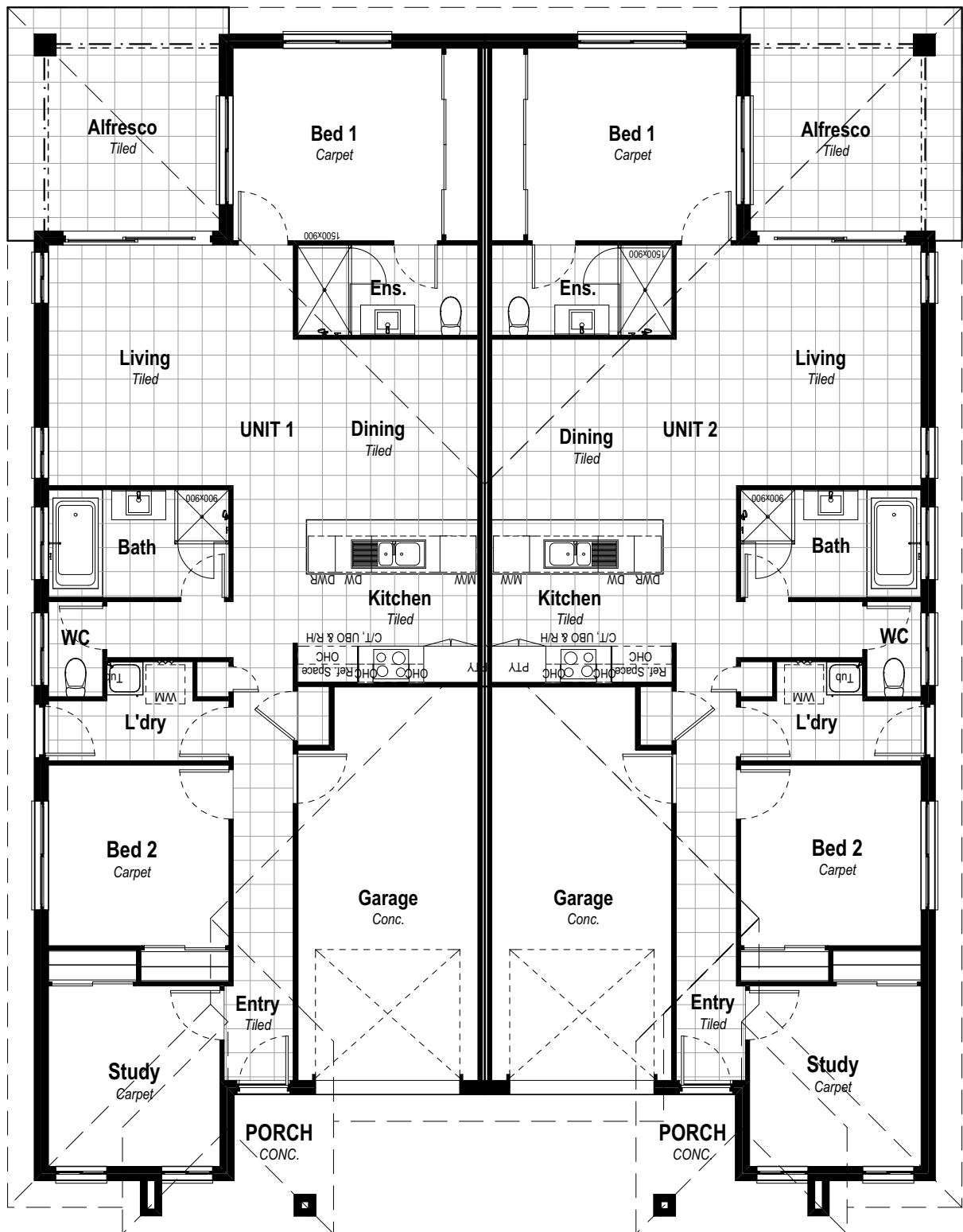
Unit 1 - Living | **106.1**
Unit 1 - Garage | **20.5**
Unit 1 - Alfresco | **13.2**
Unit 1 - Porch | **5.5**

Unit 2 - Living | **106.1**
Unit 2 - Garage | **20.5**
Unit 2 - Alfresco | **13.2**
Unit 2 - Porch | **5.5**

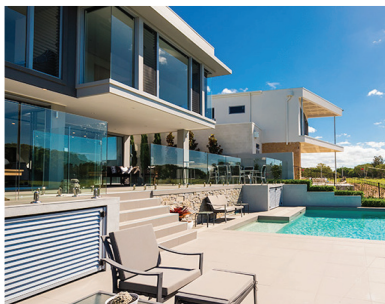


Full Turn Key

\$851,775



MIDVALE



Queensland

2021 SPECIFICATIONS

Building a shared vision

PRE-CONSTRUCTION

- HIA fixed site works.
- 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 600m² 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
 - 600mm 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.



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

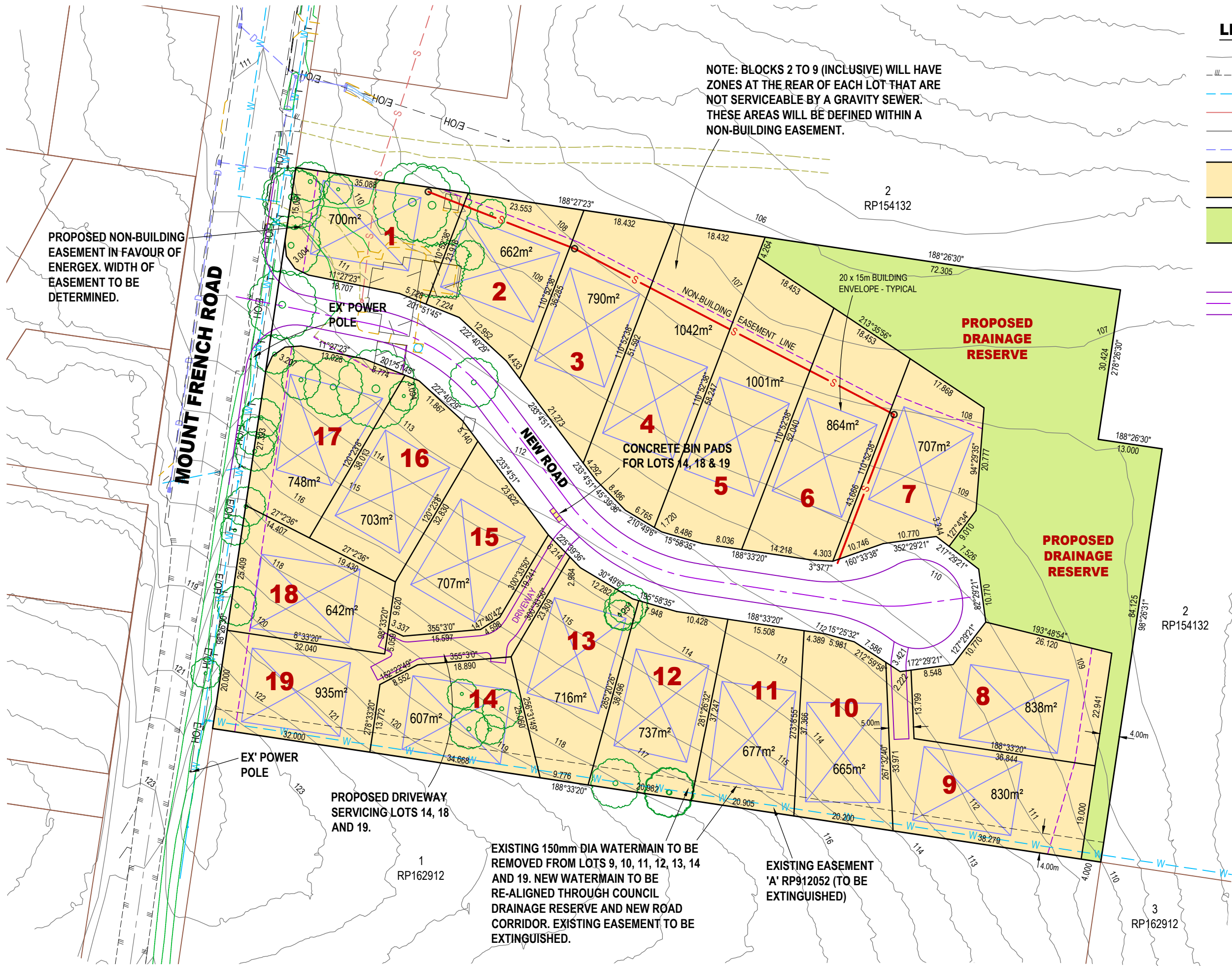
- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

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.

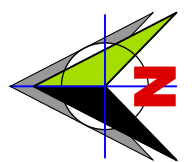
INTERNAL AND EXTERNAL FEATURES

- 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.(Excluding Wet Rooms)
- 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.



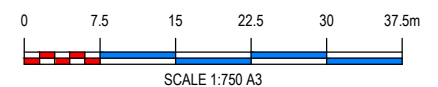
LEGEND

	18	NATURAL SURFACE CONTOUR
		EDGE OF EXISTING ROAD
	W	EXISTING WATERMAIN
	S	EXISTING GRAVITY SEWER
	E/OH	EXISTING OVERHEAD POWER LINE
	D	EXISTING STORMWATER DRAINAGE
		PROPOSED NEW ALLOTMENT
		PROPOSED OPEN SPACE
	14	PROPOSED NEW ALLOTMENT NUMBER
	225m ²	PROPOSED NEW ALLOTMENT AREA
		PROPOSED NEW ROAD
		PROPOSED BUILDING ENVELOPE



DEVELOPMENT SUMMARY

- PROPOSED RECONFIGURATION OF A LOT OF EXISTING LAND PARCEL: LOT 1 ON RP154132.
- LAND AREA = 2.02 Ha.
- 19 PROPOSED RESIDENTIAL ALLOTMENTS



PLAN DETAILS:

Designed: **CDF**
Drawn: **JWF**
Checked: **CDF**
Datum: **AHD**
Date: **19-10-21**

Director: CHRIS FULCHER
(FOR & ON BEHALF OF CONTOUR C/E PTY LTD)

PLAN AMENDMENTS:

Rev	Date	Comment	Altered	Checked
A	01-11-21	CHANGES TO SUIT EX' POWER CONSTRAINT	JF	CF
B	13-11-21	MISC PLAN CHANGES TO SUIT RFI RESPONSE	JWF	CDF

PROPOSED RESIDENTIAL DEVELOPMENT AT MOUNT FRENCH ROAD, BOONAH FOR MOUNT FRENCH ESTATE PTY LTD

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PLAN TITLE:

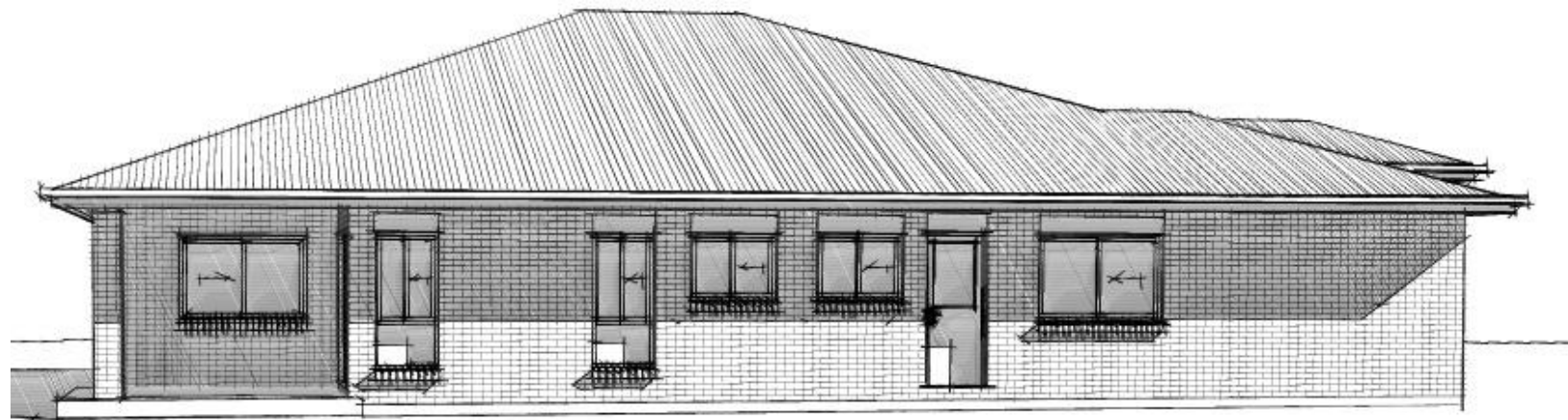
PROPOSED DEVELOPMENT LAYOUT

FOR CONSTRUCTION

PLAN No: **2910 - C02**

REVISION: **B**

SHEET: **1 OF 1**



Notes:
Images are diagrammatic only, Refer to elevations for details

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements.
G developments reserves the right to alter the siting if required.

This siting based on preliminary disclosure information plan pending on soil test,
survey and as-constructed information to finalise locations / earthworks

Product:
**Midvale
Plantation Facade**

Site Address:
Lot
Estate
Street
Suburb QLD 4???

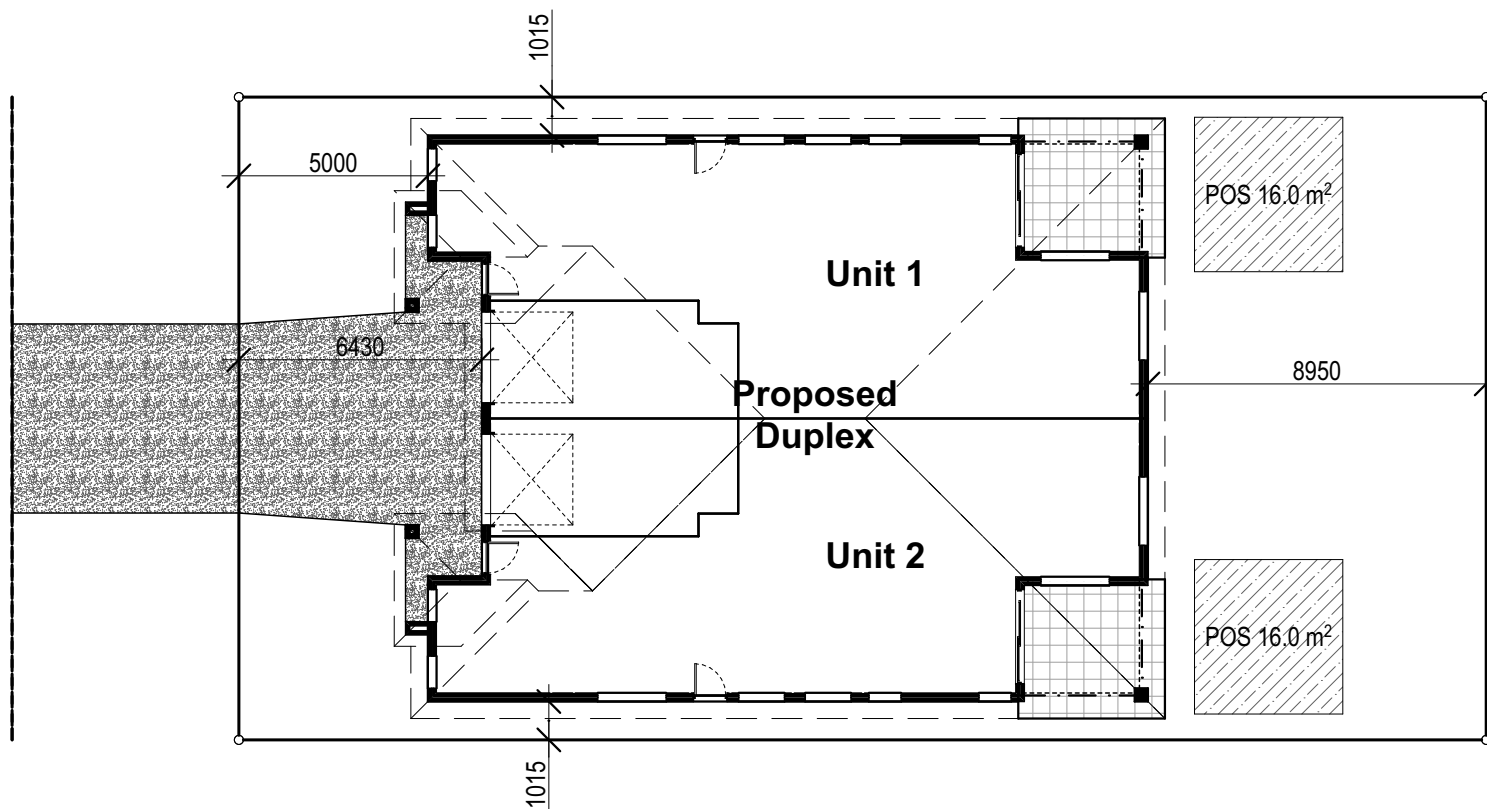
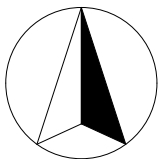
LGA: Council

SALES - 3D images

Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale:		
Sheet: 1	Job No: TBA	

Client's Signature: _____ Date: _____

PRELIMINARY SITE PLAN ONLY - 27/09/2021



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**Midvale
Plantation Facade**

Site Address:

**Lot
Estate
Street
Suburb QLD 4???**

LGA: Council

SALES - Site Plan

Plot Date:
27/09/2021

Drawn:
X.X.

Rev:

Scale:
1:200

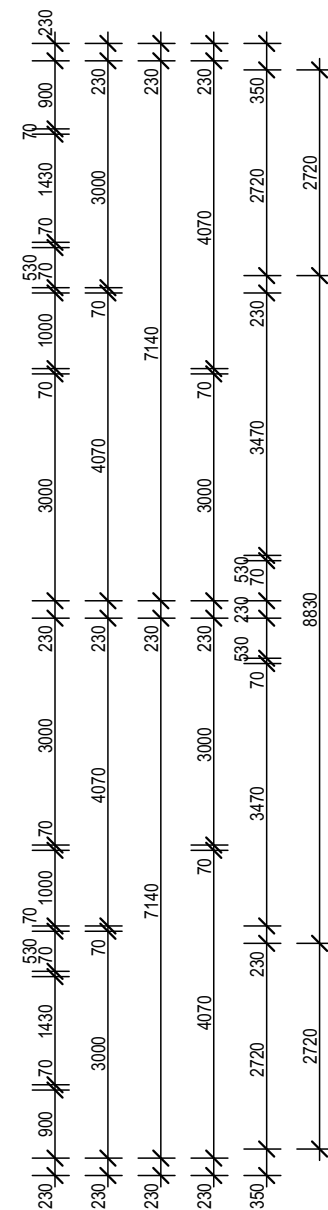
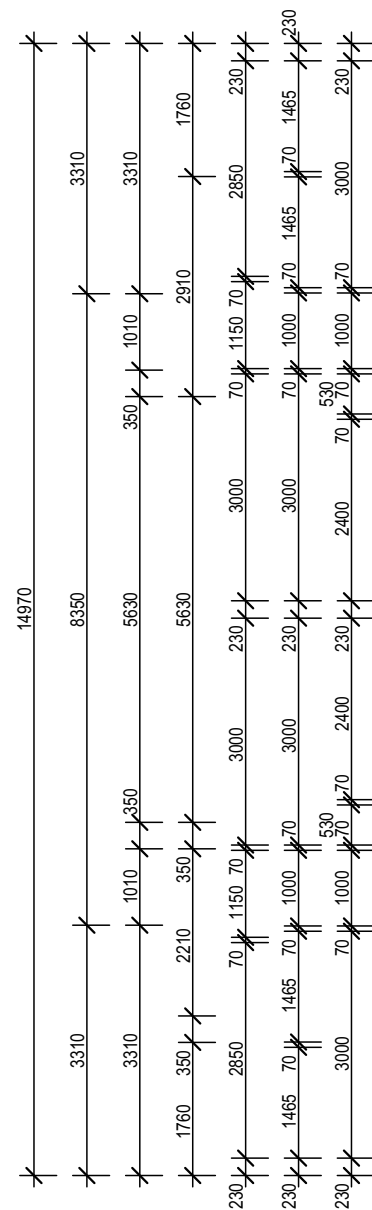
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Job No:

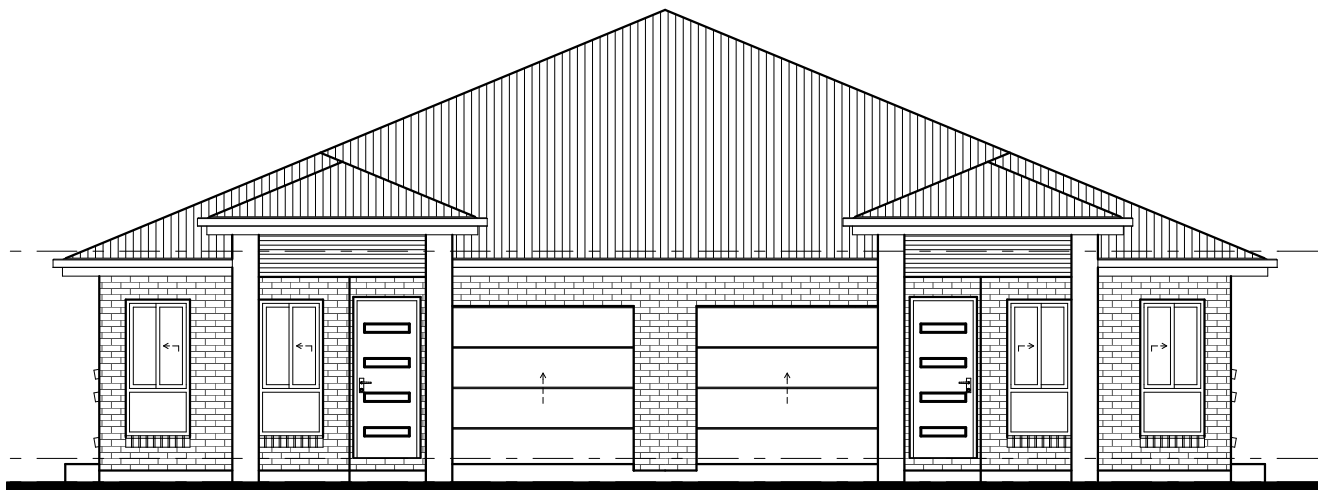
TBA

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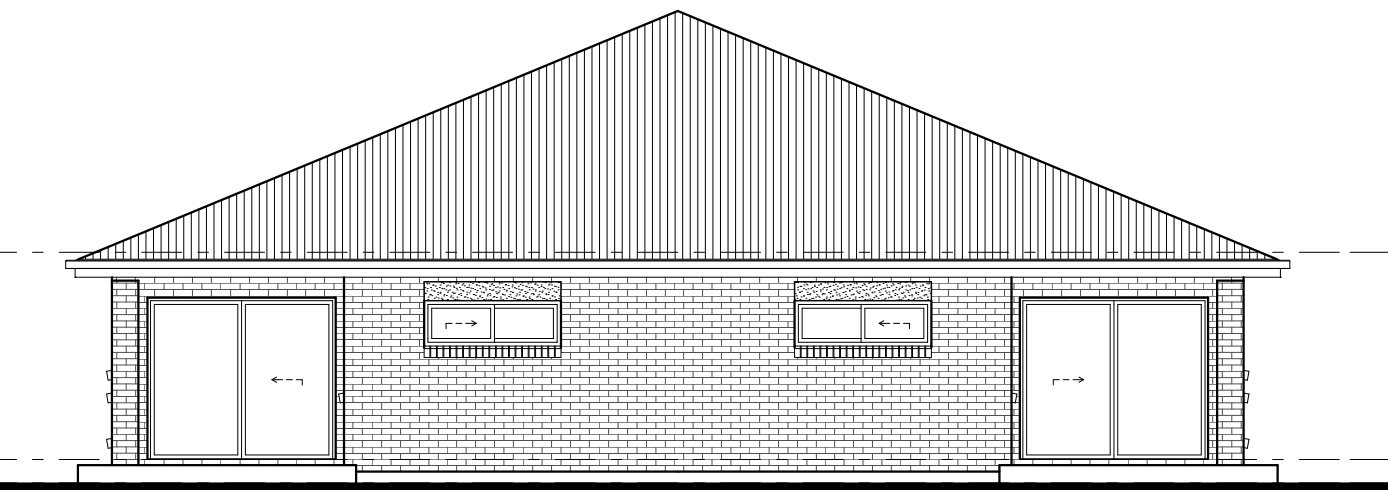


	145.3 m ²
Floor Areas - Total	290.6

Plot Date: 27/09/2021	Drawn: X.X.	Rev: A
Scale: 1:100, 1:200		
Sheet: 3	Job No: TBA	



Elevation 1



Elevation 3



Elevation 2



Elevation 4

PRELIMINARY SITE PLAN ONLY - 27/09/2021

<div><div><div>Preliminary Site Plan Only:</div><div>This siting indicative only and is subject to local council regulations & requirements. G developments reserves the right to alter the siting if required.</div><div>This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks</div></div></div>	<div><div>Product:</div><div>Midvale</div><div>Plantation Facade</div></div>	<div><div>Site Address:</div><div>Lot</div><div># Estate</div><div>Street</div><div>Suburb QLD 4???</div><div>LGA: Council</div></div>	SALES - Elevations		
			Plot Date: 27/09/2021	Drawn: X.X.	Rev:
			Scale: 1:100		A
			Sheet:	Job No:	
			4	TBA	







Rental Appraisal

RayWhite

APPRAISAL DATE: 14/04/2022

PROPERTY ADDRESS: Mount French Estate, Dugandan QLD 4310

RENTAL: \$600.000- \$640.00 per week
(\$300.00-\$320.00 / \$300.00-\$320.00 per dwelling)

PROPERTY DETAILS: 3  2  1 
3  2  1 

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
General Manager
Ray White (IMS) Investment Management Services
E: leanne.brown@raywhite.com
P: +61 431 581 319
W: rwims.com.au

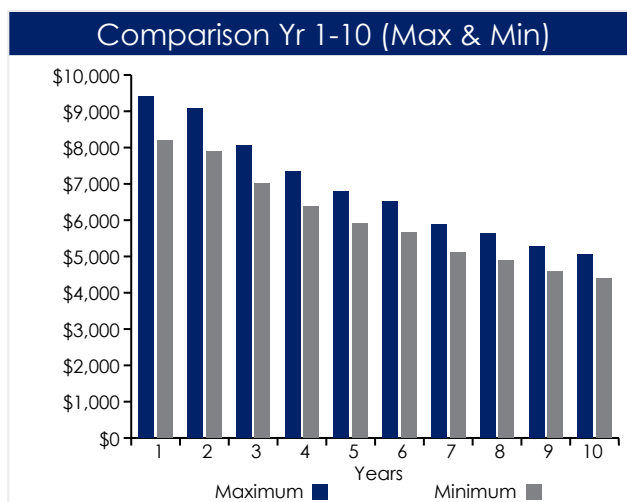


Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria

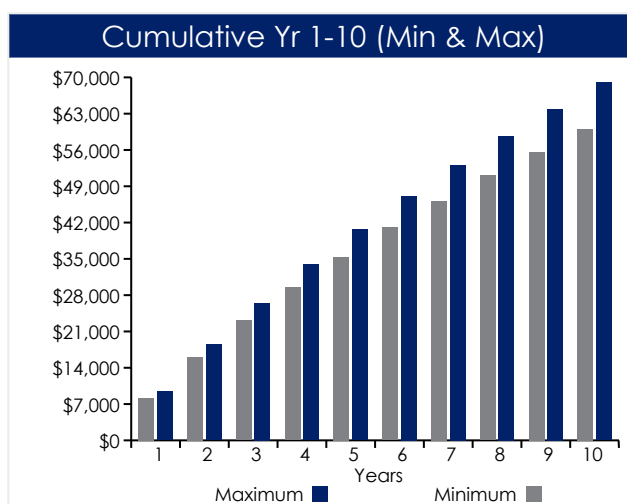
Disclaimer: Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.

Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling Queensland Standard, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,719	4,700	9,419
2	4,370	4,700	9,070
3	3,363	4,700	8,063
4	2,640	4,700	7,340
5	2,083	4,700	6,783
6	1,803	4,700	6,503
7	1,171	4,700	5,871
8	926	4,700	5,626
9	580	4,700	5,280
10	362	4,700	5,062
11 +	600	140,983	141,583
Total	\$22,617	\$187,983	\$210,600



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,107	4,091	8,198
2	3,803	4,091	7,894
3	2,927	4,091	7,018
4	2,297	4,091	6,388
5	1,813	4,091	5,904
6	1,569	4,091	5,660
7	1,019	4,091	5,110
8	806	4,091	4,897
9	505	4,091	4,596
10	315	4,091	4,406
11 +	523	122,708	123,231
Total	\$19,684	\$163,618	\$183,302



* 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

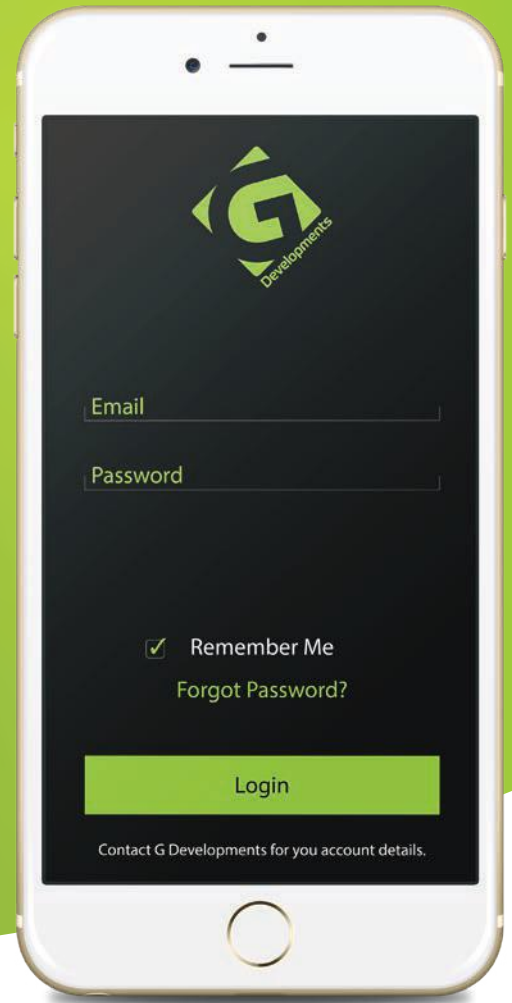
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

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'.



LAND DETAILS			
LOT #		ESTATE:	
STREET:		SUBURB/POSTCODE:	
LAND SIZE:		REGISTRATION ETA:	
LAND PRICE:		LAND DEPOSIT:	
HOUSE DESIGN DETAILS			
HOUSE DESIGN:		FACADE:	
HOUSE PRICE:		DEPOSIT:	
UPGRADE DETAILS			
DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:
PACKAGE DETAILS / SUMMARY			
BUILD PRICE:		BUILD DEPOSIT:	
UPGRADE PRICE:		UPGRADE DEPOSIT:	
LAND PRICE:		LAND DEPOSIT:	
PACKAGE PRICE:		PACKAGE DEPOSIT	
PURCHASER DETAILS			
OWNER OCCUPIER?			
PURCHASER 1:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
PURCHASER 2:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
CLIENT SOLICITOR / CONVEYANCER DETAILS			
SOLICITOR / COMPANY:		CONTACT NUMBER:	
CONTACT NAME:		CONTACT NAME 2:	
POSTAL ADDRESS:			
EMAIL(S):			
AGENT DETAILS			
SELLING AGENT:			
POINT OF CONTACT:		CONTACT NUMBER:	
POINT OF CONTACT 2:		CONTACT NUMBER 2:	
EMAIL(S):			