

Indicative Image Only



 4  2  2

NSW HOUSE & LAND

BUCHANAN - BUCHANAN RIDGE
LOT 107 WIRRINA CLOSE BUCHANAN NSW 2323

Surrounded by beautiful scenery, your dream home will have premium connectivity to surrounding suburbs, being approximately 32 km away from all the lifestyle opportunities on offer in Newcastle and a convenient 13 minute drive to Stockland Green Hills Shopping Centre.

PREMIUM INCLUSIONS

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

LIVING SPACES

Living | 150.4
Garage | 37.22
Alfresco | 15
Porch | 3.92

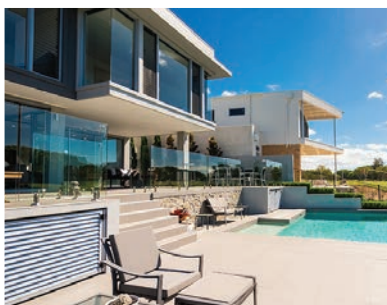
Scarborough Plantation

HOUSE AREA	206 m ²
BUILD PRICE	\$439,789
LAND AREA	603.0 m ²
LAND PRICE	\$430,000
EST. REGISTRATION	March 2023
EST. YIELD	3.11% - 3.41%
EST. RENTAL P/W	\$520 - \$570

Full Turn Key

\$869,789





New South Wales 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.

BASIX / 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.

EXTERNAL FINISHES

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- 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.
- Soft Close cabinetry to cupboards.
- 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.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



New South Wales

2021 SPECIFICATIONS

Building a shared vision

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Soft close cabinetry to cupboards.
- 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.

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 height 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

- 6-month maintenance period.
- Statutory structural guarantee period.



New South Wales **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

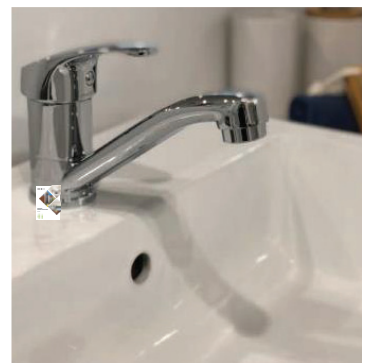
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

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



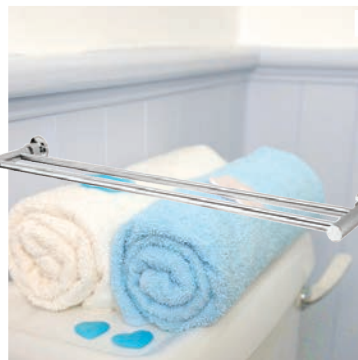
Underbench oven



Acrylic bathroom basin and mixer



Stainless steel dishwasher



Double Towel Rail



White bath



Vitreous china toilet suit



Rail Shower Mixer



New South Wales

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 fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60m2 of Coloured Concrete trowelled 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.
- Water tank.



BUCHANAN RIDGE STAGE 1

LEGEND:

CONTOUR INTERVAL 1.0m

(A) EASEMENT TO DRAIN WATER 1.5 WIDE

(B) EASEMENT TO DRAIN WATER 3.0 WIDE

(C) EASEMENT TO OVERHEAD POWER LINES
VARIABLE WIDTH

—s— PROPOSED SEWER

—d— PROPOSED STORMWATER

—r— PROPOSED RETAINING WALLS

—r— RISING MAIN

KERB INTEL PIT

STORMWATER PIT

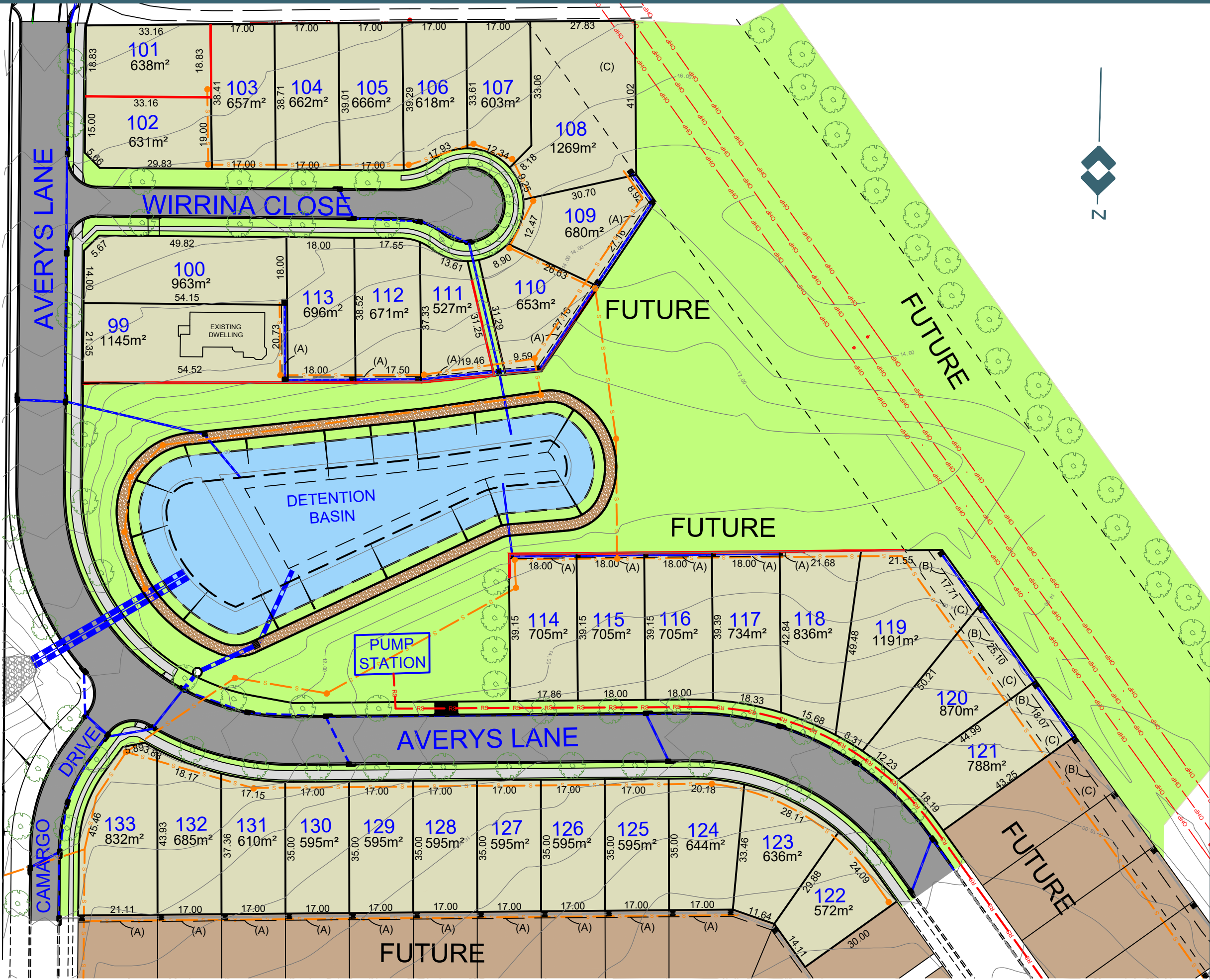
SEWER MAINHOLE

STREET TREES

STAGE 1

FUTURE STAGES

NOTE :
ALL DIMENSIONS , AREAS AND EASEMENTS
ARE SUBJECT TO FINAL SURVEY

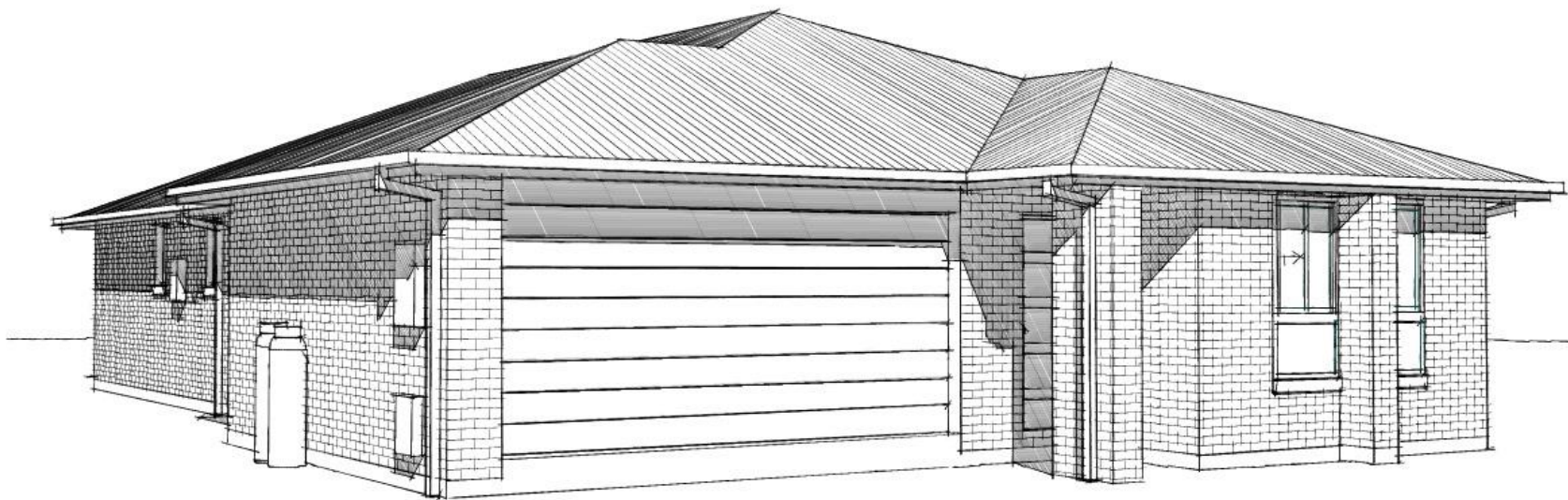


TITLE: PROPOSED SUBDIVISION OF LOT 5 DP1082569
242 AVERYS LANE BUCHANAN
MARKETING PLAN
CLIENT: BUCHANAN RIDGE PTY LTD

STAGE 1



Date: 17.03.2021 Scale: 1:1000		Designed: KU		Project No	
Cad Ref: HD2-ST1_Marketing Plan r3				HD02	
3	ADD DESIGN CONTOURS	KU	23.11.21	Drawing No	Revision
2	AMEND LOT 100	KU	08.07.21		
1	MARKETING PLAN STAGE 1	KU	18.02.21		
No	Amendment	Drawn	Date	ST01	3



NOTES:
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PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

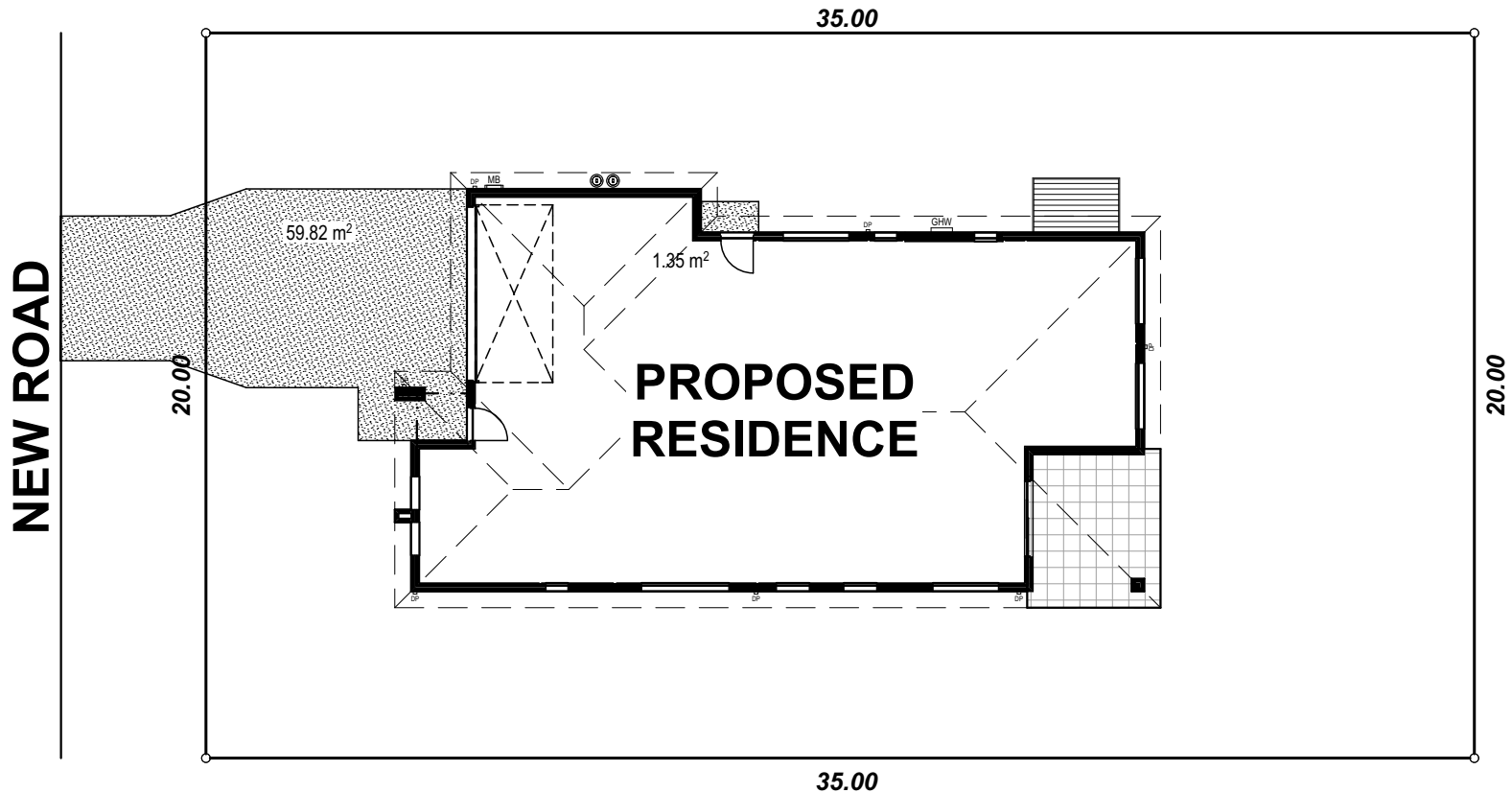
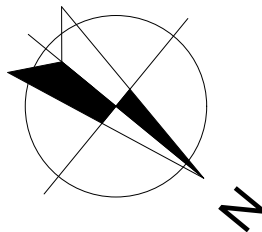
PRODUCT:
Scarborough
Traditional Facade
Garage to LH

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
Lot ???
?? Street
?? Suburb, QLD 4???

SALES - 3D images		
DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: ??	CHECKED: ??	
SHEET: 1	JOB No: 405???	



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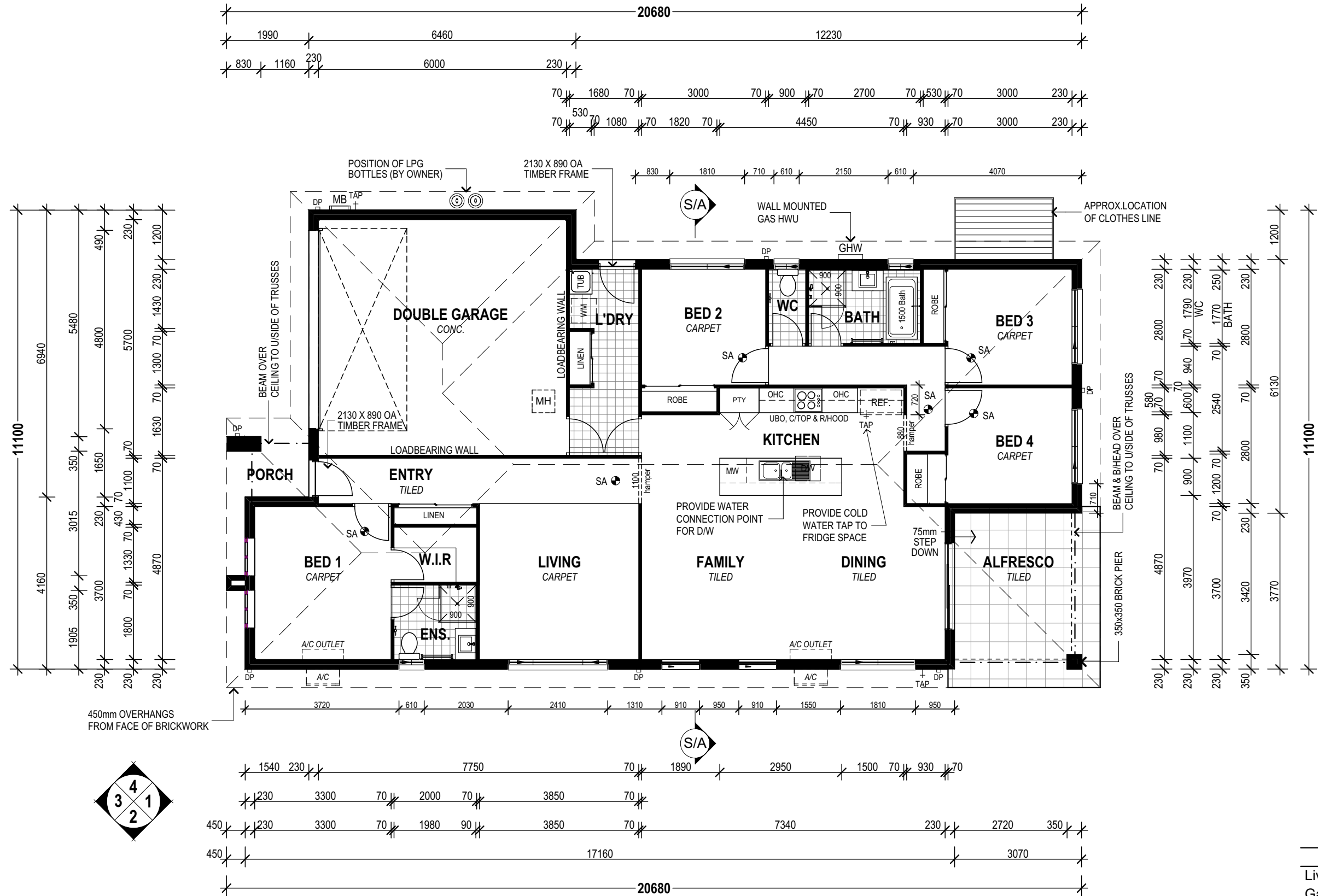
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CLIENT:
?? Client Full Name

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Lot ???
?? Street
?? Suburb, QLD 4???

SALES - Site Plan		
DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:200	CHECKED: ??	
SHEET: 2	JOB No: 405???	



Floor Areas	
Living	150.40
Garage	37.22
Alfresco	15.00
Porch	3.92
206.54 m ²	

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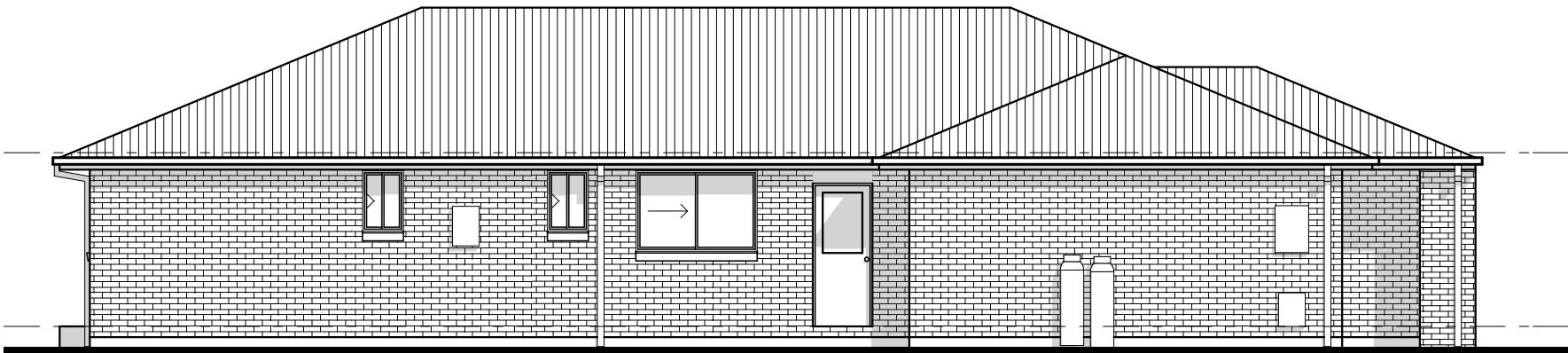
"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Floor Plan

DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 3	JOB No: 405???	



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Garage to LH

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CLIENT:
?? Client Full Name

SITE ADDRESS:
Lot ???
?? Street
?? Suburb, QLD 4???

SALES - Elevations		
DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 4	JOB No: 405???	



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Traditional Facade
Garage to LH**

"2022 Design Range"

CLIENT:

?? Client Full Name

SITE ADDRESS:

**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Elevations

DRAWN:

??

DATE:

DD.MM.YY

Rev:

A

SCALE:

1:100

CHECKED:

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








SHEET:

5

JOB No:

405???

ELECTRICAL LEGEND

CODE	TYPE
	SINGLE POWER POINT (GPO)
	DOUBLE POWER POINT (GPO)
	DOWNLIGHT - LED
	LIGHT POINT - BAYONET
	LIGHT POINT - PENDANT
	LIGHT POINT - CIRCULAR FLURO
	LIGHT POINT - SINGLE FLURO
	LIGHT POINT - PARA FLOOD
	PHONE POINT
	DATA POINT
	TV POINT
	CEILING EXHAUST FAN
	HEATER LIGHT FAN - 2
	HEATER LIGHT FAN - 4
	SMOKE DETECTOR
	CEILING FAN
	CEILING FAN & LIGHT
	FOXTEL POINT
	SKYLIGHT - LIGHT TUBE





- LIGHT SWITCHES AT 1350mm ABOVE AFL
- WALL MOUNTED LIGHTS AT 2000 ABOVE FL
- POWER OUTLETS AT 300mm ABOVE FL (EXCEPT FOR THE FOLLOWING)

1000 - KITCHEN BENCH	750 - DISHWASHER (DW)
1800 - RANGEHOOD (RH)	1500 - WASHING MACHINE
750 - MICROWAVE w/bench	1000 - LAUNDRY BENCH
1500 - REFRIGERATOR (REF)	1000 - VANITIES

SMOKE DETECTORS
APPROX. POSITION - INSTALLED AS PER
B.C.A. 3.7.2 & COMPLY WITH A.S.3786

EXHAUST FANS
TO COMPLY WITH A.S.1668.2.
INSTALLED AS PER B.C.A. 3.8.5

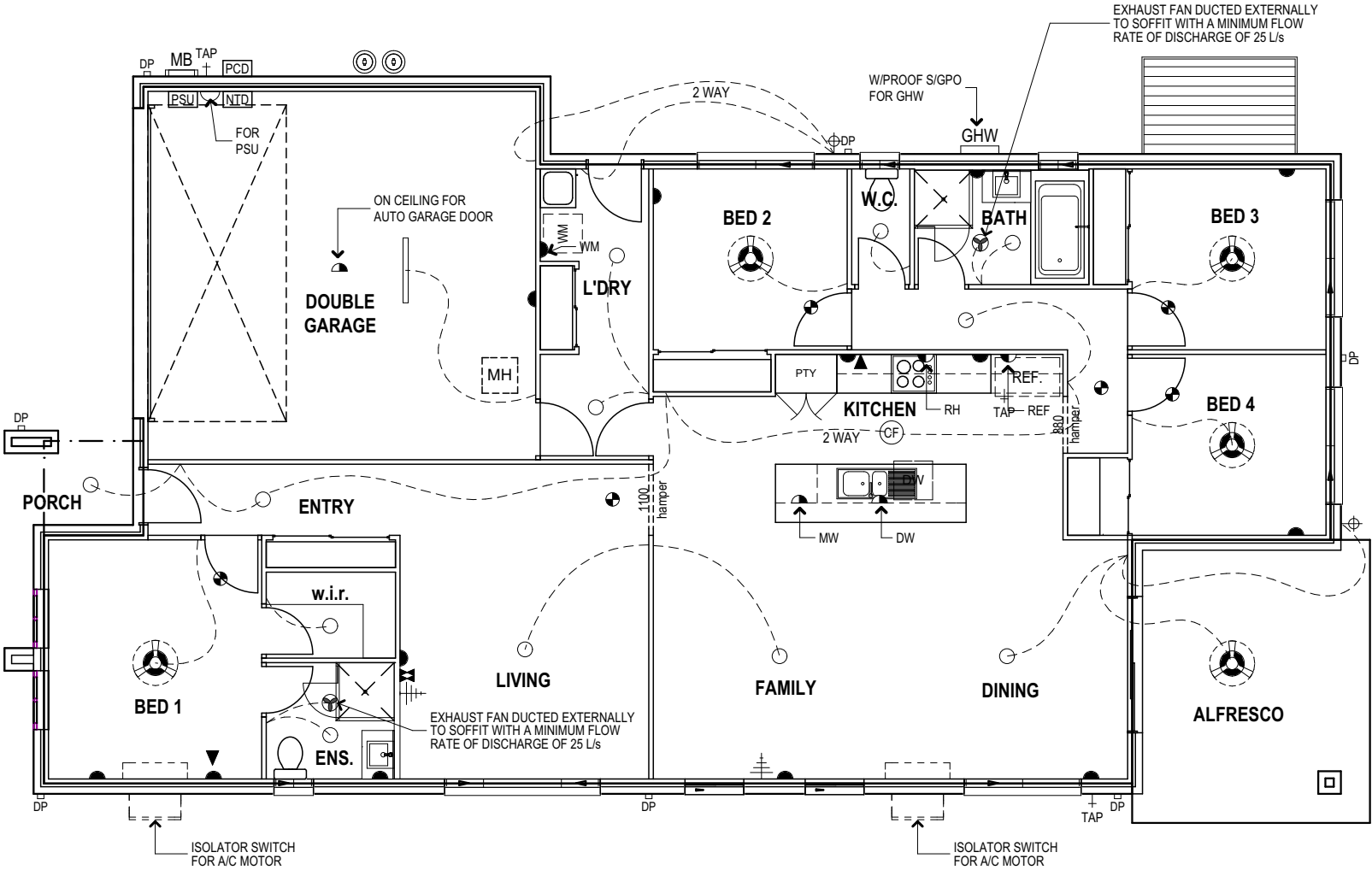
COMMUNICATIONS PRE-
WIRED

- * LEAD IN CABINET (NETWORK TERMINATION DEVICE) 
- * WIRING CABINET (POWER SUPPLY UNIT) 
- * GPO NEAR WIRING CABINET 
- * LEAD IN CONDUIT (PREMISES CONNECTION DEVICE) 

ALL ABOVE ITEMS TO FIBRE NETWORK SUPPLIERS
SPECIFICATIONS

FIBRE NETWORK SUPPLIER TO PROVIDE

- * NETWORK TERMINATION DEVICE
- * PSU (BATTERY BACK-UP BY HOME OWNER)



POSITION OF ELECTRICAL POINTS
SUBJECT TO CONSTRUCTION
CONSTRAINTS



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Traditional Facade
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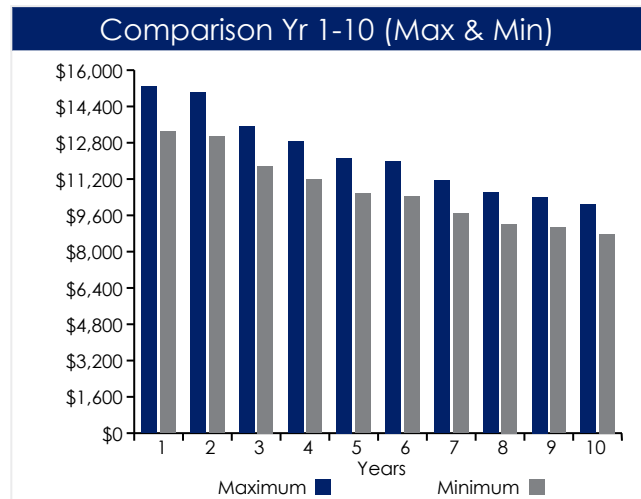
SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Electrical Plan

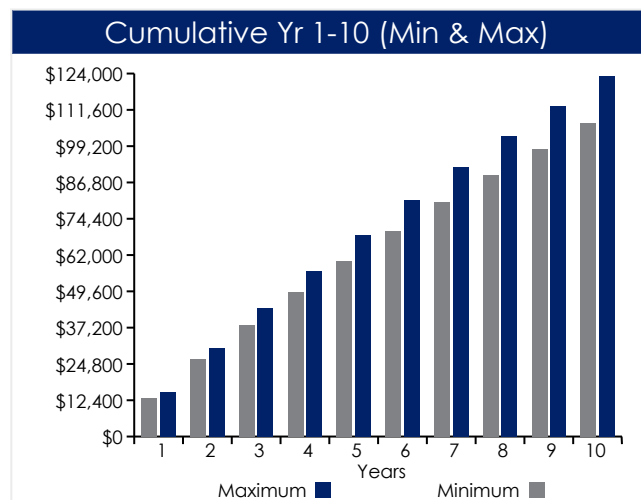
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SHEET: 6	JOB No: 405???	

Estimate of Depreciation Claimable Lowset Plan 4 Bed, Double Garage, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,727	9,549	15,276
2	5,481	9,549	15,030
3	3,980	9,549	13,529
4	3,312	9,549	12,861
5	2,584	9,549	12,133
6	2,444	9,549	11,993
7	1,592	9,549	11,141
8	1,045	9,549	10,594
9	854	9,549	10,403
10	536	9,549	10,085
11 +	890	286,460	287,350
Total	\$28,445	\$381,950	\$410,395



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,985	8,311	13,296
2	4,771	8,311	13,082
3	3,464	8,311	11,775
4	2,883	8,311	11,194
5	2,249	8,311	10,560
6	2,127	8,311	10,438
7	1,386	8,311	9,697
8	910	8,311	9,221
9	744	8,311	9,055
10	466	8,311	8,777
11 +	775	249,327	250,102
Total	\$24,760	\$332,437	\$357,197



* 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 02 4978 6477

Maximising Property
Tax Depreciation Deductions

EOI **EXPRESSION OF INTEREST**

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):			