



TECOMA 183, SERENITY FAÇADE

Façade is for illustration purposes only

4 2 1 2

📍 LOT 565, BORONIA STREET, YARRABILBA ESTATE, YARRABILBA, QLD 4207

	Land Size	336 m ²
	Land Price	\$505,000
	Registration	Registered
	House Area	182.45 m ²



NOW INCLUDING XL 6.6KW SOLAR POWER

- Valued at over \$7,000
- Extra Tax Benefits
- Save \$35pw on Energy Bills
- Boost Rental Income



SERENITY FAÇADE INCLUSIONS:

- ✓ Combination of face brick, render & cladding
- ✓ 1x rendered brick piers
- ✓ 1x engaged rendered pier
- ✓ Sheet metal roof & garage door
- ✓ 1x sliding window
- ✓ 2x up down lights

TOTAL GOLD TURNKEY PRICE:



\$916,921

(Build Price \$411,921)

TOTAL DESIGNER TURNKEY PRICE:



\$923,640

(Build Price \$418,640)

TOTAL AURUM TURNKEY PRICE:



\$931,640

(Build Price \$426,640)



**CLICK HERE TO
VIEW INCLUSIONS**



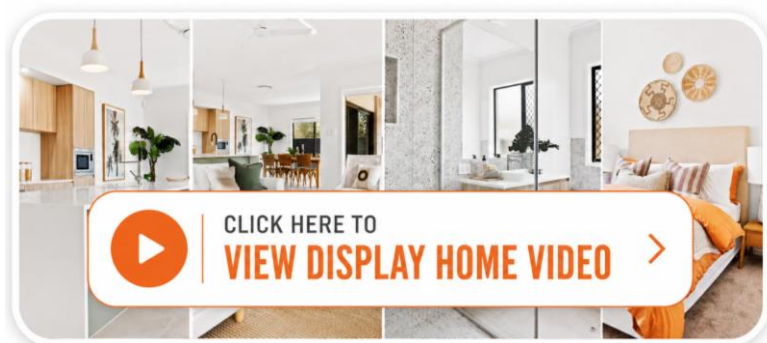
**CLICK HERE
TO UPGRADE YOUR HOME**





Inclusion Modifications/Covenant Requirements:

- Supply and install landscaping and fencing to meet covenant requirements.
- Provide up to BAL 12.5 bushfire rated construction to the home - as required by QDC.
- Provide EV Charger Provision - Pre-wire 32amp Circuit for Future EV Charger Installation.
- Supply and install a 2040 x 1200mm hinged Entry door & frame with (4) x Vertical CLEAR Glass glazed panels, paint finish in lieu of Standard entry door.



Living Area	123.74 m ²
Garage	36.65 m ²
Porch	4.21 m ²
Alfresco	17.85 m ²
Total House Area	182.45 m²

*Size of floor areas may change depending on facade



FACADE OPTIONS

10m Frontage

Please select one:

(Please note: 1200mm doors are design specific)



☐ Serenity



(Note: max 920 door if this façade is selected)

☐ Panorama



☐ City



☐ Plantation

 **silkwood**
HOMES

V4.26

*Facade selection is subject to Covenant approval. Prices subject to change at discretion of the builder.

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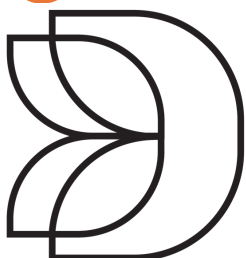
GOLD TURNKEY INCLUSIONS PACKAGE

- ✓ 820mm paint grade entry door with horizontal glass
- ✓ 2440mm ceiling height with T2 Termite treated frames & trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 600mm Electric appliance package & dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Stainless steel sink with drainer & chrome sink mixer
- ✓ Cold water point to fridge provision
- ✓ Soft close hinge clips to cabinetry doors
- ✓ Quality basins & tapware
- ✓ Semi-frameless shower screens with fully frameless pivot door
- ✓ 1525mm Inset bath to main bathroom (design specific)
- ✓ LED Downlights throughout & 1200mm fluroscnt light to garage
- ✓ Roller blinds, ceiling fans, plus fly screens (lowset) or barrier screens (highset)
- ✓ Quality tiles & carpet throughout
- ✓ Free standing laundry tub & cabinet unit
- ✓ Landscaping with 'A' grade turf & garden bed
- ✓ Exposed aggregate driveway, alfresco, porch & path
- ✓ Butted timber paling fence, side gate letterbox & clothesline
- ✓ **Plus much more!** Please refer to the Gold Inclusions brochure

GOLD

DESIGNER TURNKEY INCLUSIONS PACKAGE

- ✓ 1200mm paint grade entry door with vertical glass & magnetic stop (design specific)
- ✓ 2440mm ceiling height with T2 Termite treated frames & trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 20mm Stone waterfall end/s to island bench with 2x pendant lights
- ✓ 900mm Electric appliance package & dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Undermount kitchen sink & square neck kitchen mixer
- ✓ Cold water point to fridge provision
- ✓ Soft close hinge clips to cabinetry doors & drawers
- ✓ Upgraded basins, tapware & back to wall soft close toilet
- ✓ Semi-frameless screens with fully frameless pivot door
- ✓ 1525mm Inset bath to main bathroom (design specific)
- ✓ LED Downlights throughout & 1200mm fluroscnt light to garage
- ✓ Roller blinds, ceiling fans, plus fly screens (lowset) or barrier screens (highset)
- ✓ Mirrored wardrobes
- ✓ Quality tiles & carpet throughout
- ✓ Landscaping with 'A' grade turf & garden bed
- ✓ Exposed aggregate driveway, alfresco, porch & path
- ✓ Butted timber paling fence, side gate, letterbox & clothesline
- ✓ Plus much more! Please refer to the Designer Inclusions brochure



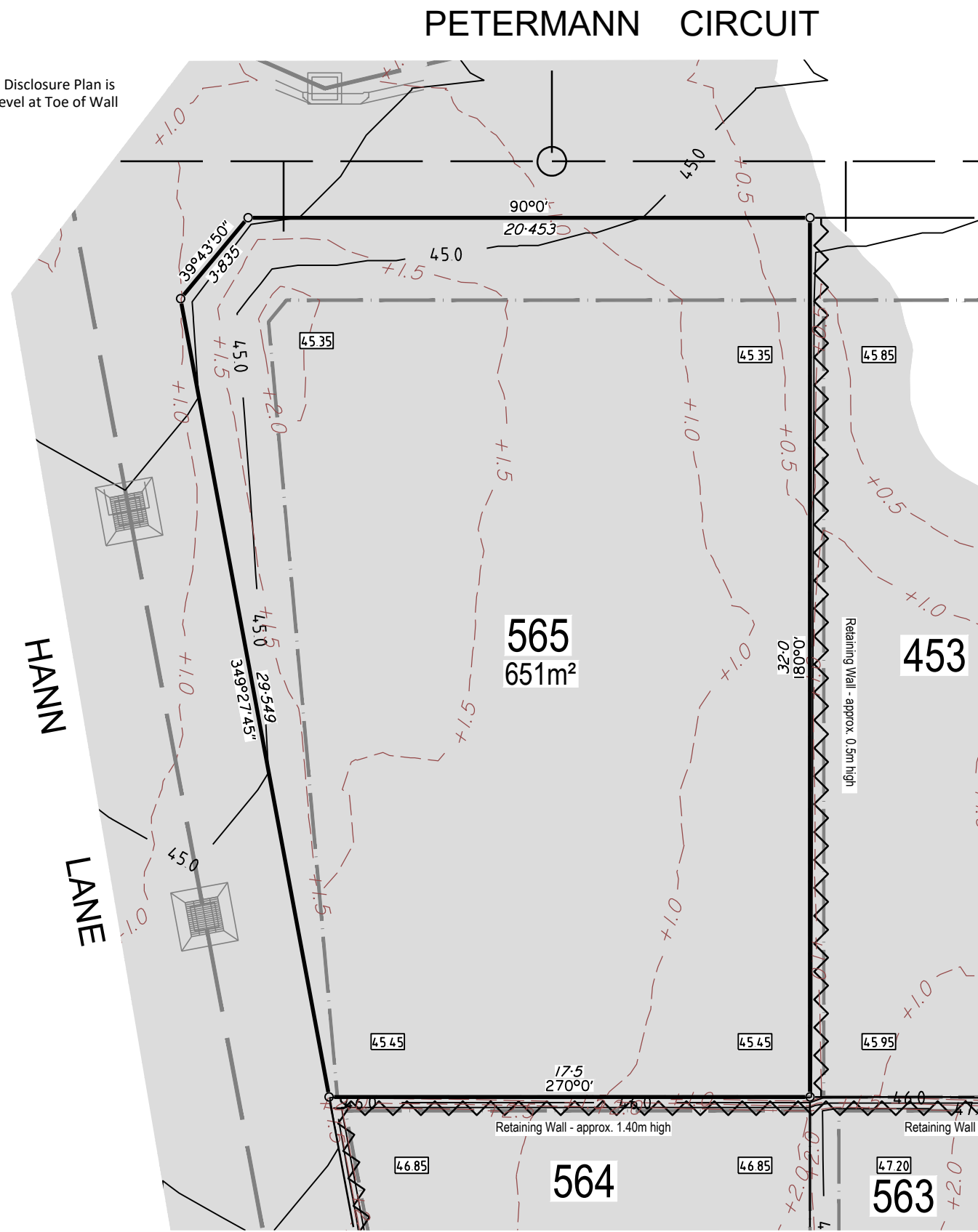
AURUM TURNKEY INCLUSIONS PACKAGE

- ✓ 1200mm paint grade entry door with vertical glass & magnetic stop (design specific)
- ✓ 2590mm ceilings (Lowset); 2590mm to lower & 2400mm to upper (Highset)
- ✓ T2 Termite treated frames & trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 20mm Stone waterfall end/s to island bench with 2x pendant lights
- ✓ 900mm Electric appliance package & dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Undermount kitchen sink & square neck kitchen mixer
- ✓ Cold water point to fridge provision & soft close cabinetry & drawers
- ✓ Upgraded basins, tapware & back to wall soft close toilet
- ✓ Tiled shower niches, semi-frameless screens with fully frameless pivot door
- ✓ Free standing back to wall bath to main bathroom (design specific)
- ✓ Dual shower rail to ensuite & 3 function shower rail to main bathroom.
- ✓ LED Downlights, ceiling fans, roller blinds & security barrier screens
- ✓ Mirrored wardrobes, quality tiles & carpet throughout
- ✓ 20mm Stone benchtop with drop-in tub & base cabinetry to laundry (design specific)
- ✓ Landscaping with 'A' grade turf & garden bed
- ✓ Exposed aggregate driveway, alfresco, porch & path
- ✓ Butted timber paling fence, side gate, letterbox & clothesline
- ✓ Plus much more! Please refer to the Aurum Inclusions brochure



LEGEND:

- Stormwater Line
- Sewer Line
- Batter Line
- Retaining Wall
(Retaining Wall height defined in the Disclosure Plan is measured as Top of Wall to surface level at Toe of Wall at time of subdivision)



Note:
This plan has been prepared by RPS AAP Consulting Pty Ltd (ACN 117 883 173), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

DISCLOSURE PLAN
FOR PROPOSED LOT 565

This plan shows details of Proposed Lot 565 on the approved plan YAR-P04-ROL5-ROL-230213 dated 13 February 2023 which accompanied the Subdivision Application and was approved by Economic Development Queensland (EDQ) on the 5 June 2023, subject to conditions.

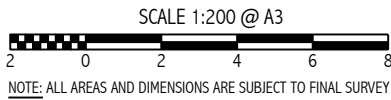
Proposed Lot 565 is described as part of Lot 6050 on SP338331 and situated in Yarrabilba P04R05S47.

- LEGEND**
- DESIGN FILL DEPTH CONTOUR (0.5m INTERVAL)
 - DESIGN F.S.L. SURFACE LEVEL CONTOUR (0.5m INTERVAL)
 - AREA OF FILL
 - DESIGN LEVEL AT LIMIT OF USEABLE BUILDING PAD
 - FOR RETAINING WALL CONSTRUCTION DETAIL SEE ENGINEERING CIVIL O.P.W. PLANS

Builders Note:
Builders shall not build off the design levels shown; a site survey is required. This note is an integral part of this plan.

Engineering Note:
Engineering design information supplied by KN Group May 2023.

Compaction Statement:
Earthworks fill on the subject allotment will be undertaken and compacted in accordance with the provisions of AS3798-2007 Tables 5.1 and 8.1 under Level 1 supervision



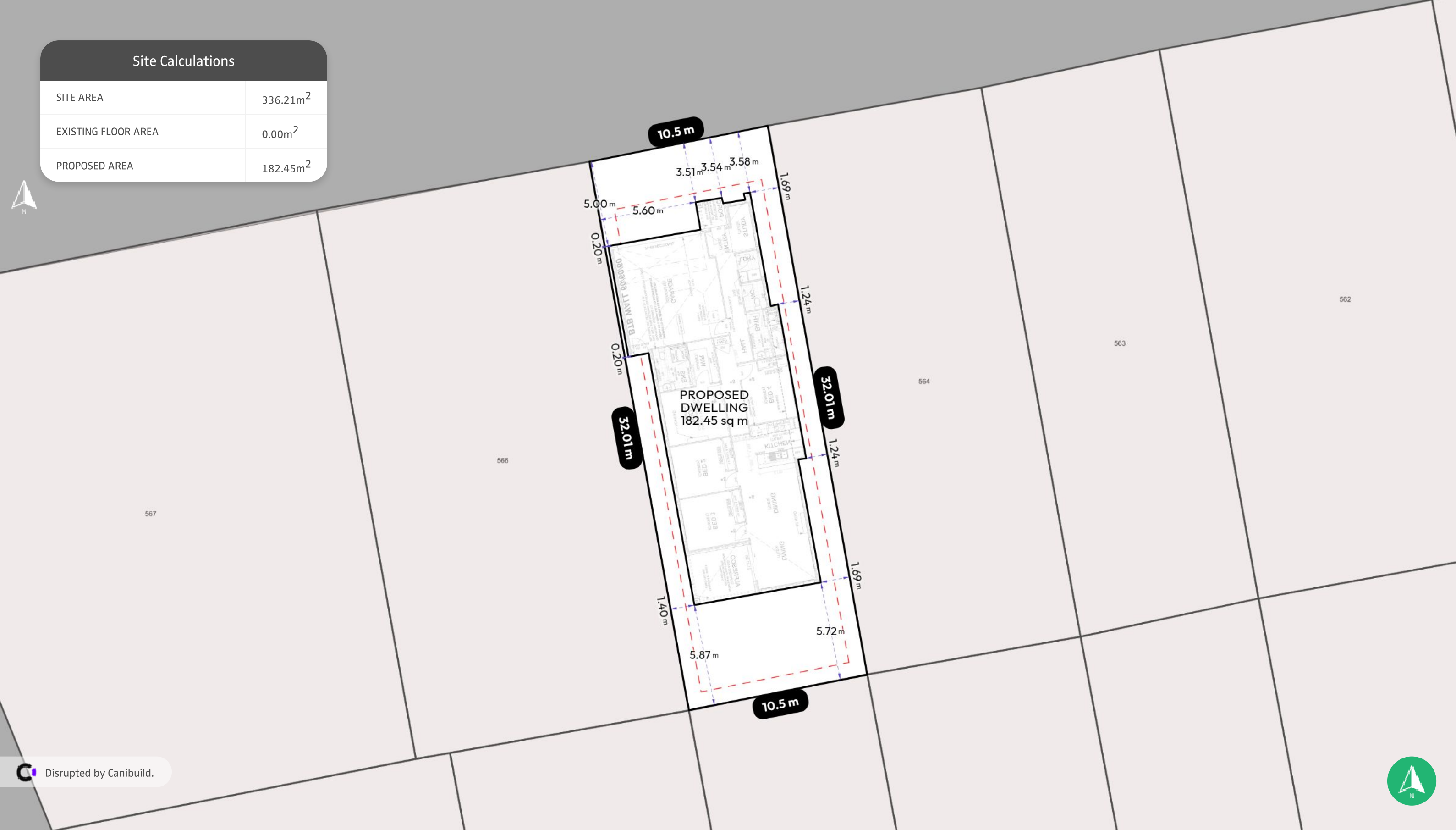
Local Authority : Logan City Council
Height Datum : AHD
Height Origin : PM59068, RL 46.04
Contour Interval : 0.5 m
Fill Contours : P BE CONT FILL RPS
ENG : x22-132base
BDY : 7952-BDY-Current-20231018
Surveyor : RAS
Drawn : BJB
Scale : 1:200 @ A3
Date : 22 NOVEMBER 2023
Dwg No : 7952-DISC-994/565



RPS AAP Consulting Pty Ltd
ACN 117 883 173
ABN 97 117 883 173
Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-36 Glenferrie Drive,
Robina PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com

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Site Calculations	
SITE AREA	336.21m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	182.45m ²



Disrupted by Canibuild.

Client Name		Client Email	Client Phone	Signature _____		
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	Property Details Lot 565, Stage 13, Yarrabilba, QLD 4207, Australia		Design Tecoma 183a		Scale 1:200@A3	
			1 st version date: 13/07/2026		Current version date: 13/07/2026	Version # 1

Client Name

Client Email

Client Phone

Signature _____

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oskar@silkwoodhomes.com.au

Property Details
Lot 565, Stage 13, Yarrabilba, QLD 4207, Australia

Sheet Name
Site Plan

Sheet no.
2

Lic no.

Job no.

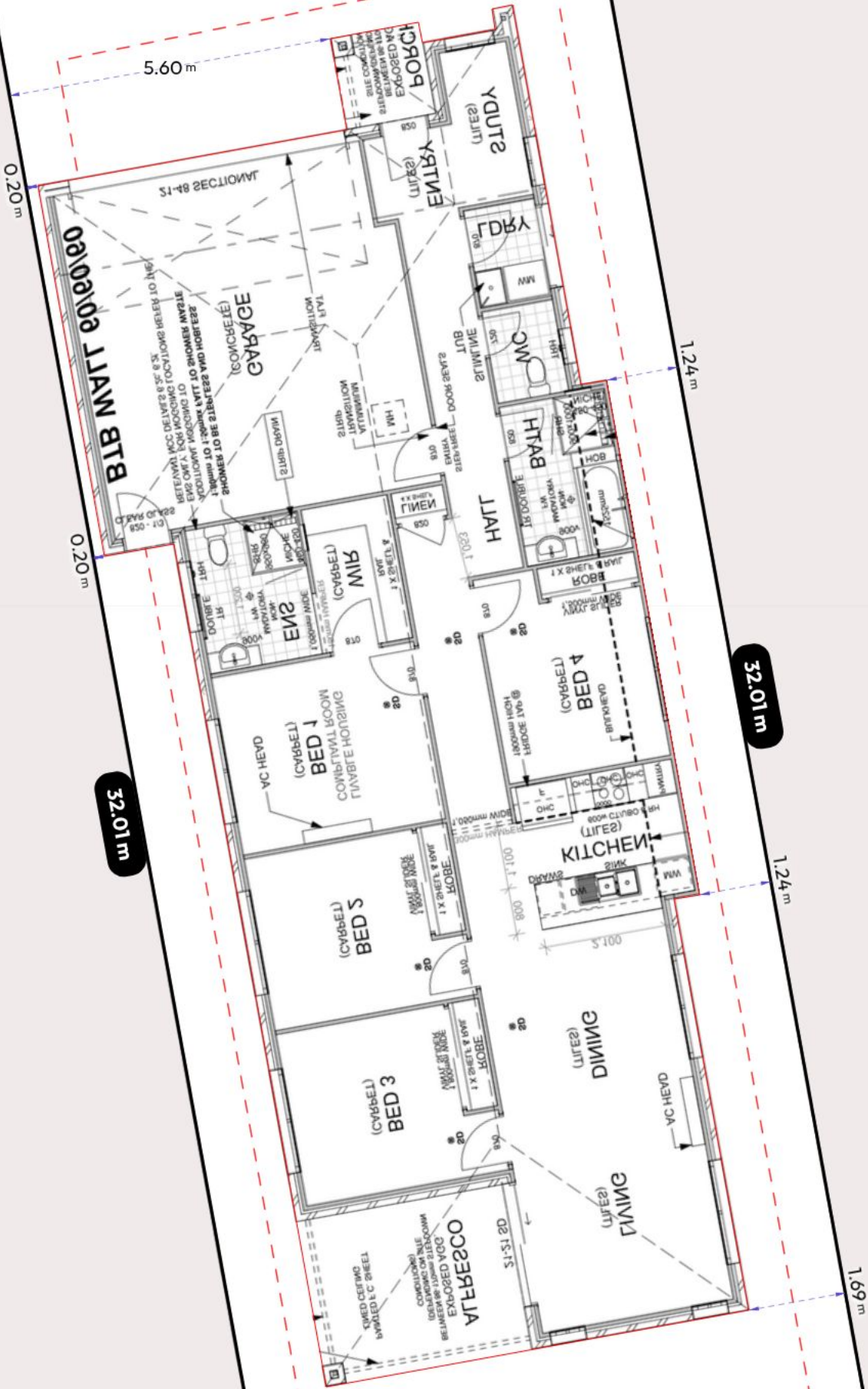
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Tecoma 183a

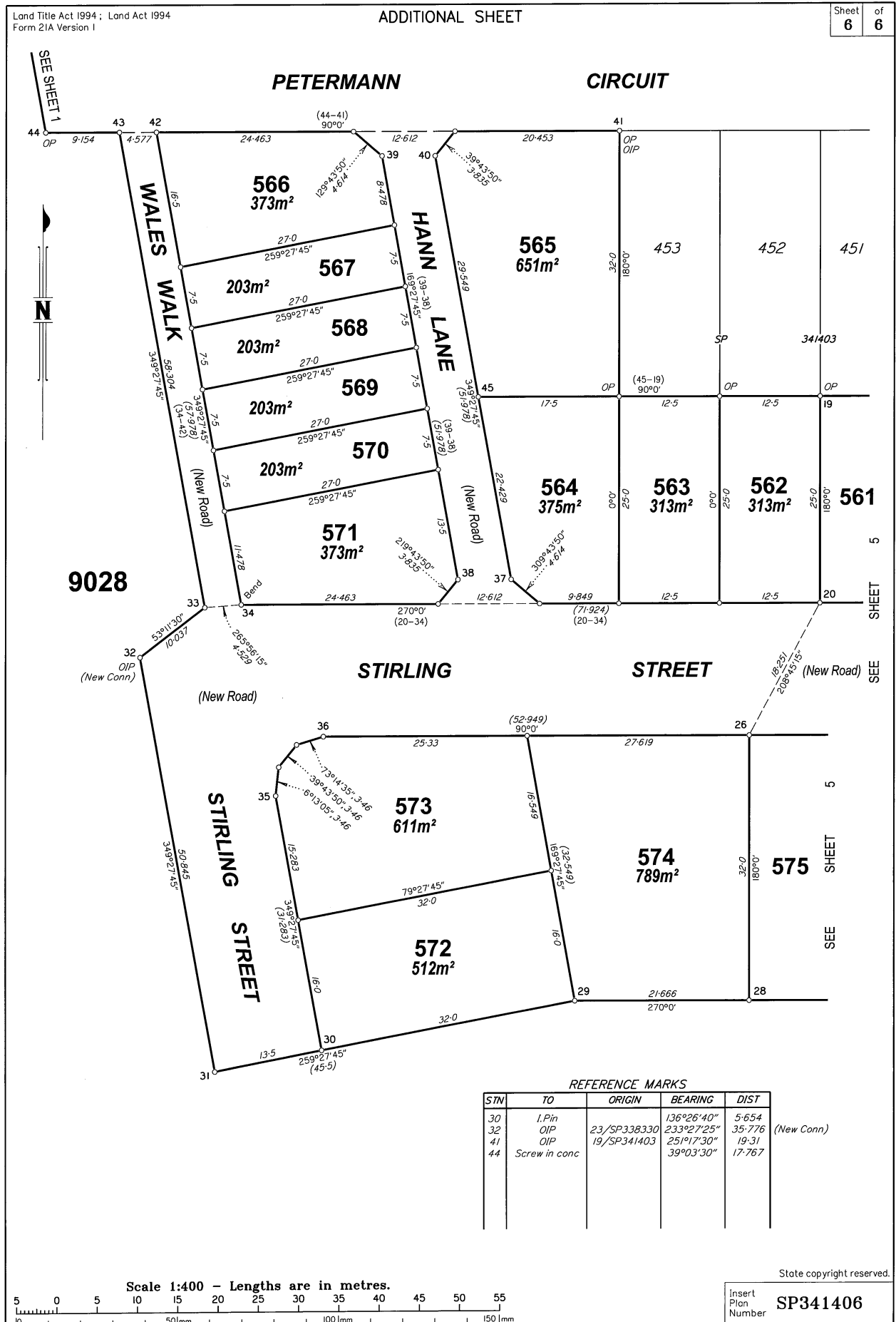
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1:100@A3

1st version date:
13/07/2026

Current version date:
13/07/2026

Version #
1





LOGAN

FAST FACTS

2026



Highlights

- One of Queensland's fastest-growing cities
- Around 70 suburbs and localities
- Strategically located between Brisbane and the Gold Coast

Location

- 30km south of Brisbane CBD
 - 50km north of the Gold Coast
 - Adjacent to Ipswich City
- *Based on CBD

Population

- Estimated population of Logan is 392,339 (2024)
- Population growth: 660,000 by 2026

Housing

- Median house price: \$770,000 to over \$1.1 million
- Median 4 bedroom house rent \$550-\$750pw+

Employment

- Employment rate 93.6% (October 2024)
- 120,000 local jobs
- Strong areas of employment consist of: Management, Technicians & Trades, Community and Personal Service Workers, Sales Workers and Machinery Operators & Drivers

Transport

- TransLink Rail & Bus services
- M1 & Logan Motorway

Parks & Recreation

- Hundreds of parks & reserves
- 1260Km's of bike and pathways
- Active & Healthy Program
- Live Well Logan Fitness Clubs
- Logan Metro Sports & Events Centre

Education

- Over 50 Primary and High Schools
- Griffith University
- TAFE Queensland - Loganlea Campus
- Logan Little Legends sports programs
- 9 libraries

Retail

- Hyperdome Shopping Centre (one of the largest shopping centres in Australia)
- Logan Hyperdome (Shailer Park)
- Logan Central Plaza
- Grand Plaza (Browns Plains)
- Home Co Logan & IKEA

Economy

- GRP exceeds \$18.24B
- 27,816 businesses (2024)
- 132,383 local jobs

Medical

- Logan Hospital
- 10 public health / community facilities

Government Spending

- \$875M Logan Hospital Stage 2 expansion, due to complete in 2027
- \$1.22B essential infrastructure and services
- \$138.5M water and wastewater infrastructure

Recent Government Spending

- \$135.98M funding (part of a \$334.53M project)
Project: Chambers Flat Wastewater Treatment Plant
Impact: Enables development of 20,000+ new homes
Key areas: Yarrabilba, Park Ridge, Logan Village
- \$52.1M social and community housing - delivering 172 social homes either under construction or under contract



► RENTAL APPRAISAL

Yarrabilba Estate

12/08/2026

Yarrabilba

TOTAL RENTAL ESTIMATE: \$720 - \$770 per week

4 2 2

Thank you for the opportunity to appraise the above property for the purpose of ascertaining the likely rent achievable in the current market.

We consider several key factors to determine a realistic weekly rent for your property, including recent comparable leases, current vacancy levels and enquiry activity.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result. A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please do not hesitate to contact us.

Ben Jorgensen L.R.E.A

DIRECTOR

0406 507 363
ben@growandco.net

Matthew Crown

New Business Development

0410 588 180
matthew@growandco.net



silkwood HOMES

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☎ 07 5644 8699

✉ admin@silkwoodhomes.com.au

🌐 www.silkwoodhomes.com.au

📍 4/13 Indy Court, Nerang Qld 4211
PO Box 2006 Nerang Qld 4211

📍 9/12 Babilla Close, Beresfield NSW
2322

*****Please ensure the name stated below is the legal name stated on your birth certificate*****

****Copies of ID (Passport or Drivers License) is required with this EOI****

Purchasing as:

Individual

Company

Company/. SMSF:			
ABN/ACN:			
	Buyer/Director 1	Buyer/Director 2	
Legal name: (Including middle)			
Address:			
Email:			
Mobile:			
Are you buying as (Tick One):	Investor	Owner Occupier	
Property Information (Your Sales Pack Number can be found on the house and land sales package provided to you eg. PR2486)			
Site Address:			
Land Price: \$		House Price: \$	
Total Price: \$		Sales Pack No:	
Design:	Facade:	House Size:	Inclusions:
Solicitor Details			
Firm:		Contact Name:	
Address:			
Email:			
Phone:			
Finance Broker / Lender			
Company:			
Address:			
Email:			
Phone:			
Lender:			
Relationship Manager/ Referral Channel:			
Company:		Contact:	
Email:		Phone:	

Please use the PR number listed above along with your surname for anypayments made to direct to Silkwood Homes for this EOI.

Buyer 1

Date:

Buyer 2

Date:

Silkwood Homes Pty Ltd (Payment contributes towards 5% Build Deposit)

Please email copy of receipt & EOI to
contracts@silkwoodhomes.com.au

Please ensure PR number listed above along with your surname is used as the payment reference

Account Name: Silkwood Homes Pty Ltd
Bank: National Australia Bank
BSB: 084-572
Account: 12-474-7237
Amount:
Reference: PRXXXX SURNAME

This request for contracts is not binding on the buyer or the seller of the development. Should completed Contracts of Sale not be received by the Land holder/agent within a reasonable time of the buyer receiving such contracts, then the property will be placed back on the open market and any deposit monies refunded. For further information phone Silkwood Homes 07 5644 8600. V07.11.2023

QLD ABN: 65 149 767 966 QBCC : Licence No: 1218048 | NSW ABN: 14 156 406 352 NSW Licence No: 248052c