

KARARA GARDENS

STAGE

3

SELLING NOW!

LOTS AVAILABLE
FROM

758M²
-
1,285M²

PRICED FROM

\$163,500 +



SITUATED IN WYREEMA, ONLY 7 MINUTES FROM TOOWOOMBA.



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STAGE 1 & 2 SOLD OUT
STAGE 3 SELLING NOW

GENERAL NOTES

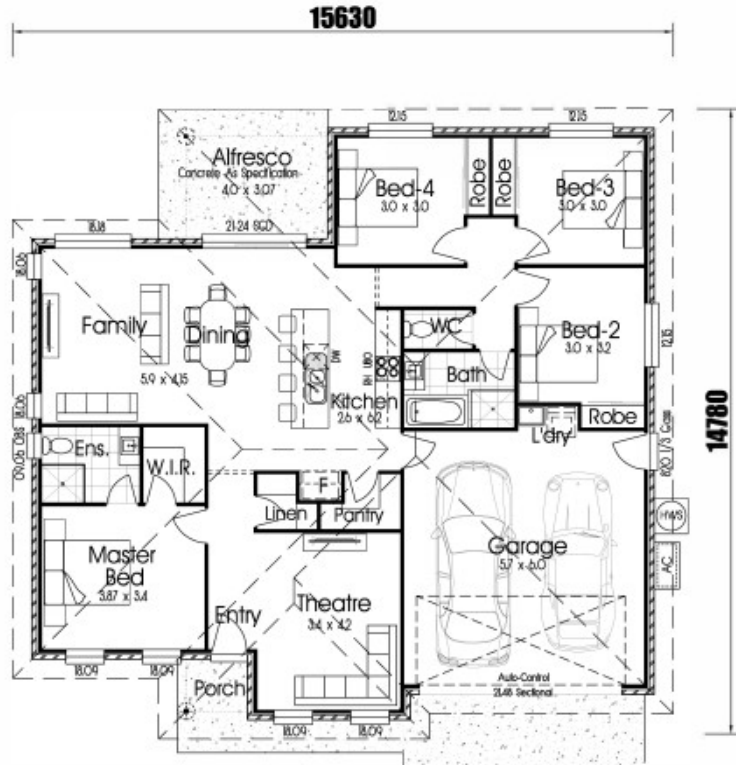
- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by using the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimension between wall framing do not include the allowance for lining finishes. External wall dimensions do not include allowance for cladding finishes.
- Any setting out dimensions shown on these drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask. Loads under all glazing fixtures shall be checked by the supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification: W33(N2)

BUILDING AREAS (m²)

Living Area	= 136.93 m ²
Garage Area	= 37.80 m ²
Alfresco Area	= 12.28 m ²
Porch Area	= 2.75 m ²
Total Area	= 189.76 m²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER	= 57.22 lm
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Floor Plan



Elevation 1

<p>© COPYRIGHT</p> <p>1. As Shown 2. As Spec 3. As Spec</p>	<p>HOUSE DESIGN: BOWMAN Mk 2- RH</p>	<p>CLIENT: _____</p>	
	<p>FACADE: CONTEMPORARY 2</p>	<p>Date: _____</p>	
<p>PRELIMINARY ONLY</p>		<p>BUILDER: _____</p>	<p>Lot: _____</p> <p>Subj: Aubigny</p> <p>County: Toowoomba</p> <p>Auth: Toowoomba RC</p>
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Standard Inclusion List

Kitchen

- > Benchtops; Engineered Stone benchtops in standard Builders Range (or see Upgrade Schedule)
- > Cooking appliances:
- > 600mm Stainless Steel/Black Glass fan-forced under bench oven
- > 600mm Ceramic Cooktop (Glass Look)
- > Range hood: Stainless Steel slide out recirculating
- > Sink: 1, 1 & 1/2 or 1 & 3/4 bowl sink (as per proposed plan)
- > Chrome finish Sink Mixer tapware
- > Fully laminated kitchen cupboards
- > Metal drawer runners
- > Satin Stainless Steel pull handles from Builders Range
- > Built-in pantry - as per working drawings (if applicable)
- > Kitchen drawers - set of 4 with cutlery tray to top drawer
- > Tiled splash back to - 600mm tiling
- > Dishwasher provision - as per working drawings
- > Dishwasher - stainless steel/silver finish

Bathroom

- > Vanity unit: laminate with engineered stone benchtop in the standard range of builder's laminates with ceramic basin
- > Satin Stainless Steel pull handles from Builders Range
- > Mirror: polished edge 900mm high by full length of vanity
- > Ceramic tiled shower base with chrome waste
- > Framed glass shower screen - as per working drawings
- > Mixer tapware to

vanity and shower

- > Wall mounted chrome shower head
- > Rectangular white acrylic bath - size and design as per working drawings
- > Dual flush toilet suite
- > Chrome finish towel rail, toilet roll holder, hand towel ring from Builder's Selection range
- > Tiling to bathroom and en-suite (where applicable): 600mm above bath and 2000mm (approx.) in showers
- > Recessed shower floors to en-suite and main bathroom (where applicable)
- > Chrome floor waste (throughout)

Laundry

- > Stainless steel tub with poly cabinet
- > Quality tapware
- > Tiling to laundry floor, skirting and tub splash back to 600mm
- > Chrome floor waste

Bedroom

- > Built-in robes as per plan (single shelf with hanging rail)
- > Lever and sliding doors furniture from Builder's Selection to entry doors
- > Ceiling fan/light combo

Internal Inclusions

- > Fully lined garage walls (except if Brick Pier design)
- > Plasterboard wall and ceiling linings with FC to wet areas
- > Cornice to all rooms
- > Timber skirting and architrave from Builder's Selection
- > Linen press with 4 shelves (fully laminated)
- > Robes include shelf

and rail as per plan

- > Ceiling height 2400 throughout
- > Door stops to internal doors
- > Roller blinds to all windows and sliding doors

Lighting

- > Kitchen & living areas: LED down lights
- > One ceiling fan/light combo to main living area
- > Laundry: LED down light or exhaust fan/lighting combo as per electrical plan
- > WC: LED recessed down light exhaust fan/lighting combo as per electrical plan
- > Entry porch & alfresco: LED downlights
- > Garage: 2 to double, 1 to single - LED
- > Bathroom: 3 in 1 heat lamp, light and exhaust fan

Electrical

- > Standard double power points: 2 to kitchen, 1 to garage, 1 to laundry, 1 to each bathroom, 1 to each bedroom, 1 to each living room
- > White light switches, as per plan
- > External power points: 1 weatherproof to alfresco area
- > Smoke detectors, hard wired - as per QBCC Building Code
- > Earth leakage circuit breakers
- > Telephone point: 1 to kitchen
- > TV points: one to each living room (where applicable)
- > TV aerial
- > NBN provisioning if available at time of underslab capped at \$600 application fee per unit

Painting

- > Premium 3 coat paint system



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Standard Inclusion List

- > Sealer undercoat with satin enamel top coat to external front door and other external doors
- > Painted PVC downpipes
- > Undercoat with water base enamel top coat to internal doors and trims

Floor Finishes

- > Carpet floor coverings to bedrooms, walk-in wardrobe
- > Ceramic Floor tiling to hallways, entry, bathrooms, ensuite laundry and kitchen (as per plan)
- > Waterproofing to all wet areas
- > Plain concrete floor to garage

General

- > Fixed price building contract upon receipt of engineer's soil test and foundation design
- > Standard house-related Council building application fees and permits
- > Standard construction and liability insurances
- > Engineer designed slab
- > Insulation as per energy efficiency report
- > Management and lodgment of plans to Council/certification
- > Builder's clean internally and externally upon completion
- > QBCC Statutory Home Warranty Insurance
- > Structural Guarantee: 6 years, 3 months
- > Non-structural Guarantee: 12 months
- > Maintenance period: 90 days
- > Preparation of working drawings
- > Construction to Building Code of Australia (BCA) & Australian Standards

Site Preparation

- > Foundation concrete slab in accordance with 'H' type slab
- > Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire
- > Site works include up to 1 metre fall, equal cut and fill to house site (excludes any required imported and exported fill)
- > Sewer connection up to 10 metres
- > Water service connection up to 10 metres
- > Underground power connection up to 10 metres
- > Storm water connection to street with a 10 metre set back
- > Single phase power to house up to 10 metres
- > Site fencing as per OH & S regulations
- > Standard surveyor house setout

Internal Doors

- > Pine door jamb
- > Sliding doors to built-in robes
- > Lever and dummy door hardware from Builder's Selection to hinged doors
- > Enamel paint finish
- > Door stops

External

- > Bricks from Builder's Standard range with pre-selected mortar colour to match brick
- > Frames - treated timber pine
- > Trusses - treated timber pine
- > External walls - brick veneer and/or cladding as per plan
- > External wall frame as per Engineer Design
- > Internal wall frame as per Engineer Design

- > Termite barrier
- > External garden taps - 2 as per drawings
- > Plumbing to all hot and cold water points
- > Wall or fence mounted clothes line
- > Letterbox & street numbering
- > Corrugated metal roof or concrete roof tiles from Builder's Standard range, as per estate covenants and indicated on plan
- > Powder coated metal fascia and gutter
- > Garage door - sectional with automatic opener and 2 remotes
- > Quality electrical hot water system
- > Powder coated aluminum windows and sliding doors
- > Screens to all windows
- > Entry door + Entry security door
- > Front door entry set + dead bolt
- > Aggregate finish concrete to alfresco area, driveways and paths (as per plan)

Landscaping

- > Turf to front and rear lawn area
- > Edged garden bed to front
- > Fencing to sides and rear as per estate covenant and Council requirements

*Please note: this list of inclusions and specifications is intended as a guide only. Where the inclusions and the proposed plans are conflicting, the proposed plans will take precedent. Current as at 9 October 2020.



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Indicative Upgrade Schedule

- Provide ducted air conditioning
- Provide and install upgraded front feature door in lieu of standard inclusions
- Provide alfresco under main roof with exposed aggregate concrete slab
- Provide additional floor tiling (square pattern) as per attached footprint
- Provide & install ceiling light fans to all bedrooms and fan to formal living areas in for BCA air circulation requirements
- All statutory lodgement fees
- Provide & install engineered stone bench top to kitchen & bathroom vanities
- Provide & install LED downlights throughout internal area
- Provide mirror robe doors in lieu of vinyl
- Provide and install aluminium entry security screen door & aluminium security screen sliding door
- Provide and install custom vanities

**All included in the
Contract
Price**



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Rental Appraisal



14/10/2021

To whom it may concern,

RENTAL APPRAISAL

Lot 68 Fitzgerald Court, Wyreema QLD 4350

Thank you for allowing us to appraise your property. In my *opinion* as an asset manager, the abovementioned Property will achieve a rental return of;

\$480 - \$500 per week

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e., fenced yard, double garage, proximity to shops, décor, accessibility, modern convenience; including – dishwasher, etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

Yours Faithfully,

Steve Norris
Dotcom Property Sales
1300 657 650



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Land 855m² House 190m² Turn Key Price \$486,000

4 2 2

STAGE 1 & 2 SOLD OUT
 STAGE 3 SELLING NOW

MEASUREMENTS:

House:

- Living area: 136.93 m²
- Alfresco: 12.28 m²
- Porch: 2.75 m²
- Garage: 37.80 m²

UPGRADED INCLUSIONS:

- Fixed site costs included
- Ducted air conditioning throughout
- Mirror robes
- Custom vanities
- Stone benchtops in kitchen and bathrooms
- LED downlights throughout
- Full landscaping and fencing
- 12 month defects liability period
- 25 Year Structural Guarantee

TOTAL: 189.76 m²



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