

FLOOR PLAN - LOT 1 (ST #54) JOHNSTON ST

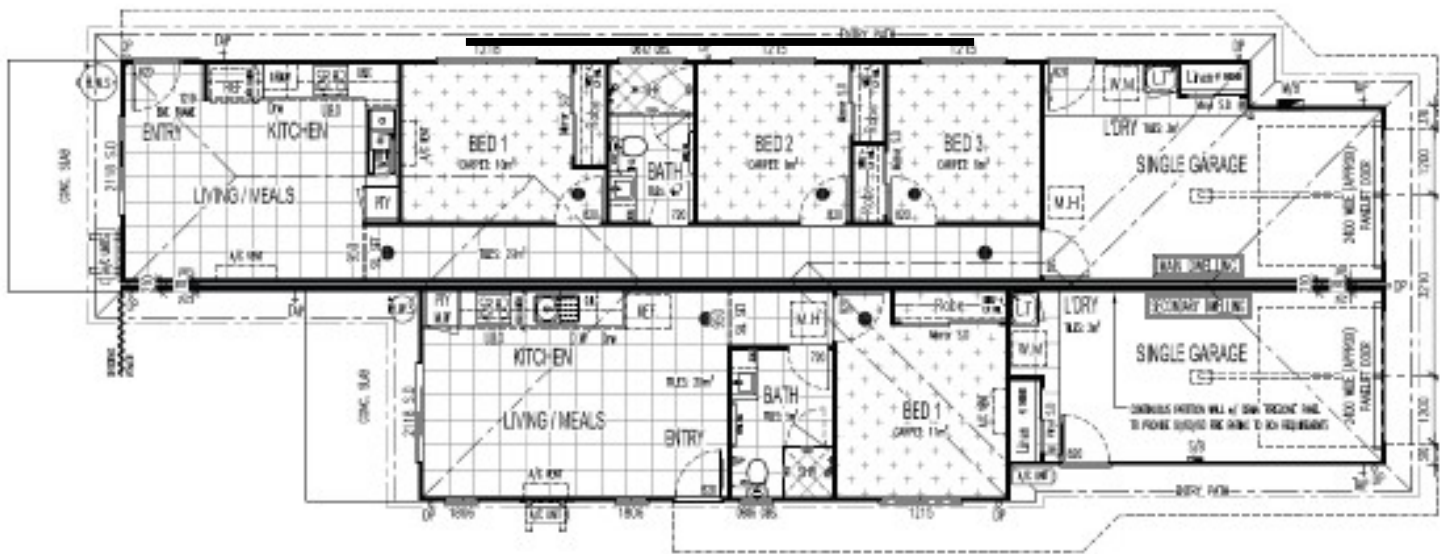
JOHNSTON ST, BELLBIRD PARK



DESIGN: THE ARIMA



*Facade as shown may be altered to suit developer requirements—lighting, stone & landscaping are indicative only.



Price: \$1,507,000

Occ 1: 3 Bedrooms | 2 Bathrooms | 1 Garage

Occ 2: 1 Bedrooms | 1 Bathrooms | 1 Garage

HOUSE AREA 223m²

LAND AREA 300m²

AREA TABLE OCC.1

Living	65.758m ²
Garage	22.638m ²
Build Total	88.397m ²

AREA TABLE OCC.2

Living	39.651m ²
Garage	21.397m ²
Build Total	61.048m ²

AREA TABLE O/A

Perimeter	60.520m
Build Total	149.445m ²
Soft	20.39m ²
Conc. Slabs	52.927m ²
Design Total	222.762m ²

John Trzecinski

john@dotcompropertysales.com

0418 685 955



INCLUSIONS - THE DELUXE PACKAGE



HOME PACKAGE INCLUSIONS AT A GLANCE:

- All general costs
- 2440mm high ceilings
- Quality gloss floor tiles
- Modern style carpets
- Mirror sliders to all robes
- LED downlights
- Ceiling fans to all bedrooms & separate living room
- Split-system Air Cond. to Living & Bedroom 1
- Security screens to all windows & sliding glass doors
- Roller blinds
- Modern style kitchen & vanities with stone benchtops
- Bulkheads above kitchen overhead cupboards
- Phone & data points
- Internal & external painting
- 1x Double power point per room plus 3 extras
- Exhaust to bathroom & ensuite
- InAlto stainless steel appliances, ceramic cooktop & dishwasher
- Chrome mixer taps to kitchen, bathroom, ensuite & laundry
- Locks to all windows & sliding glass doors
- Garage door with 2x handsets & 1x wall remote
- Timber fencing & metal framed gates
- Exposed aggregate driveway & path
- Electric Hot Water System
- Wall sarking & ceiling insulation
- Fully landscaped & turfed
- Wall mounted clothesline
- Letterbox
- 7-Star energy rating

INCLUSIONS - THE DELUXE PACKAGE



House package includes the following carefully selected fixtures and fittings.

SERVICES, DOCUMENTATION & FEES

- Build Contract (variations incur additional fees)
- Building Plans and specifications
- Engineers Soil Test Report, contour survey & engineered ground slab design
- Local Council building, applications and QBCC fees
- All insurances required

STRUCTURAL & EXTERNAL INCLUSIONS

SITE WORKS, FOOTINGS & SLABS

- All site works to encompassing area of the building site - allowance for up to 1.0m cut & fill as standard
- Concrete slab: Engineered waffle pod & concrete slab system with reinforcing and thickened at slab perimeter (AS 2870-2011, including piers)
- Stormwater and sewer connections to residential sites
- Underground water & 6m electrical mains connection (overhead or underground)
- Termimesh termite protection to Australian standards (AS 3660.1-2000)

STRUCTURAL

- 2440mm ceiling height (2440mm high upper floor ceiling for high-set designs) as standard - 2590 & 2740mm ceiling height upgrades available
- Treated timber wall frames & trusses to engineered design and specifications – constructed to N2 wind rating
- 'PGH' face & feature bricks from builder's range with off-white mortar joints
- Colorbond® steel roofsheeting, gutters & fascia from builder's range – PVC downpipes

OUTDOORS & LANDSCAPING

- Façade feature options: Rendered & painted, feature bricks & cladding
- 2x external water taps
- Wall mounted Clothesline
- Exposed aggregate driveway and path to front door including porch
- Concrete to alfresco area and where applicable
- Landscaping including field drains, planted & mulched garden beds and turf where applicable
- Treated timber butted paling fence to boundary sides & rear with metal-framed lockable gate
- Letterbox
- Full site clean and removal of builder's rubbish

INTERNAL INCLUSIONS

WINDOWS, DOORS & FURNITURE

- Sectional overhead garage door from standard builder's range with 2x handsets & 1x wall remote
- Flush-panel internal doors with chrome lever-set handles and door stops
- Privacy locks to bathroom, toilet & ensuite with lift-off hinges
- Entrance locksets to entry doors – deadbolt lock to front entry door
- 'Special feature' front entry door with sidelight or feature glass panel (design specific)
- Rear door with 1/3 glass panel (design specific)
- Aluminium framed windows and sliding glass doors from standard builder's range with keyed locks
- Security grille screens (including fly-screen) to all exterior doors, sliding glass doors, and window openings
- Roller blinds to all windows & sliding glass doors in bedroom & living areas

ELECTRICAL

- LED downlights from standard builder's range to meet energy efficiency regulations
- Ceiling fan lights to all bedrooms (one in separate living room – design specific)
- External lighting from standard builder's range to rear door, porch and alfresco areas
- ONE double power point (GPO) per room plus 3 additional GPO's to dwelling
- TV points to living areas and main bedroom (with cable), phone & data points
- Photoelectric smoke alarms (hard-wired to 240V power supply, 9V battery backup)
- Earth leakage system (safety switch)
- NBN provision allowed
- Split-system air conditioner to living area (approx. 5.2kW reverse cycle unit) & Bedroom 1 (approx. 2.5kW reverse cycle unit)
- Electric Hot Water System (storage system, 250L capacity)
- Exhaust fans from standard builder's range to bathroom & ensuite (and W.C. – design specific)
- Electrical Plan provided with design approval
- Extra lighting & power points will incur a variation cost

INCLUSIONS - THE DELUXE PACKAGE



House package includes the following carefully selected fixtures and fittings.

PLUMBING (BATHROOM, ENSUITE & TOILET)

- Laminated clear glass shower screens with pivot door, wall mounted chrome shower mixer tap & water efficient shower rose
- White acrylic inset bath with wall mounted chrome bath mixer tap & spout
- Dual flush toilet suite
- Designer laminated vanities with stone benchtop (20mm), full vanity width mirror, and basin with chrome mounted mixer tap
- Chrome towel rails & toilet roll holders
- Chrome plated floor wastes

PLUMBING (LAUNDRY)

- 45L free-standing stainless-steel laundry tub with chrome mixer tap.
- Hot & Cold chrome washing machine taps

KITCHEN

- Designer laminated quality kitchen cabinetry with stone benchtops (20mm) – dishwasher provision, microwave provision & cutlery drawers – colours from standard builder's range
- Built-in pantry with shelving
- Overhead cupboards with bulkhead above
- Refrigerator provision
- In/Alto stainless steel multi-function, fan-forced electric oven, slide-out range hood and electric ceramic 4-zone cooktop from standard builder's range (600mm)
- In/Alto stainless steel multi-function dishwasher (600mm)
- 1 & ¾ bowl stainless steel sink with drainer & chrome sink mixer tap

JOINERY, LINING & PAINTING

- 67x12mm splayed skirting and 42x12mm square architraves
- Built-in robes to all bedrooms with shelf & hanging rail
- Linen cupboard as per plans with 4 shelves
- Mirror sliding doors to all robes
- Vinyl sliding door or flush panel door to linen cupboard (design specific)
- 10mm plasterboard to walls & ceiling
- Water resilient plasterboard & Villaboard sheeting to wet areas where applicable
- 90mm plasterboard cove cornice
- Sisalation foil wrap to external stud walls & R2.5 insulation batts to ceiling of living areas under main roof
- Internal painting to walls, doors, architraves, skirting, ceiling & cornice.
- External painting to downpipes, rendered surfaces, cladding & soffit (design specific)
- Timber framed stairs with carpet, balustrade & handrail (high-set design specific)

TILING & CARPETS

- Quality ceramic tiles to living & wet areas from standard builder's range
- Wall tiles to shower area (2100mm high) & above bath - floor to ceiling upgrades available (P.O.A)
- Skirting tiles to bathrooms, laundry & W.C
- Tiles to kitchen splashback
- Designer modern carpet & underlay to all bedrooms, robes, stairs & separate living area (design specific)
- Vinyl Timber Flooring variation available

SPECIAL WARRANTIES

- Warranties and guarantees supplied by the builder at handover
- 6-Year structural warranty
- 12-Month maintenance warranty
- 7-Star Energy Rating



Please note: Inclusion styles / brands may vary dependant on supply or builder's choice; where there is any substitution, the replacement will be of equivalent or superior quality. The schedule and finishes are those that are set-out in the residential building contract.