

TRADITIONAL X 188

LOT 10 AQUILA ESTATE, YENGARIE QLD 4650



LAND SIZE	2400 m ²
HOUSE SIZE	188 m ²
BED ROOMS	4
BATH ROOMS	2
CAR SPACES	2

RENTAL YIELD - 3.4%

\$415,000

LAND

\$669,100

HOUSE

\$1,084,100

H&L PACKAGE

REGISTERED LAND TITLES

- Full turnkey package ready for occupancy
- Seven STAR energy efficiency rating
- Aircraft garage and breeze way not included
- Fixed price building contract
- Builder's structural warranty
- Body corporate per week: \$65.00

**Artist impression only. Subject to council and developer requirements.*

John Trzecinski
johna@dotcompropertysales.com
0418 685 955



LOT 10, NEW ROAD, AQUILA AIRPARK, QLD 4650

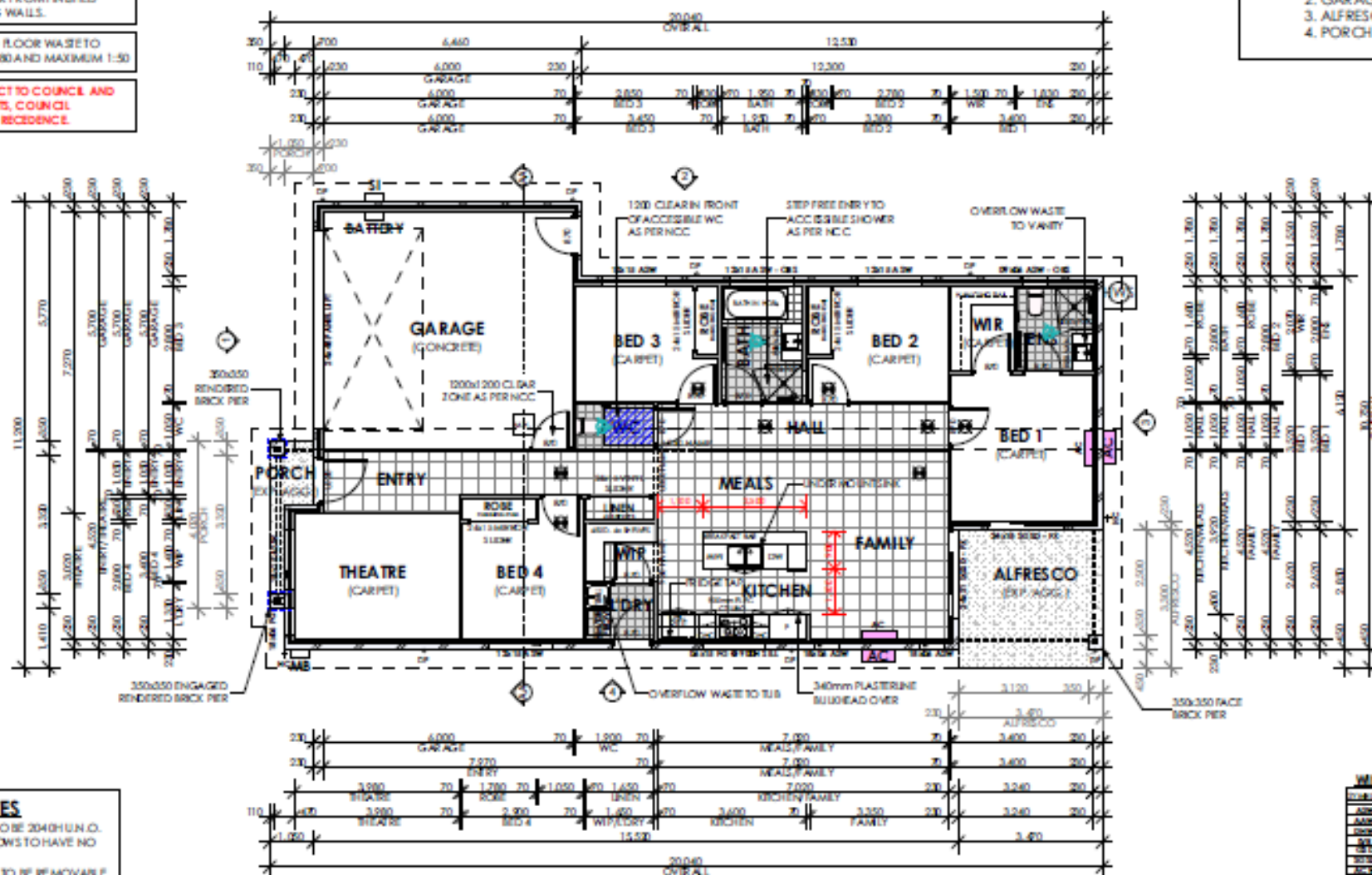
REINFORCING NOTE: TIMBER NOGGS TO BE A MINIMUM THICKNESS OF 35mm.

WID NOTE: CORRIDOR WIDTHS TO BE A MINIMUM 1000mm CLEAR FROM FINISHED SURFACES OF OPPOSING WALLS.

NOTE: PROVIDE FILL TO FLOOR WASTETO BATHROOM MINIMUM 1:80 AND MAXIMUM 1:50

NOTE: PLANS ARE SUBJECT TO COUNCIL AND DEVELOPER REQUIREMENTS, COUNCIL APPROVED PLANS TAKE PRECEDENCE.

FLOOR AREAS	
STOREY	AREA
GROUND FLOOR	
1. LIVING	137.03
2. GARAGE	37.35
3. ALFRESCO	11.45
4. PORCH	2.46
	188.29 m²



GENERAL NOTES

- ALL INTERNAL DOORS TO BE 2040H U.N.O.
- ALL FULL HEIGHT WINDOWS TO HAVE NO TIMBER REVEAL TO SIL.
- WATER CLOSET DOORS TO BE REMOVABLE WHEN IN ACCORDANCE WITH PART 3.8.3.
- DIMENSIONS NOTED ARE FRAME TO FRAME.
- EAVES 450mm U.N.O.
- SMOKE ALARM:
- MECHANICAL VENTILATION:

WINDOWS/DOORS LEGEND

SYMBOL	DESCRIPTION
	ALUMINIUM SLIDING WINDOW
	ALUMINIUM CASSETTE WINDOW
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GROUND FLOOR PLAN

INCLUSIONS LIST



STANDARD INCLUSIONS (PART 1 OF 2)

WARRANTIES

- Six Year Six Month Structural Warranty
- Twelve Month Maintenance Warranty

GENERAL INCLUSIONS

- Construction Insurance, Public Liability and QBCC Home Warranty Insurance
- Certification, Covenant and Council Application Fees
- Soil Test, Engineering Report and Full Working Drawings
- Engineering Plans
- Engineer Designed Pine Frames and Roof Trusses
- N2 - N3 Wind Load Construction as Per Engineer's Specifications
- 2440h Walls
- Timber or steel frames included at the discretion of Australasian Homes at the time of ordering
- 6 Star Energy Rating
- 170L Energy Efficient Hot Water System
- Insulation (As required to meet Energy Efficiency requirements)
- Wall Wrap (Reflective Foil Insulation Paper) to External Walls
- Physical Termite Barrier
- All Site Costs Included

EXTERNAL INCLUSIONS

- Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- Colorbond Roof or Concrete Roof Tile as indicated on plans
- Facia, gutter and painted PVC down pipes
- Panel lift garage door with remote control
- Two external garden taps
- Two external lights
- Sewer connection to Council services
- Underground Electrical Mains
- Water connection to Council Services
- Aluminium sliding windows and doors with keyed alike window locks
- Fly screens to all windows and sliding doors

INTERNAL INCLUSIONS

- All painting in standard three coat system
- Skirting to be 68x12mm
- Architrave to be 42x12mm
- Redicote internal doors
- Feature front door with glazing
- Cushion stops to doors
- Built-in robes to all bedrooms include shelf and rail
- Linen press with four shelves
- Cornice - Standard plaster cove corners
- 10mm plasterboard to all walls and ceiling
- 6mm Villaboard lining to wet areas
- Carpet grade internal stairs if applicable

UPGRADES

- Provide 900mm electric cooktop/oven in lieu of standard to main dwelling only
Provide 900mm rangehood in lieu of standard to main dwelling only
- Provide double GPO with USB charger in lieu of standard double GPO to kitchen

LANDSCAPING

- Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- Patio to be tiled as per builder's selection
- Estate covenant approved and numbered letterbox
- Fold down clothesline with concrete pad and path
- Fencing to covenant requirements and to include boundary and side gate
- Turf and landscaped gardens to front and rear*
- Garden bed/s planted to suit aesthetics of home
- Edging to all gardens

INCLUSIONS LIST



STANDARD INCLUSIONS (PART 2 OF 2)

ELECTRICAL

- Ceiling fan/light to each bedroom
- Ceiling fans to alfresco (if required for energy efficiency)
- Split System Air Conditioner (reverse cycle) to Master Bedroom & Living
- TV outlets in Living, Media (if applicable) and Master Bedroom
- TV antenna
- Power points to all bedrooms and appropriate areas
- One phone point
- Earth leakage safety switch
- Smoke detectors as per BCA requirements - hard wired with battery backup

KITCHEN

- 20mm stone bench tops
- Fully laminated cupboards and drawers
- All doors and drawers to be 2mm PVC edged
- Stainless Steel 90cm oven
- 4 zone cook-top
- Stainless steel Rangehood
- Stainless steel dishwasher
- Overhead laminated cupboards
- Chrome mixer tap to kitchen sink
- 1 1/2 bowl stainless steel drop in sink
- Pantry as per plans
- Tiling to kitchen splash back
- Water tap for fridge
- Niches to showers
- Undermount kitchen sink

LAUNDRY

- Laundry tub to be 45L with suds bypass and metal cabinet
- Tiling to floor and skirting
- Tiled splashback to tub
- Laminate joinery and benchtop as per preliminary plans

FLOOR & WINDOW COVERINGS

- Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- Balance of house to have quality carpet with underlay
- Garage floor to be steel trowel concrete finish
- Window coverings to be roller blinds with chain drive (excluding wet areas)

LIGHTING FIXTURES

- Energy saving down lights to Living, Kitchen and Hallways
- Fan/Lights to Bedrooms
- Two downlights in Garage

BATHROOM & ENSUITE

- 20mm stone vanity tops
- Brushed nickel steel handles to drawers & cupboards
- All doors and drawers to 2mm PVC edged
- Toilet suites with white vitreous pan - closed coupled
- Mirror 900mm high by length of vanity
- Full china vanity basin
- Chrome basin mixers
- Chrome towel rail and toilet roll holder
- 1525mm white acrylic bath
- Shower rose with flexible hose
- Framed clear glass shower screen with pivot door
- Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- Waterproofing to wet areas as per Australian Standards

ESTATE COVENANTS

- 12kw solar system package with battery
- Septic waste treatment
- Freshwater rain tank 40,000L
- Provision consideration for hanger location
- Turfed land size area as per a standard 400m2
- Fencing included.
- Acoustic treatment to home included
- Bush fire treatment to home included.
- 2740mm ceiling heights