



QLD House & Land

BUILD PRICE: \$566,264

LAND PRICE: \$395,000

EST. YIELD: 3.73% - 4.17%

EST. RENTAL P/W: \$690/\$770

FULL TURN KEY

\$961,264

Lot 26 Robards Court
Murphys Creek QLD 4352

Merion

TRADITIONAL FACADE

4 2 2

Living	144.3 m ²	Alfresco	16.9 m ²
Garage	38.5 m ²	Porch	5.3 m ²
House Area:	204.99 m ²	Land Area:	6001.0 m ²

EST. REGISTRATION: July 2026

Murphys Creek - Murphys Ridge Estate

Living in Murphy's Creek, QLD offers a peaceful rural lifestyle with beautiful mountain views and fresh air. It's close to nature, perfect for outdoor activities like hiking and bushwalking. The community is friendly and welcoming, and it's just a short drive from Toowoomba for convenient access to amenities. It's an ideal spot for those seeking tranquility and a slower pace of life.



Disclosure Plan Proposed Lot 26 on SP347462

Current RP Description: Lot 900 on SP321166

Level Datum: AHD vide Site Control
Project Meridian: MGA vide SP321166

Legend: Design

- Water Line
- Retaining Wall
- Water Meter
- Retaining Wall Height
- Design - Minor Contours
- Design - Major Contours

Cut / Fill

- 3.0-2.0m Cut
- 2.0-1.0m Cut
- 1.0-0.0m Cut
- 0.0-1.0m Fill
- 1.0-2.0m Fill
- 2.0-3.0m Fill
- 3.0-4.0m Fill

Designated Building Envelope

Compaction of all fill placed as part of the civil works program is to be inspected and tested to Level 1 Inspection and Testing Standards in accordance with the Australian Standard AS 3798 - 2007, "Guidelines on Earthworks for Commercial and Residential Developments".

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The boundaries shown on this plan have been compiled from DRAFT survey plan SP347462 and are subject to final survey and local authority approval.

Ancillary information (retaining walls, services, streetscaping, etc) is compiled from engineering design provided by Hunt Michel & Partners drawing numbers 22036 C01 - C17 Rev 1. This information is indicative only and is subject to the approval of relevant authorities and construction.

Relevant development approvals relating to this project are RL2018/0035 and OW2023/0019.

This plan should be read with reference to proposed DRAFT survey plan SP347462.

AMENDMENTS

DESCRIPTION	DATE
A	
B	
C	
D	

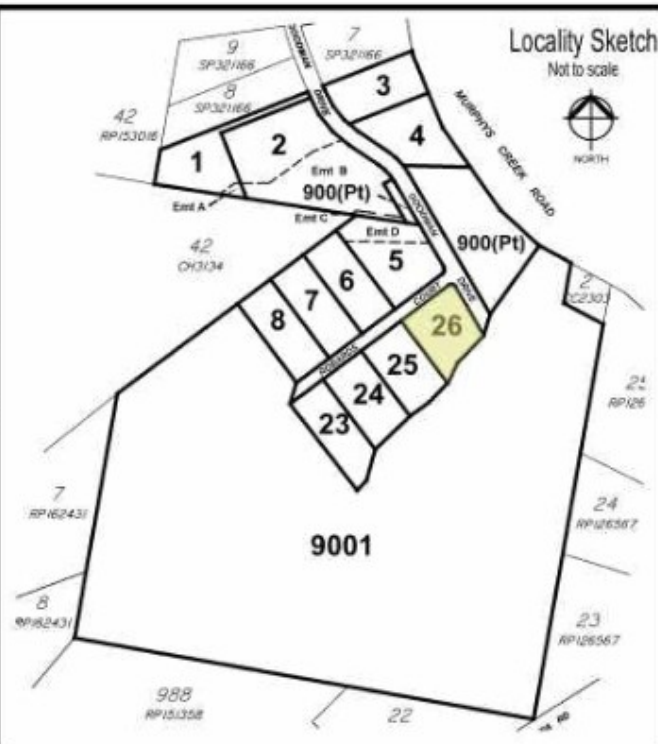
TRILOGY SURVEY SOLUTIONS PTY LTD
(ACN 659 242 538) certify that the details
shown on this sketch plan are correct

5/11/2025
Date

Scale:
1 : 1000 (Before Reduction)

@A4

Drawing Number: TSS-241115-001-A Sheet 1 of 1



Locality Sketch

Not to scale



Notes

No part of this plan may be copied unless this note is included

This plan has been prepared for Grand Vision Holdings Pty Ltd for the purpose of disclosure under the Land Sales Act. It is not to be used by any other persons or corporations or for any other purpose.

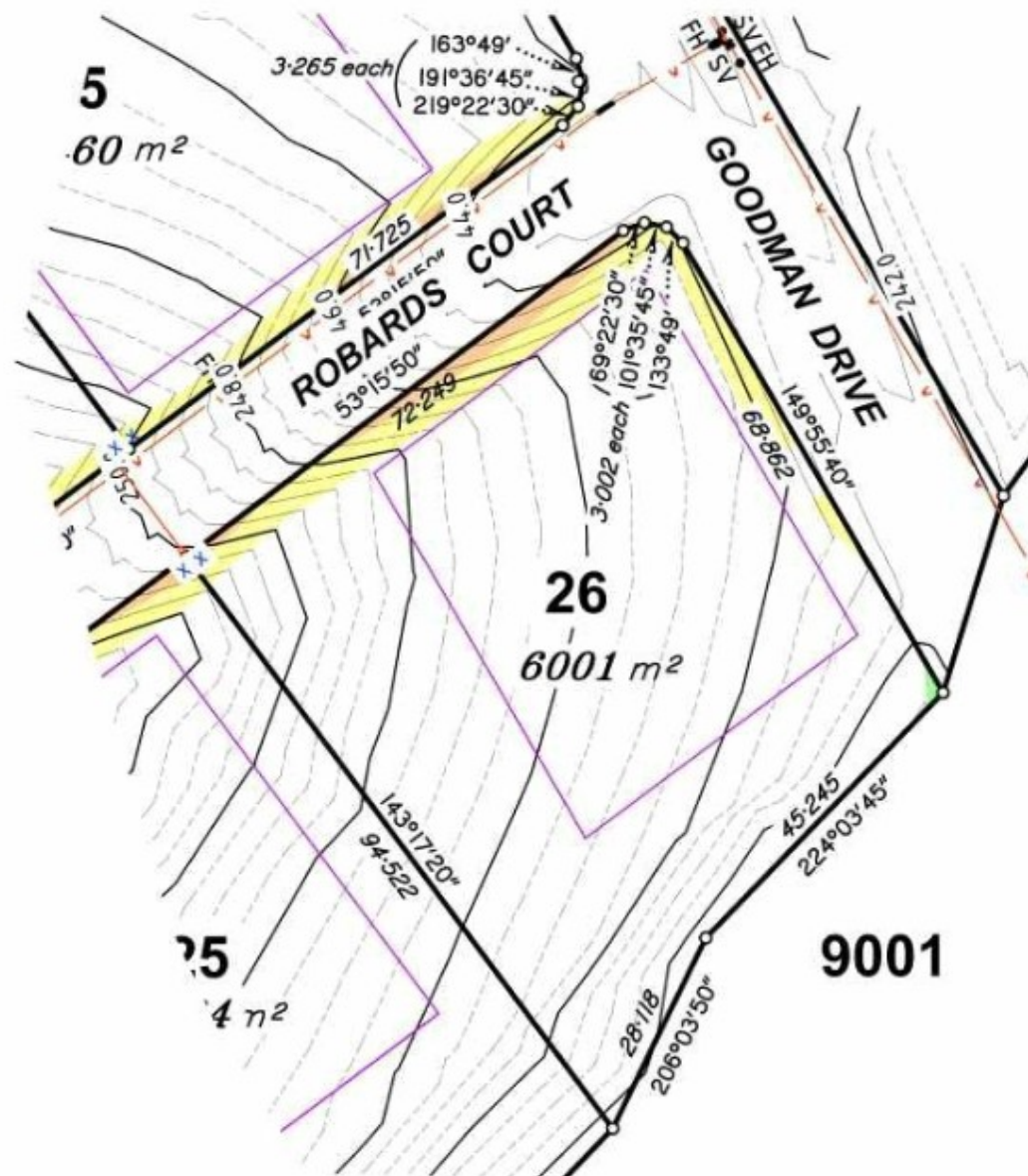


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QLD Specification



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 (battlement, 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.
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ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door from the standard builders' range of colours and two (2) handsets.

KITCHEN

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft close cabinetry to cupboards
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1 $\frac{3}{4}$ bowl stainless steel kitchen sink.
- Chrome gooseneck sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

QLD Specification



BATHROOM, ENSUITE & TOILETS

- Wall-hung vanities with 20mm stone bench tops from the standard builder's range
- 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 back to wall freestanding 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.

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.
- One (1) 240-volt downlight point to per car space in garage as per electrical plan.
- Two (2) external paraflood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 90mm steel frame.
- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- 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

QLD Specification



TURN KEY 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 diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate 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.