

Laidley North, QLD –

\$243,750 cash T\$81,250 Trade

New 4-bedroom Homes

\$325,000 with 25% Trade

New 4 Bedroom House & Land Packages

If you are looking for a home that is comfortable in both size and budget, presented and well maintained meaning you can just move in, this property must be inspected. It has all this and more.....

These uniquely designed modern open plan home with 4 built-in bedrooms has a street appeal that is only the beginning. Expansive light and bright kitchen/dining/lounge makes family life the centre point of this home. The spacious kitchen features ample storage cupboards, large breakfast bar, oven with cook top. Glass sliding door to access the back yard and alfresco area.

4 good size bedrooms all with carpet, built-in robes. The master features a walk-in robe and ensuite. The study and media rooms make these are well appointed homes with plenty of room for the family.

The main bathroom features shower, bath and separate toilet. Whilst the large laundry comes off the kitchen for easy access with even more storage cupboards.



Rental estimates \$310 per week

You may be eligible for the \$25k grant and first home buyers' benefits

Contact Bruce Francis 0432 499 255

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HOUSE DIMENSIONS

Min block width	12.5m
Floor Area sqm	185.9 ²
Length	18.08m
Width	11.25m

BEDROOMS

Master Bedroom	3.5m x 3.3m
Bedroom 2	3.0m x 3.0m
Bedroom 3	3.0m x 2.9m
Bedroom 4	3.0m x 2.9m

LIVING AREAS

Kitchen	4.4m x 2.8m
Meals	3.3m x 2.0m
Living	4.1m x 3.7m
Media	4.0m x 3.5m
Study	2.2m x 1.9m

OUTDOOR

Alfresco	3.0m x 3.0m
Garage	5.8m x 5.8m



30 Lots available



Specification and Schedule of Fittings

General:

Prices are based on level "S" class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, \$2000 allowance for standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: - additional Council requirements, cut/fill to obtain level platform, slab/footing piers, retaining walls, soil stabilization and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

Access:

Accessibility to the building site is the responsibility of the Owner. Any costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the Owner.

Termite Treatment:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

Foundations & Floor:

Concrete slab system designed by QLD Soil Testing for "S" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. No allowance for slab/footing piers.

External Walls:

Single height clay bricks from Builder's Range. Natural ironed mortar joints.

Internal Walls:

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. Cove cornice throughout. 2400mm high ceilings.

Insulation:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star Rating requirements.

Fascia & Gutter:

Colorbond metal fascia, quad gutter and 90mm round PVC downpipes.

Hip Roof:

Concrete tiles (from Builder's Range), fixed, unsarked, at 23.5° pitch with 450mm wide eaves.

Windows:

Aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from Builder's Range. Locks to all opening windows.

Mouldings:

Skirtings	68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.
Architraves	42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

Doors:

Internal	Corinthian Flush Primed doors.
Front Entry	Corinthian 820mm wide paint grade hinged door and frame (1210mm overall frame) with clear glazed sidelight from Builder's Range.

Door Furniture:

Internal	Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C., from Builder's Range.
External	Lever Entrance set from Builder's Range.
Garage Access Door	Lever Entrance set from Builder's Range.

Kitchen Fittings:

Cupboards	Square edge door and drawer fronts with PVC Edging and selected door handles (from Builder's Range). 600mm wide cupboards. White melamine internal linings including one(1) intermediate shelf and a bank of four (4) drawers. A microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves, and overhead cupboards (to 2100mm high). Laminate colours to be selected from Builder's Range.
Benchtops	20mm thick reconstituted stone (from Builder's Range) with arised edging. Waterfall ends NOT included.
Sink	Bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer.
Tapware	Sink mixer (Chrome).

Kitchen Appliances

Wall Oven	Omega OB0674X Multi-function oven (Stainless steel).
Hotplate	Omega OC64TZ Ceramic touch control (Black).
Rangehood	Omega DRW6XA Canopy, ducted to external (Stainless steel).

Bathroom & Ensuite Fittings:

Bathroom Bath	1525mm acrylic bath (White)
Shower Screen	Aluminium fixed screen with pivot door and clear laminated glass.
Vanity Units	'NOVO' 2 Pac gloss doors and bank of two (2) drawers, acrylic square bowl tops, and soft close doors and drawers (with reverse bevel finger pull doors and drawers – White only).
Vanity mirror	900mm High x (nominal) vanity width framed mirror.
Towel Rails	Double (Chrome).

W.C. Fittings:

Toilet Suites	6/3 dual flush cistern, concealed china pan and soft close seat (White)
Toilet Roll Holder	Chrome.

Laundry Fittings:

Cabinet	45 litre stainless tub and Colorbond cabinet (White).
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Tiling:

Wet Area	Ceramic wall and floor tiles from Builder's Range.
Kitchen	Up to 710mm above all benchtops. Floor tiles NOT included.
Bathroom/ Ensuite	Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.
Laundry	Up to 600mm over the tub and washing machine position and one (1) skirting tile to remainder. Fully tiled floor.
W.C.	Nominal 300mm high of skirting tiles. Fully tiled floor.

Wardrobes:

Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all Bedrooms (colours from Builder's Range). Walk-in robe to Bed 1 with Corinthian Flush Primed door (Where Applicable), overhead melamine shelf (White) and hanging rail.

Linen Cupboard:

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builder's Range) and four (4) melamine shelves (White).

Hot Water Service:

Heat pump (170 litre to 3 Bed homes and 280 litre to 4 Bed homes).

Plumbing & Drainage:

Cold Water	10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.
Tapware	Mixer tapware to Bathroom, Ensuite and Laundry tub, rail Showers with soap dish and washing machine cocks (Located inside cupboard) (Chrome).
Sewer	50 lineal metres of drains allowed as standard.
Stormwater	50 lineal metres of drains allowed as standard.

Electrical:

Ample light points and double power points throughout. Compact fluorescent bulbs and batten holder fittings installed to 100% of the floor area. Two (2) television points. Automatic circuit breakers with earth leakage safety switches to meter box. Hager B&R Visage White accessories throughout. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors.

Painting:

External	Gloss acrylic to external woodwork, meter box and downpipes.
Internal	Flat Acrylic (White) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic Taubman's Endure to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to internal walls allowed as standard.

Garage Door:

Sectional overhead door with remote control unit and two (2) handsets (from Builder's Range).

Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion. Excess soil removed on small lots where necessary to allow adequate site access.