

## NEW HIGHSET HOUSE AND LAND PACKAGE - GET THE \$40,000 BUILD INCENTIVE

Living Sanctuary is a brand new subdivision located in Mango Hill. With Sco Mo's \$40,000 first home buyers grant, you need to act fast.

- . 16 Week Build Guarantee
- . Stone throughout
- . 2550 Ceiling Height
- . Bulkhead to Kitchen

### FIXED PRICE DIAMOND RANGE OF INCLUSIONS & SPECIFICATIONS

- Architectural design
- Engineering plans, inspections and certifications
- Construction and liability insurance
- Building applications and inspections
- Site surveying and soil tests
- Colour schemes from Builder's standard range
- Construction and Liability insurance
- 12 month maintenance warranty
- 6 year and 6 months structural warranty

### FRAMES GARAGE

70 mm prefabricated frames and roof trusses 2590 ceiling height

Termite protection to pipe penetrations and building perimeter

Panel lift garage doors with two (2) remote controls.

Plasterboard walls & ceilings, with standard 'plain' concrete floors.

### SLIDING DOORS EXTERNAL WALLS

Powder Coated aluminium finish with keyed locks.

As per construction plans. Sisalation to external walls

### EXTERNAL DOORS ROOFING & RAINWATER

FRONT DOOR: Solidcore door - Hume Vacluse or similar

LAUNDRY: Sliding glass door or 1/3 glass hinged timber door (plan specific)

GARAGE: Solidcore

Metal fascia, gutter and barges

Metal squareline (or equivalent) gutter Metal sheet roof or concrete roof tiles (plan specific)

55mm anticon blanket to roof Painted 90mm downpipes

### WINDOWS WATER SYSTEM

 4  2  2  381 m2

Price	SOLD
Property Type	Residential
Property ID	4392
Land Area	381 m2

### AGENT DETAILS

Nigel Lucas - 0413 351 603

### OFFICE DETAILS

North Lakes  
SHOP 15 9 Discovery Dr North  
Lakes, QLD, 4509 Australia  
0413351603



Powder Coated aluminium finish with keyed locks.

Translucent glass to bathroom, ensuite and WC's (plan specific), clear to remaining.

Two (2) external taps for gardens as per drawings.

LININGS: Villaboard to wet areas. Plasterboard to remaining

TRIMS: Pre Primed MDF door jambs  
68mm x 12mm Pre Primed MDF skirtings 42mm x 12mm Pre Primed  
MDF architraves 55mm cove cornice

HINGED DOOR FURNITURE: Lever door handles  
Privacy locks to bathroom, toilet and ensuite Stainless steel stops to wet  
areas  
Stainless steel magnetic catches to remaining

STAIRS (PLAN SPECIFIC): Carpet grade stairs

BALUSTRADE (PLAN SPECIFIC): 1000mm high, plasterboard lined  
balustrade with 50mm round grab rail

GENERAL: Safety circuits and isolators. Smoke alarms as per National  
Construction Code requirements. Energy efficient lighting throughout

AIR-CONDITIONING: 5Kw Split system to main living. 2.5Kw split system  
to main bedroom

TV ANTENNA/POINTS & LIGHT POINTS:  
2 x TV point to primary living area and Bedroom 1 1 x TV point to MPR  
(plan specific)  
1 x data point. TV Antenna.  
Down lights throughout  
Feature pendant lights to kitchen

CEILING FANS:  
White four (4) blade ceiling fan x one (1) to living and dining White four (4)  
blade ceiling fan with light to bedrooms

EXHAUST FAN: Exhaust fan light combo to bathroom and ensuite Exhaust  
fan light combo to internal WC's (ie no windows)- plan specific

NBN: NBN ready- for connection by home occupier

INTERNAL FLOORING  
Premium carpet and underlay to bedrooms. Broom finish, plain concrete  
to garage 450 x 450mm ceramic tiles to remaining.

Carpet grade stairs (plan specific)

KITCHEN

PANTRY: Four (4) painted shelves

CABINETRY: Laminate cabinetry with 20mm stone benchtop- from builder's standard Chrome finish to handles

SPLASHBACK: Tiled- from builder's standard colour schemes

SINKS: Double bowl undermount with no drainer

TAPWARE: Senza Gooseneck single lever flick mixer- chrome finish

#### KITCHEN APPLIANCES

OVEN: Westinghouse Stainless Steel 900mm fan-forced multi-function electric underbench oven.

COOKTOP: Westinghouse ceramic electric cooktop 600mm

RANGEHOOD: Westinghouse Stainless steel, slideout 600mm.

DISHWASHER: Westinghouse stainless steel 600mm.

#### BATHROOM

MIRRORS: Framed mirror to full vanity width

BASINS: Como above counter basin with chrome waste

BATHS: 1500 white acrylic with chrome waste- bathroom only (plan specific)

SHOWER BASES: Tiled with chrome floor waste

SHOWER SCREENS: Semi-frameless (chrome finish) with pivot door and laminated glass

TAPWARE: Senza fixed bath sprout- chrome finish

SHOWER ROSE: Hand held shower rose on rail- chrome finish

TOILET SUITES: White vitreous china, soft close seat with dual flush cistern and mini chrome stop tap

TOILET RAIL: 600mm wide double towel rail- chrome finish

CABINETRY: Laminate cabinetry with 20mm composite stone benchtop (from builders standard range) chrome finish to handles

TILES: 2.0m high tiling to shower cubicle 200mm splashback tile to behind vanities

#### LAUNDRY

CABINETRY: Laminate cabinetry with 20mm composite stone benchtop

(from builders standard range) Chrome finish to handles

TAPWARE: Senza flick mixer- mixer Tritec valve

TILES: 400mm high splashback to behind washing machine provision and laundry tub. 200mm high skirting tile selected from builder's standard colour schemes

#### STORAGE/SHELVING

ROBES: One (1) painted top shelf with hanging rail One (1) bank of four painted MDF shelves

PANTRY/LINEN: Four (4) painted shelves

BROOM: One (1) painted shelf

#### WINDOWS & DOORS

WINDOW COVERINGS: Roller blinds to clear glass windows (excl entry sidelight and wet areas)

SCREENS: Diamond grill barrier screens to opening windows and sliding glass doors ROBE DOORS: Mirrored sliding doors (unless nominated as hinged on plans) FRONT DOOR: Lockwood Entrance lever 4 symmetry with doorstops.

EXTERNAL HINGED DOOR: Entry set with deadbolt keyed alike to front doors.

HINGED DOORS: 2040mm high flush panel doors

NO DOORS: Open shelving only where indicated (refer to drawings/plans) pantry, linen.

BROOM: Flush panel, 2040 mm high hinged door(s).

LINEN: Vinyl sliding doors or painted flush hinged (plan specific)

ROBES: Mirror sliding doors.

#### HOT WATER

250L Electric hot water system.

#### PAINTWORK

INTERNAL & EXTERNAL PAINT: Selected from builder's standard range.

FRONT DOOR: Sealer undercoat with gloss top coats.

OTHER HINGED DOORS & SLIDING DOORS: Sealer undercoat with low sheen acrylic top coats.

WOODWORK & DOORS: (Including internal face of external doors) sealer

undercoat with semi-gloss top coats (doors, skirting and architraves to be one colour only).

CEILINGS: 3 coat system- Sealer with 2 coats ceiling white

WALLS & TRIMS: 3 coat paint system- sealer/pre primed with 2 colour top coats. One colour walls, skirtings and architraves

CONCRETE: Exposed aggregate to driveway, entry path and alfresco

LAUNDRY PATH: Concrete paver steppers from laundry door to clothesline

LANDSCAPING: Gravel to zero boundary side, including weed mat under 10sqm garden to front including edging, plans & mulch. Turf to remaining, pine timber pailing fence

LETTERBOX: Letterbox from builders standard range

CLOTHESLINE: Fold down clothesline-fixed to fence or external wall

DRIVEWAY, PORCH & TERRACE: Exposed aggregate, acid washed (refer to drawings/plans for coverage).

All related trades and labour for above areas and completion of the home. Plumbing and drainage to home and internals.

Electrical, to home and internals, including circuit breakers and earth leakage devices, smoke detectors, down lights, ceiling fans.

Carpentry. Roofing.

Plasterboard fixing and setting, waterproofing to all wet areas. Tiling.

Flooring, carpentry, laminate system. Painting

TV antenna including boosters (if required).

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*