



\$516,000

Park Avenue

31 Park Avenue Peregian Springs QLD 4573

Property Price: \$516,000

Build Price: NA

Land Title: **October 2018**

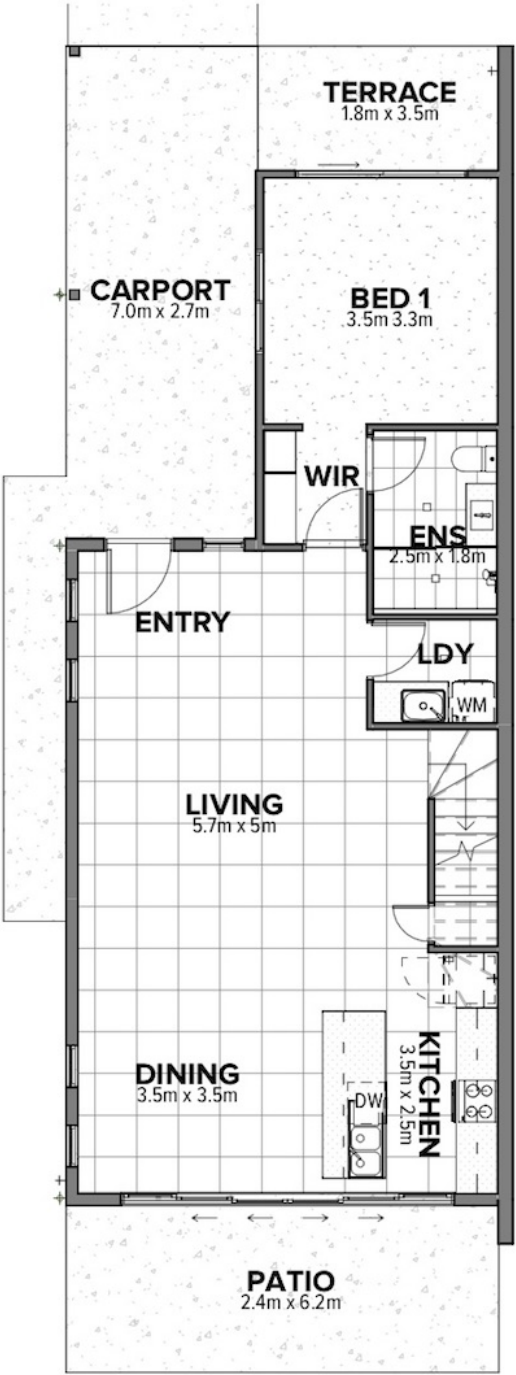
Land Size: 222 sqm

- ✓ **House & Land**
- ✓ 100% fixed price contracts
- ✓ Guaranteed build time
- ✓ Finance solutions available

The Builder reserves the right to alter & change home designs without notice prior to contract. All images are for illustration purposes only & do not represent the actual home colour selections. All sizes are approximate. The land dimensions are intended to be an accurate interpretation of information provided by the land vendor, however the Buyer should make their own enquires on the land dimensions, easements, covenants, etc, including disclosure plan & associated details within the land contract. The Buyer should make their own enquiries as to the suitability of this property for their personal purchase. copyright 2018

Floorplan: Scottsdale 179 F1
Size: 179 sqm

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INCLUSIONS

SITE COSTS

Fixed price site costs

EXTERNAL ITEMS

Cladded and/or rendered finish as per architectural design [refer to specific plans for details];

COLORBOND roof as prescribed by architect;

COLORBOND fascias and gutters;

COLORBOND sectional panel lift garage door.

INTERNAL ITEMS

Melamine shelving top shelf to robes and hanging rail;

68mm x 11mm square dressed architraves;

90mm cove plaster cornices, cove to robes, linen and pantry;

Porcelain floor tiles to living areas;

Quality carpet to all bedrooms;

Three coats of quality paint including primer/sealer and undercoat Matt to walls, gloss to doors and architraves;

45 litre stainless steel laundry tub with white metal cabinet;

Window furnishings to all windows;

Mirror sliding doors to bedroom robes;

Cushion stops on all internal hinged doors;

Ceiling fans to all bedrooms.

GARAGE

Powered double garage door with 2 x remote sensors;

COLORBOND sectional panel lift garage door.

WINDOWS

Aluminium windows and doors Powder coated to specific colour of approved colour facade;

Fly screens to all windows and sliding doors;

Standard window locks to all windows;

Window furnishings to all windows;

DOORS - EXTERNAL

Aluminium windows and doors Powder coated to specific colour of approved colour facade;

Fly screens to all windows and sliding doors;

DOORS - INTERNAL

Mirror sliding doors to bedroom robes;

Cushion stops on all internal hinged doors;

ELECTRICAL

2 x Phone points. Kitchen and Master bedroom [not including connection];

2 3 x Television co-axial points [Living room and Master bedroom (+ Media room if applicable)];

1 x Television aerial [standard];

1 x 5 kw Reverse split system air conditioner [Living room];

Light and power fittings throughout;

FLYSCREEN / SECURITY DOORS

Fly screens to all windows and sliding doors;

Standard window locks to all windows;

HEATING / COOLING

1 x 5 kw Reverse split system air conditioner [Living room];

1 x 2.5 Reverse split system air conditioner [Master bedroom];

Ceiling fans to all bedrooms.

250L Electric hot water system;

FLOOR COVERINGS

Porcelain floor tiles to living areas;

Quality carpet to all bedrooms;

Bathroom Builders selection floor and wall tiles;

KITCHEN

Laminate finish to cabinetry;

Tiled splash-back;

Stone bench tops;

Overhead wall cupboards where stated on plan. Painted bulkhead over wall cupboards;

Builders selection stainless steel range hood;

Builders selection stainless steel oven;

Builders selection stainless steel cook top;

Builders selection stainless steel 1 3/4 bowl sink with one tap hole;

Quality chrome mixer tapware;

Builders selection stainless steel dishwasher.

LAUNDRY

45 litre stainless steel laundry tub with white metal cabinet;

ENSUITE

As per Bathroom

INCLUSIONS CONT...

WC / POWDER ROOM

As per Bathroom

BATHROOM

Wet area Villaboard wall lining;
Builders selection floor and wall tiles;
Builders selection vanity units and basin;
Builders selection acrylic bathtub;
Aluminium, semi frameless, clear glass pivot shower screens;
Dual flush 6/3L toilet suite;
Builders selection quality towel rails and toilet roll holders;
Semi frameless wall-mounted mirror.

PAINTING

Three coats of quality paint including primer/sealer and undercoat Matt to walls, gloss to doors and architraves;

ENERGY EFFICIENCY

Industry standard

LANDSCAPING

Quality turf to exterior of property;
Front feature garden bed;
Fully enclosed fencing;
Concrete driveway, path to entry and patio finishes can vary at builders discretion and council requirements.

GENERAL

Earth leakage circuit breaker [cuts power when a short is detected];
Hardwired smoke detectors with back-up battery;
Water tempering valves [reduces the chance of scalding];
Non-return valves [stops contaminated water from re-entering the system];
Scaffolding and edge protection during construction [as required]
Workplace health and safety notification and levy;
National Broadband Network Provision [NBN] if available to the Lot (connection not included);
Water, sewerage and power service connection;
Six-month maintenance warranty from handover date;
Six years three months structural warranty from practical completion.