

Artist Impression Only



# 19 Architecturally Designed **TOWNHOMES**

**NORRIS**  
CHASE 



FROM **\$455,000**

FULL TURN KEY INCLUSIONS  
LOW BODY CORPORATE  
BOUTIQUE COMPLEX



MORETON BAY

PARK

BUSHLAND RESERVE

FOOTPATH

TOWNHOMES LOT

HOUSE LOTS

DUPLEX LOT

NORRIS ROAD

NAPLES STREET





Brisbane CBD



Brisbane Airport



Brisbane North Institute of TAFE

# NORRIS CHASE PERFECTLY CONNECTED

22km to Brisbane CBD

20km to Brisbane Airport

8km to Westfield Chermside

12km to Westfield North Lakes

4km to Bracken Ridge State High School

3km to Bracken Ridge Primary School

1.3km to St Joseph's Primary School

1km Brisbane North Institute of TAFE - Bracken Ridge

8km to Bracken Ridge Sports Centre

2km to Bracken Ridge Shopping Centre

4km to Bald Hills Train Station



Westfield North Lakes Shopping Centre



Bald Hills Train Station





## MASTER PLANNED COMMUNITY

Norris Chase is a vibrant community situated off Norris Road in Bracken Ridge. This development is conveniently located only minutes from shopping, recreation, education, transport and healthcare facilities and services. Chermide shopping centre is just 8km away. Within the suburb of Bracken Ridge are local shopping centres with the Norris Road centre anchored by Coles only 200m away. Transport to Brisbane CBD is only a short train trip away, making Norris Chase a perfect location for busy city workers.

Each Townhome features 3 or 4 bedrooms, 2 bathrooms, car accommodation, a stylish kitchen with stone benchtops, stainless steel appliances and modern fixtures & fittings throughout. The Townhomes have been architecturally designed by Paul Butterworth Architects to maximise living space.

This boutique address is well positioned for future capital growth.



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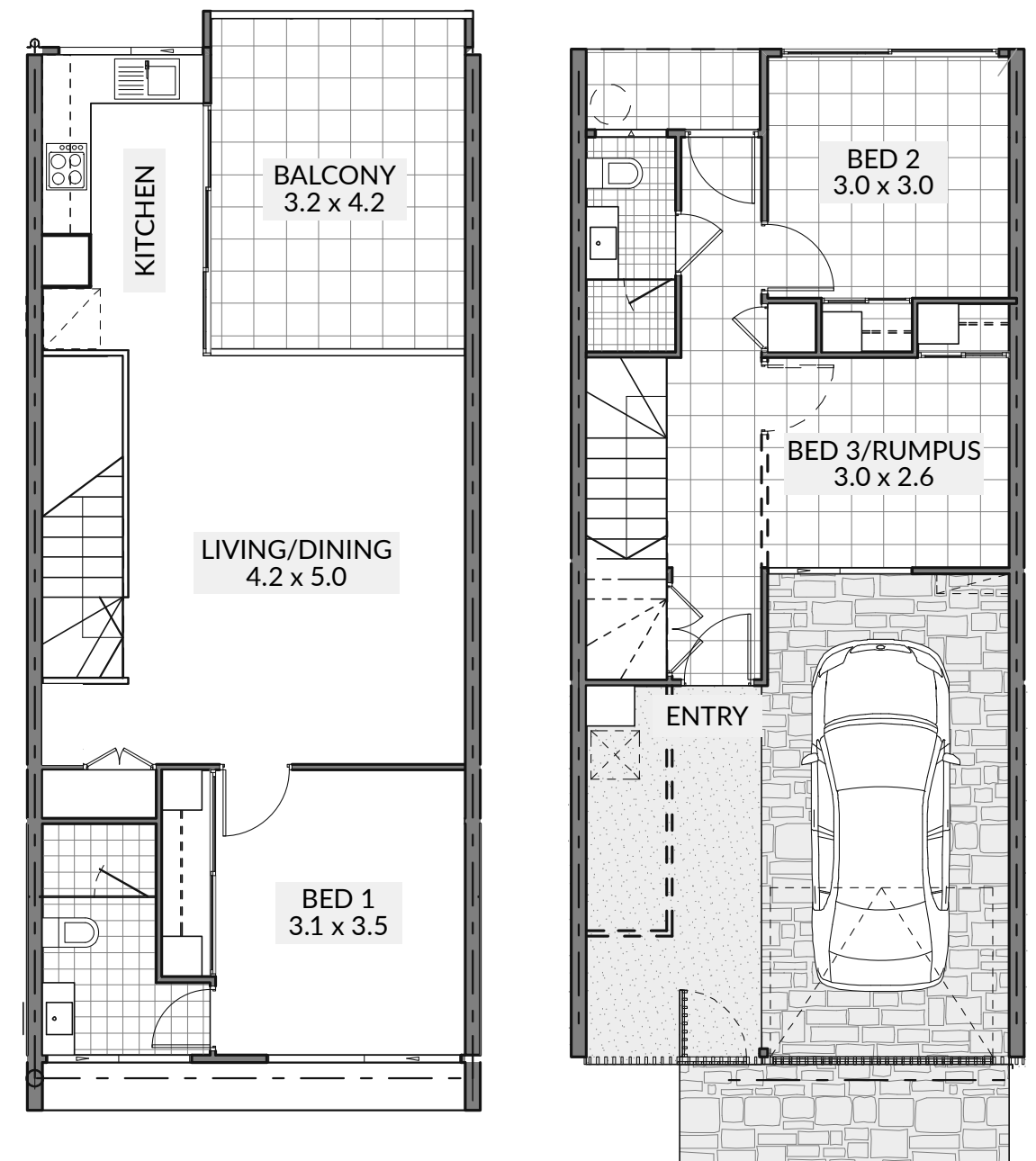


## FLOOR PLAN TYPE A1 + A2

A1 suits townhomes - 1, 4, 17 & 19

A2 suits townhomes - 2, 3 & 18

**NORRIS**  
CHASE



### Lower Floor

Gfa  
Entry

**68.5 m<sup>2</sup>**

66.0 m<sup>2</sup>  
2.5 m<sup>2</sup>

### Upper Floor

Gfa  
Balcony

**70.5 m<sup>2</sup>**

56.5 m<sup>2</sup>  
14.0 m<sup>2</sup>

**Total Buildable Area**

**139.0 m<sup>2</sup>**

Disclaimer: Homes are priced with standard inclusions. Prices are subject to change without notice. Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reversed versions of this design. Prospective purchasers should undertake their own enquiries in order to satisfy themselves as the accuracy of the details. Vantage Holdings Australia Pty Ltd reserves the right to alter the specifications. © Copyright. This drawing remains the property of Vantage Holdings Pty Ltd and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission. QBCC 1208908



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## FLOOR PLAN TYPE B1 + B2

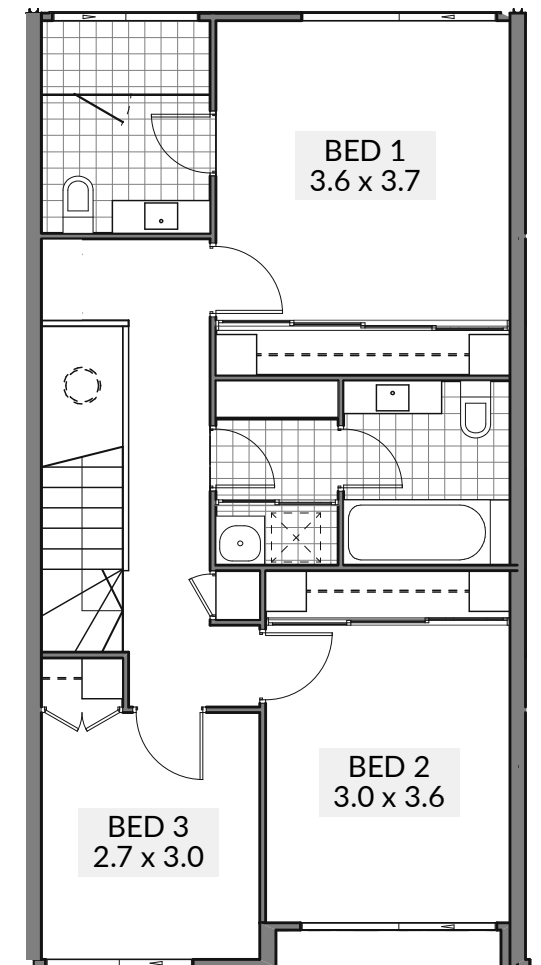
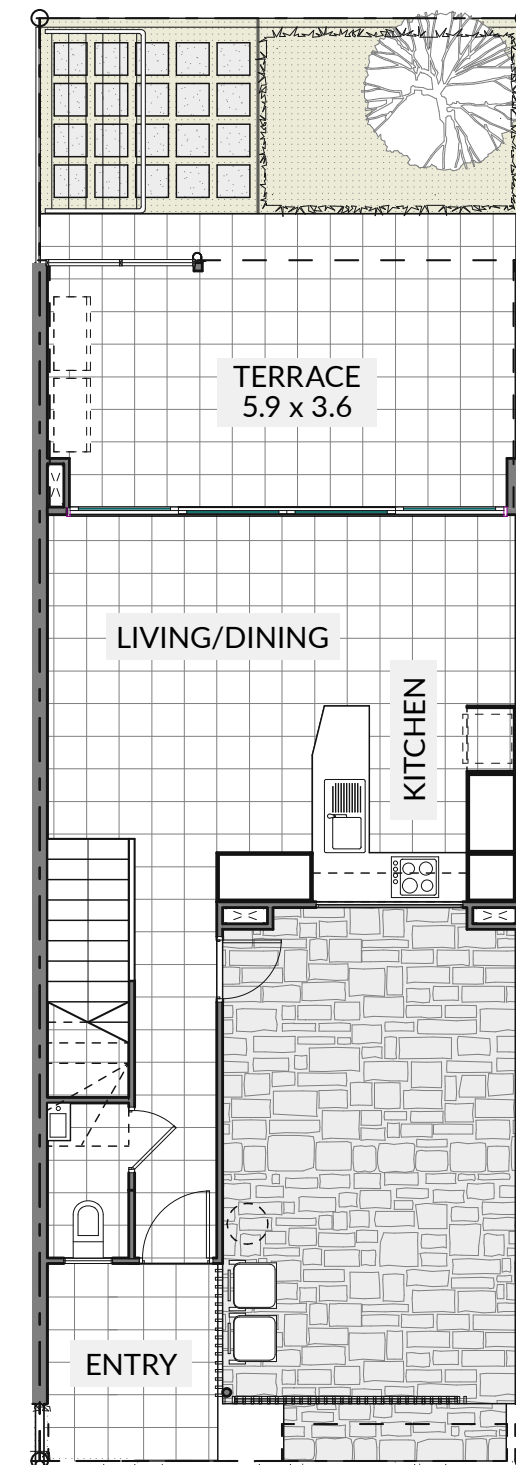
**NORRIS**  
CHASE

B1 suits townhomes - 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

B2 suits townhome - 16



## FLOOR PLAN TYPE B1



**Lower Floor**  
Gfa  
Terrace

**83.0 m<sup>2</sup>**  
62.0 m<sup>2</sup>  
21.0 m<sup>2</sup>

**Upper Floor**  
Gfa

**69.5 m<sup>2</sup>**  
69.5 m<sup>2</sup>

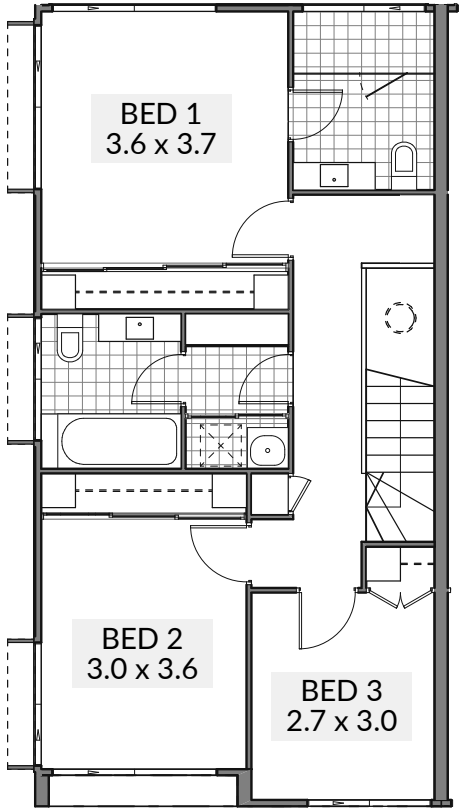
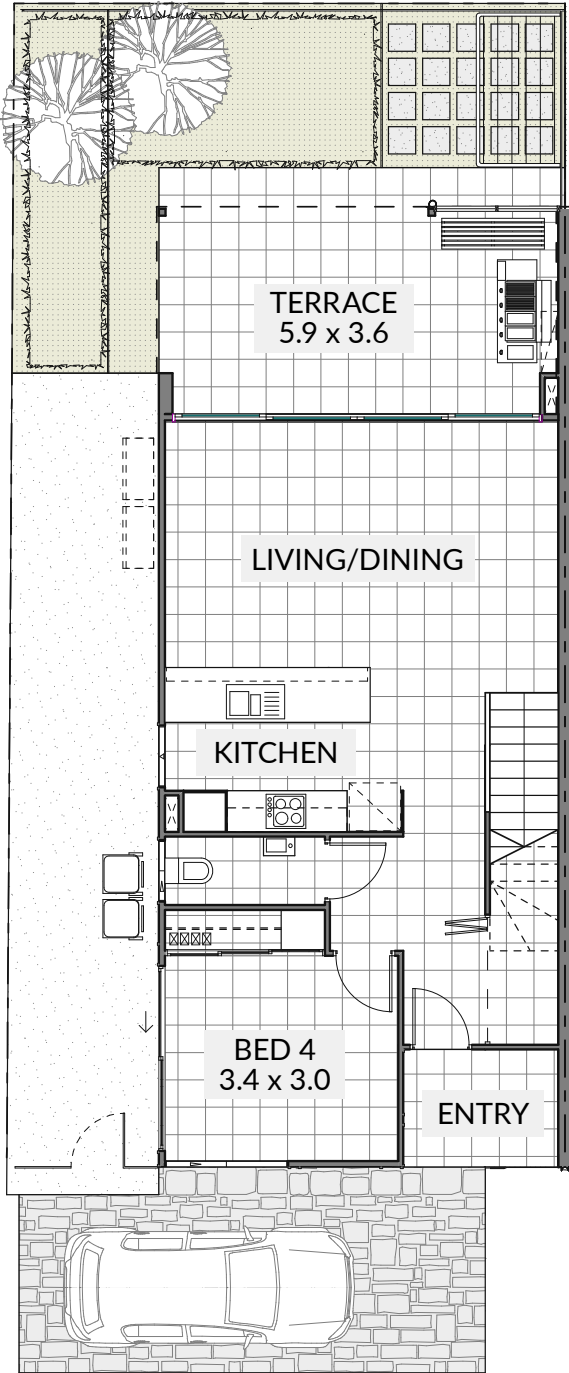
**Total Buildable Area**

**152.5 m<sup>2</sup>**

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FLOOR PLAN  
TYPE B2



Lower Floor  
Gfa  
Terrace

83.0 m<sup>2</sup>  
62.0 m<sup>2</sup>  
21.0 m<sup>2</sup>

Upper Floor  
Gfa

69.5 m<sup>2</sup>  
69.5 m<sup>2</sup>

Total Buildable Area

152.5 m<sup>2</sup>

NORRIS CHASE TOWNHOME  
PRICING SCHEDULE

| NUMBER | TYPE | BEDS | BATH | CAR | EXTERNAL AREA      | GROSS FLOOR AREA    | TOTAL AREA          | PRICE     |
|--------|------|------|------|-----|--------------------|---------------------|---------------------|-----------|
| 1      | A1   | 3    | 2    | 3   | 19.6m <sup>2</sup> | 139m <sup>2</sup>   | 158.6m <sup>2</sup> | \$470,000 |
| 2      | A2   | 3    | 2    | 1   | 16.3m <sup>2</sup> | 139m <sup>2</sup>   | 155.3m <sup>2</sup> | \$460,000 |
| 3      | A2   | 3    | 2    | 1   | 16.3m <sup>2</sup> | 139m <sup>2</sup>   | 155.3m <sup>2</sup> | \$460,000 |
| 4      | A1   | 3    | 2    | 2   | 22.3m <sup>2</sup> | 139m <sup>2</sup>   | 161.3m <sup>2</sup> | \$465,000 |
| 5      | B1   | 3    | 2.5  | 1   | 47.6m <sup>2</sup> | 152.5m <sup>2</sup> | 200.1m <sup>2</sup> | \$460,000 |
| 6      | B1   | 3    | 2.5  | 1   | 35.7m <sup>2</sup> | 152.5m <sup>2</sup> | 188.2m <sup>2</sup> | \$455,000 |
| 7      | B1   | 3    | 2.5  | 1   | 41.6m <sup>2</sup> | 152.5m <sup>2</sup> | 194.1m <sup>2</sup> | \$460,000 |
| 8      | B1   | 3    | 2.5  | 2   | 41.6m <sup>2</sup> | 152.5m <sup>2</sup> | 194.1m <sup>2</sup> | \$460,000 |
| 9      | B1   | 3    | 2.5  | 1   | 35.7m <sup>2</sup> | 152.5m <sup>2</sup> | 188.2m <sup>2</sup> | \$455,000 |
| 10     | B1   | 3    | 2.5  | 1   | 41.6m <sup>2</sup> | 152.5m <sup>2</sup> | 194.1m <sup>2</sup> | \$460,000 |
| 11     | B1   | 3    | 2.5  | 2   | 41.6m <sup>2</sup> | 152.5m <sup>2</sup> | 194.1m <sup>2</sup> | \$460,000 |
| 12     | B1   | 3    | 2.5  | 1   | 35.7m <sup>2</sup> | 152.5m <sup>2</sup> | 188.2m <sup>2</sup> | \$455,000 |
| 13     | B1   | 3    | 2.5  | 1   | 41.7m <sup>2</sup> | 152.5m <sup>2</sup> | 194.2m <sup>2</sup> | \$460,000 |
| 14     | B1   | 3    | 2.5  | 2   | 41.7m <sup>2</sup> | 152.5m <sup>2</sup> | 194.2m <sup>2</sup> | \$460,000 |
| 15     | B1   | 3    | 2.5  | 1   | 35.7m <sup>2</sup> | 152.5m <sup>2</sup> | 188.2m <sup>2</sup> | \$455,000 |
| 16     | B2   | 4    | 2.5  | 1   | 48.3m <sup>2</sup> | 152.5m <sup>2</sup> | 200.8m <sup>2</sup> | \$480,000 |
| 17     | A1   | 3    | 2    | 3   | 33.5m <sup>2</sup> | 139m <sup>2</sup>   | 172.5m <sup>2</sup> | \$470,000 |
| 18     | A2   | 3    | 2    | 1   | 16.3m <sup>2</sup> | 139m <sup>2</sup>   | 155.3m <sup>2</sup> | \$460,000 |
| 19     | A1   | 3    | 2    | 3   | 19.6m <sup>2</sup> | 139m <sup>2</sup>   | 158.6m <sup>2</sup> | \$470,000 |

Disclaimer: Homes are priced with standard inclusions. Prices are subject to change without notice. Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reversed versions of this design. Prospective purchasers should undertake their own enquiries in order to satisfy themselves as the accuracy of the details. Vantage Holdings Australia Pty Ltd reserves the right to alter the specifications. © Copyright. This drawing remains the property of Vantage Holdings Pty Ltd and is provided for the use as described above and may not be used or reproduced in whole or in part without written permission. QBCC 1208908

Price list is current date October 2017. Prices are subject to change without notice. Floor plan may be mirror reverse. Townhomes are priced with standard inclusions. Prospective purchasers should undertake their own enquiries in order to satisfy themselves as the accuracy of the details and area sizes.



# NORRIS CHASE TOWNHOME

## INCLUSIONS

### GENERAL:

Prices are based on fully serviced sites and include the cost of soil test, contour survey, drafting architectural drawings, engineers structural foundation design, minimum sediment/erosion control, site inspections, building certification fees, water and sewer connection fees, plumbing and drainage fees, compliance with council energy rating system, PLSL levy fees, QBSA insurance and contractors all-risk insurance. Council rates, electrical usage and water usage during construction are the responsibility of the owner. Construction methods to suit wind loading as required under the Building Code of Australia.

All inclusions are from the builders standard range, and all non-standard selections will be quoted for approval by the owner.

All internal colours are set by the builder. External colours are set by the builder to meet covenant approval.

Note: Items contained within this specification are indicative and if any product is unavailable at the time of construction or as required, similar product of equal value will be substituted without notice.

### SITE PREPARATION:

- Allowance for cut and fill up to 300 mm. No allowance for importing or exporting of fill

### WHITE ANT TREATMENT:

- Termite treatment to AS3660.1 – 2000

### FOUNDATIONS & FLOOR:

- Engineer designed concrete slab system to H1 soil conditions as per AS2870
- No inclusions for piers or footings

### EXTERNAL WALLS:

- H2 termite treated pine wall frame to AS1684
- High set dwelling - lightweight construction to lower level and lightweight cladding

### INSULATION :

- External Walls - sarking to all external walls
- To meet 6-star rating. Refer to BERS report

- Roof - Sarking under metal roof, R2.5 installed in ceiling excluding garage and balcony

### ROOF & EAVES: (design specific)

- Engineer designed H2 termite treated pine trusses for a Colorbond metal roof
- FC sheeting to eaves, porch, balcony and entry area

### WINDOWS & SCREENS:

- Aluminium sliding windows and doors with clear glass and key locks (obscure glass to wet areas excluding laundry)  
NOTE: Keys for all sliding doors (hinged & sliding) to be keyed alike
- Security fly screens with powder coated aluminium frames to all external sliding doors and all opening windows, excluding entry door and external laundry door

### BALCONIES & BALUSTRADING: (design specific)

- Balustrades to upper level deck/balcony
- Balcony - tiled floor finish

### INTERNAL STAIRCASE:

- Closed tread stairs - carpet
- Handrail - square profile (design specific)

### INTERNAL LININGS:

- Finished ceiling height 2400mm to lower floor and 2400mm to upper floor
- Ceiling - cornice
- Cupboards - cornice
- Walls - 10mm plasterboard
- Wet area walls - 6mm villa-board and/or 10mm waterproof plasterboard
- Ceilings - 10mm plasterboard

### MOULDINGS:

- Skirtings - 67mm x 12mm splayed profile
- Architraves - 42mm x 12mm splayed profile

### DOORS:

- Internal swing doors and cavity sliding doors - Flush profile doors (design specific)
- Internal robe sliding doors - satin chrome aluminium frames with vinyl fronts as per plan

- Garage / Laundry swing door (design specific) - exterior paint grade door with 1/3 clear glass panel as per plan
- Entry – external paint grade entrance door from builders standard range

### DOOR FURNITURE:

- Internal swing doors - satin chrome lever passage sets from builders standard range
- Internal cavity sliding doors (if applicable) - satin chrome flush pull sets from builders standard range
- External - satin chrome lever entrance set to exterior swing doors and dead lock to front entry door, keyed alike from builders standard range
- Privacy locks to bedroom 1, bathroom and WC from builders standard range
- Broom cupboard (if applicable) - satin chrome lever dummy handle with catch from builders standard range

### KITCHEN FITTINGS:

Cupboards –

- 20 mm reconstituted stone benchtop from builders standard range
- Laminate cabinet and cabinet doors selection from builders standard range (Ravine included)
- Melamine shelving to cabinets
- Four melamine shelves with flush panel door to pantry (design specific)
- Sink - 1.5 Bowl
- Sink Mixer

### KITCHEN APPLIANCES:

- Under Bench Oven - 60cm Stainless
- 4 Burner Ceramic Cooktop - 60cm
- Rangehood - 60cm Stainless
- Dishwasher - Stainless

### BATHROOM, ENSUITE & LAUNDRY FITTINGS:

- Shower Screen - Satin chrome aluminium semi-frameless screen with clear glass
- Bath Tub - 1525mm Acrylic
- Vanity Unit - Laminated cabinet and laminated benchtop from builders standard range
- Basins - drop in/semi recess (design specific)
- Mirrors - framed to width of vanity

- Towel Rails - double towel rail
- Toilet roll holders
- Tapware

Toilet Suite –

- Close Coupled Ceramic

Laundry –

- Clarke 42L stainless steel tub and white cabinet with door

### WET AREA TILING:

Wet area ceramic wall and floor tiles laid to standard heights:

- 600mm high to kitchen splashback
- 2000mm high to shower alcove
- 500mm high above bath
- Bath front and bath hob
- 150mm high above vanity
- ½ wall tile to skirting
- 400mm high to laundry tub splashback

Waterproofing to wet areas as per Australian Standard requirements

### FLOOR COVERINGS:

- Carpet and tiles as per plan from builders standard range

### WARDROBES: - (design specific)

- Shelves - One (1) shelf with chrome hanging rail

### LINEN CUPBOARD: - (design specific)

- Shelves - Four (4) shelves

### BROOM CUPBOARD: - (design specific)

- Shelves - One (1) shelf

### HOT WATER SERVICE:

- 250 litre

### ELECTRICAL:

Refer to electrical plan for all locations

- White LED light fittings as per plan
- White fluorescent light to garage
- Power points as per plan
- Two phone points as per plan, one NBN point if available



# NORRIS CHASE TOWNHOME

## INCLUSIONS

- Television points as per plan (one to each living area, one to bed 1)
- Roof mounted television antenna
- Exhaust fans to bathroom / ensuite
- 5kw Split system reverse cycle air conditioning to main living area & 2.5kw split system reverse cycle air conditioning to bed 1
- White ceiling fans

### PAINTING:

- Internal colours are set by the builder
- External colours are set by the builder to meet covenant approval

### WINDOW FURNISHINGS:

- Blockout roller blinds to all windows and glass sliding doors, excluding laundry and wet areas

### GARAGE DOOR:

- Panel lift automatic door with 2 handsets

### EXTERIOR:

- Fully turfed yard and garden beds as per plan to meet covenant requirements
- Fencing to meet covenant requirements, as per plan
- Clothesline as per plan
- Community letterbox
- Exposed aggregate concrete to driveway, clothesline pad and path as per plan
- Tiles to balcony/terrace and porch as per plan

### CLEANING:

- Builders clean. Please note that a builders clean consists of removing building debris from the internal and external of your home; a general mop of tiled flooring areas, wipe down of kitchen and wet areas fixtures and external window cleaning. You may be required to conduct a further clean prior to taking occupation

Disclaimer: All inclusions are from the Builders standard range. All non-standard selections will be quoted for approval by the Owner. Items contained within this document are indicative and if any product is unavailable at the time of construction or as required, similar product of equal value will be substituted without notice. For detailed specifications please refer to the contract or contact a Vantage sales representative. Vantage Holdings Australia Pty Ltd reserves the right to alter the specifications. © QBCC 1208908







# RENTAL APPRAISAL

Norris Chase Townhomes are the ideal choice for expected high growth and high cash flow property investment.

- Fast population growth
- Low vacancy rate
- Ideally situated for workers in Brisbane CBD
- Located close to sought after schools and facilities

A better brighter way to do real estate

27 July 2017

RENTAL APPRAISAL

**NORRIS CHASE TOWN HOMES  
(TYPE A1 LOTS 1,4, 17 & 19)**

Given current rental market conditions and research of relevant rental properties in the area the property should return \$475 - \$485 per week.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Kathryn Smith



SUITE 1, LEVEL 1,  
605 ROBINSON ROAD,  
ASPLEY QLD 4034

PO BOX 843,  
ASPLEY QLD 4034

P 07 3263 9555

**wattrealty.com.au**



27 July 2017

**RENTAL APPRAISAL**

**NORRIS CHASE TOWN HOMES  
(TYPE A2 LOTS 2,3 & 18)**

Given current rental market conditions and research of relevant rental properties in the area the property should return \$470 - \$480 per week.

If you have any questions please do not hesitate to contact me.

Yours sincerely



Kathryn Smith



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27 July 2017

**RENTAL APPRAISAL**

**NORRIS CHASE TOWN HOMES  
(TYPE B1 LOTS 6, 9, 12 & 15)**

Given current rental market conditions and research of relevant rental properties in the area the property should return \$460 - \$470 per week.

If you have any questions please do not hesitate to contact me.

Yours sincerely



Kathryn Smith



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27 July 2017

**RENTAL APPRAISAL**

**NORRIS CHASE TOWN HOMES  
(TYPE B2 LOT 16)**

Given current rental market conditions and research of relevant rental properties in the area the property should return \$480 - \$490 per week.

If you have any questions please do not hesitate to contact me.

Yours sincerely



Kathryn Smith



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27 July 2017

**RENTAL APPRAISAL**

**NORRIS CHASE TOWN HOMES  
(TYPE B1 LOTS 5, 7, 8, 10, 11, 13 & 14)**

Given current rental market conditions and research of relevant rental properties in the area the property should return \$465 - \$475 per week.

If you have any questions please do not hesitate to contact me.

Yours sincerely



Kathryn Smith



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## VANTAGE HOMES CELEBRATING OVER 15 YEARS

Based on the Sunshine Coast, Vantage has been operating for over 15 years. In that time the company has continuously grown and evolved its capabilities to include up to 50 staff including design, planning, finance, construction and sales personnel.

Vantage's design portfolio has grown to include a range of award winning small lot homes and architectural abodes, as well as units and townhouses and it's that diversity which sets Vantage apart from its competitors.

Developing solid relationships with clients is also vital as it ensures each project is given the necessary level of attention to detail. This practice has ensured a loyal customer base thanks to continuous repeat business from existing clients as well as strong referral to potential clients.

Our strong focus on relationships does not end with clients-we foster equally strong partnerships with our staff as well as suppliers, subcontractors and tradespeople, many of whom have been working with us since our inception more than a decade ago.







## Contact

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