



## Kingston Mk3 Facade C

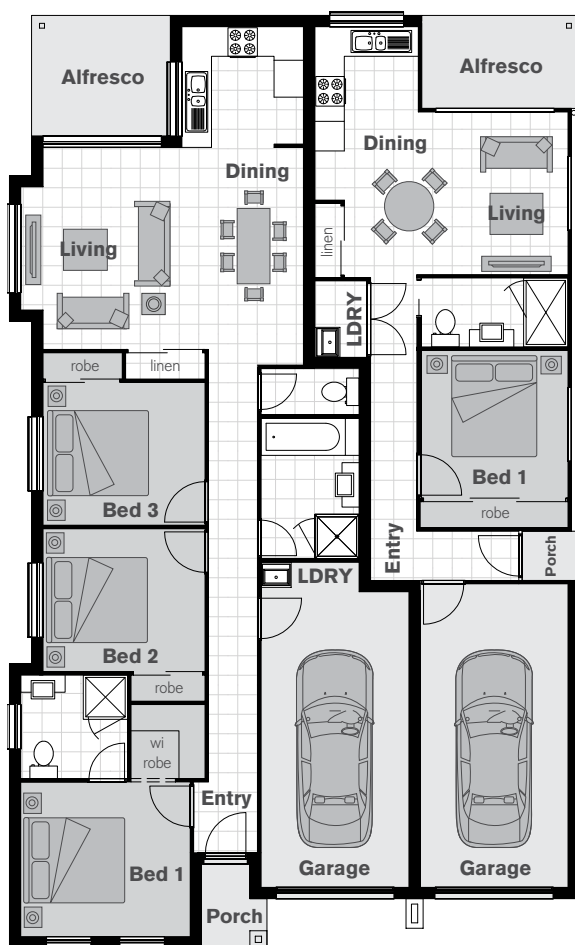
Lot 116 Ludwig Street  
"Essington Rise - Stage 5"  
Leichhardt QLD 4305

4  3  2 

Land Price .....	\$174,900
House Price (inc. GST).....	\$306,400
<b>TOTAL PACKAGE:</b> .....	<b>\$481,300</b>

### PACKAGE INCLUSIONS:

- Split A/C to Living Area
- Render to Front Facade
- 2x Lights Under Eave Section
- Defined Entry
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond Roofing



HOUSE AREA: ..... 206 sqm

LAND AREA: ..... 548 m<sup>2</sup>

Floor plan is based on Facade A. Floor plans will differ slightly based on the facade chosen (for example, window locations may differ with different facades).

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haymanhomes.com.au



# House & Land Package Summary

Address	Lot 116 Ludwig Street, "Essington Rise - Stage 5", Leichhardt QLD 4305
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House Design	Kingston Mk3
Facade	C
House & Land Price	\$481,300
Land Price	\$174,900
House Price	\$306,400
Rental appraisal	From \$200 + \$300 Per Week
House size	206.7sqm
Land size	548m2
Bedrooms	4
Bathrooms	3
Garaging	2

Inclusions	Render to Front
	2x Lights Under Eave Section
	Defined Entry
	Split A/C to Living Area
	Fans Throughout inc Bedrooms
	Energy Efficiency
	T2 Blue Pine with 25 Year Warranty (Termite)
	Colorbond Roofing

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**GREAT  
VALUE  
INCLUDED**



## Standard Inclusions Summary

These fantastic inclusions come standard in your brand new investment property. You can have peace of mind you are providing a great lifestyle to your tenants.

- ✓ R2.0 Batts to full ceiling area
- ✓ R1.0 Batts and Foil insulation to external walls
- ✓ Energy Efficiency compliance (min 6stars)
- ✓ WELS rating tapware and sanitary ware
- ✓ Feature panels to face of breakfast bar
- ✓ Smooth action panel door to garage
- ✓ Fully landscaped (turf to front and rear with feature garden bed to front)
- ✓ Full perimeter timber fencing including returns and side access gate
- ✓ Premium floor tiles to main floor area and wet areas
- ✓ Heavy duty surface stormwater pipes to perimeter of house
- ✓ Retaining walls as required
- ✓ Feature concrete driveway (stone exposed)
- ✓ Bushfire and Acoustic compliance as required
- ✓ Security screens to doors
- ✓ Full perimeter termite compliance
- ✓ Executive stainless steel appliances
- ✓ Window treatments (vertical easy slide)
- ✓ Ceiling fans to all bedrooms and living areas
- ✓ T2 Blue Pine frame (25 year termite warranty)
- ✓ Flat profile roof tiles
- ✓ Split cycle A/C to main living area

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### DWELLING AREAS

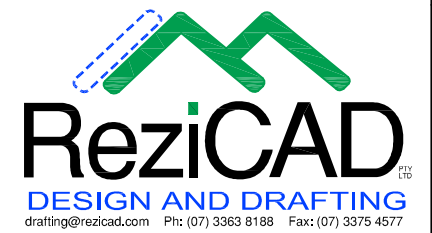
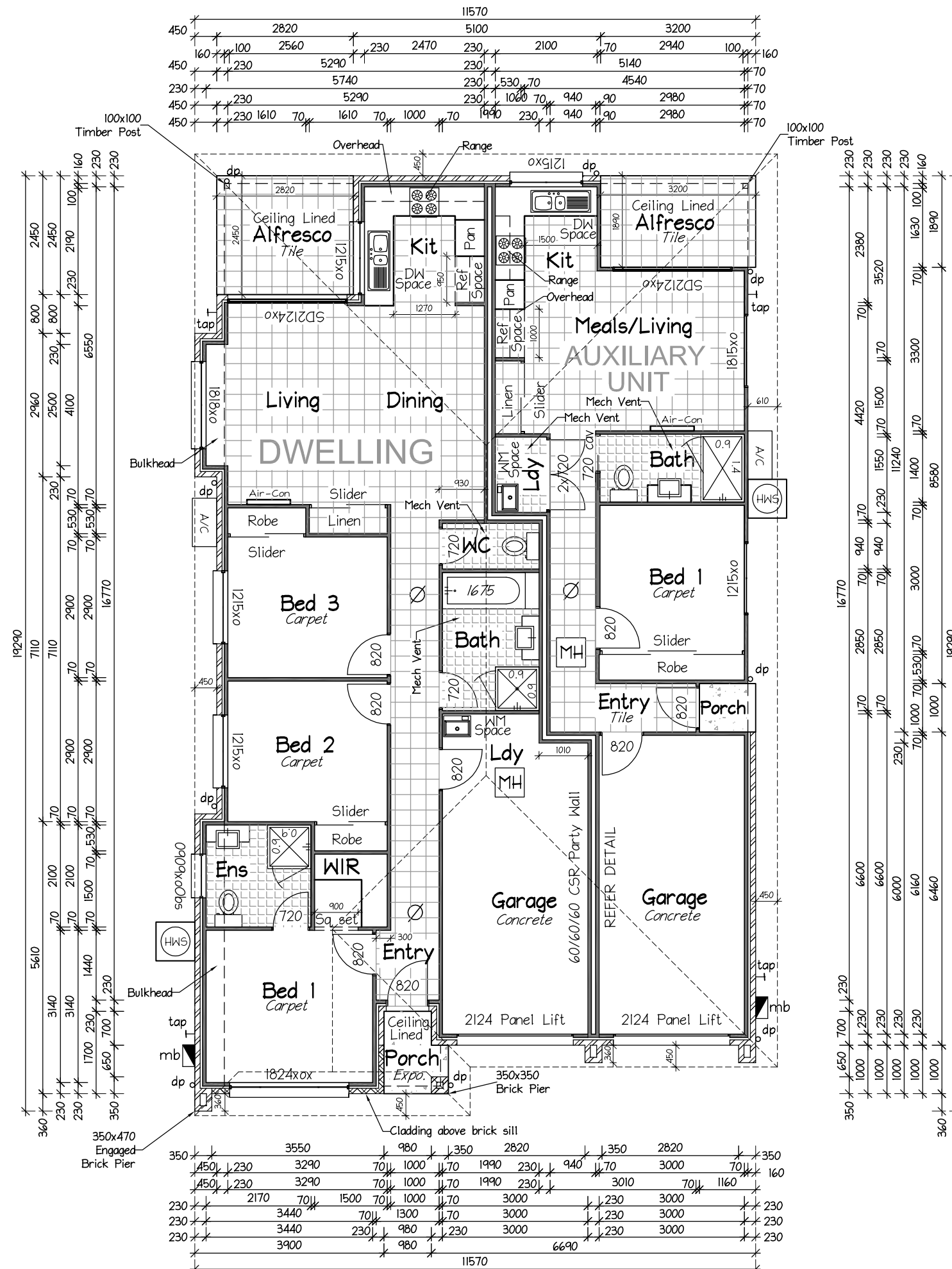
Living Area	98.5 sqm
Garage	21.0 sqm
Porch	2.0 sqm
Alfresco	6.9 sqm
<b>TOTAL</b>	<b>128.4 sqm</b>

### AUXILIARY UNIT AREAS

Living Area	49.6 sqm
Garage	21.5 sqm
Porch	1.2 sqm
Alfresco	6.0 sqm
<b>TOTAL</b>	<b>78.3 sqm</b>

### TOTAL AREAS

Main Dwelling	128.4 sqm
Auxiliary Unit	78.3 sqm
<b>TOTAL</b>	<b>206.7 sqm</b>



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Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, ReziCAD Pty Ltd must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.

#### NOTES:

- All dimensions shown on plans are to the timber frame and brickwork
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are classed as control joint
- Termite treatment is in accordance with A.S. 3660.0 parts A and B
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- Q Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786

#### BUILDER

**HAYMAN HOMES**

#### CLIENT

#### SITE ADDRESS

#### REAL PROPERTY DESCRIPTION

Lot	-
Registered Plan	-
Parish of	-
County Of	-
Site Area	-

#### Builders Job No.

Rev.	Revision Description	Date
A	Sales Plan	04/07/17

#### DRAWING NAME

**GROUND FLOOR**

WIND N2 (W33)	SCALE 1:100
LICENCE 1153526	DATE -
Sheet No. 1 of 2	JOB No. 1560950

# Whitehaven

## External Colour Palette



Newport Facade D






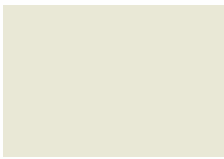


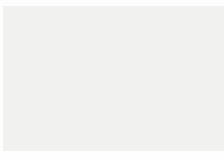


			
BRICK (JOINT: IRONED) Austral Character – Surfash	COLORBOND ROOF Colorbond Surfmist	CONCRETE ROOF TILE Bristle Classic Shingle – Pearl	GUTTER & FASCIA Colorbond Surfmist
			
FEATURE BRICK (JOINT: IRONED) Austral Urban One – Grecian Gold	RENDER COLOUR 1 Taubmans Winter Ice	RENDER COLOUR 2 Taubmans Surfmist	GARAGE DOOR Dynamic Surfmist
			
WINDOW FRAMES Bradnams Pearl White	FRONT DOOR & CLADDING Taubmans Winter Ice	WHITEHAVEN	

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Hayman Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges

- Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase
- For more details please talk to one of our consultants. Hayman Homes (Australia) Pty Ltd ABN 83 150 533 378 QBCC 1286528



# INTERNAL COLOUR PALETTE



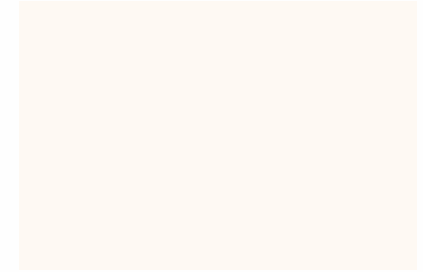
KITCHEN BENCHTOP  
Polytec Soapstone Matt



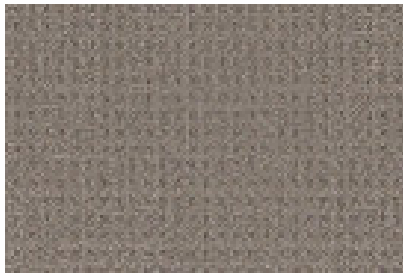
KITCHEN BENCHTOP UPGRADE  
Caesarstone Osprey



KITCHEN UNDERBENCH  
Polytec Tessuto Milan Matt – Vertical Grain



KITCHEN OVERHEAD  
Polytec Classic White Matt



CARPET  
Andrew – Party



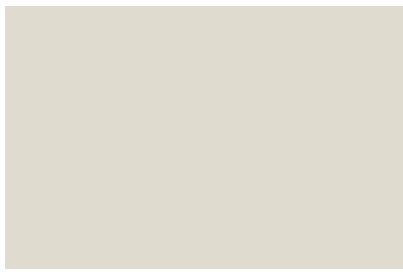
WET AREA WALL TILE  
White Gloss 250 x 400



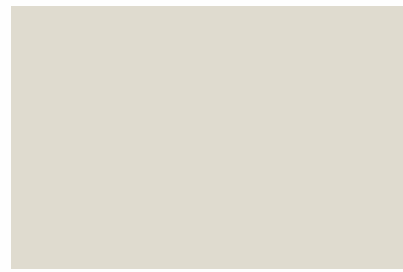
LIVING & WET AREA FLOOR TILE  
Seville Grey Matt 450 x 450



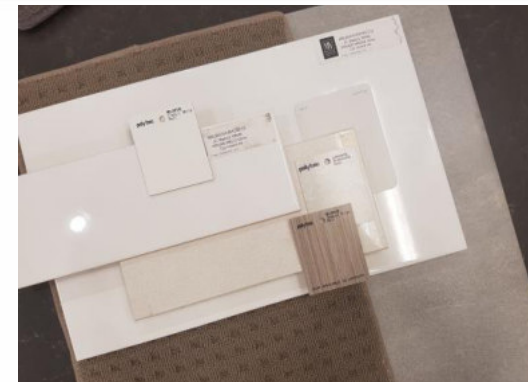
KITCHEN SPLASHBACK  
White Gloss 100 x 300



WALL PAINT COLOUR  
Taubmans June Fog



DOORS, SKIRTING & ARCHITRAVES  
Taubmans June Fog Gloss



ALPINE



# DISCLOSURE PLAN

FOR PROPOSED LOT 116 116

This plan shows details of Proposed Lot 116 on the approved plan C1530-08 (ISSUE F) which accompanied the Subdivision Application and was approved by Ipswich City Council on the 16-12- 2014, subject to conditions.

Proposed Lot 116 is described as part of Lot 903 on SP254967 Parish of Brassall, County of Churchill and situated in Leichhardt, Essington Rise - Stage 5.

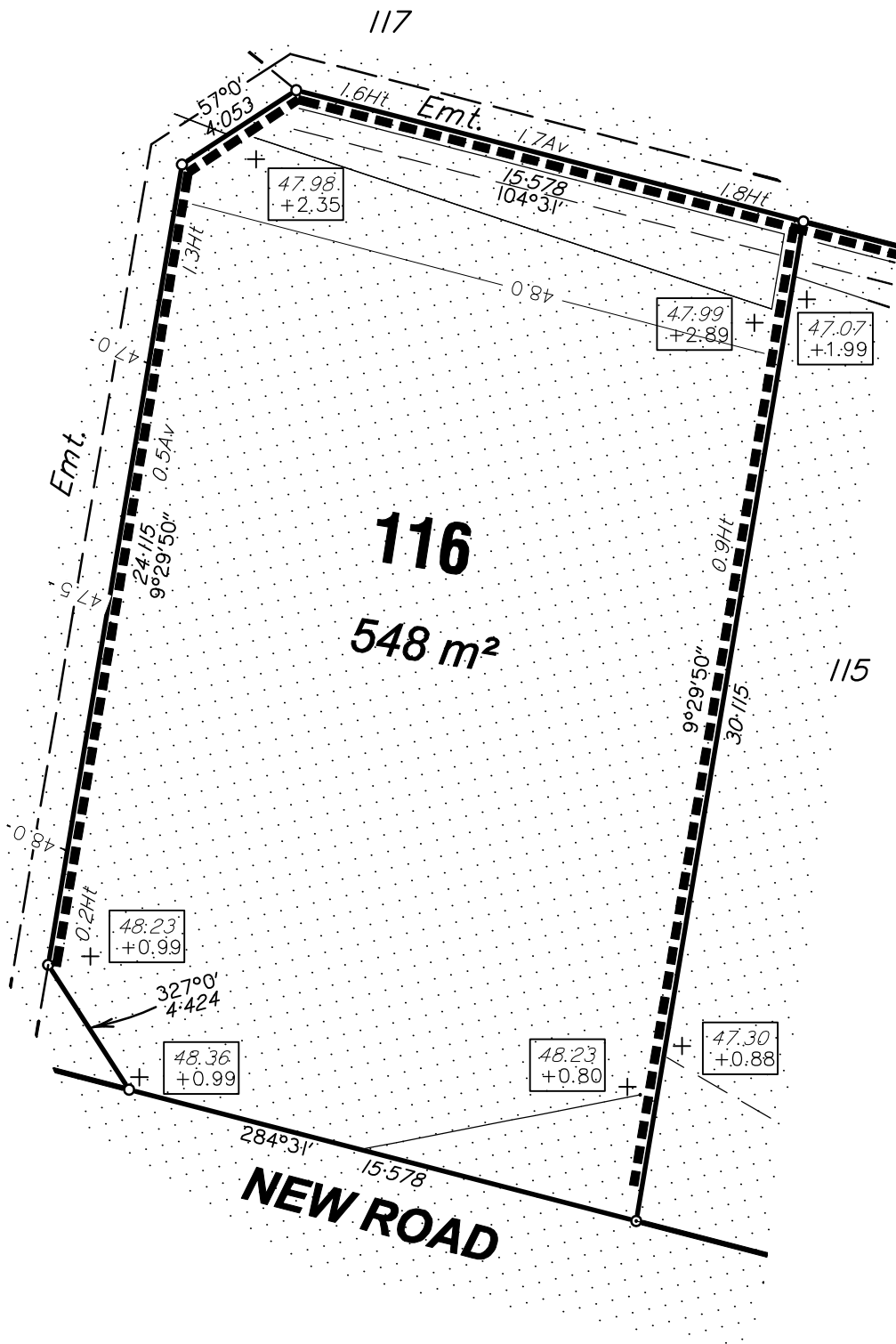
## LEGEND

- 46.0 DESIGN SURFACE CONTOURS BASED ON AHD(DER) AT AN INTERVAL OF 0.5m
- TOP OF BATTER
- BOTTOM OF BATTER
- AREAS TO BE FILLED
- DESIGN LEVEL  
DEPTH OF FILL
- RETAINING WALL  
RETAINING WALL HEIGHT, AVERAGE HEIGHT

COMPACTION OF FILL IN ACCORDANCE WITH AS3798-2007 UNDER LEVEL 1 SUPERVISION.

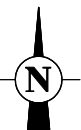
LOCATION OF RETAINING WALLS ARE INDICATIVE ONLY. SITE CONDITIONS WILL DICTATE CONSTRUCTION LIMITS TO THE MATERIAL, LOCATION, LENGTH AND THICKNESS OF THESE WALLS.

IMPORTANT NOTE:  
BUILDERS SHALL NOT BUILD OFF THE DESIGN LEVELS SHOWN; A SITE SURVEY IS REQUIRED.  
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



Planning Urban Design Landscape Environment Surveying  
www.wolterconsulting.com.au surveying@wolterconsulting.com.au

Contour Interval: 0.5m	Local Authority: Ipswich City Council
Scale: 1:200 @ A3	Level Datum: AHD.
Date: 15-01-2016	Level Origin: PM31385 RL52.55



Dwg. No:  
SB1530-16-116  
ISSUE B

# A new discovery

An affordable new living choice.





essingtonrise  
LEICHHARDT

## Looking for an affordable new lifestyle?

Essington Rise is ready for you to discover, with an exciting new choice of affordable homesites now selling.

This new release of homesites feature a wide choice of lot sizes. Located just minutes from the Ipswich CBD, Essington Rise offers a prime opportunity to build your choice of home in a vibrant, brand new community.

Enjoy the convenience of local amenities including, shops, golf courses, sporting fields, nature reserves, parks and much more. Plus commuting to Brisbane couldn't be easier, with Wulkuraka Rail Station just a brief walk from your door.

Corner Jane and Aspinall Streets,  
Leichhardt Queensland  
UBD Ref 212 K16

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**AVJennings®**



If you're looking for a quality new address that offers value for money, then look no further...  
Essington Rise is ready for you to discover!



essingtonrise  
LEICHHARDT



## A location to enjoy.

Located just 3kms west of the Ipswich CBD, Essington Rise offers a prime opportunity to build your home in a vibrant brand new community, all within an existing neighbourhood and established facilities. Enjoy the convenience of local amenities including, shops, golf courses, sporting fields, nature reserves, parks and much more.

The estate's prime location allows easy access by car to the Warrego and Cunningham Highways. Plus commuting to Brisbane couldn't be easier, with Wulkuraka Rail Station a brief 5 minute walk from your door.

## Modern living in a brand new community.

Choose from a varied mix of block sizes and homes, designed to accommodate your individual needs.

Essington Rise enjoys an elevated position, allowing your home design to take advantage of the cooling breezes and views across the neighbourhood. The centre of the estate will maintain an existing nature corridor incorporating native trees and vegetation with streetscaping also providing more greenery throughout.



## It's all in a name...

The suburb of Leichhardt is named after the explorer Friedrich Wilhelm Ludwig Leichhardt, who's name plate off his rifle was found in the partly burnt stump of a Boab (Bottle Tree) near Sturt Creek, Western Australia. The name of the estate, Essington Rise, has been taken from one of Leichhardt's most famous expeditions to Port Essington in 1845.







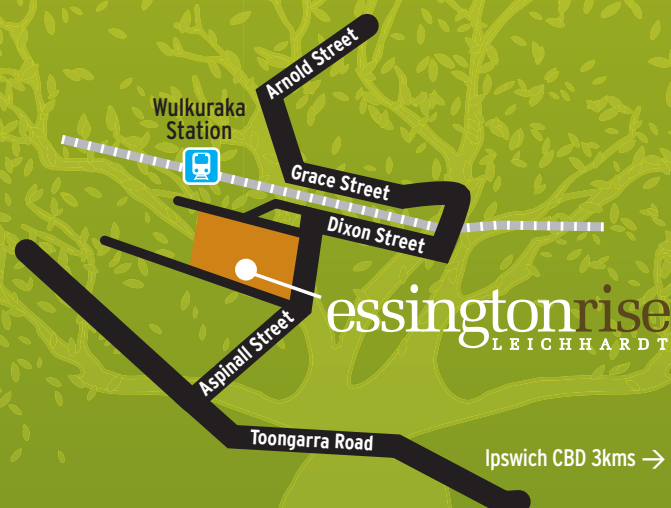
essingtonrise  
LEICHHARDT

Make your next big discovery  
at Essington Rise.

It could be the lifestyle you  
have been waiting for.

## Location. Quality. Value. Experience.

AVJennings has been developing communities for Australians for nearly 80 years. Through visionary planning we create quality environments in highly desirable and convenient locations. Each home combines contemporary style, functionality and quality. This coupled with our unequalled experience, makes AVJennings the first choice for new homes in planned communities.



Corner Jane and Aspinall Streets,  
Leichhardt Queensland  
UBD Ref 212 K16

Call **131 878** or visit **avjennings.com.au**

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19<sup>th</sup> October 2017

Hayman Homes

To whom it may concern,

**RE: Lot 116 Ludwig St, Leichhardt  
Brand New 1 Bedroom Auxiliary Dwelling (Dual Occupancy Design)**

---

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 1 Bedrooms, all with Built-In Wardrobes
- 1 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$200.00 to \$220.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email [a.bowes@oliverhume.com.au](mailto:a.bowes@oliverhume.com.au)

Yours Faithfully,



**Amanda Bowes**  
**Manager – Property Manager**  
**Oliver Hume Queensland Property Management**

**Brisbane**

Ground Floor, 26 Reddacliff Street  
Gasworks Precinct Newstead Queensland 4006  
**Mail** PO Box 1447, Broadbeach QLD 4218  
**T** 07 3216 1666  
**F** 07 3216 1555  
**E** [queensland@oliverhume.com.au](mailto:queensland@oliverhume.com.au)

**Gold Coast**

Suite 325, Level 3 Oracle South Building  
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**Mail** PO Box 1447, Broadbeach QLD 4218  
**T** 07 5564 3200  
**www.oliverhume.com.au**  
**ABN** 66 18 624 867





19<sup>th</sup> October 2017

Hayman Homes

To whom it may concern,

**RE: Lot 116 Ludwig St, Leichhardt  
Brand New 3 Bedroom Dwelling (Dual Occupancy Design)**

---

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 3 Bedrooms, all with Built-In Wardrobes
- 2 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$300.00 to \$320.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email [a.bowes@oliverhume.com.au](mailto:a.bowes@oliverhume.com.au)

Yours Faithfully,



**Amanda Bowes**  
**Manager – Property Manager**  
**Oliver Hume Queensland Property Management**

**Brisbane**

Ground Floor, 26 Reddacliff Street  
Gasworks Precinct Newstead Queensland 4006  
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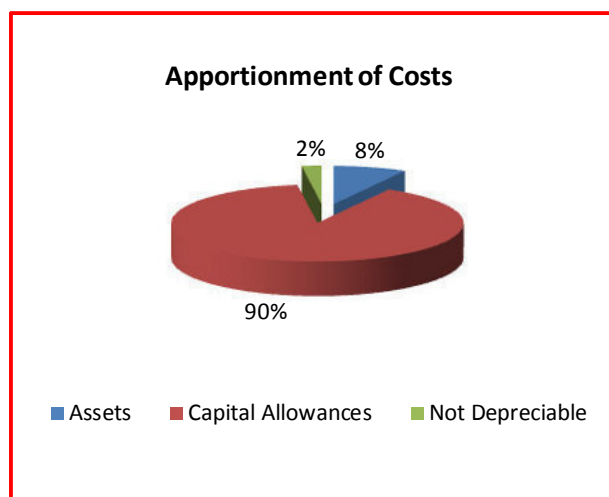
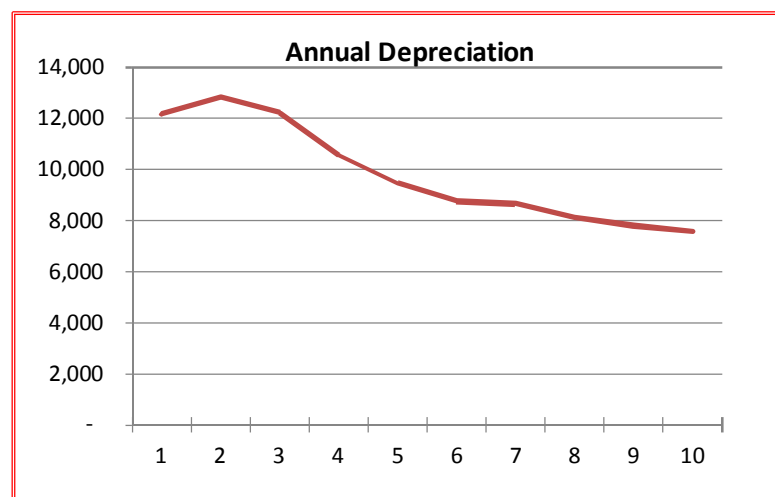
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**T** 07 5564 3200  
**www.oliverhume.com.au**  
**ABN** 66 18 624 867



Indicative Tax Depreciation and Capital Allowances Schedule for  
Hayman Homes Typical "Kingston Mk III" Dual Occupancy Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	4,950	7,240	12,190
2	5,600	7,240	12,840
3	4,975	7,240	12,215
4	3,300	7,240	10,540
5	2,200	7,240	9,440
6	1,500	7,240	8,740
7	1,400	7,240	8,640
8	875	7,240	8,115
9	550	7,240	7,790
10	350	7,240	7,590
Balance Yrs 11-41	600	217,200	217,800
<b>TOTAL</b>	<b>\$ 26,300.00</b>	<b>\$ 289,600.00</b>	<b>\$ 315,900.00</b>



**Notes:**

This Schedule is based on a Construction Cost of **\$323,000** and the assumption that the first year will comprise 365 days\*.

**This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.**

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

**\*Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**