
TULLAMORE 192



PRESENTED BY:

DTZ BUILDING DESIGN

5-9 BELVEDERE COURT, CHAMBERS FLAT QLD 4133

LOT 217 SPLENDOUR CIRCUIT, YARRABILBA

SINGLE CONTRACT HOUSE & LAND PROPERTY

TULLAMORE 192



LOT 217 SPLENDOUR CIRCUIT, YARRABILBA

PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE HOUSE & LAND

Address:	Lot 217 "Splendour Circuit" Yarrabilba QLD 4207
House and land price:	\$434,500
Land size:	320sqm
House size:	192.812sqm
Registration due:	October 2017
Bedrooms:	4 Bedrooms + study
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Double lock up garage

PARTICULARS

RATES \$3,100.00 P/A

INITIAL DEPOSIT \$1,000.00

REGISTRATION OCTOBER 2017

DEPOSIT TRUST ACCOUNT DETAILS

NAME: WARLOW SCOTT LAWYERS

BSB: 084 391

ACCOUNT NUMBER: 476 727 045

REFERENCE NUMBER: PLEASE INSERT – BUYER NAME & LOT NUMBER

DISCLAIMER

Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

LOT 217 SPLENDOUR CIRCUIT, YARRABILBA

CONTRACT INCLUSIONS:

- Ext Finish: Face Brick house
- Colorbond Metal Roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 1 Split System to family / dining room
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Vertical Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

THE *Deluxe* PACKAGE

DTZ
BUILDING DESIGN
BEYOND EXPECTATION



THE *Deluxe* PACKAGE



FIXED PRICE HOME PACKAGE INCLUDES:

- ALL SITE COST – GUARANTEED NO EXTRA CHARGE!
- 2440mm HIGH CEILINGS
- GLOSS FLOOR TILES
- MODERN STYLE CARPETS
- MIRROR SLIDERS TO ALL ROBES
- LED DOWNLIGHTS - **UPGRADE**
- CEILING FANS TO ALL BEDROOMS AND LIVING ROOM
- SPLIT SYSTEM AIR CONDITIONER
- SECURITY SCREENS TO ALL WINDOWS & SLIDING DOORS - **UPGRADE**
- VERTICAL WINDOW BLINDS - **UPGRADE**
- MODERN STYLE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN OVERHEAD CUPBOARDS
- INTERNAL DATA POINT
- INTERNAL PHONE POINT
- INTERNAL & EXTERNAL PAINGING
- 1 DOUBLE POWER POINT PER ROOM PLUS 3 EXTRAS
- 3 IN 1 LIGHT, HEATER, EXHAUST FAN IN BATHROOM & ENSUITE
- BEKO STAINLESS STEEL APPLIANCES & DISHWASHER
- CHROME MIXERS TAPS IN KITCHEN, BATHROOM, ENSUITE & LAUNDRY
- LOCKS TO ALL WINDOWS & SLIDING DOORS
- REMOTE GARAGE DOOR WITH 3 REMOTES
- TIMBER FENCE WITH METAL FRAME GATES
- EXPOSED CONCRETE DRIVEWAY & PATHWAY
- ELECTRIC HOT WATER SYSTEM
- WALL SARKING & INSULATION TO CEILING
- FULLY LANDSCAPED & TURF
- WALL MOUNTED CLOTHES LINE
- METAL LETTERBOX
- 6 STAR ENERGY RATING

THE *Deluxe* PACKAGE

SITE WORKS AND FOOTINGS

- All site works to allowed over area of building platform
- Concrete slab: Engineer designed waffle pod slab with reinforcing and thickened at slab perimeter
- Sewer connections for residential sites
- 6m electrical mains connection (overhead or underground)
- 'Trithor' Termite protection to Australian standards – slab penetrations and perimeter barrier. Trithor protects in three ways:
 1. **Barrier:** Trithor is a physical termite barrier incorporating a unique weave of fibrous blanket that prevent the entry of termites.
 2. **Repels:** Trithor contains potent crystals that repel termites – driving them away from your property.
 3. **Kills:** The active ingredient in Trithor acts fast to kill any extra-tough termite that may penetrate the membrane.

GENERAL DOCUMENTATION AND FEES

- Fixed price contract
- Building plans and specifications
- Engineers Soul Report and Floor Slat Design
- Local Council building and application fees
- All insurance required

WALL AND ROOF FRAMING

- Pine wall frames and trussed to engineer design and specifications
- Constructed to N2 wind speeds

CEILING HEIGHT AND ELEVATIONS

- 2440mm high
- Concrete tiled roof using standard builders range
- 'PGH' Face bricks from builder's range with off white mortar raked joints
- Garage included automatic opener panel lift door from standard builder's range of colours with 2 handsets and 1 wall button remote
- Colorbond fascia and gutter from standard builder's range



THE *Deluxe* PACKAGE



ELECTRICAL AND SAFETY DEVICES

- LED Downlights to meet energy efficiency regulations - **UPGRADE**
- Standard builders range downlights - **UPGRADE**
- Fan light to every bedroom & one in living room
- 3 external lights with standard builder's range light fitting
- One double power point per room and 2 extras
- 3 in 1 light, heater, exhaust fan in bathroom and ensuite
- Split system air conditioner to main living area
- Safety switch and smoke detectors wired to 240-volt power supply
- 2 TV points and cable
- Phone Point
- Data point

WINDOWS

- Aluminium windows and sliding doors from standard builders colours
- Window and sliding door locks
- Security screens to all windows and sliding doors
- Vertical blinds to all windows and sliding doors in bedrooms and living areas - **UPGRADE**

INSULATION

- Sisalation wall wrap to external stud wall
- R2.5 insulation to ceilings of living areas under main roof

JOINERY

- Flush panel doors internally
- 68 x 12mm splayed skirting and 42 x 12mm splayed architraves
- Door stope throughout
- 'Special feature' front entry door - **UPGRADE**
- Chrome internal door furniture
- Built-in robes to all bedrooms
- Wardrobes and linen cupboards as per plans (wardrobes with shelf and hanging rail / linen with 4 shelves)
- Mirror sliding doors to robes - **UPGRADE**
- Vinyl sliding doors to linen

KITCHEN

- BEKO Stainless Steel multi-function oven, slide out rangehood and ceramic cook top from standard builder's range
- 1¾ bowl stainless steel sink
- Sink mixer tap from standard builder's range
- Designer laminated quality kitchen cupboards - cabinet colours from builder's range, with stone bench tops - **UPGRADE**
- Bulkheads above the overhead cupboards
- BEKO Stainless Steel dishwasher
- Pantry with shelves

LININGS

- 10mm Plasterboard to wall and ceilings
- Water resistant plasterboard and villa board sheeting to wet areas where applicable
- 90mm plasterboard cornice

THE *Deluxe* PACKAGE



PAINTING

- Internal painting to walls, ceilings, doors, architraves and skirtings
- External painting

LAUNDRY

- 45 Litre stainless steel single tub in cabinet with mixer tap
- Hot & cold chrome washing machine taps



BATHROOM, ENSUITE AND TOILET

- Designer laminated vanities with stone top and drop in basins
- Laminated clear glass shower screens with pivot door
- Dual flush toilet from standard builder's range
- Chrome mixer taps to showers, bath & basins
- Acrylic white bath
- Chrome towel rails
- Chrome toilet roll holders

CERAMIC TILES & CARPET

- Gloss floor tiles to main area from builder's range
- Floor and wall tiles to all wet areas
- Tiles laid above bath
- Tiles to showers with 'special feature' tile frieze
- Tiles to kitchen splash back
- Skirting tiles to laundry and WC
- Designer modern carpet to all bedrooms, robes and one living area

PLUMBING

- 2 external hose garden taps
- PVC downpipes connected to stormwater mains



THE *Deluxe* PACKAGE

SPECIAL NOTE: *Inclusions styles / brands may vary dependent on supply or builder's choice, where there is any substitution the replacement will be of equivalent or superior quality. The schedule of inclusions and finishes are those that are set out in the residential building contract.

LANDSCAPING & FENCING

- Turf to front and back yard
- Garden with mulch and plants
- Timber fencing to back and sides with one single metal framed gate
- Metal mail box
- Wall folding clothesline
- Full site clean and removal of builder's rubbish



DRIVEWAY / PATHS

- Concrete driveway and path to front door
- Concrete to outdoor alfresco area and external doors

SPECIAL WARRANTIES

- Warranties and Guaranties supplied by builder at handover
- 6-year structural warranty
- 6-month maintenance warranty

THE TULLAMORE 192



LOT 217 SPLENDOUR CIRCUIT, YARRABILBA



NORTH

LOT	217
	SPLENDOUR CIRCUIT
Estate	YARRABILBA
Suburb	YARRABILBA
Local Auth.	LOGAN CITY COUNCIL
SP	264262
Area	320m ²
Cnt/Par	WARD / MOFFATT

SERVICES

Electricity	Underground
Water	Yes
Sewer	Yes
Road	Bitumen
Telecom.	Yes
Stormwater	Road
Footpath	Yes
Kerb	Mountable
Flood Aff.	-

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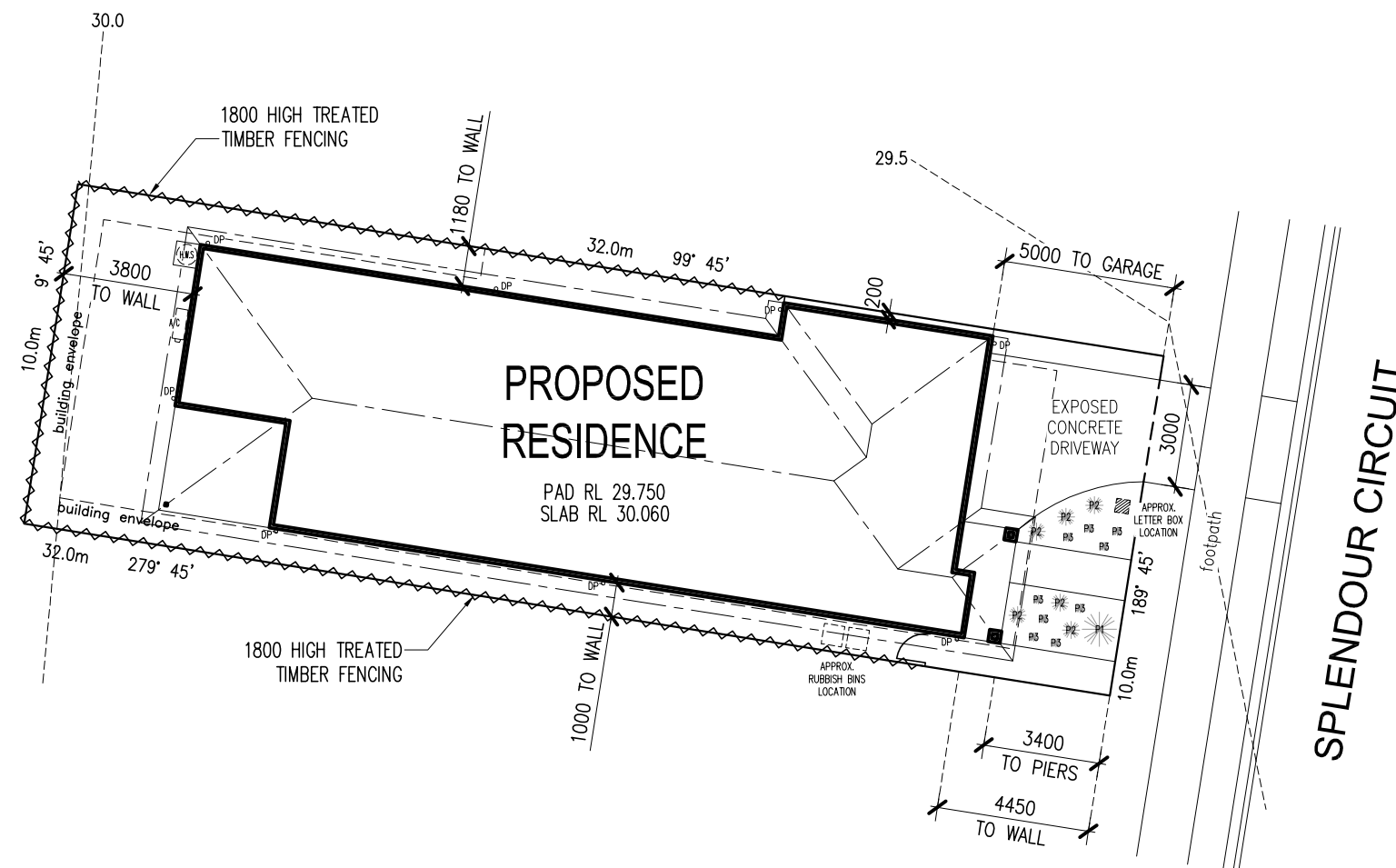
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DTZ BUILDING DESIGN PTY LTD.
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Clients: DTZ BUILDING DESIGN		
Drawing Issue		
A	COUNCIL ISSUE	23/06/17
-	...	-
Project PROPOSED DETACHED HOUSE at LOT 217 SPLENDOUR CIRCUIT, YARRABILBA		
Drawing SITE PLAN		
DATE: 23/06/17	DWG No.	AMND.
SCALE: 1:200	BA-A3-01	A 23/06/17
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 17102	
CAD REF: C:\SITES\LOT 217 YARRABILBA		

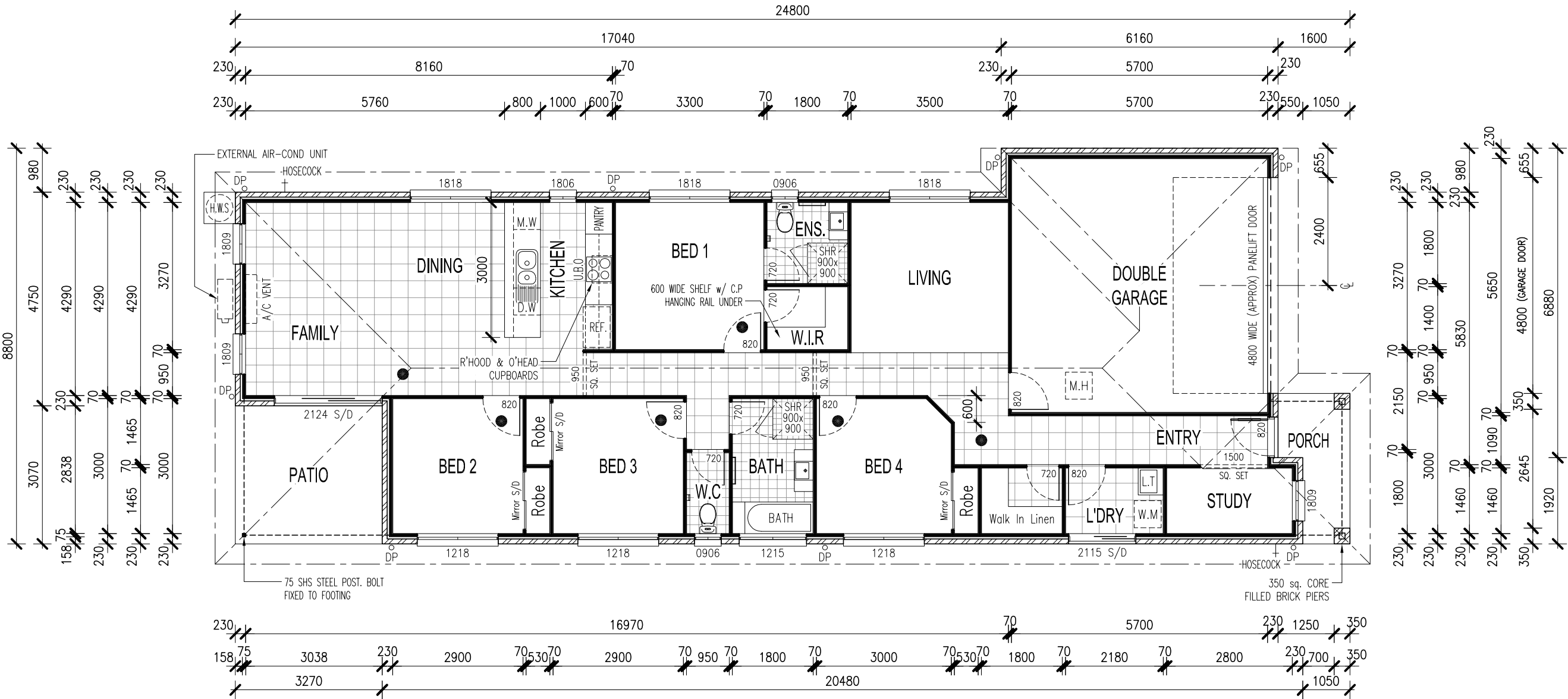


SITE PLAN
LAYOUT

Landscaping Requirments:

- P1 - 1.5m high tree to front yard - 200ml pot
- P2 - 1.0m high plant (evergreen) - 140ml pot
- P3 - 0.3m high plant (ground cover) - 140ml pot (or similar)

FIXTURE NOTES:
 T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL



FLOOR
 PLAN
 LAYOUT

AREA:-
 HOUSE AREA:- 178.478 m²
 PATIO AREA:- 10.039 m²
 PORCH AREA:- 4.296 m²
 TOTAL AREA:- 192.812 m²
 PER. LENGTH:- 67.200 m

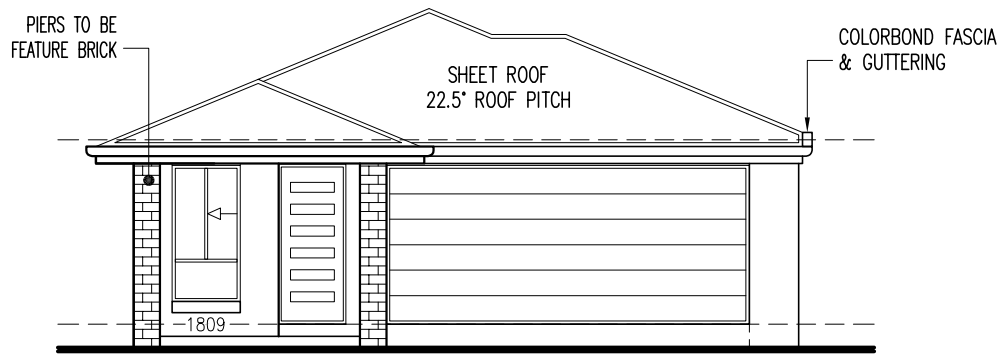
LEGEND
 F.W. FLOOR WASTE
 R.H. RANGEHOOD
 REF FRIDGE PROVISION
 W.O. WALL OVEN
 H.P. HOT PLATE
 SQ. SET SQUARE SET HEIGHT AT 2170mm
 D.W. DISHWASHER PROVISION
 M.H. 600 x 600 MAN HOLE
 D.P. DOWNPIPE
 VAN VANITY
 SHR. SHOWER
 B. BATH
 ST. STOVE
 W.M. WASHING MACHINE PROVISION
 C.S.D. CAVITY SLIDING DOOR
 + HOSECOCK
 + SHOWER TAP AT 1150 ABOVE
 + SHOWER BASE TO & COMBINATIONS
 + SHOWER ROSE AT 1800 ABOVE
 + SHOWER BASE
 ● SMOKE ALARMS TO COMPLY WITH B.C.A PART 3.7.2 & WITH A.S 3786
NOTES
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
 ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA / AS 1684-1999
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1

ELEVATIONS
 ● - LOCATION OF SMOKE ALARM.
 SMOKE ALARMS TO COMPLY WITH BCA CLASS 1 & 10 PART 3.7.2 & WITH AS 3786

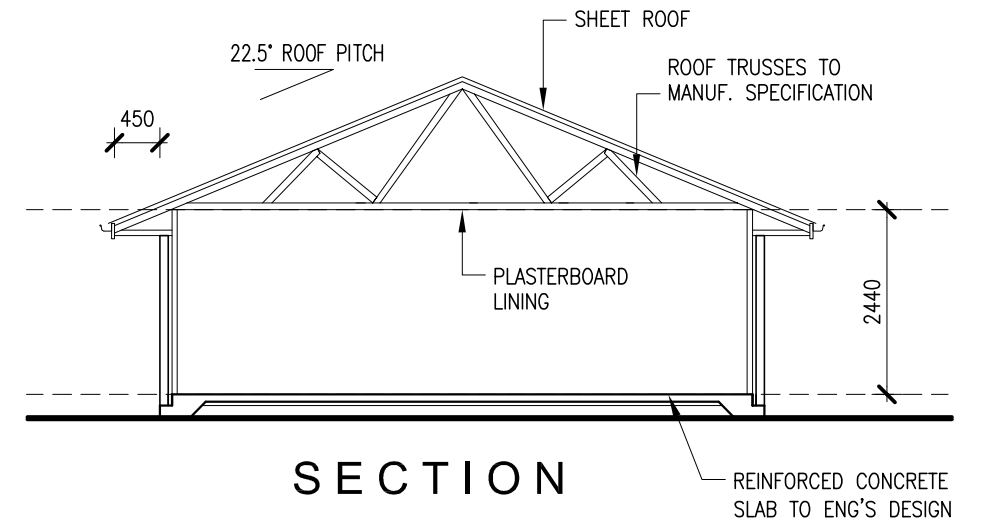
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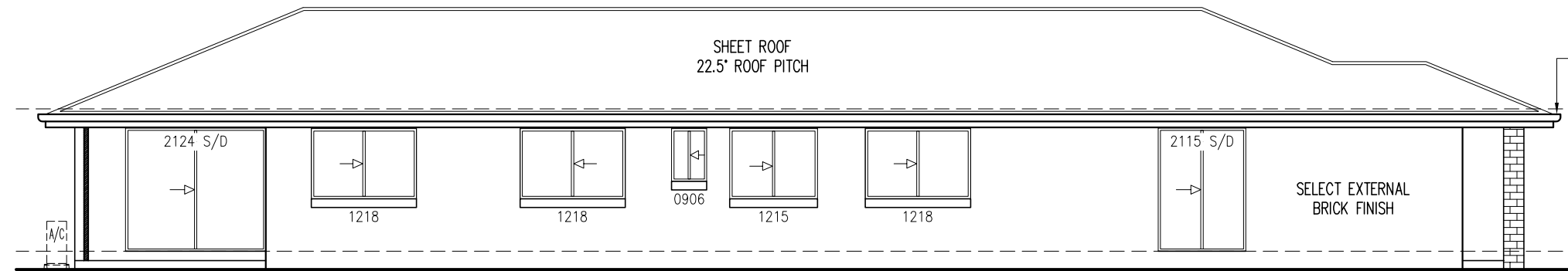
Drawing Issue			
A	COUNCIL ISSUE	26/06/17	
-	...	-	
Project			
PROPOSED DETACHED HOUSE at LOT 217 SPLENDOUR CIRCUIT, YARRABILBA			
Drawing			
FLOOR PLAN LAYOUT			
DATE: 26/06/17	DWG No.	AMND.	
SCALE: 1:100	BA-A3-02	A 26/06/17	
DRAWN: RCJE			
CHECKED: DTZ	JOB No.: 17102		
CAD REF: C:\SITES\LOT 217 YARRABILBA			



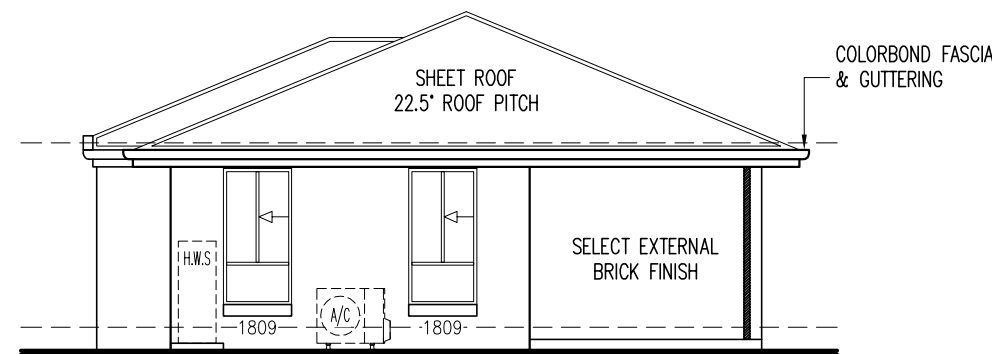
ELEVATION 1



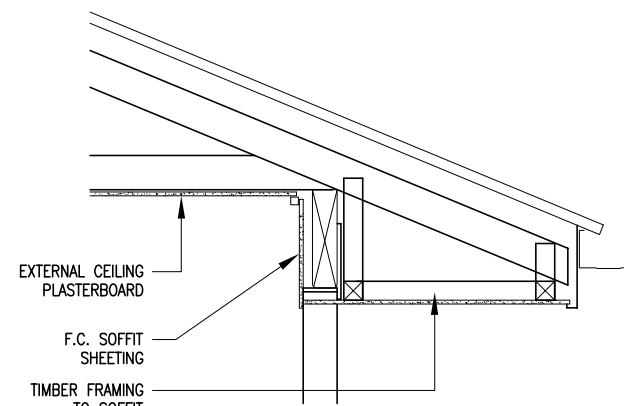
SECTION



ELEVATION 2

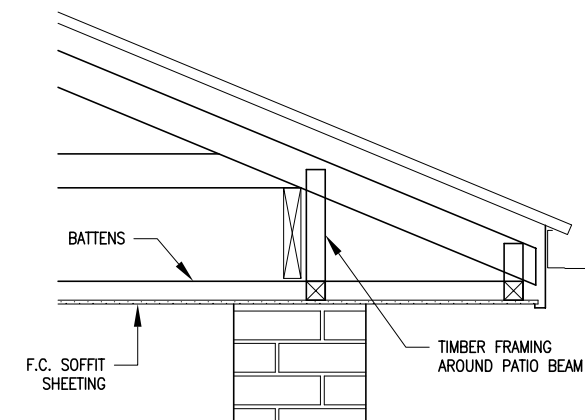


ELEVATION 3



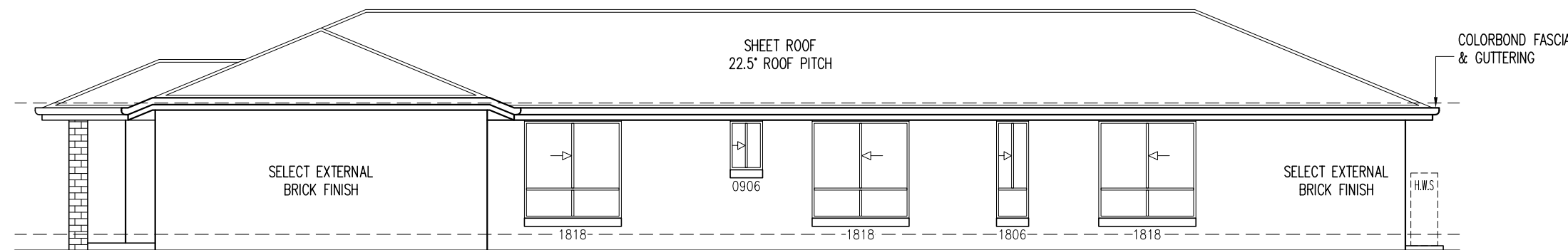
PATIO BULKHEAD
DETAIL

SCALE 1:5



PORCH BULKHEAD
DETAIL

SCALE 1:5



ELEVATION 4

NOTES:
ALL INTERNAL DIMENSIONS STATED ARE
FRAME SIZES - EXCLUDING LININGS.
ALL WINDOWS TO BE SLIDING U.N.O.
CHECK ALL DIMENSIONS BEFORE
COMMENCEMENT OF CONSTRUCTION.

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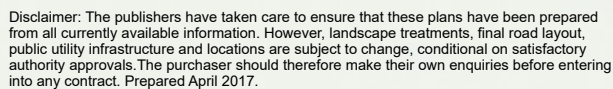
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A	COUNCIL ISSUE	26/06/17
-	...	-

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Locality



Block Types

T	Traditional Block
C	Courtyard Block
TCY	Town Courtyard Block
PV	Premium Villa Block
V	Villa Block
TC	Town Cottage Block

Legend

-  Engineered fill
-  1.8m high timber fencing by Lendlease
-  1.8m high colourbond fence by Lendlease
-  Wire mesh fencing by Lendlease
-  Street trees (proposed location)
-  Pad Mount Transformer
-  Ring Main Unit

belong at Yarrabilba

yarrabilba.com.au 1800 721 856



YARRABILBA

Created by

lendlease

THE RETREAT - BE AT HOME IN NATURE

Escape to a natural sanctuary and leave the hustle and bustle behind as you immerse yourself in bushland colour at The Retreat, Yarrabilba's latest residential address.

Wrapped around the stunning district recreational park and surrounded on two sides by rural properties, The Retreat is an everyday oasis from busy living. The beauty of nature surrounds this peaceful pocket bringing parkland views, wetland vistas and bushland backdrops close to homes.

Nine hectares of bushland and landscaped parkland crisscrossed by kilometres of walking and cycling paths offer unparalleled opportunities for outdoor fun and adventure. Wander through the maze of


wetland boardwalks and alongside the lagoon, the perfect place for discovering Australia's native wildlife. Nature trails with interpretive signage make accessing surrounding bushland and koala habitat areas easy and enjoyable.

And when you're ready to reconnect with the modern world, nearby convenience shops, sporting fields, schools and childcare centres make community living a pleasure. Now is your chance to be a part of this truly unique natural haven.



Yarrabilba

SALES AND INFORMATION CENTRE
Darrau Avenue, Yarrabilba QLD

FOLLOW US  facebook.com/myyarrabilba

yarrabilba.com.au 1800 721 856

OPENING HOURS

Monday: 1.00pm – 5.00pm
Tuesday – Friday: 9.00am – 5.00pm
Weekends: 10.00am – 5.00pm



YARRABILBA

Created by

lendlease

Yarrabilba Masterplan

Belong at Yarrabilba

Balanced and beautiful, the vision for Yarrabilba is built on bringing you a complete community that nurtures traditional family values - providing you with a true sense of belonging.

Perfectly positioned between Brisbane & the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometres from the M1 Motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty. Whatever your budget or dream lifestyle, Yarrabilba has living options for everyone to find their perfect address. Yarrabilba will be more than a beautiful location – it will be a vibrant community and a great place to live.

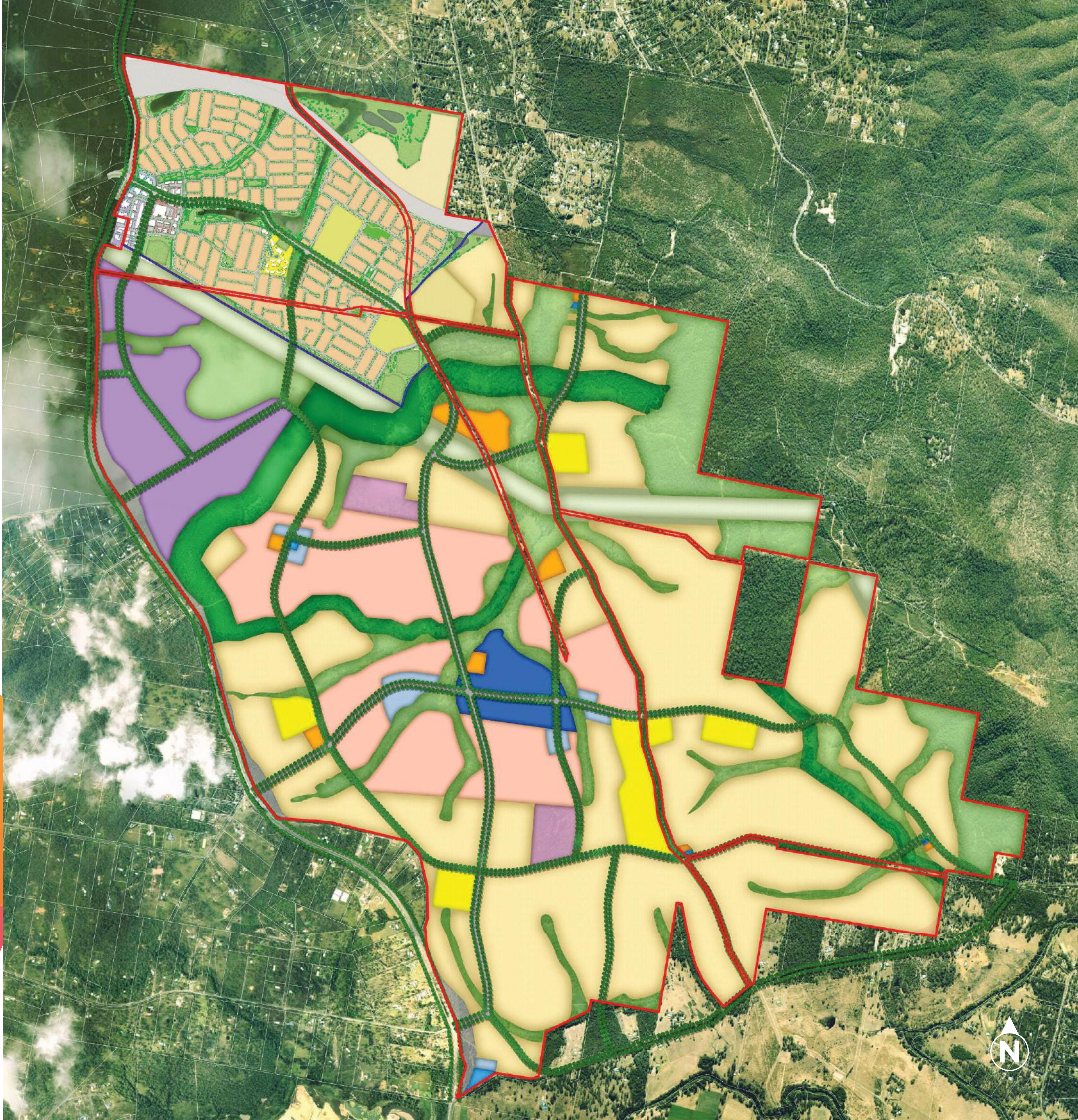
Legend

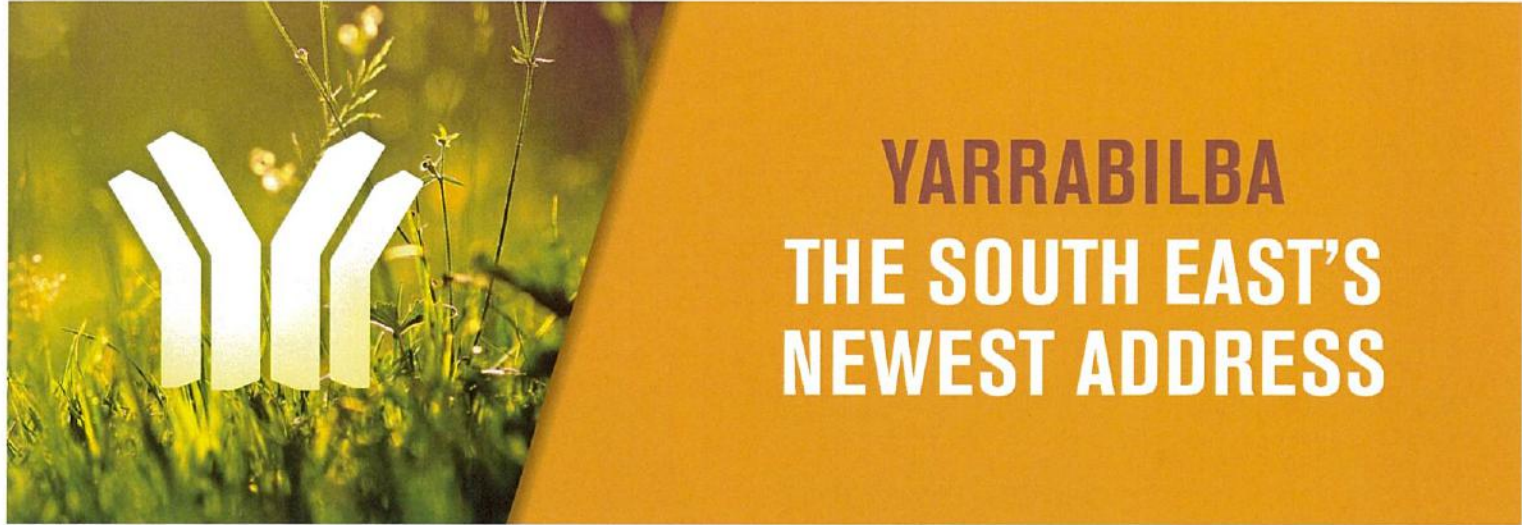
- **Yarrabilba Project Site**
(Within Yarrabilba Urban Development Area)
- **Town Centre**
- **Urban Residential Mixed Use**
- **Suburban Residential**
- **Retirement Residential**
- **Business Park**
- **Commercial Mixed Use**
- **Education**
- **Community**
- **Local Retail**
- **Open Space - Fauna Corridor**
- **Open Space - Conservation**
- **Open Space - District**
- **Electricity Easement and Buffer**
- **Proposed State controlled arterial road**
(Southern Infrastructure Corridor)
- **Current Development Area**

15 km to the Pacific Motorway (M1)
40 km south-east of Brisbane CBD
35 km north-west of Gold Coast Beaches
Gateway to the beautiful Mt Tamborine

The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, landscape treatments, final road layout, public utility infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. Prepared May 2015.

Created by
lendlease





OVERVIEW

Balanced and beautiful, the vision for Yarrabilba is built on bringing you a complete community that nurtures traditional family values - providing you with a true sense of belonging.

Perfectly positioned between Brisbane & the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometres from the M1 Motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty.

The plans for the first neighbourhood include new shops, a Catholic Education primary school, Bambini childcare centre and other businesses, together with Darlington Parklands (an amazing super park including water playground), hike and bike trails and a sports oval - all within walking distance from your new front door.

Whatever your budget or dream lifestyle, Yarrabilba has living options for everyone to find their perfect address.

Yarrabilba will be more than a beautiful location - it will be a vibrant community and a great place to live.

Yarrabilba will become home to over 45,000 people

Approximately 17,000 residential dwellings (15,300 lots) supported by a town centre, neighbourhood hubs and community, education & employment facilities.

Sales and Information Centre open Mon 11.00am to 5.00pm
Tue - Sun: 9.00am to 5.00pm, Yarrabilba Drive, Yarrabilba Qld 4207

☎ 1800 721 856 🌐 yarrabilba.com.au


Lend Lease

YARRABILBA LOGAN CITY

OVERVIEW

LOCATION

- 40 km south-east of the Brisbane CBD
- 35km north west of Southport
- 15 km from the M1 Motorway

TIMEFRAME

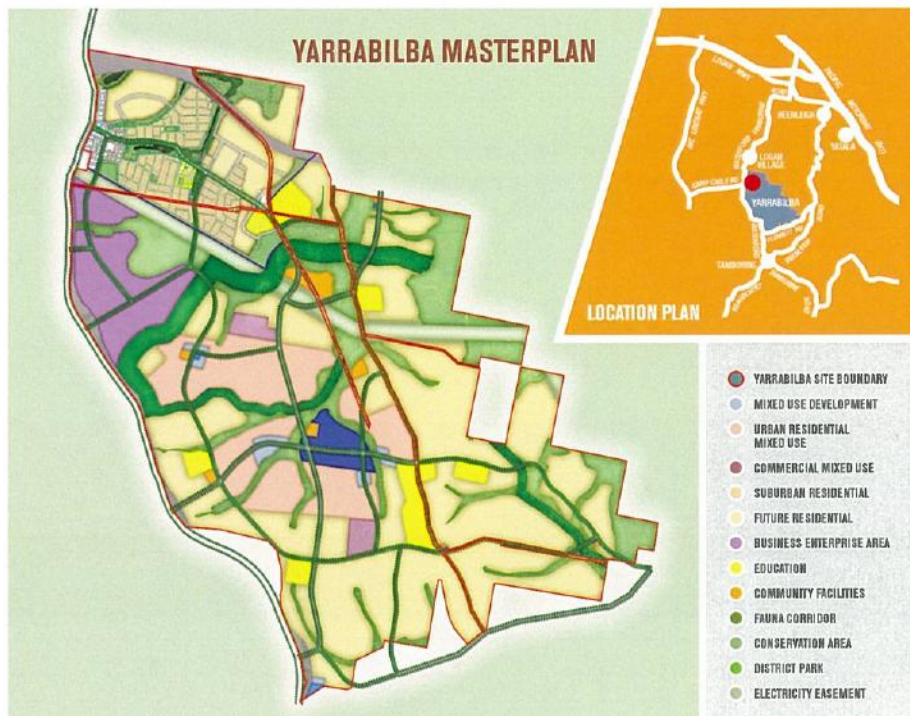
- 30 years: 2011-2041 (approx)

END VALUE

- A\$11+ billion (approx)

SIZE / POPULATION

- 2,012 hectares
- Yarrabilba will become home to over 45,000 people
- Approximately 17,000 residential dwellings (15,300 lots) supported by a town centre, neighbourhood hubs and community, education & employment facilities.



FIRST NEIGHBOURHOOD

- Over 830 residential lots plus 16ha of non-residential land with first private primary school, tavern, service station and child care sites sold to date (June 2014). New land releases are held regularly to meet growing demand.



OPEN SPACE & RECREATION

- Over 25% of Yarrabilba will be reserved for open space, including environmental corridors, bushland reserves, parks, landscaped areas and playing fields.

EDUCATION

- A full range of education facilities will be offered, from early childcare and learning to secondary and potentially higher learning (11 schools are planned for Yarrabilba).
- A range of childcare centres, primary and secondary schools are only a short drive from Yarrabilba.



SHOPPING & LIFESTYLE

The plans for Yarrabilba include:

- Sub regional town centre (40-50,000sqm retail), 2 district centres and 5 neighbourhood centres.
- It is proposed that the first neighbourhood will include a Village Centre consisting of a supermarket and a range of specialty shops.
- There are also a range of additional shopping options located within a 30 minute drive from Yarrabilba, including Logan Village Woolworths, Jimboomba, Grand Plaza and Hyperdome shopping centres.



COMMUNITY

- Yarrabilba will be a walkable community with an extensive pedestrian and cycle path network, as well as a wide range of community, sport and recreation facilities adjacent to district & neighbourhood centres and education facilities.



LIVING OPTIONS

- Yarrabilba will offer a comprehensive range of living options: block sizes from 170- 850sqm; with house and land packages to suit every lifestyle and budget.
- The first builders' display village, with 41 homes from 22 builders is located along Yarrabilba Drive. The display village offers home buyers a wide range of new home designs for the first home buyer to homes with additional room for larger families.



EMPLOYMENT

- Employment is a key focus, with a target of over 13,000 on site jobs. A100+ha Mixed Industry Business Area (MIBA) is planned to accommodate a range of light & service industries, business park activities and other mixed and supporting uses. Over 12% of all on site jobs are expected to operate as work-from-home businesses.

LEADERSHIP IN SUSTAINABILITY

- Innovative planning in areas like water and energy efficiency, waste management, pollution prevention, use of green space, and other sustainable development opportunities will be implemented at Yarrabilba.



1800 721 856 yarrabilba.com.au