

VILLAS ON MIKKELSEN

Situated in the leafy suburb of Camira, Impact Development's newest townhouse project "Villas on Mikkelsen" offers affordable, contemporary living without sacrificing convenience.

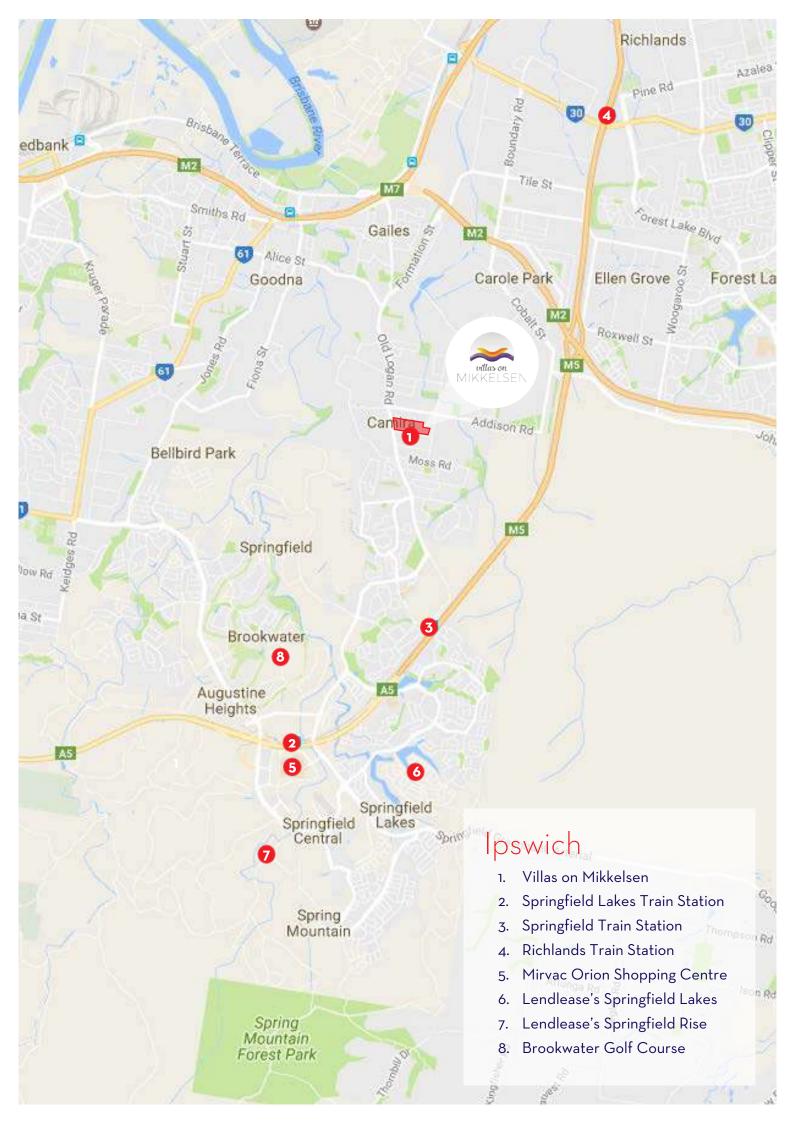
All home designs feature three to four generously-sized bedrooms, two bathrooms and a one to two car garage. Some designs additionally boast a walkout balcony off the bedroom and with visitor parking spots spread throughout the complex, friends and family can also enjoy the comfort and quality of "Villas on Mikkelsen"

A rendered and face brick finish with cladding accents complement the modern hip rooflines of these townhouses and a private courtyard meets the need for outdoor space, while minimising the time required to maintain it.

Owners will feel right at home in these spacious, one and two storey designs, with fully zoned ducted air conditioning, stainless steel kitchen appliances, engineered stone bench tops, a pleasing neutral palette, 2440 ceilings and window coverings included and ready to go.

From first home buyers to growing families, these townhouses are the perfect choice if looking for a housing option, which is not only affordable, but of high quality and in a convenient location.

Camira residents have access to a highlydiverse range of amenities. These include childcare centres, special schools, primary schools, secondary schools and prep to year 12 schools. Also located in Springfield Central is the Orion Springfield Central Shopping Centre - the ninth largest shopping centre in Queensland. Other amenities in close proximity include parks and reserves, a lagoon, sports centres, a developing golf and spa resort, a golf course, tennis courts, community centres, a library and more.







FEATURES

- Brand new 1 & 2 storey townhouses
- Community development of 26 residences
- 3 4 bedrooms, 2.5 bathrooms
- Spacious robe and ensuite to master bedroom
- Single and double lock up garage
- Fully zoned ducted air conditioning
- Energy efficient down lights
- Security screens to all windows
- Ceiling fans
- Engineered stone bench tops
- Downstairs powder room (where applicable)
- · Open plan living and dining
- Low maintenance courtyards
- Approximately 170m² of floor area per townhouse
- Generous visitor parking spots
- Low body corporate fees (Refer to back for full specification)

SITE PLAN





FLOOR PLAN A





FLOOR PLAN B





FLOOR PLAN C





FLOOR PLAN D











SPECIFICATIONS

External Finishes

- Colorbond roof
- · Colorbond fascia & gutter
- Face brick veneer external walls to ground floor with feature rendered facade
- · Feature Linea weatherboard and Axon weatherboard cladding to first floor
- 2440mm internal ceiling height
- · Corinthian Madison 104 external door with security screens
- · Whitco Bevel Lever Set with Deadlock
- Panel lift garage door 2 remotes
- PVC downpipes
- · Aluminium powder coated windows & sliding doors fitted with security screens

Internal Fixings

- · Corinthian Motive internal swing doors
- Aluminium framed vinyl sliding wardrobe doors
- · Whitco Bevel lever internal door handles
- Pencil round skirting and architrave all with 2 coats of gloss paint
- 10mm plasterboard throughout, 6mm villaboard to wet areas, 90mm cornice all with 2 coats of low sheen paint

Kitchen

- 20mm engineered stone bench tops
- Sheen cupboard doors, overheads, and drawers with PVC edging
- Kitchen height 2.2m with cabinetmaker bulkhead (paint quality)
- Stainless steel 600mm oven
- Stainless steel dishwasher
- Stainless steel slide-out range hood
- Ceramic 600mm cooktop with stainless trim
- · Chrome sink mixer
- Stainless steel sink
- Ceramic tile splashbacks

Laundry

- · Steel stand-alone laundry tub cabinet
- · Ceramic tile splashback

Electrical

- LED down lights throughout home excluding garage
- · Ceiling fans in bedrooms, family and living rooms
- 3 in 1 exhaust fans in bathroom and ensuite
- External double spotlight near laundry drying area
- Ducted AC
- · Electric hot water system

Bathrooms, Ensuites, and Water Closets

- Vanities with 20mm engineered stone bench tops and laminate cupboard doors/drawers with PVC edging
- Micro framed mirrors
- Chrome shower, bath and basin mixers
- Chrome bath spout
- Flexispray shower rails
- Ceramic close-coupled toilet suite
- Chrome double towel rails and toilet roll holders
- Semi-framed glass shower screens with pivot door
- Acrylic moulded bath 1675mm
- Ceramic tile splashbacks, skirting and shower recesses
- Ceramic feature tile in showers

Floor Coverings

- Ceramic tiles in kitchen, living, meals, entry, hallways, and all wet areas
- Balance of villa to be quality carpet and underlay including staircase
- Garage floor to be plain trowelled concrete

Window Treatments

- Roller blinds to all windows and vertical blinds to all doors throughout house excluding garage and wet areas
- Security screens to all windows and sliding doors

Landscaping

- Landscaping throughout site to be a mixture of mature trees, shrubs, ground covers and decorative pebble
- Turf to rear yard, except internal units, which will be pavers, pebble and landscaping
- Coloured concrete driveway, porch and alfresco
- Treated timber rail and paling fence sufficient to complete property with access gates as shown

Energy Efficiency

- Reflective foil and insulation to roof (under roof sheeting)
- Ceiling insulation to main roof area excluding garage, alfresco, and porch
- Sisalation wrap to external walls
- 6 star energy rating

Miscellaneous

- Television antenna for 2 hardwired points
- Wall mounted clothesline





INTRODUCING...

Camira

Just a half an hours' drive from the Brisbane CBD via the Centenary Highway is the suburb of Camira. It's situated in the fourth fastest expanding region in Australia, the Western Growth Corridor of South East Queensland. Additionally, it lies in the fastest growing region in Queensland, Ipswich City and is a mere 10 minutes' drive from the Orion Lagoon, which is considered one of the largest public swimming pools in the Southern Hemisphere. Brookwater Golf Course, an award-winning course designed by Greg Norman is also a 15 minutes' drive south-west of Camira. According to these statistics, Camira is set for huge growth. Over 11,600 people should be living in the suburb by 2036.

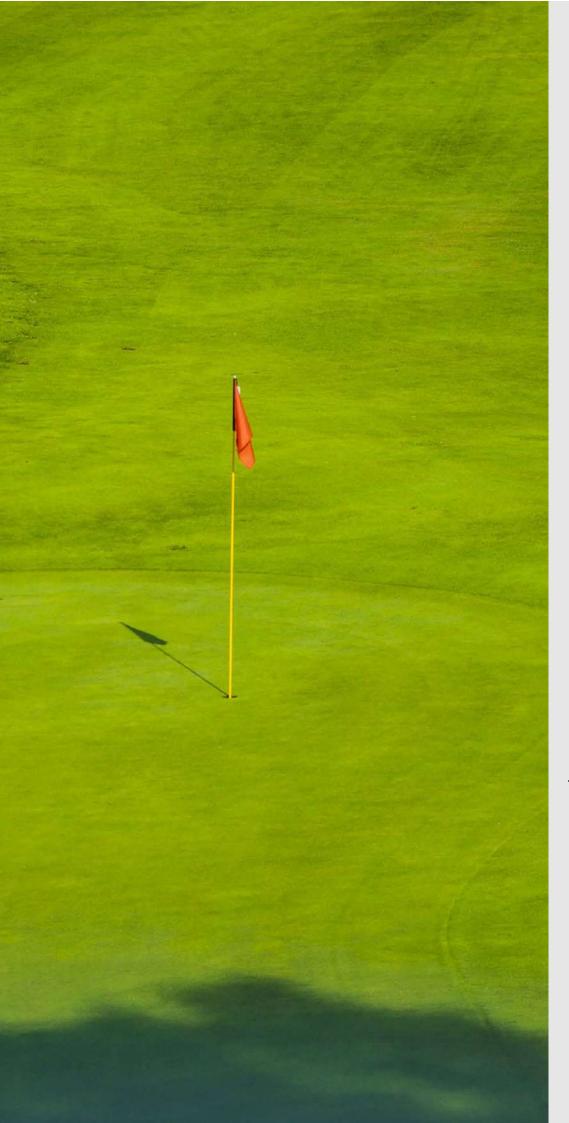
As well as being the fastest growing region, Ipswich City is also the fourth largest growing region in Queensland. By 2036, the region's population is expected to reach 485,000 people. Such a massive, future population requires the support of new dwellings and jobs. Forecasts suggest 124,600 new dwellings will be provided to residents of the Ipswich City region between 2011 and 2036. Residents of Camira and surrounding suburbs, from 2006 to 2026 will benefit from the estimated 20,000 to 30,000 new jobs, triggered by the 120% or more employment growth projected for the area. Business and industrial parks, as well as billion dollar projects in-progress or planned will be the major contributors to this number of jobs.

Camira residents have access to a highly-diverse range of amenities. These include childcare centres, special schools, primary schools, secondary schools and prep to year 12 schools. St Peters Lutheran College in Springfield and Springfield Anglican College are two high-achieving schools situated within a 15 minutes' drive of the Camira CBD. In Springfield Central, a 10 minutes' drive from Camira are the Springfield campuses of the award-winning University of Southern Queensland (USQ) and TAFE Queensland South West. Also located in Springfield Central is the Orion Springfield Central Shopping Centre and the Springfield Mater Private Hospital. Orion is the ninth largest shopping centre in Queensland and the Mater Private Hospital contains the first Cancer Care Centre in the Western Growth Corridor. In terms of public health services, Camira residents can easily access a range of medical centres and the Queen Elizabeth The Second Jubilee Public Hospital.

Other amenities in close proximity include parks and reserves, a lagoon, sports centres, a developing golf and spa resort, a golf course, tennis courts, community centres, a library and more. Bus stops in the Camira CBD and the Springfield Railway Station, a 5 minutes' drive away, allow travel to nearby suburbs and to the Brisbane CBD. From the Springfield Railway Station, the Brisbane CBD is about forty minutes away. As the Centenary Highway and Ipswich Motorway are easily accessible to Camira residents, driving to the Brisbane CBD and the Ipswich CBD is easy.

(Sources: Better Education Pty Ltd 2016; Brookwater 2018; Commonwealth of Australia 2013; Discover Ipswich 2016; Dusit International 2016; Google Maps 2016; Greater Springfield 2015; Lendlease Corporation 2015; Lendlease Corporation 2016; The State of Queensland (Queensland Treasury)

2016; Sensis Pty Ltd 2016; TAFE Queensland 2014; University of Southern Queensland
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15min from BROOKWATER Golf Course

(Award-winning course designed by Greg Norman)

Close to the

FASTEST

growing region in SEQ (Greater Springfield)

IPSWICH CITY

FASTEST GROWING

region in QLD in 2015

IPSWICH CITY

4TH LARGEST GROWING

region in QLD in 2015



people in the Ipswich City region by 2036



BILLION in projects in & around Camira

EMPLOYMENT

Camira & surrounding suburbs expect access to:

20,000-30,000

(new jobs between 2006 & 2026)

MORE THAN JUST A ROOF OVER YOUR HEAD

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