



HOUSE AND LAND PACKAGE SUMMARY

ADDRESS Lot 1590 Unit 2 Ridgcrest Drive,
"Flagstone - Stage 15D", FLAGSTONE QLD 4280

HOUSE DESIGN Sorrento

FACADE A

HOUSE & LAND PRICE \$379,900

LAND PRICE

HOUSE PRICE

RENTAL APPRAISAL

HOUSE SIZE 170.71sqm

LAND SIZE 550m2

BEDROOMS 3

BATHROOMS 2

GARAGING 2

INCLUSIONS Full Render, Ducted A/C, Sealed Driveway

Pedestrian Path to Street, Stone to Kitchen Bench Top

Colorbond Roofing, Energy Efficient

Fans Throughout inc Bedrooms

T2 Blue Pine with 25 Year Warranty (Termite)

B R I G H T O N
B U I L T
let life in.

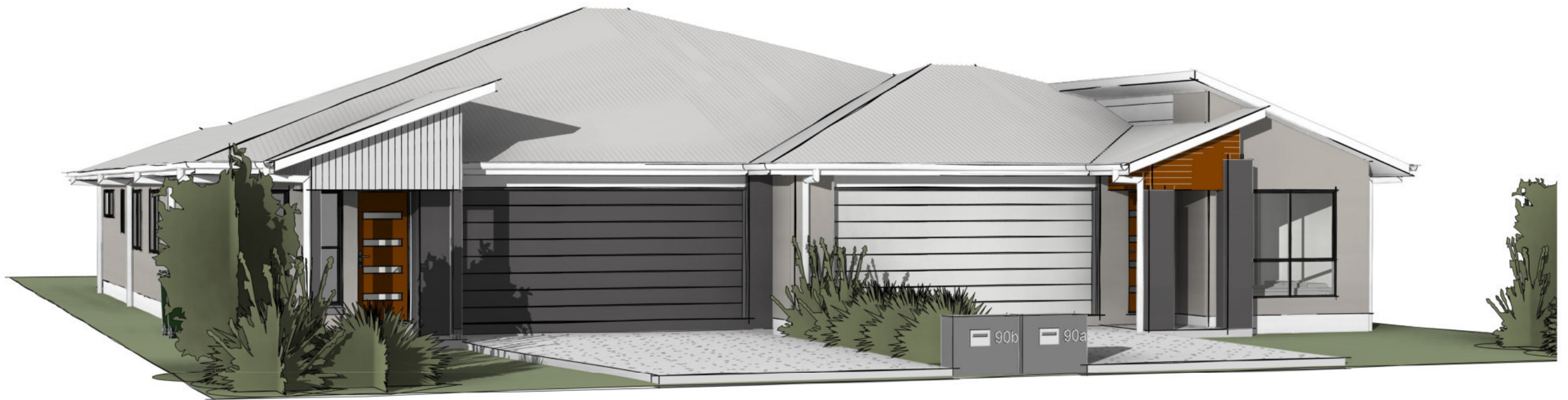


Illustration of Design



HAYMAN HOMES (AUSTRALIA) PTY LTD
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ABN 83 150 533 378

JOB ADDRESS: LOT 1590, RIDGECREST DRIVE FLAGSTONE RISE, QLD		DESIGN: PROPOSED DUPLEX			REV		DATE	DESCRIPTION		DRAWN		CHECKED		JOB NO: 900531		PROPERTY DETAILS		STAGED PLAN: WORKING DWGs		
					E	04.12.17	NEW DESIGN		ADM		NV									
					F	26.06.18	AMENDMENTS		MB		NV									
CLIENT:		DATE: 26.06.18			DRAWN: MB			CHECKED: NV					SCALE:		ISSUE: F		S.P:		USE FIGURED DIMENSIONS AT ALL	
																	254144		TIMES. REFER ANY ENQUIRES TO	
																	PARISH:		BUILDING CONTRACTOR. ALL	
																	MCLEAN		DIMENSIONS TO BE VERIFIED ON SITE	
																	COUNTY:		PRIOR TO CONSTRUCTION. ALL WORK	
											DWG NO:				STANLEY		TO COMPLY WITH LOCAL AUTHORITY			
											002				LAND AREA:		REGULATIONS AND BCA.			
															1100m²					

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This façade is to show colours only and may not be the façade chosen.

ORPHEUS



EXTERNAL COLOUR PALETTE



BRICK (JOINT: IRONED)
Austral Urban One -
Chiffon



COLORBOND ROOF
Colorbond Monument



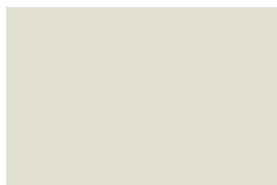
CONCRETE ROOF TILE
Bristle Classic Shingle -
Coal



GUTTER & FASCIA
Colorbond Monument
and Shale Grey



**FEATURE BRICK
(JOINT: IRONED)**
Austral Urban One - Silver



RENDER COLOUR 1
Taubmans Gemini Silver



RENDER COLOUR 2
Taubmans Shale Grey



GARAGE DOOR
Shale Grey



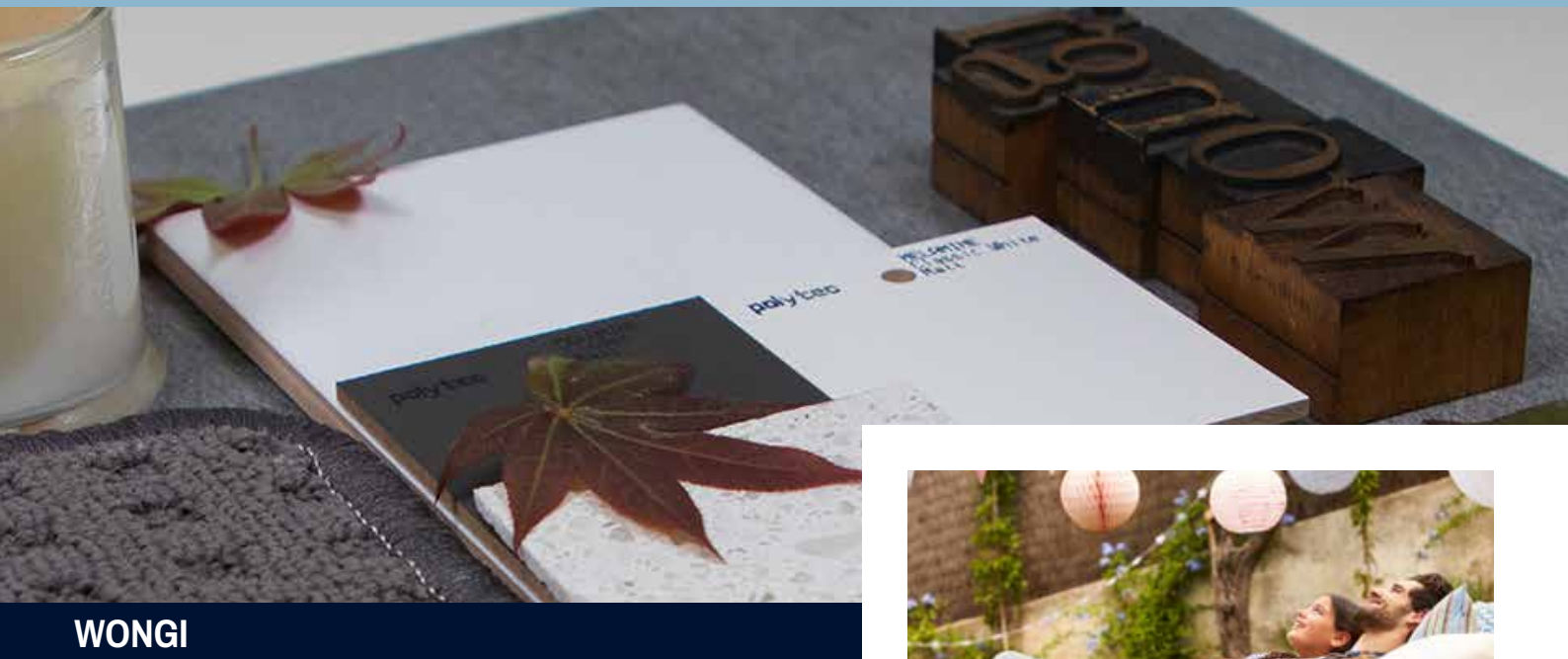
WINDOW FRAMES
Monument



FRONT DOOR & CLADDING
Taubmans Stonebridge

BRIGHTON
BUILT
let life in.

Image is for illustrative purposes and to be used as a guide only. Image may depict fixtures, finishes and features not supplied by Brighton or included in this package or it may show an example of what your package includes such as landscaping and driveway. Due to printing, colours and finishes are not exact and true and should be used as a guide only. Brighton Built ABN 83 150 533 378. QBCC 1250787



WONGI



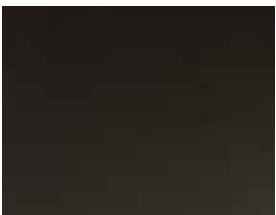
INTERNAL COLOUR PALETTE



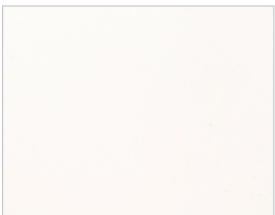
KITCHEN BENCHTOP
Polytec Temple
Stone Matt



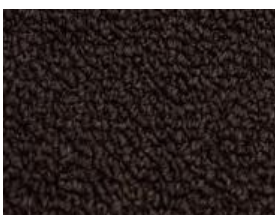
**KITCHEN BENCHTOP
UPGRADE**
Caesarstone Ice Snow



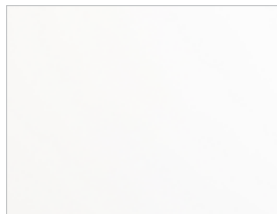
KITCHEN UNDERBENCH
Polytec Cinder Matt



KITCHEN OVERHEAD
Polytec Classic
White Matt



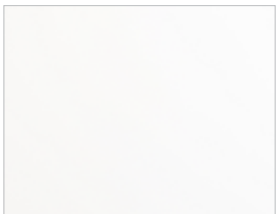
CARPET
Channel 0515 -
In the Loop



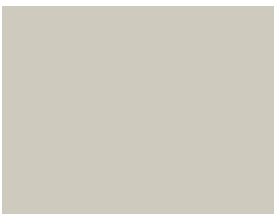
WET AREA WALL TILE
White Gloss 250 x 400



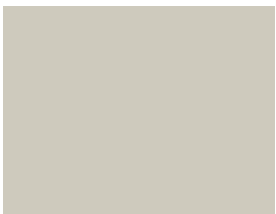
**LIVING & WET AREA
FLOOR TILE**
Como Black Matt
450 x 450



KITCHEN SPLASHBACK
White Gloss 100 x 300



WALL PAINT COLOUR
Taubmans Stonebridge



**DOORS, SKIRTING &
ARCHITRAVES**
Taubmans Stonebridge
Gloss

B R I G H T O N
B U I L T
let life in.

Please note:
Due to printing, colours and finishes are not exact and true and should be used as a guide only.

AREA SCHEDULE	
Unit 1 Alfresco	12.09 m ²
Unit 1 Garage	38.29 m ²
Unit 1 Living	112.69 m ²
Unit 1 Porch	2.86 m ²
Unit 2 Alfresco	13.58 m ²
Unit 2 Garage	37.93 m ²
Unit 2 Living	115.34 m ²
Unit 2 Porch	3.86 m ²
Grand total	336.64 m ²

NOTE : FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

LEGEND	
ACC-D	DUCTED AIR-CONDITIONED R. Condenser to manufacturers specifications
CL-FM	FENCE MOUNTED CLOTHES LINE
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
LBOX	LETTERBOX - To suit house facade
MB	METER BOX
TAP	12mm HOSE COCK - EXTERNAL

[illegible]

Site Plan



CLIENTS SIGNATURE: _____

[illegible]

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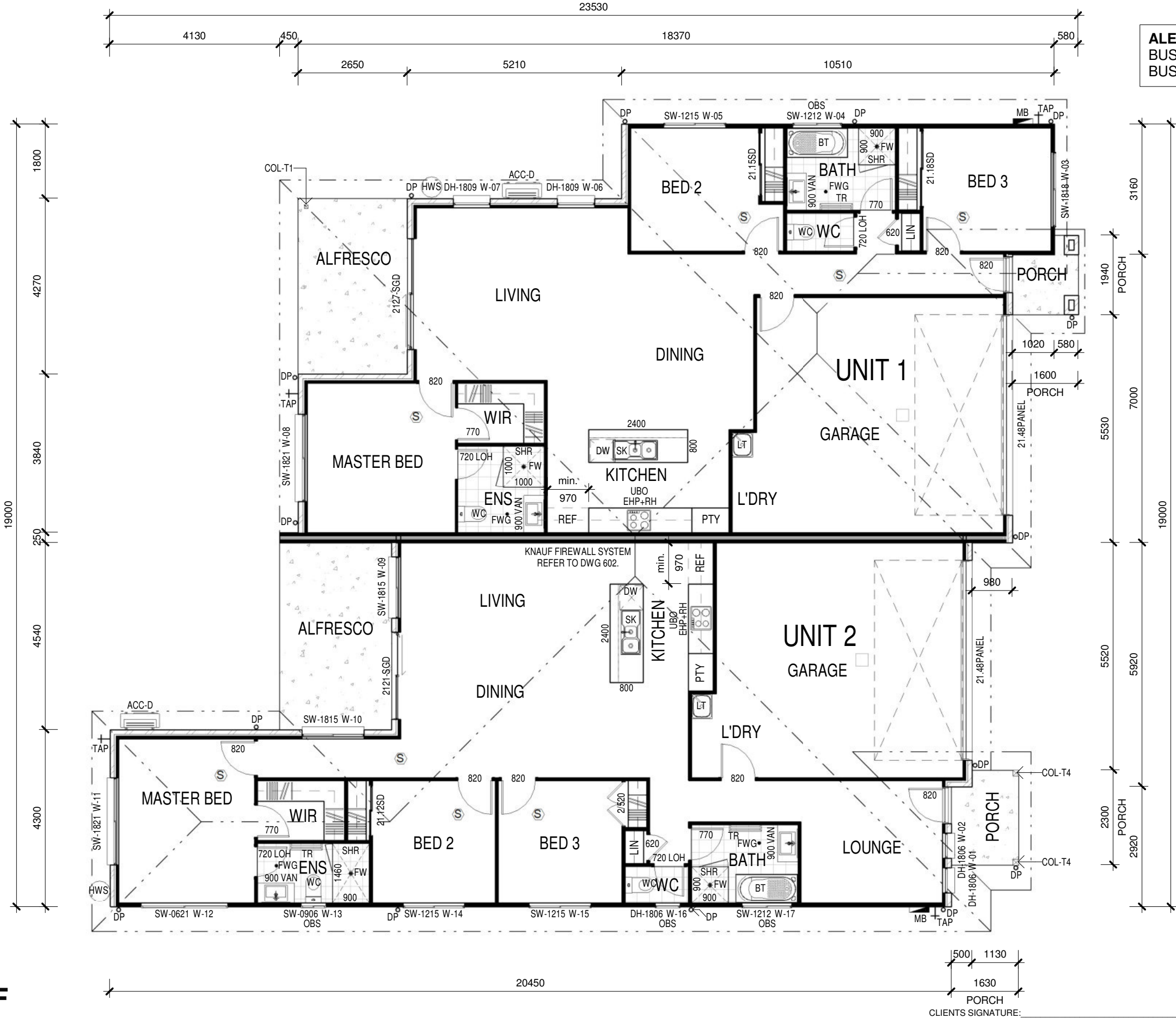
AREA SCHEDULE	
Unit 1 Alfresco	12.09 m²
Unit 1 Garage	38.29 m²
Unit 1 Living	112.69 m²
Unit 1 Porch	2.86 m²
Unit 2 Alfresco	13.58 m²
Unit 2 Garage	37.93 m²
Unit 2 Living	115.34 m²
Unit 2 Porch	3.86 m²
Grand total	336.64 m²

LEGEND	
900 VAN	VANITY UNIT - 900 LONG
ACC-D	DUCTED AIR-CONDITIONER. Condenser to manufacturers specifications
BT	BATHTUB
COL-T1	COLUMN - 90x90 HWD. REFER ENG'S DWG'S
COL-T4	COLUMN - 140x140 HWD. REFER ENG'S DWG'S
DP	DOWNPIPE
DW	DISHWASHER SPACE
EHP+RH	ELECTRIC HOT PLATE AND RANGEHOOD
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
HWS	HOT WATER SYSTEM
LT	LAUNDRY TUB
MB	METER BOX
OBS	OBSCURE GLAZING
SK	SINK
TAP	12mm HOSE COCK - EXTERNAL
TR	TOWEL RAIL
UBO	OVEN - UNDER BENCH
WC	WATER CLOSET

Floor Plan - GF



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ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR "BAL-12.5" RATING

WINDOW SCHEDULE				
No.	Type	Height	Width	Description
01	DH-1806	1800	610	Double Hung X
02	DH-1806	1800	610	Double Hung X
03	SW-1818	1800	1810	Sliding Window - XO-OO
04	SW-1212	1200	1210	Sliding Window - XO
05	SW-1215	1200	1510	Sliding Window - XO
06	DH-1809	1800	910	Double Hung X
07	DH-1809	1800	910	Double Hung X
08	SW-1821	1800	2110	Sliding Window - XO-OO
09	SW-1815	1800	1510	Sliding Window - XO-OO
10	SW-1815	1800	1510	Sliding Window - XO-OO
11	SW-1821	1800	2110	Sliding Window - XO-OO
12	SW-0621	600	2110	Sliding Window - XO
13	SW-0906	900	610	Sliding Window - XO
14	SW-1215	1200	1510	Sliding Window - XO
15	SW-1215	1200	1510	Sliding Window - XO
16	DH-1806	1800	610	Double Hung X
17	SW-1212	1200	1210	Sliding Window - XO

NOTES:


- FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
- THIS DRAWINGS IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DWGS'.
- FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- UPPER FLOOR OPENINGS TO COMPLY WITH ALL RELEVANT BUILDING CODES & REGULATIONS. RESTRICTED OPENINGS WHERE REQUIRED
- ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.

NOTES :

- FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.
- LIFT OFF HINGES TO WC DOOR.
- SARKING TO ROOF.
- R2.5 INSULATION TO CEILINGS.
- ALL SHOWER ROSES TO BE AAA RATED.
- WATER PRESSURE LIMITED TO 500 KPA AT THE METER
- ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
- ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH GENERAL NOTES AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER & BUILDING SUPERVISOR.

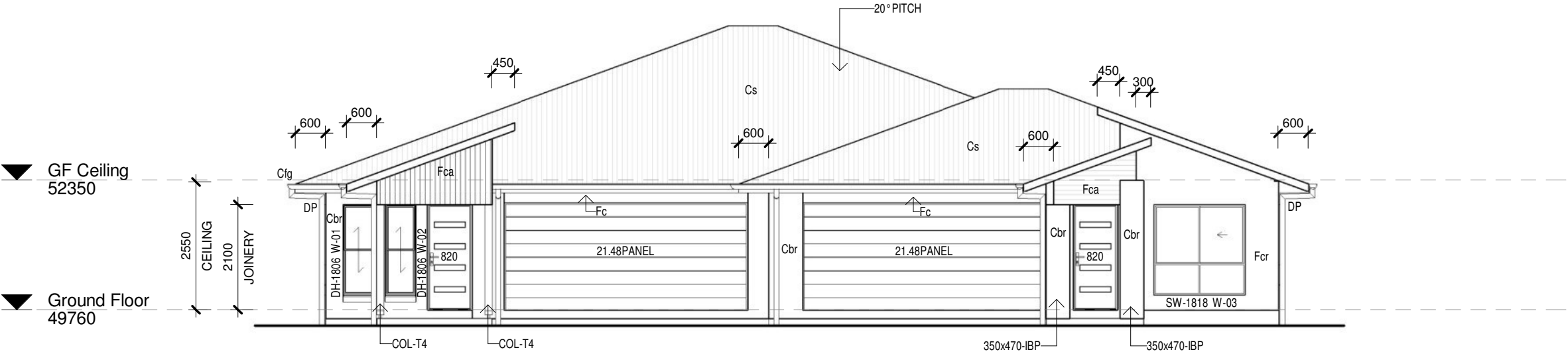
CLIENTS SIGNATURE: _____

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JOB ADDRESS: LOT 1590, RIDGECREST DRIVE FLAGSTONE RISE, QLD		DESIGN: PROPOSED DUPLEX			<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr><tr><td>E</td><td>04.12.17</td><td>NEW DESIGN</td><td>ADM</td><td>NV</td></tr><tr><td>F</td><td>26.06.18</td><td>AMENDMENTS</td><td>MB</td><td>NV</td></tr></table>		REV	DATE	DESCRIPTION	DRAWN	CHECKED	E	04.12.17	NEW DESIGN	ADM	NV	F	26.06.18	AMENDMENTS	MB	NV		JOB NO: 900531		PROPERTY DETAILS		STAGED PLAN: WORKING DWGs	
					REV	DATE	DESCRIPTION	DRAWN	CHECKED																			
					E	04.12.17	NEW DESIGN	ADM	NV																			
					F	26.06.18	AMENDMENTS	MB	NV																			
SCALE: 1 : 100		ISSUE: F	S.P: 254144		USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.																							
DWG NO: 200			PARISH: MCLEAN																									
			COUNTY: STANLEY																									
CLIENT:		DATE: 26.06.18	DRAWN: MB	CHECKED: NV			LAND AREA: 1100m²																					

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LEGEND	
20° PITCH	ROOF PITCH @ 20°
350x470-IBP	350x470 ISOLATED BRICK PIER, Footing Refer Eng's Details
ACC-D	DUCTED AIR-CONDITIONER. Condenser to manufacturers specifications
Cbr	Common Brick, Render Finish
Cfg	Colorbond Fascia & Gutter
COL-T1	COLUMN - 90x90 HWD. REFER ENG'S DWG'S
COL-T4	COLUMN - 140x140 HWD. REFER ENG'S DWG'S
Cs	Colorbond Steel Roofing
DP	DOWNPIPE
Fc	Fibre-Cement
Fca	Scyon Axon Cladding
Fcr	Fibre-Cement, Render Finish
HWS	HOT WATER SYSTEM
TAP	12mm HOSE COCK - EXTERNAL



1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

Elevations

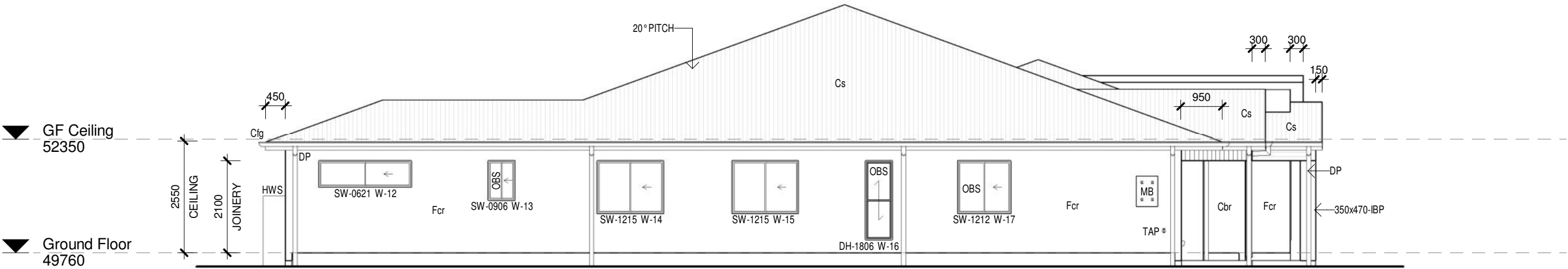


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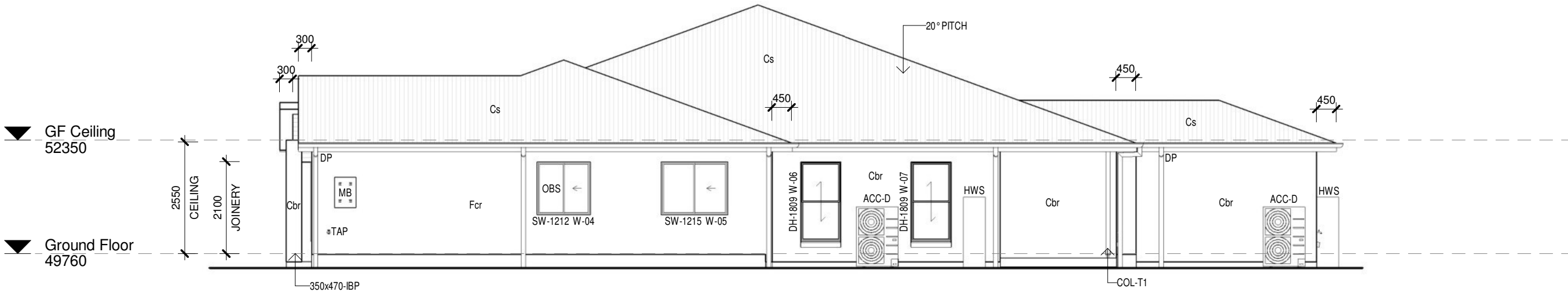
JOB ADDRESS:		DESIGN:		REV		DATE		DESCRIPTION		DRAWN		CHECKED		JOB NO:		PROPERTY DETAILS		STAGED PLAN:	
LOT 1590, RIDGECREST DRIVE		PROPOSED		E		04.12.17		NEW DESIGN		ADM		NV		900531		S.P:		WORKING DWGs	
FLAGSTONE RISE, QLD		DATE:		F		26.06.18		AMENDMENTS		MB		NV		SCALE:		PARISH:		USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.	
CLIENT:		DATE:		DRAWN:		CHECKED:		DWG NO:		ISSUE:		COUNTY:		300		STANLEY			
		26.06.18		MB		NV				F		LAND AREA:				1100m ²			

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350x470-IBP	350x470 ISOLATED BRICK PIER, Footing Refer Eng's Details
ACC-D	DUCTED AIR-CONDITIONER. Condenser to manufacturers specifications
Cbr	Common Brick, Render Finish
Cfg	Colorbond Fascia & Gutter
COL-T1	COLUMN - 90x90 HWD. REFER ENG'S DWG'S
Cs	Colorbond Steel Roofing
DP	DOWNPIPE
Fcr	Fibre-Cement, Render Finish
HWS	HOT WATER SYSTEM
MB	METER BOX
OBS	OBSCURE GLAZING
TAP	12mm HOSE COCK - EXTERNAL



1 LEFT ELEVATION
1 : 100



2 RIGHT ELEVATION
1 : 100

Elevations



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		26.06.18		MB		NV								1 : 100		F		MCLEAN	
														DWG NO:				COUNTY:	
														301				STANLEY	
																		LAND AREA:	
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CANOPY VIEW ASPECT RELEASE



Welcome to Aspect Release in Flagstone.

The Aspect Release presents 49 home-sites ranging from 455m² to 1,961m², all allowing you to build the home you've always wanted, for the life you deserve.

Surrounded by preserved natural bushland, Aspect Release allows you to experience all the great outdoors has to offer whilst still being close to shopping, schools and recreation.

Make the most of living at Flagstone with picnic facilities, a wealth of parkland, bike trails and children's play areas.

At Aspect Release, the investment you make today will ensure that you're a part of the future at Flagstone.

CANOPY VIEW

ASPECT RELEASE



Open 7 days 10am-5pm

Sales and Information Centre at Flagstone Shopping Village
Cnr of Bushman and Homestead Drive, Jimboomba

Call (07) 5540 3068 or email flagstone@peet.com.au.

NOTE: Park and street tree locations are indicative only and subject to change without notice. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey, October 2015.

25th August, 2018

Brighton Homes

**RE: Unit 2, Lot 1590 Ridgecrest Drive Flagstone
Brand New 3 Bedroom Home Approx. 165m2**

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

The property is described as featuring:

- 3 Bedrooms, all with built-in wardrobes
- 2 Bathrooms, master bedroom with ensuite
- Open plan tiled dining and family area
- Modern kitchen with quality stainless appliances
- Split cycle airconditioning
- Fenced, landscaped yard
- Automatic double garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$330.00-\$360.00 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 b.douglas@oliverhume.com.au

Yours Faithfully,



Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

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