



HOME & LAND

\$571,500

FIXED PRICE

Lot 2 New Road 'Bracken Ridge - Park Views' Bracken Ridge

DESIGN NAME: Carlton

TOTAL HOUSE AREA: 167sqm

TOTAL LAND SIZE: 358sqm

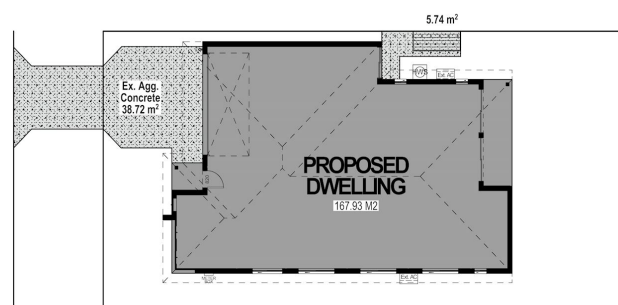
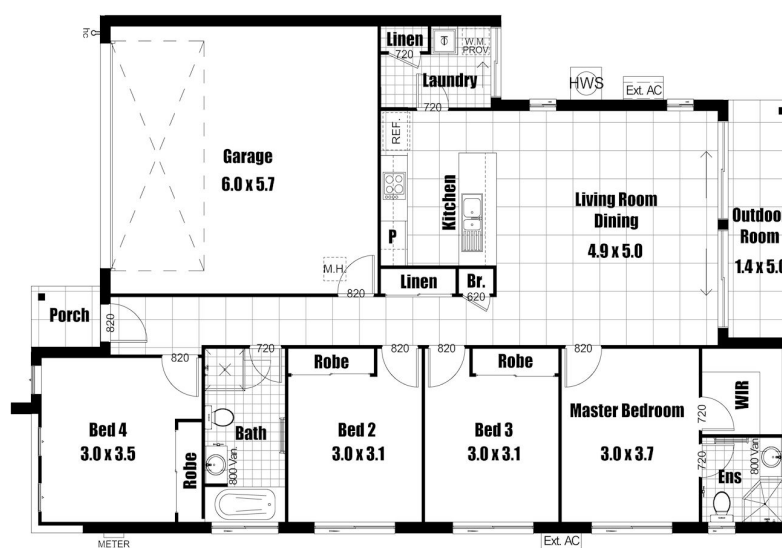
HOUSE PRICE: \$246,500

LAND PRICE: \$325,000

LAND REG: November 2018

QUALITY INCLUSIONS:

- Fixed site costs, no surprises
- Carpet and tile throughout
- 2440mm nominal ceiling height
- Split system air conditioner to living room and master bedroom
- Stone benchtop to kitchen, ensuite and bathroom
- Quality stainless steel appliances
- Superior plumbing and electrical fixtures
- Flyscreens throughout
- Blinds throughout
- Outdoor patio area
- Turfed and landscaped
- Driveways and path
- Fully fenced
- Clothesline and letter box
- Preselected external and internal colours



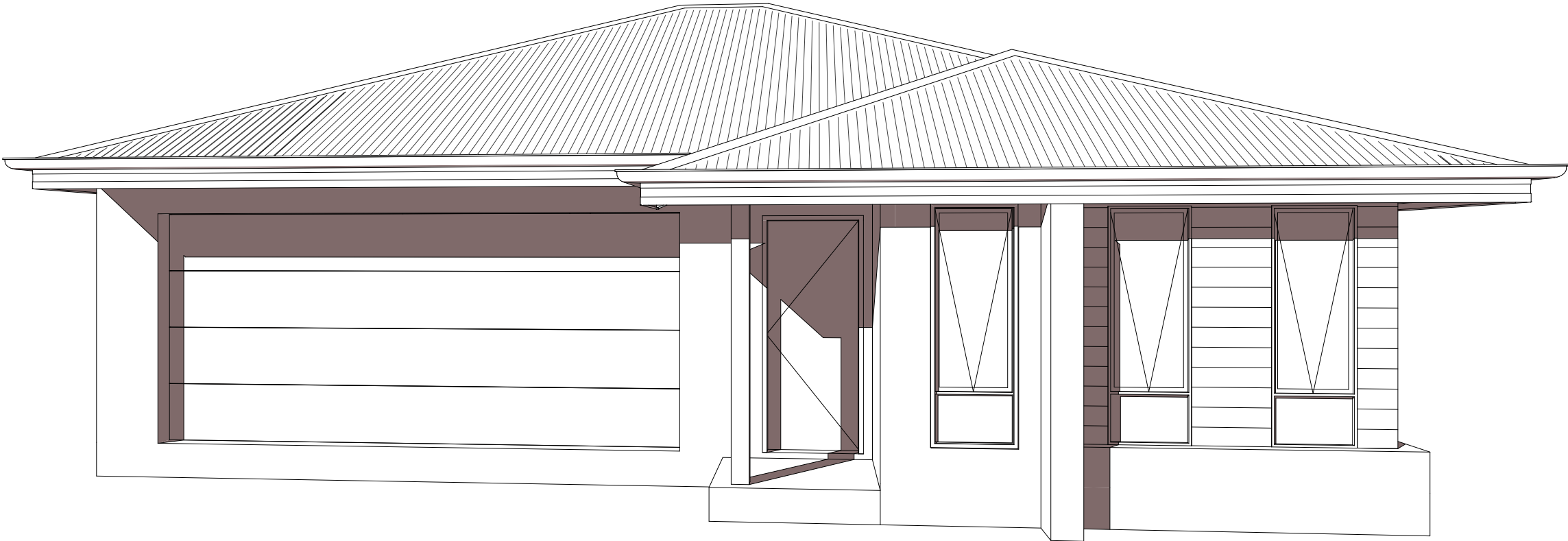
LIVING: 121.65 | GARAGE: 36.94 | PORCH: 2.01 | OUTDOOR: 7.33 | TOTAL: 167.93 | LENGTH: 17.54 | WIDTH: 11.03

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**AUSTRALASIAN
HOMES**

Page No:	Name
01	Perspective
02	Proposed Site
03	Ground Floor Plan
04	Elevations 1
05	Landscaping Plan

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Client:
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Site Address:
Lot 2 New Road
Park Views Bracken
Ridge QLD 4017

No.	Date.	Description.
A	28.08.18	Prelim by KA
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		

House Type:
**CARLTON 168 - B -
SLAB - F4 - HIP/ C**

Issue: Prelim. Issue Date: 28.08.18
Drawn By: KA Checked By: MS
Scale: As Shown on A3 Page
Job No. Page No.
20800 01
Plot Date 28/08/2018

PERSPECTIVE - NTS

MIN. DEFINED FL (DFL) 5.5AFL
- FLOODWISE PROPERTY
REPORT
MIN. FLOOR LEVEL +500mm
6.0 AFL
(CONTOURS NOT
AVAILABLE AT
TIME OF SITING)

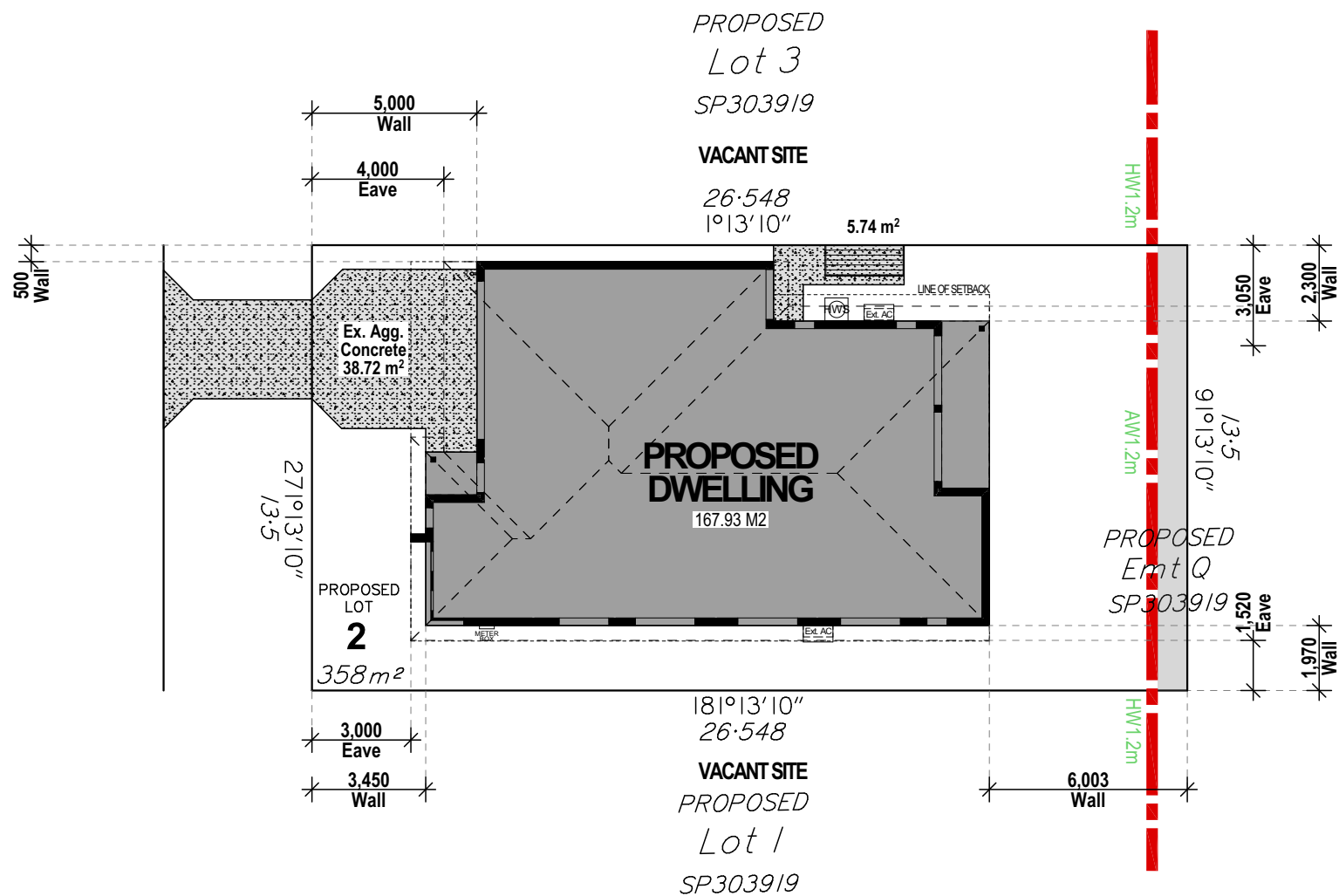
SITE NOTES:
BUSHFIRE/ ACOUSTIC/ AS CON INFORMATION
UNAVAILABLE AT TIME OF SITING
LEVELS SUBJECT TO FINAL SURVEY

SITE ASSUMED FLAT

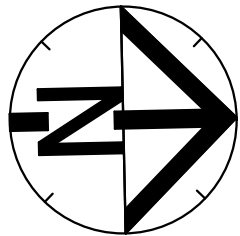
FRONT SETBACK REDUCED TO 3m
WHERE THERE IS NO ADJOINING DWELLING
ADJOINING SITES VACANT

PAD LEVELS
GL: TBD
CUT: Site Scrape
FILL: Site Scrape
FFL: TBD

PROPERTY
DESCRIPTION
Lot - 2
SP - Disclosure
Parish - .
County - .
Authority - Brisbane C.C.
Area - 358m²
Foot Print - 167.93m²
Site Cover - 46.68%



Site
1:200



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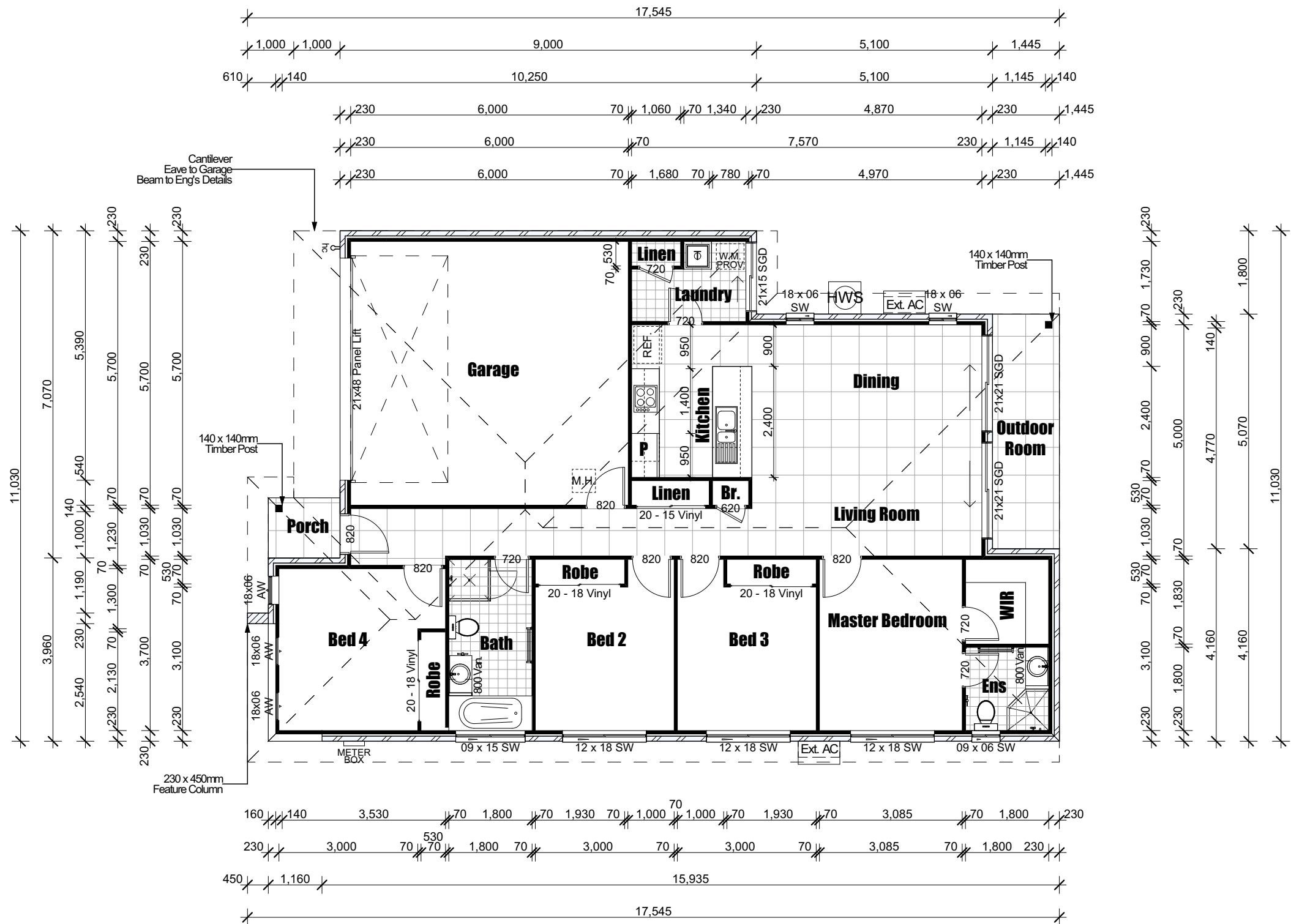
Job No. Page No.

20800 02

Plot Date 28/08/2018

PROPOSED SITE PLAN - 1:200

Floor Areas		
		Area
Ground Floor		
	Garage	36.94
	Living Area	121.65
	Outdoor Area	7.33
	Porch	2.01
		167.93 m²



Ground Floor
1:100



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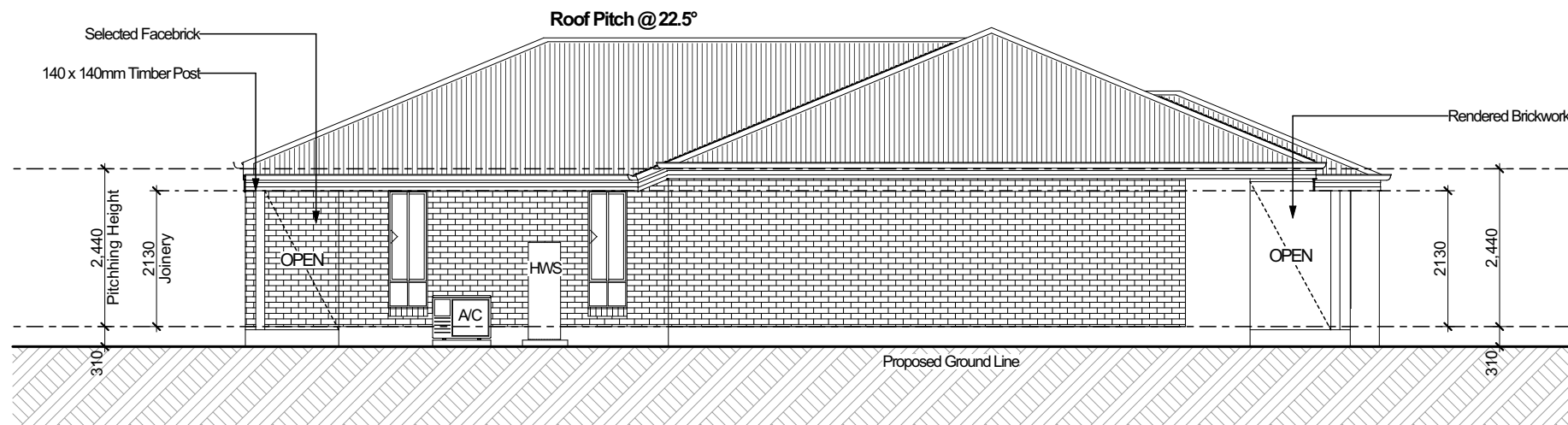
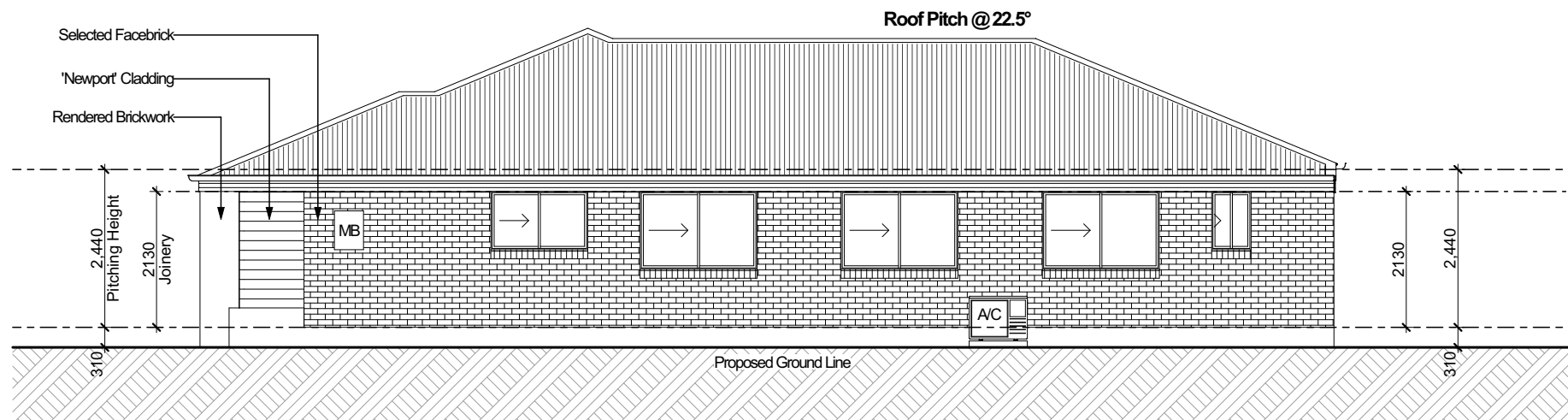
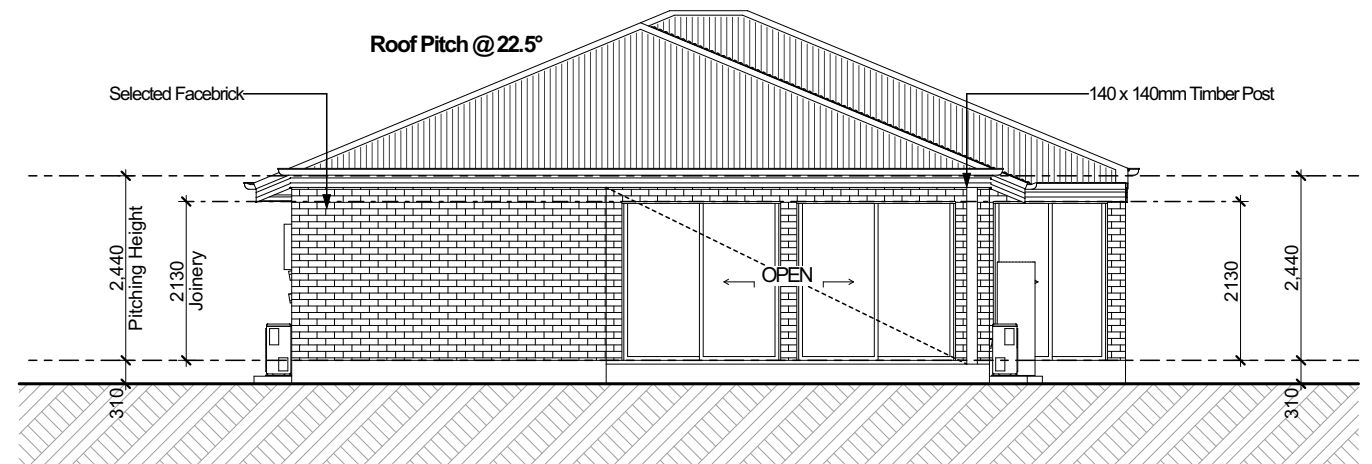
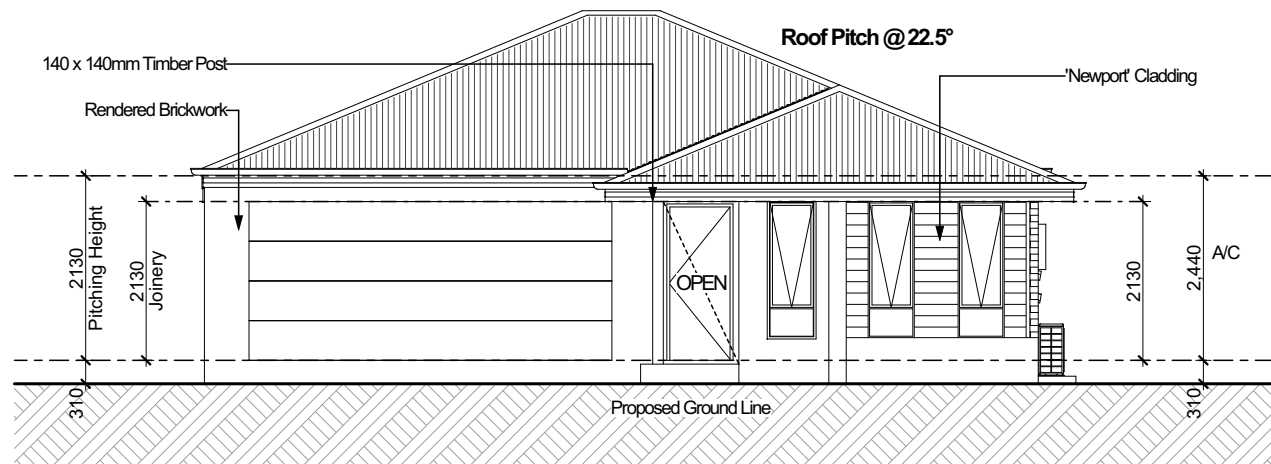
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20800	03
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GROUND FLOOR PLAN - 1:100



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AMENDMENTS

1. 28.08.18 Prelim by KA

2. 28.08.18 Prelim by KA

3. 28.08.18 Prelim by KA

4. 28.08.18 Prelim by KA

5. 28.08.18 Prelim by KA

6. 28.08.18 Prelim by KA

7. 28.08.18 Prelim by KA

8. 28.08.18 Prelim by KA

9. 28.08.18 Prelim by KA

10. 28.08.18 Prelim by KA

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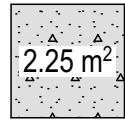
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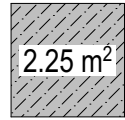
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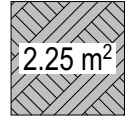
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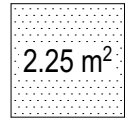
Exposed Aggregate
Concrete



Selected Pebbles With
Weed Mat Under



Proposed Edged Garden Bed



Proposed Turfed Area

Proposed 1800mm Treated
Pine Butted Paling Fence

Landscaping Area Totals	
Material Type	Surface Area
Garden Bed	10.22
Selected Pebbled with weed matting under	8.31
Selected Turf	186.43

LANDSCAPING SUBJECT TO
CHANGED BASED ON SITE
CONDITIONS.

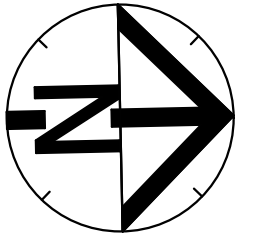
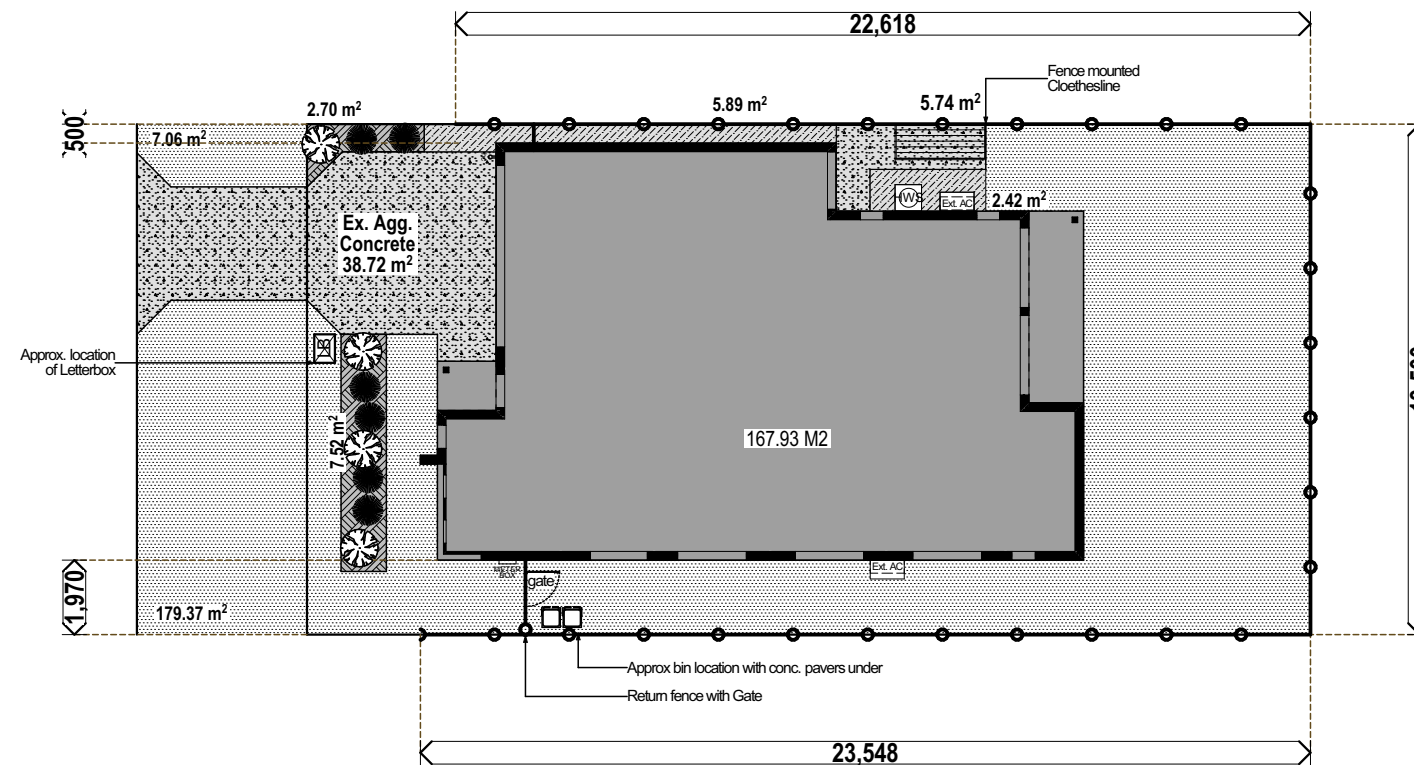
TURF MAYBE SUBSTITUTED WITH
LANDSCAPING GRAVEL TO AREAS OF
LOW LIGHT.

PROPOSED RETAINING WALLS AND
FENCING IS SUBJECT TO CHANGE.

PLANTS ARE INDICATIVE ONLY.

PROPERTY DESCRIPTION

Lot - 2
SP - Disclosure
Parish - .
County - .
Authority - Brisbane C.C.
Area - 358m²
Foot Print - 167.93m²
Site Cover - 46.68%



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GENERAL INCLUSIONS

- ✓ Construction Insurance, Public Liability & QBCC Home Warranty Insurance
- ✓ Covenant, Certification and Council Application fees
- ✓ Soil test, engineering report and full working drawings
- ✓ All site costs included
- ✓ Engineering plans
- ✓ Engineer designed pine frame and roof trusses
- ✓ N2/3 wind load construction as per engineer's specifications
- ✓ 2440h walls 70mm timber frame
- ✓ 6 Star Energy Rating
- ✓ 170L Energy Efficient hot water system
- ✓ Insulation to ceilings
- ✓ Wall wrap (reflective foil insulation paper) to external walls
- ✓ Physical termite barrier

WARRANTIES

- ✓ Six year Three month structural warranty
- ✓ Twelve month maintenance warranty

EXTERNAL INCLUSIONS

- ✓ Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- ✓ Colorbond Roof or Concrete Roof Tile as indicated on plans
- ✓ Facia, gutter and painted PVC down pipes
- ✓ Panel lift garage door with remote control
- ✓ Two external garden taps
- ✓ Two external lights
- ✓ Sewer connection to Council services
- ✓ Underground Electrical Mains
- ✓ Water connection to Council Services
- ✓ Aluminium sliding windows and doors with keyed alike window locks
- ✓ Fly screens to all windows and sliding doors

INTERNAL INCLUSIONS

- ✓ All painting in standard three coat system
- ✓ Skirting to be 68x12mm
- ✓ Architrave to be 42x12mm
- ✓ Redicote internal doors
- ✓ Feature front door with glazing
- ✓ Cushion stops to doors
- ✓ Built-in robes to all bedrooms include shelf and rail
- ✓ Linen press with four shelves
- ✓ Cornice – Standard plaster cove corners
- ✓ 10mm plasterboard to all walls and ceiling
- ✓ 6mm Villaboard lining to wet areas
- ✓ Carpet grade internal stairs if applicable

ELECTRICAL

- ✓ Ceiling fan/light to each bedroom
- ✓ Ceiling fans to alfresco (if required for energy efficiency)
- ✓ Split System Air Conditioner (heating and cooling operative) to Master Bedroom & Living
- ✓ TV outlets in Living, Media (if applicable) and Master Bedroom
- ✓ TV antenna
- ✓ Power points to all bedrooms and appropriate areas
- ✓ One phone point
- ✓ Earth leakage safety switch
- ✓ Smoke detectors as per BCA requirements – hard wired with battery backup

KITCHEN

- ✓ 20mm stone bench tops
- ✓ Fully laminated cupboards and drawers
- ✓ All doors and drawers to be 2mm PVC edged
- ✓ Stainless Steel 60cm oven
- ✓ 4 zone cook-top
- ✓ Stainless steel Rangehood
- ✓ Stainless steel dishwasher
- ✓ Overhead laminated cupboards

- ✓ Chrome mixer tap to kitchen sink
- ✓ 1 ¾ bowl stainless steel drop in sink
- ✓ Pantry as per plans
- ✓ Tiling to kitchen splash back
- ✓ Water tap for fridge

LAUNDRY

- ✓ Laundry tub to be 45L with suds bypass and metal cabinet
- ✓ Tiling to floor and skirting
- ✓ Tiled splashback to tub
- ✓ 20mm stone benchtop and laminate joinery as per preliminary plans

FLOOR & WINDOW COVERINGS

- ✓ Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- ✓ Balance of house to have quality carpet with underlay
- ✓ Garage floor to be steel trowel concrete finish
- ✓ Window coverings to be roller blinds with chain drive (excluding bathrooms)

LIGHTING FIXTURES

- ✓ Energy saving down lights to Living, Kitchen and Hallways
- ✓ Fan/lights to Bedrooms
- ✓ Single fluorescent tube lighting in Garage

BATHROOM & ENSUITE

- ✓ 20mm stone vanity tops
- ✓ Brushed nickel steel handles to drawers & cupboards
- ✓ All doors and drawers to 2mm PVC edged
- ✓ Toilet suites with white vitreous pan – closed coupled
- ✓ Mirror 900mm high by length of vanity
- ✓ Full china vanity basin
- ✓ Chrome basin mixers
- ✓ Chrome towel rail and toilet roll holder
- ✓ 1525mm white acrylic bath
- ✓ Shower rose with flexible hose

- ✓ Framed clear glass shower screen with pivot door
- ✓ Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- ✓ Waterproofing to wet areas as per Australian Standards

LANDSCAPING

- ✓ Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- ✓ Patio to be decorative concrete finish or tiled as per builder's selection
- ✓ Estate covenant approved and numbered letterbox
- ✓ Fold down clothesline with concrete pad and path
- ✓ Fencing to covenant requirements and to include boundary and side gate
- ✓ Turf and landscaped gardens to front and rear
- ✓ Garden bed/s planted to suit aesthetics of home
- ✓ Edging to all gardens

PROFESSIONALLY COORDINATED COLOURS

Australasian Homes' design & planning professionals take great care of your homes' appearance.

Experienced decorators carefully select your new homes colours using popular neutral tones to avoid extraordinary colour schemes that may date quickly and detract from the value of your home. This service is standard for all home purchasers to obtain the right look with minimal fuss.

Property investment purchasers acknowledge that they provide irrevocable authority to the Builders' trained decorators to determine the new home's internal and external colour scheme on their behalf at no additional cost.

LANDSCAPING

Australasian Homes will lay turf prior to Practical Completion and will be responsible for watering turf up to one week after Practical Completion. After that, watering will be the sole responsibility of the purchaser.

Turf has a tendency to temporarily 'die off' in places before striking permanent root, this is not due to faulty product.

The turf should be thoroughly soaked for the first couple of weeks. During hot weather frequent, light watering is suggested until the turf has rooted down.

ADDITIONAL TERMS

Unless otherwise specified, the work shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.

The builder reserves the right to replace any item unavailable at the time of construction with an equivalent product.

Plans may vary slightly subject to council, covenant and engineering requirements.