

Lot 51 Cronin street,
MORAYFIELD QLD 4510

Land: 600m² \$249,000

Dwelling: 253.7m² \$365,389


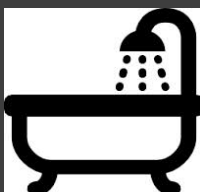

Builder: Sunvista

Design: Custom

GRAND TOTAL: **\$614,389**

RENT: **\$630p/w**

RENTAL YIELD: **5.33%**

			
UNIT 1	3	2	1
UNIT 2	3	2	1



CONCEPT REVIEWED

apexcc
certification & consulting

Date: 09/08/2018
AMENDMENTS REQUIRED

NON COMPLIANCES/ADVICE

- Code assessable town planning approval required due to the lots frontage being less than 25m

RP DESCRIPTION

Lot 51 on SP273446
Site Area: 600.00 m²
Local Authority: MBRC

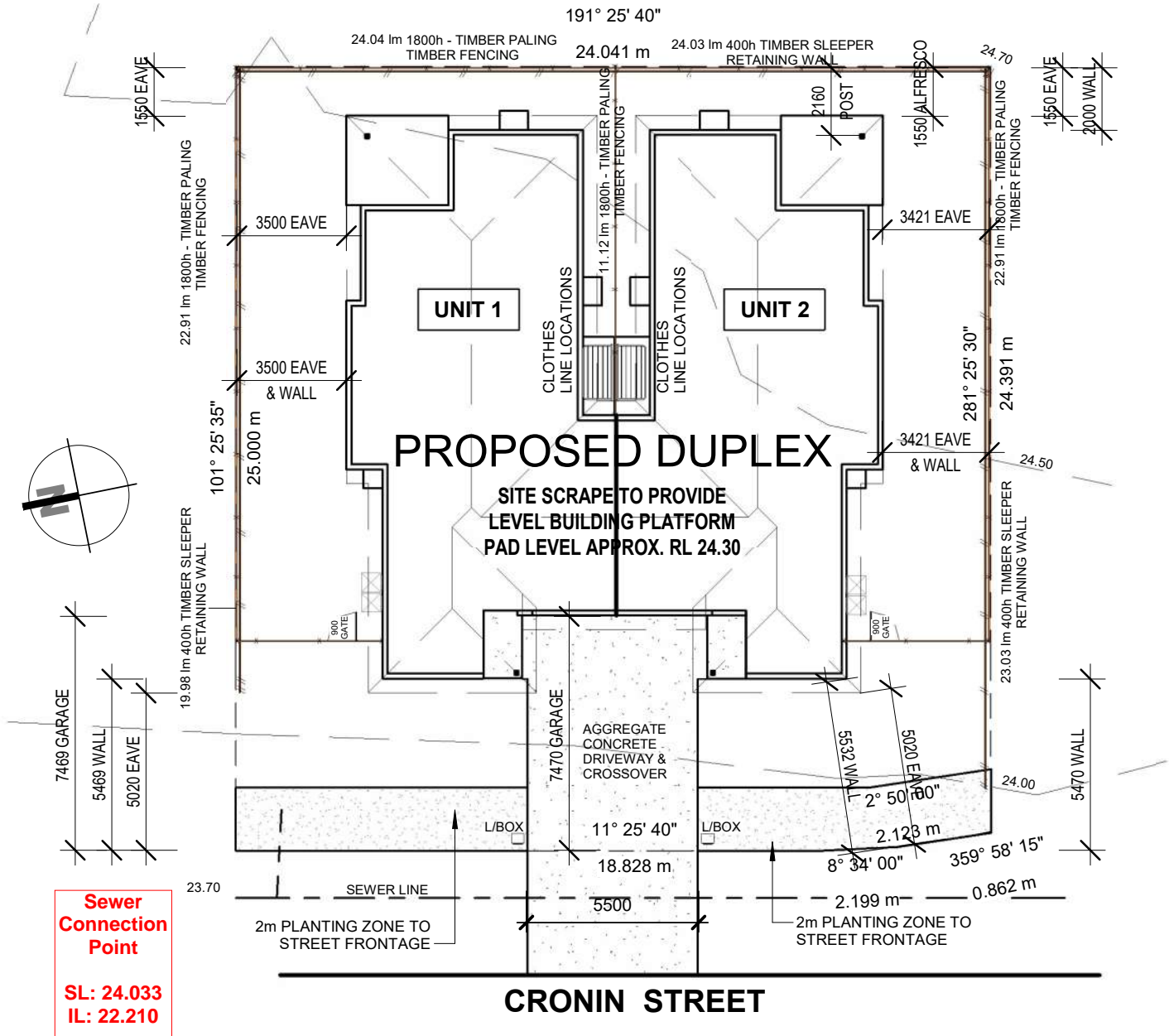
NO AS CON DETAILS
AVAILABLE

NO SP DETAILS
AVAILABLE

NO SERVICES INFO
AVAILABLE

SITE INFORMATION

NOTE: CONCEPT DESIGN PREPARED
PRIOR TO ACCURATE SITING
INFORMATION BEING PROVIDED
ALL RETAINING AND SERVICES
LOCATIONS NOTED ARE SUBJECT TO
CHANGE WHEN THIS INFORMATION IS
AVAILABLE. DESIGN &/OR ALLOWANCES
ARE SUBJECT TO CHANGE IF REQUIRED



Sewer
Connection
Point

SL: 24.033
IL: 22.210

AREA SCHEDULE

LIVING	94.28 m ²
GARAGE	20.71 m ²
ALFRESCO	5.89 m ²
COURTYARD	3.34 m ²
PORCH	2.63 m ²
U1 TOTAL	126.85 m ²
LIVING	94.28 m ²
GARAGE	20.71 m ²
ALFRESCO	5.89 m ²
COURTYARD	3.34 m ²
PORCH	2.63 m ²
U2 TOTAL	126.85 m ²
TOTAL FLOOR AREA	253.70 m ²

ALL LEVELS TO BE
CONFIRMED BY BUILDER
ON SITE PRIOR TO
CONSTRUCTION

SUBJECT TO COVENANT
& LOCAL GOVT.
APPROVAL
ALL SETBACKS TBC

SITE PLAN

2

1 : 200

SITE COVER

SITE AREA :	600.00 m ²	ACTUAL	REQUIRED
HABITABLE AREA :	229.97 m ²	38.33 %	50 %
OPEN ELEMENTS :	23.73 m ²	3.96 %	0 %
TOTAL SITE COVERAGE :	253.70 m ²	42.28 %	

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Apex CC

SUNVISTA HOMES
Unit 3/211 Leitchs Road
Brendale
P.O.Box 6022
Brendale
Qld 4500
Ph: 07 3205 3325
Fax: 07 3205 3327
ABN: 57606253874
BSA Lic: 1033413



DESIGN CONCEPT

Rev.	Date	Description	Iss.
C			

Proposed Residence For:
New Client
At : Lot 51 Cronin St,
Morayfield
Morayfield Heights

Design Name:
CUSTOM DUPLEX
Facade Type:
Custom
Colour Selection:
Landscape Selection:

Date:
06-08-18

Drawing No.
18-381

Sheet Name:
Design Concept

Drawn:
Ide

Sheet No.
00

LEGEND

A/C	AIR CONDITIONER
B	BATHTUB
BR	BROOM CUPBOARD
CT	COOK TOP
DP	DOWN PIPE
DR	OVERFLOW DRAIN
DRW	DRAWERS
DW	DISHWASHER
FRG	FRIDGE
HWS	HOT WATER SYSTEM
MH	MANHOLE
MW	MICROWAVE
OHC	OVERHEAD CUPBOARD
OV	OVEN
PTY	PANTRY
RH	RANGE HOOD
RO	ROBE HOOK
S	SINK
S/A	SMOKE ALARM
SH	SHOWER
T	LAUNDRY TUB
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
WC	TOILET BASIN
WM	WASHING MACHINE

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DOWNPIPE SCHEDULE

ITEM	QUANTITY
DP	10

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APPROVAL
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Ground Floor

1 : 100

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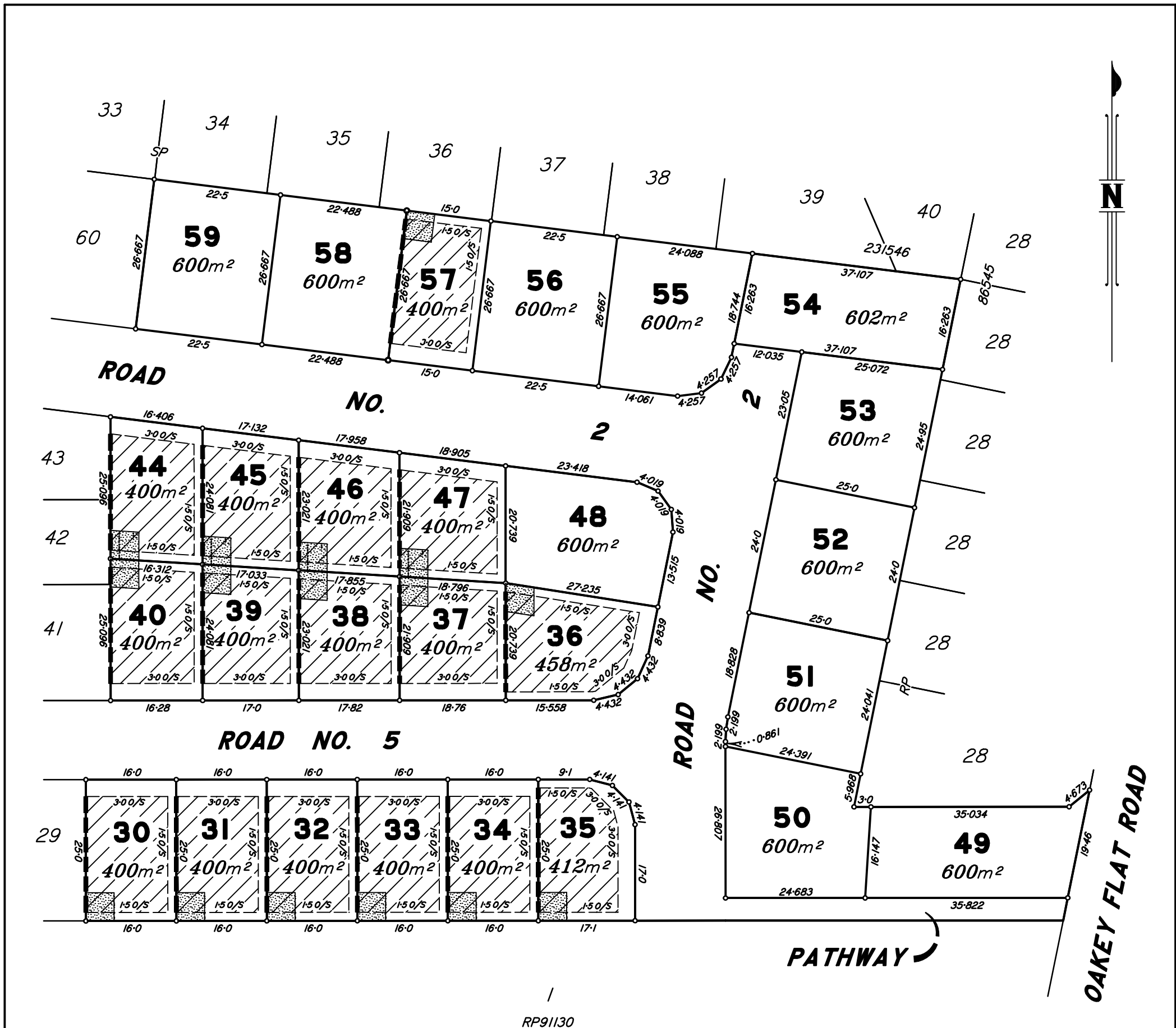
Sheet Name:
Ground Floor

Drawn:

Ide

Sheet No.

02



Notes Applicable to Small Lots.

- Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the approved Dwelling House Code of the Caboolture Shire Plan. Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails.
- Lots with frontage <12.5m wide – provide: a fully screened wheelie bin enclosure OR minimum 1.5m side setback to one boundary (to wall) OR door in back wall of garage with access to rear.
- Eaves to encroach maximum 0.6m into setbacks.**
- Minimum one window or balcony from a habitable room to face street.
- Maximum building height 2 storeys and 8.5m.
- Built to Boundary wall specified boundary only. Maximum Length/height – 15m/3.5m.
- Garage minimum 0.9m behind front main building line.
- At least one car parking space is enclosed.

- The maximum face of garage or carport opening is the lesser of 6.0m or 50% of road frontage.
- Site coverage maximum 50% + 10% semi enclosed outdoor structure.
- Private Open Space minimum diameter 5.0m

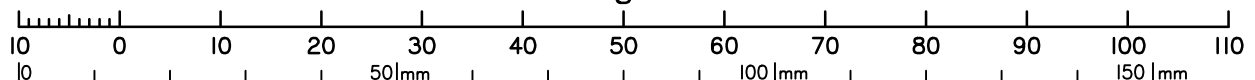
	Front Setback	Garage Setback	Secondary Street Setback	Side Setback	Second Storey Setback (Non BTB)	Rear Setback	Private Open Space
<15m Frontage	3.0m**	Single 5.5m Double 3.9m	1.5m	1.0m or Built to Boundary	1.5m	1.5m ground level 2.0m first floor	25sqm
+15m Frontage	3.0m**	Single 5.5m Double 3.9m	1.5m	1.5m or Built to Boundary	2.0m	1.5m ground level 2.0m first floor	25sqm

** Except no part of the structure (walls or eaves) shall encroach into proposed easement.

Number of on-site parking spaces = 2

Building Envelopes are shown hatched

Scale 1:750 – Lengths are in Metres.



Indicative Private Open Space (25m²)


Building Envelope

Built to Boundary Wall Location

Easements shown are subject to survey and council approval

C	16/6/14	Sewer Remvd, Bldg Envlps Amended
B	3/10/13	Amended 71 Lot Layout
A	24/8/12	Original Issue
ISSUE	DATE	AMENDMENT

BUILDING ENVELOPE PLAN OF PROPOSED LOTS 30-40 & 44-59 (STAGE 3) DA/26998/2012/V3RL 103 OAKLEY FLAT ROAD & 119 & 127 PETERSEN RD MORAYFIELD	
CLIENT: Lombards Pty Ltd	
DRAWING EDITOR 828C-BE3 COMPUTER FILE 828C_BE	LEVEL DATUM AHD

 INCORPORATING PERRY & MORPHETT CADASTRAL & ENGINEERING SURVEYING PLANNING & DEVELOPMENT	
UNIT 2, 7 EAST STREET, CABOOLTURE. QLD 4510. PO BOX 1102 PH (07) 54955977 FAX (07) 54957404 Email info@arcsurveys.com.au	
SCALE 1:750(A3)	DATE: 16/6/2014
LOCALITY: Morayfield	PLAN: 828C-BE3 Rev: C
REF: 828	

SPECIFICATIONS for EACH Unit

GARAGE/DRIVEWAY

2 x single remote controlled garage door with 2 transmitters

KITCHEN

As per plans including 1¾ sink

Laminate under bench cupboards

Laminate overhead cupboards (design specific)

Reconstituted stone benchtops - 200mm thickness

APPLIANCES (Stainless steel)

Rangehood 600 mm

Electric cooktop – ceramic 600mm

Electric Oven – 600mm Multifunction

Dishwasher – 600mm

DOORS

Feature front door

Entrance door lock – combination entry and deadlock

Panel or smooth doors internally

Internal door locks – angular levers

Built in wardrobes 600mm overall to bedrooms to include shelf and rails and vinyl sliders

Walk in wardrobe to main bedroom if shown to include shelf and rails

BATHROOM/ENSUITE

Quality tiles to bathroom walls and floors

One tile above vanity full length of vanity – minimum

Vanities

Framed pivot shower screen with laminated glass

Bath tub

Frameless mirror above vanity in both Ensuite and Bathroom

Double towel rail and toilet roll holder in chrome

Dual flush vitreous china toilet suite

LAUNDRY

Laundry tub with cupboard

3-piece metal tapware in chrome

SPECIFICATIONS for EACH Unit

HOT WATER

2x 250L Electric or 20L Gas Instantaneous

ELECTRICAL

2 separate power boxes

Ceiling fan to patio

Double power points in all rooms including kitchen

Double outdoor power point to pergola

Single power point for dishwasher

Single power point for garage door

Exhaust fans to bathroom and Ensuite

Smoke alarms hard wired to meter box

2x Telephone points

2x Television antenna points

TV Antenna

2 x Split system air conditioning 1 x family/living and 1x main bedroom

LIGHTS

White down lights throughout living (energy efficient)

PAINT

Quality Paint throughout as per colour selection.

OUTDOOR

2x Letterbox

2x1 Clothesline – wall mounted fold a line

WARRANTY

Builders warranty on all structural items including footings, slab and roof for 7 years

12 months' maintenance period (conditions apply)

SUSTAINABILITY

6 Star Energy efficiency rating.

NBN – 2 UNITS if available

Water meter plus flow meter – 2 units

Rental Appraisal

LITTLE
REAL ESTATE

Monday 13 August 2018

Lot 51 Cronin Street, Morayfield QLD

To whom it may concern,

Thank you for the opportunity to review the rental potential of the above dual property.

In assessing the rental potential, we have taken into account a number of factors including the market, conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

Based on the current market demand for comparable dual properties in the above area, we anticipate the weekly rental prices for the above property to be in the vicinity of:

3  2  1 

Unit 1 recommended Rent: \$300 to \$330 per week

3  2  1 

Unit 2 recommended Rent: \$300 to \$330 per week

If I can be of any further assistance, please feel free to contact me on the details below.

Yours sincerely,

Angela Paradise
Relationship Executive, Strategic Partnerships



Contact Angela Paradise

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Helensvale QLD 4212

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