



FLINT

** All illustrations & floor plans are artistic impressions & should only be used as a visual aid.*

6 4 2 6



LOT 29
SIZE 751.00m2
PRICE \$ 129,000



DESIGN FLINT
SIZE 273.93m2
PRICE \$ 449,000



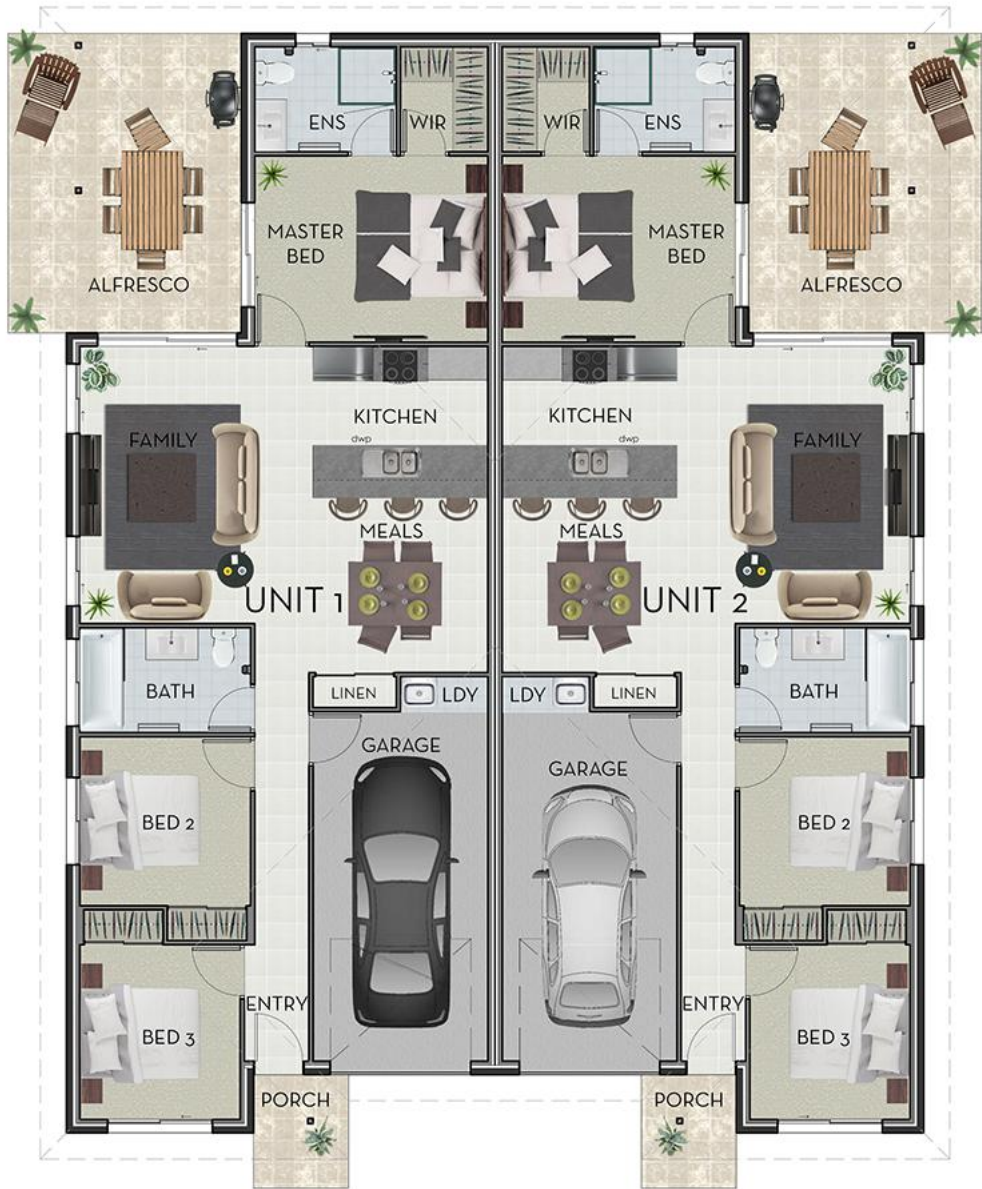
\$578,000

***Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.*

Lot 29
Kings Crescent
GATTON

FLINT

6 4 2 6



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ITEMS INCLUDED IN THE CONTRACT PRICE

- Contract: Full Turnkey
- Roof: Colorbond Custom Orb
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Air conditioning: 2 Split Systems
- Outdoor Living Area: Under Roof
- Lighting/fan package: White downlights, ceiling fans, & 3 in 1 exhaust fans
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Hotwater: Electric Heat Pump 170L
- Security package: Barrier screens to all windows, sliding doors and entry door
- Hotplate: Stainless steel 60cm electric cooktop
- Internal doors: Corinthian Motive or Similar
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- External Concrete: Exposed Aggregate QLD (Covercrete alfresco)
- Window Cov: Roller Blinds To Windows & Vertical Blinds to Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Render look Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Landscaping: Standard landscaping package
- Fencing to complete property

WARRANTIES

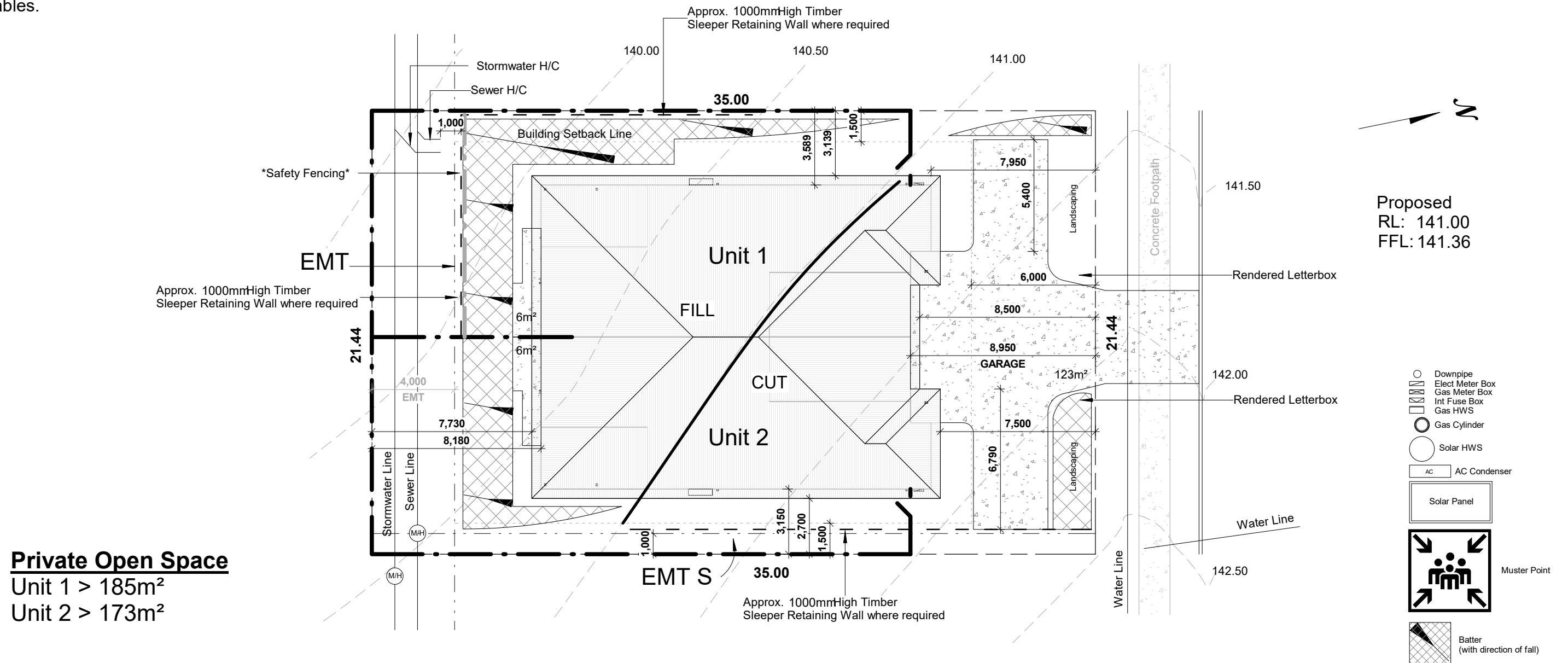
- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty

DRIVE



All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.

IMPORTANT NOTE:
NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.



All Required Fencing to be Timber Rail & Paling
1800H with access gates as shown.

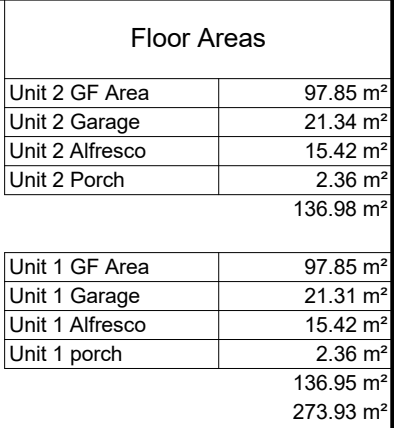
TO BE STRATA TITLED

Site Plan

1 : 200

	CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority:	Lockyer Valley R.C.	DESIGN: Flint (DS)		02 SITE				1 : 200	CLIENT SIGN.	SIGN: _____
	SITE ADDRESS	Lot 29 Kings Crescent . GATTON . QLD . 4343		Wind Rating: Area of Land: Site coverage:		751m2 36%	CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440 20.00° Colorbond 450	AMENDMENTS	#			DATE
	SP		DRAWING DETAILS	Job Number: Issue: Date:	136937 Prelim Drawing 10/12/2018									
												This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.		

Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor



TO BE STRATA TITLED

	CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref:	Lockyer Valley R.C.	DESIGN: Flint (DS)			03	GROUND FLOOR			1 : 100	CLIENT SIGN.	SIGN: _____
	SITE ADDRESS	Lot 29 Kings Crescent . GATTON . QLD . 4343		Local Authority: Wind Rating: Area of Land: Site coverage:		751m2 36%	CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang							2440 20.00° Colorbond 450
		SP	DRAWING DETAILS	Job Number: Issue: Date:	136937 Prelim Drawing 10/12/2018									This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.	

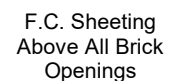
Elevation A

1 : 100



Elevation B

1 : 100



CLIENT		PROPERTY DESCRIPTION	Parish:		DESIGN: Flint (DS)		04	ELEVATION 1		1 : 100	CLIENT SIGN.	SIGN: _____
	County:				Ceiling GF	2440						DATE
SITE ADDRESS	Lot 29 Kings Crescent . GATTON . QLD . 4343	DRAWING DETAILS	Local Authority:	Lockyer Valley R.C.	CONSTRUCTION DET.:	Ceiling FF					This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.	
			Wind Rating:			Ceiling SF	20.00°					
			Area of Land:	751m2		Roof Pitch						
			Site coverage:	36%		Roof Material	Colorbond					
			Job Number:	136937		Eave O'hang	450					
			Issue:	Prelim Drawing								
			Date:	10/12/2018								

1

Elevation C

1 : 100



2

Elevation D

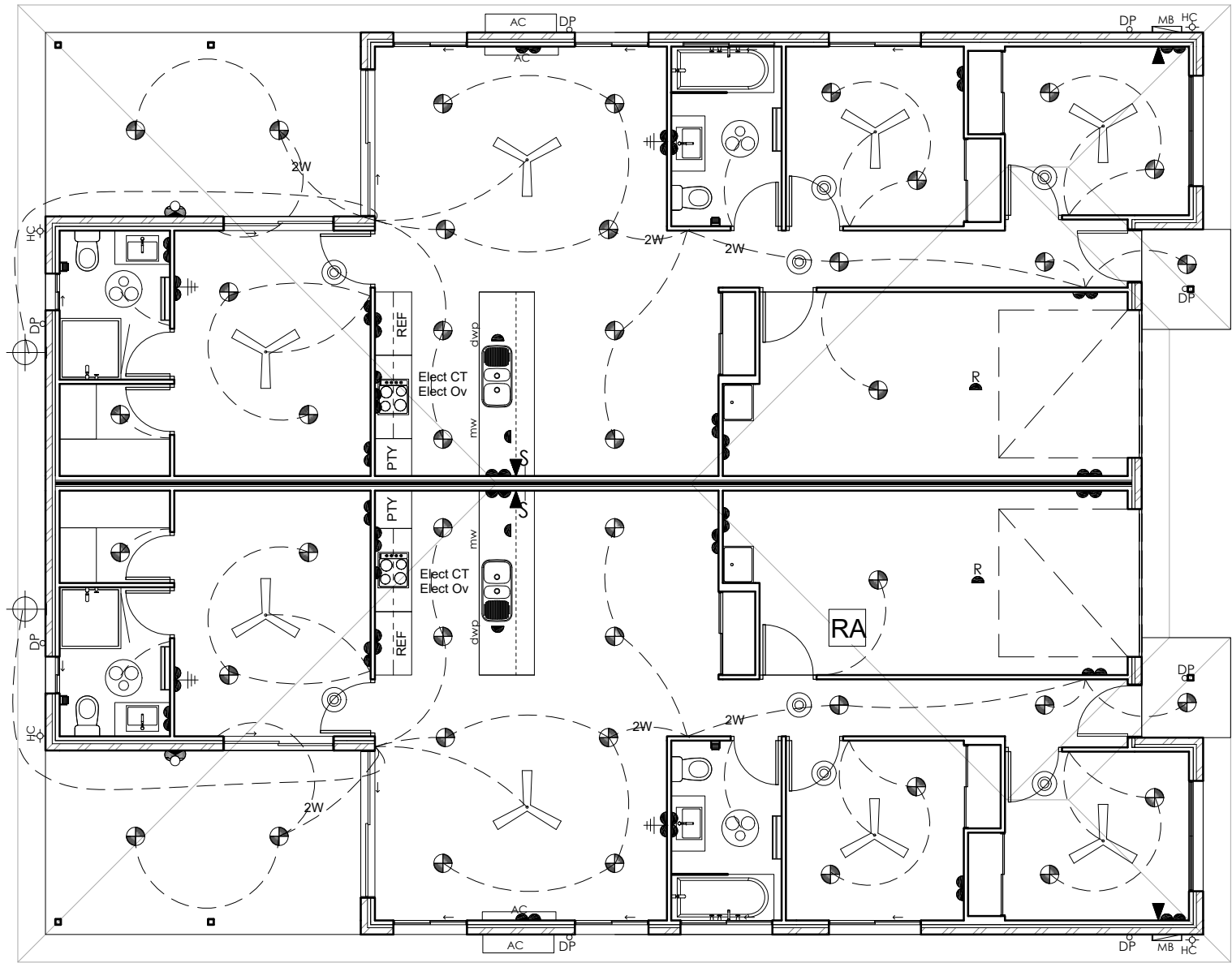
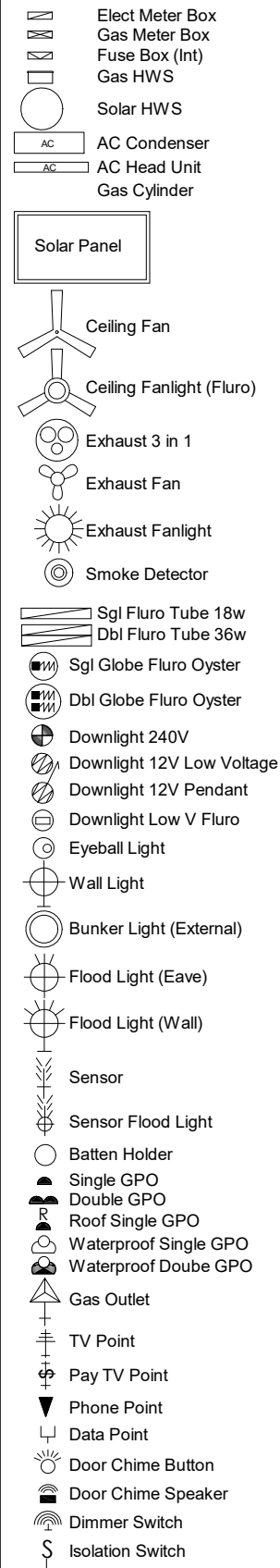
1 : 100



SITE ADDRESS	CLIENT	DRAWING DETAILS	PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Wind Rating: Area of Land: Site coverage:	136937 Prelim Drawing 10/12/2018	DESIGN: Flint (DS)	CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440 20.00° Colorbond 450	04a ELEVATION 2			1 : 100	CLIENT SIGN.	SIGN: _____	
										#	DATE	DESCRIPTION			DATE: ____/____/____	
SP	Lot 29 Kings Crescent . GATTON . QLD . 4343														This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.	

Electrical Legend

IMPORTANT NOTE:
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1 GF Electrical Plan
1 : 100

Electrical points positions subject to construction constraints

Electrical Fixture Schedule		
Count	Family	Type
42	Light Downlight	240V
8	Fan	Ceiling Fan
32	GPO	Double
4	Fan	Exhaust 3 in 1
2	Isolation Switch	Isolation Switch
4	Service Point	Phone
6	GPO	Single
2	GPO	Single Roof
8	Service Point	Smoke Detector
4	Service Point	TV
2	Light Point	Wall
2	GPO	Waterproof Double

	CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority:	Lockyer Valley R.C.	DESIGN: Flint (DS)			08	GF ELECTRICAL	1 : 100	CLIENT SIGN.	SIGN: _____
	SITE ADDRESS	Lot 29 Kings Crescent . GATTON . QLD . 4343		DRAWING DETAILS		Wind Rating: Area of Land: Site coverage:	751m2 36%	CONSTRUCTION DET.					Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang
	SP		Job Number: Issue: Date:		136937 Prelim Drawing 10/12/2018								