

# SINGLE CONTRACT HOUSE & LAND PROPERTY

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**EVANDALE 175**



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**LOT 422 NEUMANN DRIVE, YARRABILBA**

## PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE HOUSE & LAND

Address:	Lot 422 "Neumann Drive" Yarrabilba QLD 4207
House and land price:	\$399,500
Land size:	290sqm
House size:	175.505sqm
Registration due:	Registered
Bedrooms:	4 Bedrooms + Study
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Double lock up garage

### PATRICULARS

INITIAL DEPOSIT                      \$1,000.00

REGISTRATION                      REGISTERED

### DEPOSIT TRUST ACCOUNT DETAILS

NAME:                                      WARLOW SCOTT LAWYERS

BSB:                                        084 391

ACCOUNT NUMBER:                      476 727 045

REFERENCE NUMBER:                      PLEASE INSERT – BUYER NAME & LOT NUMBER

### DISCLAIMER

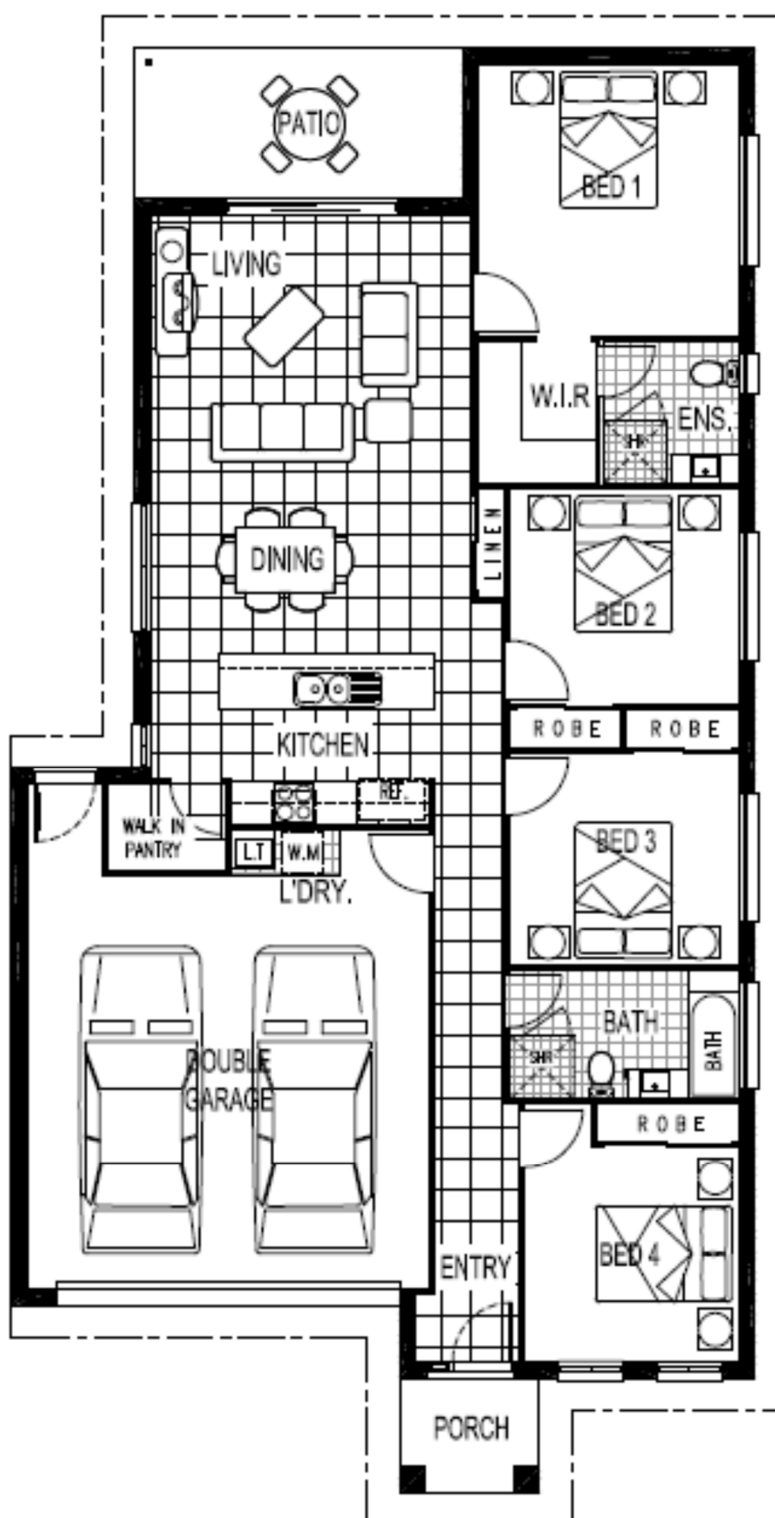
Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

**LOT 422 NEUMANN DRIVE, YARRABILBA**

## CONTRACT INCLUSIONS:

- Ext Finish: Face Brick house
- Colorbond Metal Roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 1 Split System to family / dining room
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Vertical Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

# EVANDALE 175



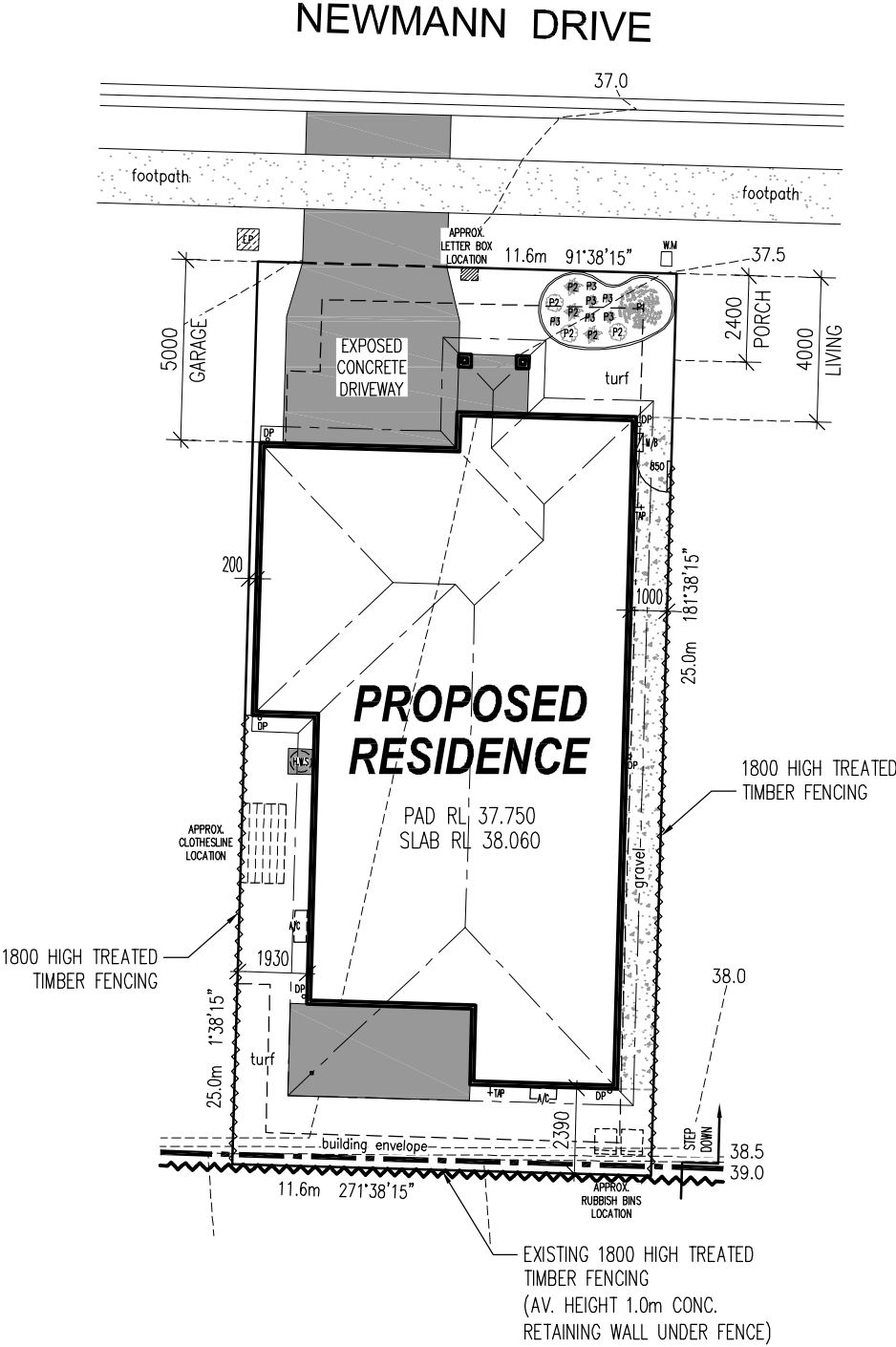
LOT 422 NEUMANN DRIVE, YARRABILBA

# HOUSE PLANS



SITE COVERAGE	
BUILDING AREA	176 m <sup>2</sup>
PRIVATE OPEN SPACE	71 m <sup>2</sup>
SITE AREA	290 m <sup>2</sup>
SITE COVER	60.7 %

- NOTES:
- LANDSCAPING IS INDICATIVE ONLY – FINAL LAYOUT DESIGN BY LANDSCAPERS.
  - CLOTHESLINE & LETTER BOX POSITIONS ARE INDICATIVE ONLY – FINAL POSITIONS DETERMINED ON-SITE.
  - REFER TO AS-CONSTRUCTED DRAWINGS FOR ALL SERVICES LOCATIONS.
  - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE.
  - ALL DIMENSIONS ARE TO MEASURED TO THE WALL OF THE BUILDING UNLESS SPECIFIED OTHERWISE.
  - REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS.



SITE PLAN LAYOUT - *Evandale 176*



LOT	422	No#	25
NEUMANN DRIVE			
Estate	YARRABILBA		
Suburb	YARRABILBA		
Local Auth.	LOGAN CITY COUNCIL		
SP	304351	Area	290m <sup>2</sup>
Cnt/Par	WARD / MOFFATT		
SERVICES			
Electricity	Underground		
Water	Yes		
Sewer	Yes		
Road	Bitumen		
Telecom.	Yes		
Stormwater	Road		
Footpath	Yes		
Kerb	Mountable		
Flood Aff.	-		

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Clients: DTZ BUILDING DESIGN			
Drawing Issue			
A	COUNCIL ISSUE	29/08/18	
Project PROPOSED DETACHED HOUSE at LOT 422 NEUMANN DRIVE, YARRABILBA			
Drawing			
SITE PLAN			
DATE: 29/08/18	DWG No.	AMND.	
SCALE: 1:200	BA-A3-01	A	
DRAWN: RCJE			
CHECKED: DTZ	JOB No.: 18050		
CAD REF: C:\SITES\LOT 422 YARRABILBA (WICKHAM RISE)			

Landscaping Requirements:
P1 - 1.8m high tree to front - 200ml pot P2 - 1.0m high plant (evergreen) - 140ml pot P3 - 0.5m high plant (ground cover) - 140ml pot (or similar - Refer Notes)

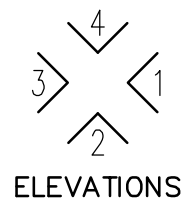


**FIXTURE NOTES:**  
 T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)  
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL

**INCLUSIONS:**  
 • AIR-CONDITIONING TO MAIN BED

**LEGEND**  
 SQ. SET SQUARE SET HEIGHT @ 2170mm AFFL.  
 R.H. RANGEHOOD  
 O.H.C. OVERHEAD CUPBOARDS  
 REF. FRIDGE PROVISION  
 M.W. MICROWAVE PROVISION  
 D.W. DISHWASHER PROVISION  
 W.O. WALL OVEN  
 U.B.O. UNDER BENCH OVEN  
 M.H. 600 x 600mm CEILING MANHOLE  
 W.M. WASHING MACHINE PROVISION  
 L.T. 45L LAUNDRY TUB  
 C.S.D. CAVITY SLIDING DOOR  
 DP. DOWNPIPE  
 M/B. METER BOX  
 Φ. FLOOR WASTE  
 SHR. SHOWER - FLOOR AREA NOTED  
 SHOWER TAP @ 1150 ABOVE  
 SHOWER BASE TO G COMBINATIONS  
 SHOWER ROSE @ 1800 ABOVE  
 SHOWER BASE  
 ● SMOKE ALARMS TO COMPLY WITH BCA PART 3.7.2 & WITH AS-3786

**NOTES**  
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE  
 ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA/AS-1684 1999  
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1



● - LOCATION OF SMOKE ALARM.  
 SMOKE ALARMS TO COMPLY WITH  
 BCA CLASS 1 & 10 PART 3.7.2  
 & WITH AS-3786

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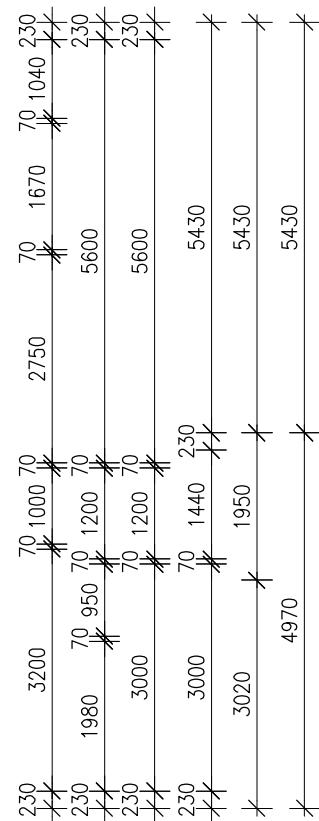
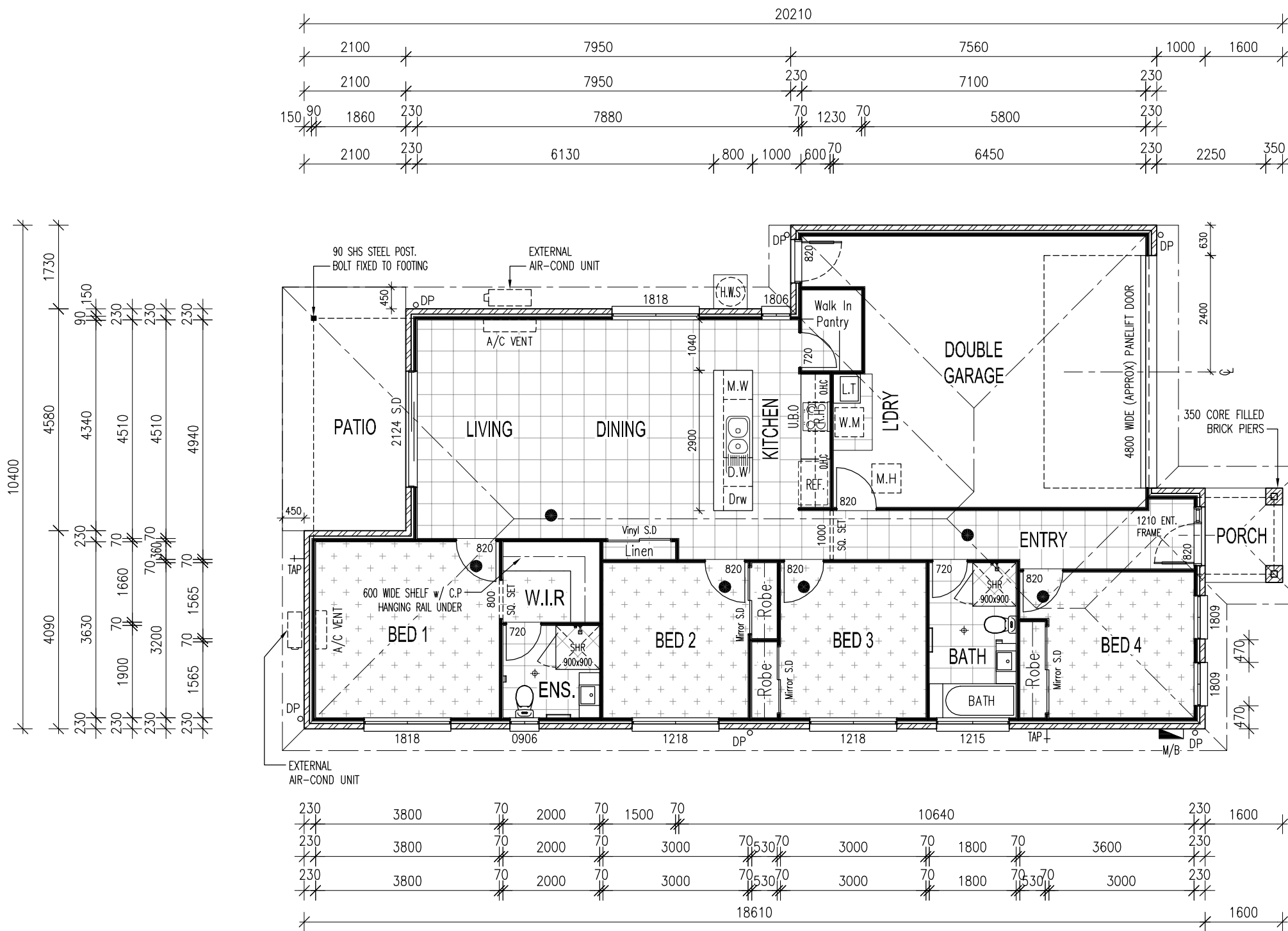
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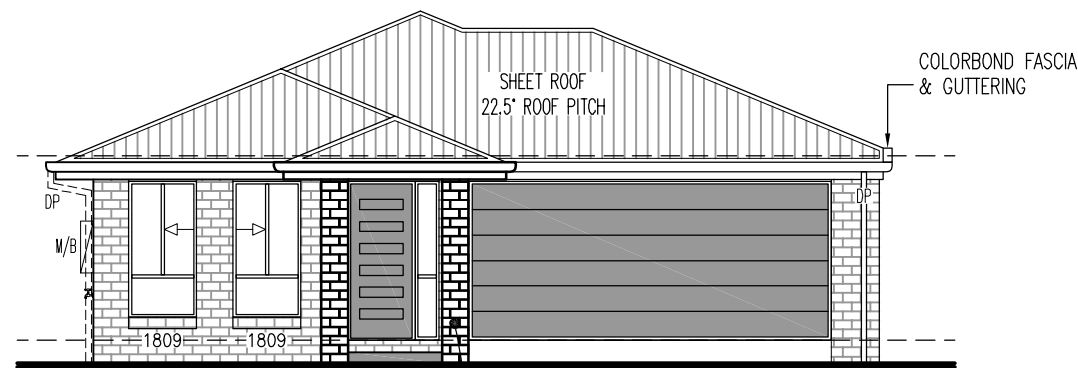
Project  
**PROPOSED DETACHED HOUSE at  
 LOT 422 NEUMANN DRIVE,  
 YARRABILBA**

Drawing		
FLOOR PLAN LAYOUT		
DATE: 30/08/18	DWG No.	AMND.
SCALE: 1:100	BA-A3-02	A
DRAWN: RCJE		
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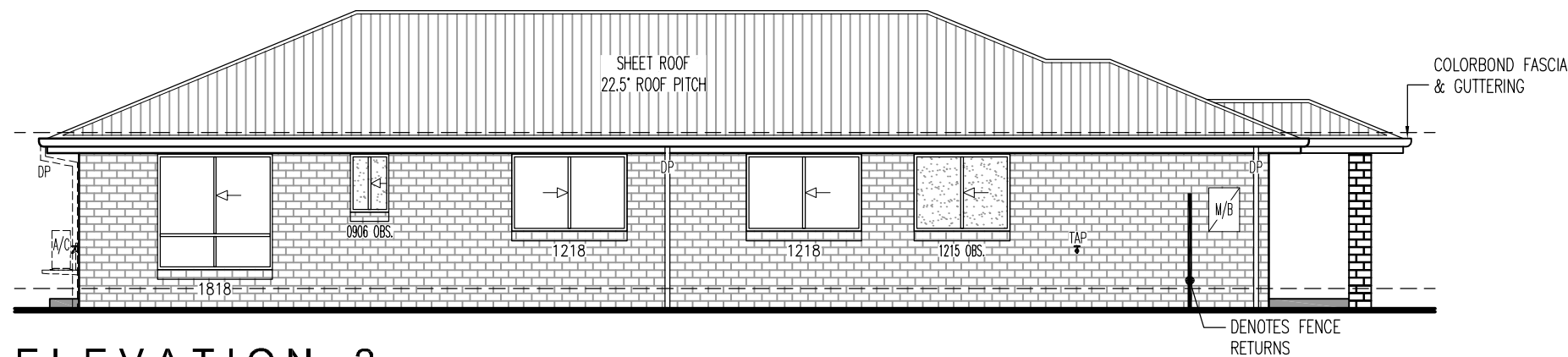


BUILDING AREAS	
LIVING AREA	120.246 m <sup>2</sup>
GARAGE AREA	39.353 m <sup>2</sup>
PATIO AREA	12.827 m <sup>2</sup>
PORCH AREA	2.626 m <sup>2</sup>
TOTAL AREA	175.505 m <sup>2</sup>
PERIM. LENGTH	61.020 m

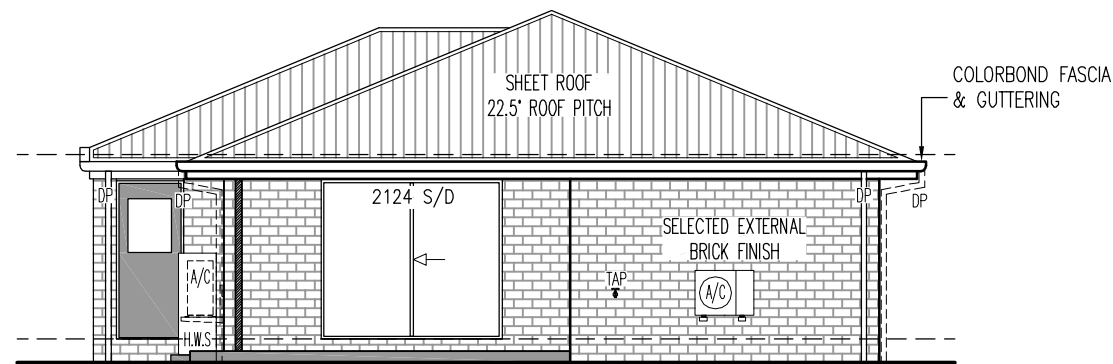
FLOOR PLAN LAYOUT - *Evandale 176*



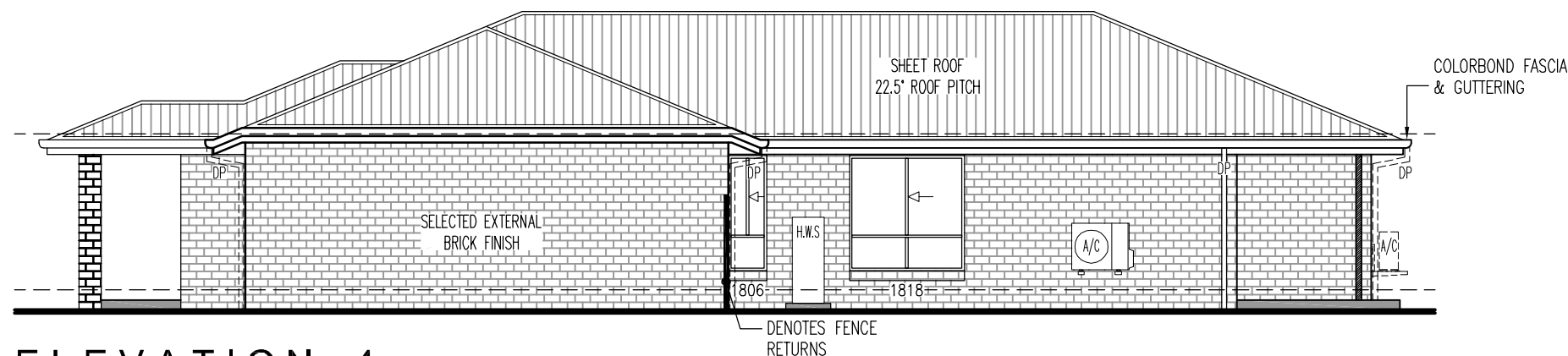
ELEVATION 1



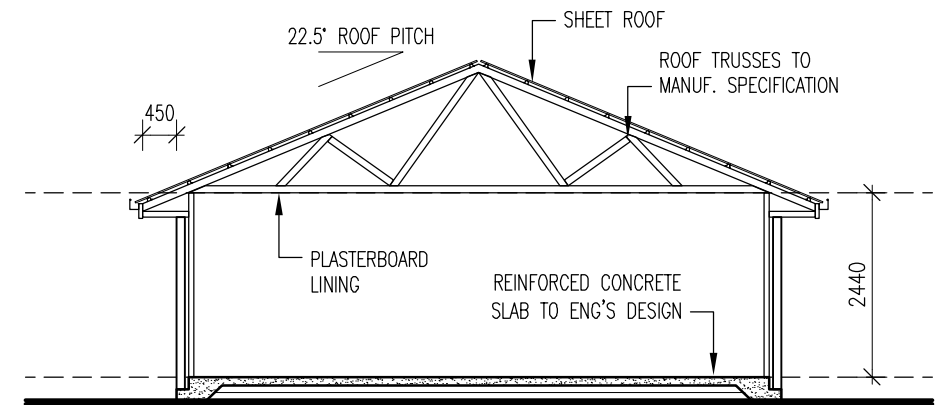
ELEVATION 2



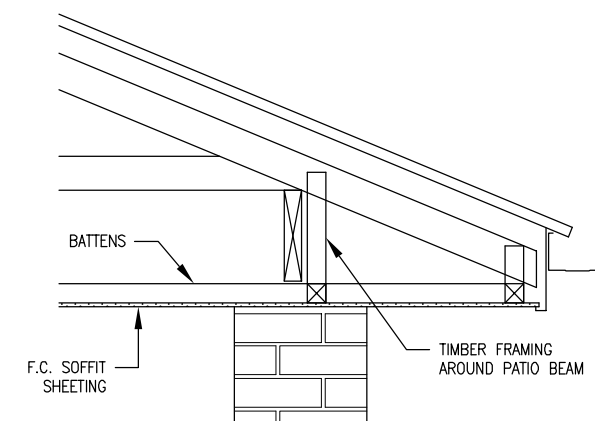
ELEVATION 3



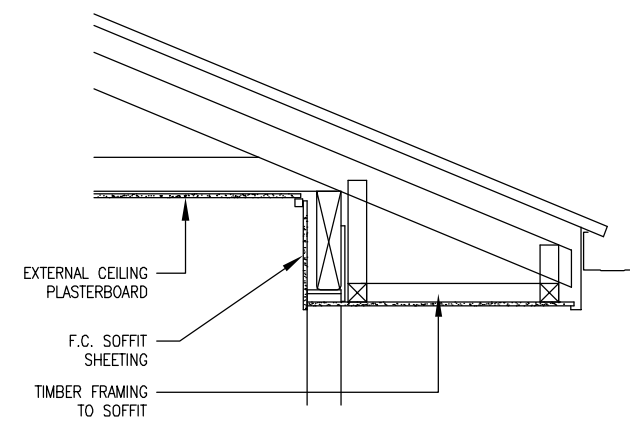
ELEVATION 4



SECTION



PORCH BULKHEAD  
DETAIL  
SCALE 1:5



PATIO BULKHEAD  
DETAIL  
SCALE 1:5

NOTES:  
ALL INTERNAL DIMENSIONS STATED ARE  
FRAME SIZES - EXCLUDING LININGS.  
ALL WINDOWS TO BE SLIDING U.N.O.  
CHECK ALL DIMENSIONS BEFORE  
COMMENCEMENT OF CONSTRUCTION.

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