

# Morayfield Qld

## Creeks Edge Estate

### Lot 311 Meadowview Drive

# \$388,000



LIVING: 125.27sqm | GARAGE: 23.07sqm | PORCH: 2.25sqm | ALFRESCO: 9.66sqm | TOTAL: 160.25sqm



The modelled image is shown for presentation purposes only. Prospective purchasers should make reference to the plans and specifications as contained in their construction contract.  
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Land Size: **320sqm**

House Size: **160.25sqm**

Rental Estimate: **\$350 to \$380 per week**

Package Price: **\$388,000**

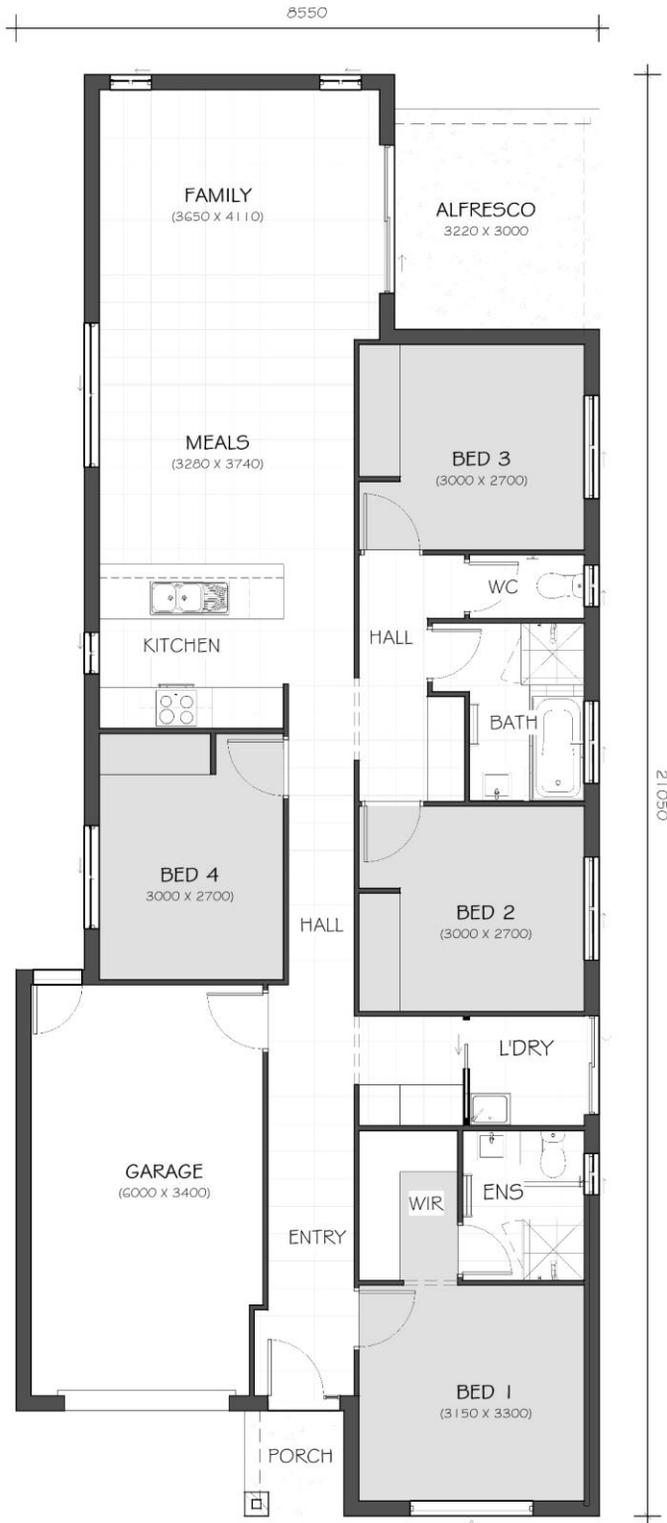


#### FEATURES:

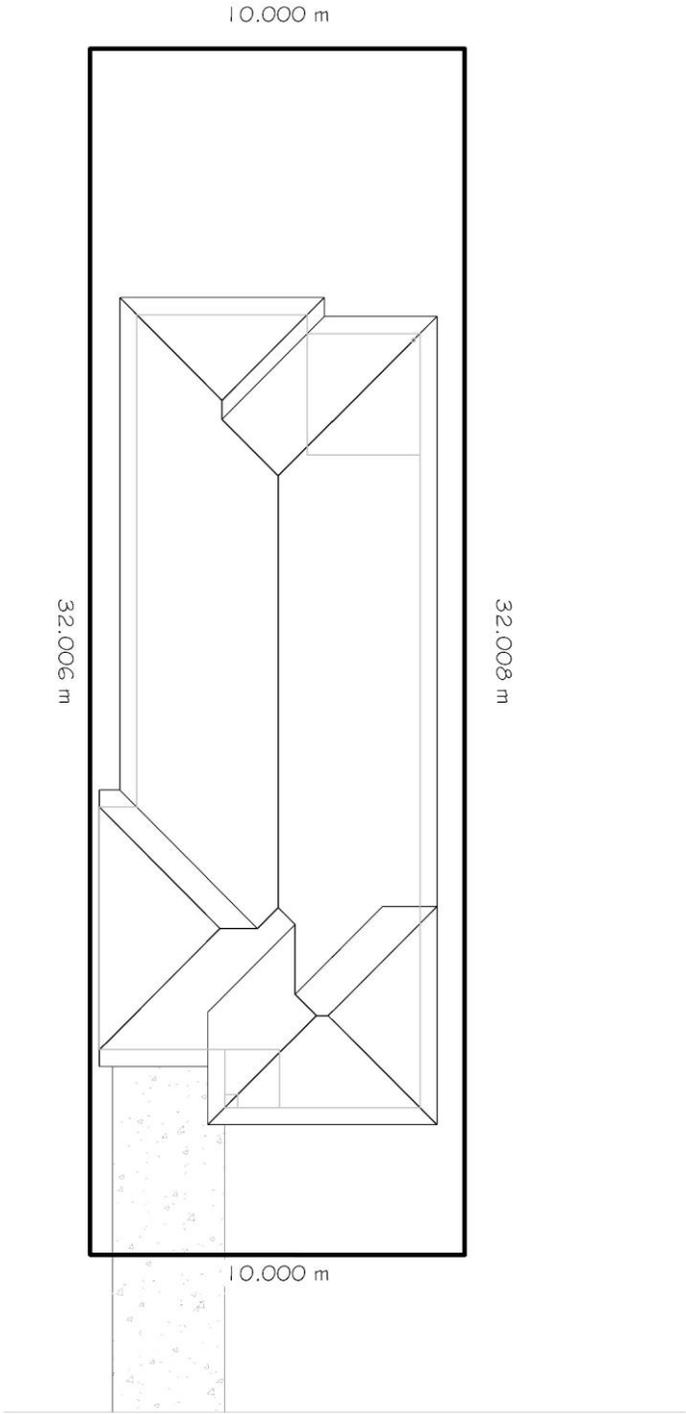
- Reverse cycle air conditioning to main living
- Engineered stone benchtops throughout
- Leading European brand appliances (incl dishwasher)
- Deluxe roller blinds to all windows and external sliding glass doors
- Security screens to all external doors and opening window sashes
- Substantial electrical package including USB enabled power points, NBN pre-wire and LED downlights throughout (fluorescent to garage)
- Mirrored door to robes and full length mirror to WIR
- Fully fenced and landscaped including driveways and paving
- Colorbond™ roof
- Tax Depreciation Schedule



# Floor Plan



# Site Plan



MEADOWVIEW DRIVE

# Front Elevation

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**SITE ADDRESS:** Lot 311 Meadowview Drive, Morayfield QLD 4506

**OWNER / CLIENT:** \_\_\_\_\_

Goldengrove Homes is to provide the following Turn-Key Inclusions as a part of the Building Contract for the below mentioned project. This Turn-Key Inclusions Schedule is to be read in conjunction with the Building Contract and Approved Drawings.

## INCLUDED (per dwelling where applicable)

### General Inclusions

- Soil test, site classification & wind rating classification by geotechnical engineer
- Contour survey to establish existing topography by land surveyor
- Preparation of Full working drawings for the new dwelling
- Provision of footing, slab and structural designs by a structural engineer (where required)
- Minimum 6 STAR Energy rating
- QBCC 6 year structural warranty insurance
- Construction and public liability insurance (during construction)
- Building and plumbing approvals for the new dwelling including associated fees as required
- Application for covenant approval to the land developer (where applicable). NOTE in some instances slight variations to the siting or design may be necessary to obtain covenant approval
- Connection of sewerage, storm water, power & water in accordance with local authority requirements
- Provision for bottled gas or natural gas connection where applicable and as noted on the approved drawings
- Internal Pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- Internal and external colour selections pre-prepared by Goldengrove Homes unless otherwise stated in the contract documents
- 6 month maintenance period following Practical Completion
- Tax Depreciation Schedule from licensed Quantity Surveyor
- Independent QA Inspection & Report x 2 by licensed inspector

### Structural Inclusions

- Excavation and site work as required for the new dwelling
- Earthwork batters and/or retaining walls if and where required to create the building platform for the new dwelling
- Engineer designed concrete slab floor OR framed timber sub-floor system as shown on the approved drawings
- Termite protection system installed in accordance with AS3660.1-2000
- Timber wall frames and engineered timber roof trusses
- 2440mm Ceiling height
- Remote controlled Colorbond® sectional overhead garage door

- Colorbond® metal fascia and guttering with 90mm painted PVC downpipes (colour complimentary to exterior of dwelling)
- Colorbond® corrugated metal roofing
- Brick veneer and/or rendered & painted brick veneer/blockwork and/or nominated cladding to the external walls as shown on approved drawings. All face brickwork to be installed with off-white mortar.
- Powder coated aluminium windows, external door frames and sliding doors
- Clear glazed windows and sliding doors, with the exception of the bathroom, ensuite & W.C. which are to be obscure glazed as required
- R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls
- R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls
- Locks fitted to all opening windows and sliding doors, deadlocks to all external swing doors

### External Features

- 100mm reinforced exposed aggregate concrete paving to the driveway, crossover, front porch, paths, clothes line pad and alfresco where shown on the approved drawings.
- 1800mm high timber fencing to the side and rear boundaries and returns to house with a single entry gate to each return, distance permitting.
- Minimum of 20m<sup>2</sup> of feature garden beds to the front yard incl plants.
- 'A' grade turf to the front, side & rear yards with crushed rock to areas that receive limited natural sunlight at the discretion of the builder.
- Wall or post mounted fold down clothes line
- Letterbox complete with street number.
- 2 external garden taps (one to the front yard and one to the rear yard)
- 90mm round PVC downpipes painted in a colour to complement the exterior of the dwelling.
- Mains pressure electric storage hot water unit.
- Security screens to all external doors and opening window sashes
- Exterior painting to the entire dwelling comprising 2 coats of exterior low sheen acrylic paint to the soffits, porch and alfresco ceilings, external cladding (if applicable), render and exterior woodwork (if applicable)

**Builder's Agent Initials:** \_\_\_\_\_

**Client's Initials:** \_\_\_\_\_

## INCLUDED (per dwelling where applicable)

### Internal Features

- Internal walls and ceilings lined with 10mm plasterboard with the exception of the wet area walls which are to be lined with 6mm villaboard
- 90mm cove style cornice throughout
- Internal doors are to be paint finished HAG09 routed hollow core doors
- Internal door furniture is to be chrome lever style passage sets with privacy adaptors to be fitted to the bathroom, ensuite and W.C. doors (where applicable)
- Skirtings are to be 68mm x 12mm splayed profile
- Architraves are to be 42mm x 12mm splayed profile
- Built-in-robos are to have mirrored sliding doors and a single melamine shelf with hanging rail underneath
- Walk-in robe to have full length 600mm x 1800mm mirror to 1 x wall
- Linen press (where applicable) is to have a hinged paint finished HAG09 routed hollow core door and/or vinyl sliding doors as shown and 4 melamine shelves for the entire length of the linen press
- Carpet is to be provided to the Bedrooms, WIR, Living Room, Staircase and Office/Study (if applicable) where shown on approved drawings
- Ceramic tiling or laminated timber overlay to the floors of the Entry, Hallway, Kitchen, Family Room, Meals Area and Rear Hallway (if applicable) where shown on approved drawings
- Deluxe roller blinds to all windows and external sliding glass doors except for the wet area and garage windows and doors.
- The wet area windows are to have slimline aluminium venetian blinds
- Internal staircases (where applicable) are to have their stringers, treads & risers constructed using paint grade MDF and their balustrades & handrail constructed using paint grade hardwood. The profile of the handrail and balusters are at the discretion of Goldengrove Building Group and the stringers, handrail & balustrade are to have a semi-gloss paint finish.
- 2-Coat internal painting system with flat acrylic paint to the ceilings and cornice. Low sheen washable acrylic paint to the internal walls and semi-gloss enamel paint to the internal woodwork and internal doors
- 1200mm dia white ceiling fan to each bedroom, living room and family room (where applicable)
- 200mm dia exhaust fans to the bathroom and ensuite
- Digital Ready TV antenna, wired to 3 x standard TV points
- 2 x telephone points
- Internal Pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- Double power points to the following rooms (where applicable);
  - Living Room (x 2)
  - Bedroom 1 (x 2) note: both to have in-built USB charger
  - Kitchen (x 2) note: 1 to have in-built USB charger
  - Family Room (x 2)
  - Meals Area (x 1)
  - Bedrooms 2, 3 & 4 (x 1 each)
  - Bathroom, Ensuite & Laundry (x 1 each)
  - Garage (x 1)
  - Covered Alfresco (x 1 external)
- Single power points to the garage door motor, rangehood, dishwasher, refrigerator space and microwave space (where applicable)
- 6.5Kw (or equivalent) reverse cycle split system air-conditioner to main living area
- Mains powered and interconnected smoke alarms with battery back-up installed in accordance with Building Code, Australian Standards and applicable legislation

### Bathroom, Ensuite, WC & Laundry Features

- Laminated vanity cupboards with 20mm engineered stone tops as shown on the approved drawings
- Soft close hinges to cupboard doors
- Square profile white vitreous china drop in vanity basin and chrome mixer tap.
- Polished edge mirror above each vanity to width of vanity and approx. 1000mm high (nominal)
- 1500mm long acrylic bath mounted in a ceramic tiled hob with wall mounted chrome bath mixer and spout
- Fully tiled shower base with polished silver aluminium shower screen complete with clear glazing, pivot door and a chrome shower mixer and adjustable shower rose & rail
- White vitreous china close coupled toilet suite with dual flush and soft close seat
- 45litre laundry trough and metal cabinet with chrome mixer tap.
- Chrome washing machine stop taps mounted inside the trough cabinet

### Electrical Features

- Electrical meterbox & switchboard including compliant safety switches and RCDs
- 240v LED downlights to all ceilings excluding garage
- 240v LED downlights outside all external doors, front porch and alfresco
- 1200mm long fluorescent light to garage ceiling

Builder's Agent Initials: \_\_\_\_\_

Client's Initials: \_\_\_\_\_

## INCLUDED (per dwelling where applicable)

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### Bathroom, Ensuite, WC & Laundry Features (Cont'd)

- Chrome toilet roll holder to each toilet suite and chrome towel rail to bathroom and ensuite
- Ceramic wall tiling to the bathroom and ensuite to 2000mm high in the shower recess, 500mm high above the bath podium, 135mm high vanity splashback, 400mm high laundry splashback (nominal)
- Ceramic wall tiles to skirtings up to 100mm high as shown on the approved drawings
- Ceramic floor tiling to the bathroom, ensuite, W.C and laundry as shown on the approved drawings

### Kitchen Features

- Laminated kitchen cupboards (base and overheads) with 20mm engineered stone benchtops
- Soft Close hinges to cupboard doors
- Stainless steel sink with chrome mixer tap
- Stainless Steel European Appliances including;
  - 600mm electric under bench oven
  - 600mm electric ceramic cooktop with touch controls
  - 600mm slide-out rangehood
  - Stainless Steel Dishwasher
- Ceramic tiling to the splashbacks as shown on the approved drawing

END OF SPECIFICATION

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**Builder's Agent Initials:** \_\_\_\_\_

**Client's Initials:** \_\_\_\_\_

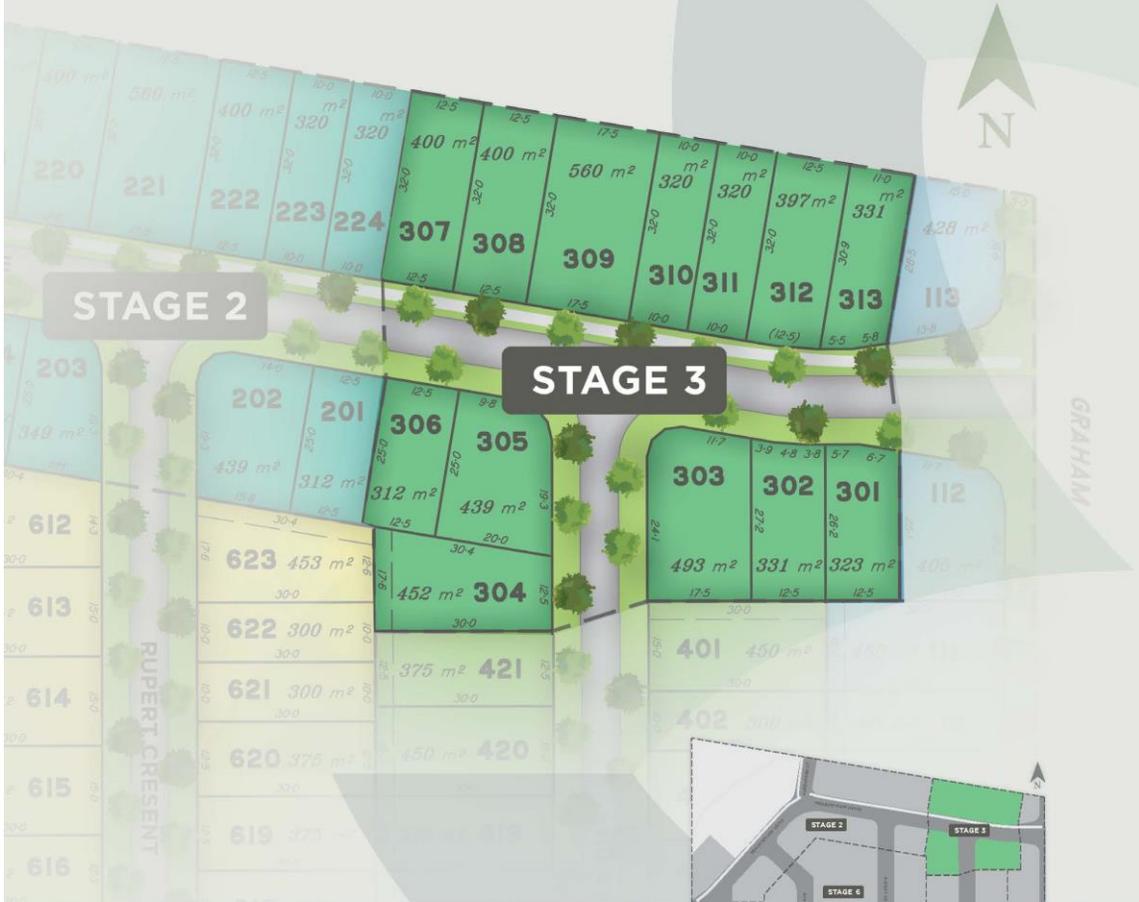
# Stage Plan



**CREEKS EDGE**  
MORAYFIELD

## STAGE THREE

171-183 Graham Road,  
Morayfield, Qld, 4506

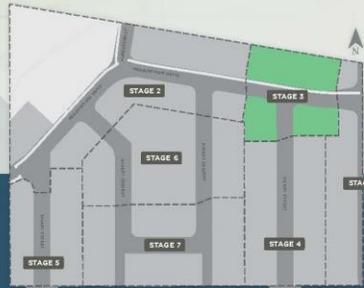


**STAGE 2**

**STAGE 3**

[creeksedge.com.au](http://creeksedge.com.au)

Disclaimer: Please note dimensions are approximate and should be used as a guide only. Information correct at time of printing.



# Master Plan



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 Morayfield  
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[creeksedge.com.au](http://creeksedge.com.au)



# Locations Maps

*Creek's Edge Morayfield is a boutique parkland development in the heart of Brisbane's northern growth corridor. Conveniently located on the Cundoot Creek in Morayfield and with easy access to the Bruce Highway providing a simple commute to Brisbane, the airport and Sunshine Coast, Creek's Edge has been designed with both locals and interstate buyers in mind. With only 130 lots to be sold across 7 stages, there are a limited number of opportunities. Upon completion, the development will have an end value of over \$50 million.*

