

Lot 9 Amy Street

MORAYFIELD QLD 4506

Land:	319m ²
Dwelling:	174.88m ²
Builder:	Sunvista
Home Design:	4 Bed - Hampton

Grant Total:	\$410,386
Rent:	\$380 p/w
Rental Yield:	4.81%



4



2



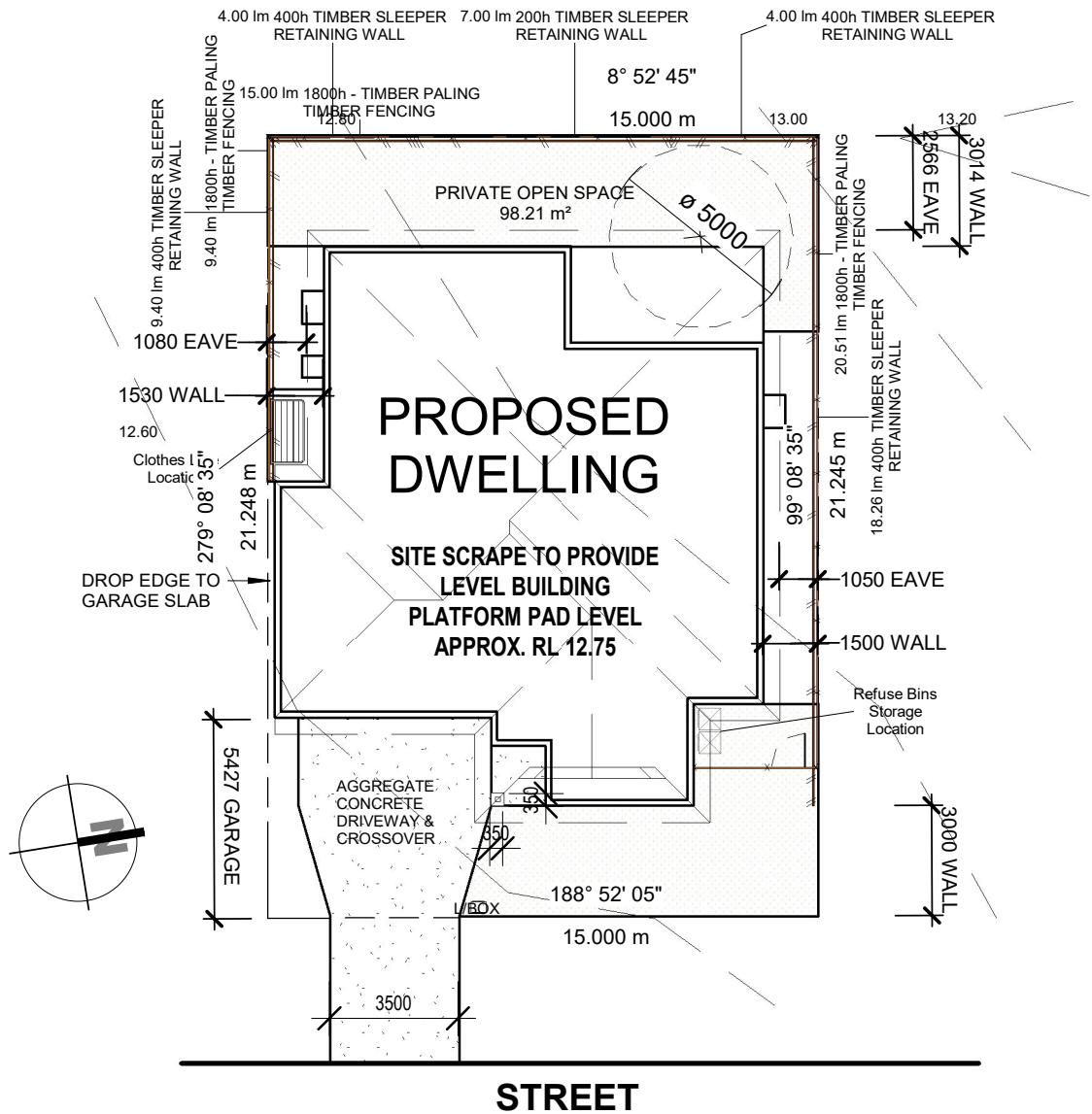
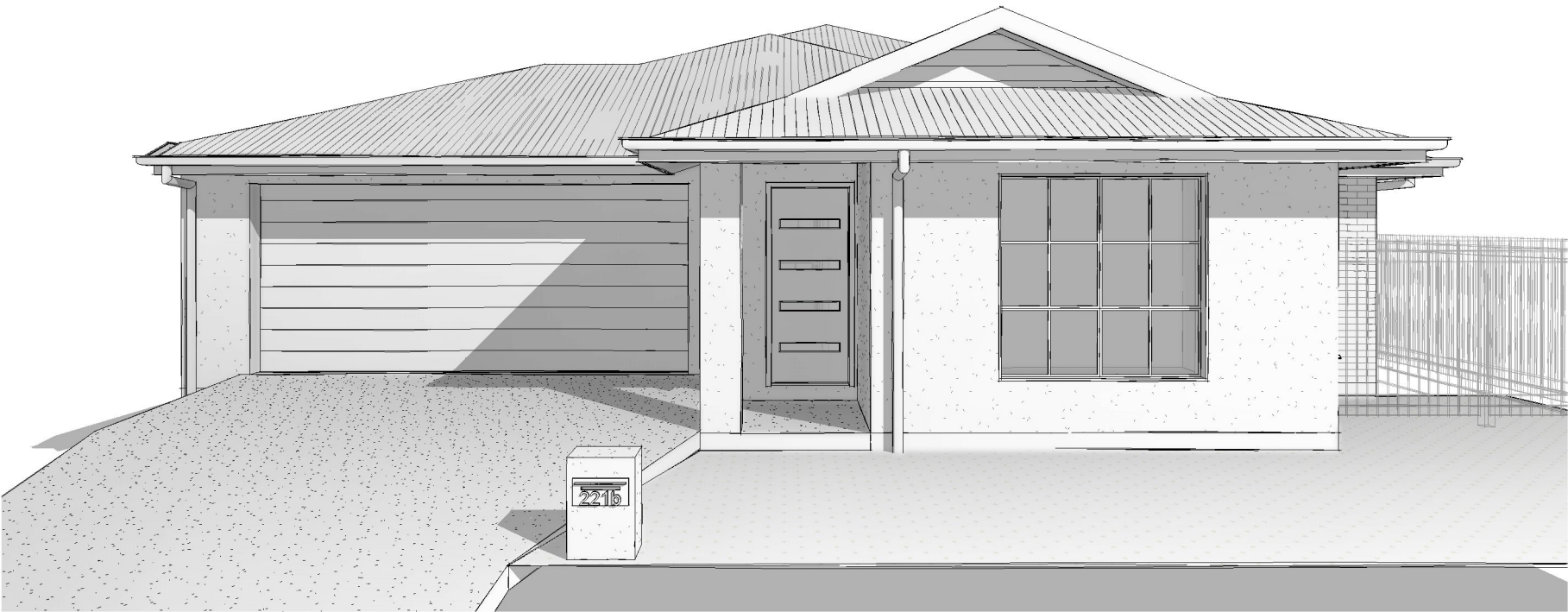
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Unit 1



RP DESCRIPTION
Lot 9 on SP 281292
Site Area: 319.00 m²
Local Authority: MBRC

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



2 SITE PLAN
1 : 200

AREA SCHEDULE	
GARAGE	38.79 m ²
LIVING	119.94 m ²
TOTAL HABITABLE AREAS	158.73 m ²
PORCH	2.40 m ²
ALFRESCO	13.75 m ²
TOTAL OPEN ELEMENTS	16.15 m ²
TOTAL FLOOR AREA	174.88 m ²

SITE COVER			
SITE AREA :	319.00 m ²	ACTUAL	REQUIRED
HABITABLE AREA :	158.73 m ²	49.76 %	50 %
OPEN ELEMENTS:	16.15 m ²	5.06 %	10 %
TOTAL SITE COVERAGE :	174.88 m ²	54.82 %	

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

SUBJECT TO COVENANT
& LOCAL GOVT.
APPROVAL
ALL SETBACKS TBC

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SUNVISTA HOMES
Unit 3/211 Leitchs Road
Brendale
P.O.Box 6022
Brendale
Qld 4500
Ph: 07 3205 3325
Fax: 07 3205 3327
ABN: 94482383824
QBCC Lic: 1033413



DESIGN CONCEPT			
Rev.	Date	Description	Iss.
A			

Proposed Residence For:
New Client
At : Lot 9 28 Amy St,
Morayfield

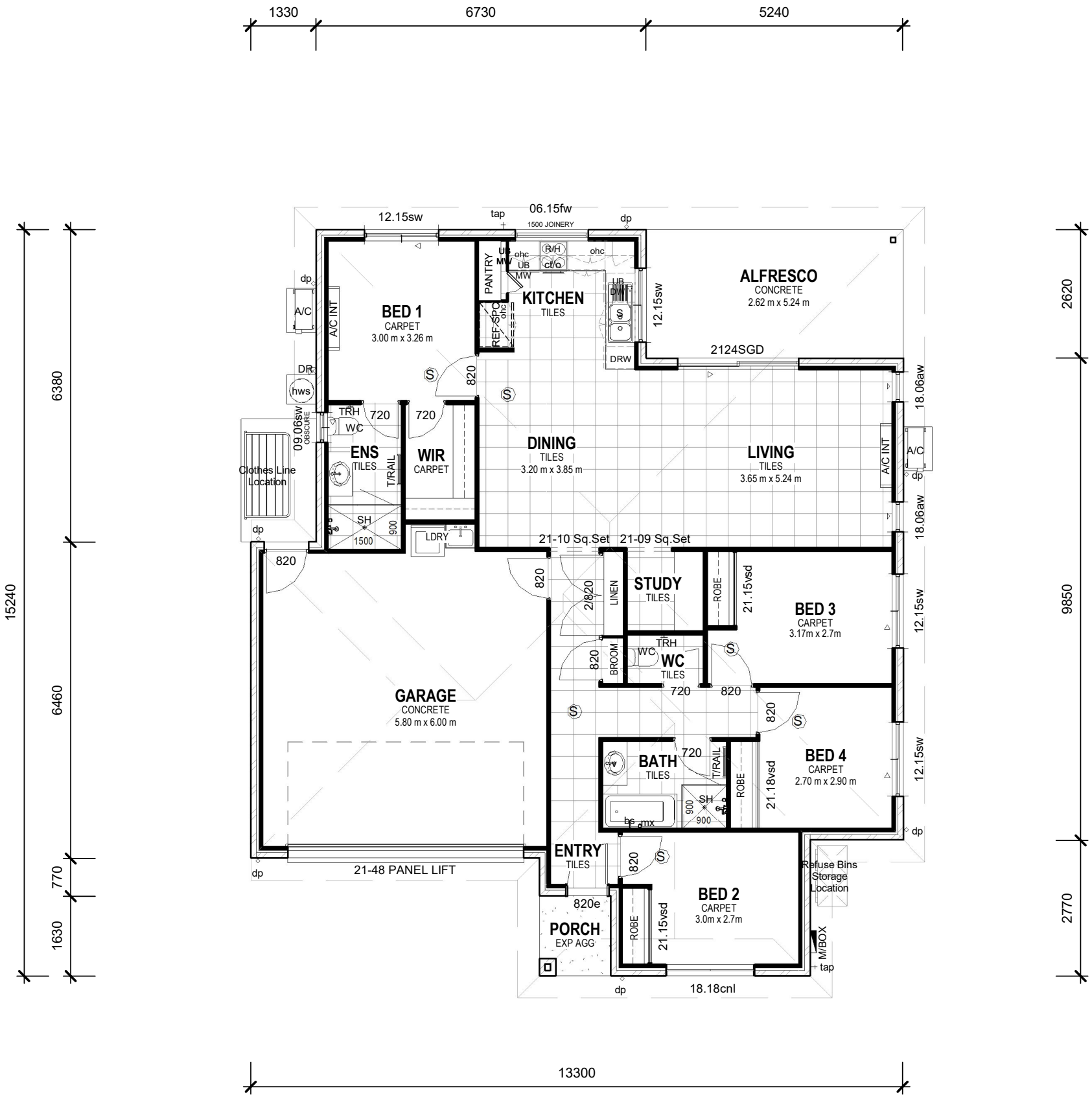
Design Name:
Custom
Facade Type:
Colour Selection:
Landscape Selection:

Date: 28-09-18	Drawing No. 18-311
Sheet Name: Cover Page	
Drawn:	Sheet No. 00

LEGEND

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

RP DESCRIPTION
Lot 9 on SP 281292
Site Area: 319.00 m²
Local Authority: MBRC




DOWNPIPE SCHEDULE	
Level	QUANTITY
LF FFL	7
Total :	7

AREA SCHEDULE	
GARAGE	38.79 m²
LIVING	119.94 m²
TOTAL HABITABLE AREAS	158.73 m²
PORCH	2.40 m²
ALFRESCO	13.75 m²
TOTAL OPEN ELEMENTS	16.15 m²
TOTAL FLOOR AREA	174.88 m²

1 Lower Floor
1 : 100

ALL LEVELS TO BE
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ON SITE PRIOR TO
CONSTRUCTION

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& LOCAL GOVT.
APPROVAL
ALL SETBACKS TBC

© COPYRIGHT 2018 This drawing is copyright, and cannot be reproduced in whole or in part by any medium without the written permission of Sunvista Homes Pty Ltd. The Licensed Builder retains sole authority & responsibility for the use of these drawings.	<div>SUNVISTA HOMES Unit 3/211 Leitchs Road Brendale P.O.Box 6022 Brendale Qld 4500 Ph: 07 3205 3325 Fax: 07 3205 3327 ABN: 94482383824 QBCC Lic: 1033413</div> <div> SUNVISTA HOMES HOMES FOR THE FUTURE</div>	DESIGN CONCEPT				Proposed Residence For: New Client At : Lot 9 28 Amy St, Morayfield	Design Name: Custom Facade Type: Colour Selection: Landscape Selection:	Date: 28-09-18	Drawing No. 18-311
		Rev.	Date	Description	Iss.			Sheet Name: Ground Floor	
		A						Drawn:	Sheet No. 02

Notes Applicable to Small Lots

General

1. Small Lot Housing is to be undertaken in accordance with this Building Envelope Plan and the Dwelling House Code of the Caboolture ShirePlan. Where a conflict exists between the approved Building Envelope Plan and the Dwelling House Code the Building Envelope Plan prevails.

Built to Boundary Walls

2. Built to the boundary walls are mandatory where the road frontage widths are less than 12.5m.
3. Where two storey buildings are proposed, the Dwelling House does not have to be built to the mandatory zero lot line boundary as indicated on the Building Envelope Plan. Where two storey Dwelling Houses are not built on the zero lot line, the Dwelling Houses shall be set back a minimum of 2.0m from the boundary line.
4. Built to boundary walls shall be built with a maximum length of 15.0m and a maximum height of 3.5m.

Private Open Space

5. The private open space is:
 - at least 80m² in size,
 - all dimensions are greater than 2.5m,
 - able to fully contain a circle with a diameter of 5.0m.

Building Design

6. The maximum height of buildings shall not exceed (2) storeys and 8.5m.
7. The building has a window or balcony from a habitable room that faces the common property boundary

Setbacks

8. Minimum Amy St frontage boundary setbacks shall be as per the following setbacks table, unless otherwise dimensioned

	Walls	Eaves
Living and Habitable areas	3.0m	2.4m
Garages and Carports	5.4m	4.8m
Secondary Road Frontage	3.0m	2.4m

Front porches may be located closer to the front property boundary than stated, provided that the porch is located not less than 3.0m from the front property boundary, the height of the porch does not exceed 4.5m, the porch remains open and not enclosed and the width of the porch is limited to the front entry area only.

9. Minimum side boundary setbacks (other than mandatory built to the boundary walls) shall be as per the following setback table, unless otherwise dimensioned.

Typical Av. Lot Width (m)	First Storey Side Setback (m) to wall	First Storey Side Setback (m) to eave	Second Storey Side Setback (m) to wall	Second Storey Side Setback (m) to eave
10 to 12.49	1.0m	0.75m	1.0m	0.75m
12.5 to 14.9	1.0m	0.75m	1.5m	0.9m
15 and above	1.5m	0.9m	2.0m	1.4m

- 9(a). Minimum setbacks to common property will be as per the following setbacks table unless otherwise dimensioned.

	Walls	Eaves
Living and Habitable areas	1.5m	0.9m
Garages and Carports	5.4m	

The setback for garages and carports will provide room for a visitor car parking space for each allotment.

10. Minimum Rear boundary setbacks shall be as per the following setback table.

	Walls	Eaves
Ground Floor	3.0m	2.4m
First Floor	3.0m	2.4m

11. Rear patios may be located closer to the rear property boundary than stated, provided that the patio is located not less than 1.5m from the property boundary and the patio remains open and not closed.

Garages and Carports

12. Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the Dwelling House is two storeys.

Bin Storage

13. Where the lot frontage is less than 12.5m, the design shall incorporate a fully screened wheeler bin enclosure at the front of the Dwelling House, OR the Dwelling House shall be a minimum of 1.5m clear from one of the side boundaries as measured to the wall, or the garage shall incorporate a door in its back wall giving access to the rear of the Detached House.

Site Coverage

14. Site coverage shall not exceed 50% with an additional 10% allowable for additional open structures such as patios, verandahs and porches.

NOTES :

Buildings envelopes are shown hatched.

WHERE EASEMENTS ARE REQUIRED AS PART OF THE APPROVAL PROCESS THEN THE BUILDING ENVELOPE MUST NOT ENCR OACH OVER THE EASEMENT.

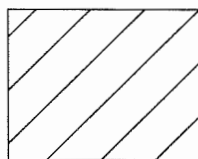
WHERE CONFLICT OCCURS BETWEEN AN EASEMENT AND A BUILDING ENVELOPE, THEN THE EASEMENT BOUNDARY BECOMES THE BUILDING ENVELOPE BOUNDARY.

Total area 6995m²

Common property area..... 1633m²

Average density.. 1 dwelling/Lot per 437m² of site area

LEGEND



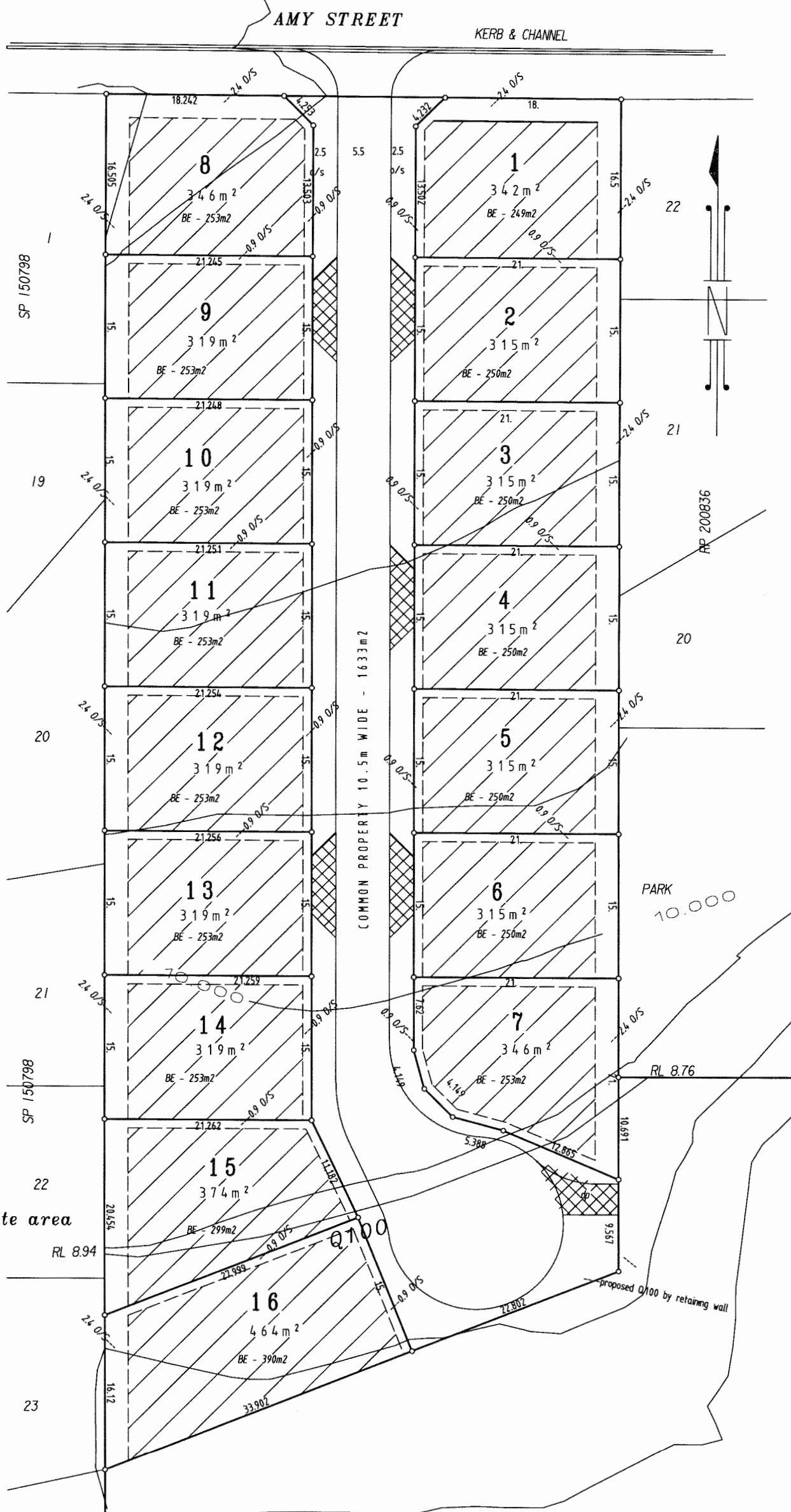
- BUILDING ENVELOPE



- carparking space

vp - visitor carparking space (2.5m x 6.0m x 11.0m)

dp - disabled person parking space (3.2m x 5.75m)



**PROPOSED COMMUNITY TITLE SCHEME SUBDIVISION
BEING LOTS 1 TO 16 AND COMMON PROPERTY
CANCELLING PART OF LOT 25 ON RP188714
AND PART OF LOT 38 ON RP150798
AMY STREET, MORAYFIELD**

ARC Surveys Pty Ltd
incorporating Perry & Morphet
CONSULTING SURVEYORS

8 ANNIE STREET, CABOOLTURE. QLD 4510. PO BOX 1102
PH (07) 54955977 Email info@arcsurveys.com.au
FAX (07) 54957404

CLIENT : LOMBARDS

COMPUTER FILE 705EXT
DRAWING EDITOR DWG705-4

LEVEL DATUM-AHD Vide PM 101144, RL9.791
and PM 91939, RL9.663

Scale: 1:500

31-03-11

Ref 705

Locality Morayfield

Plan 705CTS3
Amended 31-03-11

Specifications

(these specifications are for marketing purposes only, please refer to the contract for full specifications)

Garage

- ▶ 1 x single remote controlled garages with 2 transmitters

Kitchen

- ▶ Reconstituted stone benchtops (20mm thickness)
- ▶ Laminate cupboards
- ▶ Design as per plans including 1 $\frac{3}{4}$ sink

Appliances (stainless steel)

- ▶ Rangehood (600mm)
- ▶ Electric cooktop (ceramic 600mm)
- ▶ Electric oven (multifunction 600mm)
- ▶ Dishwasher (600mm)

Doors

- ▶ Feature front door
- ▶ Entrance door lock (combination entry & deadlock)
- ▶ Internal door locks (angular levers)
- ▶ Internal doors (panel or smooth finish)

Bedroom

- ▶ Walk-in robe (main bedroom)
- ▶ Built-in robes (all bedrooms)
- ▶ Ceiling fans (all bedrooms & patio)

Bathroom

- ▶ Tiled (floors & walls)
- ▶ Framed pivot shower screen
- ▶ Bath tub
- ▶ Exhaust fan (all bathrooms)
- ▶ Mirror (all bathrooms)
- ▶ Towel rail (all bathrooms)
- ▶ Toilet holder (all toilets)
- ▶ Dual flush toilet

Laundry

- ▶ Laundry tub with cupboard
- ▶ 3-piece metal tapware

Specifications

(these specifications are for marketing purposes only, please refer to the contract for full specifications)

Lights

- ▶ Down lights throughout (white)

Electrical

- ▶ Power box (1 per unit)
- ▶ Double power point (all rooms including kitchen)
- ▶ Double outdoor power point (patio)
- ▶ Single power point (dishwasher)
- ▶ Single power point (garage door)
- ▶ Smoke alarm (hard wired)
- ▶ 2 Telephone points
- ▶ 2 Television antenna points
- ▶ 2 Split system air conditioning units

Hot Water

- ▶ 250L Electric or 20L Gas Instantaneous (1 per unit)

Paint

- ▶ Quality paint throughout (as per colour selection)

Outdoor

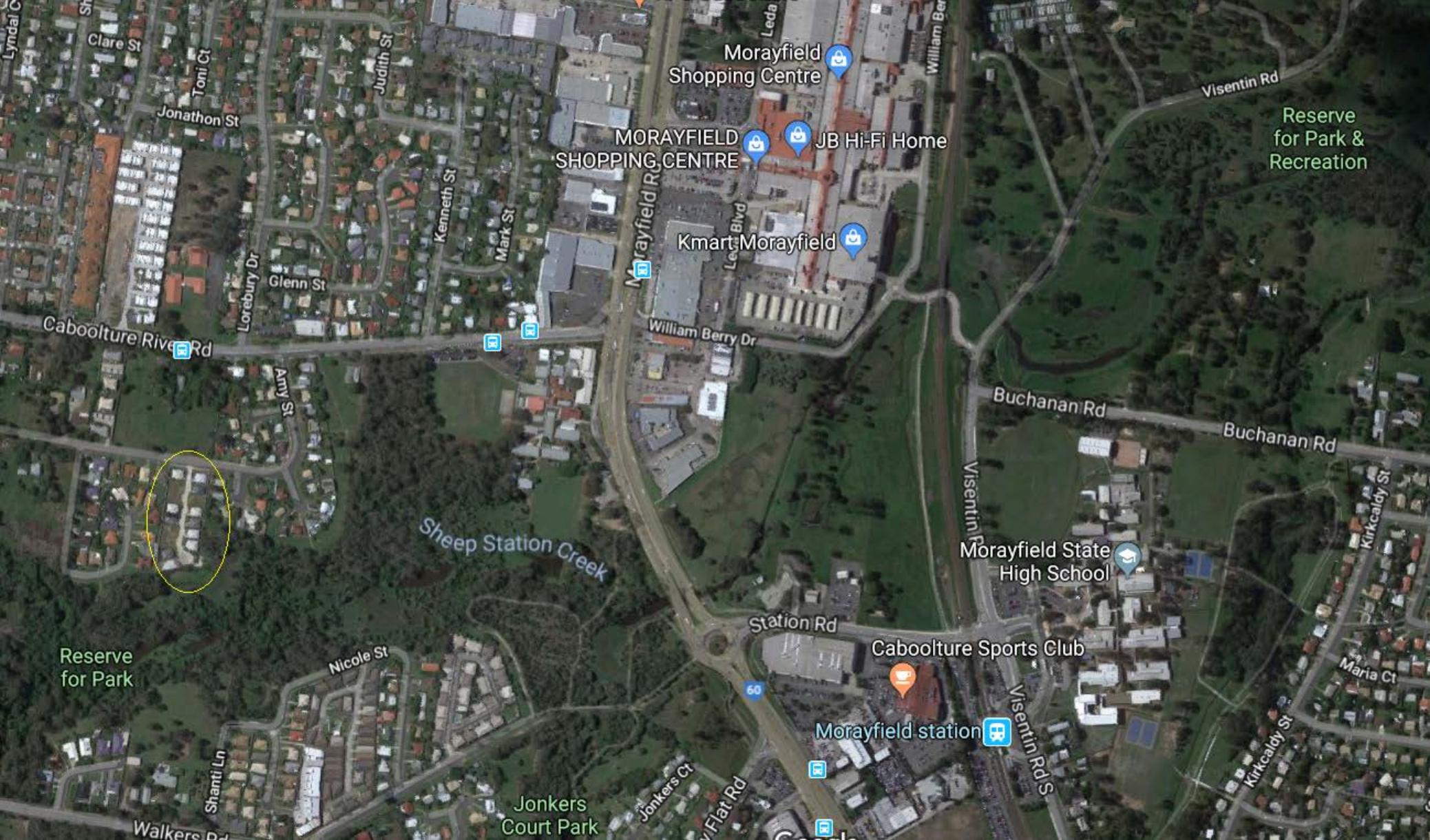
- ▶ 1 Letterboxes
- ▶ 1 Clotheslines (wall mounted)
- ▶ Water meter plus flow meter

Warranty

- ▶ 7 year builders warranty on all structural items
- ▶ 12 months' maintenance period (conditions apply)

Sustainability

- ▶ 6-star energy efficiency rating
- ▶ NBN (if available)



Morayfield Shopping Centre

MORAYFIELD SHOPPING CENTRE

JB Hi-Fi Home

Kmart Morayfield

William Berry Dr

Reserve for Park & Recreation

Buchanan Rd

Buchanan Rd

Morayfield State High School

Caboolture Sports Club

Morayfield station

Jonkers Court Park

Reserve for Park

Rental Appraisal

LITTLE
REAL ESTATE

Monday, 20th November, 2018

Lot 9 Amy St, Morayfield QLD

To whom it may concern,

Thank you for the opportunity to review the rental potential of the above 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 properties in the above area, we anticipate the weekly rental price for the above property to be in the vicinity of:



Recommended Rent: \$370 - \$390 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

116 Siganto Drive,
Helensvale QLD 4212

M 0429 495 269

T 07 5591 9726

angela.paradise@little.com.au

littlerealestate.com.au

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