

BRIGHTON BUILT

let life in.



TORQUAY WITH HAMPTON FACADE

4 

2 

2 

KEY FEATURES

Northern Corridor Location
Easy access to Brisbane CBD
Close by all major amenities

- Full Turnkey Inclusions
- Latest House Design
- Luxury Inclusions
- Excellent Estate

ADDRESS

Lot 241 Elendra Street
Burpengary QLD 4505

ESTATE

Bestow Estate - Stage 7

LAND PRICE	\$	212,000
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HOUSE PRICE (INC. GST)	\$	233,000
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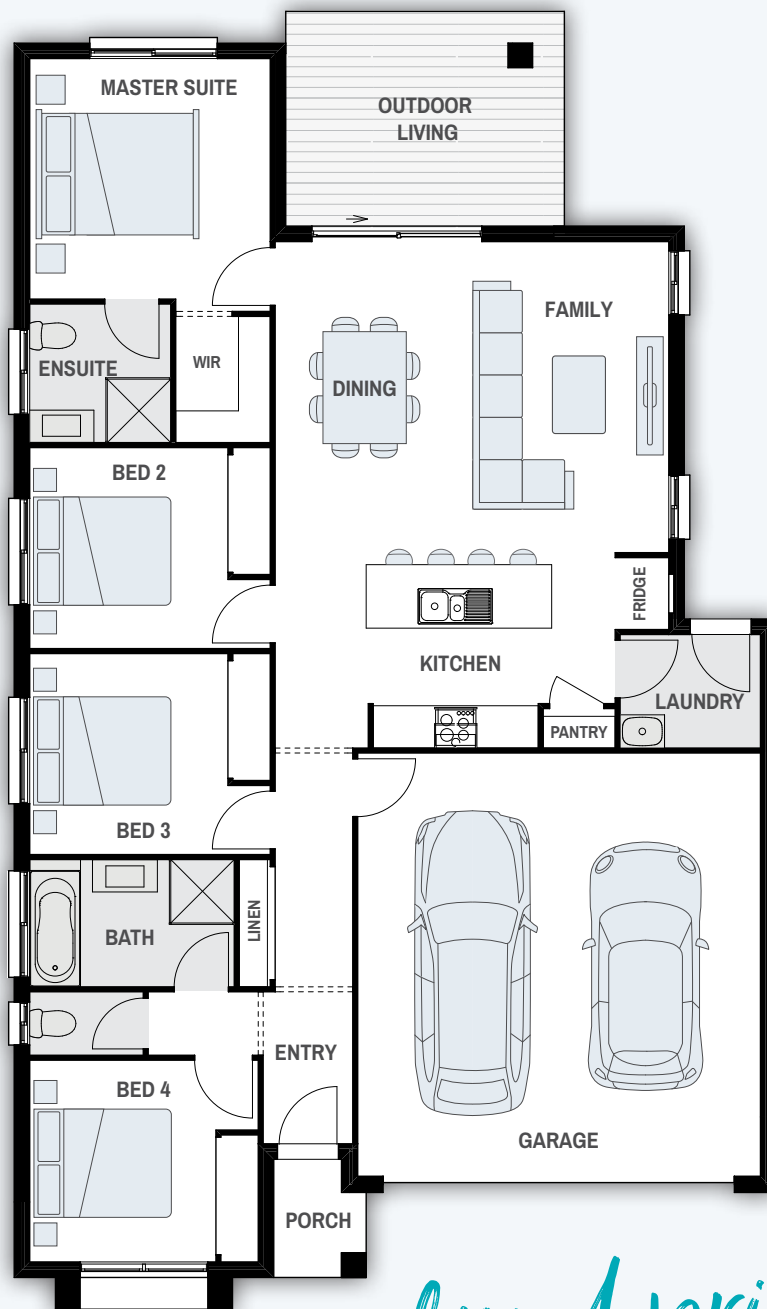
TOTAL PACKAGE	\$	445,000
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HOUSE AREA	168.75	sqm
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LAND AREA	360	m ²
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TORQUAY

WITH HAMPTON FACADE



fixed price

FULL TURN KEY LUXURY INCLUSIONS

6 Star Energy Efficiency

T2 blue frame pine with 25 Year Warranty

Professional preselected Colour Scheme

Designer Kitchen

Split cycle Air-Conditioner to Living Area

Ceiling fan/light to all bedrooms & 100mm down light fittings to Living

Quality Tiles & Carpet throughout

Feature render to front facade

Render look letterbox

Landscaping & driveway included

Good Neighbour Fencing

Colorbond Roofing

Disclaimer: Floorplan is based on the Aviva facade and may not represent the facade on your chosen package, and should be used as a guide only. Facade render is for illustrative purposes and to be used as a guide only. Facade colours may not represent the colour scheme chosen for your home. Image may also depict fixtures, finishes and features not supplied by Brighton or not included in this package and may show enhancements on this package, such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.

Why BRIGHTON BUILT



WHY WE GET OUT OF BED IN THE MORNING.

At Brighton Built, we believe that what's important to you is equally important to us. We know that good property investment is inextricably linked to your financial future. With over 30 years' experience and backed by the MJH Group, we are confident that we have a wide range of products for today's investor.

Commitment We will deliver on what we say we are going to do, when we say we are going to do it.

Communicate The importance of understanding "WHY" we do things the way we do will increase our effectiveness.

Responsible Every decision we make each day will form an intricate part of our business success.

Cohesiveness We appreciate each other's skill, knowledge, and expertise that allows us to achieve the best result.

Trustworthiness Our belief is to deliver our work with honesty and integrity at all times.

WHAT OUR CUSTOMERS SAY.

We are very proud that many of the customers that have built with us continue to do so. In fact, they recommend Brighton Built and encourage family members and friends to access the benefits of choosing us as their building partner. This is because we provide the same level of quality and efficiency for every one of our customer's building experiences. The evidence is all there in the numbers:

- 100% of our homes are completed within the building period.
- 97% of our homes are completed 60 days earlier than the build period.
- 99% of our homes commence construction within 14 days of final approval/documentation being received.
- 53% of our homes are referrals from our customers.

So start your journey towards a better financial future with Brighton Built today.



This façade is to show colours only and may not be the façade chosen.

MANDALAY



EXTERNAL COLOUR PALETTE



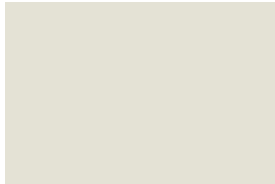
BRICK (JOINT: IRONED)
Austral Urban One -
Surfwash



COLORBOND ROOF
Colorbond Monument



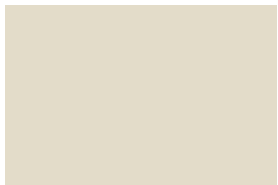
CONCRETE ROOF TILE
Bristle Classic Shingle -
Gunmetal



GUTTER & FASCIA
Colorbond Surfmist



**FEATURE BRICK
(JOINT: IRONED)**
Austral Urban One -
Chiffon



RENDER COLOUR 1
Taubmans Marble Mist



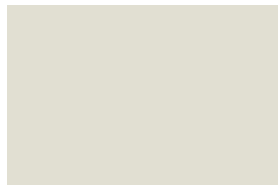
RENDER COLOUR 2
Taubmans Flotsam



GARAGE DOOR
Monument



WINDOW FRAMES
Monument



FRONT DOOR & CLADDING
Taubmans June Fog

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ALPINE



INTERNAL COLOUR PALETTE



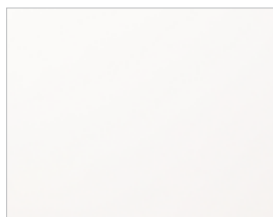
KITCHEN BENCHTOP
Polytec Soapstone Matt



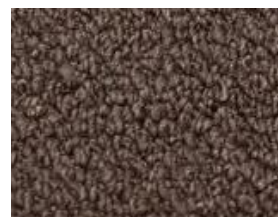
**KITCHEN BENCHTOP
UPGRADE**
Caesarstone Osprey



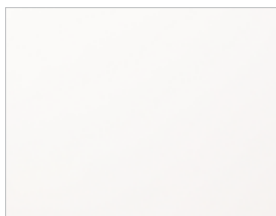
KITCHEN UNDERBENCH
Polytec Tessuto Milan
Matt - Vertical Grain



KITCHEN OVERHEAD
Polytec Classic
White Matt



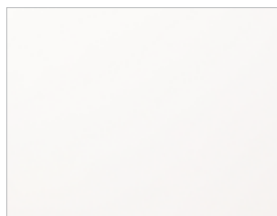
CARPET
Inner Circle 0504 -
In the Loop



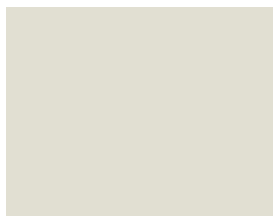
WET AREA WALL TILE
White Gloss 250 x 400



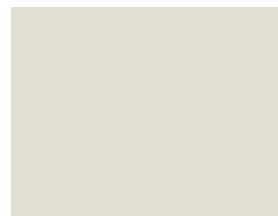
**LIVING & WET AREA
FLOOR TILE**
Regina Grey Matt
450 x 450



KITCHEN SPLASHBACK
White Gloss 100 x 300



WALL PAINT COLOUR
Taubmans June Fog



**DOORS, SKIRTING &
ARCHITRAVES**
Taubmans June Fog Gloss

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B U I L T
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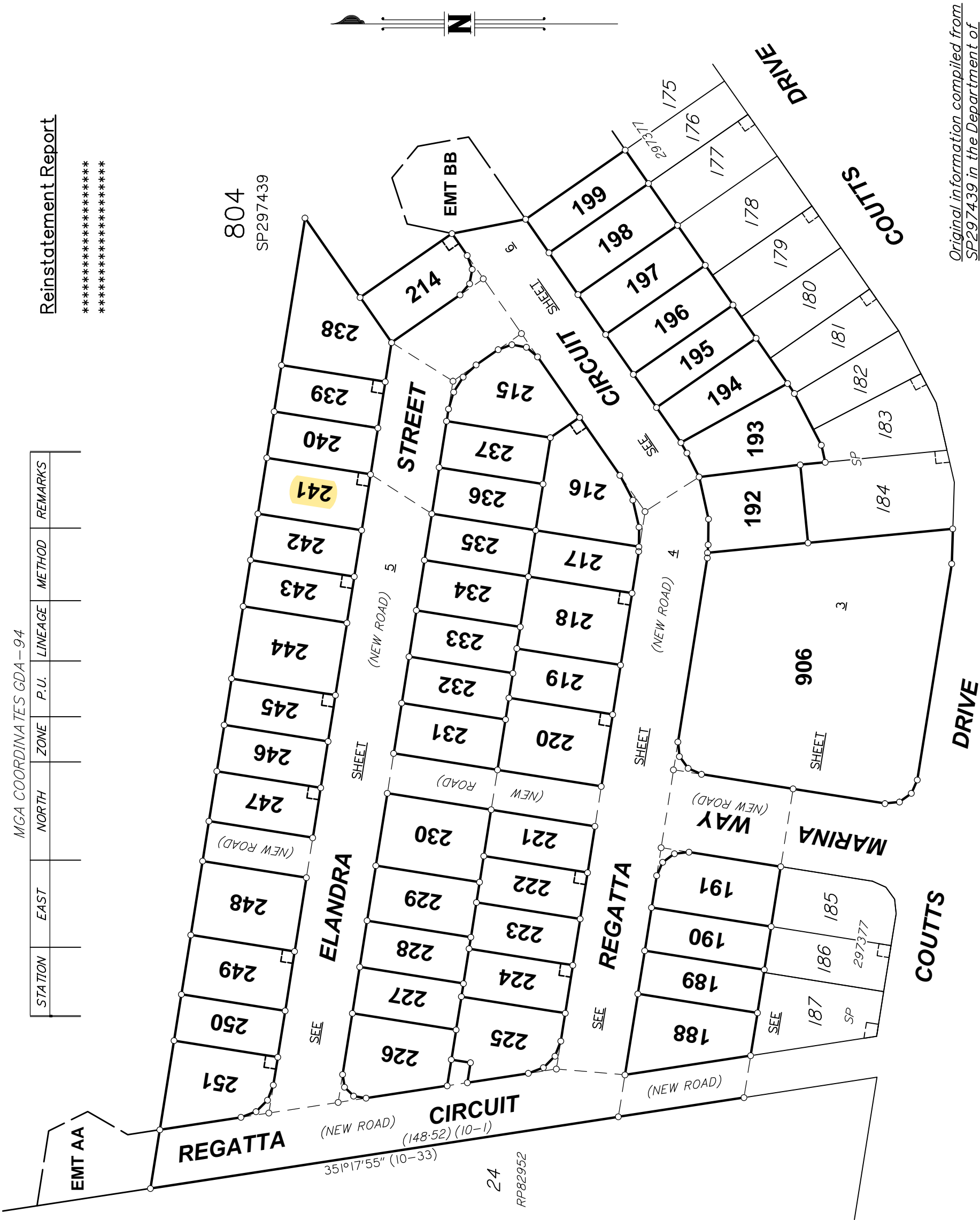
Please note:

Due to printing, colours and finishes are not exact and true and should be used as a guide only.

Reinstatement Report

STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS

MGA COORDINATES GDA - 94



Original information compiled from
SP297439 in the Department of
Natural Resources and Mines.
Peg placed at all subject corners
unless otherwise stated.

Area of New Road
1.068 ha

PRELIMINARY STATUS

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE
SUBJECT TO SURVEY AND REQUIREMENTS FOR
LODGE MENT OF SURVEY PLANS IN THE
DEPARTMENT OF NATURAL RESOURCES AND MINES.



0m 0		50m 50mm	100m 100mm	150m 150mm	State copyright reserved.
Plan of Lots 188-199, 214-251, 906 and Easements A-M in Lots 214, 216, 218, 220, 222, 224, 239, 241, 243, 245, 247, 249 & 251 respectively Cancelling Lot 801 on SP297439 and Easements AA & BB in Lot 804 on SP297439					Scale: 1:1000
LOCAL GOVERNMENT: MORETON BAY R.C. LOCALITY: BURPENGARY					Format: STANDARD
Meridian: <i>MGA (Zone 56) Vide SP297439</i>					Survey Records: No
SP297403					



“We bought two townhouses at Richlands and both form part of our larger portfolio that delivers exceptional growth and consistent returns”

Henry N - Perth

OLIVER HUME QUEENSLAND PROPERTY MANAGEMENT



Congratulations on the purchase of your new Investment Property with Brighton Built.

Oliver Hume Asset Management are proud to offer the following package:

Valued at
\$1,000

What's in the **INVESTOR PACK**

3 Years

**4% exclusive rental
guarantee***

12 months Paid
of landlord insurance*

**Professional
Oliver Hume
Marketing Pack**

Complimentary professional photos,
arranged upon settlement and
collection of keys Valued at \$150.

Why Choose us?

- Stress Free Property Management – we offer a complete service with high levels of communication.
- Your properties information available 24/7 at your finger tips – your properties information available on your android, Iphone or tablet.
- Over 60 years experience on the Real Estate Industry with multiple offices located throughout Queensland and Melbourne – giving us greater exposure to interstate tenants.
- Only deal with Experienced Property Managers with a minimum of 5 years experience.
- Exclusive access to your Investment Property 4 weeks before handover to ensure we get you the best possible weekly rent and high occupancy.



Ben Douglas

General Manager
Asset Management (QLD)
b.douglas@oliverhume.com.au
0404 878 608

**B R I G H T O N
B U I L T**

let life in.

25th March, 2019

Brighton Built

**RE: Lot 241 Elandra St, Burpengary
Brand New 4 Bedroom Home**

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

The property is described as featuring:

- 4 Bedrooms, all with built-in wardrobes
- 2 Bathrooms, master bedroom with ensuite
- Open plan tiled dining and family area
- Modern kitchen with quality stainless appliances
- Reverse cycle air-conditioning
- Fenced, landscaped yard
- Automatic double garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$410.00 - \$430.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email b.douglas@oliverhume.com.au

Yours Faithfully,



Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

Brisbane

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Gasworks Precinct Newstead Queensland 4006
Mail PO Box 1447, Broadbeach QLD 4218
T 07 3216 1666
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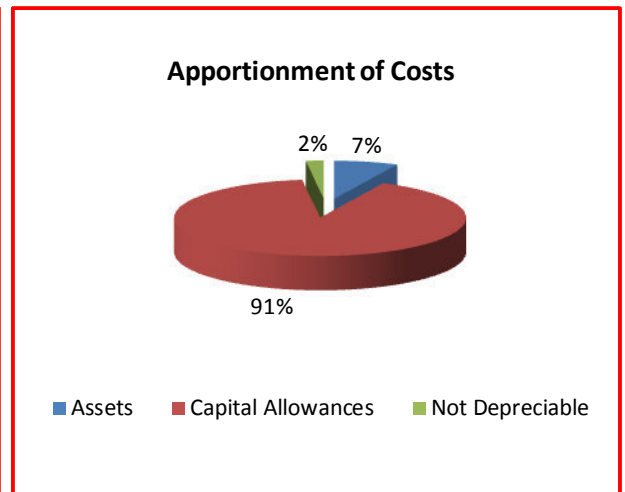
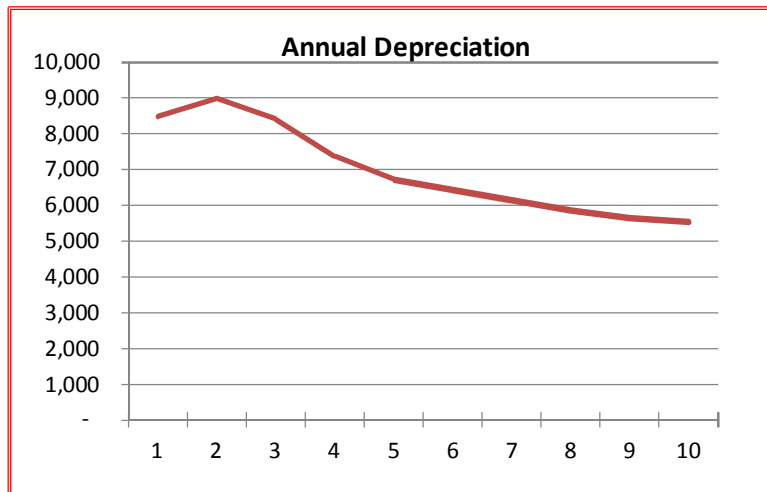
Gold Coast

Suite 19C, Level 19
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Mail PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867



Indicative Tax Depreciation and Capital Allowances Schedule for
Brighton Built Typical "Torquay" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,150	5,340	8,490
2	3,650	5,340	8,990
3	3,075	5,340	8,415
4	2,025	5,340	7,365
5	1,375	5,340	6,715
6	1,100	5,340	6,440
7	825	5,340	6,165
8	525	5,340	5,865
9	325	5,340	5,665
10	200	5,340	5,540
Balance Yrs 11-41	500	160,200	160,700
TOTAL	\$ 16,750.00	\$ 213,600.00	\$ 230,350.00



Notes:

This Schedule is based on a Construction Cost of **\$235,000** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**