

ahb INVEST



SINGLE STOREY HOMES

# HOUSE & LAND PACKAGE

LOT 1945 SHIPPAGAN RD, MICKLEHAM  
ANNADALE ESTATE



## BARKLEY FACADE



OSLO 17



# \$510,310\*

Land size: 287.00 sqm | House size: 157.22 sqm

### Turn Key Inclusions

- 20mm Composite Stone Benchtop with Square Edge to Kitchen
- Dishwasher - Stainless Steel
- Split System Air Conditioner (cooling only) to Living
- Colour Sealed Concrete Driveway and Paths
- Flooring throughout
- Downlights
- Letterbox
- Window Coverings throughout
- Premium Facade
- Front and Rear Landscaping
- Fencing
- Flyscreens
- Alarm System
- Fixed Price Contract

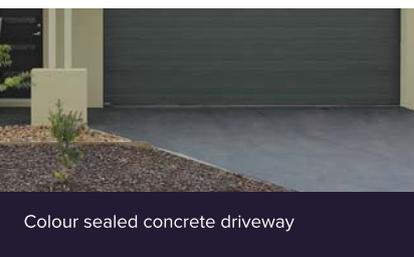
**Land Contract: \$267,000**

**Build Contract: \$243,310**

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change.



AS YOU WOULD EXPECT FROM A LEADING BUILDER, AHB AUSTRALIA OFFERS A COMPREHENSIVE RANGE OF TURNKEY INCLUSIONS.



Colour sealed concrete driveway



Split system airconditioner



Quality carpet



Choice of floor tiles or timber flooring



Window coverings throughout



20mm Composite stone benchtop

### Included in the price of your new home:

- 20mm composite stone benchtop with square edge to kitchen
- Dishwasher - stainless steel
- Split system airconditioner (cooling only) to living
- Colour sealed concrete driveway and paths
- Flooring throughout
- Down lights
- Letter box
- Window coverings throughout
- Premium facade
- Landscaping



The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies. Images displayed for illustrative purposes only.



## Kitchen Appliances

Oven	Stainless steel 600mm fan forced oven.
Hot Plate	Stainless steel 600mm gas cook top with wok burner.
Rangehood	Stainless steel 600mm wide canopy range hood.
Dishwasher	Stainless steel dishwasher.
Sink	Double bowl stainless steel sink.
Tap	Flickmixer tap, chrome finish.

## Cabinetry

Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Standard laminate from builder's pre determined colour boards.
Microwave Provision	Standard laminate including single power point.
Kitchen Bench Top	Laminate square edge from builder's pre determined colour boards.
Vanity Bench Tops	Laminate square edge from builder's pre determined colour boards.
Handles	Selected from builder's pre determined colour boards.

## Bathroom & Ensuite

Basins	Vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	1625mm acrylic bath (white) in tiled podium.
Shower Bases	Tiled shower bases with waterproof system throughout.
Shower Screens	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps	Chrome mixer tapware.
Shower Outlet	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories	600mm single towel rail and toilet roll holder in chrome finish.
Exhaust Fans	250mm exhaust fans including self sealing air flow draft stoppers.

## Ceramic Tiling

Wall Tiles	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's pre determined colour boards.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder's pre determined colour boards.
Floor Coverings	Builders range laminated flooring as shown on plan. Selection as per builder's pre determined colour boards.

## Carpet

Carpet	Carpet to area's not tiled or with laminate flooring. Selections as per builders pre determined colour boards and as shown on plan.
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## Paint – 2 Coat Application

Timberwork	Gloss enamel to internal doors, jambs & mouldings.
Ceilings	Flat acrylic to ceilings.
Internal Walls	Washable low sheen acrylic to internal walls.
Entry Door	Gloss enamel to front entry door.
Colours	Colours selected as per builder's pre determined colour boards.

## External Features

Brickwork	Clay bricks from builder's pre determined colour boards.
Mortar Joints	Natural colour rolled joints.
Front Elevations	As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame	Aluminium, powder coat finish, (Product Specific).
Front Entry Door	Feature front door as per facade with clear glass.
Door Furniture	Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
Ext. Hinged Door	Entrance lockset in polished stainless steel to external door.
Infill over windows	Brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.
Door Seal	Door seal and weather seal to all external hinged doors.

## Insulation

Ceiling	Installation requirements as per 6 Star energy report.
External Brickwork	Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

# SINGLE STOREY SPECIFICATIONS



## Garage

<b>General</b>	Garage with tiled hip roof including colourbond sectional overhead door with remote control, painted finish infill over garage door, plaster ceiling and concrete floor.
<b>External Walls</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific).
<b>Door Frame</b>	Aluminium powder coat finish.
<b>Door Furniture</b>	Entrance lockset.

## Internal Features

<b>Doors</b>	Flush panel, 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings</b>	67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.
<b>Door Stops</b>	Plastic white door stops to hinged doors (where applicable).
<b>Door Seals</b>	Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

## Solar Hot Water System

<b>Solar Hot Water</b>	Solar hot water system with gas boost back up and the necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the builders discretion.
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## Laundry

<b>Trough</b>	Stainless steel tub and melamine cupboard with bypass.
<b>Tap</b>	Flickmixer tap, chrome finish.
<b>Washing Machine</b>	Chrome washing machine stops/taps.

## Plaster

<b>Plasterwork</b>	10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.
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## Plumbing

<b>Taps</b>	2 No. external taps (1 to front water meter and 1 next to laundry exit).
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## Roofing

<b>Pitch</b>	Roof pitch to be 22.5 degrees.
<b>Material</b>	Concrete colour on roof tiles from builder's pre determined colour boards.
<b>Fascia &amp; guttering</b>	Colourbond fascia, guttering and downpipes.

## Heating

<b>Heating</b>	Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
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## Framing

<b>Framing</b>	Engineered pine wall frame and roof trusses.
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## Storage

<b>Shelving</b>	Walk In Robe: One white melamine shelf with hanging rail.
<b>Robes</b>	One white melamine shelf with hanging rail.
<b>Pantry/Linen</b>	Four white melamine shelves.
<b>Robes</b>	2040mm high readicote flush panel hinged or sliding doors as per plan.
<b>Pantry/Linen</b>	2040mm high readicote flush panel, hinged door(s).
<b>Handles</b>	Handle in polished chrome finish.

## Ceilings

<b>Height</b>	2440mm (nominal) height throughout.
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## Electrical

<b>Internal Lights Points</b>	100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
<b>External Lights</b>	100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof Para flood light to rear as per drawings.
<b>Power Points</b>	Double power points throughout excluding dishwasher and fridge space.
<b>TV Points</b>	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).
<b>Telephone Point</b>	Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.

# SINGLE STOREY SPECIFICATIONS



<b>Switch Plates</b>	White wall mounted switches.
<b>Smoke Detector(s)</b>	Hardwired with battery backup.
<b>Safety Switches</b>	RCD safety switch and circuit breakers to meter box.

## Site Conditions / Foundations

<b>Foundation Class</b>	Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Temporary Fencing</b>	Supply and hire of temporary fencing to site where required to council requirements.
<b>Silt Fence</b>	Supply and hire of environmental silt fence to front of property as required by council.
<b>Rock Allowance</b>	Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
<b>Termite Treatment</b>	Termite spray system where required by relevant authority.
<b>Angle of Repose</b>	Home to be sited to a minimum of three metres off easement. (If sited closer then additional charges may apply).

## Structural

<b>Warranty</b>	10 year structural warranty and 3 month maintenance warranty.
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## Connection Costs

**Connection of services** (dry tapping water connection, gas electricity, sewer, stormwater and telephone conduit where allowed). Does not include electricity and telephone consumer account opening fees. NBN basic, including enclosure, cable, telephone points / 1 of data point, NBN conduit and connection point.

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# EXTERNAL COLOUR LEGEND

## COMO



Please select your desired colour selection by ticking the selection box below



- 1. Roof Tile - Monier Atura Barramundi
- 2. Gutter - Basalt Colorbond®
- 3. Fascia / Downpipes - Dune Colorbond®
- 4. Brick - Boral Oak

- 5. Windows - Southern Star Surf Mist
- 6. Paintwork / Render 1 - Colour match - Dune Colorbond® WattyI  
Paintwork: External Doors - Colour match - Surfmist Colorbond® WattyI
- 7. Paintwork / Render 2 - Basalt Colorbond® WattyI

- 8. Paintwork / Timber Cladding, Window Infill - Surfmist Colorbond® WattyI
- 9. Garage Door - Steel Line Surfmist

COMO SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_

Builder's initials \_\_\_\_\_

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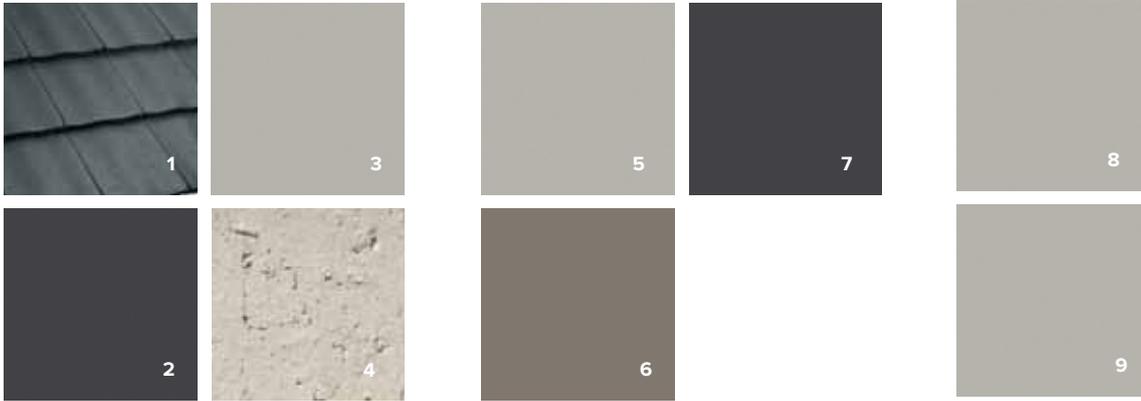


# EXTERNAL COLOUR LEGEND

## DUNE



Please select your desired colour selection by ticking the selection box below



- 1. Roof Tile - Monier Atura Sambuca
- 2. Gutter - Monument Colorbond®
- 3. Fascia / Downpipes - Dune Colorbond®
- 4. Brick - Boral Malt
- 5. Windows - Southern Star Dune
- 6. Paintwork / Render 1 - Colour match - Gully Colorbond® WattyI  
Paintwork: External Doors - Colour match - Dune Colorbond® WattyI
- 7. Paintwork / Render 2 - Monument Colorbond® WattyI
- 8. Paintwork / Timber Cladding, Window Infill - Dune Colorbond® WattyI
- 9. Garage Door - Steel Line Dune

DUNE SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_

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# EXTERNAL COLOUR LEGEND

KAHLUA



Please select your desired colour selection by ticking the selection box below



1



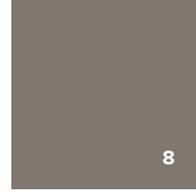
3



5



7



8



2



4



6



9

1. Roof Tile - Monier Atura Aniseed

2. Gutter - Dune Colorbond®

3. Fascia / Downpipes - Dune Colorbond®

4. Brick - Boral Mocha

5. Windows - Southern Star Dune

6. Paintwork / Render 1 - Colour match - Dune Colorbond® Watty

Paintwork: External Doors - Colour match - Jasper Colorbond® Watty

7. Paintwork / Render 2 - Jasper Colorbond® Watty

8. Paintwork / Timber Cladding,

Window Infill - Gully Colorbond® Watty

9. Garage Door - Steel Line Dune



KAHLUA SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_

Builder's initials \_\_\_\_\_

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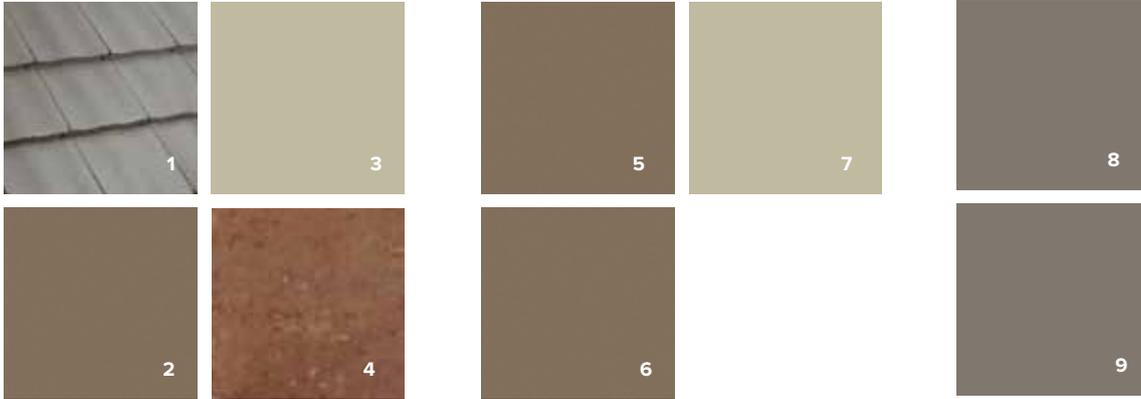


# EXTERNAL COLOUR LEGEND

KOKO



Please select your desired colour selection by ticking the selection box below



1. Roof Tile - Monier Atura Babylon

2. Gutter - Jasper Colorbond®

3. Fascia / Downpipes - Evening Haze  
Colorbond®

4. Brick - Boral Brushwood

5. Windows - Southern Star Jasper

6. Paintwork / Render 1 - Colour  
match - Jasper Colorbond® WattyI  
Paintwork: External Doors - Colour  
match - Jasper Colorbond® WattyI

7. Paintwork / Render 2 - Evening Haze  
Colorbond® WattyI

8. Paintwork / Timber Cladding,

Window Infill - Gully Colorbond®  
WattyI

9. Garage Door - Steel Line Gully

KOKO SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_

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# INTERNAL COLOUR LEGEND

## ESPRESSO



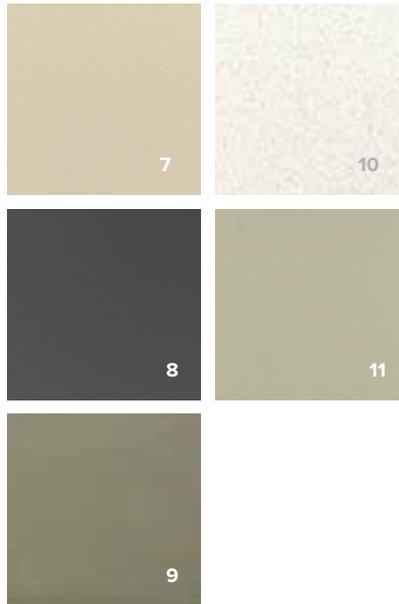
Please select your desired colour selection by ticking the selection box below

### Throughout



- 1. Carpet (As per plan)
- 2. Timber Laminate Floor (As per plan)
- 3. Floor Tiles - Wet Areas (As per plan)
- 4. Paintwork - Internal Walls
- 5. Paintwork - Internal Woodwork
- 6. Paintwork - Ceilings

### Kitchen



- 7. Laminated Bench Tops
- 8. Laminated Cabinets
- 9. Wall Tiles - Splashback
- 10. ESSA Stone (Optional)
- 11. Glass Splashback (Optional)

### Bathroom



- 12. Laminated Bench Tops
- 13. Laminated Cabinets
- 14. Wall Tiles
- 15. Feature Wall Tiles
- 16. ESSA Stone (Optional)

ESPRESSO SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_

Builder's initials \_\_\_\_\_

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# INTERNAL COLOUR LEGEND

## GRAPHITE



Please select your desired colour selection by ticking the selection box below

### Throughout



1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

### Kitchen



7. Laminated Bench Tops
8. Laminated Cabinets
9. Wall Tiles - Splashback
10. ESSA Stone (Optional)
11. Glass Splashback (Optional)

### Bathroom



12. Laminated Bench Tops
13. Laminated Cabinets
14. Wall Tiles
15. Feature Wall Tiles
16. ESSA Stone (Optional)

GRAPHITE SELECTION

Client(s) initials \_\_\_\_\_ / \_\_\_\_\_ Builder's initials \_\_\_\_\_

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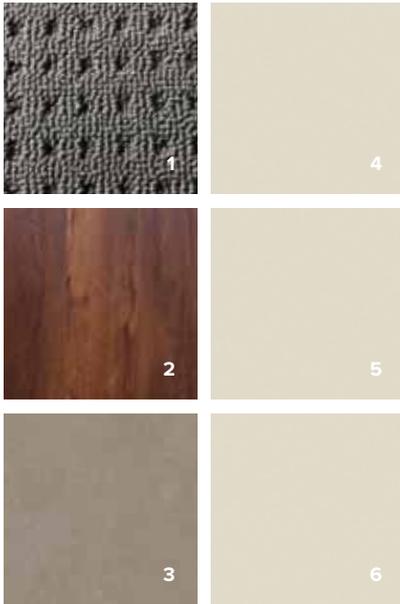
# INTERNAL COLOUR LEGEND

## NOUGAT



Please select your desired colour selection by ticking the selection box below

### Throughout



### Kitchen



### Bathroom



- 1. Carpet (As per plan)
- 2. Timber Laminate Floor (As per plan)
- 3. Floor Tiles - Wet Areas (As per plan)
- 4. Paintwork - Internal Walls
- 5. Paintwork - Internal Woodwork
- 6. Paintwork - Ceilings

- 7. Laminated Bench Tops
- 8. Laminated Cabinets
- 9. Wall Tiles - Splashback
- 10. ESSA Stone (Optional)
- 11. Glass Splashback (Optional)

- 12. Laminated Bench Tops
- 13. Laminated Cabinets
- 14. Wall Tiles
- 15. Feature Wall Tiles
- 16. ESSA Stone (Optional)

NOUGAT SELECTION

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# INTERNAL COLOUR LEGEND

## PEPPER



Please select your desired colour selection by ticking the selection box below

### Throughout



### Kitchen



### Bathroom



1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

7. Laminated Bench Tops
8. Laminated Cabinets
9. Wall Tiles - Splashback
10. ESSA Stone (Optional)
11. Glass Splashback (Optional)

12. Laminated Bench Tops
13. Laminated Cabinets
14. Wall Tiles
15. Feature Wall Tiles
16. ESSA Stone (Optional)



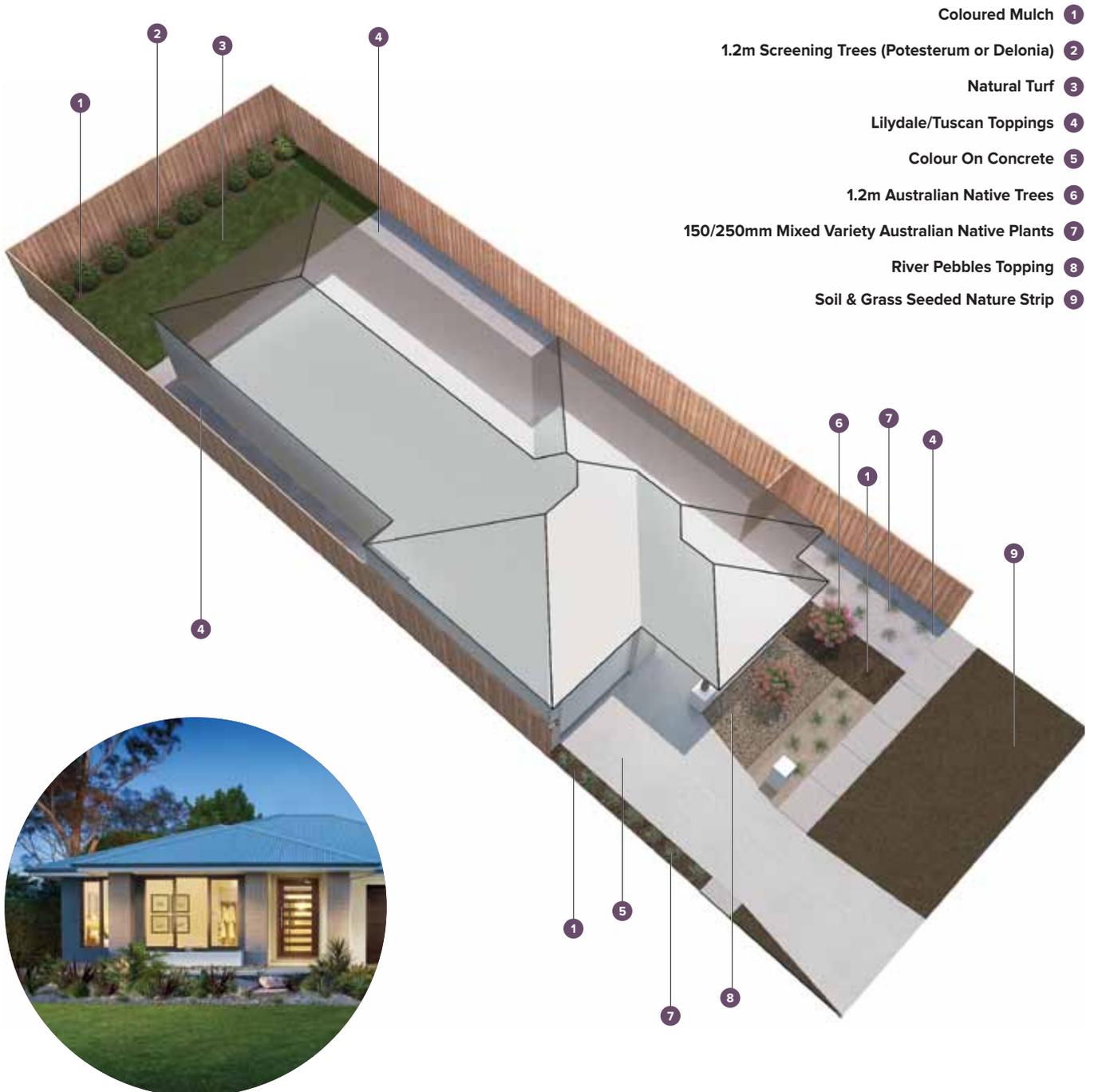
PEPPER SELECTION

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Builder's initials \_\_\_\_\_

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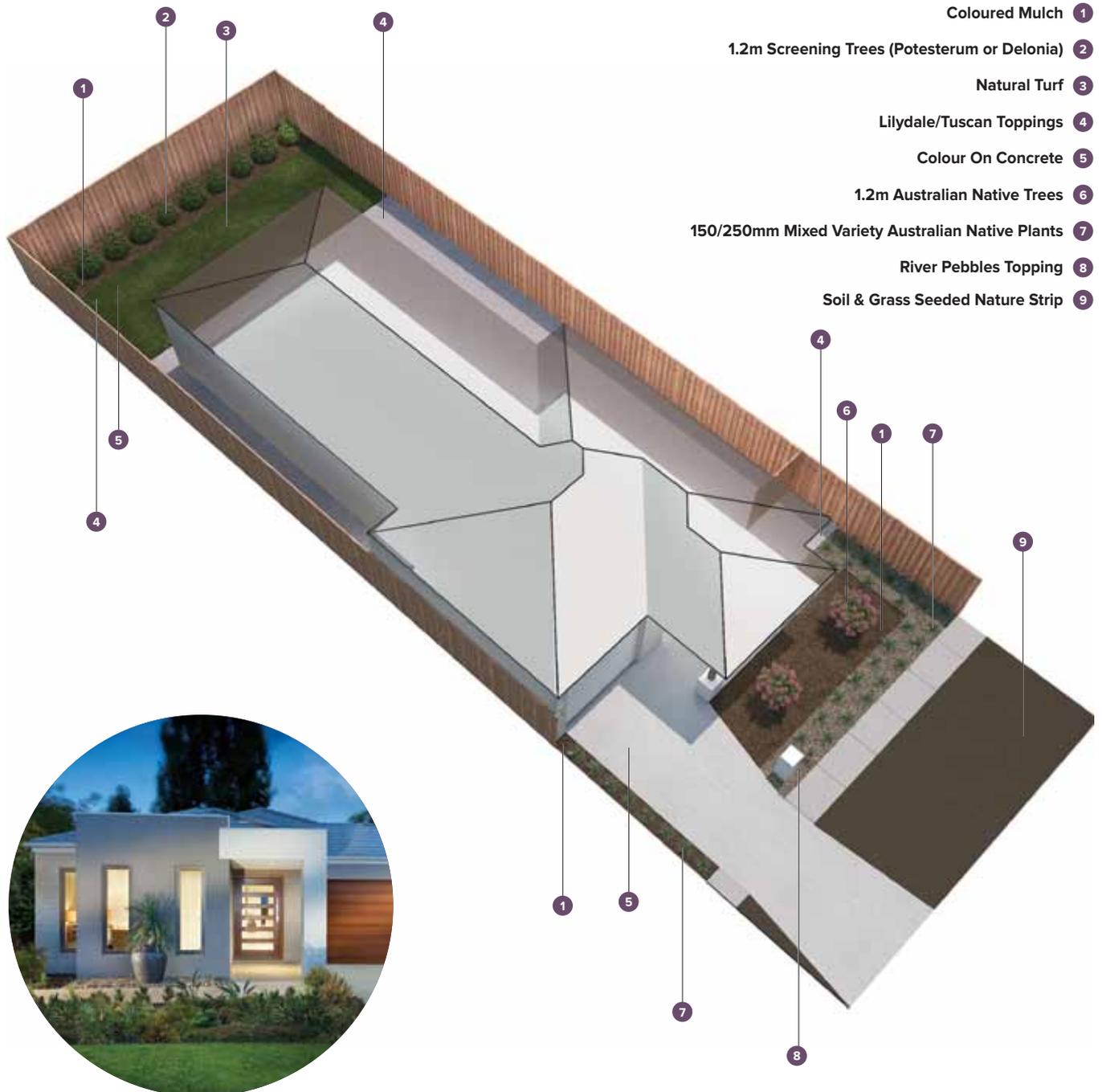
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# GET THE AHB ADVANTAGE!

AHB has been in operation since June 2006 comprising of a structured and streamlined staff both internally and externally with a primary focus in the investor market allowing us to offer a wholesale solution. Our aim is to provide a one stop shop for our clients from pricing packages including calculation of site costs through to providing a completely finished house ready for tenants to occupy. Our service is backed by years of industry knowledge by our founding directors and well experienced estimating, drafting and on site staff ensuring smooth progress from start to finish including a full time maintenance division. Due to strong relationships formed with suppliers, contractors and developers, we feel we are able to provide a competitive price to the market for both build only and house and land packages backed by our 600 per annum build buying power.

**To find out more, contact Daniel Perri on 0438 701 242**



# THE ADVANTAGE!

**FIXED SITE COSTS** allowance for fall and rock. Once we submit our price, there are no further charges incurred.

**REVERSE BUILD** construction times down to 144 days due to streamlined processes and predetermined bill of quantities ensuring smooth and precise ordering to site.

**FULL TURN KEY PRODUCT** upon handover, the keys are handed straight to the tenant to move into a completely finished house with items such as:

1. **Front and rear landscaping**
2. **Full share fencing**
3. **Concrete driveway, path and porch**
4. **Fly screens**
5. **Letter box**
6. **Split system air conditioner**
7. **Alarm system**
8. **Holland blinds plus more...**

**BUILD ONLY OR PACKAGES** whether you source your own blocks, or require them, we can service all requirements.

**DESIGNS** ranging from narrow to wide and short to long blocks, we have a design that works.

**WALK THROUGH HOMES** we have 3 unbranded homes located in the west, south, east and north open for inspection 24/7, 365 days a year.

**STANDARDS** all our builds meet the required 6 star energy rating including termite protection, 3 month maintenance and 6.5 year construction warranty.

**SELECTIONS** for ease we have pre-packaged options for facades, landscaping layouts and the interior and exterior makeups.

**INFORMATION** when packaging house and our land, depreciation schedules and rental appraisals are provided including marketing.

**SERVICE** whether by email or phone we have a support structure in place to accommodate queries or requests with fast turn around.



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