



CHATSWORTH

** All illustrations & floor plans are artistic impressions & should only be used as a visual aid.*

 4
  2
  2
  6



LOT 117
 SIZE 400.00m²
 PRICE \$ 205,000



DESIGN CHATSWORTH
 SIZE 207.64m²
 PRICE \$ 265,150



\$470,150

***Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.*

Lot 117
 Mia Street
FLINDERS VIEW



House & Land Package

CHATSWORTH

4 2 2 6



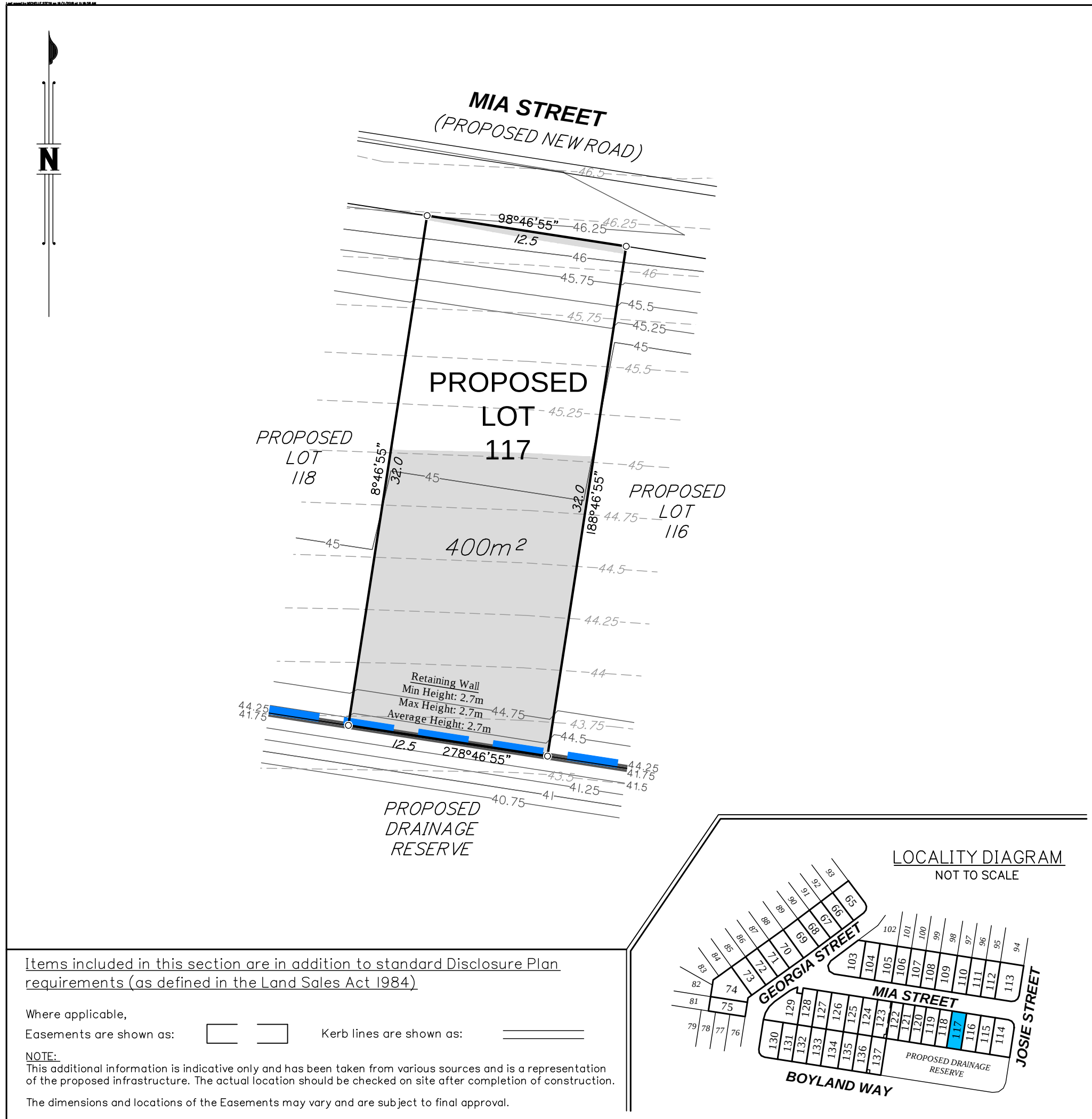


ITEMS INCLUDED IN THE CONTRACT PRICE

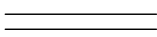
- Contract: Full Turnkey
- Roof: Colorbond Custom Orb
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Air conditioning: 2 Split Systems
- Outdoor Living Area: Under Roof
- Lighting/fan package: White downlights, ceiling fans, & 3 in 1 exhaust fans
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Hotwater: Electric Heat Pump 170L
- Security package: Barrier screens to all windows, sliding doors and entry door
- Hotplate: Stainless steel 60cm electric cooktop
- Internal doors: Corinthian Motive or Similar
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- External Concrete: Exposed Aggregate QLD (Covercrete alfresco)
- Window Cov: Roller Blinds To Windows & Vertical Blinds to Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Metal Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Standard landscaping package
- Fencing: Fencing sufficient to complete property

WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,
Easements are shown as:   Kerb lines are shown as: 

NOTE:
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.
The dimensions and locations of the Easements may vary and are subject to final approval.

DISCLOSURE PLAN FOR PROPOSED LOT 117

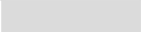
This plan shows:
Details of Proposed Lot 117 on the Reconfiguration Plan Drg No. BRSS6931.000-003 Revision J dated 14 March 2018 which accompanied a PDA Development Application for Reconfiguring a Lot with respect to land described as Lot 6 on RPI48846 at 125 Boyland Way, Flinders View. This PDA Development Permit was approved by Ipswich City Council on 30 April 2018, (Council Reference: 6672/2017/PDA).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Design surface contours based on A.H.D datum at an interval of 0.25m, shown as: 
Natural contours based on A.H.D datum at an interval of 0.25m, shown as: 

Retaining Walls are shown as: 

The locations of the retaining walls shown are indicative from design and not drawn to scale.

Area of Fill shown as: 

Fill ranges in depth from 0.0m to 1.0m.
Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Natural Resources, Mines and Energy.

Design surface contours, retaining wall height, fill areas and depth of fill values shown hereon have been plotted from data supplied by Motus Consulting 13 November 2018.

Natural surface contours shown on this plan have been plotted from survey completed by LandPartners Pty Ltd 13 August 2018.

Project:
**125 BOYLAND WAY, FLINDERS VIEW
STAGE 1**

Client:
FLINDERS GRANGE PTY LTD



LANDPARTNERS
built environment consultants

Brisbane Office
Level 1
18 Little Cribb Street, p: (07) 3842 1000
Milton Qld 4064 f: (07) 3842 1001
PO Box 1399 e: info@landpartners.com.au
Milton Qld 4064 w: www.landpartners.com.au



LEVEL DATUM	AHD		
LEVEL ORIGIN	PM44691 RL97.207		
COMPUTER FILE	BRSS6931-0A1-2-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	16/11/2018
CHECKED	LFB	DATE	18/11/2018
APPROVED	SRS	DATE	18/11/2018
PLAN NUMBER		BRSS6931-0A1-029-2	



SCALE 1:250 @ A3

All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.

IMPORTANT NOTE:
Ipswich Council requires footpath
to be cut out for driveway.

1000000



All Required Fencing to be Timber Rail & Paling
1800H with access gates as shown.

[illegible]

WINDOWS

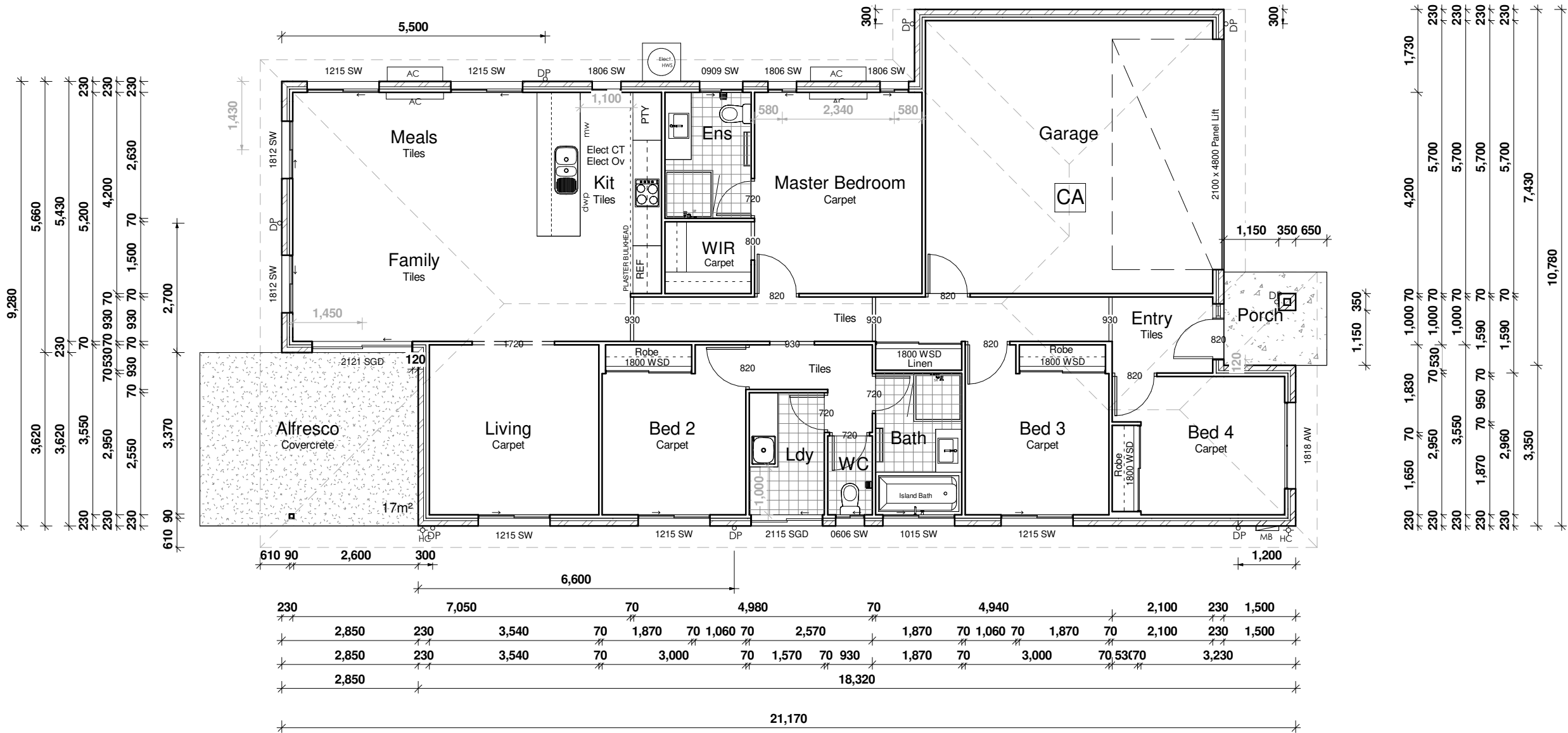
Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

Upgrades

Add water tap to fridge space
Add laminate laundry bench with drop in tub

Floor Areas

GF Living	149.65 m²
Garage	37.29 m²
Alfresco	16.51 m²
Porch	4.19 m²
207.64 m²	



1

Ground Floor Plan

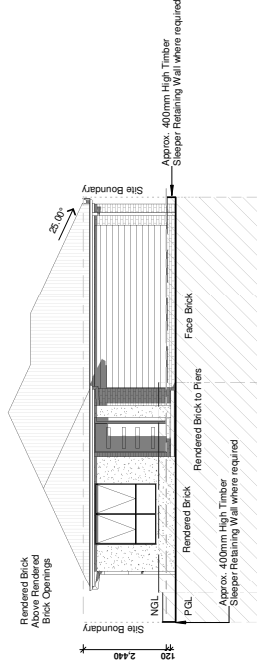
1 : 100



CLIENT	Lot 117 Mia Street . FLINDERS VIEW . QLD . 4305	PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Ipswich City Council Wind Rating: Area of Land: 400m2 Site coverage: 52%	Job Number: 141202 Prelim Plans 20/05/2019	DESIGN: Chatsworth	CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch 25.00° Roof Material Colorbond Eave O'hang 450	03 GROUND FLOOR			1 : 100	CLIENT SIGN.	SIGN: _____
								#	DATE	DESCRIPTION			
AMENDMENTS												This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.	DATE: ____/____/____

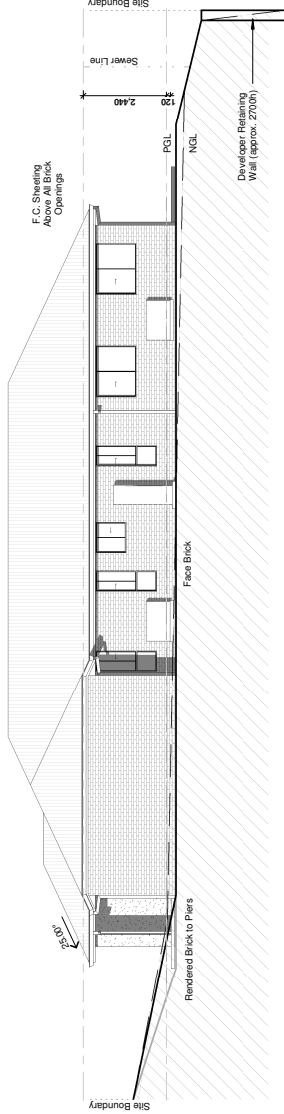
Elevation A

1 : 100



Elevation B

1 : 100



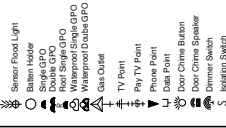
1 : 100



SD

[illegible]

Elect Meter Box
Gas Meter Box
Fuse Box (Int)
Gas HWS
Solar HWS
AC Condenser
AC Head Unit
Gas Cylinder



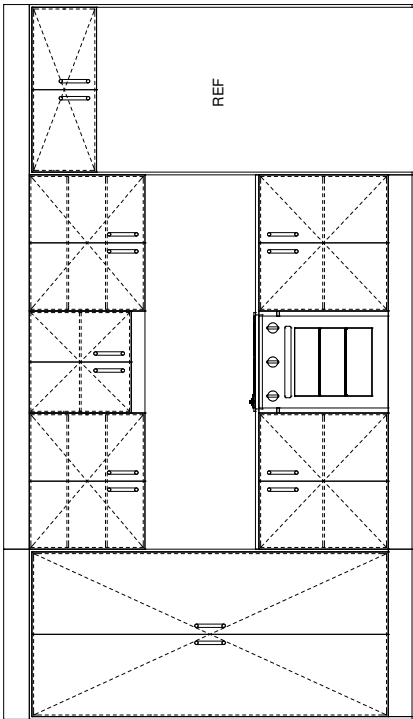
GF Electrical Plan

1
1 : 100

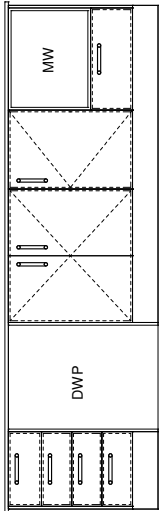
Electrical/Fixture Schedule			
Count	Family	Type	
30	Light Downlight	240V	
6	Fan	Climing Fan	
1	Service Point	Data	
20	GPIO	Double	
2	Fan	Exhaust 3 in 1	
1	Isolation Switch	Isolation Switch	
0	Service Point	Phone	
0	Service Point	Phone	
1	GPIO	Single Pool	
1	GPIO	Single Pool	
8	Service Point	Smoke Detector	
3	Service Point	TV	
1	Light Point	Wall	
1	GPIO	Waterproof Double	

		IMPACT HOMES	
CLIENT ADDRESS Lot 117 Mia Street - FLINDERS VIEW - QLD - 4305		SITE ADDRESS SP	
DRAWING PROPERTY DESCRIPTION Parish: _____ County: _____ Local Authority: Ipswich City Council Zoning: _____ Wire of grid: 40m/2 Site coverage: 52% Lot Number: 17200 Date: 20/05/2019		CONSTRUCTION DET. Gelling GF: 2440 Ceiling GF: _____ Roof Pitch: 25.00° Roof Material: Coloured Sero Gelling: 140	
DESIGN: Chatsworth		08 GF ELECTRICAL	
AMENDMENTS		# DATE DESCRIPTION	
SIGN: _____ CLIENT SIGN: _____ DATE: ____/____/____		SIGN: _____ CLIENT SIGN: _____ DATE: ____/____/____	
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**Cabinetry Details are drawn for illustration purposes only,
layout is subject to cabinet makers discretion.
For construction details please see the Site Supervisor.**



1 Kitchen 1 : 20



2 Island Bench 1 : 20

	LOT 117 MIA STREET, FLINDERS VIEW, QLD, 4305	DRAWING DESCRIPTION	PROPERTY DESCRIPTION	BATCH: 117 COUNTY: Ipswich MAP REF: 4305m2 AREA OF LAND: 14.2202 JOB NUMBER: 14.2202 ISSUE: 20/05/2019	DESIGN: Chatsworth 2440 Ceiling SF: 26.99 Roof Material: Colorbond Eave Offset: 450	CONSTRUCTION DET.	AMENDMENTS	11c CABINETS DETAILS 1 1 : 20		CLIENT SIGN: _____	SIGN: _____
								DATE: _____	DATE: _____		
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