



ROSEDALE

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

 4
  2
  2
  6



LOT 68
 SIZE 375.00m²
 PRICE \$ 200,000



DESIGN ROSEDALE
 SIZE 202.76m²
 PRICE \$ 265,990



\$465,990

***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 68
 Georgia Street
FLINDERS VIEW



House & Land Package

ROSEDALE

4 2 2 6





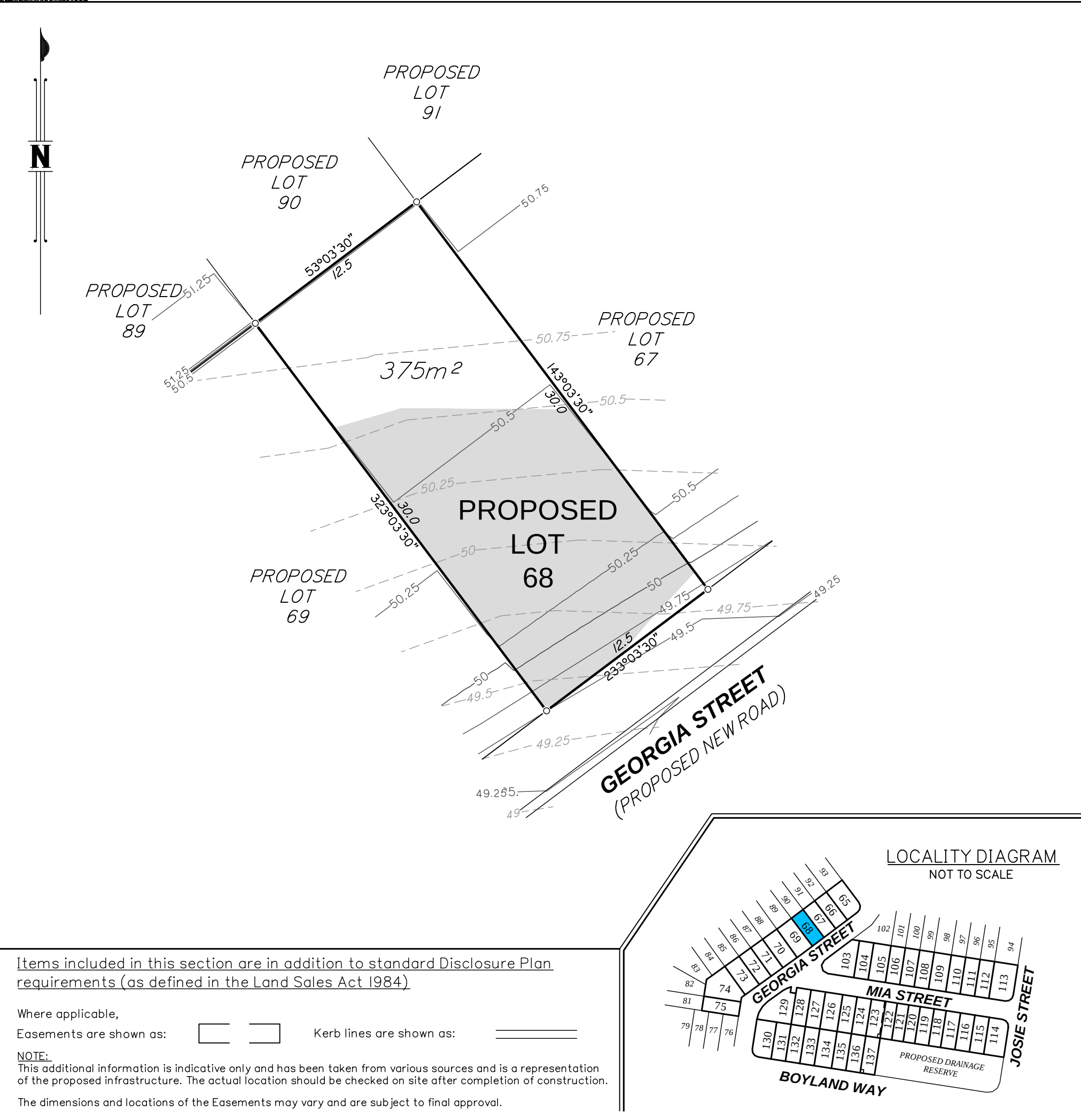
STANDARD INCLUSIONS

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



DISCLOSURE PLAN FOR PROPOSED LOT 68

This plan shows:
Details of Proposed Lot 68 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 0.75m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798–2007, with Level I 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.

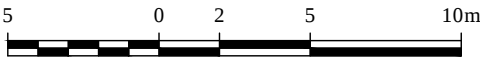
Natural surface contours shown on this plan have been plotted from survey completed by LandPartners Pty Ltd 13 August 2018.

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

Client:
FLINDERS GRANGE PTY LTD



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



SCALE 1:250 @ A3

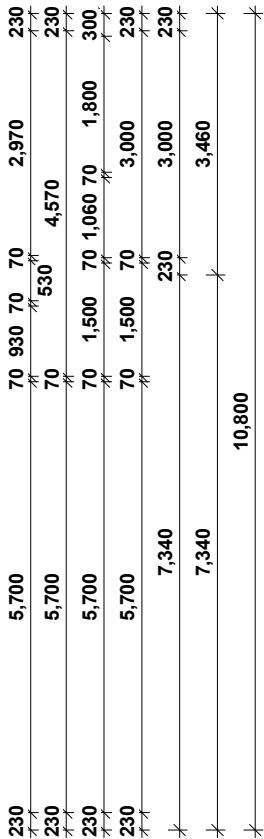
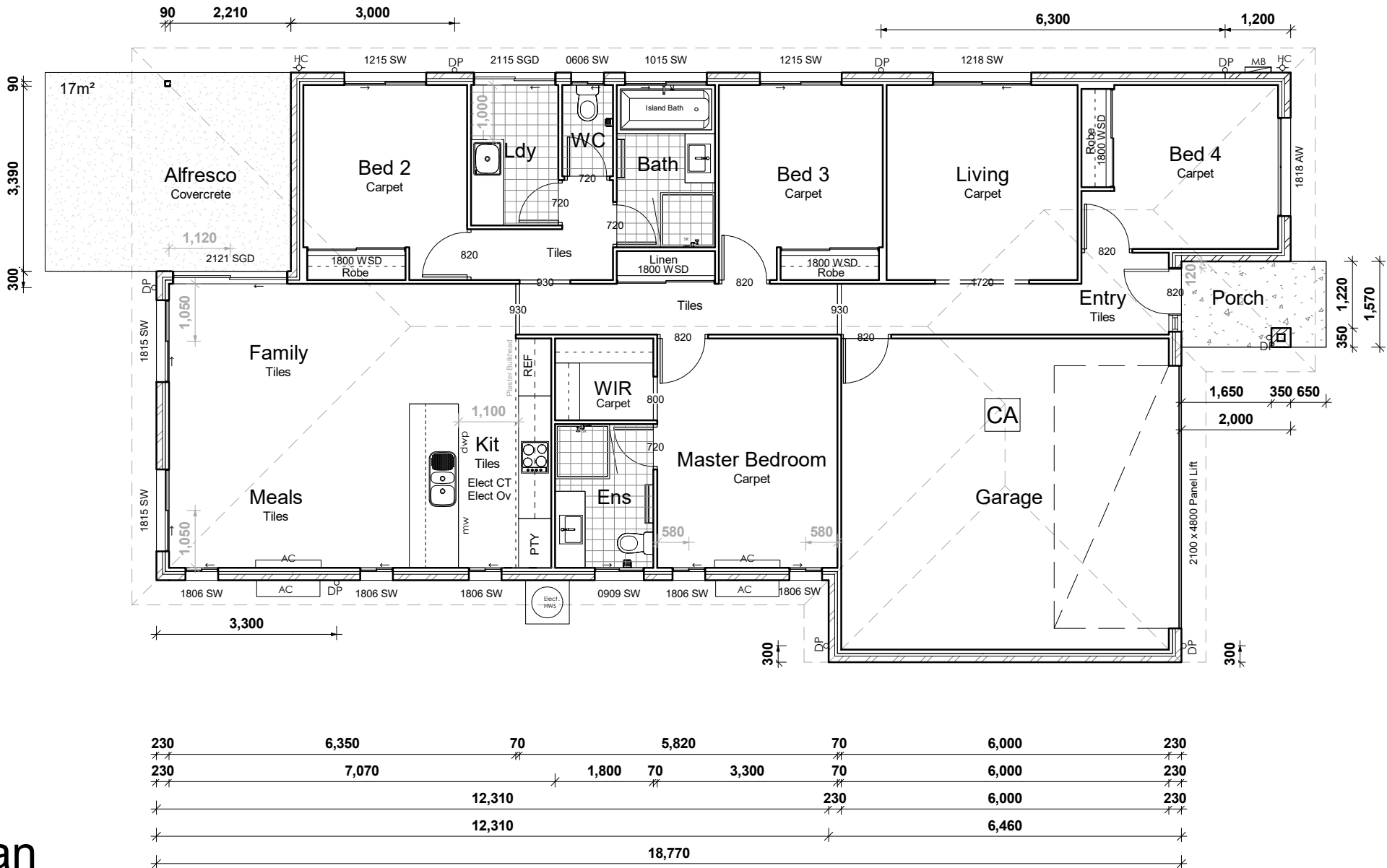
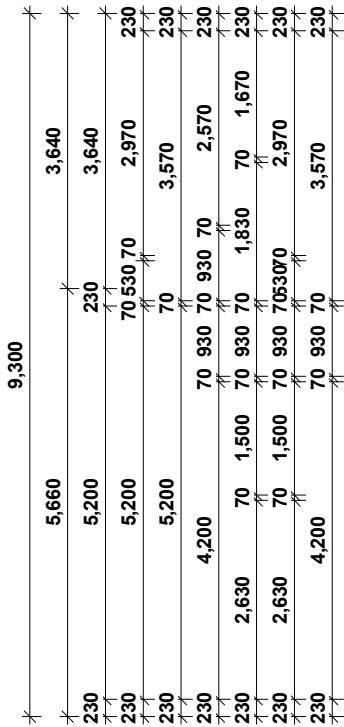
LEVEL DATUM	AHD		
LEVEL ORIGIN	PM44691 RL97.207		
COMPUTER FILE	BRSS6931-0A1-2-2		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	16/11/2018
CHECKED	LFB	DATE	18/11/2018
APPROVED	SRS	DATE	18/11/2018
PLAN NUMBER			
BRSS6931-0A1-007-2			

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	144.93 m²
Garage	37.29 m²
Alfresco	16.38 m²
Porch	4.16 m²
202.76 m²	



1

Ground Floor Plan

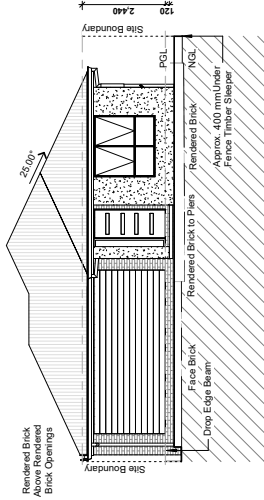
1 : 100



SITE ADDRESS	CLIENT	PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Wind Rating: Area of Land: Site coverage:		DESIGN: Rosedale		CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	25.00° Colorbond 450	03	GROUND FLOOR	1 : 100	CLIENT SIGN.	SIGN: _____ DATE: ____/____/____	
			Ipswich City Council												
Lot 68 Georgia Street . FLINDERS VIEW . QLD . 4305		DRAWING DETAILS	Job Number: Issue: Date:		141199 Prelim Plans 20/05/2019										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.
SP															

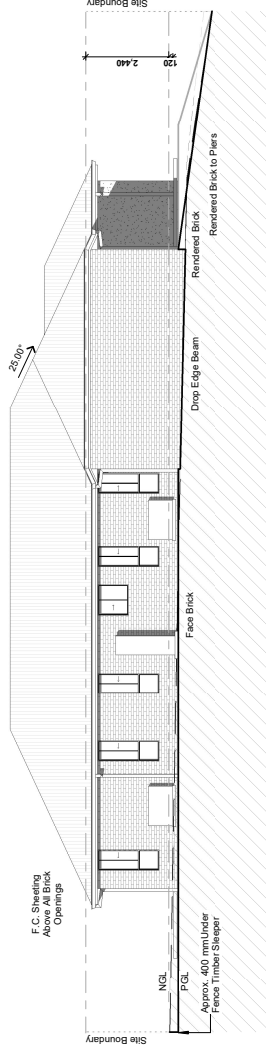
Elevation A

1 : 100



Elevation B

1 : 100



CLIENT SITE ADDRESS

Lot 68 Georgina Street
FLINDERS VIEW, QLD, 4305

DRAWING DETAILS

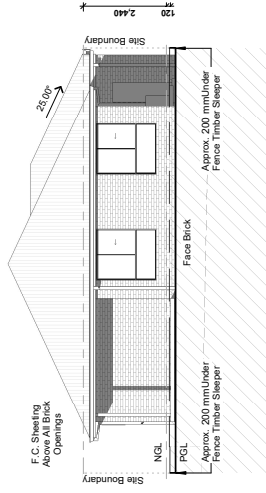
Parish: Ipswich City Council
County: Ipswich City Council
Map Ref: 29/2
Area of Land: 14.1199
Job Number: 201002010
Issue: 201002010

DESIGN: Rescald
Construction DET
Ceiling SF: 26.00'
Roof Material: Colobond
Eave Offset: 450

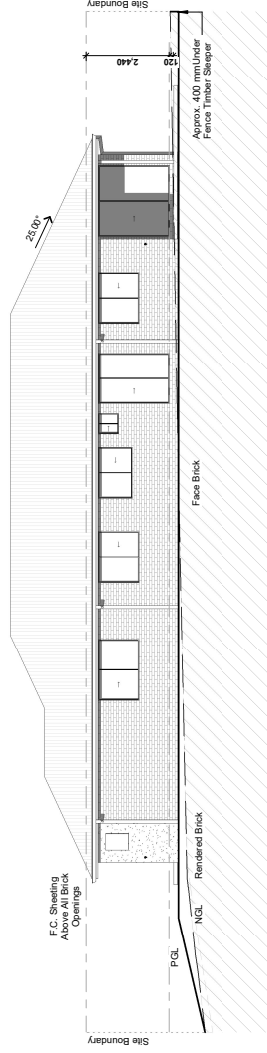
04a ELEVATION 1 1 : 100

CLIENT SIGN: _____
DATE: ____/____/____
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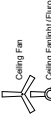


(2)

[illegible]

Electrical Legend

- Electric Meter Box
- Gas Meter Box
- Fume Box (H)
- Gas HWY
- Solar HWY
- AC Condenser
- AC Heat Unit
- Gas Cylinder
- Solar Panel



Ceiling Fanlight (Fluo)

Switch 3 in 1

Chauss Fan

Chauss Fanlight

Smoke Alarm

5g1 Fume Tube 1kw

5g1 Fume Tube 1kw

5g1 Gas Fume Opener

20k Glue Fume Opener

Dowright 12V Fanlight

Dowright 12V Fanlight

Dowright Low V Fluo

Eyeal Light

Wall Light

Bunker Light (Element)

Flood Light (Eave)

Flood Light (Wall)

Sensor

Sensor Flood Light

Batten Holder

Single GPO

Waterproof Single GPO

Waterproof Double GPO

Gas Outlet

TV Point

Pay TV Point

Phone Point

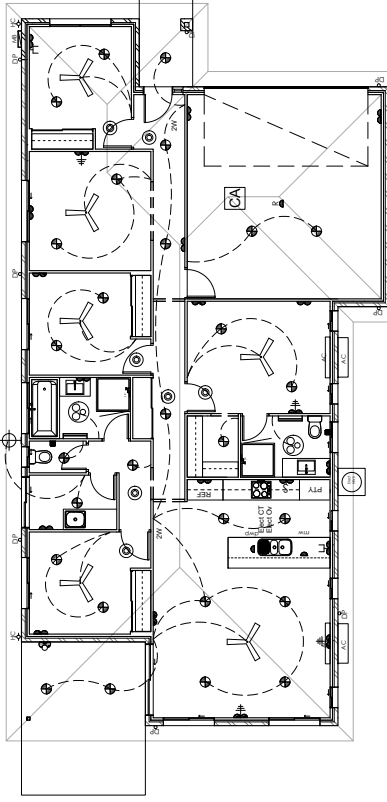
Data Point

Door Chime Button

Door Chime Speaker

Door Bell

Isolation Switch



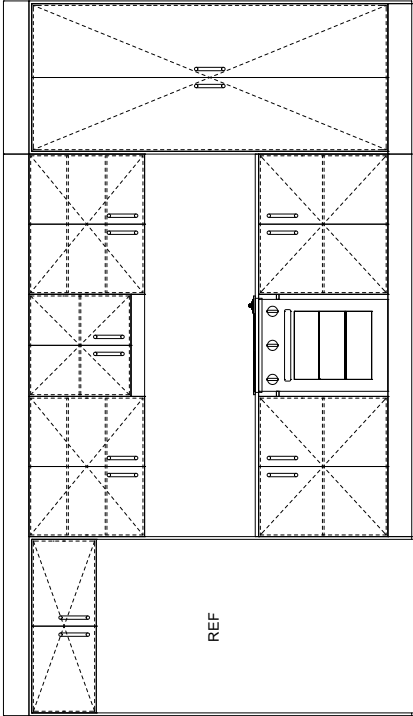
GF Electrical Plan

1 : 100

IMPORTANT NOTE:
NBN estate - National Broadband Network. Please see the NBN website for the correct method of installation is implemented.

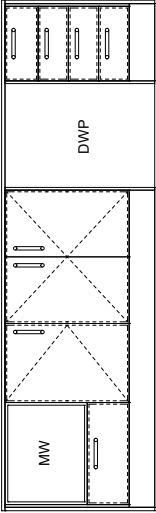
		IMPACT HOMES	
SITE ADDRESS		CLIENT	
Lot 68 Georgie Street, FLINDERS VIEW, QLD, 4305		PROPERTY DESCRIPTION	
SP		Parish: Ipswich County: Ipswich Local Authority: Ipswich City Council Wind Rating: 37km/h Roof Pitch: 25.0° Site coverage: 54% Job Number: 14.1189 Date: 20/05/2019	
		CONSTRUCTION DET	
		Ceiling GF Ceiling FF Roof Material Roof Pitch Roof Material Colorbond Eave Offset 450	
		DESIGN: Readable	
		AMENDMENTS	
		#	DATE DESCRIPTION
		</	

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 Details

1 : 20



2 Island Bench Details

1 : 20

	SITE ADDRESS Lot 68 Georgia Street FLINDERS VIEW, QLD, 4305	CLIENT SP	DRAWING DESCRIPTION DETAILS	Permit County: Ipswich City Council Map Ref: 29 Jan 2 Area of Land: 14.11m ² Job Number: 201052019 Issue: 201052019	DESIGN: Readable Ceiling SF: 26.00" Ceiling SF: 26.00" Roof Material: Colobond Eave Offset: 450	CONSTRUCTION DET.	AMENDMENTS	11a CABINETRY DETAILS 1		1 : 20	SIGN: _____ DATE: ____/____/____ CLIENT SIGN: _____
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