



Fixed Price Investor Package

Fixed Price **\$532,950***

3 2 1

Lot 235 387m2

Lilium, Clyde North

House: \$237,950

Land: \$290,000

Est Rental: \$380

Site Costs: \$5,000

Kylie 17

17 sq (157m2)

- ✓ 5 Year Rental Guarantee*
- ✓ Fixed Price Construction Cost (Upto P Class Slab*)
- ✓ Turnkey Pack Inclusions
- ✓ Council & Developer Approvals
- ✓ Complete Project Management Services
- ✓ Fully Turnkey Including Landscaping, Fencing, Driveway



Kylie 17



 3
  2
  1

Living Areas

Family & Meals 6.5 x 4.1m

Bedrooms

Master Bed 3.6 x 3.6m

Bed 2 3.0 x 3.0m

Bed 3 3.0 x 3.0m

Outdoor

Concrete Slab 3.0 x 2.5m

Garage 6.0 x 3.5m

Total Areas

House 133.43m² 14.36Sq

Garage 23.81m² 2.56sq

Porch 3.08m² 0.33q

13.14m² 1.41sq

Total 160.32m² 17.26Sq

Dimensions

Exterior Length 19.9m

Exterior Width 9.1m

Minimum Lot Width 10.5m



Standard Inclusions

Client:

Address:

House Type:

We would like to confirm our discounted Fixed Price Construction Cost for your " _____ " Residence of __ bedrooms, _____ garage, gas ducted heating, evaporative cooling and landscaping.

The total price includes all "Investor Pack" inclusions as per our requirements and extras ready for tenant occupation.

PRE-CONSTRUCTION	<ul style="list-style-type: none">• Site Analysis- incl. soil test, survey plan and property information• Building Permit application and fees• Termite Protection as per Council Regulations• OH&S & Council requirements incl. temp fencing, sediment control, site toilet• Bushfire Assessment Report and applicable upgrades to BAL 12.5 to comply with Government Regulations• Provide electricity, water, storm water, sewer and gas connections. (<i>note: all connections must be available</i>) (<i>Up to 800sqm standard block</i>)• Site costs• Engineered concrete waffle slab. Up to "P" Class.
BRICKS/ROOFING	<ul style="list-style-type: none">• Selection of concrete roof tiles or colorbond from Builders range• Selection of bricks from Builders range.• Brick or render above garage & brick above facade windows. Painted FC sheet over remaining windows and doors.• Colorbond fascia, gutter and downpipes.
FAÇADE	<ul style="list-style-type: none">• Choice of façades as shown on plans
WINDOWS/FLYSCREENS	<ul style="list-style-type: none">• Aluminum powder coated sliding windows with locks, including fly screens to all opening windows & Flydoors to Alfresco and Laundry sliding doors.• Obscure glass to WC, bathroom and ensuite.
HOT WATER UNIT	<ul style="list-style-type: none">• Solar hot water system with one panel OR if Recycled water connection is required the Solar hot water will be replaced with a standard instantaneous hot water unit.
HEATING/COOLING	<ul style="list-style-type: none">• Gas ducted heating• Ducted evaporative cooling
INSULATION	<ul style="list-style-type: none">• R2.5 batts and sisalation to external walls and up to R6.0 batts to ceilings or as required for 6 star).
GARAGE	<ul style="list-style-type: none">• Sectional panelift door including motor and 2 remotes
SAFETY SWITCH	<ul style="list-style-type: none">• 1No. Safety switch in meter box.

Builder Initial:

Client Initial:

Standard Inclusions

DOORS/SECURITY	<ul style="list-style-type: none"> • 1No. Painted entrance door with translucent glass panels 2040mm high x 820mm wide. • Translucent glass to entry door sidelight (design specific) • Flush panel internal doors throughout (including white air cushion stops). • Internal access door from garage to entry hall (with key lock) • Aluminium sliding door to Alfresco • Aluminium sliding door to Laundry
DOOR FURNITURE	<ul style="list-style-type: none"> • Internal chrome lever handles throughout • External chrome lever handle with key lock to Entry door
KITCHEN	<ul style="list-style-type: none"> • Laminate bench tops to kitchen • Laminate base and overhead cabinetry incl. drawers • Chrome cabinet handles • 600mm stainless steel under bench oven • 600mm stainless steel concealed fixed range hood • 600mm stainless steel cooktop • 600mm stainless steel dishwasher • Stainless Steel 1 ½ bowl kitchen sink with mixer • Tiled splashback
DOOR FURNITURE	<ul style="list-style-type: none"> • Internal chrome lever handles throughout. • External chrome lever handle with key lock to Entry door
BATHROOM/ENSUITE/WC	<ul style="list-style-type: none"> • Acrylic bath to bathroom • Chrome mixer taps & shower heads • Closed coupled toilet suites with ceramic cisterns • Laminated vanity units. • Chrome cabinet handles. • Chrome toilet roll holder and towel rails • Polished edge mirror behind vanity • Ceramic basins. • Tiled skirting • Tiled shower bases • Clear glass semi-frameless shower screen with pivot door.
LAUNDRY	<ul style="list-style-type: none"> • Laminate cabinet with stainless steel trough and tiled splash back • Chrome mixer tap.
PANTRY/LINEN	<ul style="list-style-type: none"> • 4No. X 450mm deep melamine shelves to linen and pantry. • Broom Cupboard to linen in laundry (Plans specific*)
WARDROBES	<ul style="list-style-type: none"> • 1No. 450mm deep melamine shelf with chrome hanging rail to all WIR and robes.
PAINT	<ul style="list-style-type: none"> • Low sheen to all internal walls, ceiling & semi-gloss to skirting, architraves and doors.
TILES/ FLOOR COVERINGS	<ul style="list-style-type: none"> • Ceramic wall tiles to kitchen, bathroom, ensuite and laundry from Builders Range • Porcelain or ceramic floor tiles to kitchen/meals, bathroom, ensuite, WC, entry and laundry from Builders Range • Carpets to remainder throughout from Builders Range

Standard Inclusions

ELECTRICAL	<ul style="list-style-type: none"> Electricity run in up to 15 meters. Provide LED lights, power points, smoke alarms and exhaust fans as per plans. All accessories are white. Fluorescent tube light to Garage 2No. Telephone point to Master Bedroom and Kitchen. 3No. TV Points to Family, Master Bedroom & Theatre Antenna in roof Basic NBN connection as per estate guidelines. 2No. external Spotlights to rear and side.
GENERAL	<ul style="list-style-type: none"> 2400mm ceiling height 67mm x 18mm MDF beveled edge skirting and architraves 10mm plasterboard to walls/ceiling and a 75mm cove cornice
WINDOW COVERINGS	<ul style="list-style-type: none"> Block out Blinds to all windows and glass sliding doors - Builders range
FENCING	<ul style="list-style-type: none"> Standard 1.8 high fence — half share only (as per developer's guidelines). Gate / Wing fence (to fencer's discretion)
LANDSCAPING	<ul style="list-style-type: none"> Instant turf to front and rear yards. Lawn seed to nature strip. Garden beds with plants and mulch as per plans.
DRIVEWAY & EXTERNAL	<ul style="list-style-type: none"> Exposed Aggregate concrete to driveway and path to front entry up to 30m2. Exposed Aggregate concrete to Portico Colored concrete pad from laundry door to clothesline. Colored concrete to Alfresco Toppings to remainder of house perimeter
CLOTHESLINE	<ul style="list-style-type: none"> Wall mounted clothesline.
LETTERBOX	<ul style="list-style-type: none"> Precast concrete letterbox with numbers(s) – Builders range.
OTHER	<ul style="list-style-type: none"> Council Fees including Asset Protection Fee & Bond 6 Star Energy rating. Recycled water to be connected to all sanitary flushing systems within the building. Only applicable if required by estate guidelines. If required, solar hot water unit will be replaced with standard hot water unit.



City - Display

Outback



Bush

Beach

