

NSW HOUSE & LAND PACKAGE

FIXED PRICE, TURN KEY

(07) 5665 0088
gdevelopments.com.au



NOTE: Colorbond roof a standard inclusion from 5 August 2019

\$614,500

LAND REGISTERED

LAND (300m²) | \$364,000

HOUSE (208 m²) | \$250,500

RENTAL INCOME | \$480 - \$530

Lot 767 Crystal Palace Way, Leppington

INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone benchtop in kitchen
- Cold water to fridge space for fridge ice-maker
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings (lower level only)
- Ceiling fans
- Undercover alfresco area
- Fully fenced, turfed & landscaped

VALDERRAMA PLANTATION



3



2



1



1

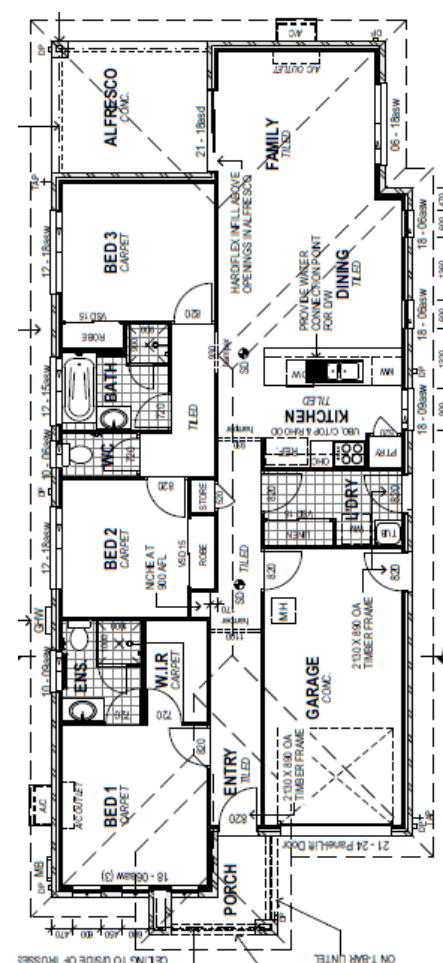
LIVING | 108.6

GARAGE | 20.1

ALFRESCO | 9.7

PORCH | 4.0

TOTAL 142.4



NOTE: Ceiling height standard 2550mm as at 5 August 2019

DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles.

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Building a shared vision



HOUSE SPECIFICATIONS NSW



G DEVELOPMENTS - NSW

Shop 2, 4 Honeysuckle Drive, Newcastle, NSW 2300
PO Box 2168, Dangar, NSW 2309
(02) 4927 1386 | admin@gdevelopments.com.au
www.gdevelopments.com.au

PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles).
- 500 KPA water pressure limiting device.
- LED down-lights.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colourbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback:
 - 600mm high off bench.
- Toilet & Laundry floors, and:
 - 400mm splash back over tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

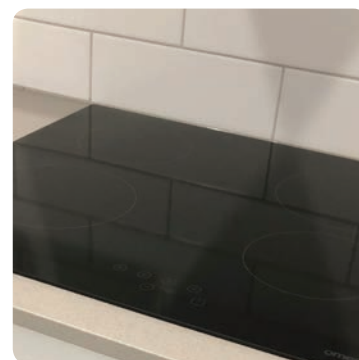
DISCLAIMER: the below images are



STAINLESS STEEL KITCHEN SINK



UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOILET SUITE

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications,
 - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.

- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.

EXCLUSIONS

- Bushfire reports and/or build form upgrades required to meet BAL levels.
- Acoustic reports and/or build form upgrades required to meet acoustic requirements.
- Hydraulic reports and/or site work and build form upgrades required to meet hydraulic requirements.
- ENM/VNM reports.
- Additional bulk import and/or export of fill.
- Removal and/or disposal of old fencing.
- Removal and/or disposal of retaining walls.
- Property power poles.
- Sewer connection points.
- Water meter connection points.
- Water meters.
- Development Application fees and/or Town Planner costs.
- Relaxation Application fees.
- Any specialist consultant reports.
- Council Contribution and/or Infrastructure costs.
- More than one NBN connection per lot.
- Inter-allotment stormwater drainage systems.
- Build Over/ Near Sewer Infrastructure applications.
- Arborist reports, when required.
- Landscape architect, when required.
- Demolition, including any associated Development Permits, for existing structures located on the relevant lot.

PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of plain concrete driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) master bedroom.
- Provide internal & external builders house clean.
- Water tank
- Kitchen bulkheads



NOTES:
IMAGES ARE DIAGRAMATIC ONLY
REFER TO ELEVATIONS FOR DETAILS

A	XX.XX.XX	PRE-CONSTRUCTION DRAWINGS	X.X.
REV	DATE	AMENDMENTS	BY

12	Bracing Details
11	Tiedown Details
10	Bracing Plan
09	Section AA
08	Electrical Plan
07	Slab Plan
06	Internal Elevations
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
Valderrama 143
Coastal Facade
Garage to RH

CLIENT:
Client

SITE ADDRESS:
Lot
Street
Suburb, QLD 4301

Cover sheet

DRAWN: X.X.	DATE: XX.XX.XX	Rev: A
SCALE:	CHECKED: MP	
SHEET: 01	JOB No: 40	

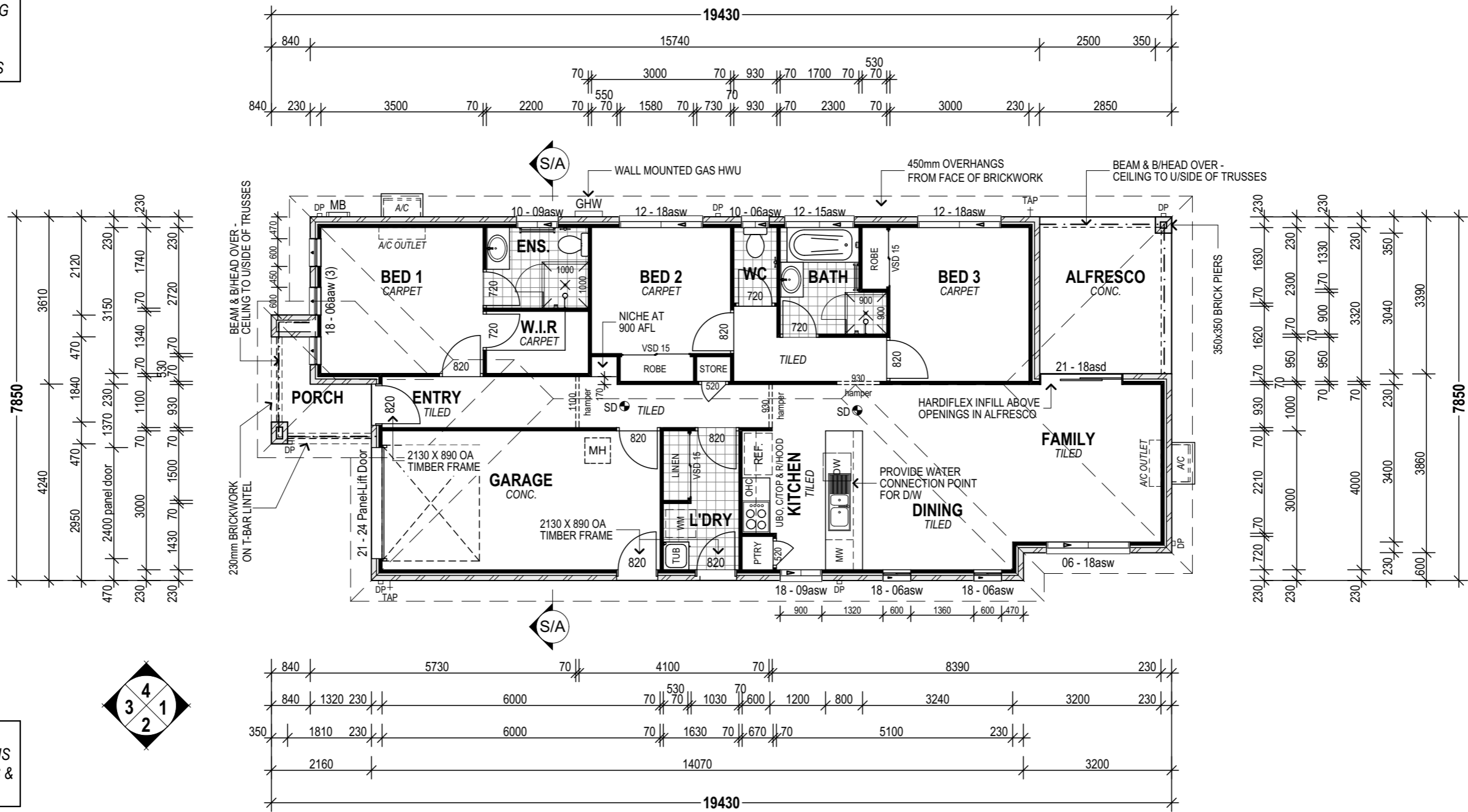
N2 WIND CATERGORY

NOTE:
PROVIDE 300mm DEEP
BULKHEAD OVER ALL HAMPERS

NOTE:
PROVIDE 1 SHELF & HANGING
RAIL TO ALL ROBES AND 4
SHELVES (equally spaced)
FOR ALL LINEN CUPBOARDS

NOTE:
ALL WINDOWS &
EXTERNAL DOORS TO BE
CENTERED IN WALL/ROOM
UNLESS DIMENSIONED
OTHERWISE

NOTE:
450mm EAVE UNO



NOTE:
PROVIDE SECURITY SCREENS
TO ALL OPENABLE WINDOWS &
SLIDING GLASS DOORS

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTEST REPORT

PROVIDE NBN CONNECTION

Floor Areas	
Living	108.6
Garage	20.1
Alfresco	9.7
Porch	4.0
142.4 m ²	



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Valderrama 143
Coastal Facade
Garage to RH

CLIENT:
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SITE ADDRESS:
Lot
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Suburb, QLD 4301

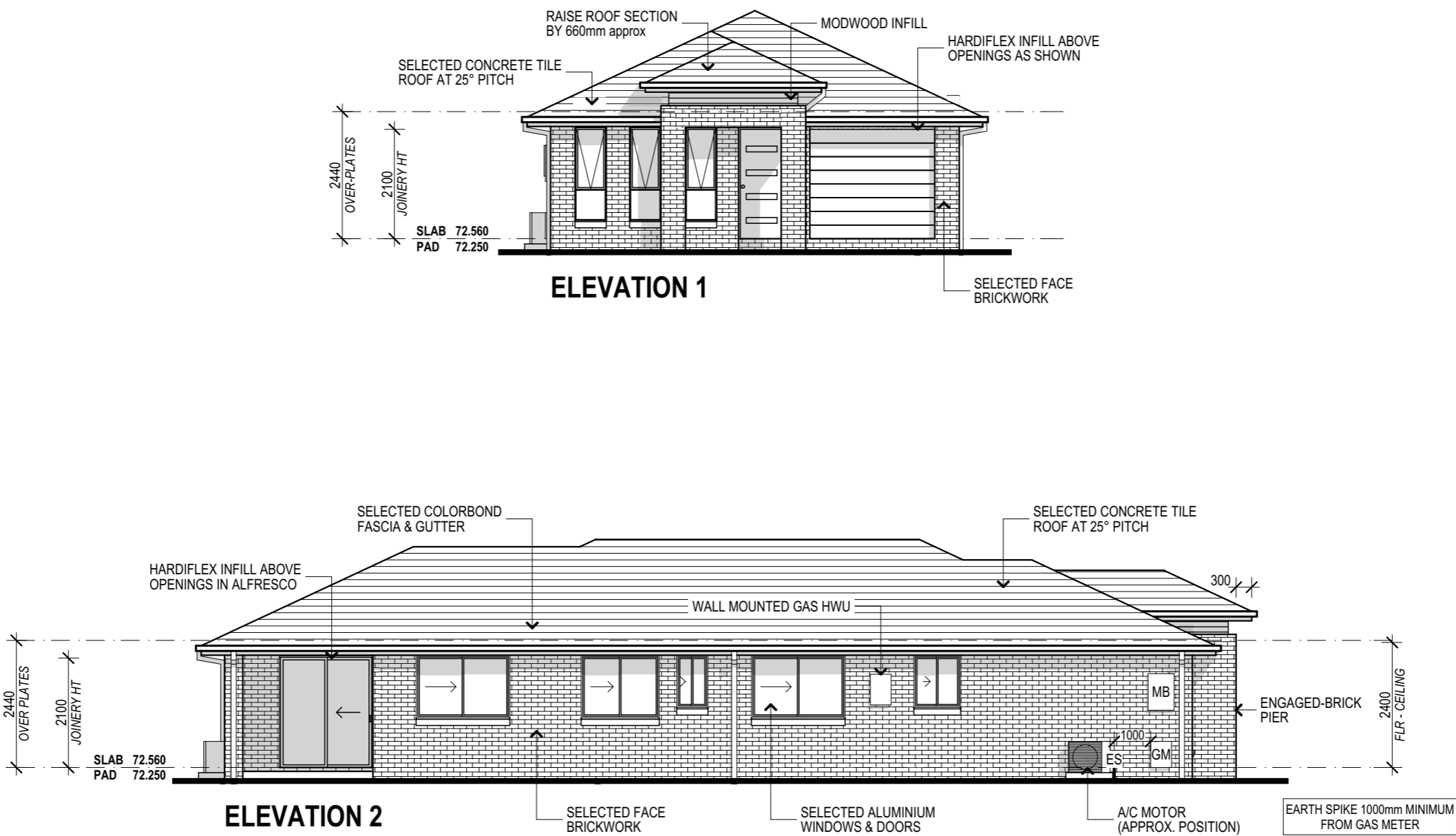
Floor Plan		
DRAWN: X.X.	DATE: XX.XX.XX	Rev: A
SCALE: 1:100	CHECKED: MP	
SHEET: 03	JOB No: 40	

N2 WIND CATERGORY

NOTE:
PROVIDE SECURITY SCREENS
TO ALL OPENABLE WINDOWS
& SLIDING GLASS DOORS

ENTRY DOOR NOTE:
ENTRY DOOR STYLE SHOWN IS INDICATIVE ONLY.
REFER TO THE CONTRACT FOR FURTHER DETAILS

NOTE:
450mm EAVE UNO



PROVIDE NBN CONNECTION

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTEST REPORT



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CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
Valderrama 143
Coastal Facade
Garage to RH

CLIENT:
Client

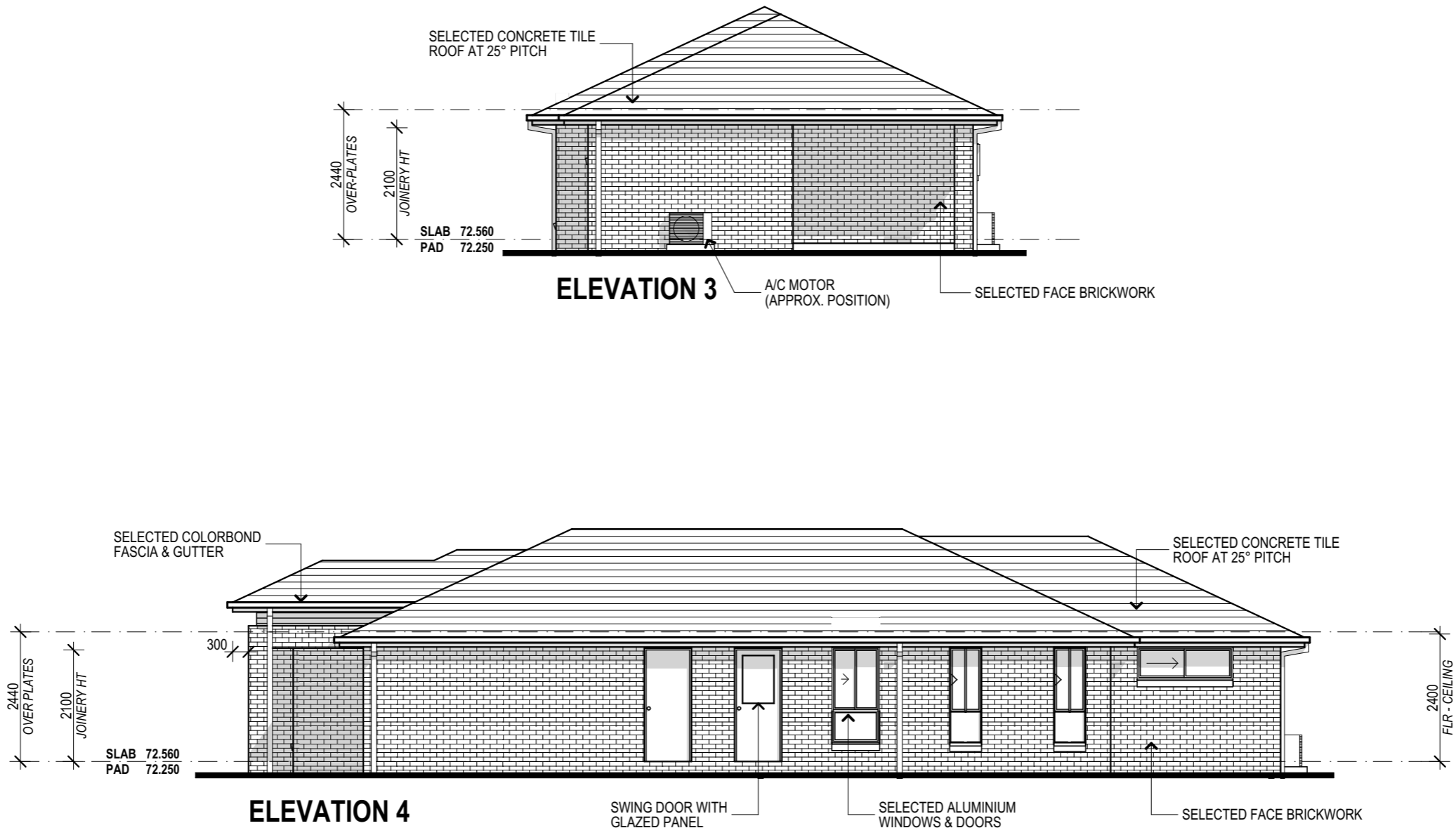
SITE ADDRESS:
Lot
Street
Suburb, QLD 4301

Elevations		
DRAWN: X.X.	DATE: XX.XX.XX	Rev: A
SCALE: 1:100	CHECKED: MP	
SHEET: 04	JOB No: 40	

N2 WIND CATERGORY


NOTE:
PROVIDE SECURITY SCREENS
TO ALL OPENABLE WINDOWS
& SLIDING GLASS DOORS

NOTE:
450mm EAVE UNO



PROVIDE NBN CONNECTION

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTEST REPORT

 <div>ADDRESS: P.O. BOX 600 PARADISE POINT, 4216 www.gdevelopments.com.au ACN: 116332220 ABN: 77116332220 QBSA: 1086689 "Building a Shared Vision"</div>	<p>© ALL CONTENT COPYRIGHTED:- This design and/or print is the property of G. Bull and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.</p> <p># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: Valderrama 143 Coastal Facade Garage to RH	CLIENT: Client	Elevations		
		NOTES:				DRAWN: X.X.	DATE: XX.XX.XX	Rev: A
						SCALE: 1:100	CHECKED: MP	
						SHEET: 05	JOB No: 40	
					SITE ADDRESS: Lot Street Suburb, QLD 4301			

Rental Appraisal

Appraised on: 09/07/2019

Lot 767 Crystal Palace Way, Leppington NSW

3  2  1 

Rental: \$480-\$530 per week

When assessing the rental amount of an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

Our team would be delighted to manage your investment with your individual needs in mind, and are happy to offer a special package for all new clients.



Hayden Van
National Relationship Manager
Ray White (IMS) Investment Management Services
Rated No. 1 International Property Management Business
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P: 0466 915 410

(#GDE)

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Ray White (IMS) Investment Management Services

Southside & Gold Coast Rentals Ray White (IMS) Loganholme Head Office Western Corridor Rentals Ray White (IMS) Springfield

Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in:

QLD: Brisbane, Ipswich, Gold Coast, Toowoomba, Rockhampton, Townsville

NSW: Sydney, Central Coast, Newcastle

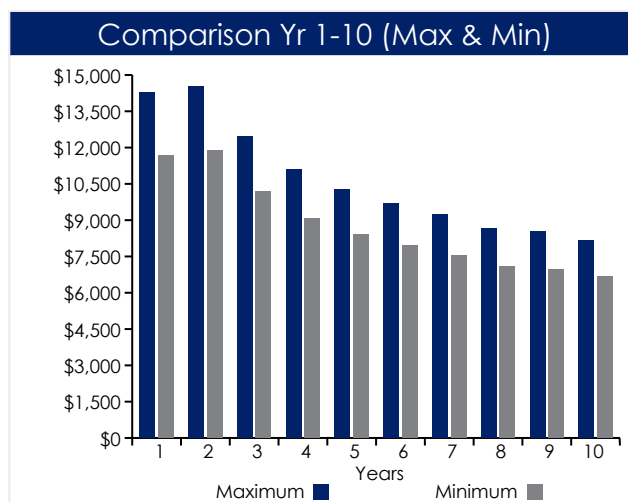
VIC: Melbourne, Point Cook, Werribee, Tarneit, Doreen, Cranbourne and surrounds

PIMS (QLD) Pty Ltd t/as Ray White (IMS) | ABN 62 167 289 867

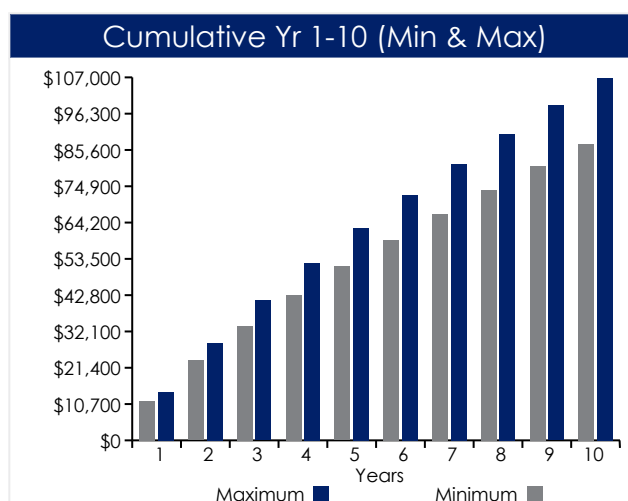
rwims.com.au

Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	7,376	14,282
2	7,129	7,376	14,505
3	5,095	7,376	12,471
4	3,705	7,376	11,081
5	2,897	7,376	10,273
6	2,322	7,376	9,698
7	1,849	7,376	9,225
8	1,296	7,376	8,672
9	1,143	7,376	8,519
10	770	7,376	8,146
11 +	1,880	221,253	223,133
Total	\$34,992	\$295,013	\$330,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	6,035	11,685
2	5,833	6,035	11,868
3	4,169	6,035	10,204
4	3,031	6,035	9,066
5	2,371	6,035	8,406
6	1,900	6,035	7,935
7	1,513	6,035	7,548
8	1,060	6,035	7,095
9	935	6,035	6,970
10	630	6,035	6,665
11 +	1,538	181,025	182,563
Total	\$28,630	\$241,375	\$270,005



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

PROPERTY

SALE DATE

AGENT DETAILS

Selling Agent:

Address:

Mobile:

Work Phone:

Email:

Fax:

VENDORS DETAILS

Vendor:

Address:

Phone:

Fax:

Solicitor:

Contact:

Address:

Phone:

Fax:

Email:

Ref:

PURCHASERS DETAILS

Purchaser 1:

Purchaser 2:

Address:

Home Phone:

Work Phone:

Mobile 1:

Mobile 2:

Solicitor:

Contact:

Address:

Phone:

Fax:

Email:

Owner Occupier:

Investor:

HOUSE DETAILS

House Price:

Site Costs:

TOTAL BUILD:

Deposit:

House Design:

Façade:

Inclusions:

Internal Scheme:

External Scheme:

LAND DETAILS

Land Status:

Land Price:

Deposit:

TOTAL PACKAGE:**COMMISSIONS**

\$

Timing:

\$

Timing:

\$

Timing:

LENDERS DETAILS

Institution:

Branch:

Contact:

Mobile:

Phone:

Fax:

Address:

Email:

SPECIAL CONDITIONS

1.

2.

Queensland

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New South Wales

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