




\$553,900

BUILDING
COVENANT
APPROVED







LOT 19 | On the Rise

PARK RIDGE, QLD 4125

 **3/2**
 **2/1**
 **2/1**

- Located in one of South East Queensland's fastest growing communities
- Surrounded by childcare, schools, and higher education
- Minutes to key medical hubs
- Close proximity to shopping and transport hubs
- New developments and infrastructure underway to further enrich the growing suburb
- Connected by lush green spaces and unspoilt bushland

POINTS OF DIFFERENCE

-  **Award-winning design and full working drawings**
-  **All-inclusive price package / fixed price investment package**
-  **Builders 20-Year Structural**
-  **QBCC Structure Warranty 6 years and 3 months**

Weekly Rent*

Rental Yield (PA)

Approx: \$620

5.82%





CATAPULT PROPERTY GROUP.

Thoughtfully designed packages based on innovation
and research for exceptional return on investment.

LOT 19 | On the Rise

3/2 BED | 2/1 BATH | 2/1 CAR

\$553,900

Land Price	\$235500
House Price	\$318400
Estimated Title Registration	Titled



Floor Plan Design	Custom
Facade Design	Back Hip
Color Scheme	Mist

Floor Area

Garage	34.25 / 19.95
Alfresco	11.67 / 9.15
Living	76.56 / 57.32
Total Floor Area	208.9m

LAND AREA

Land Area:	350m
Width	14.28m



Disclaimer: Not actual images of home, images are indicative only. Plan not to scale, furniture not included. Parties should note that while all reasonable care has been taken in the preparation of this material, the information is of a preliminary nature only, and is subject to change at any time. Photographs and artists impressions are illustrative only and all information is correct at time of publication. Catapult Property Group as vendor, its partners, its contractors, and its appointed marketing agents and other related parties disclaim all liability should any information or matter in this material differ from the contract of sale or the actual constructed development
*Refer to third-party rental appraisal for average rent



ELEVATION PLAN



E3 Rear Elevation.
(North)



E1 Front Elevation. (South)

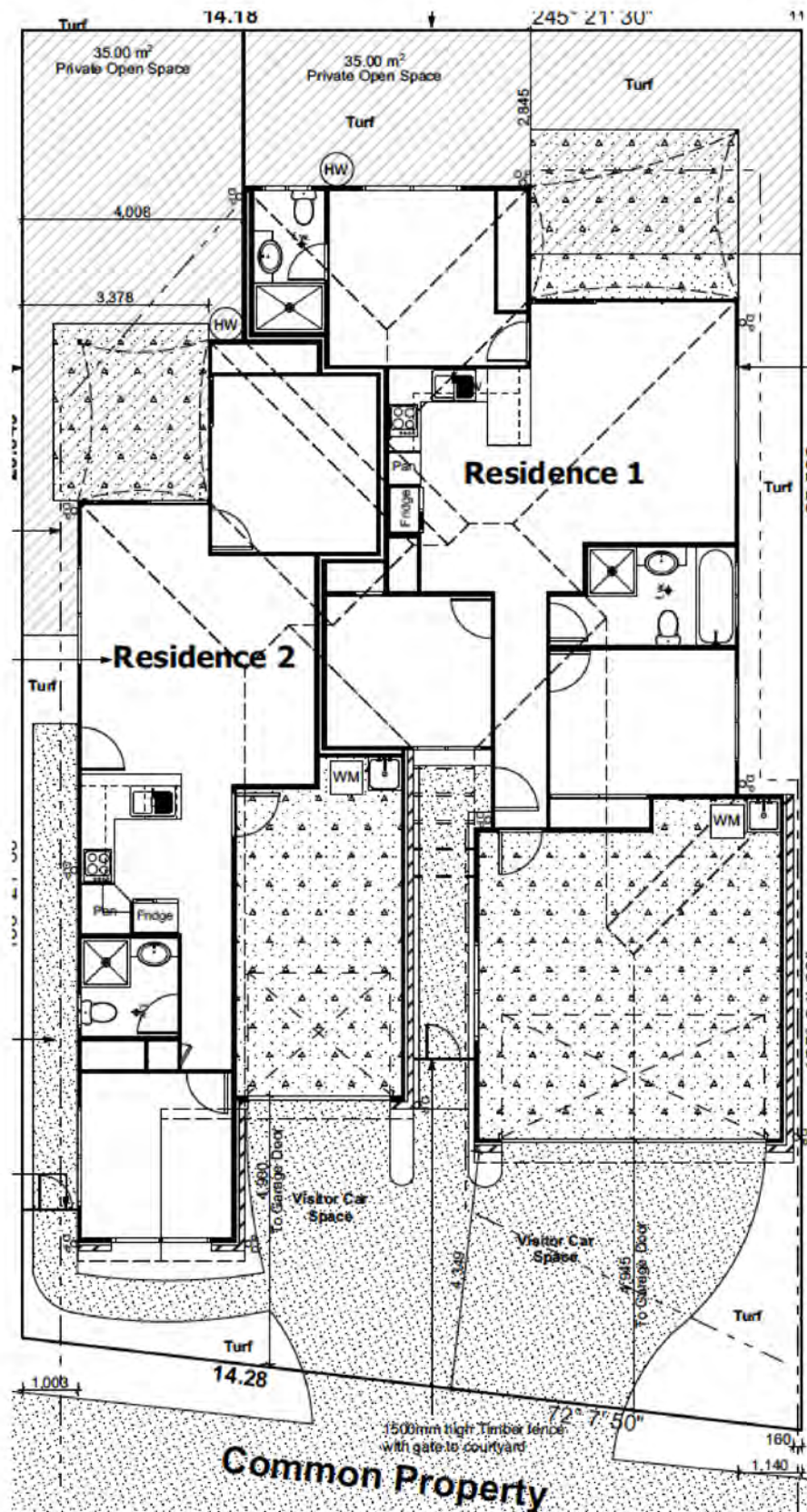


E4 Left Side Elevation.
(West)



E2 Right Side Elevation.
(East)

SITE PLAN





PREMIUM INCLUSIONS *FOR INSPIRED LIVING*



*this image is not reflective of the packaged design in this property card



GOURMET KITCHENS

The home selected for this package features premium appliances carefully handpicked by our team of property experts, with the option of gas cooktop for a truly gourmet kitchen. Featuring stone benchtops that offer a taste of luxury, the premium inclusions for this kitchen is designed to offer an exceptional return on investment.

- Stone Kitchen benchtops 20mm Essa, 905mm high
- Oven: Electrical Fan Forced 600w Chef CVE612SA
- Rangehood: Recirculating Slide Out Westinghouse WR614SA
- Cooktop: Gas 4 Burner S/Steel Chef CHG642SA (or) Electric Ceramic 600W Chef CHC644BA
- Dishwasher: Dishlex S/Steel DSF6105X
- Sink Mixer Chrome Excellence Everhard 71436

PLUS MORE







LUXURY BATHROOMS + *ENSUITES*

The luxury bathrooms and ensuite in this package are customised for the home with form and functionality in mind. Featuring custom-built vanities, chrome tapware and fixtures, our bathroom inclusions are uniquely designed for this package and built to last.

- Semi frameless shower screens with clear glass
- Custom built-in vanities with laminate bench
- Bath Decina Bambino White 1510
- Toilet suite Virtue Coupled S Trap

PLUS MORE





TENANT READY *INCLUSIONS*

- Split System Panasonic Air-Conditioner to 7.1kw Living area and 2.5kw Main Bedroom
- Ceiling fan to all Bedrooms
- Roller blinds to windows and sliding doors
- Fly screens to all opening windows and doors
- External LED down lights to Porch & Alfresco
- Wall mounted clothesline
- Letterbox with street number (Moderna or Vectra design)

PLUS MORE







PREMIUM SCHEDULE OF INCLUSIONS

PRE-CONSTRUCTION | CONNECTIONS

Designed house plan by award-winning designer including full working drawings
HIA Fixed Price Contract for customer protection including GST
Soil test
Energy Efficiency for Australian Standard
Local council building application fees (charges and permits only)
Third Party / Building Insurance
Sewerage, storm water, data & electrical connections (max 8m from slab)
Final engineering inspections & certification
Q-Leave fees
2 x Handover inspections with independent third party
You choice of internal and external colour schemes from Builders Range (as per covenant)
NBN internal wiring ready

WARRANTIES

Builders 20-Year Structural Warranty
QBCC Structural Warranty (6 years and 3 months)
QBCC Non-Structural Warranty (12 months)
Visual Termite Barrier for Australian Standards - Lifetime warranty *conditions apply

SITE WORKS | SLAB | FRAME

Engineer frame design
"H" class concrete slab (waffle pod) to 300mm above ground
Visual Termite Barrier for Australian Standards
T2 timber for framing material constructed onsite & prefabricated pine trusses
Standard ceiling height of 2400mm

DRIVE WAYS | LANDSCAP E | FRONTYARD | BACKYARD

Exposed aggregate driveway (to 50sqm) or as per covenant
Wall mounted clothesline
Letterbox with street number Moderna or Vectra design
Front and rear water taps
1.8m butted timber pine fence to 1 side, rear & return, 1 x single side gate
Turf to front, rear & sides
Gravel to 1 x side where required
Planted garden bed to front of the lot (to 10sqm) or as per covenant



PREMIUM SCHEDULE OF INCLUSIONS

ENERGY EFFICIENCY | ROOF | BRICK WORK | EXTERNAL

Insulation & sarking to energy efficiency ratings
Metal Colorbond roof, fascia & gutter, PVC downpipes (as per colour selection)
Brick veneer (PGH naturals range) 1 standard brick colour with grey mortar
Weatherboard (if required as per covenant)
Render finish as indicated on plans (Builders Range or as per covenant)
Beaded soffit and front patio ceiling 4.5mm Hardiflex
Aluminium framed windows with grey tint glass 3.5mm (keyed alike)
Tiled Alfresco and/or Porch
Hinged front door from Humes Newington range (paint grade 920mm wide)
Whitco external entrance handle with security deadbolt to front door
Panel lift garage door (with 2 remotes) from Gliderol in Tuscan design, no windows (standard colours)
Fly screens to all opening windows & doors

WALLS | MOULDINGS | PAINT

10mm plasterboard to walls (low sheen) & ceilings (flat)
6mm villa board / WR board to wet areas
90mm Cove plaster cornice
42 x 11mm architrave (gloss finish)
68 x 11mm skirting (gloss finish)
Painting 1 coat primer, 2 top coats (Dulux Builders Range)

COOLING | HEATING

Split system Panasonic Air-Conditioner 7.1kw CS/CU-RZ71TKR to Living Area
Split system Panasonic Air-Conditioner 2.5kw CS/CU-RZ25TKR to Main Bedroom
Ceiling fans Tempest 52" to all Bedrooms
External ceiling fan Vortex 316 Marine Grade S/Steel to Alfresco (1)

WET AREA TILING

Beaumont Belga range tiles to wet areas (refer to plan)
Bathroom, Ensuite, Laundry & Toilet floors with half tile skirting
Tiled Shower (hob less) floors and walls tiled to ceiling
Splashback to Baths, rim to ceiling
Splashback to Laundry unit 400mm high
Splashback to vanities half tile





PREMIUM SCHEDULE OF INCLUSIONS

KITCHEN
Stone Kitchen benchtops 20mm Essa, 905mm high
Tiled Kitchen splashback 600mm
1 x Bank of 4 metal sided drawers with 1 x cutlery insert
1 x Pot drawer
2110mm high cabinetry with pull handles (no pelmets) from standard Formica range velour
600mm high overhead cabinets (no handles) from standard Formica range velour
4 x Melamine shelving to Pantry or walk-in Pantry (where applicable)
Electrolux appliances: OVEN - Electrical fan forced 600w Chef CVE612SA
RANGEHOOD - Recirculating slide out Westinghouse WRR614SA
COOKTOP - Gas 4 burner S/Steel Chef CHG642SA (or) electric ceramic 600w Chef CHC644BA
DISHWASHER - Dishlex S/Steel DSF6106X
Sink Nugleam 1080mm 1 & 3/4 bowl LH / RH Everhard 73105
Sink mixer chrome excellence Everhard 71436

BATHROOMS LAUNDRY LINEN CUPBOARDS
Semi frameless shower screens with clear glass
Mirrored and walk-in robes - 1 x fixed shelf 1800mm high and 1 x hanging rail
Custom built-in vanities with pull handles (cupboards only) with post formed bench top from standard Formica range
4 x White Melamine shelving to linen where applicable
Frameless mirrors full width of Vanity to 2100mm high
Virtue square semi recessed basins Everhard
Laundry unit Everhard 45lt S/Steel with sink mixer chrome excellence Everhard 71436
Washing machine taps installed inside cabinet unit
Double towel rail Master Rail
Towel ring Master Rail in Ensuite
Toilet roll holder Master Rail
Soap dish Master Rail
Bath Decina bambino white 1510 (106 litres)
Toilet Everhard virtue close coupled s trap

FLOOR COVERINGS
Polypropylene carpets to Bedrooms & robes with 11mm foam underlay (Builders Range)
Beaumont Belga range tiles to Living Areas
Illusions range of vinyl planks to Living Areas in place of tiles

PREMIUM SCHEDULE OF INCLUSIONS

LIGHTS | EXHAUST

- LED downlights to Living areas and Bedrooms
- 1 x LED slimline batten light to Garage
- Exhaust fan / light unit to non-ventilated Toilets
- Light / heat lamp / exhaust fan unit to Bathrooms & Ensuite
- External LED downlights to Porch & Alfresco
- 1 x external spotlight w/sensor to front Yard

ELECTRICAL FITOUT

- 3 x double power points to Master and Kitchen
- 2 x double power points to Bedrooms (up to 4) and Media (if applicable)
- 1 x double power points to Living, Dining, Bathrooms, Ensuite, Laundry and Garage
- 1 x external power point to Alfresco
- 1 x data / phone point in Kitchen and Living
- Up to 3 x TV points in the Living, Media and Master
- 1 x TV antenna
- Hard wired smoke alarms to meter box

PLUMBING FITTINGS

- Basin mixer Chic Everhard 71455
- Wall mixer Chic Everhard 71450
- Shower Hand on Rail 5 function chrome 14304S
- Bath spout with aerator
- Electric storage or gas instantaneous hot water unit to suit house size

INTERNAL DOORS | WINDOW FURNISHINGS

- Roller blinds to windows and sliding doors, Shaw Blinds Vibe (Builders Range)
- Hume or similar Flush Doors (2040mm) painted finish with door stops
- Whitco Ball Series knob internal door furniture

EXCLUSIONS

SITE WORKS | CONNECTIONS

- Limited allowance for retaining wall
- No allowance for demolition
- No allowance for connecting or installing third party services, e.g. NBN, Foxtel, telephone etc.
- For dual occupancies please be aware there are additional connection fees for services, e.g. Telstra, NBN second connections

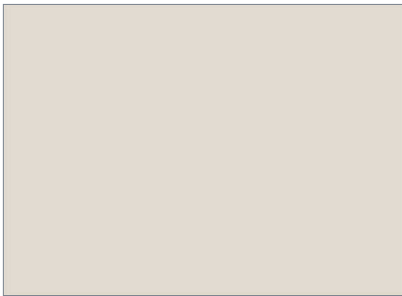


FINISHES.

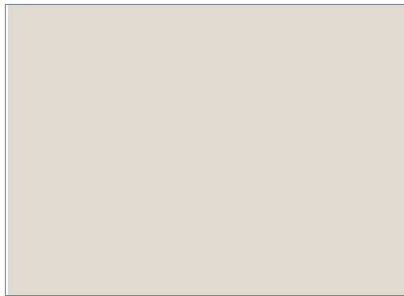
LOT 19

MIST

External Finishes



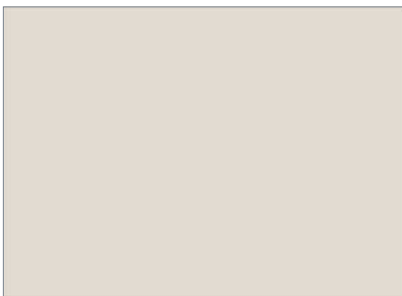
Roof
Colorbond
Surfmist (L)



Gutter
Colorbond
Surfmist



Fascia
Colorbond
Gully



Garage Door
Colorbond
Surfmist



Brickwork
PGH Naturals Range
Frost



Mortar
Ironged Joint
Grey

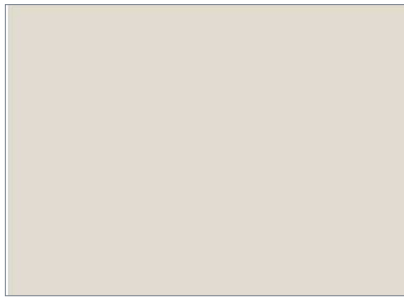


MIST

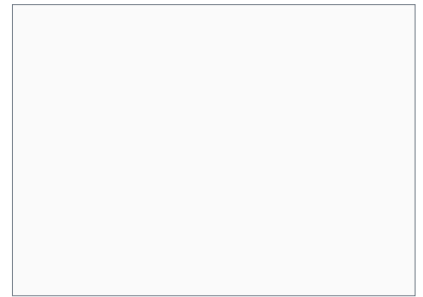
External Finishes



Main Render & Cladding
Paint
Dune



Feature Render & Cladding
Paint
Surfmist



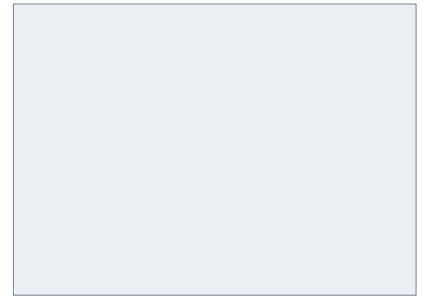
Window Frames & Security Screens
Trend
Surfmist



Downpipes & Garage Door Frames
Paint
Dune



Entry Door
Paint Grade
Dune



Eaves & External Ceilings
Paint
Ceiling White



Infills & Wood Work
Merbau



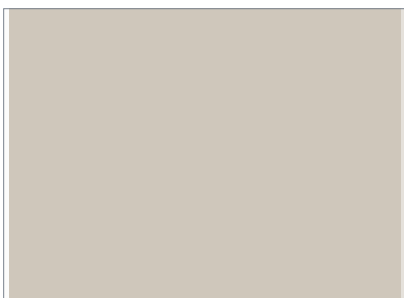
Stain Finish
Stain
Merba



Exposed Aggregate
Holcim
Macleay



Letter Box
Moderna or Vectra
Gully



Clothesline
Daytek 10 Fold Down
Bark





SEASPRAY

Internal Finishes



Carpet
Tarlo River
Dark Cobble



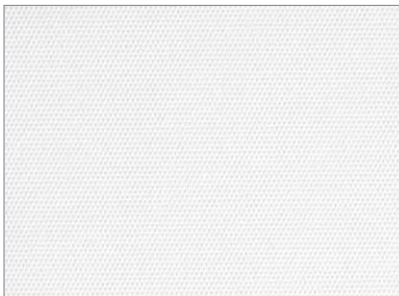
Vinyl Flooring
Illusions
Ashwood



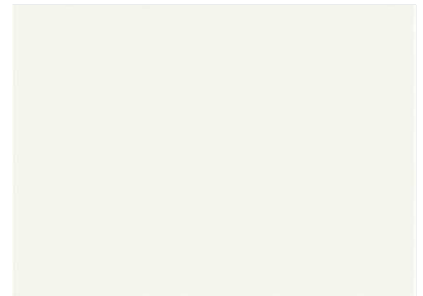
Internal Floor Tiles
Internal Grade - Square
Belga Grey 450 x 450
Light Grey Grout



External Tiles Porch & Alfresco
External Grade - Square
Belga Grey 450 x 450
Light Grey Grout



Roller Blinds
Vibe
Ice



Kitchen Feature
(Rear and Sides of the Island Bench)
Formica - Gloss Finish
Malibu



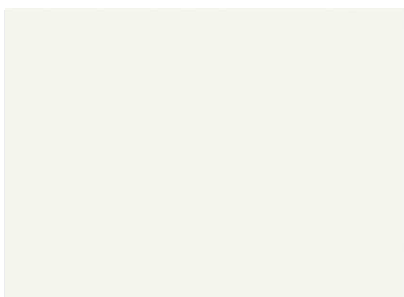
Kitchen Splashback
To 600mm High - Horizontal Brickbond
Gloss White 100 x 300
White Grout



Engineered Stone Benchtop
Essa 20mm 3mm Arris Profile
Silica



Kitchen Cabinetry
Formica - Gloss Finish
Malibu



Kitchen Kickboard
Formica - Gloss Finish
Malibu



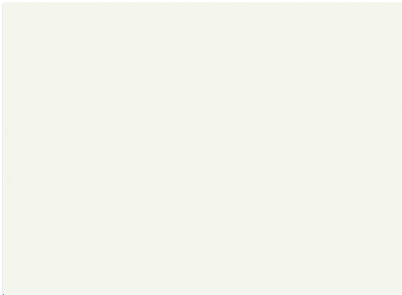
Vanity Splashback
To 200mm High - Horizontal Stackbond
Gloss White 250 x 400
White Grout



Bathroom & Ensuite Benchtop
Formica - Velour Finish
Pure Marble

SEASPRAY

Internal Finishes



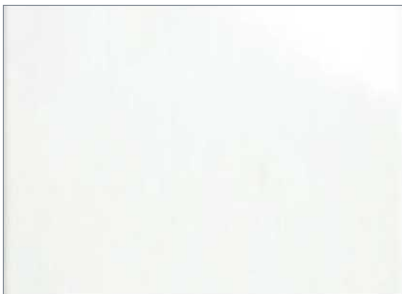
Bathroom & Ensuite Cabinetry
Formica - Gloss Finish
Malibu



Bath Splashback
To Ceiling -Horizontal Stackbond
Gloss White 250 x 400
White Grout



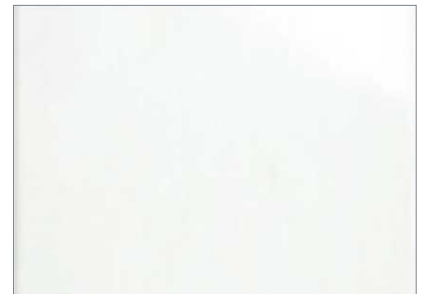
Bath Top & Face
Internal Grade - Square
Belga Grey 450 x 450
Light Grey Grout



Shower Wall Tiles
To Ceiling -Horizontal Stackbond
Gloss White 250 x 400
White Grout



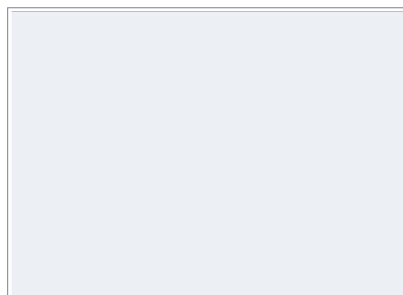
Shower Frames
Semi Frameless
Chrome



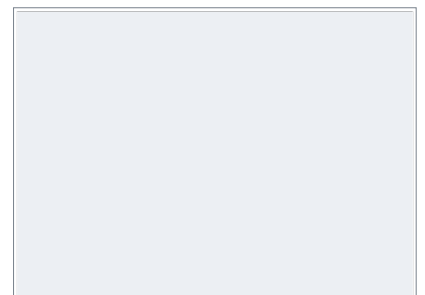
Laundry Splashback
2 Tile Height -Horizontal Stackbond
Gloss White 250 x 400
White Grout



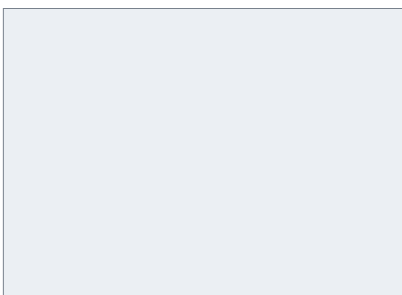
Wet Area Skirting's
Half Tile Height
Gloss White 250 x 450
White Grout



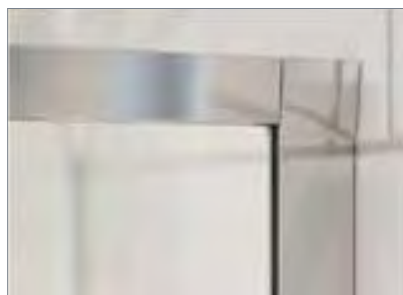
Walls
Dulux Low Sheen
Lexicon Half



Architraves, Skirting 's & Doors
Dulux Full Gloss
Lexicon Half



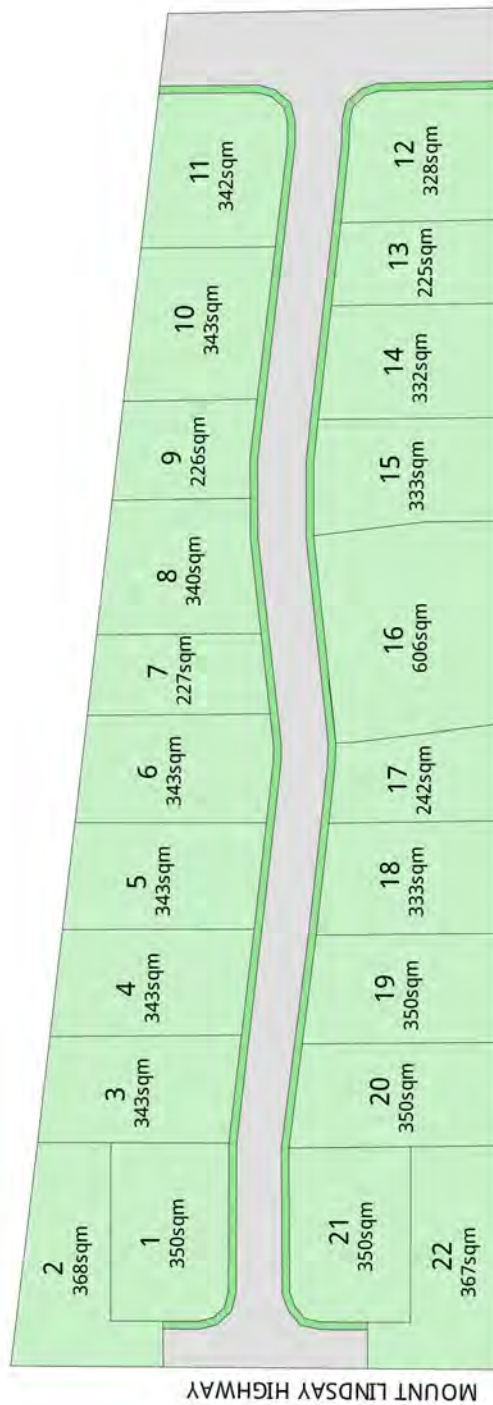
Ceilings
Dulux Flat
Ceiling White



Robe Frames
Mirrored Inserts
Chrome



STAGE PLAN



copyright
Smartarch
Level 3, No. 1 Cavill Avenue,
Surfers Paradise, Q.L.D., 4217
tel (07) 56793033



PROPOSED SUBDIVISION OF No 3624 MOUNT
LINDESAY HIGHWAY, PARK RIDGE



Zero vacancy risk

**Guaranteed Yield for 5 Years with
Catapult Homes***

We offer you peace of mind with your new investment property, guaranteeing a zero vacancy risk with Catapult Homes House and Land Packages.

How?

A contract is signed which states that as an owner of a Catapult Property Group investment home, an agreed, fixed market rent amount, will be paid into your nominated bank account every month. This will be paid irrespective of whether the house has a tenant or not. This means that there is no risk to you of any vacancy or arrears in payment, or any loss of rental income for five years.

Why?

We have absolute confidence in the economic strength of the locations we choose to build, and that our house and land packages have been expertly designed for the market. Our Zero Vacancy Risk guarantee offers you the confidence to invest with Catapult Homes investment packages.

What?

The amount you will receive is the market rent for your new property, which will be clearly indicated on the packaged Property Card presented. This amount is paid monthly to you from the day of build completion, for 5 years*.

**Worry free
investment
properties
with Catapult
Homes.**

**Stop stressing
about tenants!**

Get in touch

To get started call us on
1800 228 278 or visit
www.catapultgroup.com.au







COMPANY PROFILE.

Catapult Property Group



“AT CATAPULT
PROPERTY
GROUP, OUR
PASSION IS
TO CREATE
THOUGHTFULLY
DESIGNED
HOMES BASED
ON INNOVATION”



At Catapult Property Group, our passion is to create thoughtfully designed homes based on innovation, lifestyle enrichment and environmental excellence, in locations that are supported by infrastructure investment strong economics to provide our clients an excellent return on investment and lifestyle. We take a client-centric approach to all our projects, delivering on quality and results-based solutions.

Catapult Property Group offers a selection of ready-build homes to suit a range of lifestyles, dual-occupancy investment options, and custom designed floorplans.

With a \$170m pipeline of projects across Queensland and Northern New South Wales set to deliver from 2018, Catapult Property Group provide comprehensive property solutions for our clients.



Award-winning design and full working drawings



All-inclusive price package / **fixed** price investment package



Builders 20-Year Structural Guarantee



QBCC Structure Warranty 6 years and 3 months



IN THE COMMUNITY..

Catapult Property Group



“
ASA B1G1 BUSINESS
FOR GOOD, CATAPULT
PROPERTY GROUP
INCORPORATE
PURPOSE AND
MEANING TO OUR
BUSINESS THROUGH
GIVING.
”



Together, we are making a significant difference in the world simply by doing what we do every day.

For every new client we meet, we are supporting life-saving medical treatment for injured animals in Australia for a day; and with every 10 homes we build for our clients, we fund the building of a home for those who are most in need in the Philippines.

Giving has become a habit for us, by creating micro-giving impacts every day, we believe that great things can be achieved.



EXPRESSION OF INTEREST.

LOT 19



Catapult Property Group
1800 CATAPULT (228 278)
www.catapultgroup.com.au

Expression of interest

Date / /

Property

\$ _____ Lot number _____

Project name _____

Street address _____

Purchaser details

Client name/s _____

Street address _____

Best phone: _____ Fax _____

Ownership SMSF: ☐ Yes ☐ No

If yes, please provide the following details

Corporate Trustee _____

Bare Trust _____

ACN _____

Photo ID: * ☐

Purchaser Solicitor

Company name _____

Street address/ PO Box _____

Contact name _____

Best phone: _____ Email: _____



Catapult Property Group
1800 CATAPULT (228 278)
www.catapultgroup.com.au

Finance conditions

Is this contract 'Subject to Finance'? ☐ Yes ☐ No

Special conditions

Finance Broker contact details – MUST COMPLETE

Company name:

Street address/ PO Box:

Contact name:

Best phone:

Email:

Trust account details

Trust Account Name

BSB

Account Number

Address for hard copy contracts to be sent to

Street address





Catapult Property Group
1800 CATAPULT (228 278)
www.catapultgroup.com.au

Terms of expression of interest:

1. In this Expression of Interest unless the context otherwise requires:
 - a. "Contract" means a contract in the form of an REIQ Contract for Residential Property and otherwise on terms and conditions consistent with the details of this Expression of Interest and any other conditions imposed by the Seller;
 - b. "Disclosure Statement" means a disclosure statement in a form compliant with the provisions of the Body Corporate and Community Management Act 1997 and the Land Sales Act 1984.
2. By signing this Expression of Interest the Buyer confirms its genuine interest to purchase the Property.
3. As an expression of the Buyer's genuine intention to purchase the Property, the Buyer tenders the Holding Deposit to be held in the Seller's Solicitors trust account.
4. The Buyer requests that once the Seller is in a position to do so, the Seller prepare and deliver to the Buyer a Disclosure Statement and a Contract.
5. If the Buyer after receiving the Disclosure Statement and the Contract wishes to proceed with the purchase of the Property, the Buyer must sign and return the Contract and other related documents to the Seller within fourteen (14) days of receiving them together with the Initial Deposit (if any).
6. The Holding Deposit paid (if any) will become part of or all of the Initial Deposit payable pursuant with the Contract.
7. In the event that the Contract and other related documents (if any) are not returned to the Seller within the fourteen (14) day period, the Seller may assume that the Buyer does not wish to proceed with the purchase of the Property and further may offer the Property to other interested parties.
8. This Expression of Interest is not a binding agreement and until the Contract is duly signed by both the Buyer and the Seller, no contract is formed and the Holding Deposit (if any) is fully refundable.

Buyers Signature 1

Name	Date	/	/	Signature
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Buyers Signature 2

Name	Date	/	/	Signature
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