



**GALLERY**  
HOMES

BY GALLERY GROUP

### DUO 186 - Contemporary - Earth Dark

MAIN

4  2  1 

AUX

1  1  1 



## DUO

186(F)

 14  
 Min Block Width

 186sqm  
 Build Size

## MAIN

 4  2  1 

## AUX

 1  1  1 

 TOTAL AREA  
 MAIN AREA  
 AUX AREA  
 TOTAL WIDTH  
 TOTAL LENGTH

 186m2  
 121m2  
 64m2  
 9.8m  
 19.4m

## MAIN

 MASTER BED  
 BEDROOM 2  
 BEDROOM 3  
 BEDROOM 4  
 LIVING  
 DINING  
 PAVILION  
 GARAGE

 3,2 X 2,9m  
 2,8 X 2,5m  
 2,8 X 2,5m  
 2,8 X 2,5m  
 4,0 X 2,5m  
 4,0 X 2,5m  
 2,9 X 2,6m  
 6,0 X 3,0m

## AUX

 MASTER BED  
 LIVING/DINING  
 PAVILION  
 GARAGE

 3,7 X 2,9m  
 3,8 X 4,5m  
 1,8 X 2,9m  
 5,8 X 3,0m

Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Gallery Homes Pty Ltd and is provided for use of its selling agents, no assignment of rights are given.

# REWARD RANGE INCLUSIONS (A)

## PRE-CONSTRUCTION & LANDSCAPE

### Preliminary Inclusions

- HIA fixed price contract with engineered slab.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 star energy rating or equivalent.

### Site Costs and Connections

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer- storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable)
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).

### Quality Inspections

- Independent quality inspections throughout building process.

### Energy Efficiency

- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.

### Landscaping - (up to 450m2 allotments)

- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m2 garden with a variety of up to 12 (twelve) 140 or 200mm pot sizes, black mulch to garden bed.
- Fencing to external boundaries with one (1) gate as per plans (where applicable). Painted side returns to front fence, colour to suit scheme.
- Letterbox and clothesline

## EXTERNAL INCLUSIONS

### Frame

- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses.
- 70mm pine wall frames with stabilized pine trusses.

### External Doors

- Paint grade entry door with transparent glass inserts
- Entry lever handle - bright chrome finish.

### Brickwork, External Walls and Render (as per plan)

- Select range of Bricks with natural mortar from builder's standard range - colour specific to scheme.
- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

### Windows

- Aluminum powder coated windows and sliding doors with clear glazed glass from standard range of colours.
- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Insect screens to opening windows and doors, excluding front door.

### Roofing, Gutter and Fascia

- Colorbond from standard range of colours.
- Colorbond fascia and 125mm quad gutter to match roof.

### Garage

- Colorbond panel lift garage door from standard range of colours (with 2 remotes and 1 wall button).

### Pavilion & Balcony (as per plan)

- Undercover pavilion with brushed concrete slab (single storey only).
- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.



Entry Handle



HORIZONTAL \*



VERTICAL \*

\* Door colour as per colour scheme

# REWARD RANGE INCLUSIONS (A)

## INTERNAL INCLUSIONS

### Kitchen

- Designer kitchen with 600mm appliances, including oven, electric cooktop, rangehood & dishwasher.
- 20mm engineered stone bench tops.
- Ceramic mosaic tile splashbacks.
- Laminate finish cupboards with bulkheads
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe stainless steel bowl sink.
- Chrome kitchen mixer.

### Bathroom, Ensuite And Toilets

- Laminate vanity unit with 20mm engineered stone top.
- Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-framed shower screens with clear safety glass.
- Chrome finish shower mixer with shower rail.
- Ceramic toilet system.
- Chrome finish towel rails.
- Chrome finish toilet roll holder.
- Exhaust fan as per electrical plan.
- Tiling to 2000mm high in shower and skirt tile to balance.

### Laundry

- Laundry cabinet.
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.

### Floor Coverings

- Stylish carpet - as per plans.
- Designer floor tiles to wet & main living areas- as per plans.

### Window Coverings

- Block out roller-blinds to windows- excluding bathroom, ensuite and WC.

### Wardrobes

- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under.
- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail.

### Architrave & Skirting

- 42mm high timber architrave- painted .
- 66mm high timber skirting- painted.

## Doors and Door Hardware

- Flush panel hollowcore internal doors
- Chrome lever handle sets (privacy, passage or dummy as per plan). Privacy set to bathrooms & master bedroom.
- Chrome flush mount cavity slider handles (privacy or passage as per plan). Privacy set to bathrooms & master bedroom.

## Paint

- Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

## Electrical

- Earth leakage safety switch and circuit breakers.
- Single phase underground power connections from existing supply point.
- Meter box will be installed on the side nearest mains connection point.
- Power points throughout (as per electrical plan).
- One (1) Ceiling fan to each bedroom.
- Downlights- as per plan.
- Two (2) feature pendant lights above kitchen island bench from builders standard range.
- Two (2) television points.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Electric hot water storage system (250 litre)

## Air Conditioning

- One (1) split system air-conditioning unit to living area.
- One (1) split system air-conditioning unit to master bedroom (Duo - A/C to master bedroom in main dwelling only).

## Ceiling

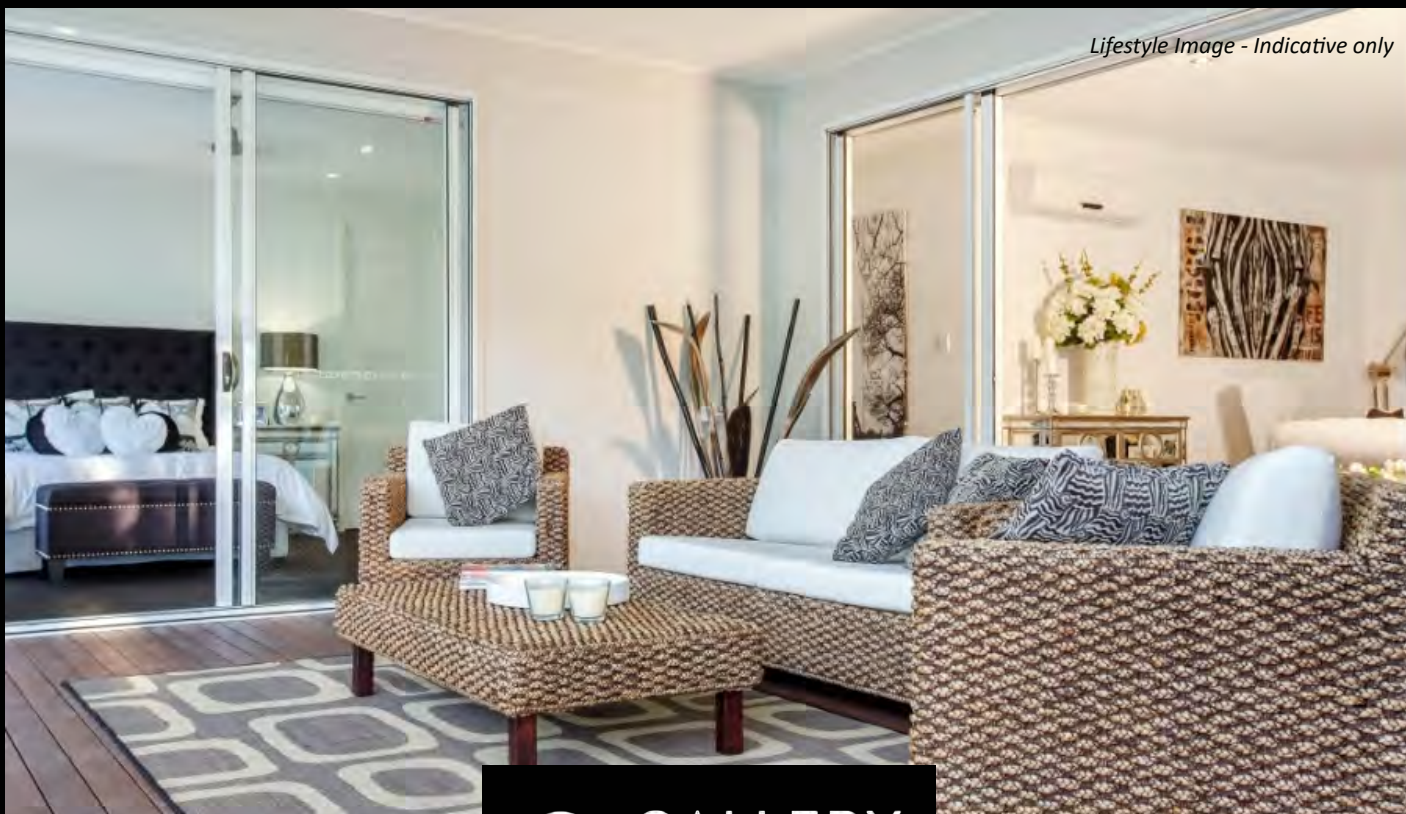
- 2400mm nominal ceiling height.

## Stairs - double storey only

- Enclosed or open timber stairs with matching timber handrail - as per plan.



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the right to alter any of the above inclusions due to availability and/or product development. Due to ongoing development of our product Gallery Homes reserves the right to alter product suppliers and inclusions at anytime without notice. Images are for illustrative purposes only and may depict upgrade options available for an additional cost or features not supplied by Gallery Homes. © Copyright. This document remains the property of Gallery Homes Pty Ltd and is provided for use of its selling agents, no assignment of rights are given. Inclusions current as of 23rd April 2019.

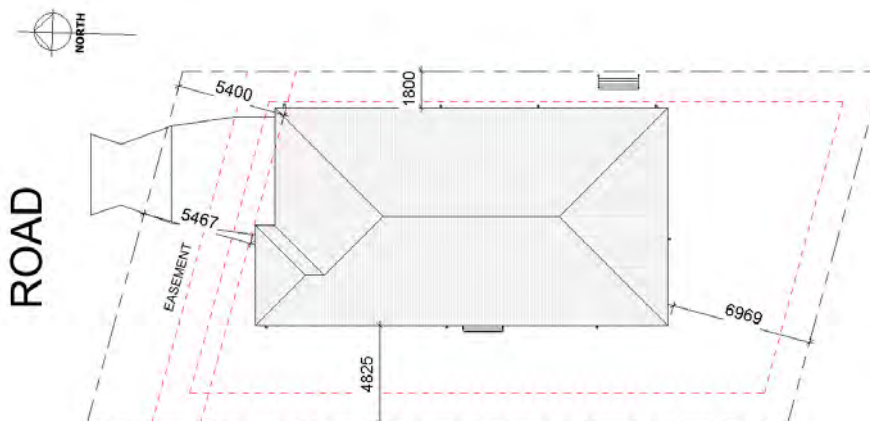


**GALLERY**  
HOMES

### SITING SUMMARY

#### LOT 17 NEW ROAD - CONTEMPO BELLMERE ESTATE

|                                                    |                              |
|----------------------------------------------------|------------------------------|
| Land price                                         | \$245,000.00                 |
| House Price                                        | \$249,691.00                 |
| Façade Upgrade - Contemporary                      | \$0.00                       |
| QLD Waste Levy Single Duo/ Aux/ Secondary Dwelling | \$1,200.00                   |
| Covenant - Additional Landscaping                  | \$500.00                     |
| Site Costing - Piers                               | \$3,720.00                   |
| Site Costing - Bushfire Overlay                    | \$5,022.00                   |
| Site Costing - Additional Turf                     | \$3,280.00                   |
| Site Costing - Additional Fence                    | \$560.00                     |
| Additional Garage Door                             | \$2,000.00                   |
| <b>Total H &amp; L package</b>                     | <b>\$510,973.00</b>          |
| Approximate Title date                             | <b>Jul-19</b>                |
| Land deposit amount                                | \$5,000.00                   |
| Lot Frontage: 17.9m                                | Land Size: 600m <sup>2</sup> |



**REWARD**  
RANGE