

**\$568,400**



## 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**
-  **QBCC Structure Warranty 6 years and 3 months**

Weekly Rent\*

Rental Yield (PA)

Approx: \$620

5.67%



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## **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

**\$568,400**

|                              |                   |
|------------------------------|-------------------|
| Land Price                   | <b>\$235,500</b>  |
| House Price                  | <b>\$332,900</b>  |
| Estimated Title Registration | <b>Registered</b> |



|                   |          |
|-------------------|----------|
| 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 |
| <b>Total Floor Area</b> | <b>208.9m</b> |

## 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. Updated 26 March 2020.





# ELEVATION PLAN



**E3 Rear Elevation.**  
(North)



**E1 Front Elevation.** (South)

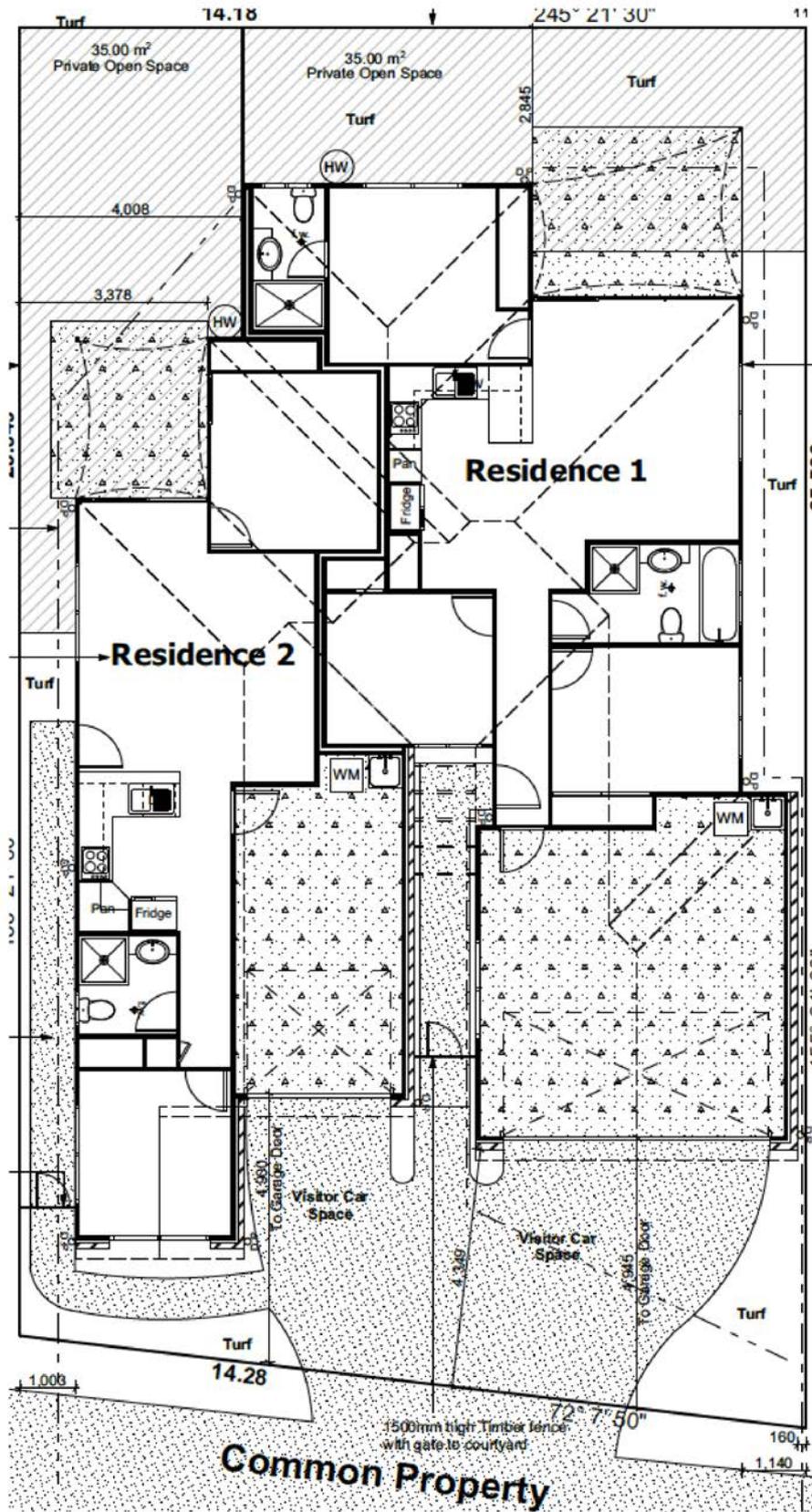


**E4 Left Side Elevation.**  
(West)



**E2 Right Side Elevation.**  
(East)

**SITE PLAN**





## PREMIUM SCHEDULE OF INCLUSIONS

### GENERAL | PRE-CONSTRUCTION | CONNECTIONS

|                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|
| House plan including full working drawings                                                                           |
| HIA Fixed Price Contract including GST                                                                               |
| Soil Test, Wind Rating & Engineers Footings design                                                                   |
| 6 Star Energy Efficiency for Australian Standard                                                                     |
| Local council building application fees (charges and permits only)                                                   |
| Sewerage, storm water, data & electrical connections (max 8m from slab) (Owner to pay account fees where applicable) |
| QBCC Third Party / Building Insurance & Q Leave fees                                                                 |
| 2 x Handover inspections with independent third party as chosen by builder                                           |
| Your choice of internal and external colour schemes from Premium Colour Range                                        |

### WARRANTIES

|                                                 |
|-------------------------------------------------|
| QBCC Structural Warranty (6 years and 3 months) |
| QBCC Non-Structural Warranty (12 months)        |
| Visual Termite Barrier for Australian Standards |

### SITE WORKS | SLAB | FRAME

|                                                                                             |
|---------------------------------------------------------------------------------------------|
| "H" class concrete slab (waffle pod) up to 400mm above ground including Under Slab Drainage |
| T2 Timber framing material constructed onsite & prefabricated pine trusses                  |
| Ceiling height of 2400mm, Joinery height of 2100mm                                          |

### ENERGY EFFICIENCY | ROOF | EXTERNAL CLADDING

|                                                           |
|-----------------------------------------------------------|
| Insulation to Energy Efficiency ratings where required    |
| Metal Colorbond roof, fascia & gutter, PVC downpipes      |
| Brickwork PGH one colour with grey mortar as per plans    |
| Weatherboard Hardieplank Smooth 30mm profile as per plans |
| Render finish to front facade                             |
| Soffit Hardieflex 4.5mm thick                             |
| Paint 1 coat primer, 2 top coats                          |

### LANDSCAPING

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Exposed aggregate driveway to 50sqm with curb cutout                                                          |
| 1.8m butted timber pine as required to the block plus 1 x single side gate (existing fencing is not included) |
| Winter Green Turf to front, rear & sides                                                                      |
| Gravel to 1 x side where required with weed matting underneath                                                |
| Planted garden bed to front of the lot (to 10sqm) including large shrubs (300mm pot)                          |
| Lightweight Pillar Letterbox with street number                                                               |
| Wall mounted standard fold down clothesline 2.49m x 1.5m                                                      |



## PREMIUM SCHEDULE OF INCLUSIONS

### WINDOWS | DOORS | DOOR FURNITURE

#### Front Entry Door

- Hinged front door paint grade Hume XN1 920mm wide with Clear Glass
- TradePro Braxton Passage Internal door furniture, Satin Chrome

#### External Doors

- Aluminum Framed Sliding Doors keyed alike, as per plans
- Hume Flush doors paint grade with door stops as per plans
- Tradepro Colton Entrance Knobset, Satin Chrome
- Insect screens to sliding doors (excludes upgraded openings such as bifolds, etc).
- Roller blackout blinds to sliding doors (excludes laundry)

#### Windows

- Aluminum Framed Windows keyed alike, as per plans
- Grey tinted glass to front street facing windows only
- Standard obscure glass to bathroom, ensuite & WC
- Insect screens to openable windows (excludes upgraded openings such as louvers, etc)
- Roller blackout blinds to windows (excludes kitchen, pantry, obscure glass and entry side light if applicable)

#### Internal Doors

- Hume Flush doors paint grade with white door stops as per plans
- TradePro Braxton Internal door furniture, Satin Chrome. Privacy set to Master Bedroom, Main Bathroom & WC. Passage set to remaining rooms.

#### Garage Door

- CSI Classic Pro Series Garage Door with Pro Series Motor, slimline profile (excludes windows). Includes 2 x remotes and wall mounted controller

### INTERNAL FITTINGS

#### Moldings & Jamb

- 42 x 11mm Pine FJ Architraves Bevel
- 68 x 11mm Pine FJ Skirtings Bevel
- 42 x 42 Pine FJ H3 External Architraves (design dependent)

#### Wall Linings & Paint

- 10mm plasterboard to internal walls & ceilings
- 6mm villa board / WR board to wet areas
- 90mm Cove plaster cornice
- Paint 1 coat primer, 2 top coats

#### Mirrors

- Frameless mirror to Main Bathroom full width of vanity, 1000mm in height
- Frameless mirror to Ensuite full width of vanity, 1000mm in height

#### Shower Screens

- Semi frameless Chrome shower screens with clear glass





## PREMIUM SCHEDULE OF INCLUSIONS

### Shelving/Robes

- 4 x White Melamine shelves to linen with hinged doors or vinyl sliding door with chrome frames (design dependent)
- Mirrored Sliding Robe Doors with Chrome frames
- Fixed shelf 1800mm high with single hanging rail to all Bedrooms

### FLOOR COVERINGS

Nylon Heavy Duty Residential carpets to Bedrooms, Robes and Media (design dependent) with 11mm foam underlay

Vinyl or Tiled Living Areas (choice of)

Concrete to Garage Floor

### TILING

Tiled Porch and Alfresco

Tiled Wet Area floors including skirting

Tiled Laundry Cabinet splash back to 400mm high

Hob less Shower floors and walls tiled to ceiling

Tiled Bath splash back to ceiling

Tiled Vanity splash back to 250mm high

Round Chrome Floor Wastes

Tiled Kitchen splashback to 600mm high

### CABINERY | STONE

#### Kitchen

- Stone Kitchen benchtops 20mm Essastone
- 2110mm high cabinetry
- Handles from Standard Range
- Bulkheads above Kitchen cabinetry (excludes Pantry)
- 1 x Bank of 4 metal sided drawers with 1 x cutlery insert
- 1 x Pot drawer

#### Pantry

- 4 x Melamine shelving to Pantry (design dependent)

#### Laundry

- Custom built cabinetry up to 600mm wide with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop

#### Main Bathroom

- Custom built cabinetry with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop



## PREMIUM SCHEDULE OF INCLUSIONS

### Ensuite

- Custom built cabinetry with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop

## ELECTRICAL FITOUT

### Appliances - Electrolux

- 1 x Oven 600w Baumatic BO5M with 5 Functions, Black Glass and Knob Control
- 1 x Electric Cooktop 600w Baumatic RT64 Touch Control Ceramic
- 1 x Rangehood 600w GDA GEH6017 Recirculating slide out
- 1 x Dishwasher 600w Baumatic B14DWS with 14 Place Setting and 5 Wash Programs

### Power Points – Standard White

- 3 x double to Kitchen
- 1 x single for Dishwasher
- 1 x single for Microwave hole
- 1 x single for Fridge
- 1 x appliances circuit combined
- 3 x double to Master
- 2 x double to all Bedrooms
- 2 x double Media (design dependent)
- 1 x double to Living
- 1 x double to Dining
- 1 x double to Bathrooms
- 1 x double to Laundry
- 1 x double to Garage
- 1 x double weatherproof to Alfresco

### TV Points – Standard White

- 1 x Living Room
- 1 x Master Bedroom
- 1 x Media (design dependent)

### Lighting

- 2 x LED downlights to all Bedrooms and Media (design dependent)
- 1 x LED downlight to all Bathrooms, Laundry and WC (design dependent)
- 1 x LED downlight to Master Bedroom WIR (design dependent)
- Up to 16 x LED downlights to Living, Kitchen, Dining & General spaces
- 1 x LED slimline batten light to Garage
- 1 x Exhaust fan / light unit to all non-ventilated Toilets in lieu of LED downlight
- 1 x Light / heat lamp / exhaust fan unit to all Bathrooms
- 1 x External LED downlight to Porch
- 1 x External LED downlight to Alfresco
- 1 x External spotlight with sensor





## PREMIUM SCHEDULE OF INCLUSIONS

### Switches – Standard White

- As per electrical plans (excludes dimmers)

### Data / Phone Points – Standard White

- 1 x point to Kitchen
- 1 x point to Living

### Air Conditioning

- 1 x Split system Rinnai Air-Conditioner 7.0kw RINV70RC to Living Area
- 1 x Split system Rinnai Air-Conditioner 2.5kw RINV25RC to Main Bedroom

### Fans

- 1 x Ceiling fan Standard White (without light) to all Bedrooms
- 1 x External Ceiling fan S/Steel (without light) to Alfresco

### Other

- 1 x TV Antenna
- Hard wired smoke alarms to meter box
- NBN internal wiring ready

## SMART HOME TECHNOLOGY

### 4 Sight Subscription

- 15-month Subscription to 4 Sight

### Smart Front Door Lock

- 1 x Yale Assure Lock Touchscreen Satin Nickel

### Smart Lighting Control

- 5 x Control 4 Puck Dimmer Module (240V) - per circuit

### Smart Garage Door Control

- 1 x ZigBee IO Roller Door Connection

### Smart Networking & Wi-Fi System

- 1 x Ubiquiti Unifi Security Gateway
- 1 x Ubiquiti Unifi Switch 8 Port 150w POE+
- 1 x Ubiquiti Unifi AC Pro Wi-Fi Access Point

### Smart Home Processor

- 1 x Control 4 CA-1 Automation Controller

## PLUMBING | BATHROOM FITTINGS

### Kitchen

- Abey Entry 175 Stainless Steel Sink 1 & 3/4 bowl with Drainer 1080mm
- ACL Opus Swivel Basin Mixer Chrome
- Plumbed Fridge Connection
- Dishwasher Taps



## PREMIUM SCHEDULE OF INCLUSIONS

### Laundry

- Abey Project 45Ltr Stainless Steel Flushline Laundry Tub
- ACL Opus Swivel Basin Mixer Chrome
- Washing machine taps

### Main Bathroom

- Arto Round Above Counter Basin with Tap hole
- Austworld 32mm Pop Up Plug & Waste Chrome
- ACL Opus Basin Mixer Chrome
- Azzurra Universal Rail Shower Chrome
- ACL Opus Wall mixer Chrome
- ACL Ruby Double Towel Rail 800mm Chrome

### Ensuite

- Arto Round Above Counter Basin with Tap hole
- Austworld 32mm Pop Up Plug & Waste Chrome
- ACL Opus Basin Mixer Chrome
- Azzurra Universal Rail Shower Chrome
- ACL Opus Wall mixer Chrome
- ACL Ruby Double Towel Rail 800mm Chrome
- ACL Ruby Robe Hook Chrome

### Baths (design dependent)

- Decina Fabrino 1525mm Bath
- ACL Yale Bath Spout 160mm Chrome

### Toilets (design dependent)

- Paco Jaanson Opal Mk3 Close Coupled Toilet Suite with Poly Soft Close Seat
- ACL Ruby Toilet Roll Holder Chrome

### Other

- Electric Storage Hot Water Unit Rinnai 125L
- 2 x Water Taps with Stop Valves

## STAIRS | BALUSTRADES | BALCONIES (design dependent)

### Internal Stairs

- Closed staircase with Meranti treads
- Frameless glass balustrade
- 5 x stair lights

### Balcony

- Tiled floor
- Frameless glass balustrade





## PREMIUM SCHEDULE OF INCLUSIONS



## EXCLUSIONS



### SITE WORKS | CONNECTIONS

No allowance for retaining walls

No allowance for demolition

No allowance for connecting or installing third party services, e.g. electricity, NBN, Foxtel, telephone, etc

For Dual Occupancies please be aware there are additional connection fees for services, e.g. Telstra, NBN second connections

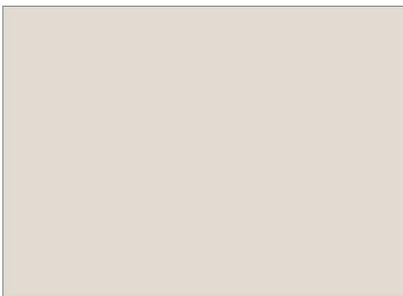


**FINISHES.**

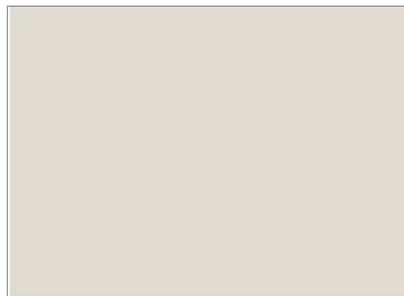
LOT 19

# MIST

## External Finishes



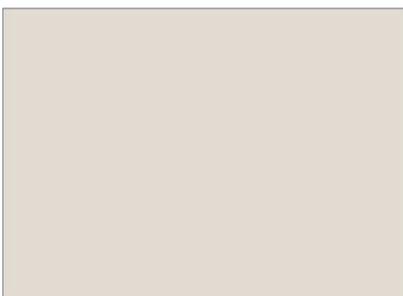
Roof  
Colorbond  
Surfmist (L)



Gutter  
Colorbond  
Surfmist



Fascia  
Colorbond  
Gully



Garage Door  
Colorbond  
Surfmist



Brickwork  
PGH Naturals Range  
Frost

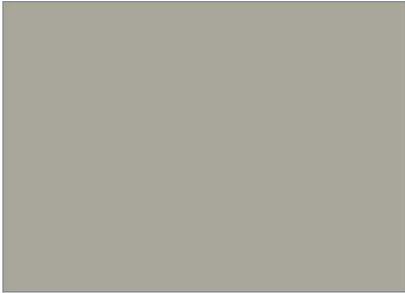


Mortar  
Ironged Joint  
Grey



# MIST

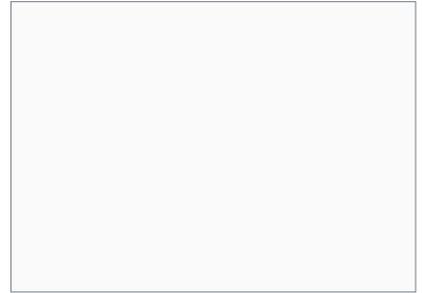
## External Finishes



Main Render & Cladding  
Paint  
Dune



Feature Render & Cladding  
Paint  
Surfmist



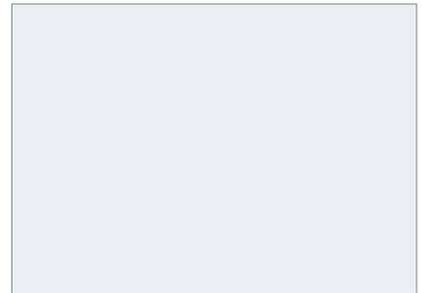
Window Frames & Security Screens  
Trend  
Surfmist



Downpipes & Garage Door Frames  
Paint  
Dune



Entry Door  
Paint Grade  
Dune



Eaves & External Ceilings  
Paint  
Ceiling White



Infills & Wood Work  
Merbau



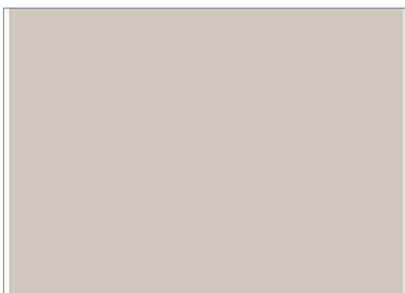
Stain Finish  
Stain  
Merba



Exposed Aggregate  
Holcim  
Macleay



Letter Box  
Moderna or Vectra  
Gully



Clothesline  
Daytek 10 Fold Down  
Bark





# SEASPRAY

## Internal Finishes



Carpet  
Tarlo River  
Dark Cobble



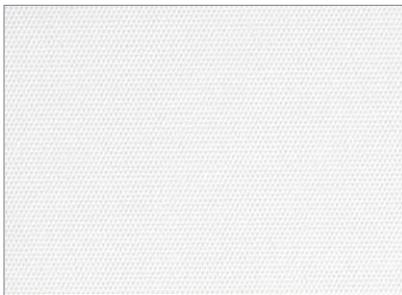
Vinyl Flooring  
Illusions  
Ashwood



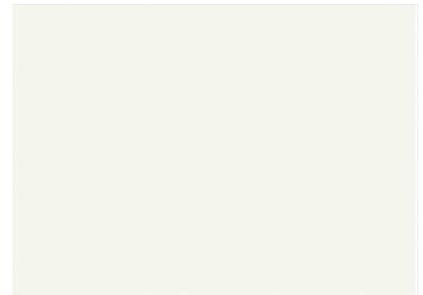
Internal Floor Tiles  
Internal Grade - Square  
Belga Grey 450 x 450  
Light Grey Grout



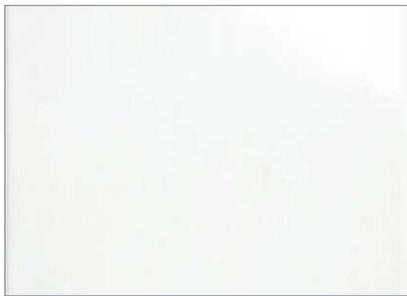
External Tiles Porch & Alfresco  
External Grade - Square  
Belga Grey 450 x 450  
Light Grey Grout



Roller Blinds  
Vibe  
Ice



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



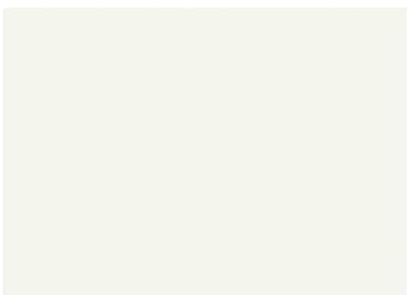
Kitchen Splashback  
To 600mm High - Horizontal Brickbond  
Gloss White 100 x 300  
White Grout



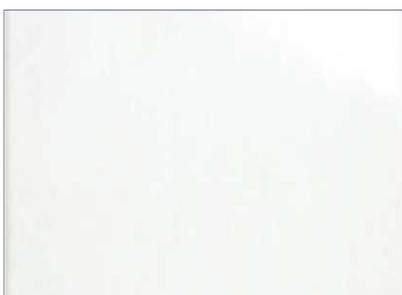
Engineered Stone Benchtop  
Essa 20mm 3mm Arris Profile  
Silica



Kitchen Cabinetry  
Formica - Gloss Finish  
Malibu



Kitchen Kickboard  
Formica - Gloss Finish  
Malibu



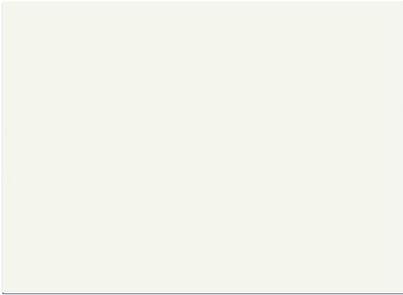
Vanity Splashback  
To 200mm High - Horizontal Stackbond  
Gloss White 250 x 400  
White Grout



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



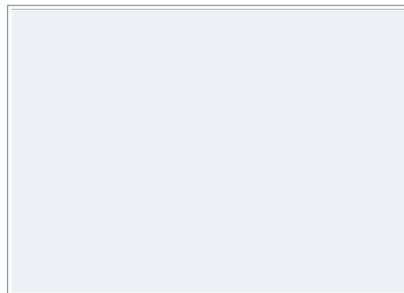
Shower Frames  
Semi Frameless  
Chrome



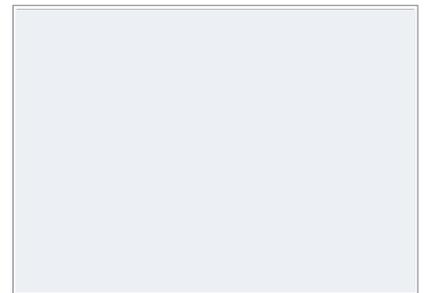
Laundry Splashback  
2 Tile Height -Horizontal Stackbond  
Gloss White 250 x 400  
White Grout



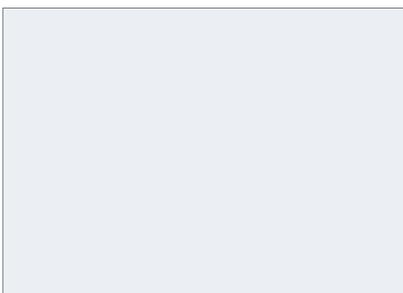
Wet Area Skirting's  
Half Tile Height  
Gloss White 250 x 450  
White Grout



Walls  
Dulux Low Sheen  
Lexicon Half



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



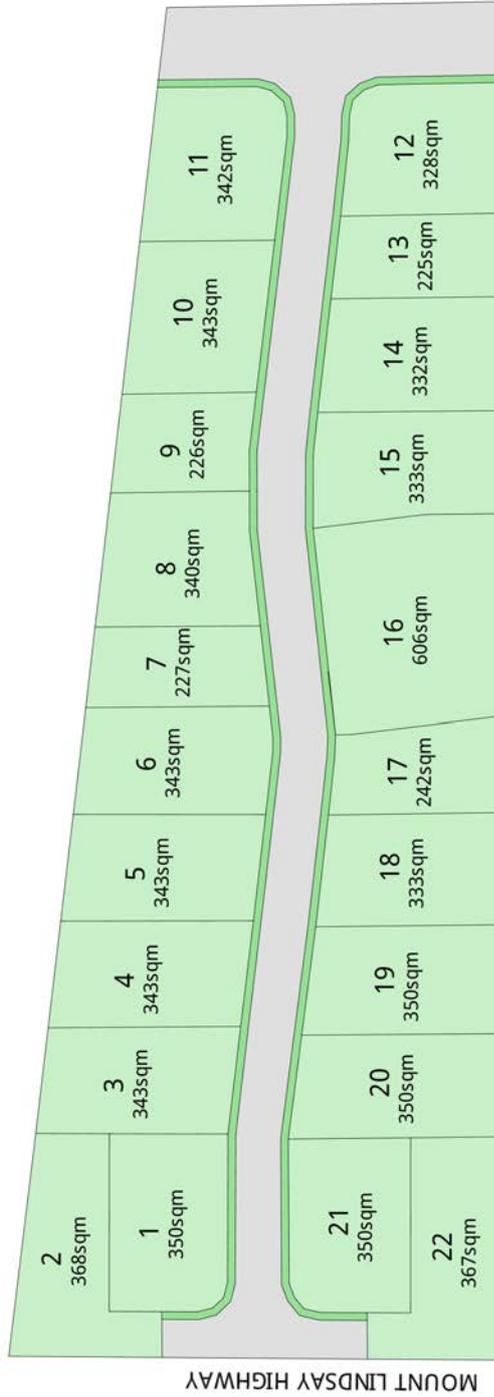
Ceilings  
Dulux Flat  
Ceiling White



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  
 LINDSAY HIGHWAY, PARK RIDGE





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## 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



QBCC Structure Warranty 6 years and 3 months



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**EXPRESSION OF INTEREST.**

LOT 19



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

# Expression of Interest to Purchase

Date / /

## Agent

Sales Person name

Company name

Phone

Email

Postal Address

## Address for hard copy contracts to be sent to

Contact

Street address

## Property

Lot number

Street address

Project name

Land price \$

Build price \$

Package price \$

## Purchaser 1

First Name

Middle Name

Last Name

Residential address

Are you an Australian citizen?

Mobile

Email

**Purchaser 2**

First Name

Middle Name

Last Name

Residential address

Are you an Australian citizen?

Mobile

Email

**Purchaser 3 / Guarantor**

First Name

Middle Name

Last Name

Residential address

Are you an Australian citizen?

Mobile

Email

**Purchaser 4 / Guarantor**

First Name

Middle Name

Last Name

Residential address

Are you an Australian citizen?

Mobile

Email

SMSF/Company  Yes  No

If yes, please provide the following details:

Company Name / Corporate Trustee

Bare Trust

ACN

**Purchaser Solicitor**

Company name

Street address/ PO Box

Contact name

Best phone

Email

**Finance conditions**

Is this contract 'Subject to Finance'?  Yes  No Amount of days

Who is the financier?

**SETTLEMENT:**

**Finance Broker contact details – MUST COMPLETE**

Company name

Street address/ PO Box

Contact name

Best phone Email

**Special conditions**

**Deposit / Trust Account Details**

Initial Deposit      \$ Due:

Balance Deposit      \$ Due:

Trust Account Name **Catapult Property Group Pty Ltd**

BSB **114-879** Account Number **478 320 521**

**Terms of expression of interest to purchase:**

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. I/we agree that on receipt of the purchase contract from the Seller (and its agent or solicitor) I/we will be required to within 7 business days:-
  - a. Sign and return the purchase contract to the Seller (and its agent or solicitor);
  - b. Pay the deposit under the purchase contract equal to the amount specified in the Purchase Details by either cash or bank guarantee (the terms of which are acceptable to the Seller)
9. I/we acknowledge that if I/we fail to return the purchase contract to the Seller (and its agent or solicitor) in the manner described in the paragraph 3 above, the Seller may at its discretion refund the Initial Deposit to me/us and may proceed to sell the Property to another party without any notice to me/us.
10. 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.



