



HOME & LAND

**\$622,800**

FIXED PRICE

**Lot 33 May Street, Mango Hill**

**DESIGN NAME:** Stradbroke 191

**TOTAL HOUSE AREA:** 191sqm

**TOTAL LAND SIZE:** 404sqm

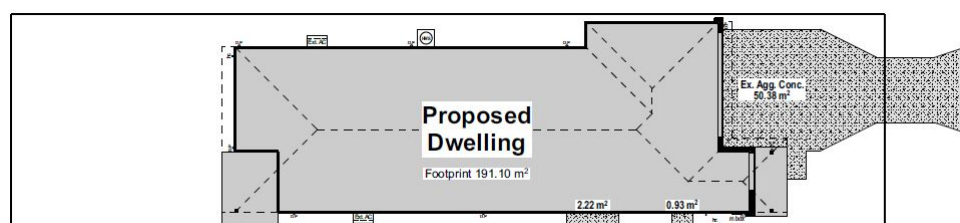
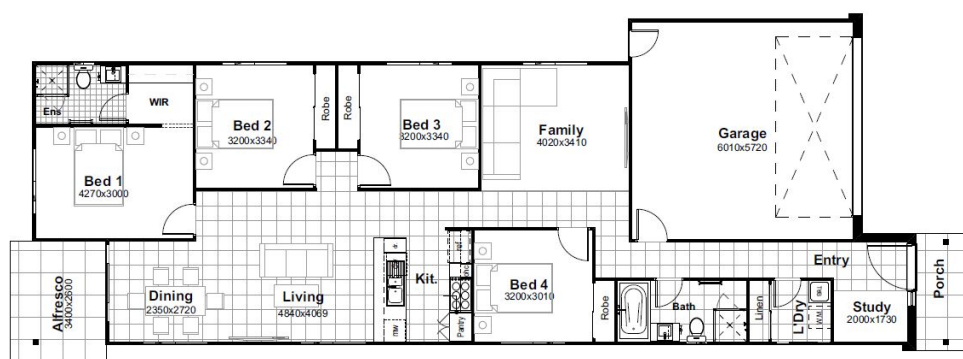
**HOUSE PRICE:** \$292,800

**LAND PRICE:** \$330,000

**LAND REG:** April 2021

**QUALITY INCLUSIONS:**

- Fixed site costs, no surprises
- Carpet and tiles throughout
- 2440mm nominal ceiling height
- Split system air conditioner to living room and master bedroom
- Stone benchtop to kitchen, ensuite and bathroom
- Quality stainless steel appliances
- Superior plumbing and electrical fixtures
- Flyscreens throughout
- Blinds throughout
- Outdoor patio area
- Turfed and landscaped
- Driveways and path
- Fully fenced
- Clothesline and letter box
- Preselected external and internal colours



**LIVING: 140.31 | GARAGE: 37.26 | PORCH: 4.69 | OUTDOOR: 8.84 | TOTAL: 191.10 | LENGTH: 26.05 | WIDTH: 9.53**

This work is exclusively owned by Australasian Homes and cannot be reproduced or copied and reserves the right to alter and change home designs without notice prior to contract. Price is inclusive of GST. Pricing valid for six months only. Australasian Homes QBCC License No: 122 6525. All sizes are approximate. The land dimensions are intended to be an accurate interpretation of the information provided by the land vendor. The buyer should make their own enquires as to the suitability of this property for their personal investment and anticipated returns as Australasian Homes makes no representation in this regard.  
As at 12th April 2021

**AUSTRALASIAN  
HOMES**

## Additional Package Inclusions

<b>Address:</b>	Lot 33 May Street Mango Hill QLD 4509	<b>Job No:</b>	27318
<b>Design:</b>	STRADBROKE 191 - BC - SLAB - F1 - HIP - V.1	<b>Build Size:</b>	191.10
<b>Date:</b>	12/04/2021	11:27	<b>Block Size:</b> 404.00

### Home Upgrades & Covenant Requirements\* \$19,800

Upgrade to 900mm Kitchen Appliances & 1 USB Power Point to Kitchen	\$1,450
Contingency due to being infill block	\$11,250
2570mm ceilings	\$2,700
1200mm Front Door	\$900
non back to back AC	\$150
Overhead power	\$1,750
Additional ID Survey	\$1,000
Façade Upgrades to Meet Covenant Requirements*	\$600

### Site Specific Upgrades \$2,000

Additional Earthworks	\$350
Retaining Walls (if required)	
Bushfire Requirements	
Acoustic Requirements	
Zero Lot Boundary Wall	\$1,650
Hydraulic Design Fees	
Qld Urban Utility or Unity Water Fees	
Council Infrastructure Fees	
Strata Title Fees	
Town Planning Fees	
Landscaping Operational Works	

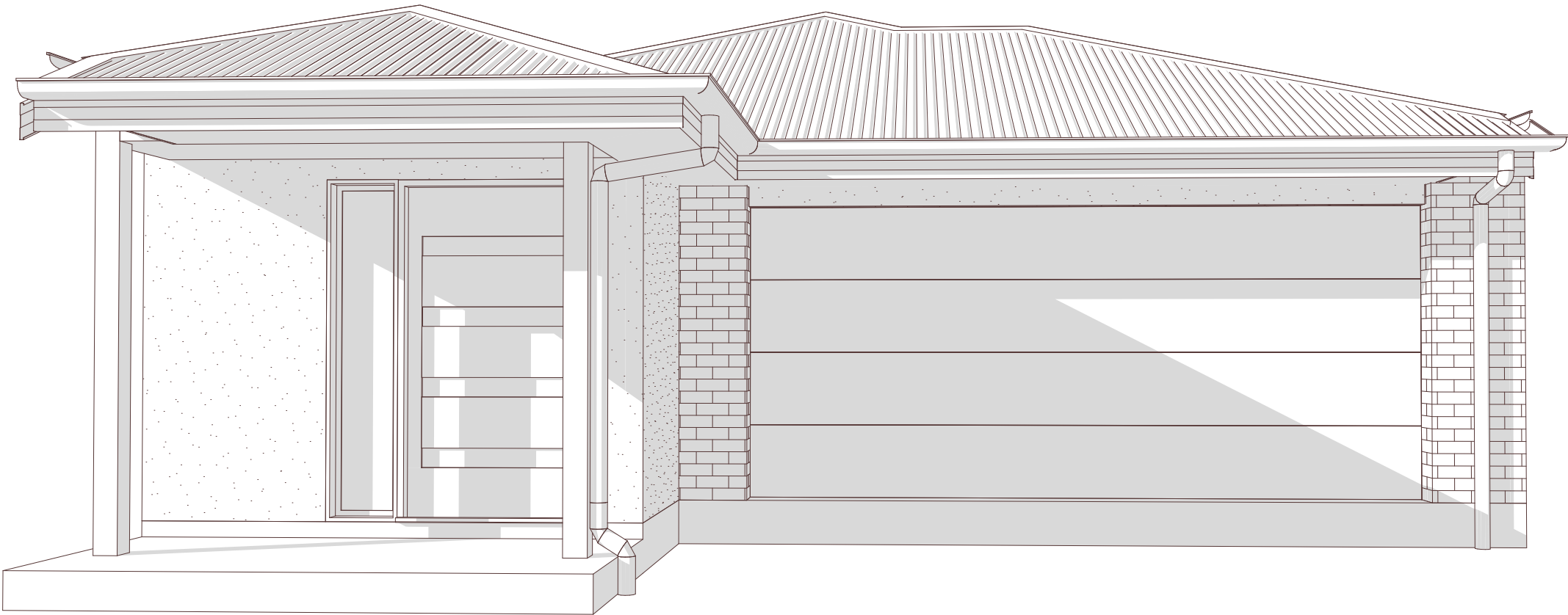
### Sales Upgrade Pack \$0

0.00

**Total Additional Requirements: \$21,800**

PageNo:	Name
01	PERSPECTIVES
02	PROPOSED SITE
03	FLOOR PLAN
04	ELEVATIONS
05	LANDSCAPING

**Drafting Note:**  
M.B.R.C. Infill Lot  
Demolition of Current House by Owner  
2570 Ceilings  
1200mm Wide Door



Prelim.  
Not For Construction

★  
★  
★  
★  
★

AUSTRALASIAN HOMES

Copyright, Reproduction in Whole or in Part is Strictly Forbidden.

Site Address:  
  
Lot 33 May Street  
Mango Hill QLD  
4509

No.	Description.
A	09.04.2021 - Prelim by JA
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	

House Type:  
  
STRADBROKE 191 - BC -  
SLAB - F1 - HIP - V.1

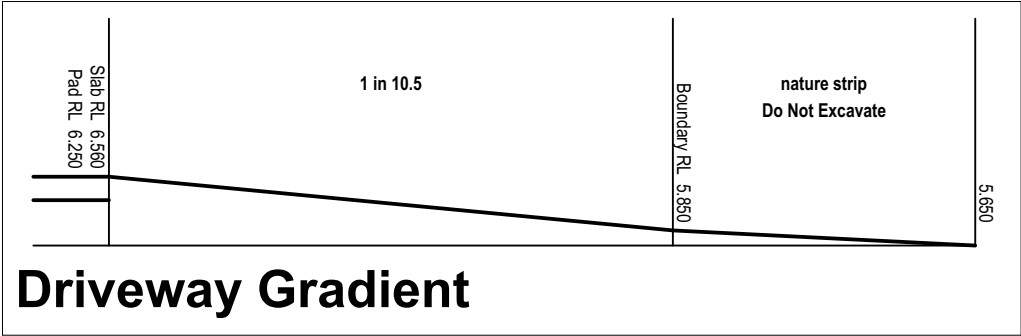
Issue: Prelim.	Issue Date: 09.04.2021
Drawn By: JA	Checked By: KA
Scale: As Shown on A3 Page	
Job No.	Page No.
27318	01
Rev. A - WIP - Plot Date 9/04/2021	

PERSPECTIVES

CHECKLIST

BAL RATING	
ACOUSTIC (GENERAL)	
ACOUSTIC (AIRPORT)	
FLOOD	
HERITAGE OVERLAY	
COVENANT REVIEW	
EASEMENTS	
DBYD	

No BAL / Acoustics / Covenants as per SPP Mapping  
POS 16m² - Min. Dim. of 4m  
Infill Lot - Demolition of Current House by Owner

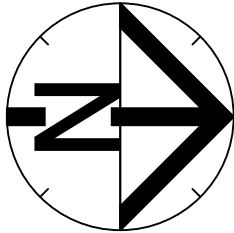
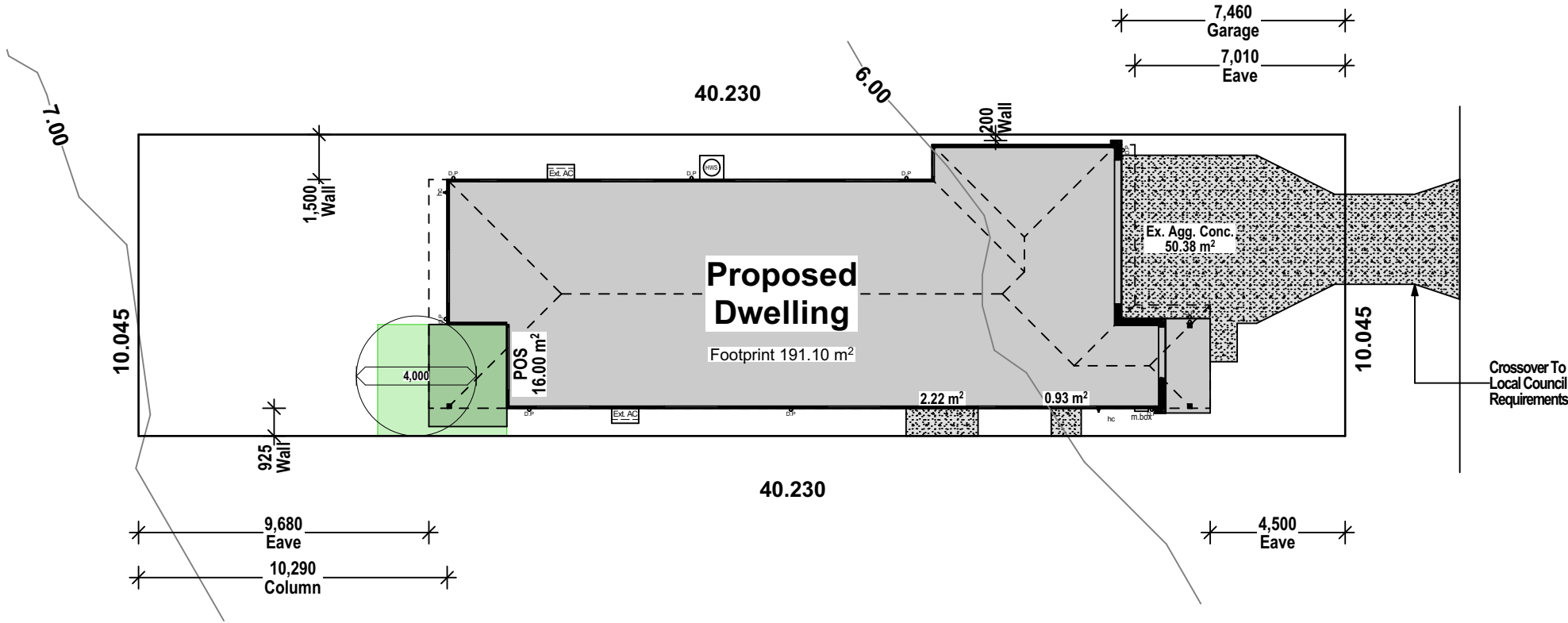


**PAD LEVELS**

**PL:** 6.250 RL  
**CUT:** Site Scrape  
**FILL:** Site Scrape  
**FFL:** 6.560 RL

**PROPERTY DESCRIPTION**  
Lot - 33  
SP - Disclosure  
Parish - .  
County - .  
Authority - Moreton Bay R.C.  
Area - 404m²  
Foot Print - 191.10m²

**Site Coverage**  
Allowed - 50%  
Achieved - 47.30%



**Site Notes**

1.) Contours and levels shown are produced from disclosure plans and are not guaranteed to be correct

2.) Topography shown is based on an assumed Datum Point.

3.) All survey pegs are to be located prior to earthworks earthworks.

4.) Surface water to be drained away from dwelling (provide a 1:20 minimum fall).

5.) Unless noted otherwise, removal of existing trees and construction of retaining walls and on site drainage requirements, where required, shall be provided by owner.

6.) Maximum batters shall be provided as follows:  
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4

7.) The working PAD RL noted on the site plan shall have a tolerance of up to 100mm

8.) The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.

**Proposed Site**  
Scale 1:200

**Prelim.**  
**Not For Construction**

**AUSTRALASIAN HOMES**  
Copyright, Reproduction in Whole or in Part is Strictly Forbidden.

Site Address:  
**Lot 33 May Street  
Mango Hill QLD  
4509**

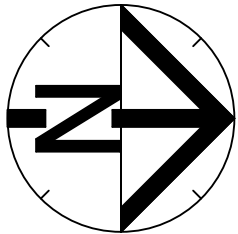
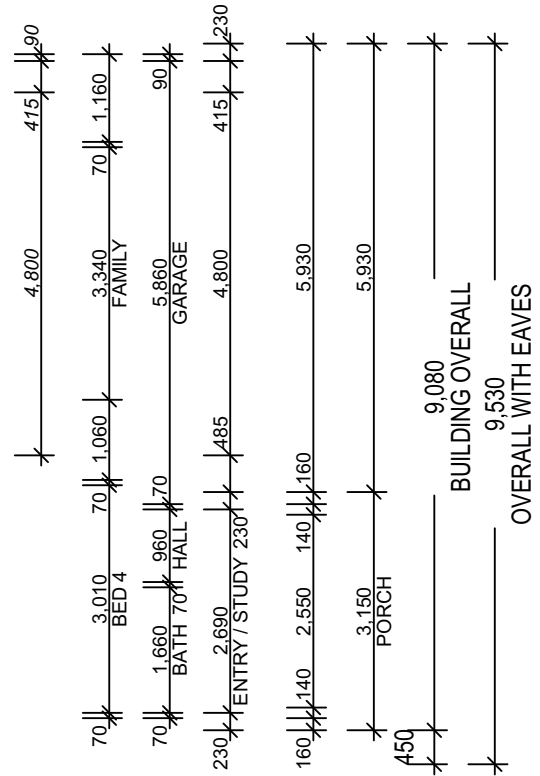
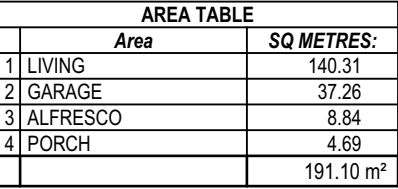
No.	Description.
A	09.04.2021 - Prelim by JA
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	


House Type:  
**STRADBROKE 191 - BC -  
SLAB - F1 - HIP - V.1**

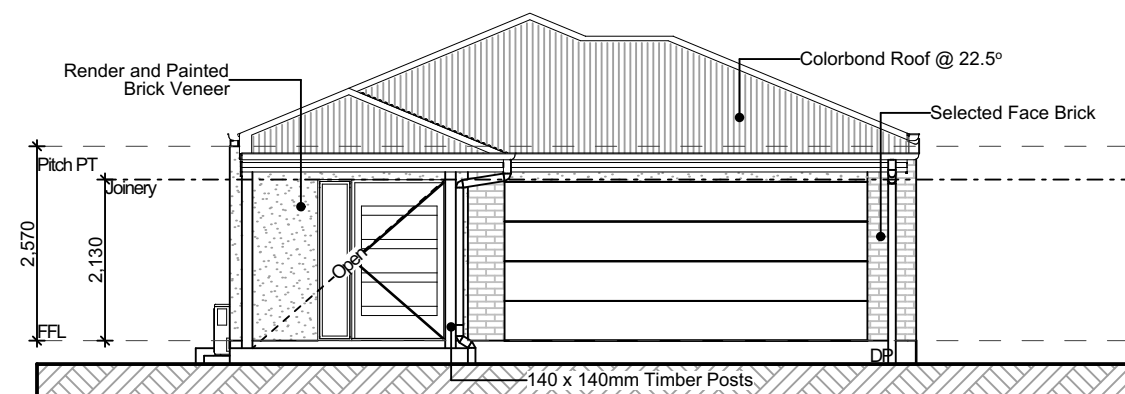
Issue: Prelim. Issue Date: 09.04.2021  
Drawn By: JA Checked By: KA  
Scale: As Shown on A3 Page  
Job No. Page No.  
**27318 02**  
Rev. A - WIP - Plot Date 9/04/2021

**PROPOSED SITE**



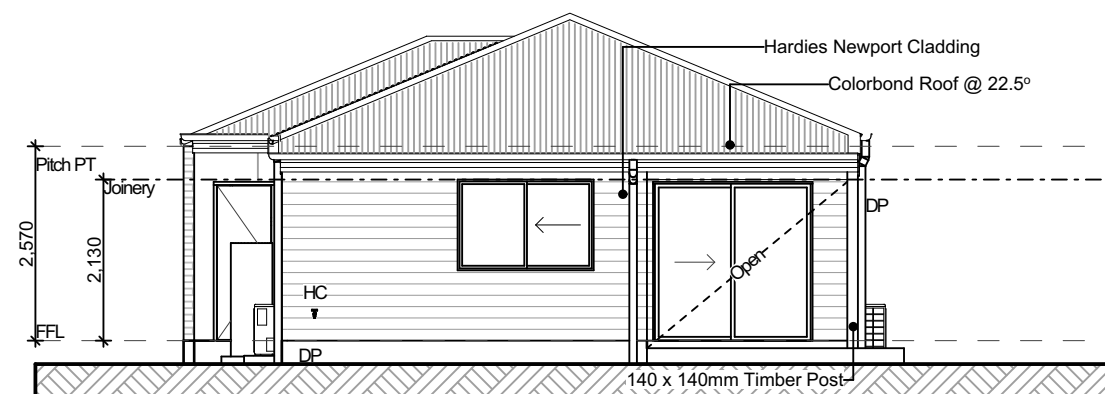


 <p>AUSTRALASIAN HOMES</p> <p>Copyright, Reproduction in Whole or in Part is Strictly Forbidden.</p>	Client:	-	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">AMENDMENTS</p>	No.	Description.	House Type:	
	Site Address:	Lot 33 May Street Mango Hill QLD 4509		A	09.04.2021 - Prelim by JA	<p><b>STRADBROKE 191 - BC - SLAB - F1 - HIP - V.1</b></p>	
				B	.		
				C	.		
				D	.		
				E	.	Issue: Prelim.	Issue Date: 09.04.2021
				F	.	Drawn By: JA	Checked By: KA
				G	.	Scale: As Shown on A3 Page	
				H	.	Job No.	Page No.
				I	.	<p><b>27318      03</b></p>	
		J	.	Rev: A - WIP - Plot Date: 9/04/2021			
		K	.				
		L	.				



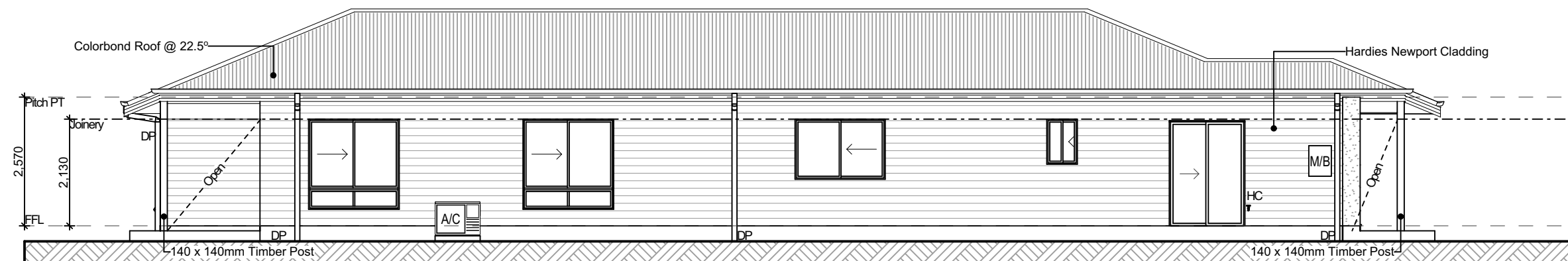
**Elevation 1**

Scale 1:100



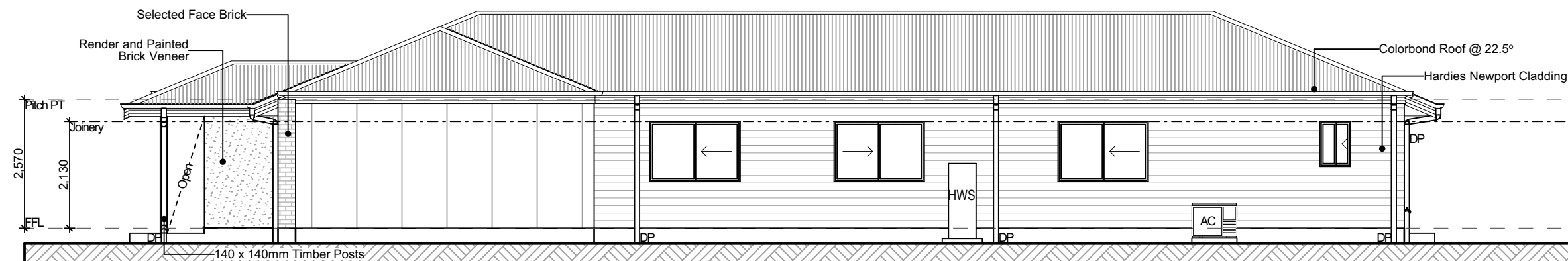
**Elevation 3**

Scale 1:100



**Elevation 2**

Scale 1:100



**Elevation 4**

Scale 1:100



Copyright, Reproduction in Whole or in Part is Strictly Forbidden.

Site Address:

Lot 33 May Street  
Mango Hill QLD  
4509

No.	Description.
A	09.04.2021 - Prelim by JA
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	

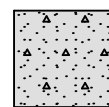
House Type:

**STRADBROKE 191 - BC -  
SLAB - F1 - HIP - V.1**

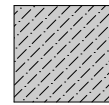
Issue: Prelim.	Issue Date: 09.04.2021
Drawn By: JA	Checked By: KA
Scale: As Shown on A3 Page	
Job No.	Page No.
<b>27318</b>	<b>04</b>
Rev. A - WIP	Plot Date 9/04/2021

**Prelim.**  
Not For Construction

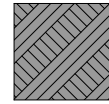
**ELEVATIONS**



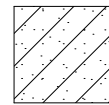
Exposed Aggregate  
Concrete



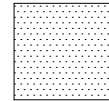
Selected Pebbles With  
Weed Mat Under



Proposed Edged Garden Bed



Selected Mulch



Proposed Turfed Area

Proposed 1800mm Treated Pine  
Butted Paling Fence

### Landscaping Area Totals

Material Type	Surface Area
Proposed Edged Garden Bed	10.09
Proposed Turf	167.70
Select Pebbles With Weed Mat Under	18.57

LANDSCAPING SUBJECT TO  
CHANGED BASED ON SITE  
CONDITIONS.

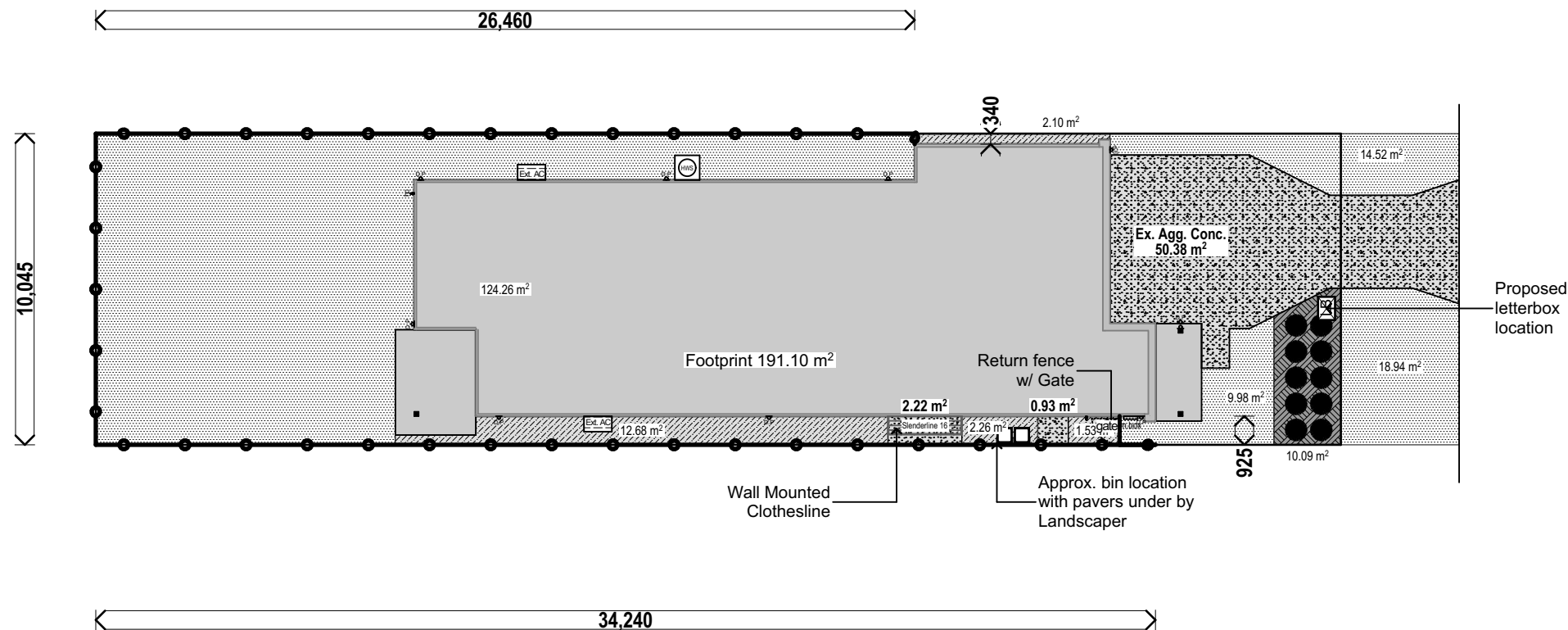
TURF MAY BE SUBSTITUTED WITH  
LANDSCAPING GRAVEL TO AREAS OF  
LOW LIGHT.

PROPOSED RETAINING WALLS AND  
FENCING IS SUBJECT TO CHANGE.

PLANTS ARE INDICATIVE ONLY.

### PROPERTY DESCRIPTION

Lot - 33  
SP - Disclosure  
Parish - .  
County - .  
Authority - Moreton Bay R.C.  
Area - 404m<sup>2</sup>  
Foot Print - 191.10m<sup>2</sup>



### FRONTAGE LANDSCAPE LAYOUT

- TOTAL GARDEN BED AREA: APPROX 10M<sup>2</sup>
- 1 X TREE SPECIES
- 7 X SHRUBS
- 13 X GROUND COVERS

### Landscaping

Scale 1:200

Prelim.  
Not For Construction

AUSTRALASIAN HOMES	
Copyright, Reproduction in Whole or in Part is Strictly Forbidden.	
Site Address: <b>Lot 33 May Street Mango Hill QLD 4509</b>	
No.	Description.
A	09.04.2021 - Prelim by JA
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	
L	
House Type: <b>STRADBROKE 191 - BC - SLAB - F1 - HIP - V.1</b>	
Issue: Prelim.	Issue Date: 09.04.2021
Drawn By: JA	Checked By: KA
Scale: As Shown on A3 Page	
Job No.	Page No.
<b>27318</b>	<b>05</b>
Rev. - Plot Date 9/04/2021	

LANDSCAPING

## UPGRADES

- ✓ 2570mm nominal ceiling height throughout in lieu of standard 2440mm ceiling height
- ✓ Provide a 1200mm front door in lieu of standard
- ✓ Provide 900mm electric cooktop/oven in lieu of standard
- ✓ Provide 900mm rangehood in lieu of standard
- ✓ Provide double GPO with USB charger in lieu of standard double GPO to kitchen

## GENERAL INCLUSIONS

- ✓ Construction Insurance, Public Liability and QBCC Home Warranty Insurance
- ✓ Certification, Covenant and Council Application Fees
- ✓ Soil Test, Engineering Report and Full Working Drawings
- ✓ Engineering Plans
- ✓ Engineer Designed Pine Frames and Roof Trusses
- ✓ N2 - N3 Wind Load Construction as Per Engineer's Specifications
- ✓ 2440h Walls and 70mm Timber Frame
- ✓ 6 Star Energy Rating
- ✓ 170L Energy Efficient Hot Water System
- ✓ Insulation (As required to meet Energy Efficiency requirements)
- ✓ Wall Wrap (Reflective Foil Insulation Paper) to External Walls
- ✓ Physical Termite Barrier
- ✓ All Site Costs Included

## WARRANTIES

- ✓ Six Year Six Month Structural Warranty
- ✓ Twelve Month Maintenance Warranty

## EXTERNAL INCLUSIONS

- ✓ Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)
- ✓ Colorbond Roof or Concrete Roof Tile as indicated on plans
- ✓ Facia, gutter and painted PVC down pipes
- ✓ Panel lift garage door with remote control
- ✓ Two external garden taps
- ✓ Two external lights



- ✓ Sewer connection to Council services
- ✓ Underground Electrical Mains
- ✓ Water connection to Council Services
- ✓ Aluminium sliding windows and doors with keyed alike window locks
- ✓ Fly screens to all windows and sliding doors

### INTERNAL INCLUSIONS

- ✓ All painting in standard three coat system
- ✓ Skirting to be 68x12mm
- ✓ Architrave to be 42x12mm
- ✓ Redicote internal doors
- ✓ Feature front door with glazing
- ✓ Cushion stops to doors
- ✓ Built-in robes to all bedrooms include shelf and rail
- ✓ Linen press with four shelves
- ✓ Cornice – Standard plaster cove corners
- ✓ 10mm plasterboard to all walls and ceiling
- ✓ 6mm Villaboard lining to wet areas
- ✓ Carpet grade internal stairs if applicable

### ELECTRICAL

- ✓ Ceiling fan/light to each bedroom
- ✓ Ceiling fans to alfresco (if required for energy efficiency)
- ✓ Split System Air Conditioner (reverse cycle) to Master Bedroom & Living
- ✓ TV outlets in Living, Media (if applicable) and Master Bedroom
- ✓ TV antenna
- ✓ Power points to all bedrooms and appropriate areas
- ✓ One phone point
- ✓ Earth leakage safety switch
- ✓ Smoke detectors as per BCA requirements – hard wired with battery backup

### KITCHEN

- ✓ 20mm stone bench tops
- ✓ Fully laminated cupboards and drawers
- ✓ All doors and drawers to be 2mm PVC edged

- ✓ Stainless Steel 60cm oven
- ✓ 4 zone cook-top
- ✓ Stainless steel Rangehood
- ✓ Stainless steel dishwasher
- ✓ Overhead laminated cupboards
- ✓ Chrome mixer tap to kitchen sink
- ✓ 1  $\frac{3}{4}$  bowl stainless steel drop in sink
- ✓ Pantry as per plans
- ✓ Tiling to kitchen splash back
- ✓ Water tap for fridge

### LAUNDRY

- ✓ Laundry tub to be 45L with suds bypass and metal cabinet
- ✓ Tiling to floor and skirting
- ✓ Tiled splashback to tub
- ✓ 20mm stone benchtop and laminate joinery as per preliminary plans

### FLOOR & WINDOW COVERINGS

- ✓ Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles
- ✓ Balance of house to have quality carpet with underlay
- ✓ Garage floor to be steel trowel concrete finish
- ✓ Window coverings to be roller blinds with chain drive (excluding bathrooms)

### LIGHTING FIXTURES

- ✓ Energy saving down lights to Living, Kitchen and Hallways
- ✓ Fan/lights to Bedrooms
- ✓ Two downlights in Garage

### BATHROOM & ENSUITE

- ✓ 20mm stone vanity tops
- ✓ Brushed nickel steel handles to drawers & cupboards
- ✓ All doors and drawers to 2mm PVC edged
- ✓ Toilet suites with white vitreous pan – closed coupled
- ✓ Mirror 900mm high by length of vanity

- ✓ Full china vanity basin
- ✓ Chrome basin mixers
- ✓ Chrome towel rail and toilet roll holder
- ✓ 1525mm white acrylic bath
- ✓ Shower rose with flexible hose
- ✓ Framed clear glass shower screen with pivot door
- ✓ Skirting tile to all walls in bathroom and toilets, 2000mm high in shower
- ✓ Waterproofing to wet areas as per Australian Standards

## LANDSCAPING

- ✓ Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection
- ✓ Patio to be tiled as per builder's selection
- ✓ Estate covenant approved and numbered letterbox
- ✓ Fold down clothesline with concrete pad and path
- ✓ Fencing to covenant requirements and to include boundary and side gate
- ✓ Turf and landscaped gardens to front and rear
- ✓ Garden bed/s planted to suit aesthetics of home
- ✓ Edging to all gardens

## **PROFESSIONALLY COORDINATED COLOURS**

Australasian Homes' design & planning professionals take great care of your homes' appearance.

Experienced decorators carefully select your new homes colours using popular neutral tones to avoid extraordinary colour schemes that may date quickly and detract from the value of your home. This service is standard for all home purchasers to obtain the right look with minimal fuss.

Property investment purchasers acknowledge that they provide irrevocable authority to the Builders' trained decorators to determine the new home's internal and external colour scheme on their behalf at no additional cost.

## **LANDSCAPING**

Australasian Homes will lay turf prior to Practical Completion and will be responsible for watering turf up to one week after Practical Completion. After that, watering will be the sole responsibility of the purchaser.

Turf has a tendency to temporarily 'die off' in places before striking permanent root, this is not due to faulty product.

The turf should be thoroughly soaked for the first couple of weeks. During hot weather frequent, light watering is suggested until the turf has rooted down.

## **ADDITIONAL TERMS**

Unless otherwise specified, the work shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.

The builder reserves the right to replace any item unavailable at the time of construction with an equivalent product.

Plans may vary slightly subject to council, covenant and engineering requirements.

.....

.....



***STREET***

\$330K each<sub>3</sub>

*STREET*

**STREET**

**GEORGE**

PM	ORIGIN	BEARING	DIST	NO	TYPE
3-OPM	SP224136	79°11'50"	9-148	169689	

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in M/H	SP224163	320°53'	2-972
2	OIP	SP224163	0°0'	1-56
3.	OIP	RP222626	47°58'	1-274
4	Screw in Kb		0°0'	1-0
5	O Screw in Hdwl	SP224163	70°07'	3-262
6	Screw in Kb		0°0'	1-0
8	O Screw in SMH	SP224163	209°53'20"	17-217

HERBERT

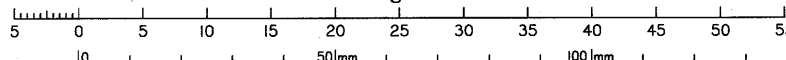
No O Mk  
O Cor SFP  
0.76W, 0.07s  
(SP224136)  
O Screw

*ALICE*

*STREET*

Peg placed at all new corners, unless otherwise stated.

Scale 1:400 - Lengths are in metres.



State copyright reserved.

Scale: **1:400**

Format: **STANDARD**

### Plan of Lots 32 & 33

*Cancelling Lot 25 on RP222626*

LOCAL *MORETON BAY*  
GOVERNMENT: *REGIONAL COUNCIL* LOCALITY: *MANGO HILL*

Meridian: *SP224/36*

Survey Records:	No
--------------------	----

PRELIMINARY  
COPY

PRELIMINARY  
**SP325150**

F SP325150\_9137.dwg

















