



# QLD HOUSE & LAND

LOT 271 WATERLEA ESTATE, WALLOON

A dream home in an enviable location between the grand creekside parklands and a fantastic family playground, this is a neighbourhood embraced by the beauty of nature and the warmth of community. And while tranquility reigns supreme, you'll never be more than a stroll away from the buzz of our future village retail hub. Build a beautiful future in this special spot of Waterlea.

## INCLUSIONS

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

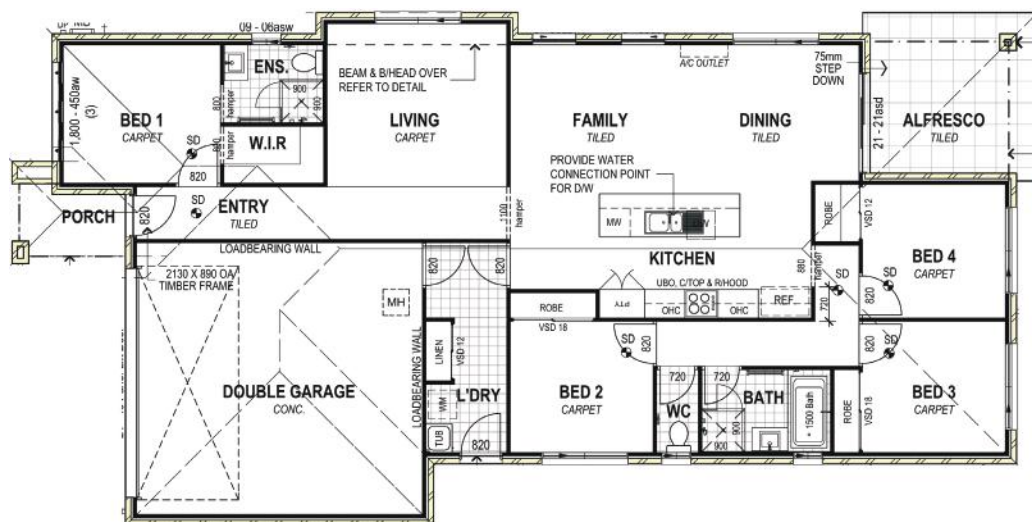
4 BEDS 2 BATHS 2 CARS

## NEWTOWN "COASTAL"

LAND SIZE	448M <sup>2</sup>
LAND PRICE	\$186,000
HOUSE SIZE	191.4M <sup>2</sup>
HOUSE PRICE	\$284,726
RENTAL	\$370-\$400pw

**TOTAL PACKAGE**  
**\$470,726**

LIVING		137.48
GARAGE		37.24
ALFRESCO		12.01
PORCH		4.67
<b>TOTAL</b>	<b> </b>	<b>191.40</b>



DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.



**G Developments**  
*Building a shared vision*





# THE VILLAGE

*at Waterlea*

---

## THE VILLAGE RELEASE

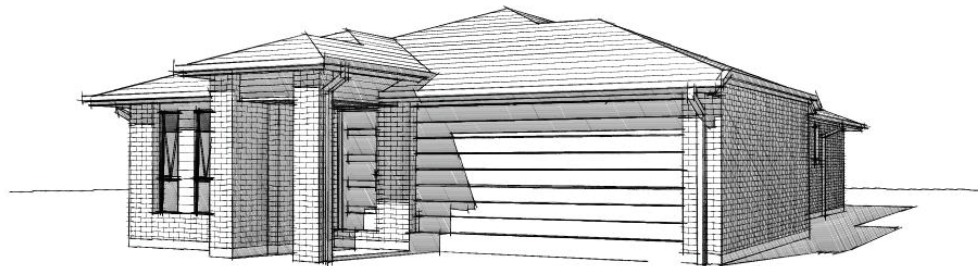
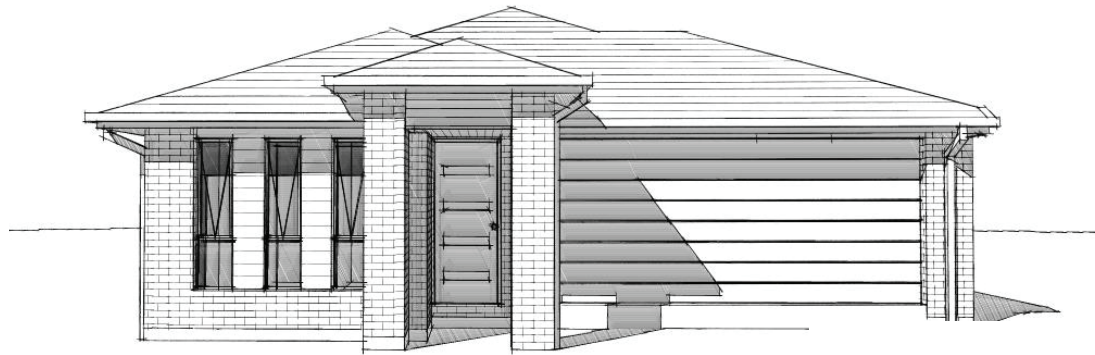
---

At 'The Village' at Waterlea you'll find everyday life is full of new adventures. Set along the shimmering gateway to the creekside parklands, The Village is Waterlea's vibrant hub, offering the best in convenience and quality family life. The market square Cafe is just a short stroll for a coffee or a drink with friends and The Village park is centrally located for families to play on or relax. This is the life refreshed and revitalised yet vibrant in equal measure. And, with established schools, transport plus so much more on your doorstep, this home is close to your heart and everything you'd ever need.









**NOTES:**  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS

A	11.12.17	PRE-CONSTRUCTION COPY	??
REV	DATE	AMENDMENTS	BY

12	Tiedown 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 400  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

© 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.  
# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTES:

PRODUCT:  
**Newtown 190**  
**Coastal Facade**  
**Garage to RH**

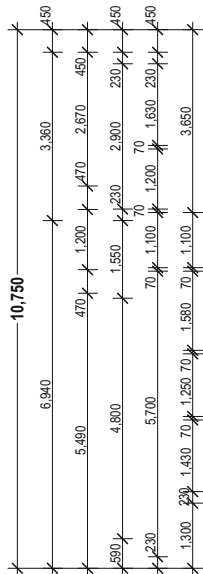
### Cover sheet

DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>
SCALE:	CHECKED: ??	
SHEET: <b>01</b>	JOB No: <b>405???</b>	

## 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



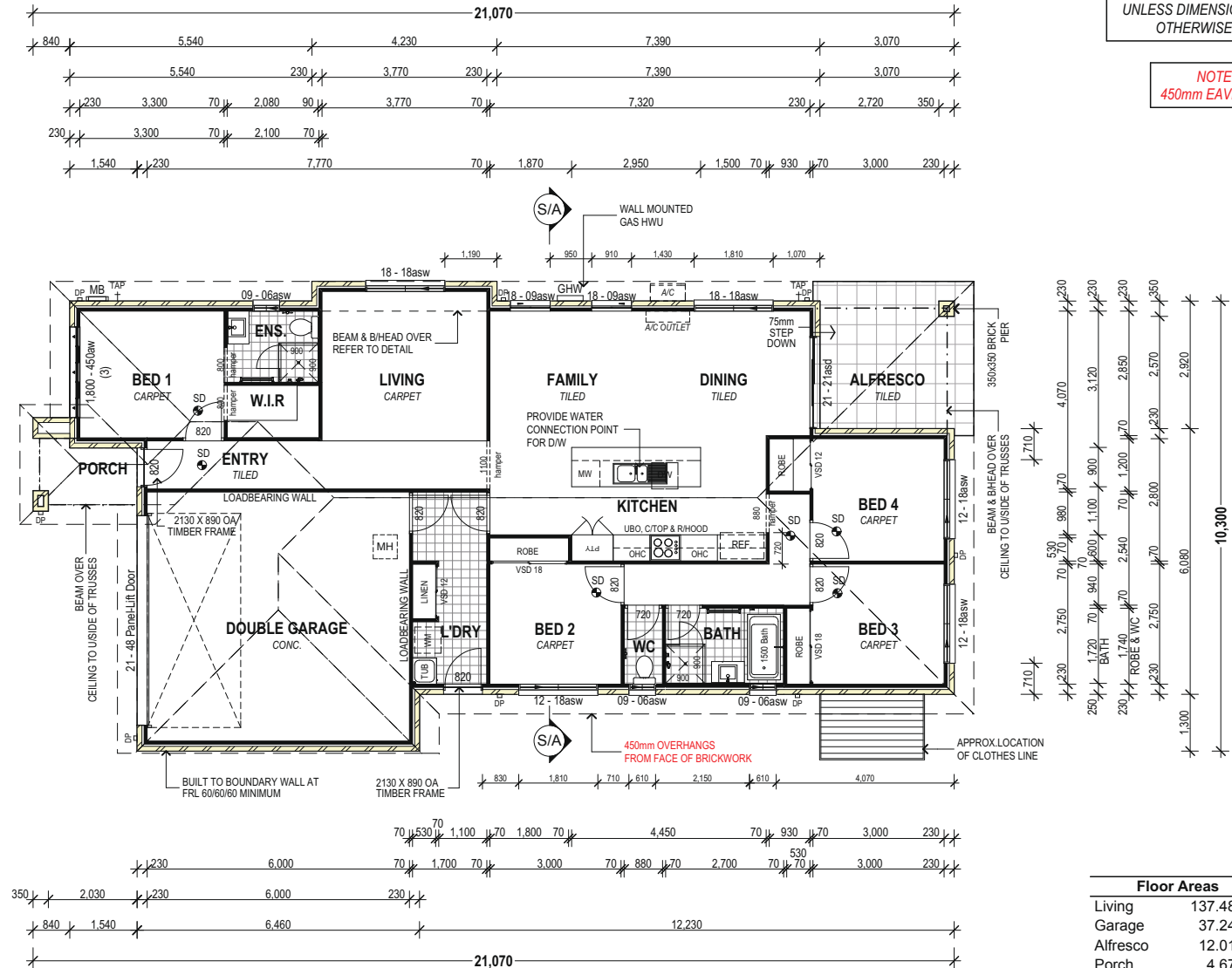
NOTE:  
PROVIDE SECURITY SCREENS TO  
ALL OPENABLE WINDOWS &  
SLIDING GLASS DOORS

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT

## COMMS. PREWIRED

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

NOTE:  
450mm EAVE UNO



Floor Areas	
Living	137.48
Garage	37.24
Alfresco	12.01
Porch	4.67
<b>191.40 m<sup>2</sup></b>	



ADDRESS: P.O. BOX 400  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
GBSA: 1086689  
"Building a Shared Vision"

© 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.  
# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTES:

PRODUCT:  
**Newtown 190**  
Coastal Facade  
Garage to RH

## Floor Plan

DRAWN:	DATE: DD.MM.YY	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ??	
SHEET: <b>03</b>	JOB No: <b>405???</b>	

N2 WIND CATERGORY

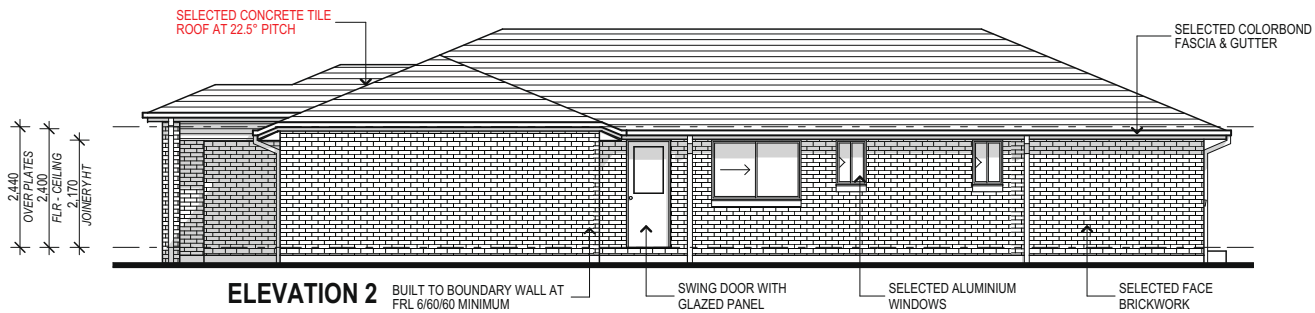
NOTE:  
PROVIDE SECURITY SCREENS TO  
ALL OPENABLE WINDOWS &  
SLIDING GLASS DOORS

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

NOTE:  
450mm EAVE UNO



ELEVATION 1



ELEVATION 2

COMMS. PREWIRED

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT



ADDRESS: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

"Building a Shared Vision"

©  
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.

# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:

PRODUCT:  
**Newtown 190**  
**Coastal Facade**  
**Garage to RH**

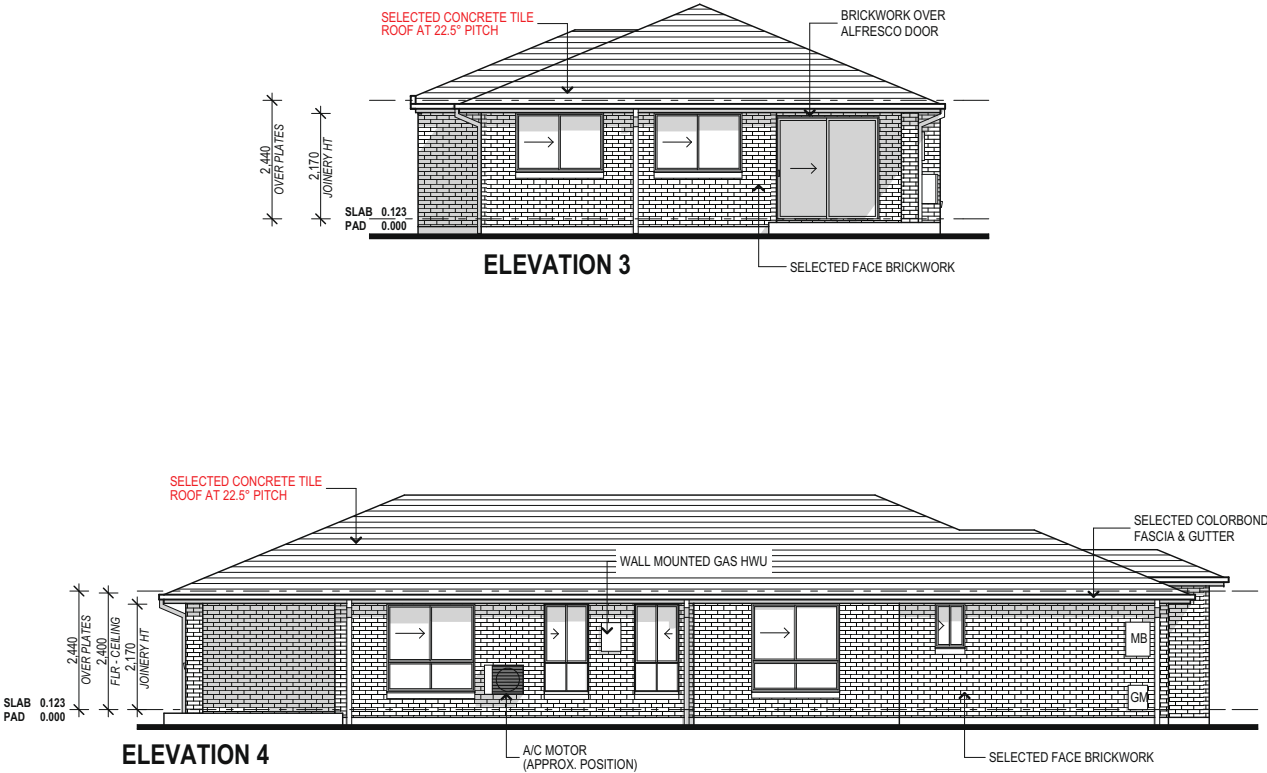
Elevations

DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 04	JOB No: 405???	

N2 WIND CATERGORY

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

NOTE:  
450mm EAVE UNO



COMMS. PREWIRED

PROVIDE FULL HT. MASONRY  
ARTICULATION AS PER ENGINEERS  
SOILTEST REPORT



ADDRESS: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

© 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.  
# DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTES:

PRODUCT:  
**Newtown 190**  
**Coastal Facade**  
**Garage to RH**

Elevations

DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 05	JOB No: 405???	

*Building a shared vision*



# HOUSE SPECIFICATIONS QLD





## 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 600m<sup>2</sup> 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

- Colorbond 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:
  - 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.

## QUALITY

All products are high quality and sourced from reputable Australian suppliers.

## FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek, practical and tactile.



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 heights 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

- Statutory 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 treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate 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) to master bedroom
- Provide internal & external builders house clean.

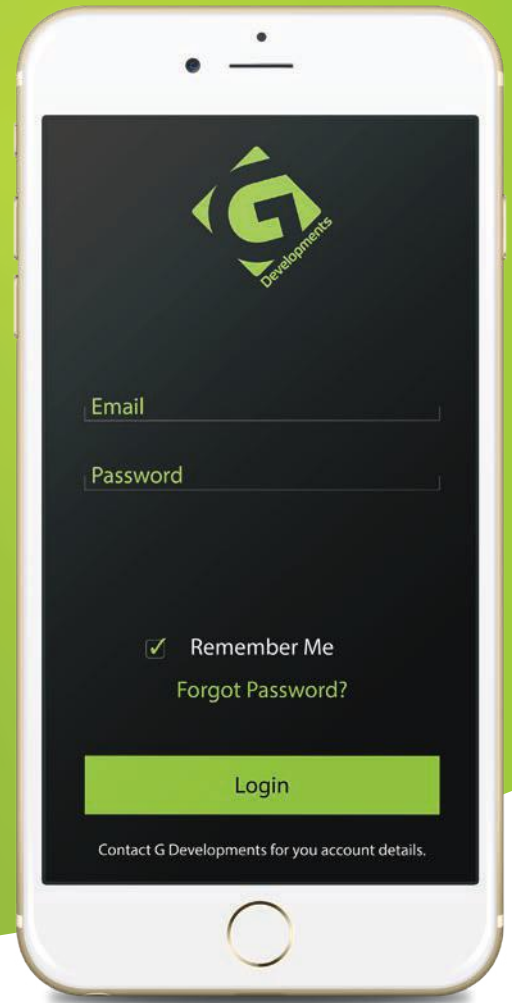


# THE ULTIMATE HOUSE BUILD APP

**KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER**

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



## FEATURES

### DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

### MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

### PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

### MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

### DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

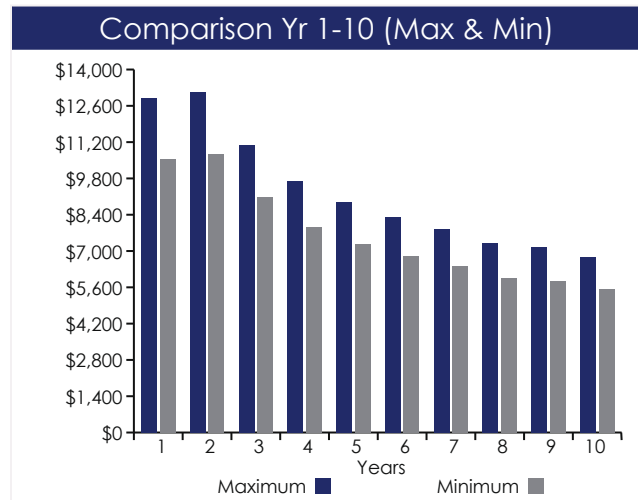
### MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.

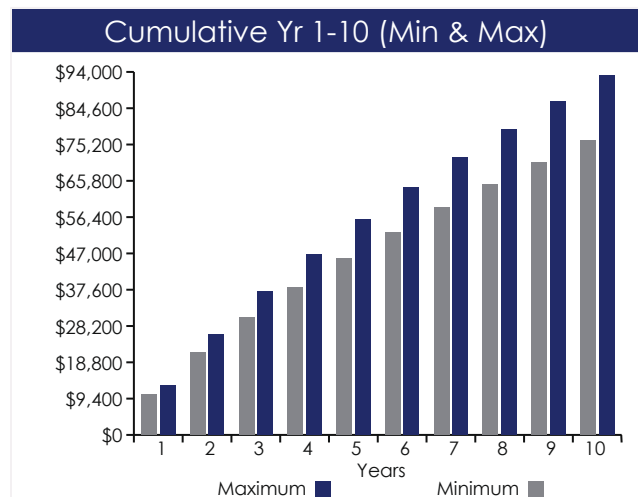


## Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	6,001	12,907
2	7,129	6,001	13,130
3	5,095	6,001	11,096
4	3,705	6,001	9,706
5	2,897	6,001	8,898
6	2,322	6,001	8,323
7	1,849	6,001	7,850
8	1,296	6,001	7,297
9	1,143	6,001	7,144
10	770	6,001	6,771
11 +	1,880	180,003	181,883
Total	\$34,992	\$240,013	\$275,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	4,910	10,560
2	5,833	4,910	10,743
3	4,169	4,910	9,079
4	3,031	4,910	7,941
5	2,371	4,910	7,281
6	1,900	4,910	6,810
7	1,513	4,910	6,423
8	1,060	4,910	5,970
9	935	4,910	5,845
10	630	4,910	5,540
11 +	1,538	147,275	148,813
Total	\$28,630	\$196,375	\$225,005



\* 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 07 3513 7400






# Rental Appraisal

**RayWhite**

**APPRAISAL DATE:** 08/03/2021

**PROPERTY ADDRESS:** Lot 271 Waterlea Estate, Walloon QLD

**RENTAL:** \$370.00 - \$400.00 per week

**PROPERTY FEATURES:** 4  2  2 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for 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 for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details.

Warm regards,



**Leanne Brown**

**National Operations Manager**  
**Ray White (IMS) Investment Management Services**  
**E:** [leanne.brown@raywhite.com](mailto:leanne.brown@raywhite.com)  
**P:** +61 431 581 319  
**W:** [rwims.com.au](http://rwims.com.au)



**Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria**

***Disclaimer:** Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.*

LAND DETAILS			
LOT #		ESTATE:	
STREET:		SUBURB/POSTCODE:	
LAND SIZE:		REGISTRATION ETA:	
LAND PRICE:		LAND DEPOSIT:	
HOUSE DESIGN DETAILS			
HOUSE DESIGN:		FACADE:	
HOUSE PRICE:		DEPOSIT:	
UPGRADE DETAILS			
DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:
PACKAGE DETAILS / SUMMARY			
BUILD PRICE:		BUILD DEPOSIT:	
UPGRADE PRICE:		UPGRADE DEPOSIT:	
LAND PRICE:		LAND DEPOSIT:	
PACKAGE PRICE:		PACKAGE DEPOSIT	
PURCHASER DETAILS			
OWNER OCCUPIER?			
PURCHASER 1:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
PURCHASER 2:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
CLIENT SOLICITOR / CONVEYANCER DETAILS			
SOLICITOR / COMPANY:		CONTACT NUMBER:	
CONTACT NAME:		CONTACT NAME 2:	
POSTAL ADDRESS:			
EMAIL(S):			
AGENT DETAILS			
SELLING AGENT:			
POINT OF CONTACT:		CONTACT NUMBER:	
POINT OF CONTACT 2:		CONTACT NUMBER 2:	
EMAIL(S):			