

20
YEAR
STRUCTURAL
GUARANTEE

HOUSE & LAND



CUSTOM 185, CITY FAÇADE

Façade is for illustration purposes only



LOT 15 PREM STREET, WATERFORD WEST QLD 4133



Land Size	459 m ²
Land Price	\$440,000
Registration	Oct-24
House Area	184.43 m ²

City Façade Inclusions:

- Combination of face brick & render
- Sheet metal roof & garage door
- 2x sliding windows
- 2x wall mounted up down lights

Inclusion Modifications/Covenant Requirements:

- Provide additional landscaping as per covenants
- Provide a 1200mm vertically glazed Front entry door
- Provide Millennium Cioso Pullout Spray Kitchen Sink Mixer with Stainless steel double bowl under mount sink
- Provide BAL12.5 Bushfire Rated construction as required

TOTAL GOLD TURNKEY PRICE:



\$817,490

(Build Price \$377,490)

TOTAL DESIGNER TURNKEY PRICE:



\$823,390

(Build Price \$383,390)

TOTAL AURUM TURNKEY PRICE:



\$829,830

(Build Price \$389,830)

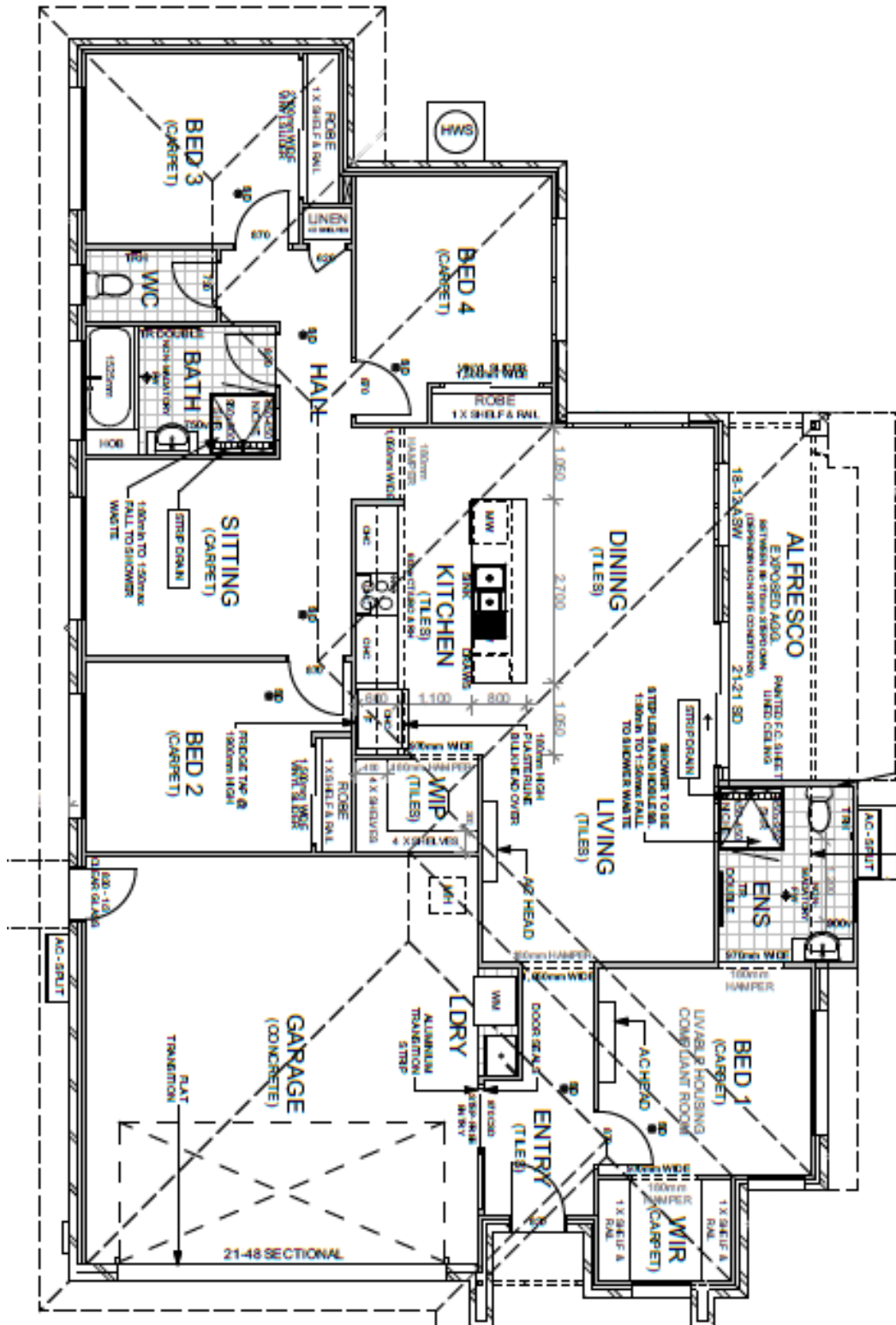
Price Expiry: 20/11/24

PR Number: PR6882

CUSTOM 185

Living Area	130.34 m ²
Garage	38.31 m ²
Porch	2.59 m ²
Alfresco	13.19 m ²
Total House Area	184.43 m²

*Size of floor areas may change depending on facade



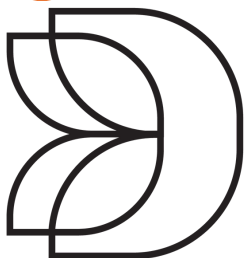
GOLD TURNKEY INCLUSIONS PACKAGE

- ✓ 2400mm ceiling height with T2 Termite treated frames and trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 600mm Electric appliance package and dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Stainless steel sink with drainer
- ✓ Cold water point to fridge provision
- ✓ Soft close hinge clips to cabinetry doors & kitchen drawers Quality
- ✓ basins and tapware
- ✓ Tiled shower niches
- ✓ Semi-frameless shower screens with fully frameless pivot door
- ✓ 1525mm Inset bath to main bathroom (design specific)
- ✓ LED Downlights throughout, 1200mm fluroscent light to garage
- ✓ Roller blinds, ceiling fans & security barrier screens
- ✓ Quality tiles and carpet throughout
- ✓ Landscaping with 'A' grade turf and garden bed
- ✓ Exposed aggregate driveway, alfresco, porch and path
- ✓ Butted timber paling fence, letterbox & clothesline
- ✓ **Plus much more!** Please refer to the Gold Inclusions brochure
- ✓

GOLD

DESIGNER TURNKEY INCLUSIONS PACKAGE

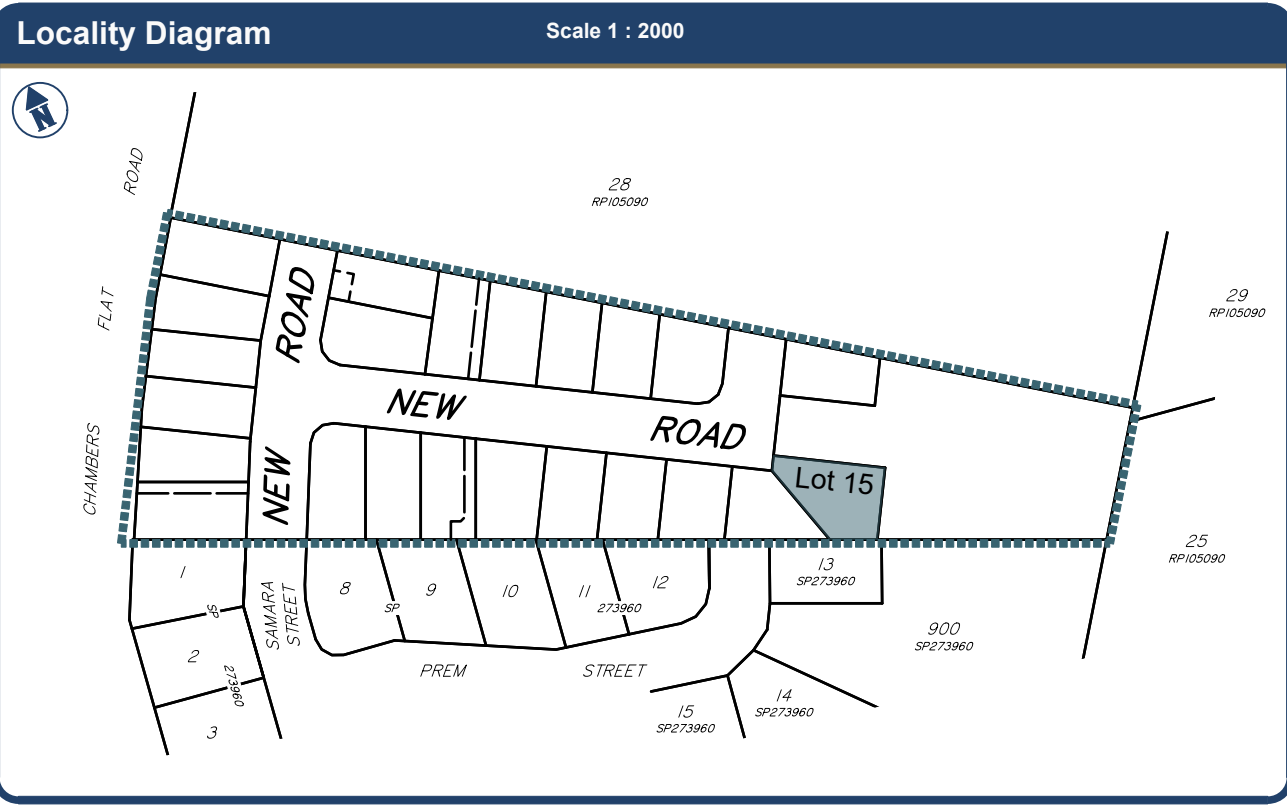
- ✓ 1200mm paint grade entry door with vertical glass and magnetic stop
- ✓ 2400mm ceiling height with T2 Termite treated frames and trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 20mm Stone waterfall end/s to island bench with 2x pendant lights
- ✓ 900mm Electric appliance package and dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Undermount kitchen sink & square neck kitchen mixer
- ✓ Cold water point to fridge provision
- ✓ Soft close hinge clips to cabinetry doors & kitchen drawers
- ✓ Upgraded basins, tapware & back-to-wall soft close toilet
- ✓ Tiled shower niches, Semi-frameless screens with fully frameless pivot door
- ✓ 1525mm Inset bath to main bathroom (design specific)
- ✓ LED Downlights throughout, 1200mm fluroscent light to garage
- ✓ Roller blinds, ceiling fans, roller blinds & security barrier screens
- ✓ Mirrored wardrobes
- ✓ Quality tiles and carpet throughout
- ✓ Landscaping with 'A' grade turf and garden bed
- ✓ Exposed aggregate driveway, alfresco, porch and path
- ✓ Butted timber paling fence, letterbox & clothesline
- ✓ Plus much more! Please refer to the Designer Inclusions brochure



AURUM TURNKEY INCLUSIONS PACKAGE

- ✓ 1200mm paint grade entry door with vertical glass and magnetic stops throughout
- ✓ 2590mm ceilings (Lowset); 2590mm to lower & 2400mm to upper (Highset)
- ✓ T2 Termite treated frames and trusses
- ✓ 20mm Engineered stone benchtops to kitchen & bathrooms
- ✓ 20mm Stone waterfall end/s to island bench with 2x pendant lights
- ✓ 900mm Electric appliance package and dishwasher
- ✓ Split system A/C to main living area & main bedroom
- ✓ Undermount kitchen sink & square neck kitchen mixer
- ✓ Cold water point to fridge provision & soft close cabinetry & kitchen drawers
- ✓ Upgraded basins, tapware & back-to-wall soft close toilet
- ✓ Tiled shower niches, Semi-frameless screens with fully frameless pivot door
- ✓ Free standing back-to-wall bath tub to main bathroom (design specific)
- ✓ Dual shower rail to ensuite
- ✓ LED Downlights, ceiling fans, roller blinds & security barrier screens
- ✓ Mirrored wardrobes, quality tiles and carpet throughout
- ✓ 20mm Stone benchtop with drop-in tub and base cabinetry to laundry (design specific)
- ✓ Landscaping with 'A' grade turf and garden bed
- ✓ Exposed aggregate driveway, alfresco, porch and path
- ✓ Butted timber paling fence, letterbox & clothesline
- ✓ Plus much more! Please refer to the Aurum Inclusions brochure





Allotment Description

This plan shows details of Proposed Allotment 15 on SP332585 cancelling part of Lot 27 on RP910631 on Proposed Reconfiguration Plans as approved by Logan City Council in accordance with Development Approval Number RL/57/2021/A dated 30/10/2023.

The dimensions of Proposed Lots are subject to final survey and registration of Survey Plan SP332585.

Geotechnical Note

The Contractor shall complete all allotment earthwork operations in such a manner to allow an approved Geotechnical testing company's certification that site filling has been placed as Level 1 "Controlled Fill" in accordance with the provisions of Australian Standard AS-3798-2007.

The frequency of control testing shall be in accordance with the provisions of Table 8.1 of AS-3798-2007.

Notes

- This diagram has been prepared for information purposes only and does not form part of any contract of sale.
- This plan was prepared for the exclusive use of Gafstev Pty Ltd and their other professional advisors and is not to be used for any other purpose or by any other person or corporation.
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- Services shown hereon have been plotted from available records current at the time of preparation. The local authority and/or service provider should be contacted for 'As Constructed' information prior to any design and/or construction of any structure.
- There can be variations between this design information and works as constructed. Field survey is required to confirm the actual location of services prior to design and construction of any house structure.
- Any Building Envelopes shown may not take into consideration additional setback and clearance requirements that may be imposed by statutory and service authorities and their associated Acts and Legislation.
- These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.
- This plan may not be reproduced unless these notes are included.

Legend

- Subject Site Boundary
- Proposed New Allotment
- Proposed Surface Contour
- Proposed Retaining Wall
- Proposed Height of Retaining Wall

Legend - Depth of Fill

- 0.0m - 0.5m
- 0.5m - 1.0m
- 1.0m - 1.5m
- 1.5m - 2.0m
- 2.0m - 2.5m
- 2.5m - 3.0m
- 3.0m - 3.5m
- 3.5m - 4.0m
- 4.0m - 100m



■ SURVEY SERVICES ■ DEVELOPMENT ADVISORY
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 GOLD COAST (07) 5619 5190
 ORIONSS.COM.AU admin@orionss.com.au

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The services, design contours and fill hatching shown hereon are from designs by Burchills Engineering Solutions received 23/02/2024, and are subject to Council approval.

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Locality: Waterford West
 Local Government: Logan City
 RP Description: Lot 27 on RP910631
 Date of Survey: --
 Level Datum: AHD (der)
 Level Origin: PSM 104067 RL20.646m
 Horizontal Datum: MGA Zone 56 Planar
 Horizontal Origin: SP273960
 Contour Interval: 0.5m

Scale: 1 : 200@A3 (Before Reduction)
 Client: Gafstev Pty Ltd

Disclosure Plan of Proposed
Lot 15 on SP332585
Chambers Flat Road,
Waterford West
 Sheet 1 of 1

Drawn: JJM
 Surveyed: --
 Checked: JM
 Approved: [Signature]
 Drawing Number: S-1991-018-B