



Lot 14 Wagtail Crescent, Gympie

Songbird Estate

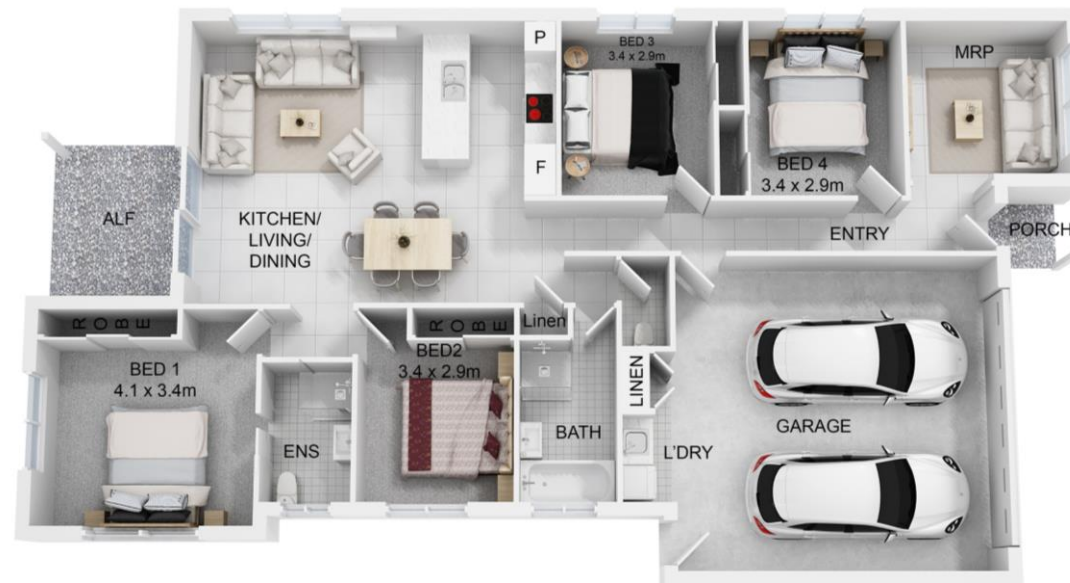


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Actual façade may differ.

Pavilion Façade & Premium Inclusions

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PREMIUM INCLUSIONS

- NBN ready
- 20mm engineered stone bench tops to kitchen
- 600mm Stainless Steel appliances to Kitchen
- 2440mm Ceiling Height
- Split system A/C to living room & master bedroom
- Roller blinds throughout
- Ceiling fans throughout
- Colorbond Roof
- Carpet & floor tiles
- Fly Screens to external doors & windows
- Landscaping, fencing & turf
- Clothesline & letterbox
- Exposed aggregate to driveway & alfresco

HOUSE SIZE 185 sqm

HOUSE PRICE \$386,285

LAND SIZE 500 sqm

LAND PRICE \$287,000

TOTAL PACKAGE PRICE

\$673,285



**PREMIUM
INCLUSIONS
DWELLING**

GENERAL



Preliminaries

- » Site Survey
- » Engineering plan, inspections, and certifications
- » Building Applications and inspections
- » Colour schemes from Builders' standard range



Insurances

- » Construction and Liability insurance



Warranties

- » 12-month maintenance warranty
- » 6 year and 6-month structural warranty



CONSTRUCTION MATERIALS - EXTERNAL

Frames

- » 70 mm prefabricated frames and roof trusses
- » 2440mm (nominal) ceiling height

Windows

- » Powder coated aluminium finish with keyed locks
- » Translucent glass to bathroom, ensuite and WCs (plan specific), clear to remaining

Sliding Doors

- » Powder coated aluminium finish with keyed locks

Garage Door

- » Colorbond sectional overhead door with two (2) remotes and wall switch

External Hinged Doors

- » Entry door - Solid panelled door - Hume - Vaucluse or Newington
- » Laundry door - 1/3 glass hinged door (plan specific)
- » Garage door - Solid panelled door

Door Furniture

- » Keyed Deadlock entrance door lock

Rainwater & Roofing

- » Metal fascia, gutter, and barges
- » Metal 125mm quad gutter
- » Metal sheet roof or concrete roof tiles (plan specific)
- » Anticon blanket to roof - as per energy efficiency
- » Painted 90mm downpipes

External Walls

- » As per construction plans
- » Sisalation to external walls

Termite Protection

- » Termite protection to pipe penetrations and building perimeter





CONSTRUCTION MATERIALS - INTERNAL

Linings	» Villaboard to wet areas » Plasterboard to remaining
Trims	» Pre-primed pine door jambs » 66mm x 12mm splayed/pre-primed pine skirtings » 42mm x 12mm splayed/pre-primed pine architraves » 55mm cove cornice
Hinged Doors	» 2040mm high flush panel doors
Hinged Door Furniture	» Lever door handles » Privacy locks to bathroom, toilet and ensuite » Stainless steel stops to wet areas » Stainless steel magnetic catches to remaining
Stairs (plan specific)	» Carpet grade stairs
Balustrade (plan specific)	» 1000mm high plasterboard lined balustrade with 50mm round grab rail

INTERNAL FINISHES - KITCHEN

Cabinetry	» Laminate cabinetry with 20mm engineered stone benchtop (from Builders' standard range) » Chrome finish to handles
Pantry	» Four (4) Melamine shelves
Sink	» 1 3/4 stainless sink with drainer (or as per plan)
Tapware	» Single lever flick mixer - chrome finish
Appliances	» 600mm wide ceramic cooktop » 600mm wide stainless steel slide out range hood » 600mm wide stainless steel multi-function oven » 600mm wide stainless steel dishwasher
Splashback	» Tiled - from builder's standard colour schemes

STUDY (if applicable)

Bench top	» Laminate benchtop (from builder's standard range)
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LAUNDRY

Cabinetry	» Laminate cabinetry with laminate benchtop (from Builders' standard range)
Tub	» 35L slimline stainless steel drop in
Tapware	» Single lever mixer - chrome finish » Tri-tec valve
Tiles	» 400mm splashback behind washing machine provision and laundry tub » 200mm skirting tile (Selected from Builders' standard colour schemes)

FLOORING

Flooring	» Premium carpet and underlay to bedrooms » Broom finish, plain concrete to garage » 450mm x 450mm ceramic tiles to remaining
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BATHROOM, ENSUITE & WC

Cabinetry	» Laminate cabinetry with laminate benchtop (from Builders' standard range) » Chrome finish to handles
Basin	» Inset white vitreous china
Mirror	» Framed mirror to full vanity width
Bath	» 1510mm Bambino white acrylic with chrome waste - bathroom only (plan specific)
Tiles	» 2.0m high tiling to shower cubicle » Bath apron » 600mm splashback tile to bath » 200mm splashback tile behind vanities » 200mm skirting tile to remaining walls » (Selected from Builders' standard colour schemes)
Shower base	» Chrome floor waste
Shower screen	» Semi-frameless (chrome finish) with pivot door and laminated glass
Tapware	» Single lever flick mixer - chrome finish
Shower rose	» Hand held shower rose on rail - chrome finish
Toilet suite	» White vitreous china with dual flush cistern, soft close seat and mini chrome stop tap
Toilet roll	» One (1) per toilet suite - chrome finish
Towel rail	» 600mm wide double towel rail - chrome finish

DOORS & WINDOWS

Window Coverings	» Roller blinds to clear glass windows and sliding glass doors(excluding wet areas)
Screens	» Fly screens to opening windows and sliding glass doors
Linen Doors	» Vinyl sliding doors (unless nominated as hinged on plans)
Robe Doors	» Vinyl sliding doors (unless nominated as hinged on plan)

SHELVING

Robes	» One (1) Melamine top shelf with hanging rail » One (1) bank of four (4) Melamine shelves
Linen	» Four (4) Melamine shelves
Broom	» One (1) Melamine shelf

PAINT

Walls & trims	» 3 coat paint system - sealer/ pre primed with 2 colour top coats » One colour walls, doors, skirtings and architraves
Ceilings	» 3 coat system - sealer with 2 coats ceiling white



ELECTRICAL FITTINGS

Smoke Alarms	» Smoke alarms as per National Construction Code (NCC) requirements
Lighting	» LED lighting throughout
Air-conditioning	» 5kW split system to main living x one (1) » 2.5kW split system to bedroom x one (1)
Hot water	» 250L heat pump hot water system
Ceiling fans	» Living/ Dining - White four (4) blade ceiling fan – one (1) » Bedrooms - White four (4) blade ceiling fan/ light combo – one (1) » Alfresco – white four (4) blade ceiling fan – one (1)
Exhaust fan / light	» Exhaust fan/light combo to bathroom, ensuite and internal WCs (plan specific)
TV	» TV point to primary living area and bedroom 1 – two (2) in total » TV point to MPR (plan specific) » TV antenna
NBN	» NBN ready – for connection by home occupier
Power Points	» Kitchen- Three (3) double to benchtop, one (1) single to microwave, fridge and dishwasher provisions – three (3) in total » Garage - One (1) single for garage remote, one (1) double, one (1) double for NBN » Bedrooms - Two (2) double to bedroom 1, one (1) double to remaining bedrooms » Study - One (1) double (plan specific) » Living / MPR - Two (2) double – per room (plan specific) » Dining - One (1) double » Laundry - One (1) double for dryer/ washing machine, one (1) double to benchtop (plan specific) » Bathroom - One (1) double to benchtop » Ensuite - One (1) double to benchtop
Light Points	» Kitchen - Two (2) downlights » Bedrooms - Ceiling fan/ light combo – one (1) » Study - One (1) downlight (plan specific) » Living / MPR - Two (2) downlights – per room (plan specific) » Dining - Two (2) downlights » Laundry - One (1) downlight » Bathroom - Exhaust fan /light » Ensuite - Exhaust fan / light » WCs - One (1) downlight or exhaust fan / light for internal » Garage - One (1) double batten with diffuser » External - Two (2) downlights to Alfresco, twin spot sensor light to clothesline area One (1) downlight to porch, up-down lights to sides of Garage door/s



EXTERNAL

Concrete	» Exposed aggregate to driveway and entry path up to 60m ²
Alfresco & Clothesline path	» Exposed aggregate (plan specific)
Landscaping	» Gravel to areas less than 2.0m wide, including weed mat under » 10sqm garden to front including edging, plants & mulch or as per covenant requirements » Turf to remaining up to 80m ²
Water	» Two (2) external hose taps – refer to plans for locations
Clothesline	» Fold down clothesline – fixed to fence or external wall
Letterbox	» Rendered paint finish with numbers
Fencing	» Pine timber paling fence to all sides with gate as per plan – Up to 60L/M