

HOUSE & LAND PACKAGE

THIS HOUSE

Cavell Facade

Mien BK1 22 sq

LOT SIZE
410m²

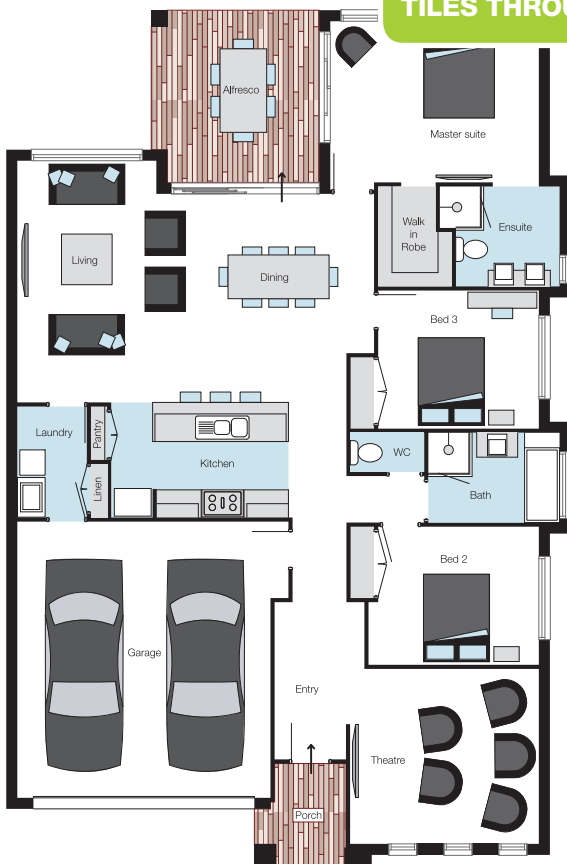
LOT 20, Woolshed Grove, Ferny Hills

\$539,600*

• DEVELOPER REQUIREMENTS INCLUDED

LUXURY INCLUSIONS

QUALITY CARPET & TILES THROUGHOUT



- ✓ Stainless Steel Appliances including Dishwasher & Microwave
- ✓ Quantum Quartz to Kitchen, Bathroom & Ensuite
- ✓ Under Roof Alfresco Area
- ✓ 2590mm Ceiling Height
- ✓ Remote Control Garage Door
- ✓ Exposed Aggregate Driveway and Alfresco
- ✓ Turf and Letterbox to front of house
- ✓ 5,000ltr Water Tank



WOOLSHED GROVE

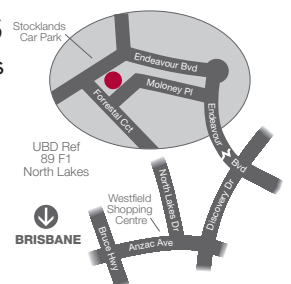
Urban living...naturally

Urban Living
...Naturally

- ✓ Located 12.5klm direct from Brisbane CBD
- ✓ 5 mins walk to Ferny Grove train station
- ✓ Close to shops, restuarants, medical centres, sporting clubs
- ✓ Bushland at your doorstep

NORTH LAKES DISPLAYS

9 Gleeson St, North Lakes
Ph: 07 3385 0211



* Package price valid for 14 days from date of deposit. Prices are based on a standard home, façade and Plantation's preferred siting. Pricing excludes legal and stamp duty costs, and telephone and consumer account opening fees. Prices effective 01.09.2009. Plantation reserves the right to change prices without notice. House and Land Package Price is subject to site investigation and soil test. Package price is based on land value provided at date noted, and is based on information that comes from third parties, therefore is provisional until confirmed by land developer. Please see the relevant specification for the house type chosen for a full range of inclusions and exclusions. Specifications are available from a Plantation display centre.

Photos and floorplans are for illustrative purposes and should be used as a guide only.

Essence Inclusions



Earthworks , Slab, Connections

- ✓ Includes earthworks, foundations and footings, underground power, sewer, storm water and water connection. Includes HIA 'Peace of Mind'. Contract, surveyor's fee, council fees, engineer's fee, QBSA fee, construction insurance on base price.

Energy Efficiency

- ✓ All Essence Homes now achieve a 5 Star Energy Rating.

Alfresco

- ✓ Alfresco included where shown on Master Plan.

Facade

- ✓ Façade as specified in this House & Land Package, in Face Brickwork and Painted Light Weight Cladding (where shown) or as per covenant requirements.

Roof

- ✓ Concrete Tiles from Essence Designer Range with 450mm eaves or as per covenant requirements.
- ✓ Colorbond fascia and gutter.

Ceiling

- ✓ 2590mm ceiling height (and 2440mm to upper level of double storey) or as per covenant requirements.

Garage

- ✓ Brick veneer to garage.
- ✓ Remote Control garage door with three transmitters.

Termite Protection

- ✓ Complete termite control protection to AS.3660.1. Stainless steel mesh flanges to concrete slab penetrations. Full stainless steel mesh to perimeter of brickwork including garage.

Windows

- ✓ Aluminium lockable windows throughout from Plantation Designer range.

Flyscreens

- ✓ Aluminium flyscreens to all opening windows.

Gas Hot Water Service

- ✓ Heat Pump, 325L Storage.

Water Tank

- ✓ 5000Lt Tank as per QLD State Government regulation or as per covenant requirements.

Electrical

- ✓ As per detailed drawings. Miniature circuit breakers to meter box. Earth leakage safety switch.
- ✓ Smoke detectors as per Council requirements.
- ✓ Double Power Points throughout and one external power point at back door.
- ✓ TV point to Master Suite and Family (as specified).
- ✓ Provision for one phone point to kitchen (excludes phone line).
- ✓ External power point at back door.

- ✓ As per Sustainable Housing Legislation, 80% of lighting will be fluorescent, see electrical drawings for detail.

Note: Exhaust fans will only be provided as standard where required for ventilation purposes.

Doors

- ✓ Front: Corinthian (choice from Solidcarve, Urban or Madison range) or as per covenant requirements.
- ✓ Laundry: Corinthian No. 7 half-glazed door or Aluminium Sliding door (master plan specific).
- ✓ Internal: Flush panel – includes door stops throughout.
- ✓ Garage: Colorbond Sectional Overhead.

Door Furniture

- ✓ Front: Gainsborough lever 700 (Elena) set with Gainsborough 545 single cylinder deadlock.
- ✓ Laundry: Gainsborough Terrace Set.
- ✓ Internal: Gainsborough lever 700 (Elena) chrome passage set. Privacy sets to powder, ensuite, baths & WCs if applicable.
- ✓ Robe/Linen: Gainsborough 700 (Elena) chrome half passage set.

Mouldings

- ✓ Henley double pencil round – as displayed.

Kitchen

- ✓ Fully Laminated Kitchen.
- ✓ Designer cabinet handles.
- ✓ 20mm Quantum Quartz benchtop.
- ✓ Franke Stainless Steel sink.
- ✓ Glass or Ceramic Tiles to kitchen splash back.
- ✓ Provision for dishwasher including power and water point.
- ✓ Shelves to pantry.

Appliances

- ✓ Technika Stainless Steel 900mm Freestanding Cooker with Electric Oven/Grill & Gas Cooktop OR Electric Wall Oven.
- ✓ Technika 900mm Stainless Steel Canopy Rangehood with flat glass.
- ✓ Technika Microwave with Trim Kit.
- ✓ Technika Dishwasher.

Bathroom/Ensuite

- ✓ 20mm Quantum Quartz benchtops.
- ✓ China or Marblelite vessel basins (choice of square or round).
- ✓ Designer acrylic bath/s.
- ✓ Vanity unit fully lined interior and fully laminated exterior.
- ✓ Frameless mirror to vanity top with arised edges.
- ✓ Polished silver-coloured pivot action shower door with clear safety glass or Frameless Shower Screen with Chrome Horizontal Support Bar (where displayed).
- ✓ Designer cabinetry handles.

Ceramic Tiles

- ✓ Wall and floor tiles to Ensuite, Bathroom, Powder Room (where applicable), Laundry and WC areas. Fully tiled shower recess. Tile Selection from Essence Designer range.

Tapware

- ✓ Kitchen: Choice of Vegetable Mixer with Sprayer or Chrome Café Style Sink Mixer.
- ✓ Vanity: Choice of Chrome Mixer or 3 Piece Tap Set.
- ✓ Shower: Deluxe Chrome Shower Set with Vivid Handset & Slide Rail with Soap Holder or Chrome Exposed Rain Shower with Full Length Rail to Ensuite.
- ✓ Bath: Choice of Chrome Mixer or 3 Piece Tap Set with Outlet.
- ✓ Laundry: Chrome Mixer Tap to laundry trough and Chrome laundry wall mounted tap set (located in cabinet).
- ✓ Garden: Garden taps provided to front & rear (two in total).

Laundry

- ✓ Laminated Base Cupboard (2 doors) & Benchtop with Stainless Steel Drop In Tub.

WC

- ✓ Imperial china pans & cistern.

Robes

- ✓ Single ventilated shelving and hanging rail to Robes and four single ventilated shelves to Linen.
- ✓ Single Melamine shelf and hanging rail to Master WIR.

Paint

- ✓ Taubmans 3-Coat Microban® Wall Paint System (1 coat Sealer, 2 coats Easycoat – both with Microban®) to all internal walls. 2-Coat System to ceiling, cornice and gloss enamel to interior timber and doors.

Accessories

- ✓ Chrome finish single towel rail to bathroom, towel ladder to ensuite and towel ring to powder room (where applicable). Chrome finish toilet roll holder to ensuite and WC.

Landscaping

- ✓ Turf & Letterbox to front yard.
- ✓ Exposed aggregate driveway and under alfresco roof line.

Fencing

- ✓ Good Neighbour Fencing.

Floor Coverings

- ✓ Quality Tiles to kitchen and living areas with Carpet to bedrooms.

Excluded Items

- Furniture, Light Fittings, Wall Paper/Feature Walls, Ducted Air-conditioning, Retaining Walls, Extent of Landscaping, Spa Baths, Fireplaces and hearths are not included.

Effective as at 1st June 2009