



### Turn Key House and Land Package

### LOT 623 Stage 12 Little Creek Estate, Gladstone

<b>House Design</b>	The Stradbroke
<b>House Size</b>	202.80m <sup>2</sup>
<b>External Finish</b>	Full rendered exterior
<b>External Colour Scheme</b>	Jasper
<b>Internal Colour Scheme</b>	Dubai
<b>House Price</b>	\$295,500
<b>Land Size</b>	680m <sup>2</sup>
<b>Land Price</b>	\$265,000
<b>Package Price</b>	<b>\$560,500</b>



BRISBANE OFFICE:  
35 Richland Drive,  
Bannockburn QLD 4207  
Phone: (07) 5546 5121  
Fax: (07) 5546 5217  
E-mail: [tracyfahy@bigpond.com](mailto:tracyfahy@bigpond.com)



BUNDABERG SALES OFFICE:  
PO BOX 6131  
BUNDABERG EAST QLD 4670  
Phone: 1300 723 466  
Fax: (07) 4123 4540  
E-mail: [sales@homesrus.net.au](mailto:sales@homesrus.net.au)



BUNDABERG OFFICE:  
PO Box 6131,  
Bundaberg East, QLD 4670  
Phone 0419 995 218  
Fax (07) 4130 5200  
E-mail: [homes-r@bigpond.net.au](mailto:homes-r@bigpond.net.au)



The STRADBROKE 202





## TURN KEY HOUSE AND LAND PACKAGE INCLUDES

6 Star energy efficiency rating

All engineering and plans  
Stainless steel kitchen oven  
including dishwasher, oven and  
rangehood

Full good neighbour fencing to 1.8m  
high to sides, rear and returns,  
includes access gate

Includes landscaping to front of  
house, turf to entire lot to the kerb  
Vertical blinds throughout, TV  
antenna, and letterbox

Exposed aggregate driveway as  
shown on the plan

2 x Reverse cycle split system air  
conditioners

Designer tiles to all wet areas and  
living area including hallway

Stain resistant carpet to all  
bedrooms and lounge or media  
rooms

Remote double panel lift garage  
door

Light fittings throughout home  
5000L water tank and pump

## The STRADBROKE 202

4



2



2



Overview

Areas;

Living area: 146.0m<sup>2</sup>

Garage: 37.5m<sup>2</sup>

Patio: 3.7m<sup>2</sup>

Alfresco: 15.6m<sup>2</sup>

**TOTAL: 202.80m<sup>2</sup>**



Homes R Us (Australia) Pty Ltd

ABN 90 103 492 217

Homes R Us (Queensland) Pty Ltd

ABN 77 134 673 573

HEAD OFFICE - BRISBANE

Ph 07 5546 5121

Fax 07 5546 5217

email: admin@homesrus.net.au

tracyfahy@bigpond.net.au

SALES OFFICE

Ph 1300 723 466

Ph 07 4123 4540

email: sales@homesrus.net.au

[www.homesrus.net.au](http://www.homesrus.net.au)

The STRADBROKE 202

<b>AREAS</b>	
Living Area	146.0 sqm
Garage	37.5 sqm
Porch	3.7 sqm
Patio	15.6 sqm
<b>TOTAL</b>	<b>202.8 sqm</b>

© Copyright 2010

All dimensions and Designs remain the property of ReziCAD Pty Ltd and are subject to the laws and protection of COPYRIGHT

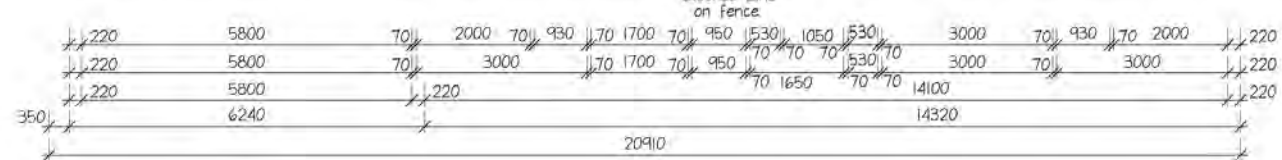
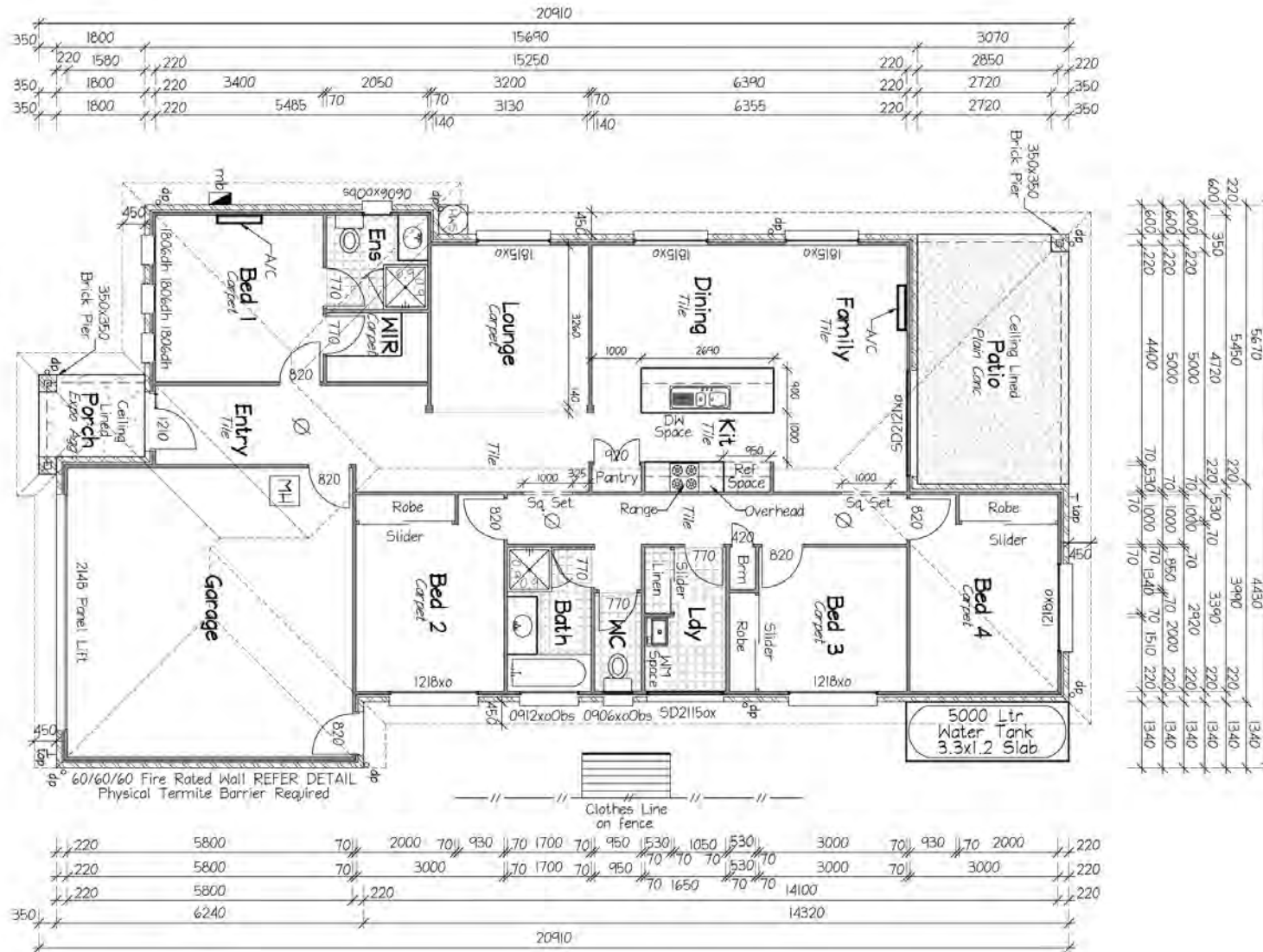
Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, ReziCAD Pty Ltd must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.

**NOTES:**

- All dimensions shown on plans are to the timber frame and brickwork.
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are classed as control joint.
- Termite treatment is in accordance with A.S. 3660.0 parts A and B.
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- ☉ Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786.



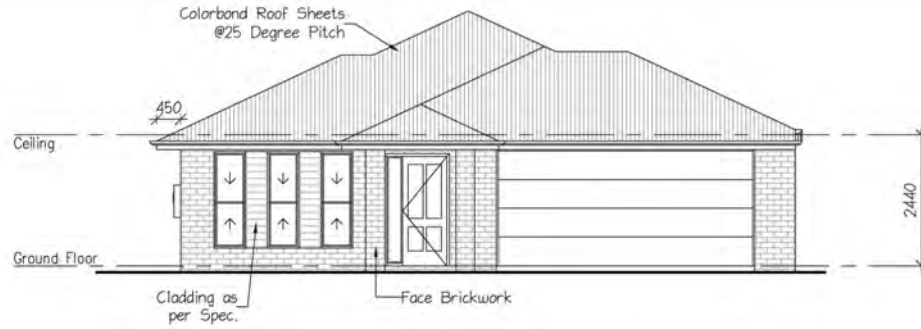
The Stradbroke 202



Client ..... Date .....

DRAWING NAME  
**GROUND FLOOR**

# FRONT ELEVATION



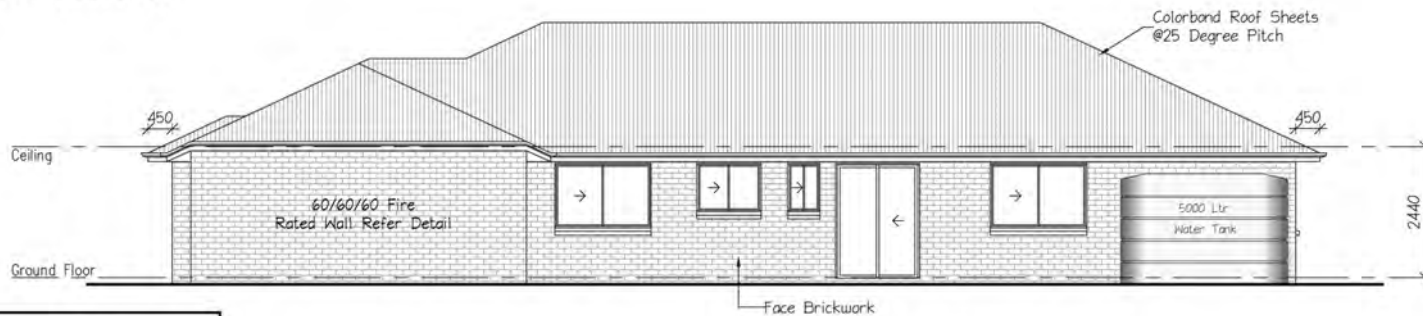
# LEFT ELEVATION



# REAR ELEVATION



# RIGHT ELEVATION



© Copyright 2010

All dimensions and Designs remain the property of ReziCAD Pty Ltd and are subject to the laws and protection of COPYRIGHT

Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, ReziCAD Pty Ltd must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.



The Stradbroke



DRAWING NAME  
**ELEVATIONS**

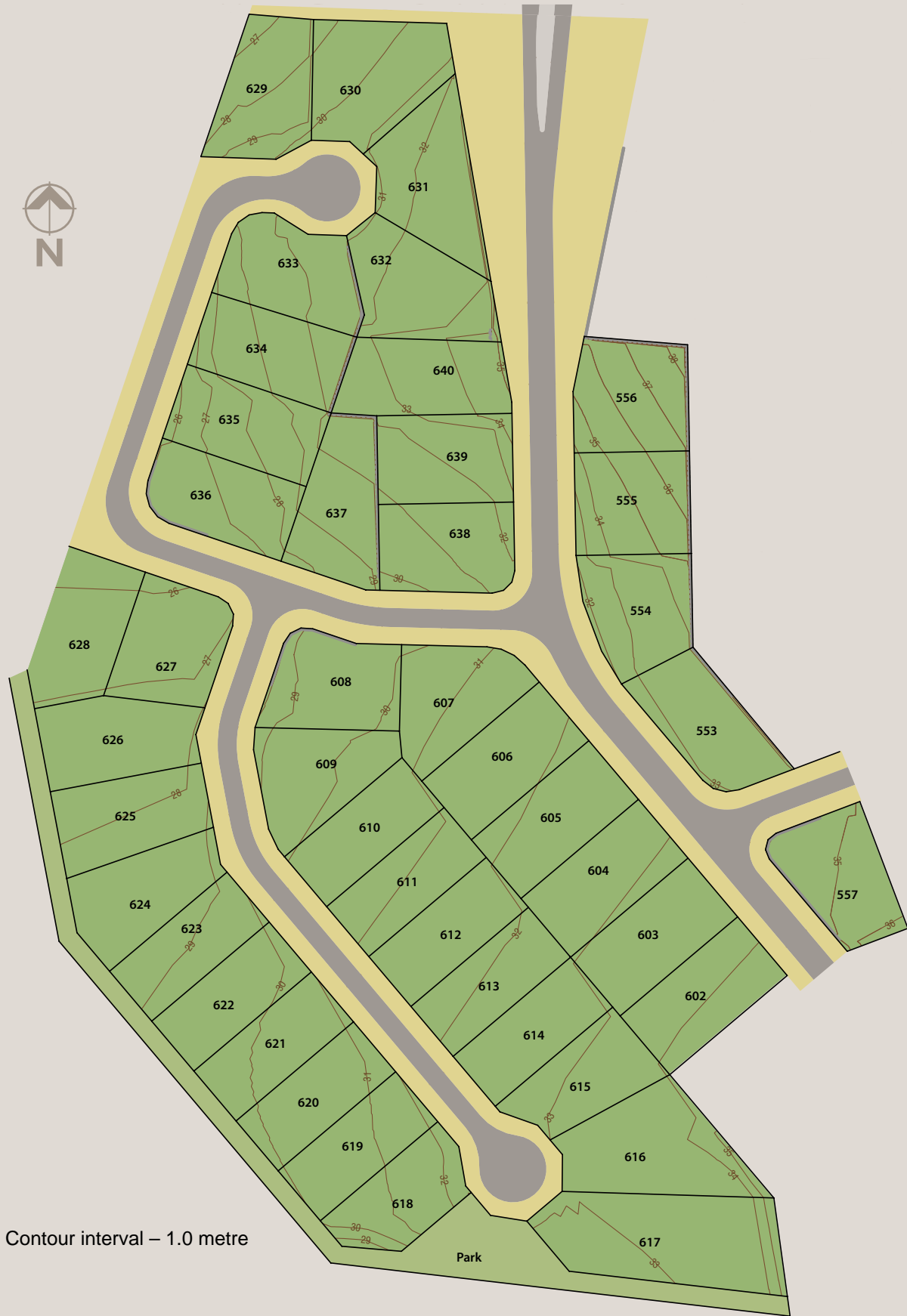
100mm  
50mm  
10

Client ..... Date .....

10 50mm 100mm



This brochure plan is indicative only. The design, layout, measurements and inclusions shown may vary without notice. This plan may not be drawn to scale. (September 2014)



This stage plan is indicative only. The design, layout, measurements and contours shown may vary without notice. The plan may not be drawn to scale. (October 2011)

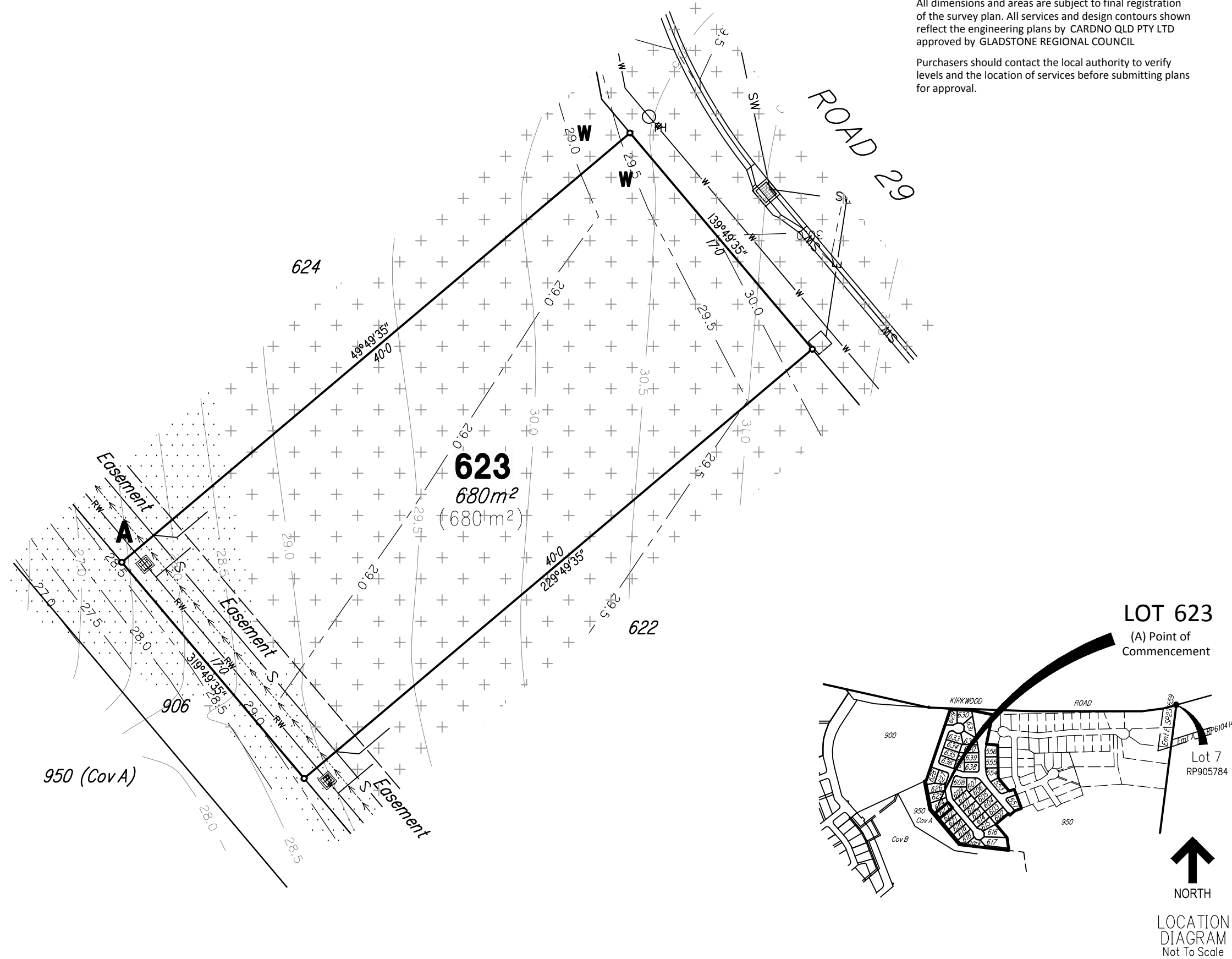
# DISCLOSURE PLAN FOR PROPOSED LOT 623

This plan shows details of Proposed Allotment 623 on proposal plan 7727PP2-ST11-19 B which accompanied the Subdivision Application and was approved by the Gladstone Regional Council on 19th May, 2011 subject to conditions.

The Metes and bounds Description of the area of land being Proposed Allotment 623 described as part of Lot 950 on SP246136 Parish of Auckland, County of Clinton, situated in Kirkwood is as follows:

Commencing at a point (A), distant from the NORTH WEST corner of Lot 7 on RP905784 by a line bearing 245°51'51" for a distance of 635.734 metres and bounded thence on the North, East, South and West by lines bearing 49° 49' 35" for a distance of 40.0 metres bearing 139° 49' 35" for a distance of 17.0 metres bearing 229° 49' 35" for a distance of 40.0 metres bearing 319° 49' 35" for a distance of 17.0 metres to the point of commencement containing an area of 680m<sup>2</sup> more or less.

**Note:**  
This plan was produced for the exclusive use of GPDQ PTY LTD  
It is to be used as an attachment under the land sales act to sell freehold land off the plan.  
  
All dimensions and areas are subject to final registration of the survey plan. All services and design contours shown reflect the engineering plans by CARDNO QLD PTY LTD approved by GLADSTONE REGIONAL COUNCIL  
  
Purchasers should contact the local authority to verify levels and the location of services before submitting plans for approval.



**LEGEND:**

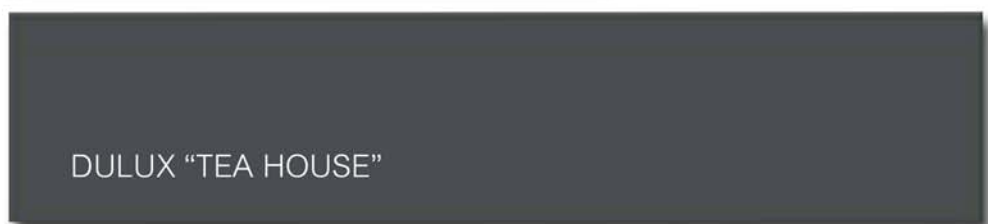
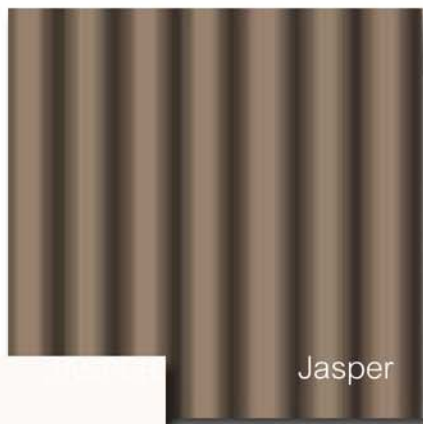
- NATURAL CONTOURS
- DESIGNED CONTOURS
- ELECTRICITY/PIT/LIGHT
- WATER/METER/FH/SV
- SEWER/MH
- ROOFWATER/GRATE
- STORMWATER/MH
- SWALE
- PROPOSED RET WALL
- LOT NUMBER
- DESIGNED AREA ON PROPOSAL PLAN
- 7727PP2-ST11-19 Issue B
- TOP BATTER
- CUT AREA
- FILL AREA

<p>BRISBANE - SUNSHINE COAST - CENTRAL QLD Central Queensland 59 Goondoon Street, Gladstone, Qld 4680 T (07) 4972 2100 W www.jfp.com.au JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045</p>	<p>PLANNERS URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS</p>	<p>NORTH: </p>	<p>SCALE: @ A3 1:250</p> <p>0 2.5 5 7.5 10 12.5 15 17.5</p> <p>SCALE 1:250 at (A3) size THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE) DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE</p>	<p>ISSUES:</p> <table border="1"> <tr> <td>A</td> <td>ORIGINAL ISSUE</td> <td>25-10-11</td> <td>ADW</td> </tr> <tr> <td>ISSUE:</td> <td>DETAILS:</td> <td>DATE:</td> <td>INIT:</td> </tr> </table>	A	ORIGINAL ISSUE	25-10-11	ADW	ISSUE:	DETAILS:	DATE:	INIT:	<p>TITLE:</p> <p><b>DISCLOSURE PLAN</b> GPDQ PTY LTD STAGE 12 "LITTLE CREEK ESTATE" KIRKWOOD ROAD, KIRKWOOD</p>	<p>DETAILS:</p> <table border="1"> <tr> <td>PROJECT:</td> <td>PLAN:</td> <td>ISSUE:</td> </tr> <tr> <td>G2834</td> <td>68</td> <td>A</td> </tr> <tr> <td>SHEET:</td> <td colspan="2"></td> </tr> <tr> <td>27 OF 44</td> <td colspan="2"></td> </tr> <tr> <td>FILE:</td> <td colspan="2"></td> </tr> <tr> <td>G2834-ST12-DISC</td> <td colspan="2"></td> </tr> <tr> <td>DATE:</td> <td colspan="2"></td> </tr> <tr> <td>25th October 2011</td> <td colspan="2"></td> </tr> </table>	PROJECT:	PLAN:	ISSUE:	G2834	68	A	SHEET:			27 OF 44			FILE:			G2834-ST12-DISC			DATE:			25th October 2011		
			A	ORIGINAL ISSUE	25-10-11	ADW																																
ISSUE:	DETAILS:	DATE:	INIT:																																			
PROJECT:	PLAN:	ISSUE:																																				
G2834	68	A																																				
SHEET:																																						
27 OF 44																																						
FILE:																																						
G2834-ST12-DISC																																						
DATE:																																						
25th October 2011																																						
<p>COPYRIGHT © 2011 JFP URBAN CONSULTANTS PTY LTD. THIS DOCUMENT MAY NOT BE COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF JFP URBAN CONSULTANTS PTY LTD.</p>																																						



# Jasper

ROOF	Colorbond "Jasper"
GUTTERS	Colorbond "Jasper"
FASCIA	Colorbond "Jasper"
WINDOWS	Pearl white gloss
GARAGE DOOR	Colorbond "Jasper"
MAIN WALLS	Dulux "Heifer"
FEATURE COLOUR	Dulux "Tea House"





# “Dubai”

Natural Earth Tones



## BUILDERS GUARANTEE

Homes-R-Us backs our builds with a Six Year Structural Warranty. We also have a standard six month Maintenance period for minor problems that can occur.

## PIECE OF MIND

Homes-R-Us (Australia) Pty Ltd is a licensed builder and a member of the Housing Industry Association (HIA) and Master Builders Association (Q MBA & MBA).

Homes-R-Us has the buying power of a large volume contract builder, offering sensational value for money.

With over a hundred success stories every year, you can be assured Homes-R-Us can turn your dream home or investment into a reality!

## FULL TURN-KEY SPECIALISTS

Our group's growth has been founded on delivering new homebuyers and investors in regional and city locations, a complete range of designs to suit every market. So whether you are buying your first home or looking to build a Full Turn-Key design, look no further.

## EXTERNAL WORKS

1. Exposed concrete driveway.
2. Winter green turfed yard and gardens.
3. Fully enclosed private back yard with 1800mm fence, as per covenant approval.
4. Concrete alfresco area under main roofline.
5. Single/Double access gate to side of house.
6. 5,000L Rain water Slim Line tank and pump plumbed into toilets and washing machine.
7. Plasmite or Kordon termite protection with Manufacturer's Guarantee – builders choice.
8. Letterbox – Brick and rendered finish as per contract.
9. Wall or fence mounted clothesline.

## WALL & ROOF FRAME

10. Treated pine wall frames and engineer designed trusses.
11. Clay Brick construction with a render finish.
12. Colorbond Roof, Fascia & Gutter.
13. Remote controlled panel lift door with garage cradle (3 handsets).

## INSULATION

14. Wall sarking (as per Energy Efficiency Report).
15. R2.5 Ceiling Batts (as per Energy Efficiency Report).
16. Weather strip to front and rear external doors.

## ELECTRICAL

17. Ducted air-conditioning through-out.
18. 1x T.V. Antenna & 2 x T.V. points.
19. 2 x Telephone Points.
20. All electrical fittings as per signed House Plan.
21. Safety switch to meter box.
22. 2 smoke detectors wired to 240v power supply.

## JOINERY / ROBES / LINEN / STORE

23. Front Door – Hume Camden equivalent. Fixed glass obscure sidelights as per plan.
24. Hume Internal Doors fitted with Gainsborough lever series door furniture (or Builders equivalent).
25. Robes, Linen & Stores all fitted with chrome shelving.
26. Vinyl sliding doors to bedrooms in white or chrome.

## WINDOWS

27. Powder coated Bradnams Aluminium window frames.
28. Vertical blinds fitted to all windows and sliding doors (excludes garage and obscured windows)
29. Flyscreens to all windows & Security screens to external doors.

Owners Signature: \_\_\_\_\_

Owners Signature: \_\_\_\_\_

## KITCHEN

31. Gianni cook-top or equivalent & Rangehood.
32. Builders Choice Stainless Steel fan forced wall oven.
33. Builders Choice Stainless-look Dishwasher.
34. Stainless steel 1 ½ bowl sink with chrome plated mixer tap.
35. Laminated Bench tops with 180 degree postformed edges.
36. Laminated doors with white melamine shelves to cupboards and pantry.
37. 2400mm overheads to ceiling as per plan (includes bulkhead).

## BATHROOM / ENSUITE / WC / LAUNDRY

38. Vanities as per Builders Selection of Vanities, 1 x 900mm tap hole.
39. Laminated clear glass shower screens with pivot doors.
40. Full width framed mirror over vanity.
41. Slim-line porcelain white toilet suites.
42. 1525mm acrylic white bath.
43. Exhaust fan in Bathroom & Ensuite.
44. Chrome accessories including double towel rails and toilet roll holders.
45. Dux Radiant 250 Litre Heat Pump hot water system or equivalent.
46. 45L white acrylic Laundry tub.

## FLOOR COVERINGS

47. Designer floor tiles to all wet areas, hallways, entry, Kitchen and Dining areas.
48. Skirting tile to Laundry, WC and bathrooms.
49. Tiled splash backs to Kitchen and laundry.
50. Carpet to all Bedrooms and Lounge Room in accordance with the Builders Standard Colour Selection Range.

## PAINT and LININGS

51. Plasterboard to all walls and ceilings including under-roof patio area.
52. 90mm cornice to ceilings and 55mm to robes and cupboards.
53. 42mm architraves / 68mm skirting – Colonial profile or similar.
54. Premium low sheen acrylic paint to all internal walls. Gloss enamel to all trims.

## FEES

55. Soil test and all fees associated with Council Approval.
56. All mandatory Building Insurances.
57. Six Month Maintenance Period.
58. Six Year Structural Warranty.

BUILDER'S SIGNATURE: \_\_\_\_\_



BSA Licence No: 1044861



BRISBANE OFFICE:  
35 Richland Drive,  
Bannockburn QLD 4207  
Phone: (07) 5546 5121  
Fax: (07) 5546 5217  
E-mail: admin@homesrus.net.au



SALES OFFICE:  
Phone: 1300 723 466  
Fax: (07) 4157 8083  
E-mail: sales@homesrus.net.au



BUNDABERG OFFICE:  
PO Box 6131,  
Bundaberg East, QLD 4670  
Phone 0419 995 218  
Fax (07) 4130 5200  
E-mail: homes-r@bigpond.net.au