



varsity park
Norman Gardens

Builder: Mish Developments
SANCTUARY design



SANCTUARY design - 173 m²
(Lot 78) 9 Masters Avenue, Stage 4a, Varsity Park
Total Package Price: \$407,000

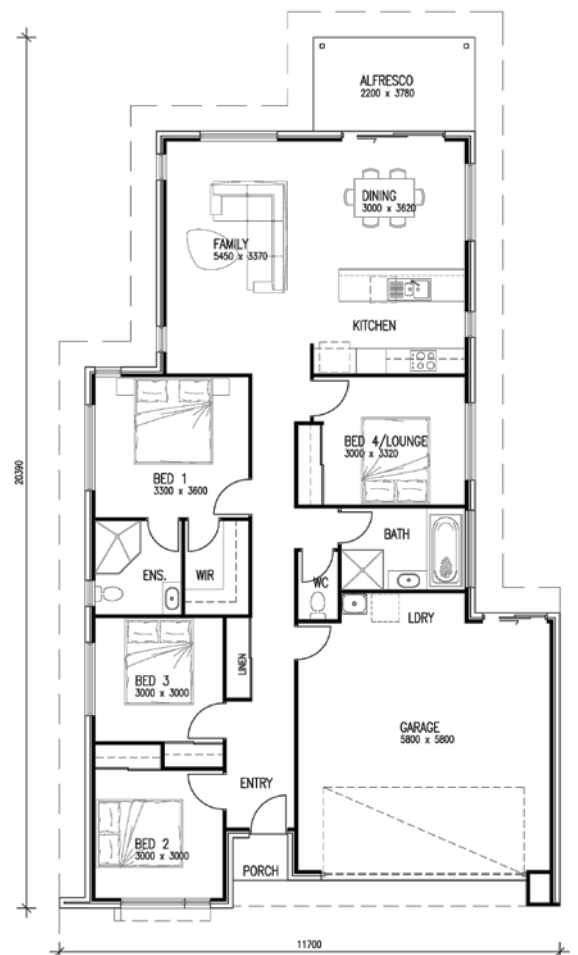
PROPERTY FEATURES:

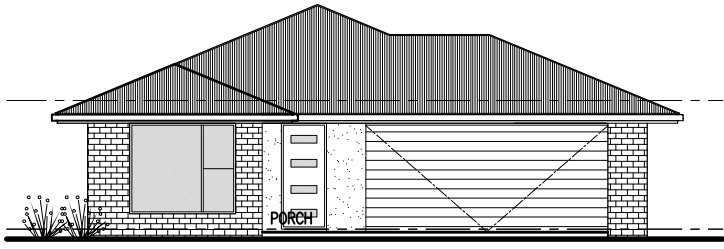
- Full turn key package
- 4 bedrooms, master with ensuite bathroom and walk in robe
- Main bathroom plus separate toilet
- Modern kitchen quality appliances, fittings and fixtures
- Split system air conditioning to living area
- Open plan kitchen/family/meals area
- Fans to all bedrooms and living areas
- Outdoor covered alfresco patio
- Double lock up garage
- Includes fencing, landscaping and driveway

ESTATE FEATURES:

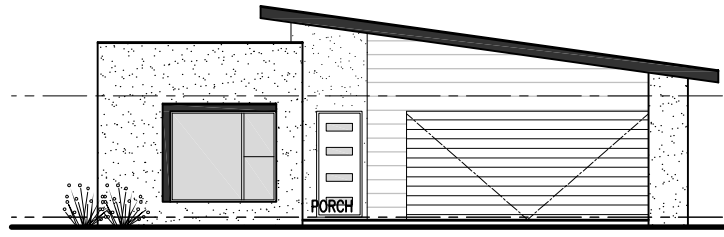
Conveniently situated just 7 kilometres from the Rockhampton CBD, **Varsity Park** in Norman Gardens is adjacent to Central Queensland University & is set to become the premier new address in North Rockhampton.

The community has been master planned by innovative Queensland developer, iLiv Developments to be a contemporary neighbourhood offering the best of both worlds - easy access to the city, the major employment hubs of Gladstone, the Bowen and Surat Basins and just 35 minutes from beaches, boating and Great Keppel Island.

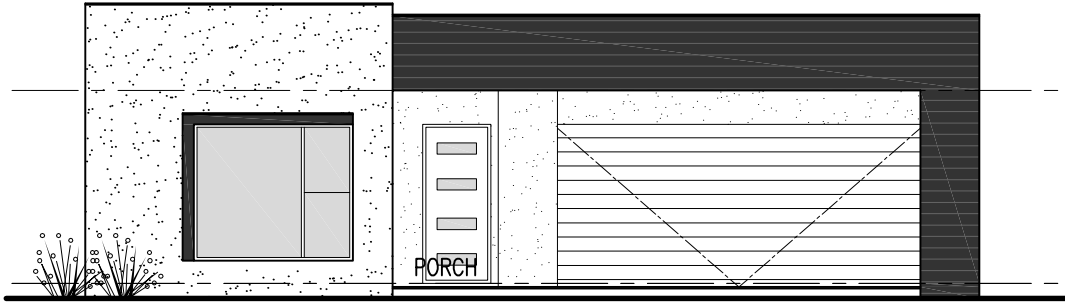




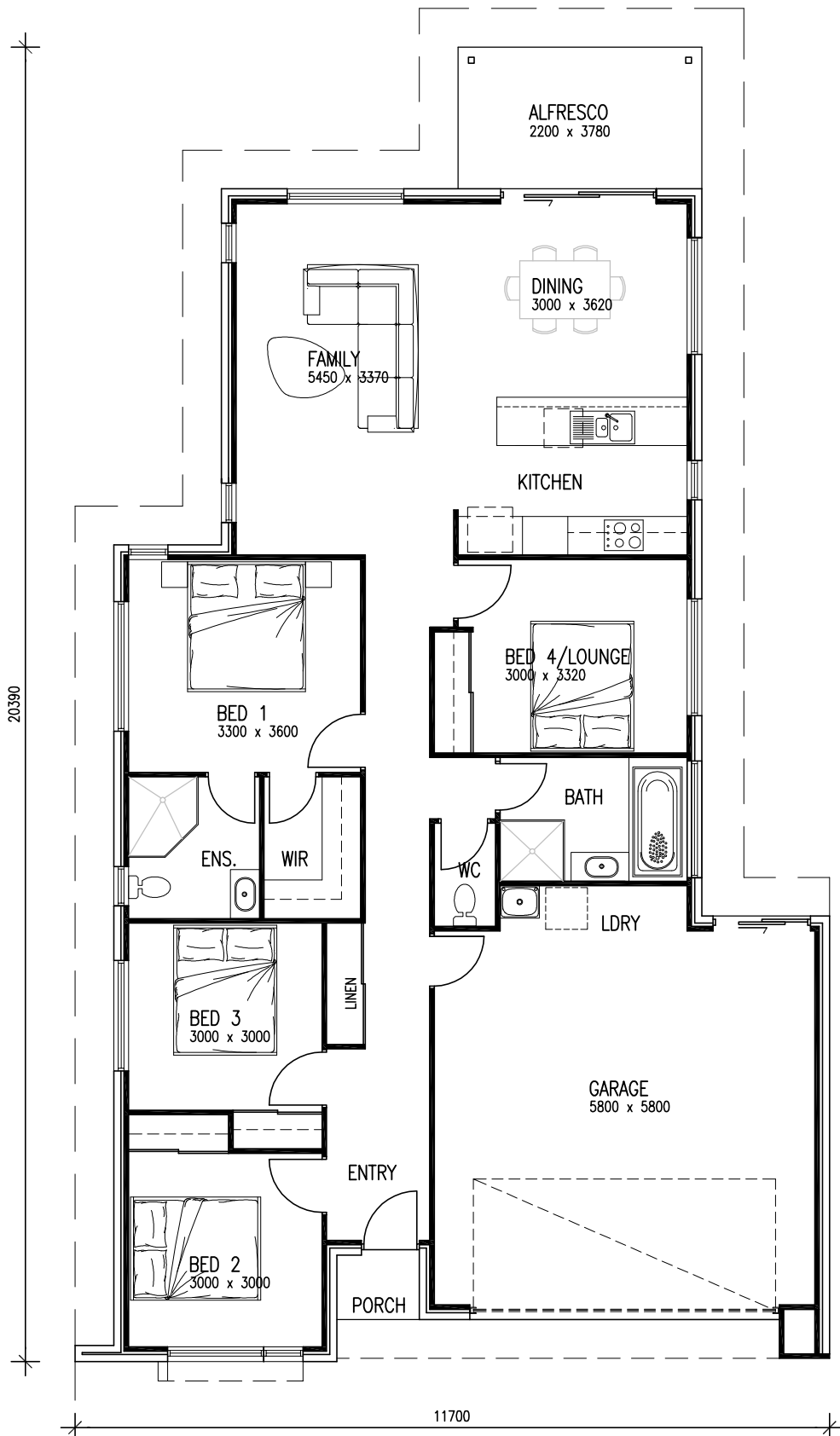
TRADITIONAL



VOGUE



DELUX



floor:	128.0sqm	TOTAL: 173.7sqm
porch:	1.2sqm	
alfresco:	8.3sqm	
garage:	36.2sqm	

SANCTUARY 173

PRELIMINARIES

- Council fees and charges (excluding town planning if required)
- Council plumbing approvals and certifier approval
- Full set of working drawings for building approvals, complying to energy efficiency rating
- Soil testing (allowance slab M class), contour survey
- Site survey and set out fees
- Portable long service levy (as required by law)
- Builders Insurance
- 6 year structural warranty
- 6 month builders warranty
- Sewer and water connection (to standard 6m setback)
- Storm water to legal point of discharge
- Sediment control barriers (where necessary)
- Site amenities

MANDATORY ITEMS

- Earth leakage circuit breaker-cuts power when a short is detected
- Hardwired smoke detectors, sound audible alarms
- Water tempering valves
- Non return valves
- Scaffolding and edge protection during construction as required

SITE WORKS AND ALLOWANCES

- Standard 6 metre set back
- Levelling land to provide pad for building design and construction as per plans. Cut and fill over full site allowance of 500mm using equal cut and fill methods excess soil to be left and spread over site.
- Footing and slab to suit block type with soil test and engineer design report for a maximum of "M" class site allowance in this contract.
- Single phase power connection point 8 meters from slab
- Landscaped- turf to whole yard
- Fencing – timber posts and railings to sides and rear of house 1.8 high
- 1x 900 wide personal gate
- Driveway and path to entry – Exposed aggregate (6 metre set back)
- Rear patio – tiled

EXTERNAL

- Colorbond roof, gutter, fascia– Surfmist, Classic Cream, Paperbark, Dune, Jasper, Windspray
- PVC Downpipes in paint finish
- Feature face brick and/or texture coat to façade as required and specified for the estate and covenants
- Soffits, eaves FC
- Powder coated aluminium windows & sliding doors - Ultra Black
- Windows & sliding doors with locks and keys
- Colorbond panel lift garage door with remotes (2 remotes, 1 wall) - various colours to match roof colour
- Mounted clothesline
- Letterbox
- 250ltr Electric hot water system
- Garden taps - two where applicable
- Termite protection – to Australian Standards
- 1 x External power point to rear alfresco area under cover

GENERAL

- Pine frames and trusses
- Sarking (foil) to external walls - provides moisture barrier and insulation
- Roof blanket insulation to entire roof
- 2400mm internal ceiling height
- TV co axial point to living room mounted 300mm above FFL unless stated otherwise
- 1 x TV Aerial (standard)
- 1 x Phone points (not including connection)
- 1 x 3.3kw reverse split system air conditioner to living area (builders range)
- Builders clean - note this is not a domestic /rental clean

INTERNAL

- Panel internal doors - hollow core
- Architraves 42mm x 11mm
- 90mm cove plaster cornices - 55mm cove to robes, linen, pantry
- DULUX PAINT 3 x coats of quality paint - including primer/ sealer undercoat
- Tiles to living areas from builders standard range
- Carpet to all bedrooms and separate lounge (where applicable) from builders standard range
- Ceiling fans to all bedrooms and living areas as per plans
- Vinyl sliding doors to wardrobes in bedrooms
- Single and double power points throughout as per plans
- Standard down lights to all living areas
- Switches - as per plans

KITCHEN INCLUSIONS

- Laminate finish to cabinetry and bench tops from builders standard range
- Overhead cupboards with stainless steel range hood from builders standard range
- Glass ceramic cooktop from builders standard range
- Stainless steel fan forced oven from builders standard range
- ¾ stainless steel sink with mixer tap from builders standard range
- Dishwasher from builders standard range
- Microwave space

BATHROOM AND ENSUITE INCLUSIONS

- Polymer moulded vanity top and pre-fab vanity units
- Acrylic bathtub
- Clear glass pivot shower screens – semi frameless
- Dual flush 6/3 ltr toilet suite
- Towel rails and toilet roll holders (builder’s choice)
- Mixer tap ware throughout from builders standard range
- Exhaust fans will only be provided as standard where required for ventilation purposes

LAUNDRY

- Standalone 45ltr stainless steel sink
- Hot and cold water connections for washing machine

GARAGE – Floor smooth finish concrete

SPECIFIC REQUIREMENTS

**Builders choice items are subject to change and availability. Images are for illustration purposes only.*

**Floor plans provided for the contract are indicative only and are subject to change upon working drawings*