

House & Land Package.



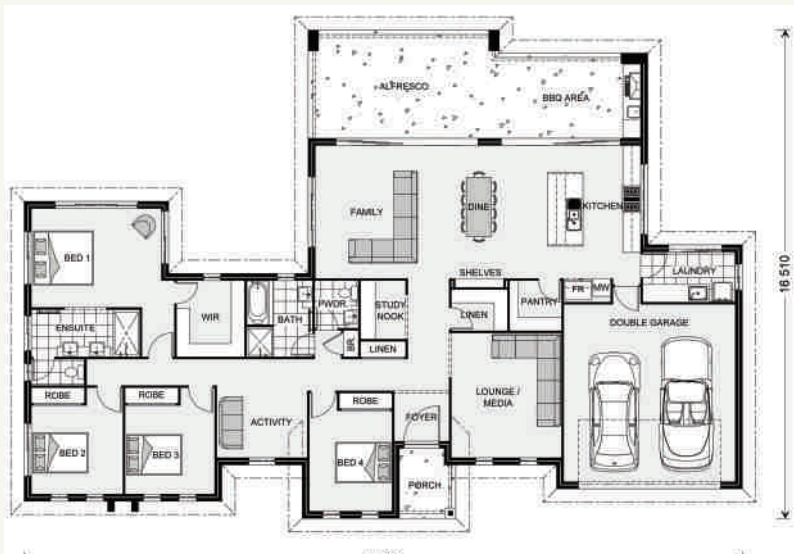
From \$599,300* (incl GST)

8 Ryans Drive, Cotswold Hills (4,170 m²)

Package includes[^]:

- + 90 cm Appliance Package
- + Stone Bench Tops
- + Air Conditioning
- + All Flooring and Lighting
- + Driveway and Turf Allowances
- + H Type Soil

[^]Please speak to your New Homes Sales Consultants for full list of inclusions.



Terms and conditions *Package price is based on standard home, standard floor plan and standard façade (may be smaller than façade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. G.J. Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. This design and illustration remains the property of G.J. Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant. Qcroft Pty Ltd T/As G.J. Gardner Homes Toowoomba. Builders licence 658677. Created 13/01/2020.

Stillwater Estate - 285.



Itemised Floor Area	Area
Internal	204.40
Garage	38.60
Alfresco	38.10
Porch	4.30
Gross	285.40

Drop in for a chat today.

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Contact us.

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visit us online at gjgardner.com.au

HOUSE AND LAND INCLUSIONS 2020

GENERAL

- **Energy Efficiency:** Compliant with energy efficiency rating – 6 star
- **Professional Colour Consult:** Included as standard
- **Fees:** Standard Council building application fees and permits. Standard water and sewerage connections fees
- **Insurances:** All Construction and Liability insurance included
- **Wind Loading:** N3 Wind Loading Rated
- **Cleaning:** House cleaned internally & externally 6 years
- **Structural Guarantee:** 6 years
- **Maintenance Warranty:** 12 months

SITE PREPARATION

- **Soil Type:** H type soil
- **Engineers:** Soil test, contour survey, slab & footings design, plumbing & drainage design
- **Site Works:** included to 500mm fall
- **Sewer Connection:** to 30 metres
- **Storm Water:** To street with a 6m set back or to bubblers where appropriate

EXTERNAL INCLUSIONS

- **Facade:** As shown in images
- **Roof:** "BHP" colorbond
- **Concrete Pumping:** Included
- **Roof Pitch:** As per elevations
- **Facia & Gutter:** "BHP" colorbond
- **Downpipes:** Painted PVC
- **Frames & Trusses:** T2 treated pine (25 year guarantee)
- **Frame Size:** 70 x 38 frames with 450 centres
- **Ceiling Height:** 2400mm as standard
- **Ceiling Insulation:** R 3.0 glass wool insulation batts
- **Ex Wall Insulation:** R 1.5 glass wool insulation batts
- **Termite System:** Creepy Crawly system to A.S. 3660.1
- **Plumbing:** Rehaub plumbing system
- **Windows & Doors:** Aluminium powder coated doors and windows (Per builder's selection) as shown on plans
Stacker doors if indicated on plan
- **Window Keylocks:** Included to all windows
- **Flyscreens:** To all windows and external sliding excluding front door
- **Garage Door:** "Centurian" 4800 panel-lift colorbond range (3 remotes)
(Note - timbergrain finish is extra)
- **Front Door:** Builder's "Humes" range swing (with door stops & catches) size as per plan
"Lane" entrance lockset
- **Front Door Lock:** 65 m2 concrete
- **Driveway/Path:** Tiled concrete (m2 as per plan)
- **Alfresco:** Tiled concrete (m2 as per plan)
- **Porch :** 5,000 litres
- **Tank:** Poly tank (choice of colours) with 2-way valve from tank to town water
Above ground tank auto rain saver RS3E-JETCOM82MPCX (Plastic Body)
- **Pressure Pump:** From builders range
- **Mailbox:** 2 external
- **Garden Taps:** 300m2 Wintergreen Cooch
- **Turf:** 300m2 Wintergreen Cooch

INTERNAL INCLUSION

- **Internal Doors:** Gloss painted Humes readicote doors (internal sizes as on plan)
- **Linen Cupboard:** With 4 internal shelves
- **Built In Robes:** to all bedroom's
Melamine top shelf,
Single hanging rails
Slider doors to robes
Bank of 4 shelves to each robe
- **Walk In Robes:** to all bedroom's
Melamine top shelf,
Single and Double hanging rails
Bank of 4 shelves to each robe
"Lane" leverset's (per builders range)
- **Door Handles:** To main bedroom, bathroom, ensuite & toilet doors
- **Privacy Locks:** Included to all internal doors
- **Door Stops:** Colonial or Splayed profile
- **Skirting:** Colonial or Splayed profile
- **Architraves:** Colonial or Splayed profile

- **Cornice:** Standard plaster cove 90mm
- **Plasterboard:** Wall and ceiling lining – 10mm
- **Carpet:** Included
- **Vinyl Planks:** Included

KITCHEN / PANTRY

- **Kitchen Bench:** Includes breakfast bar overhang
Stone bench tops (builder's range, Specific dollar allowance applies)
- **Kitchen Cupboards:** Laminated cupboards (includes internal shelf), laminated overhead cupboards (as per plan) and build in rangehood
Open shelves or cupboards as shown on plans
Stainless steel (per joiners selection)
- **Pantry:** Euromaid (Builders range package) 90cm freestanding oven, 90cm canopy rangehood and dishwasher
As shown on plans
- **Handles:** Builders range tapware by "Arto"
- **Appliances:**
- **Sinks:**
- **Kitchen Mixer Tap:**

ENSUITE, BATHROOM & W.C

- **Vanities:** Vanity with ceramic bowl
- **Basin Mixer:** Builders range tapware by "Arto"
- **Mirror:** Regency 1100mm high x full length of vanity
- **Shower Head:** Builders range tapware by "Arto"
- **Shower/Bath Mixer:** Builders range tapware by "Arto"
- **Shower Screen:** Semi Frameless Screen @ 2000 High with clear glass and pivot door
Raymor recline rectangle
- **Bathtub:** Builders range tapware by "Arto"
- **Bath Spout:** Tiled (700 x 500 @1300 high)
- **Niche:** Builders range by "Arto"
- **Towel Rail:** Builders range by "Arto"
- **Toilet Roll Holder:** Builders range by "Arto"
- **WCs:** Raymor classic +soft close seat
- **Wet Seal:** In bathroom, ensuite and toilet (as per Australian Building Code Requirements)

LAUNDRY

- **Laundry Bench:** Included
- **Washing Machine Tapware:** WM Cock C/D W/- non return valve
- **Laundry Tub Tapware:** Builders range tapware by "Arto"
- **Clothesline:** Rotary or wall mount included

PAINTING

- **Internal & External:** 3 coat Watty! paint system

TILES (builders Range)

- **Bathroom & Ensuite:** Tiling to floors, skirting to 200mm high. 200mm high splash back tiling to floors and skirting 200mm high
- **Toilet:** tiling to floors, 200mm high skirting and tub splashback up to 400mm high
- **Laundry:** tiled to base of overhead cupboards
- **Kitchen Splashback:**

ELECTRICAL

- **Internal Light Points:** 20
- **External Lights:** 5
- **Lighting Allowance:** \$1,500 supply allowance
- **Garage Light:** Fluoro strip light
- **Double Power Points:** 20
- **Air Conditioning:** Fujitsu wall mounted split to main living space
Not included unless specified
- **Solar:** 4
- **Ceiling Fans:** 2
- **T.V. Points:** 1
- **Telephone Points:** 1
- **Single Phase Power:** Included to 15 L/M – underground
- **Heat Lights:** 4 heat/light/exhaust) to each bathroom and ensuite
- **Hot Water System:** Electric hot water system supplied and installed as per Government Laws
- **TV Antenna:** Circuit breakers
- **Smoke Detectors:** Builder to include draw wire in conduit only from street boundary (Max 15 L/M) one single power point, one connection point.
- **Safety Switches:**
- **NBN Draw Wire & Pre Setup:**

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