

House & Land Package.



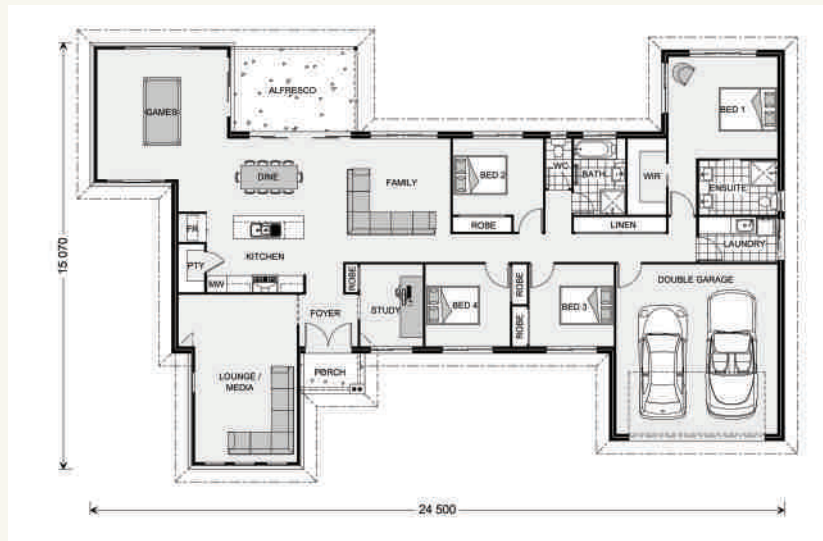
From \$489,900* (incl GST)

19 Colonial Drive, Gowrie Junction (4,000 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.



Kingaroy 255 Estate.



| Itemised Floor Area | Area |
|---------------------|---------------|
| Internal | 200.70 |
| Garage | 37.80 |
| Alfresco | 13.30 |
| Porch | 3.60 |
| Gross | 255.40 |

Drop in for a chat today.

205 Hume Street,
Toowoomba QLD 4350

Contact us.

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visit us online at gjgardner.com.au

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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
- **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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