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*Unit 2 / 1 Girraween Crescent,
Banya, Qld, 4551*



Lower Level House Size	116.9m ²
Alfresco Area	10.4 m ²
Front Entry Porch	2.8 m ²
Upper Level House Size	75.8 m ²
Total Duplex House Size	205.9 m²
Duplex Land Size	260m ² Approx (509m ² Total Site)

Appraisal Summary:

Construction is soon to get underway on these impressive units with completion scheduled for June, 2024 and finalization of the individual titles to be completed in July, 2024.

These are large duplex's, larger than a great many nearby houses, impressive externally, spectacular and spacious internally with upmarket inclusions to rival any duplex in Aura. Unit two contains four bedrooms, media, and three bathrooms at 206m².

Several parks, sporting fields, shopping facilities, walking trails and cycle paths on your doorstep with tree-lined veloways connecting you to the whole Aura community. Recently completed nearby road links will make both the beach and the commute to Brisbane much easier and far more efficient.

The two impressive units are built at right angles to each other to ensure complete privacy to one another with a sound and fire proof gyprock party dividing wall between the units.

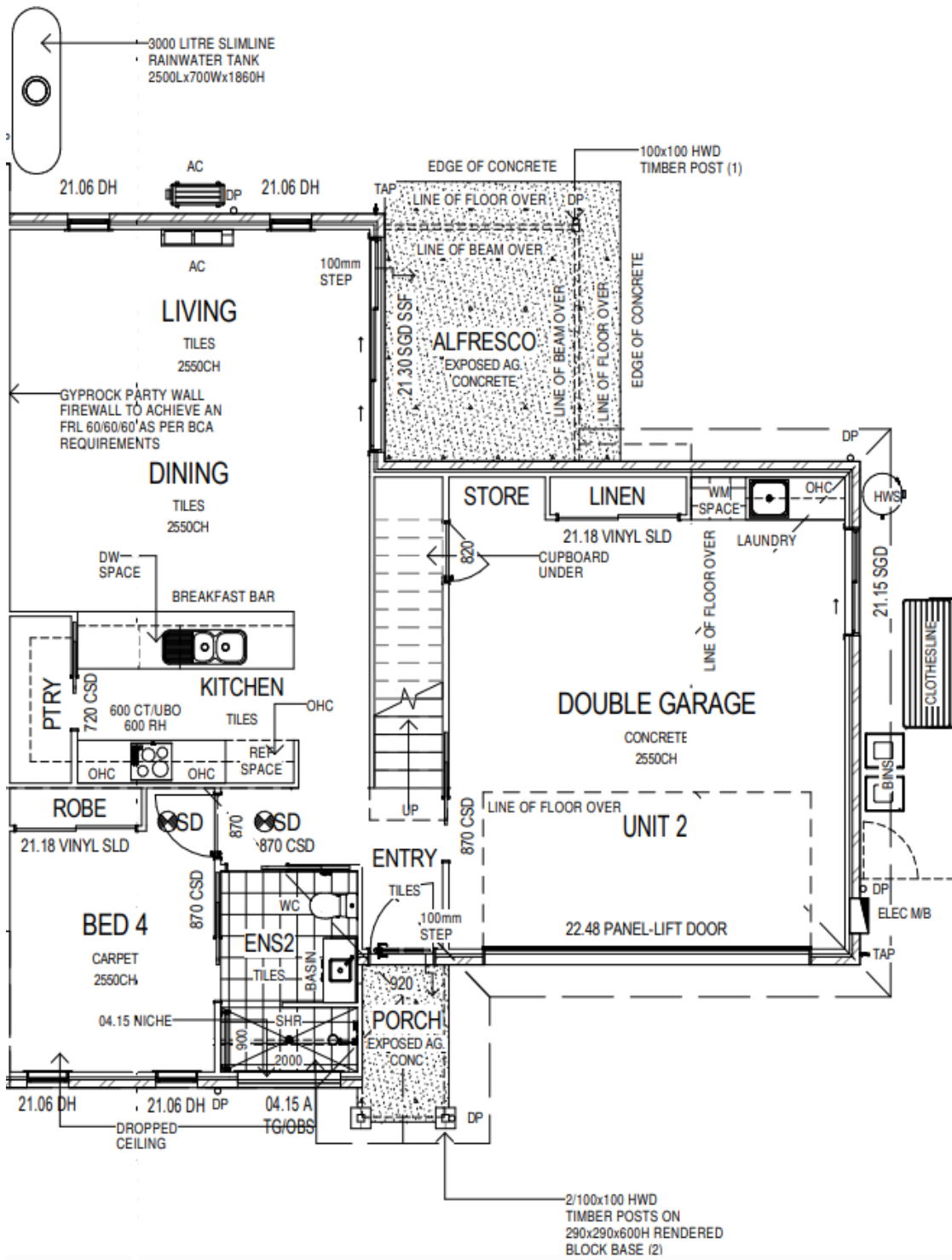
Lower level includes a guest bedroom, complete with wardrobe and elegant two-way ensuite. Spacious living and dining areas, modern kitchen with walk-in pantry, large alfresco area, linen closet, internal laundry, storage cupboard and double garage.

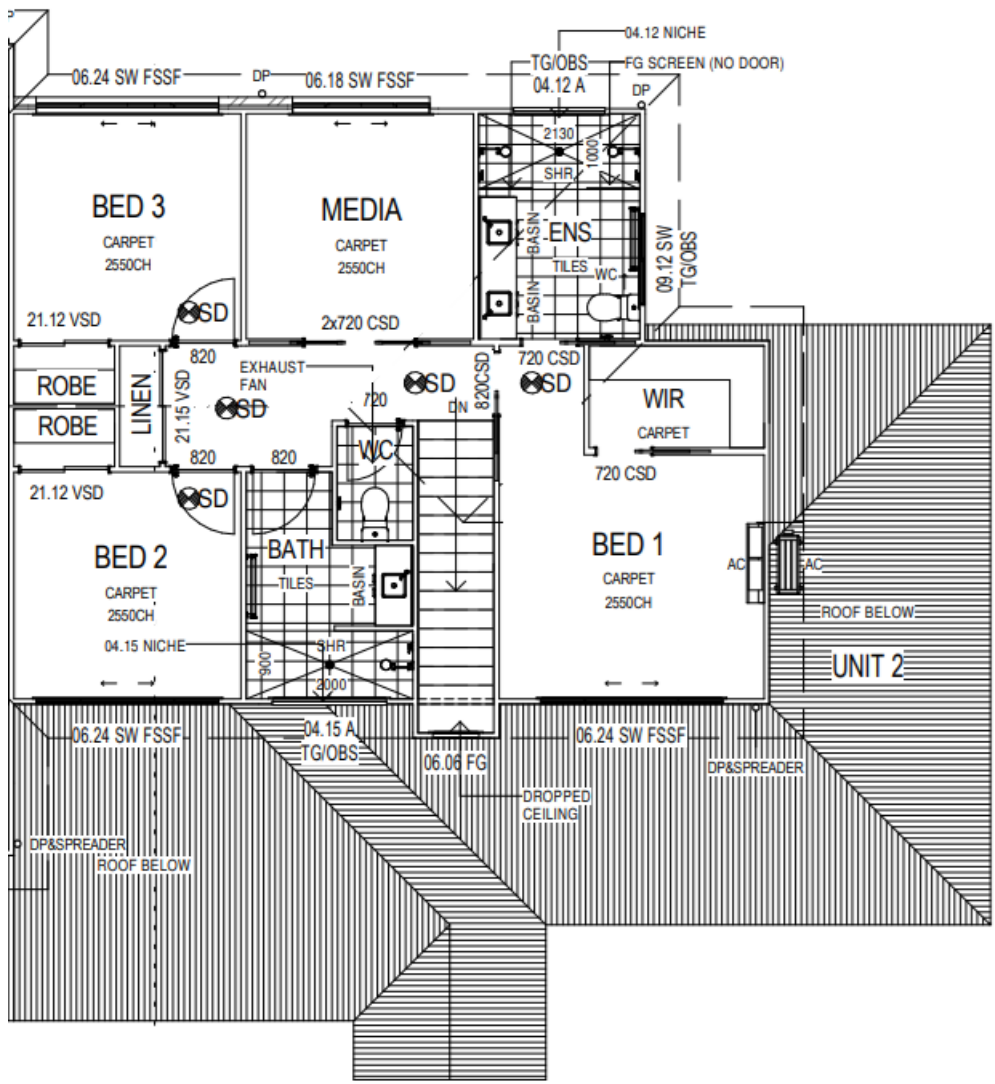
Upper level provides three more bedrooms; the large master bedroom with spacious walk-in-robe and stylish ensuite. Private media behind cavity sliding doors to act as a lounge or activities room, main bathroom, separate wc, and another linen cupboard.

Air-conditioned living areas and main bedroom, quality range of sun block blinds to all windows and glass sliding doors, fully fenced and landscaped in compliance with development covenants.

Instant street appeal and to be sold as fully finished, allowing the new buyer to simply move in with everything completed and ready for occupancy.

Corner location with each dwelling having its own separate title with no body corporate fees. Available to be secured now, prior to completion and eligible for the new \$30,000 first home owner grant for those who qualify.





Inclusion List:

- Category one acoustic requirements allowed for
- Colorbond roof with insulation blanket (Sarking) installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry portico, ceiling lined and sealed, with two 100mm x 100mm stained timber posts on 290mm x 290mm x 600mm high rendered block base
- Feature pine battens fixed above front entry portico to enhance street appeal
- Concrete 'waffle pod' floor slab
- External walls a mixture of weatherproof external cladding, sealed and painted, and rendered brick veneer
- Sisalation (moisture proof barrier) fixed to timber frame behind all external brickwork and to all weatherproof external cladding
- Gyprock 'party dividing wall' separating each unit, concrete core filled and built to 'firewall' recommendations
- Vented round gable vent to front elevation
- 2550mm high ceilings to both lower and upper level ceilings
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows, awning windows and glass sliding doors
- Flyscreens to all opening windows and glass sliding doors (except front door)
- Pull down sunblock blinds to all windows and glass sliding doors (except front door, garage sliding door, FGH window to stair void, and windows inside shower recess)
- Key locks to all windows and glass sliding doors
- 450mm x 450mm quality 'pressed edge' floor tiles to downstairs living areas and wet areas
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, linen cupboard, media, and upper-level hallways
- Flush panel 'Redicote' internal doors with satin chrome lever type door handles
- Push-on or cushion door stops to all internal swing doors

- Spacious entry with translucent and painted 920mm wooden, hinged front entry door
- Stained timber wooden staircase with timber handrail
- Storage cupboard under stairwell with access from the garage
- Storage space to rear of double garage
- Two-way ensuite/ bathroom to lower-level bedroom four/ guest bedroom with large 2000mm long x 900mm wide shower with open access, shower niche, and handheld shower rose on flexible chrome hose. Stone vanity bench top with square shaped vitreous china inset basin, Flickmixer tapware and full width frameless mirror above. Double door vanity cupboards in a woodgrain finish. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. Chrome double towel rail and toilet roll holder. Exhaust- heater fan in ceiling, smart tile square shaped floor wastes and two cavity sliding access doors
- Ensuite to bedroom one, large 1000mm wide x 2130mm long double shower with semi-frameless safety glass and pivot door access, shower niche, and two handheld shower roses on flexible chrome hoses. Stone vanity bench top with twin square shaped vitreous china inset basins, Flickmixer tapware and full width frameless mirror above. Two double door vanity cupboards in a woodgrain finish. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. Chrome double towel rail and toilet roll holder. Exhaust- heater fan in ceiling, smart tile square shaped floor wastes and cavity sliding access door
- Main bathroom to upper level, adjacent to bedroom two, with Stone vanity bench top, square shaped vitreous china inset basin, Flickmixer tapware and full width frameless mirror above. Four door laminated vanity cupboards in a woodgrain finish. 900mm x 2000mm shower with wall accessory niche, handheld shower rose on flexible chrome hose and safety glass pivot access door. Chrome double towel rail, exhaust-heater in ceiling and swing access door
- Wall tiles floor to ceiling in ensuites, powder room and bathroom
- Separate WC adjacent main bathroom with dual flush close-coupled vitreous china toilet suite with 'Soft-close' lid and seat, chrome wc paper holder, exhaust fan and swing access door
- Double 720mm wide cavity sliding doors to access private and enclosed media room to upper level

- Built-in wardrobes to bedrooms 2, 3 and 4 with Melamine top shelves, four Melamine side shelves, chrome plated hanging rails with a matt finish to silver framed vinyl faced sliding access door and one mirror sliding door
- Large walk-in wardrobe to bedroom one, Melamine top shelf, chrome plated hanging rails and four Melamine side shelves
- Cavity sliding privacy access door to bedroom one
- Double sliding door linen cupboard to upper level with 4 rows of Melamine shelves and double vinyl sliding access doors
- Double sliding door linen cupboard to lower level, adjacent laundry, with 4 rows of Melamine shelves and double vinyl sliding access doors
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV / Data points to all bedrooms, media and living area
- House is prewired for both telephone connection and the National Broadband Network connection
- Four blade ceiling fans to lower level living areas, alfresco, media and all bedrooms (7)
- Recessed energy efficient downlights to living and service areas, florescent tube to double garage, external lights to front entry porch, clothes drying area and patio
- Daikin (or similar brand) 7KW split system air-conditioning unit installed to lower level living area
- Daikin (or similar brand) 2.5KW split system air-conditioning unit installed to bedroom one
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- Timber (splayed profile) 42mm wide architraves and 63mm high skirting boards
- Feature 'square set' finish to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas

- Modern kitchen with laminated floor cupboards, drawers, and overhead cupboards all with soft close function. 20mm Stone benchtops with Euromaid (or similar brand) multi-function 600mm gas cooker, 600mm electric oven, and 600mm stainless steel rangehood, stainless steel dishwasher installed, stainless steel double bowl undermounted sink with mixer tap and draining board, walk-in pantry with five rows of melamine shelves and cavity sliding access door, 1000mm wide fridge recess with water connection and overhang to wide island breakfast bar with feature woodgrain panelling, and feature tiled splashback.
- Internal laundry in garage; stainless steel tub, concealed washing machine taps, washing machine space, wall mounted dryer provision, overhead cupboards and sliding glass exit door to clothes drying area
- Fold-a-way clothesline installed to nominated clothes drying area
- Rinnai 250 litre electric hot water system installed
- Double lock-up garage with remote controlled automatic opening Colorbond sectional panel door (2 handsets plus one wall mounted) internal cavity sliding access and glass sliding exit door
- Exposed aggregate concrete drive to double garage and footpath to front entry portico
- Colorbond roof to outdoor entertaining area (alfresco), ceiling lined and sealed with exposed aggregate concrete floor slab and stained 100mm x 100mm timber support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from living area to access outdoor entertaining area
- 3,000 litre rainwater tank connected to all toilets (4) and laundry cold water supply
- 1800mm close butted timber paling privacy fence to rear and side boundary between the two units
- Fully turfed and decoratively landscaped front and rear gardens providing minimal maintenance
- Approximately 5m x 3m (15m²) of turfed 'private open space' to rear boundary
- Decorative 1800mm high lapped and capped timber side fence to hide bin storage area, painted to match house with single access gate
- Termite treatment in compliance with Sunshine Coast Regional Council requirements

- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: Two coat system inside and out, (undercoat or sealer and top coat)
- Letterbox, rendered and painted to match house, supplied and installed
- Tv antenna supplied and installed
- House is pre-wired for future NBN connection
- 2 external hose taps
- 6 months builders maintenance
- Individual strata title allowed for

Total Price: Unit 2, land, & above inclusions

\$748,000