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Lot 8156 Barossa Crescent,  
Banya, Aura, Qld, 4551



Lot Number	8156
Bed / Bath / Garage	3 / 2 / 2
<b>Total House Size</b>	<b>150 m2 (16.1 Squares)</b>
Land Size	250 m2
Features	Air Conditioning, Study Nook

## Appraisal Summary:

*Opportunity knocking! Well-known, local, private builder to commence building another quality 'spec' home – to be sold as a completed, ready to move in package at \$699,000 that is sure to capture the attention of first home buyers, down-sizers, and investors alike.*



*Doubled First Home-Owner grants available to those that qualify, meaning a great chance to secure your first home in a highly competitive market with \$30,000 incentives from the government.*

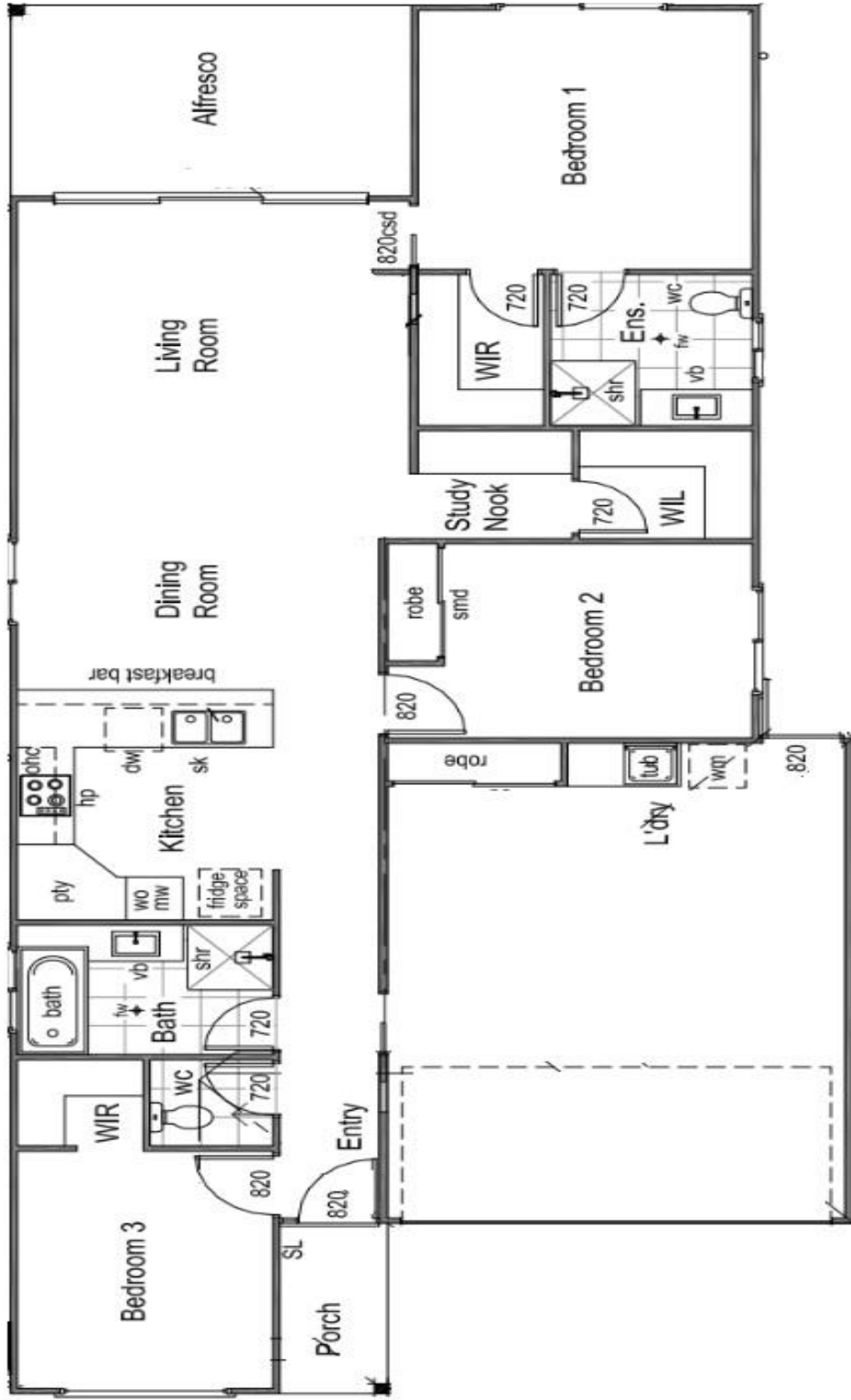
*Three bedrooms with an ensuite and walk-in wardrobe to master bedroom that is privately situated at the rear of the property. Walk-in wardrobe to bedroom three and built-in wardrobe to bedroom two.*

*1¾ size garage (4.8 metres wide), walk-in linen cupboard, garage storage or second linen, study nook with desktop, 2.55m high ceilings throughout, 600mm x 600mm porcelain floor tiles to living and service areas, well designed kitchen with Westinghouse stainless steel appliances and corner pantry.*

*Roofed and external grade large porcelain floor tiled alfresco, fully fenced, fully turfed large back garden, decorative garden beds and turfed front garden, side access gate, exposed aggregate concrete drive, street appealing front elevation.*

*Enquiries prior to commencement date welcome. Available to be secured on a \$5,000 deposit with no progress payments or build payments. Our builder has purchased the land with his money, will self-fund the build and you can secure the brand new final product now, with settlement upon completion!*

*Note: Pictures are of a previous, replica build in Aura.*



### Inclusion List:

- Colorbond roof ( Custom Orb ) profile, 23.0 degree pitch with heavy duty sarking underneath
- 2.5 insulation Batts to ceilings throughout
- Decorative Dutch gables to front elevation
- Colorbond fascia and gutter
- Colorbond roofed front entry porch, ceiling lined and sealed with brick support column
- 820mm wide aluminium framed obscure glass panelled front entry door
- Concrete floor slab
- James Hardies weatherproof external cladding, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all James Hardies external weatherproof cladding
- 1.5 insulation Batts behind James Hardies weatherproof external wall cladding
- 2.55 metre high ceilings throughout
- Termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Flyscreens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors
- Quality range of carpet to all bedrooms, bedroom 2 built-in wardrobe, bedroom 3 and bedroom one walk-in wardrobes
- 600mm x 600mm porcelain floor tiles to front entry, kitchen, dining-living area, bathroom, wc and ensuite,
- Ensuite to bedroom one, stone vanity bench top with Polytec 'soft-close' cupboards and drawers, semi-recessed vitreous china vanity bowl, chrome mixer tapware with full width mirror above. Clear safety glass shower screens, pivot access door, wall accessories niche, flexible chrome shower hose and adjustable shower rose with rain water shower head in addition above. Wall tiles to 2 metres high in shower. Dual flush close-coupled wc with 'soft close' lid and seat. Chrome double towel rail, chrome wc paper holder, light-heater-exhaust fan to ceiling, chrome floor wastes and swing access door with privacy lock



- Main bathroom has stone vanity bench top, Polytec 'soft-close' floor cupboards and drawers, vitreous china bowl inset in bench top with chrome mixer tapware and full width mirror above. Clear safety glass shower screens with pivot access door, wall accessories niche, flexible chrome shower hose and adjustable shower rose with rain water shower head in addition above. Wall tiles to 2 metres high in shower. 1675mm long and deep acrylic bath tub with chrome mixer tapware and swivel spout, chrome double towel rail, light-heater-exhaust fan to ceiling, chrome floor wastes and swing access door with privacy lock



- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Built-in wardrobe to bedrooms 2, Melamine top shelves, stainless steel hanging rails and mirror faced sliding access doors
- Walk-in wardrobes to bedroom 3 and bedroom 1, Melamine top shelves, bank of Melamine side shelves, stainless steel hanging rails and swing access door to bedroom 1
- Walk-in linen cupboard with 4 rows of Melamine shelves
- Study nook with laminated bench top
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms
- 4 blade ceiling fans to all bedrooms, dining room and living room (5)
- Rinnai (or similar quality brand) 7.2kw split air-conditioning system installed to living area
- TV points to living area and bedroom 1
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- LED flush mounted down lights to living areas, bedrooms and service areas. Oblong fluorescent tube to double garage, external light to undercover entertaining area, front entry and clothes drying area
- Flush panel internal doors with brushed chrome finish to lever door handles

- Cushion or clip-on door stops to all internal swing doors
- Bevelled edged timber 42mm wide architraves and 68mm high skirting boards
- Plasterboard lined internal walls and ceilings



- Feature, modern square set finish to ceilings throughout
- Villaboard lined walls to all wet areas
- Kitchen with Polytec gloss finish to floor and overhead cupboards, stone bench tops, Westinghouse multi-function stainless steel fan forced wall oven with Westinghouse 900 watt built-in microwave above, Westinghouse 'touch-control' ceramic hot plate, Westinghouse stainless steel slide-out rangehood, Westinghouse stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap. Corner pantry with 5 melamine shelves, 'soft close' feature to pot drawer, plate drawers and cupboard doors, rubbish 'tidy-bin' in cupboard, 300mm x 600mm porcelain splashback tiles above bench tops to underneath overhead cupboards, fridge recess with water connection and breakfast bar
- Laundry to rear of garage with stone bench top and 'soft-close' doors to 2 door floor cupboards below. Open access storage cupboard with 4 rows of Melamine shelves, Everhard stainless steel laundry tub with Flickmixer tap inset in bench top, washing machine taps and swing exit door
- Plain concreted footpath from laundry to clothesline and side of house boundary
- Foldaway clothesline supplied and installed
- 250 litre Rinnai (off peak) hot water cylinder installed and fully operational on plain concrete floor slab
- 1¾ size (4.8 metre wide) garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted) and cavity sliding internal door access
- Exposed aggregate concrete drive

- Spacious outdoor entertaining area (Alfresco) with glass sliding access doors from living area, under main roof, lined and sealed with 600mm x 600mm external grade porcelain floor tiles



- Wall mounted weather proof double power point provided for outdoor entertaining area, (Alfresco)

- 1.8 metre high close butted timber paling fence to side and rear boundaries, One single timber paling side access gate to East side boundary
- Large rear garden, fully turfed, front garden turfed with decoratively planted garden beds in compliance with Development covenants

- 3,000 litre rain water tank supplied and installed on plain concrete floor slab with pump, connected to both toilets and laundry cold water supply

- Termite pest control treatment in compliance with Sunshine Coast Council requirements (Accurate Pest Control)

- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses

- Painting: 3 coat system inside and out, (undercoat or sealer and two top coats)

- Decorative letterbox with street number supplied and installed

- TV antenna supplied and installed

- 2 external hose taps

- Queensland Building and Construction Commission 6½ year structural warranty

- 6 months builders maintenance guarantee

**Total Price: House, land & Above inclusions**

**\$699,000**