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*108 Great Keppel Way,
Banya, (Aura) 4551*



Bedrooms	Four + Media
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air Con, Raked Ceilings, Pool
House Size	210m2 (22.6 Squares)
Land Size	392m2

Appraisal Summary:

100% finished and ready to move in; 108 Great Keppel Way is designed to have a spacious feel with larger room sizes and feature raked ceilings to the living areas.

An abundance of quality throughout with upmarket inclusions including ducted air conditioning and hybrid wooden flooring.

Four bedrooms with a media room that can easily be made into a fifth bedroom or retreat, giving the owner multiple living options, and tailoring to a variety of family size and situations.

The master bedroom is at the rear of the property with an expansive walk-in wardrobe and spacious, upmarket ensuite. Bedrooms two and three are to the front of the property, each with built-in wardrobes and located to offer privacy to the remainder of the home.

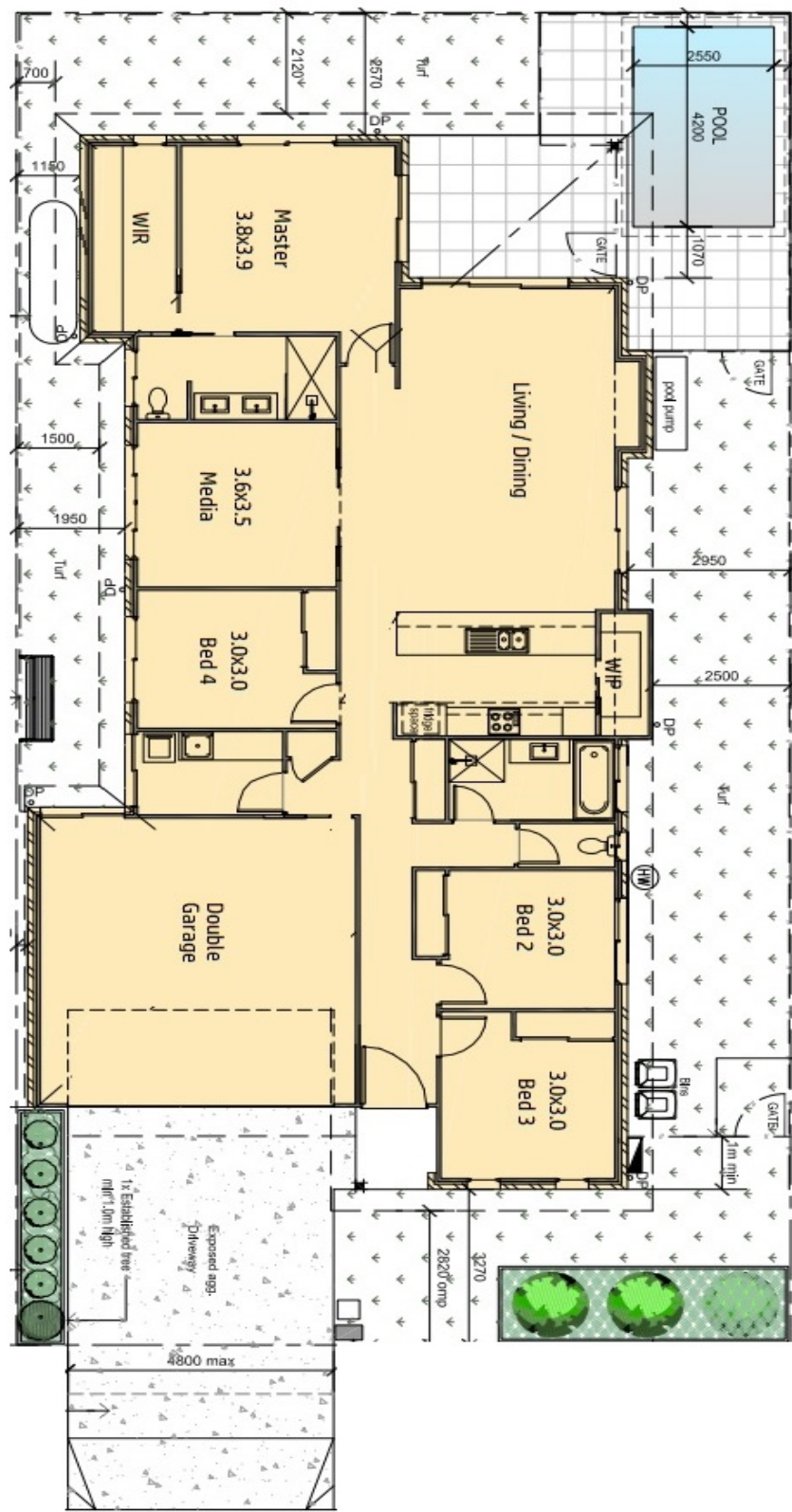
A spacious media room with cavity sliding doors allow for dual living areas, situated opposite the dining and living area.

Elegant kitchen with stone bench tops, waterfall edge, undermounted sink, stainless steel appliances and sizeable walk-in pantry, high quality fixtures and fittings, dishwasher, rangehood and gas cook top.

Plenty of storage, clothes drying court from the laundry, double garage with remote controlled panelift door and epoxy painted floor, and private outdoor entertaining area; fully tiled and overlooking the sparkling inground swimming pool.

Ample yard, fully turfed, fenced and decoratively landscaped with the rare, luxury, addition of the 4.2m x 2.55m in-ground pool. Not a common fixture for spec builds!

Built by a well-known, reputable, local, private builder and available to be secured on a \$5,000 deposit with settlement early in the new year.



Inclusion List:

- Colorbond roof (Custom Orb) profile with 60mm Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch, ceiling lined and sealed with stained Merbue 140mm x 140mm timber support post
- Colorbond fascia and gutter
- Concrete floor slab with rebated provision to allow for a flush finish for all glass sliding doors
- Brick external walls, cement rendered and painted and James Hardies external weatherproof cladding, sealed and painted
- Sisalation (moisture proof barrier) fixed to all external walls
- R1.5 Batts providing additional insulation behind Hardies Linea board weatherproofed cladding. R2.5 batts to raked ceiling.
- Pest resistant timber frames throughout
- 2.550 metre (8 foot 6 inch) high ceilings throughout with a feature raked ceiling in living area.
- Powder coated aluminium windows and glass sliding doors
- Diamond mesh security screens to all opening windows and glass sliding doors
- View Screen stainless steel security screens to front elevation louvered windows
- Sun-block, pull-down blinds to all windows and glass sliding doors (\$2000 allowance with colour to be selected by buyer and installed by the builder)
- Quality 7.5mm hybrid timber vinyl plank flooring to front entry, hall, living areas and kitchen
- Quality range of carpet with underlay to all bedrooms, built-in wardrobes and master suite walk-in wardrobe
- Decorative 1200mm wide wooden front entry door



- Ensuite to bedroom one with back to wall wc with 'soft-close' lid and seat, semi-gloss laminated vanity cupboards and drawers with 20mm stone vanity bench top, twin vitreous china basin inset in bench top, flickmixer tapware and frameless bevelled edged full



- width mirror above. Wide shower with tiled accessory niche, clear safety glass shower screens, chrome edge, and pivot access door. Adjustable shower rose fitted to flexible chrome hose, chrome towel rail, chrome wc paper holder, floor wastes, exhaust fan-heater-light to ceiling, and cavity sliding access door
- Spacious main bathroom adjacent to bedroom two with feature free-standing bath tub, laminated vanity cupboards and drawers with 20mm stone vanity bench top, vitreous china hand basin inset in bench top, flickmixer tap and frameless bevelled edge full width mirror above. Chrome trim to clear safety glass shower screens and pivot access door, tiled accessories niche, adjustable shower rose fitted to flexible chrome hose, chrome towel rail, floor wastes and light-heater-exhaust fan to ceiling
- Separate wc adjacent to bathroom with back to wall dual flush toilet with 'soft-close' lid and seat, chrome plated wc paper holder and privacy lock to swing access door. Exhaust fan in ceiling.
- Floor to ceiling wall tiling in ensuite and bathroom
- Built-in wardrobes to bedrooms two, three and four, each with Melamine top shelf, chrome hanging rail and one mirrored and one vinyl faced sliding access door
- Large walk-in wardrobe to master suite, Melamine top shelves, two banks of Malamine side shelves, chrome plated hanging rails and cavity sliding door access
- Linen cupboard in hallway with five rows of Melamine shelves, 450mm wide broom closet and power point for vacuum charging
- Broom closet with overhead shelf outside laundry

- Hardwired smoke detectors with battery backup in ceilings inside and outside bedrooms as per legislation
- Four blade ceiling fans to living area, dining room, media room, all bedrooms and outdoor entertaining area (8)
- Fujitsu inverter 10.5kw reverse cycle ducted air-conditioning installed throughout
- Two tv points; media room, and living area
- Phone/data connection point installed
- Ample power points throughout with two slimline double power points to each bedroom
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- LED down lights throughout; fluorescent tube to double garage and downlights in eave outside front entry, patio and laundry
- Up and down external feature lights either side of the garage
- Flush faced internal doors with chrome lever type door handles
- Cushion door stops to all internal doors. Magnetic door stop to front entry
- Timber architraves and skirting boards
- Square set finish to ceilings throughout
- Plasterboard internal linings to walls and ceilings
- Water resistant Versalux wall linings to wet areas
- 20mm Stone bench tops to kitchen with soft-close semi-gloss laminated floor cupboards, overhead cupboards and drawers. Microwave space, 900mm free standing gas cook top with electric oven, undermount concealed retractable rangehood externally ducted, tiled splashback above bench top to underneath overhead cupboards, 600mm stainless steel faced dishwasher, double bowl undermounted stainless steel sink with flickmixer tap, wide fridge recess with water connection, stone island breakfast bar with elegant stone feature waterfall edge



- Expansive walk-in pantry with five rows of melamine shelves, downlight, power point and cavity door access
- Three feature pendant hanging lights above kitchen bench top
- Separate laundry with large stainless steel laundry tub inset in stone bench top, concealed washing machine taps, laminated floor and overhead cupboards, glass sliding exit door to exposed aggregate concreted floor clothes drying area
- Foldaway clothes hoist supplied and installed with concrete pathway
- Gas hot water system set up for two 40kg bottles
- Double garage with remote controlled automatic opening Panelift door (2 hand held remote controls and one wall mounted) with internal access
- Epoxy painted garage floor
- Exposed aggregate (salt and pepper) concrete drive to garage and footpath to front entry
- Roofed outdoor entertaining area with external grade tiled patio, ceiling lined and sealed, support column, and weatherproof double power point
- Additional tiled outdoor area adjacent to the swimming pool
- In-ground concrete 2.55m x 4.2m swimming pool with frameless glass pool compliant fencing with two pool safety gates to allow access to alfresco and side boundary
- 1.8 metre high close butted and capped timber paling fence to side and rear boundaries for pool privacy. 1.8 meter high fence to remaining boundaries. Double access gate to side boundary
- Fully turfed back and front with decoratively planted landscaped garden beds to front boundary
- Pest control treatment in compliance with Australian standards
- Engineered designed footings, floor slab, timber frames and roof trusses
- Painting: 3 coat system, primer or undercoat and 2 topcoats, gloss paint to internal doors, skirting boards and architraves
- Two coat render painting system to all brickwork
- Decorative letterbox and tv antennae supplied and installed



- Two external garden taps
- Two yard pits installed and connected to storm water pipes
- 5,000 litre rain water tank supplied and installed, connected to both toilets and laundry cold water supply
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee from settlement date

Total Price; House, Land, Swimming Pool & With Above Inclusions

\$899,000

