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Unit 2 / 87 Tamborine Crescent, Banya, Qld, 4551



Lower Level House Size	120.3m ²
Alfresco Area	14.1 m ²
Front Entry Porch	4.0 m ²
Upper Level House Size	64.9 m ²
Total Duplex House Size	203.3 m²
Duplex Land Size	560m ² * (Total Duplex Land Size)

Appraisal Summary:

Construction now well under way with completion scheduled for February, 2024 and finalization of the individual titles to be completed in March, 2024.

These are large duplex's, larger than a great many nearby houses, impressive externally, spectacular and spacious internally.

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 the master bedroom, complete with large walk-in robe and ensuite. Powder room, spacious living and dining area, modern kitchen, large alfresco area, broom closet, double garage with internal laundry and storage space.

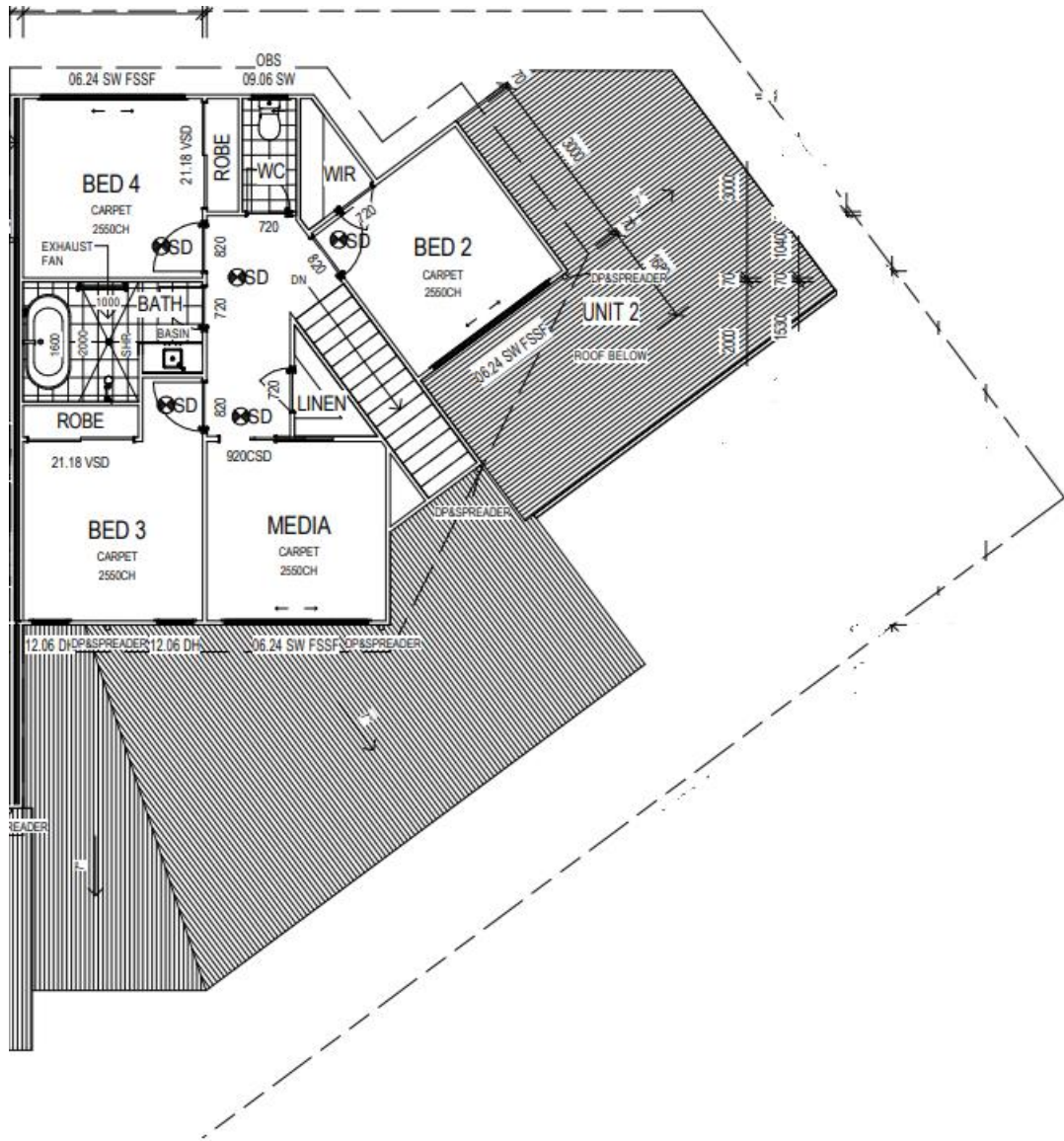
Upper level provides three more bedrooms with wardrobes, an additional media room with a cavity sliding access door, main bathroom with bathtub, separate wc and step-in linen cupboard.

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

Fully turfed, and decoratively landscaped providing instant street appeal and 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.



Inclusion List:

- Colorbond roof with insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry portico, ceiling lined and sealed, with 100mm x 100mm stained timber support post
- Concrete floor slab
- External walls a mixture of weatherproof external cladding, sealed and painted, with cement rendered and painted foam cladding to infills, above glass sliding doors and above front entry
- 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.
- 2550mm high ceilings to lower level. 2400mm high ceilings to 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
- Pull down sunblock blinds to all windows and glass sliding doors
- Key locks to all windows and glass sliding doors
- 450mm x 450mm quality floor tiles to downstairs living areas and wet areas
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, and upper level hallways
- Flush panel internal doors with satin chrome lever type door handles.
- Push-on or cushion door stops to all internal swing doors
- Spacious front entry with 920mm wide hinged front entry door
- Draught excluder to front entry door
- 920mm wide cavity sliding door to access carpeted media room
- Stained timber wooden staircase with timber handrail

- Ensuite to bedroom one, 1500mm wide shower with open access, shower niche, and handheld shower rose on flexible chrome hose. Stone vanity bench top with twin square shaped vitreous china inset basins, Flickmixer tapware and full width framed 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
- Powder room to lower level, adjacent to living area with stone vanity bench top, dual flush close-coupled vitreous china toilet suite with 'Soft-close' lid and seat with chrome wc paper holder, exhaust fan and square shaped vitreous china inset basin, Flickmixer tapware and full width framed mirror above. Exhaust fan in ceiling and cavity sliding access door.
- Main bathroom to upper level, adjacent to bedroom three and four, with Stone vanity bench top, square shaped vitreous china inset basin, Flickmixer tapware and full width framed mirror above. 2 door laminated vanity cupboards in a woodgrain finish. Open access to shower with handheld shower rose on flexible chrome hose. Elegant 1600mm free-standing bathtub with wall accessory niche. Chrome double towel rail, exhaust-heater in ceiling and swing access door
- Wall tiles floor to ceiling in ensuite 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
- Built-in wardrobes to bedrooms 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 doors
- Walk-in wardrobe to bedroom one and two, Melamine top shelf, chrome plated hanging rails and four Melamine side shelves
- Swing access door to bedroom one
- Linen cupboard to upper level with 4 rows of Melamine shelves and swing access door
- Broom storage cupboard beside stair well with swing access door from lower level living area
- Storage space in double garage
- 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 upper and lower level living areas, media room and all bedrooms
- 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 split system air-conditioning unit installed to lower level living area
- Daikin 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
- 100mm coved plaster cornice to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas
- Kitchen with laminated floor cupboards, drawers, and overhead cupboards. Stone benchtops with Euromaid multi-function 900mm cooker and canopy rangehood, stainless steel dishwasher, stainless steel double bowl sink with mixer tap and draining board, step in pantry with five rows of melamine shelves, 1000mm wide fridge recess with water connection and overhang to wide island breakfast bar with feature woodgrain panelling, window splashback, and overhead pendant lighting
- Internal laundry via garage, stainless steel tub, concealed washing machine taps, washing machine space, wall mounted dryer provision and single Colorbond garage door exit 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) and internal swing door access
- Single Colorbond roller door for external access via garage
- Exposed aggregate concrete drive to double garage and footpath to front entry portico

- Colorbond roof to outdoor entertaining area (patio), ceiling lined and sealed with exposed aggregate concrete floor slab and stained timber support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from living and dining area to access outdoor entertaining area (Alfresco)
- 3,000 litre rainwater tank connected to all toilets (3) and laundry cold water supply
- Boundary fencing a combination of lapped and capped and 1800mm high timber palings and transparent fencing to front elevation to comply with covenants
- 1800mm close butted timber paling privacy gate to side boundary, painted to match house
- Fully turfed and decoratively landscaped front and back garden with pebbles to side boundary, providing minimal maintenance
- 'Homeguard' termite treatment in compliance with Sunshine Coast Regional Council requirements
- 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)
- Letterbox, rendered and painted to match house, supplied and installed
- Tv antenna supplied and installed
- 2 external hose taps

Total Price: Unit 2, land, & above inclusions

\$725,000