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12 Sunflower Crescent, Nirimba, (Aura) 4551



Bedrooms	Four + Media + Activities Room
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air Con, Large yard
House Size	246.9m ² (26.5 Squares)
Land Size	571m ²

Appraisal Summary:

Wow! Rarely does such a high-quality brand-new property come straight to the market, especially on a 571m² block in an envious, sold-out location!

This privately built home, currently under construction with a May completion date, is designed to have a spacious feel with larger room sizes and a multitude of living areas to cater for any size family.

An abundance of quality throughout with upmarket inclusions featuring ducted zonal air conditioning, floor to ceiling tiling in the bathrooms, 2.7m high ceilings throughout, spacious butler pantry and hybrid wooden flooring to name just a few of the features sure to impress.

Four bedrooms with a media room that can easily be made into a fifth bedroom, second media or activities room, spacious dining and family rooms. A unique, cleverly designed floor plan to suit the larger land size.

The master bedroom is located at the front of the property with an expansive his and her style walk-in wardrobe and spacious, upmarket ensuite. Bedrooms two, three and four are to the rear of the property, each with built-in wardrobes and adjacent to the activities room, meaning complete privacy with a cavity sliding door separating this area to the remainder of the house.

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

Elegant kitchen with stone bench tops, waterfall edges, pendant lighting, undermounted sink, stainless steel 900mm appliances and sizeable butler pantry with another separate sink, high quality fixtures and fittings, stainless steel dishwasher, rangehood and gas cook top.

Plenty of internal storage, clothes drying court from the laundry, double garage with remote panelift door and epoxy painted floor, and private outdoor entertaining area. Ample yard, fully turfed, fenced and decoratively landscaped.

Built by a well-known, reputable, local, private builder and available to be secured on a \$5,000 deposit with settlement upon completion.

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.
- Pest resistant timber frames throughout
- 2.7 metre (8 foot 8 inch) high ceilings throughout
- Powder coated energy efficient aluminium windows and glass sliding doors
- Diamond mesh security screens to all opening windows
- View Screen stainless steel security screens to front elevation louvered windows and alfresco sliding doors
- Keyed window locks to all opening windows and sliding doors
- Sun-block, pull-down blinds to all windows and glass sliding doors except wet areas, front door and garage.
- Quality timber look 4mm vinyl plank flooring to front entry, hall, living areas, activity room and kitchen
- Quality range of carpet with foam underlay to all bedrooms, built-in wardrobes, master suite walk-in wardrobe and media room
- Decorative 1200mm wide stained wooden feature front entry door
- Ensuite to bedroom one with private back to wall wc with 'soft-close' lid and seat behind cavity sliding door. 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 polished edged full width mirror above. 1800mm wide shower with tiled accessory niche, clear safety glass shower screens, powder coated aluminium frame 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 and three 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 polished edge full width mirror above. Aluminium powder coated 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
- Feature floor to ceiling wall tiling in ensuite and bathroom
- 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.
- 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 'his and her' wardrobe to master suite, Melamine top shelves, bank of adjustable Melamine side shelves, chrome plated hanging rails and cavity sliding door access
- Walk-in linen cupboard in activities room with five rows of Melamine shelves
- Broom storage cupboard in laundry with top shelf and power point for vacuum charging
- Storage closet to garage with double power point
- Hardwired smoke detectors with battery backup in ceilings inside and outside bedrooms as per legislation
- Three blade ceiling fans to bedrooms, four blade ceiling fans to living area, dining room, media room and outdoor entertaining area
- Fujitsu inverter 13.5kw reverse cycle ducted air-conditioning installed throughout with nine outlets and zone controlled
- Three tv points; media room, activities 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 strip light with diffuser 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
- 55mm painted cornice 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 laminated floor cupboards and drawers. Handle-less overhead cupboards. Microwave space, 900mm ceramic glass gas cook top with 900mm electric oven, 900mm undermount concealed 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 two elegant stone feature waterfall edges and pendant lighting above
- Expansive butler style walk-in pantry with stone bench top, stainless steel sink, cupboards, downlight, power point and swing door access
- Separate laundry via butler pantry with large stainless steel laundry tub inset in stone bench top, concealed washing machine taps, laminated floor and overhead cupboards, swing 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 concrete drive to garage and footpath to front entry
- Large roofed outdoor entertaining area with external grade tiled patio, ceiling lined and sealed, support column, and weatherproof double power point
- 1.8 metre high close butted timber paling fence to right side and rear boundaries. Single access gate to both sides of front elevation.
- 1.8 meter high lapped and capped timber paling fencing to left hand 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 soil report, slab design, 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 supplied and installed
- Tv antennae supplied and installed
- Two external garden taps
- Three external yard pits installed and connected to storm water pipes
- 5,000 litre rain water tank supplied and installed with internal pump, connected to both toilets and laundry cold water supply
- House constructed up to N3 wind rating
- Queensland Building Construction Commission 6½ year structural warranty
- 12 months builders maintenance guarantee from settlement date
- Internal and external professional builders clean prior to settlement

Total Price; House, Land, & With Above Inclusions

\$1,025,000