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Unit 2 / 15 (Lot 6815) Titan Cresent, Banya, Aura Central, Qld, 4551

<u>Duplex:</u> U2 House Size	178.5 m2
Rear Roofed Patio	6.5 m2
Front Entry Portico	3.7 m2
Total U2 House Size	**188.7 m2 (20.3 Squares)**
Total Duplex Land Size	475 m2*
Reg Plan No.	To Be Advised

Appraisal Summary:

Construction now complete and finalization of the individual titles to be completed by October 2022.

These are large duplex's, larger than a great many nearby houses, impressive externally, impressively 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. Soon to be completed nearby road and rail 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.

Lower level includes spacious living area, modern kitchen, separate laundry with adjacent wc, double garage and rear roofed patio.

Upper level provides three bedrooms, master bedroom with ensuite and walk-in wardrobe, bedrooms two and three with built-in wardrobes, main bathroom, separate wc, double door linen cupboard and lounge or retreat area.

Cement rendered brickwork to lower level exterior walls, core filled concrete block (dividing) party wall and Hardies weatherproof external cladding to upper level perimeter walls.

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, double side access gate to impressive and sizable rear garden.

Fully turfed, and decoratively landscaped providing instant street appeal.

Corner location with each dwelling having its own separate title with no body corporate fees.

Inclusion List: Unit 2

- Colorbond roof, (Custom Orb) profile at 25-degree pitch with 60mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry portico, ceiling lined and sealed, with 480mm x 640mm cement rendered brick support column
- Concrete floor slab
- External walls mainly cement rendered brick with Hardies Sycon 'Axon' weatherproof external cladding to upper levels, 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
- 190mm wide concrete block 'party dividing wall' separating each unit, concrete core filled
- 2400mm (8 foot) high ceilings to both upper and lower-level ceilings
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows, awning windows and glass sliding doors
- Security screens to all glass sliding doors (diamond grill type) with flyscreens in nylon fibre mesh to all opening windows
- Pull down sunblock blinds to all windows and glass sliding doors
- Key locks to all windows and glass sliding doors
- 450mm x 450mm ceramic floor tiles to front entry, living, dining areas, kitchen, laundry and wc lower levels, bathroom, ensuite and wc upper levels
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, stairs, upper-level retreat, and double door linen cupboard
- Readi-coat 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 820mm wide hinged front entry door and adjacent 600mm wide awning window
- Draught excluder to front entry door
- Ensuite to bedroom one, wide shower with framed safety glass screens, pivot access door and handheld shower rose on flexible chrome hose. Element Stone vanity bench top with oval shaped vitreous china inset basin, Flickmixer tapware and full width frameless mirror above. Double door, 3 drawer laminated vanity cupboards in a semi-gloss 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 fan in ceiling, chrome plated square shaped floor wastes and swing entry door
- Spacious main bathroom to upper level, adjacent to bedrooms 2 and 3 with Element Stone vanity bench top, oval shaped vitreous china inset basin, Flickmixer tapware and full width frameless mirror above. 2 door, 3 drawer laminated vanity cupboards in a semi-gloss finish. Safety glass shower screens with pivot access door and handheld shower rose on flexible chrome hose. Decina ‘Bambino’ acrylic 1500mm long white bathtub with chrome mixer tapware and spout. Chrome double towel rail, exhaust-fan in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite adjacent to bathroom. ‘Soft-close’ lid and seat with chrome wc paper holder and swing access door
- Wall tiles to 2 metres high in ensuite and bathroom showers, splashback tiles above vanity bench tops, bathtub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, high gloss painted top shelves, 3 high gloss painted side shelves, chrome plated hanging rails with a matt finish to silver framed vinyl faced sliding access doors
- Walk-in wardrobe to bedroom one, high gloss painted top shelves, chrome plated hanging rails and 3 high gloss painted side shelves
- Swing access door to bedroom one
- Vinyl faced sliding door linen cupboard to upper level with 4 rows of high gloss painted shelves

- Storage cupboard under stair well with swing access door
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV points to lower and upper living areas
- Phone/data outlet connection points in lower and upper living areas

- House is prewired for both telephone connection and the National Broadband Network connection
- 3 blade ceiling fans to upper and lower level living areas 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
- Fujitsu, or similar well-known brand (7.2kw) split system air-conditioning unit installed to lower level living area
- Fujitsu, or similar well-known brand (2.4kw) 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
- 50mm coved plaster cornice to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas. (6mm wide)
- Kitchen with white low sheen laminated floor cupboards and drawers, feature timber panels to overhead cupboards and under breakfast bar with Element Stone benchtops. Westinghouse multi-function under bench oven, Westinghouse electric cook top, Westinghouse stainless steel retractable rangehood, Dishlex stainless steel dishwasher, under bench microwave cupboard, Stylus stainless steel 1½ bowl sink with mixer tap and draining board, step-in pantry with four melamine shelves, 950mm wide fridge recess with water connection and 285mm overhang to wide island breakfast bar

- Separate laundry with swing access door, stainless steel tub and cabinet, mixer tap, linen cupboard with 4 rows of high gloss painted shelves and swing access door, concealed washing machine taps, washing machine space and wall mounted dryer provision

- Single fold-a-way clothesline installed to clothes drying area
- Lower level wc adjacent to laundry with ‘soft-close’ lid and seat, chrome toilet roll holder, exhaust fan and swing access door
- Rheem 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
- 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 480mm x 480mm cement rendered brick support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from living area to access outdoor entertaining area (patio)
- 3,000 litre rainwater tank connected to all toilets (3) and laundry cold water supply, location determined by builder
- 1800 mm lapped and capped timber paling fence to rear boundary, 1900 mm high Developer installed acoustic side boundary fence with 1800mm lapped and capped front boundary fence with double side access gate
- Fully turfed front, side and rear gardens with decoratively landscaped garden beds to the front
- ‘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)
- Decorative letterbox, tv antenna supplied and installed
- 2 external hose taps

Total Price: Unit 2, land, and above inclusions

$679,000

Lower Level Floor Plan

Upper Level Floor Plan

Future Park
Neptune Circuit
Great Keppel Way
Hayman Street
Magnetic Circuit
Rottnest Crescent
CAMCOS Corridor
6797
6786
6785
6784

Nirimba
Banya
Titan St
Duplex
Thrive