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*Unit 2 / 18 Bremer Circuit,
Banya, Qld, 4551*



Lower Level House Size	131.2m2
Alfresco Area	11.4 m2
Front Entry Porch	4.3 m2
Upper Level House Size	60.3 m2
Total Duplex House Size	207.2 m2
Duplex Land Size	275m2 (Total site 551m2)

Appraisal Summary:

Construction now complete and individual registration of titles due to be completed by March 2023.

A unique, four-bedroom design; this is a large duplex, larger than a great many nearby houses, impressive externally, impressive and spacious internally.

The two modern units are built at right angles to each other to ensure complete privacy to one another, separated by a concrete filled party wall. Only unit two will be brought to market, making this a sought-after property.

Split level living with the lower level including spacious living area, modern kitchen, two bedrooms with their own bathroom complete with elegant freestanding bathtub, separate wc, roofed alfresco area, double garage with storage and internal laundry.

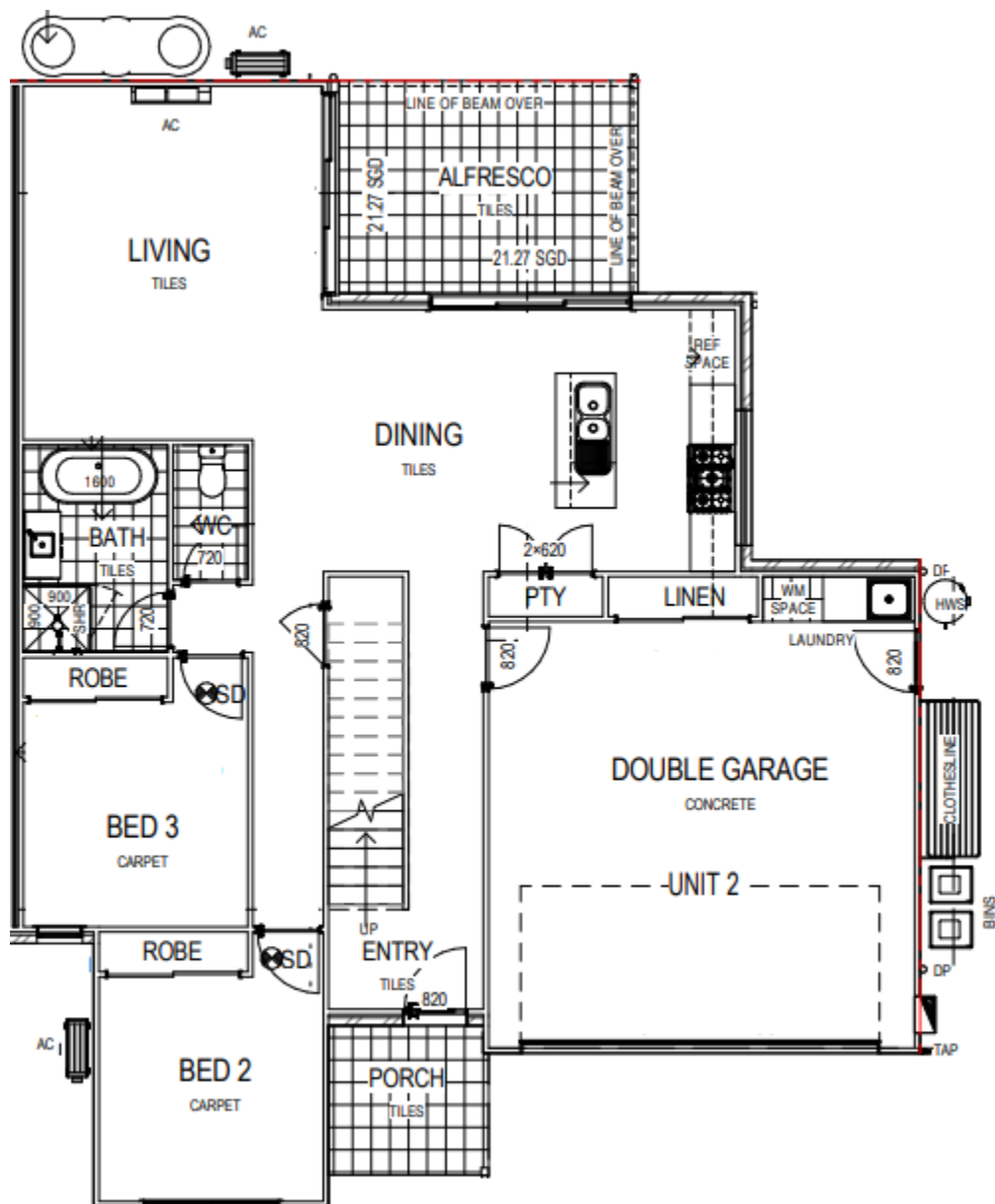
Upper level via the feature stained staircase and overhead pendant light, provides the master bedroom, complete with ensuite and walk-in wardrobe. A further bedroom with built in wardrobes, and a media/ multi purpose room serviced by the third bathroom and linen cupboard.

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, side access gate, turfed, and decoratively landscaped providing instant street appeal. An ample backyard adding another advantage to comparative homes currently on the market.

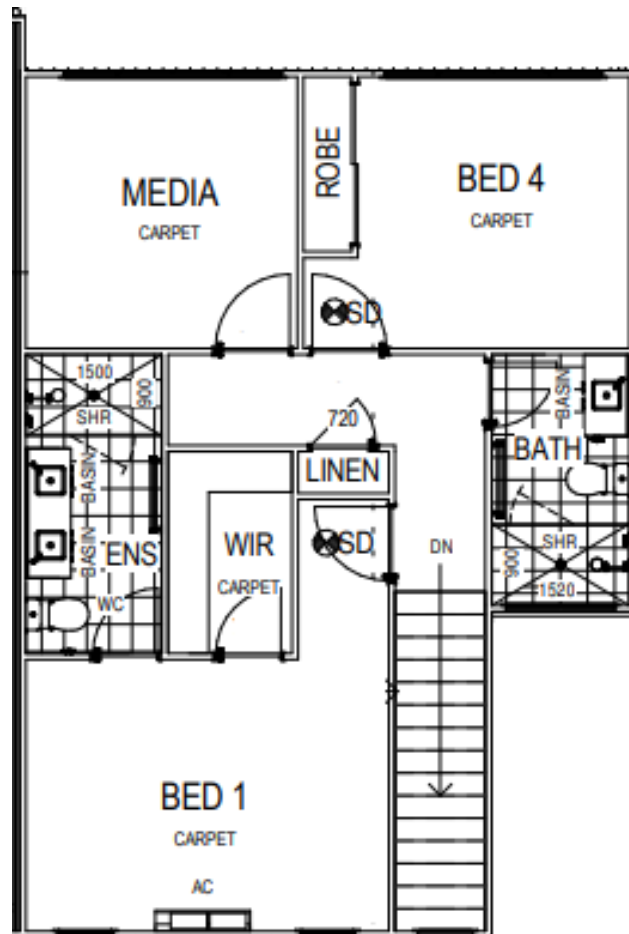
Several parks, sporting fields, shopping facilities, walking trails and cycle paths on your doorstep with tree-lined veloways connecting you to the whole Aura community. Soon to be completed nearby road and rail links will make both the beach and the commute to Brisbane much easier and far more efficient.

A unique brand-new duplex opportunity for the savvy buyer awaits.

Floor Plan – Lower Level



Floor Plan – Upper Level



Inclusion List: Unit 1

- 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 90mm x 90mm stained timber support column
- 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
- Concrete block 'party dividing wall' separating each unit, concrete core filled
- 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 ceramic 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 820mm wide hinged front entry door
- Draught excluder to front entry door



- Ensuite to bedroom one, 1500mm wide shower with framed safety glass screens, shower niche, pivot access door 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 swing entry door
- Spacious bathroom to upper level, adjacent to bedroom 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. Safety glass shower screens with pivot access door and handheld shower rose on flexible chrome hose. Shower niche and glass window. Chrome double towel rail, exhaust-heater in ceiling and swing access door
- Main bathroom to lower level, adjacent to bedroom three 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. Safety glass shower screens with pivot access door and handheld shower rose on flexible chrome hose. Elegant 1500mm free-standing bathtub with wall accessory niche. Chrome double towel rail, exhaust-heater in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite opposite lower main bathroom. 'Soft-close' lid and seat with chrome wc paper holder, exhaust fan and swing access door
- Wall tiles floor to ceiling in ensuite and bathrooms
- Built-in wardrobes to bedrooms 2, 3 and 4, 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, Melamine top shelf, chrome plated hanging rails and four Melamine side shelves
- Swing access door to bedroom one
- Linen cupboard to upper level with 2 x 4 rows of Melamine shelves and swing access door
- 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 living area, upper media room and master bedroom
- 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. Island style Stone benchtops with Euromaid multi-function under bench oven, Euromaid cook top, Euromaid stainless steel retractable rangehood, stainless steel dishwasher, stainless steel double bowl sink with mixer tap, triple door pantry with five rows of melamine shelves, 1000mm wide fridge recess with water connection and 190mm 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 swing exit door to clothes drying area
- Sliding door storage to garage with four rows of shelving
- Fold-a-way clothesline installed to nominated clothes drying area
- Lower level wc adjacent to bathroom with 'soft-close' lid and seat, chrome toilet roll holder, and swing access door
- 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
- 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
- 1800mm close butted timber paling privacy gate to side boundary
- 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, tv antenna supplied and installed
- 2 external hose taps

Total Price: Unit 2, land, & above inclusions

\$749,000

