

BRIGHTON BUILT

let life in.



SAPPHIRE WITH TULSA FACADE

4 

2 

2 

KEY FEATURES

Northern Corridor Location
Easy access to Brisbane CBD
Close by all major amenities

- Full Turnkey Inclusions
- Latest House Design
- Luxury Inclusions
- Excellent Estate

ADDRESS

Lot 27 New Road
Oxley QLD 4075

ESTATE

Arabella Estate

LAND PRICE \$ 459,000

HOUSE PRICE (INC. GST) \$ 267,134

TOTAL PACKAGE \$ 726,134

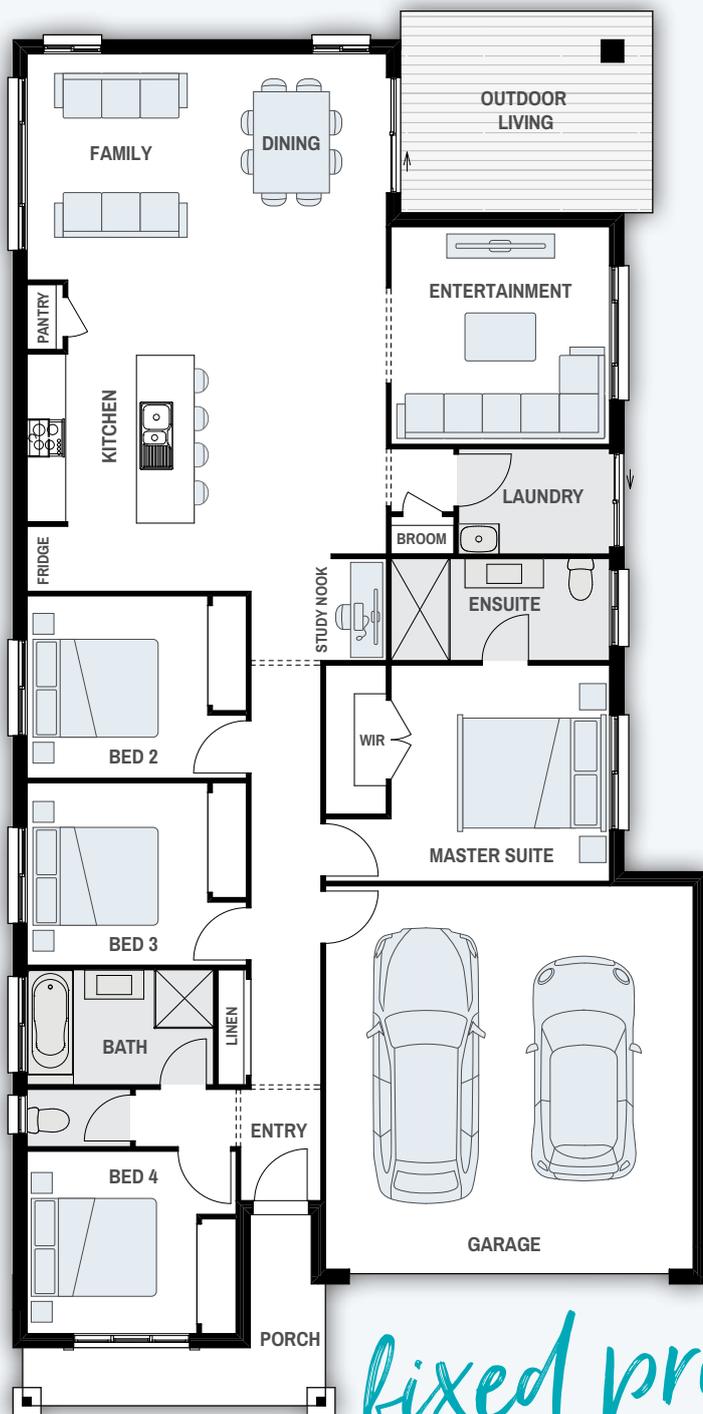
HOUSE AREA 201.62 sqm

LAND AREA 480 m²

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fixed price

FULL TURN KEY LUXURY INCLUSIONS

T2 blue frame pine with 25 Year Warranty

Feature Render Piers

Stone to Kitchen Benchtop

Stainless Steel Appliances (incl. dishwasher)

Split cycle A/C to Living Area & Master Bedroom (Ceiling fans to all other Bedrooms & Alfresco)

Downlights to Living Areas, Entry, Hallway, Laundry & Master Bedroom

Roller Blinds to all windows (incl. sliding doors / excl. wet areas)

Security Screens to all external hinged doors

Deadlock to front & all external hinged doors

Quality Carpet & Tiles throughout plus Non-Slip Tiles to Alfresco

Good Neighbour Fencing

Colorbond Roofing

Disclaimer: Floorplan is based on the Hampton facade and may not represent the facade on your chosen package, and should be used as a guide only. Facade render is for illustrative purposes and to be used as a guide only. Facade colours may not represent the colour scheme chosen for your home. Image may also depict fixtures, finishes and features not supplied by Brighton or not included in this package and may show enhancements on this package, such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.

Why BRIGHTON BUILT



WHY WE GET OUT OF BED IN THE MORNING.

At Brighton Built, we believe that what's important to you is equally important to us. We know that good property investment is inextricably linked to your financial future. With over 30 years' experience and backed by the MJH Group, we are confident that we have a wide range of products for today's investor.

Commitment We will deliver on what we say we are going to do, when we say we are going to do it.

Communicate The importance of understanding "WHY" we do things the way we do will increase our effectiveness.

Responsible Every decision we make each day will form an intricate part of our business success.

Cohesiveness We appreciate each other's skill, knowledge, and expertise that allows us to achieve the best result.

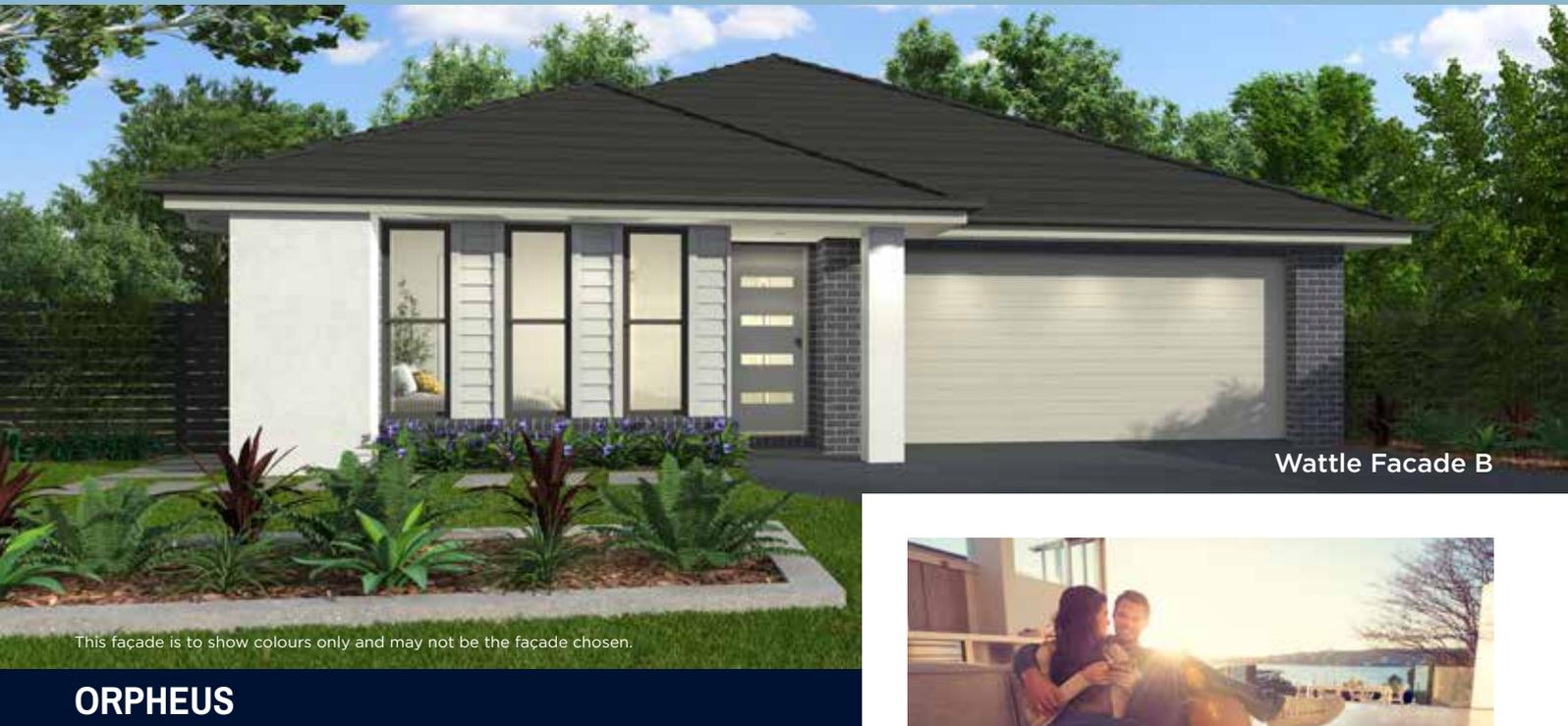
Trustworthiness Our belief is to deliver our work with honesty and integrity at all times.

WHAT OUR CUSTOMERS SAY.

We are very proud that many of the customers that have built with us continue to do so. In fact, they recommend Brighton Built and encourage family members and friends to access the benefits of choosing us as their building partner. This is because we provide the same level of quality and efficiency for every one of our customer's building experiences. The evidence is all there in the numbers:

- 100% of our homes are completed within the building period.
- 97% of our homes are completed 60 days earlier than the build period.
- 99% of our homes commence construction within 14 days of final approval/documentation being received.
- 53% of our homes are referrals from our customers.

So start your journey towards a better financial future with Brighton Built today.



Wattle Facade B

This façade is to show colours only and may not be the façade chosen.

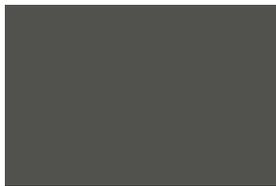
ORPHEUS



EXTERNAL COLOUR PALETTE



BRICK (JOINT: IRONED)
Austral Urban One - Chiffon



COLORBOND ROOF
Colorbond Monument



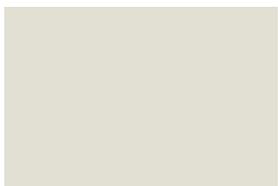
CONCRETE ROOF TILE
Bristle Classic Shingle - Coal



GUTTER & FASCIA
Colorbond Monument and Shale Grey



FEATURE BRICK (JOINT: IRONED)
Austral Urban One - Silver



RENDER COLOUR 1
Taubmans Gemini Silver



RENDER COLOUR 2
Taubmans Shale Grey



GARAGE DOOR
Shale Grey



WINDOW FRAMES
Monument



FRONT DOOR & CLADDING
Taubmans Stonebridge

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WONGI



INTERNAL COLOUR PALETTE



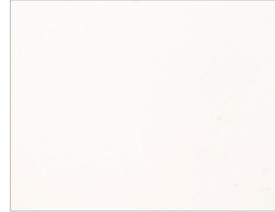
KITCHEN BENCHTOP
Polytec Temple
Stone Matt



**KITCHEN BENCHTOP
UPGRADE**
Caesarstone Ice Snow



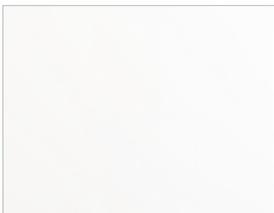
KITCHEN UNDERBENCH
Polytec Cinder Matt



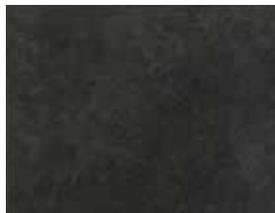
KITCHEN OVERHEAD
Polytec Classic
White Matt



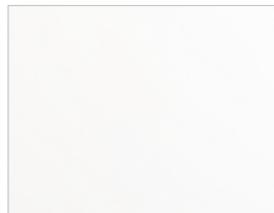
CARPET
Channel 0515 -
In the Loop



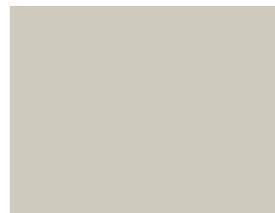
WET AREA WALL TILE
White Gloss 250 x 400



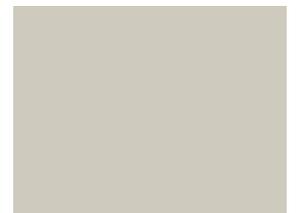
**LIVING & WET AREA
FLOOR TILE**
Como Black Matt
450 x 450



KITCHEN SPLASHBACK
White Gloss 100 x 300



WALL PAINT COLOUR
Taubmans Stonebridge



**DOORS, SKIRTING &
ARCHITRAVES**
Taubmans Stonebridge
Gloss

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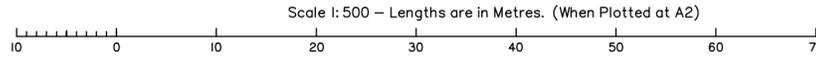
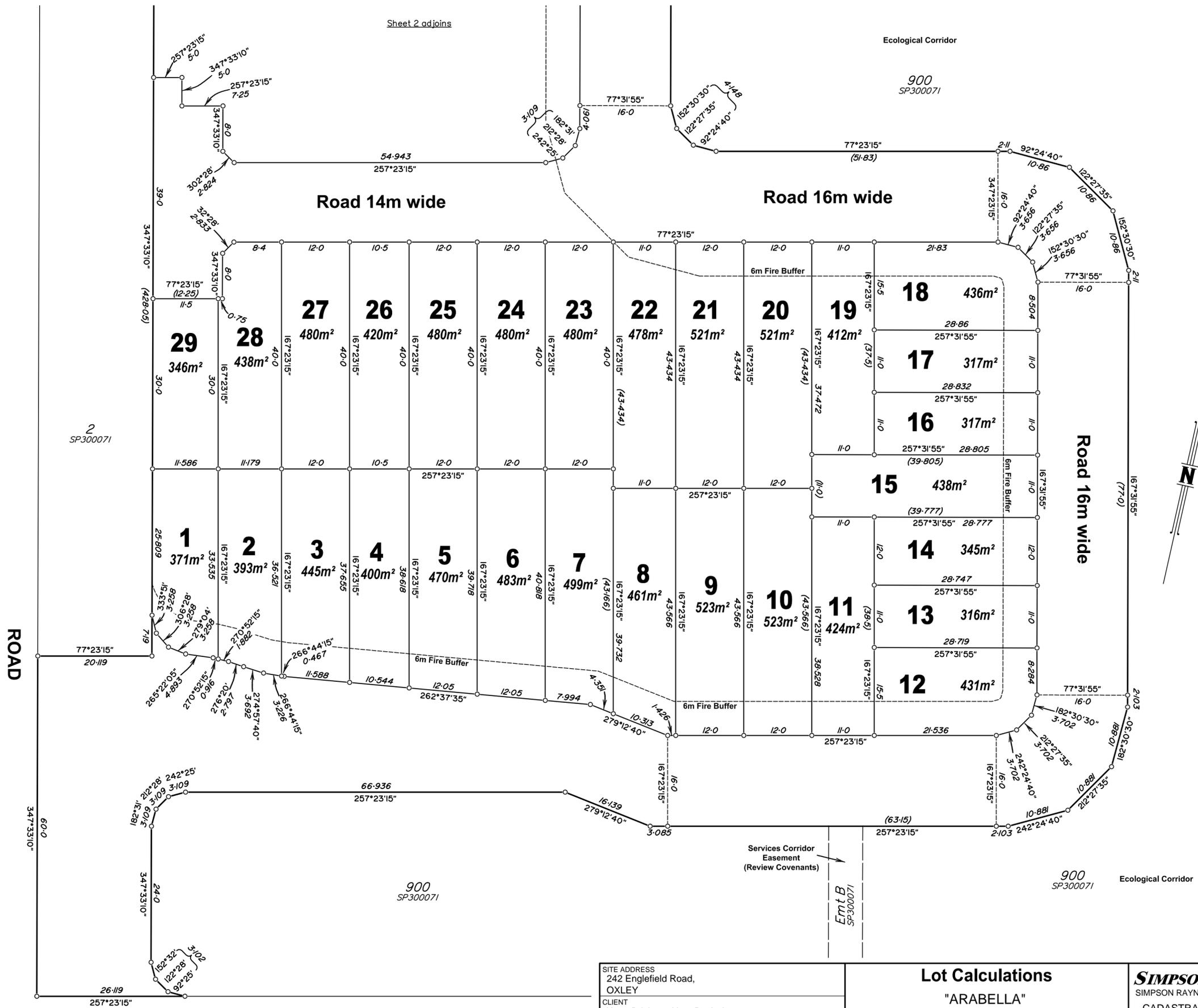
NOTES:

All dimensions are subject to survey plan registration at the Department of Natural Resources and Mines.

Truncation dimensions to be confirmed for all corner lots at Operational Works approval stage.

Engineering advice require for corner truncations and verge width compliance at Operational Works design stage for all Road Reserve and T-Cul de Sac head.

The dimensions, areas, proposed lot number and total number of lots are approximate only and are subject to confirmation by survey following Local Authority Approval and Completion of Construction.



SITE ADDRESS 242 Englefield Road, OXLEY		
CLIENT Huon Brisbane No 3 Pty Ltd		
LOCAL AUTHORITY Brisbane City	SURVEYED --	FIELD BK --
HORIZONTAL DATUM SP300071	DWG FILE 18084-2H DATE 07-08-2019	DRAFTED TS
VERTICAL DATUM - AHD VIDE --		CHECKED MS

Lot Calculations
 "ARABELLA"
 Stages 1-5 : Town Houses
 Stage 6 : Lots 1-29 (Freehold Lots)

Sheet 1 of 3

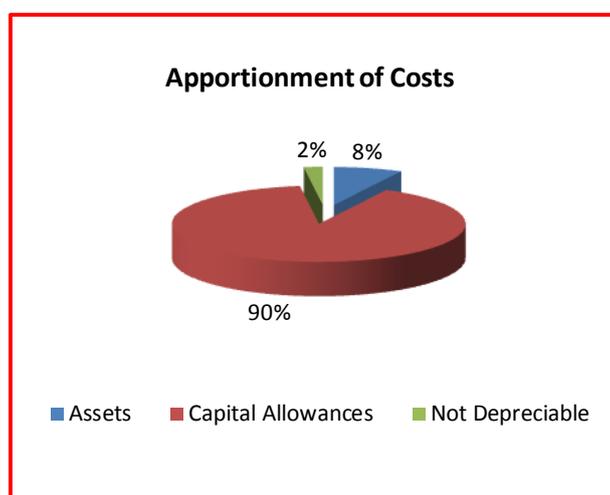
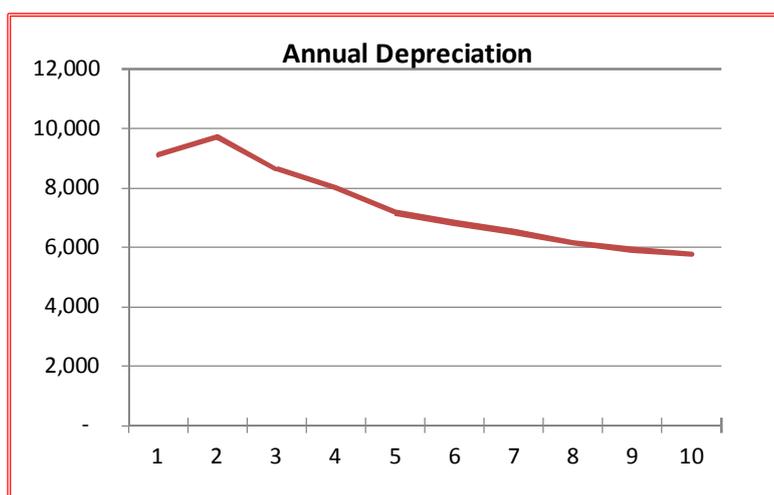
Cancelling Lot 1 on SP300071

SIMPSON RAYNER SURVEYS
 SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 818 167
 CADASTRAL LAND SURVEYORS, PLANNERS
 AND LAND DEVELOPMENT CONSULTANTS
 5/M53 Metroplex Avenue, MURARRIE QLD 4172
 Telephone (07) 3899 8105 Fax. (07) 3899 8107
 Email: info@srsurveys.com.au

SCALE 1:500	PLAN REFERENCE 18084A2/2H
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Indicative Tax Depreciation and Capital Allowances Schedule for
Brighton Built Typical "Sapphire" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,550	5,540	9,090
2	4,175	5,540	9,715
3	3,075	5,540	8,615
4	2,425	5,540	7,965
5	1,625	5,540	7,165
6	1,300	5,540	6,840
7	975	5,540	6,515
8	600	5,540	6,140
9	375	5,540	5,915
10	225	5,540	5,765
Balance Yrs 11-41	400	166,200	166,600
TOTAL	\$ 18,725.00	\$ 221,600.00	\$ 240,325.00



Notes:

This Schedule is based on a Construction Cost of **\$245,441** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**