

# Arabella HEIGHTS — OXLEY —

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QBCC Licence Number 1034627  
HIA Member Number 867552  
MBA Member Number 21597

# Huon

PROPERTY GROUP

[Indigohomes.com.au](http://Indigohomes.com.au)





### Atlanta 197

4 beds 2.5 baths 2 cars

197.54sqm

From **\$288,200**



### Carribbean 283B

5 beds 3 baths 2 cars

283.26sqm

From **\$400,900**



### Pacific 225

4 beds 2.5 baths 2 cars

225.29sqm

From **\$347,700**



### Maleny 293

4 beds 2.5 baths 2 cars

293.20sqm

From **\$410,000**



### San Remo 242

5 beds 3 baths 2 cars

242.88sqm

From **\$367,200**

Indigo Homes is a multiple award winning builder and has twice won the Master Builders National Display Home of the Year as well as winning the prestigious President's Award, Queensland.

Based in South-East Queensland and formed over 16 years ago, Indigo Homes strives to produce homes that reflect quality and value while being designed to embrace the Queensland lifestyle.

The designs offered are some of our most popular and feature quality upgrades such as Stone tops, LED downlight packages, European appliances, 2740mm ceilings to ground floors and 2590 ceilings to upper floors. A variety of optional facade upgrades are available. All homes come as full turn key with fencing, landscaping, blinds, air conditioning and more as part of the package. Once complete they are ready to move straight into or rent out.

Located in the popular suburb of Oxley and abutting some of Brisbane's prestigious riverside suburbs, these packages should provide excellent potential for capital growth. Act quickly to secure your premium package.



### Laguna 239

4 beds 2.5 baths 2 cars

239.71sqm

From **\$354,600**



### Riviera 236

4 beds 2 baths 2 cars

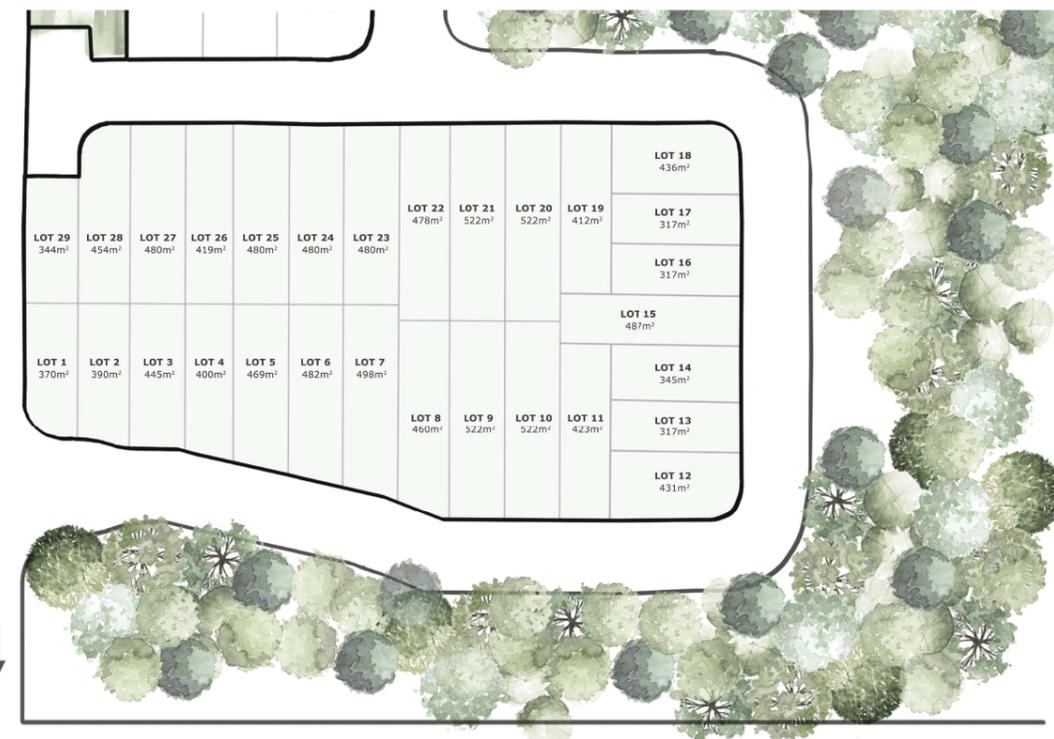
236.11sqm

From **\$356,000**



## Arabella HEIGHTS

OXLEY



Valance Street



# Arabella Heights Inclusions

## General Inclusions

- Fixed Site Costs
- All Council Fees & Insurances included
- HIA Plain Language Contract
- Termiglass termite barrier
- Environmental Protection Control requirements
- 12 month maintenance period
- 6.5 year structural guarantee
- Preparation of plans & specifications

## Internal Inclusions

### Appliances

- Beko GM17320DXPR 900mm freestanding fan forced oven with gas cooktop & Beko BRH90CX 900mm canopy rangehood
- Beko DFN05410X 60cm stainless steel knob control dishwasher

### Caesarstone Benchtops

- 20mm Caesarstone benchtops to Kitchen & Vanities (excludes Laundry)

### Cabinetry

- Laminate floor cupboards to Kitchen and Vanities
- A 450mm wide bank of four cutlery drawers to the Kitchen
- Shadow line benchtop to Kitchen and Vanities (excludes Laundry)
- Overhead cupboards to Kitchen (excludes fridge space)
- Laminate floor cupboards & benchtop to Laundry (up to 1m)

### Robes, Linen & Walk In Pantry

- Framed sliding doors with mirror inserts to robes including one shelf & hanging rail
- Framed sliding doors with vinyl inserts to linen cupboards & four shelves
- Hinged doors where shown (plan specific)
- Five shelves to Walk In Pantry (plan specific)

### Internal Doors & Door Furniture

- Painted Readicote flush panel internal doors
- Lockwood Velocity lever door furniture (internal Garage door to have same lockset as external hinged doors)
- Splayed 42x12 architraves
- Splayed 68x12 skirtings

### Electrical

- Double power points to all rooms
- TV antennae & two free to air digital TV points
- One telephone point
- Clipsal Fan Light Heater (2 bulb light) to Bathroom and Ensuite
- White square Hellar exhaust fans to Powder/WC (where required for ventilation requirements, plan specific)
- Clipsal 'C2000' plates to light switches and power points

### Lighting

- White energy efficient downlights as follows: four to Master Suite, two to Bedrooms / Study, four to Living areas, one to Entry, one to Porch, two to Hallway & two to Alfresco
- Batten lights with compact fluorescent lamps & opal sphere light fittings to balance of home
- Enclosed round fluorescent light to Kitchen
- Enclosed strip fluorescent light to Garage
- An external bunker light

### Air-Conditioning

- Reverse cycle split systems to Living and Master Suite (two only)

### Internal Stairs & Balustrade (where applicable)

- Closed housed cover grade treads & risers (carpeted)
- Internal balustrade to consist of painted timber posts with dome top oval profile timber handrail & black powdercoated 'M1' balusters

### Showers, Baths, Mirrors & Accessories

- Aluminium framed clear glazed shower screens
- Base 1650mm white bath (Base 1520mm where insufficient room)
- Posh Solus 1780mm freestanding bath (plan specific)
- Polished edge frameless mirrors 1200mm high maximum (to match adjacent tiling, shower or door height)
- Base chrome double towel rails 800mm, towel rings (to Powder Rooms) and toilet roll holders
- Chrome plated brass floor wastes as per plans

### Sinks, Basins & Tubs

- Kadu Lux 475 square semi inset white china basins with pop up wastes
- Roca Debba 520 semi-recessed white china basins with pop up wastes where shown (plan specific)
- Roca Victoria 520 white china wall basin with chrome bottle trap and pop up wastes where shown (plan specific)
- Base 1200 double bowl stainless steel Kitchen sink with basket waste
- Posh Solus 45 litre stainless steel drop-in Laundry tub

### Tapware

- Mizu Drift MK2 chrome mixers throughout
- Mizu Drift MK2 chrome gooseneck mixer to Kitchen sink
- Mizu Drift MK2 chrome sink mixer to Laundry
- Dorf Hugo 5F chrome rail shower, Mizu Drift 300mm overhead shower with Mizu Drift round shower arm and single Mizu Drift MK2 wall mixer with diverter to each shower
- Posh Solus 180mm chrome wall spout to hob mounted baths
- Posh Solus 220mm chrome wall spout to freestanding baths
- Phoenix Ivy chrome washing machine stops

### Toilet Suites

- Posh Dominique white close coupled S trap toilet suites with china cistern/pan and soft close seats

### Wet Area Tiling

- Wet area wall & floor tiling from Indigo Homes standard range to standard heights \*No allowance for frieze tiling

### Main Floor Coverings

- Main Floor Tiling from Indigo Homes standard range to areas nominated nominated on standard plan

### Carpet

- Carpet from Indigo Homes 'Group 1' range to locations nominated standard plan

### Window Furnishings

- Vertical blinds to windows & sliding doors to Bedrooms and Living areas (excludes Bathroom, Ensuite, WC/Powder & fixed stairwell windows)

### Colour Selection & Paint

- Custom colour selection appointment included (up to 4hrs)
- 3 Coat Ultra Premium paint system to internal walls and joinery including Taubmans Endure Low Sheen to internal walls

# Arabella Heights Inclusions

## External Inclusions

### Facades

- Choice of facades (refer to Façade Availability Sheet)

### Roof

- Colorbond roof & sarking (all designs)
- 22.5 degree roof pitch
- 25 degree roof pitch to 'Compact' designs
- 450mm wide eaves to all designs
- Colorbond fascia, gutter & painted round flush PVC downpipes

### External Walls

- Engineered 70mm, H2F or T2 treated blue pine timber frames & trusses (excludes non structural timbers such as soffit framing bath hobs, etc, up to builders discretion)
- 2740mm ceilings to single storey & lower floors of two storey
- 2590mm ceilings to upper floor of two storey designs
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally paint finish

### Garage Door

- Remote controlled sectional overhead Garage door including two handsets

### Gas Hot Water System

- Rheem 26 litre/minute continuous flow gas hot water system with recess box

### External Doors & Door Furniture

- Painted Corinthian Madison PMAD104 2040mm high x1020mm wide entry door with clear glazing
- Painted timber Entry door frame
- Sidelight to entry frame with clear glazing (where applicable)
- Aluminium powdercoated frame to other external hinged doors
- Lockwood Nexion mechanical entry lock to front door
- Painted Duracote hollow doors to other external hinged doors
- Lockwood Velocity lever passage set & Paradigm deadlock to external hinged doors

### Windows & Sliding Doors

- Aluminium powdercoated windows & sliding doors with key locks
- Aluminium barrier screens with diamond grille & fibreglass insect mesh to all upper floor Bedroom windows and upper floor Ensuite window/s where there is no internal door separating the rooms
- Aluminium framed screens with fibreglass insect mesh to all openable windows & sliding doors to the remainder of the house

### External Stairs & Balustrade (where applicable)

- External stairs to consist of unsealed hardwood treads on galvanised steel stringers (if/where applicable)
- Powdercoated aluminium two rail balustrade to (if applicable)

### Exposed Aggregate Paving

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m<sup>2</sup>), path to Porch, Porch, Alfresco and Clothesline

### Landscaping

- Provide A Grade Couch turf to front, side and rear yards up to 450m<sup>2</sup> allotment (includes crossover between kerb and front boundary)
- One 20m<sup>2</sup> garden bed with drought tolerant plants
- Deco gravel to one side of house (generally clothesline side)

### Fencing

- 1800mm high 'Good Neighbour' timber boundary fencing including capping (It is the Clients responsibility to recover neighbours contributions under the Dividing Fences Act where possible)
- A single entry gate as per plan

### Clothesline

- Metal powdercoated wall or fence mounted fold down clothesline

### Letterbox

- Render look Polytek (Key Largo, Barbados, Bahamas or Bermuda profile high density foam & hardcoat letterbox including lockable brushed silver mail insert, two keys and house numbers.

## National Broadband Network

### NBN

- Rough-in for National Broadband Network fibre-based telecommunications including:
  - P25mm underground communications conduit & draw wire from boundary to house Premises Connection Device (supplied by NBN Co)
  - Provide P25mm conduit with draw string from Premises Connection Device to Network Termination Device (supplied by NBN Co) typically located internally in Garage,

- Provide multi-socket wall plate near Network Termination Device
- Provide double power point
- Provide one Cat 6 data point (for internet services)
- Provide upgrade to Cat 6 phone point in lieu of standard phone point
- Provide one Cat 6 data point (for internet services)
- \* Excludes data cabinet

## BERS Energy Efficiency Requirements

### BERS (Building Energy Rating Scheme)

- R2.5 fibreglass ceiling batts to living areas and Alfresco
- Sisalation wrap to all external walls
- R1.5 wall batts to external lightweight cladded walls (excluding external walls with brickwork cladding)

- Clipsal Airflow 1200mm 3-blade white ceiling fans to Bedrooms, Living & Family Rooms
- Clipsal Airflow 1200mm 3-blade stainless steel ceiling fan to the Alfresco

\* BERS 6-star inclusions subject to individual assessment and may be affected by location, orientation, window modifications, etc. Additional requirements & charges may apply.

\* Prices & Inclusions subject to change without notice. Where a product is required to be substituted due to supplier changes or where not reasonably available it will be replaced with a product of an equivalent or better standard.