



LDC PTY LTD

Land Size: 346m²

\$617,680

5 3 2



Arabella Heights
190m²

House Area
190m²

Land Area
346m²

Total Area
190m²

House Length
25.17m

House Width
9m



SPECIFICATIONS

Property Type	House & Land
Contract Type	2 Part Contract
Title Type	Freehold
Titled	May - 2020
Land Price	\$ 380,000
House Price	\$ 237,680
Facade	Contemporary
Inclusions	LDC Luxury Inclusions
External Scheme	Contemporary
Internal Scheme	Contemporary
House Design	Amethyst 190
Alfresco Area	4 Bedrooms Design
High Ceilings	Designers Kitchen

SUMMARY

To Secure this lot in Arabella Heights:

- 1) Follow Service Flowchart
- 2) Fill in EOI with Legal Details
- 3) Initial Deposit
- 4) Sign & Return Contract
- 5) Lay back and Relax

- Absolute Turn-Key Inclusions
- Treated Timber Frame
- Colourbond Roof
- Stainless Steel Appliances
- Timber Flooring Throughout
- 2.59m Ceiling
- Exposed Aggregate Driveway
- Landscaping Included



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4 bedrooms
2 baths
1 living
2 cars

10m

Single Storey

Total Area : **190m²**
Length : **25,170mm**
Width : **9010mm**

GROUND FLOOR

Living	134.66m ²
Garage	37.26m ²
Alfresco	13.20m ²
Porch	3.19m ²

LIVING AREAS

Living	4045x4090mm
Dining	4045x4090mm

BEDROOMS

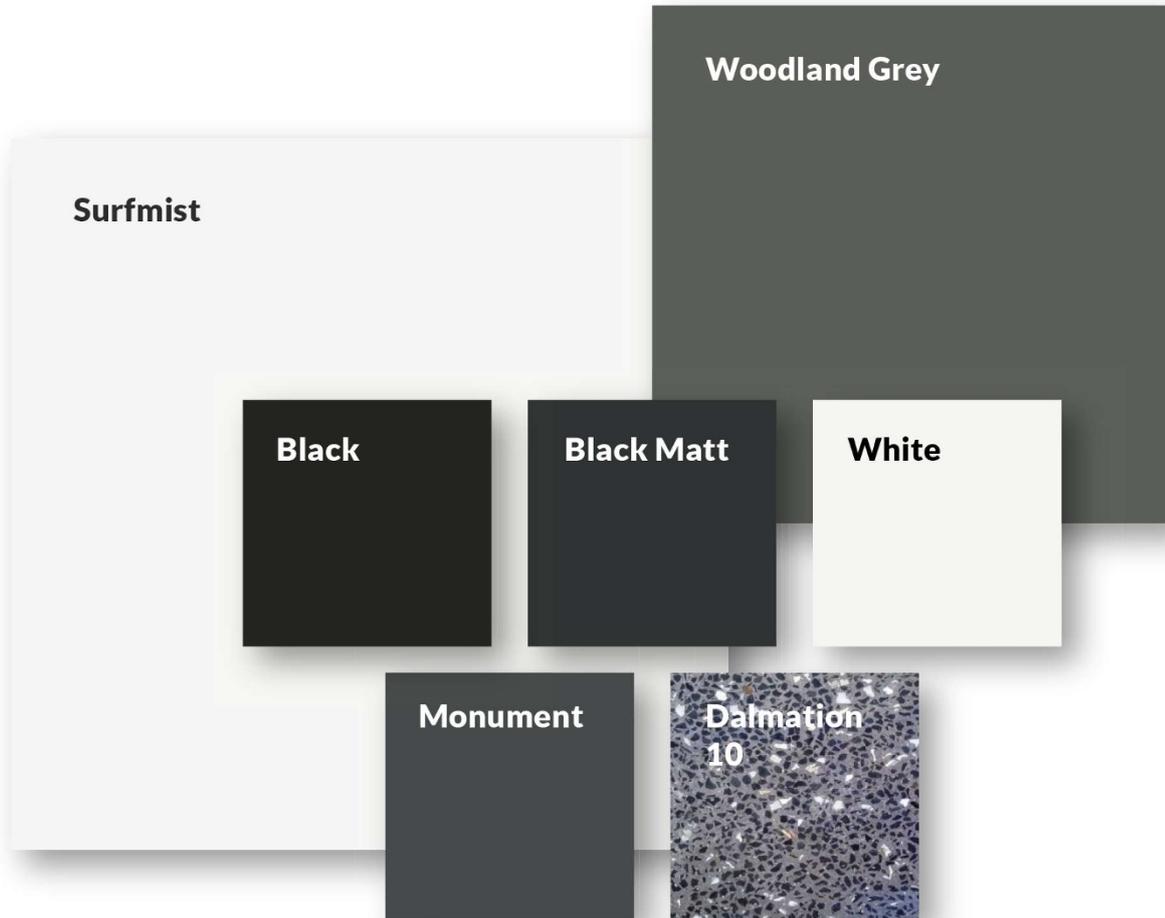
Bed 1	3100x3400mm
Bed 2	3100x3000mm
Bed 3	3100x3000mm
Bed 4	3100x3000mm

OUTDOOR

Alfresco	4630x2850mm
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Exterior Scheme

CONTEMPORARY



Roof	Surfmist
Gutter	Surfmist
Fascia	Surfmist
Soffits	Ceiling White
Downpipes	Colour to Match
Feature Cladding	Monument
Easylap Panel - Textured Feature	Surfmist

Column	Woodland Grey
Post in Alfresco	Woodland Grey
Windows	Black
Garage Door	Surfmist- Slimline
Garge Door Jamb	Surfmist
Front Door	White
Driveway	Dalmation 10

NOTE : Colours are indicative only, variation can occur due to monitor, print quality or image capture.
Installed colours can vary depending on materials applied to and variations in natural lighting.



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Interior Scheme

CONTEMPORARY



Timeber Laminate	Mystic Oak
Floor Tiles	YK6001
Wall Tiles	YK6001
Overhead Cabinets	Polytec Classic White Matt
Kitchen Cabinets	Polytec Classic White Matt
Island Cabinets	Polytec Natural Oak Matt
Bathroom Cabinets	Polytec Natural Oak Matt

Stone Bench Tops	Smartstone Designer Stone Bench Top Arcadia
Splash Back	YK6001
Blinds	Vertical Blinds Colour White
Carpet	Dark Grey
Paint	Dulux White Verdict Quarter

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Pre-construction

- Master Builders Fixed Price Contract
- Plans and Specifications
- Engineers Soil Testing Report
- Contour Survey
- Council Building and Plumbing Approvals including all fees and charges
- Water connection (Exclude Water Installation if required)
- Pre-selected Colour Scheme By Professional LDC Designers

Site Works, Foundations & Connections

- Site Cut & Fill Excavation for Up to 500mm Site Fall
- Removal of Excess soil
- Temporary Fencing hire to council requirements
- Waffle Pod Slab Up to H2 Soil Classification (No piers or suspended slab allowed)
- Physical Termite Barrier
- Sewer & Stormwater Connections to Existing Serviceable connection points
- Surface Drains Including Dedicated Stormwater Line
- Electrical Main Run In
- Water Connection from Pre-tapped Water Main
- House Engineered & Constructed to Wind Rating Up to N2
- NO Allowance for Retaining Walls

Energy Efficiency

- Ceiling Insulation to Comply with 6-Stars Energy Efficiency
- Insulation Batts to External Stud Walls
- Energy Efficient Aluminium Windows and Sliding Door Units
- Weather Strips to all External Doors

Bricks, Windows, Roof & Garage

- Easylap Cladding
- Natural Mortars with Raked Joints Unless Stated Otherwise to Comply with Covenant
- Powder Coated Aluminium Windows and Sliding Doors with Clear Glass and Translucent Glass to Wet Areas
- Keyed Window Locks to All Opening Sashes and Sliding Doors
- Colorbond Automatic Panelift With Wall Mounted Wireless Controls + 2 Handsets
- Colorbond Fascia, Gutter, Downpipes and Roof

Structural & External Inclusions

- Treated Timber Frame
- Timber Entry Door Frames
- Hume Painted External Front Entry /w Clear Glazing
- Two Coat External Paint System to External Trim and Doors Using Dulux Paints
- Feature External Paints/Bricks (if required by Covenant)
- Gas Hot Water System
- External Garden Hose Taps x 2
- Exposed Aggregate Concrete Driveway
- 1800mm Treated Pine Good Neighbour Paling Fence to Side and Rear Boundaries Including Return Gate
- Letterbox
- Pebbles to the side (if required)
- Turf to Garden
- Clothesline
- External Builders House Clean
- Site Clean After Construction

Internal Inclusion

- 2440mm Nominal Ceiling Height
- Roller Blinds to All Bedrooms
- Hume Flush Panel Doors Internal Hinged Doors
- Gainsborough G4 Amelia Stain Chrome Leverset
- Gainsborough Trilock Eclipse Allure Entry Set
- Vinyl Sliding Doors to All Robes
- 90mm Painted Cornice, 42mm Painted Splayed Architraves and 66mm Painted Splayed Skirting
- 68x12mm MDF Skirting & 68x12mm Architraves
- Three Coat Dulux Professional Internal Paint
- Water Saving Showerheads and Tapware
- Internal Builders House Clean

Kitchen Features

- L laminate Bench Tops
- Melamine Cabinetry and Drawers with Door Handles
- 1 + 1/2 Stainless Steel Sink
- Chrome Sink Mixer Tap
- 600mm Stainless Steel Electric Cooktop
- 600mm Stainless Steel Electric Oven
- 600mm Canopy Rangehood
- 600mm Dishwasher

Bathroom, Ensuite & Powder Room Features

- L laminate Bench Tops
- Melamine Finish Vanities With Door Handles
- Aluminium Semi-Frameless Shower Screens
- Counter Top Basins /w Chrome Pop Up Waste
- Bathroom Accessories
- Wall-Faced Toilet Suite
- Smart Floor Waste

Flooring & Tiling

- Timber Flooring Throughout Except Wet Areas
- 600mm x 600mm Porcelain Tiles /w Rectified Edge
- Kitchen Splashback
- Laundry Floors, Skirting and Splashback over Tub
- Portico/Porch and Alfresco Areas

Electrical

- Safety Switch & Circuit Breakers to Meter Box
- Single Phase Underground Power Connection from Existing Supply Point
- Double PowerPoints
- LED Downlights Throughout
- LED Ceiling Mounted Light to Garage
- Flood Lights to External Area
- 7.1 Kw Split System Air-conditioner to Living room
- 2.5Kw Split System Air-conditioner to Master Bedroom
- Ceiling Fans to All Other Bedrooms and Alfresco
- Smoke Detectors (Hardwired with Battery Backup)
- NBN Ready to All New Estate
- TV Antenna

Warranties

- 3 Months Maintenance Period
- Statutory Structural Warranty

General Terms and Conditions

- Plans may vary slightly to comply with council or covenant requirements.
- The contract allows single-phase power being available prior to and during the construction of the dwelling.
- The contract allows waster supply being available prior to and during the construction of dwelling.
- Colour Selections must be finalised within 14 days from the contract date to enable the owner/s home to be built within the construction period.
- This Specification and Colour Selections form part of the contract. If a product or material becomes unavailable at the time of construction, the builder reserves the right to replace any item with an equivalent product/material.