$591,640

Lot 4 Coorong Street, Coomera

Proud Builders

Sherwin Coastal RH

4 2 2

FEATURES

- Contemporary style home
- Full turn-key
- Air-conditioning to master & living
- 600mm x 600mm floor tiles
- Stone benchtops throughout
- Pendant lighting
- USB PowerPoints
- 900mm gas appliances
- 1200mm front door

DETAILS

Living	2.9 x 5.0m
Dining	2.4 x 5.0m
Kitchen	2.4 x 3.9m
Master Bed	3.5 x 3.5m
Bed 2	2.9 x 2.9m
Bed 3	2.9 x 2.9m
Bed 4	2.9 x 2.9m
Alfresco	3.8 x 3.7m
Total	**181.19 m²**

Length	18.26m
Width	11.76m
Land Size	476m²
House Price	$242,740
Land Price	$348,900
Registration Status:	Registered

Indicative Rent $430 - $460 p/w

EMAIL | admin@pivotalhomes.com.au PHONE | (07) 5504 5047 WEB | www.pivotalhomes.com.au

Level 5, 33 Elkhorn Avenue, Surfers Paradise QLD 4217 | P.O. Box 8146 Gold Coast MC QLD 9726

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Sherwin 180
Façade Options
(select one)

☐ **Coastal**

☐ **Contemporary**

☐ **Traditional**

☐ **Urban**

Sitings

Client Name:
Client Address 4, FORESHORE
House 170 SHERWIN COASTAL LH
Modifications:

Date	Signature 1	Signature 2

Scale 1:200

Site Coverage

Ext/Red	0m²	Lot Area m²	476m²
Total House m²	181.19m2	**Total Coverage**	**35.96%**

Note: This siting is a preliminary siting only. Accuracy is subject to the end users input. Siting generated by www.sitings.io

EXTERIOR

SHERWIN COASTAL # 1

ROOF: SURFMIST
GUTTER: SURFMIST
FASCIA: SURFMIST
SOFFITS: GREYOLOGY 1
DOWNPIPES: TO MATCH COLOUR OF WALL THEY TOUCH
WEATHERBOARDS: INTERMITTENT
EASYLAP PANEL: - TEXTURED: INTERMITTENT
TIMBER POSTS: GREYOLGY 1
TIMBER TRIM: GREYOLGY 1
WINDOWS: WHITE
GARAGE DOOR: SURFMIST
GARAGE DOOR JAMB: GREYOLOGY 1
FRONT DOOR: GREYOLOGY 1
DRIVEWAY: ARCTIC SUN

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.

Signed.....

Signed.....

Pivotal Homes

Interior Scheme 3

1. Floor tiles.
2. Wall tiles
3. Feature wall tiles
4. Overhead cabinets
5. Bathroom cabinets
6. Kitchen cabinets
7. Bench tops
8. Splash back
9. Blinds
10. Carpet
11. Paint

Interior Scheme 3

1. **Floor Tiles**: Promenade Beige Lapparto 450 x 450 NT15-6191FL
2. **Wall Tiles:** Gloss White 250 x 400 MAXWL2711
3. **Bathroom Feature Tiles**: Teakwood Herringbone NT16-1010GM
4. **Overhead Cabinets:** Formica 'Mocha Firwood'
5. **Bathroom Cabinets:** Formica 'Mocha Firwood'
6. **Kitchen Cabinets:** Formica 'Malibu Gloss'
7. **Stone Bench Tops:** Quantum Quartz designer stone 'Royal Base'
8. **Splash Back:** White Gloss 100 x 300 Subway tiles laid in a stretcher bond pattern.
9. **Blinds:** Vertical Blinds Colour 'Cloud'
10. **Carpet:** 'New Sisal' pattern, colour 'Hills'
11. **Paint**: Haymes Paints colour 'Marble Mist'

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.

Signed.....

Signed.....

SPECIFICATION OF WORKS

LOT 4 COORONG STREET,
"FORESHORE ESTATE" COOMERA 4209

BETWEEN CLIENT .....
AND PIVOTAL HOMES PTY LTD LICENCE 1110016

ALL SELECTIONS ARE TO BE FROM THE BUILDERS STANDARD RANGE

PRE-CONSTRUCTED INCLUSIONS:

- Full working drawings including
  - Site plan
  - Floor plan
  - Elevations/cross sections detail
  - Slab detail
  - Bracing detail
  - Electrical layout
- Complete soil tests, engineers footing design and detailed report
- Sewerage, storm water, water and power connections
- QBCC insurance and Q Leave
- Energy efficiency assessment
- Covenant compliance approval/assessment/lodgment if required

SITE REQUIREMENTS:

- Earthworks to enable level building platform
- Department of Agriculture & Fisheries fire ant check, if required
- Full on-site insurance as required

CONSTRUCTION:

- Footings as per engineer detail
- Floor to be concrete as per engineers detail
- External wall as per attached plans

FRAME:

- Kiln dried pine. According to bracing detail and in accordance with Australian Standard AS1684. Inspected by certifier
- Frames constructed to achieve 2400mm ceiling height.

ROOF:

- Coloured Steel Roof

SPECIFICATION OF WORKS

INSULATION:

- R 2.5 ceiling batts to all living areas
- Wall wrap foil insulation to all external walls
- Insulation batts to walls as specified by energy efficiency report.

CLADDING:

- Type as specified

EXTERNAL:

- Coloured Steel fascia and guttering, down pipes to be Coloured Steel or PVC
- Roof line features such as gables
  - Where indicated on plan
- Alfresco area
- Wall mounted fold down clothes line
- 2 outside taps
  - Servicing both front and rear yards
- CCA pine paling timber fence to side and rear boundaries, return fencing to house and 1 gate
- Exposed aggregate concrete driveway
- Letterbox
- Exposed aggregate porch, portico and alfresco area
- Concrete edging to front and rear gardens
- Selected plant schemes and mulch to front and rear garden
- Turf/River Stones

ELECTRICAL:

- Provisioning for NBN Connection
- Connection to power supply and meter box
  - Return current device (RCD) safety switch
- Light points
  - One point to each room, entry foyer and garage
- Power points – double points to:
  - Dining/Living (1)
  - Laundry (1)
  - Bathroom (1)
  - Lounge room (1 or as per electrical plan)
  - Kitchen (3)
  - Main bedroom (2)
  - Ensuite (1)
  - Bedrooms (1)
- Power points – USB double points to:
  - Kitchen (1)
  - Main bedroom (1)

- Fittings
  - Ceiling fan and 2 LED down lights to bedrooms
  - Ceiling fan and LED down lights to living areas
  - 3 x Pendant Lights above kitchen island bench (Petto LED Pendant Steel/Chrome)
  - Fluorescent lighting to garage
  - Exhaust and Heat Lamp to bathroom & ensuite
  - 2 x telephone points
  - TV antenna + 2 TV outlet points
  - Hardwired smoke detectors to Australian standard
  - 2 x split system reverse cycle air conditioners (1 x to living & 1 x to main bedroom)
  - Stainless steel appliances including electric U/Bench oven, under-mount range hood, dishwasher, gas HWS and cook top
  - Remote control sectional garage door
  - Sensor security lights to front of garage

INTERNAL LIVING:

- 10mm plaster board with skirting and architrave trim
- Painted plaster board lining to garage

WINDOWS:

- Aluminum powder coat
- Safety screens fitted
- Deluxe vertical blinds to suit colour scheme to all windows except bathroom and toilet
- Kitchen window to have venetian blinds (where applicable)

DOORS:

- 820mm/1200mm Hinged weatherproof door with deadlock to front entry as per plan
- Sliding glass door/hinged weather proof ½ glass to laundry entrance as per plan
- Designer Accent panel internal doors with door stops
- Safety screens to 820mm front entry and sliding doors
- Privacy locks to WC, bathroom, ensuite & bedrooms

ARCHITRAVES:

- 66mm x 12mm – paint grade

SKIRTING:

- 66mm x 12mm – paint grade

SPECIFICATION OF WORKS

STORAGE:

- Wardrobes as per plan, fitted with melamine overhead shelf, hanging rail and mirrored sliding doors
- Linen cupboards as per plan fitted with four melamine shelves and hinged/vinyl sliding doors

PAINTWORK:

- Walls
  - 1 coat of wall sealer and 2 coats of triple 3 low sheen
- Ceiling
  - 1 coat of ceiling sealer and 2 coats of RFU ceiling paint
- Internal doors, skirting and architraves
  - Full gloss
- Guttering
  - Coloured Steel
- Eaves etc.
  - 2 coats all weather low sheen

TILING & CARPET:

- Ensuite & bathroom
  - 600x600 Ceramic tile to floor
  - Skirting tiles to walls
  - Tiles shower recess to a height of 1900mm
  - Tiles to 400mm high above bath
  - Tiled bath fascia
- Toilets
  - 600x600 Ceramic tiles to floor
  - Skirting tiles to walls
- Kitchen
  - 600x600 Ceramic tiles to floor
  - 600x600 Ceramic tiles to hallway/living & dining area
  - 600x600 Ceramic tiles to floor as per plan
- Bedrooms
  - Carpet to all bedrooms

KITCHEN:

- Laminate Kitchen as per Client selection with 20mm stone bench tops (from the builders colour range)
- Designer tiled splash backs 600mm high
- 1 ½ bowl stainless steel sink with flick mixer tap
- European stainless steel appliances from builders range including:
  - 900mm Westinghouse WVE914SB U/Bench electric oven with 2 year warranty

- 900mm Beko BCT90GX Gas Cooktop*
- 900mm Beko BRH90UX Undermount Range hood*
- 600mm Beko DFN05410X Freestanding Dishwasher*

- Chrome ¼ turn tap provided in fridge cavity for fridge ice-maker
- Bulkheads to kitchen above cabinets

BATHROOM:

- 1500mm bath with tiled fascia
- Vanity – Modern finish cabinets with kickboards and ceramic top mounted basin & stone benchtop to match kitchen
- Dual flush toilets – "Watermark "china cistern and bowl with soft closing toilet seat
- Separate shower with aluminum screens and clear glass
- Mirror to width of vanity
- Chrome flick mixer tap ware, towel rails and toilet roll holders
- Niche to shower

ENSUITE:

- Vanity – Modern finish cabinets with kickboards and ceramic top mounted basin & stone benchtop to match kitchen
- Dual flush toilets – "Watermark" china cistern and bowl with soft closing toilet seat
- Separate shower with aluminum screens and clear glass
- Mirror to width of vanity
- Chrome flick mixer tap ware, towel rails and toilet roll holders
- Niche to shower

POST CONSTRUCTION INCLUSIONS:

- Quantity survey/depreciation schedule for tax purposes

*Your Beko Appliances come with a 2 year manufacturer warranty. Simply register with the form that is provided in your handover box and Beko will extend your manufacturer's warranty to **5 years** free of charge

SPECIFICATION OF WORKS

ADDITIONAL INVESTMENT OPTIONS

TICKED ITEMS ARE INCLUDED IN CONTRACT PRICE				
⇒	Render	-Full House	$9,000.00	❍
		-Front of house with 1m returns	$2,000.00	❍
⇒	Bagging	-House	$6,000.00	❍
⇒	Rendered front of house with 1m returns and bagged finish to remainder of house		$4,500.00	❍
⇒	Safety Screen to 1200mm Front Entry Door		$ 550.00	❍

ADDITIONAL CLIENT SPECIFICATIONS

	ITEM	COST INC GST	✓
⇒	Bushfire BAL 12.5	$2,000.00	✓
⇒	2590mm ceiling height to comply with covenant	$3,690.00	✓
⇒	Conservation style fence to rear to comply with covenant	$ 600.00	✓

SIGNED BY OWNER: X

DATE: / /

SPECIFICATION OF WORKS

Variations:
Pivotal Homes advises that any variations to the specifications or floor plan after the contract date may incur additional costs and a $500.00 variation fee.

TERMITE TREATMENT

Termite Protection System – Pivotal Homes discloses and the owner acknowledges the following termite treatment will be used at the property.

TRITHOR Termite Protection system to all penetrations and perimeters.

TRITHOR offers a 50 Year Warranty against termite damage providing the maintenance recommendations are followed. These specific recommendations will be provided with the Warranty Certificate.

Home Owner Termite Control Agreement

1. I will have the house inspected regularly by a suitable qualified pest control operator, licensed in Queensland by QBCC and to comply with the advice of that operator.
2. I will not build garden beds over weep holes.
3. If my perimeter barrier is exposed slab edge, I will maintain a 75mm exposed slab edge inspection zone to ground level, to allow visual inspection.
4. If I build an extension or renovate, I will reinstate any broke barriers.
5. I will ensure that if any other work breaks a barrier, the barrier will be re-instated.
6. I will not store firewood or other timber products close to the house.
7. I will comply with the warranty for the system of Termite control installed.
8. I will regularly inspect for infestations.
9. I will inspect the perimeter and underside (if appropriate) to detect any breach of the barriers.
10. I will forward all termite information given to me by the Builder, to subsequent owners of the dwelling should I sell the dwelling at any time in the future.
11. I am aware that if I do not keep this agreement both the product Warranty and the State's statutory Warranty may be voided.
12. I will get a qualified Pest Control inspection every twelve months.

Builders/Installers Declaration

I hereby certify that being the registered builder/licensed system installer for the above building work, I have advised the owner of the details in relation to the proposed method or termite prevention. This advice included the constraints and required maintenance provisions of the proposed system.

SPECIFICATION OF WORKS

LOT 4 COORONG STREET,
"FORESHORE ESTATE" COOMERA 4209

Disclaimer – the onus is fully on the owners to maintain the building in accordance with the manufacturer's specification. AS3660.1 and BCA Housing Provisions Part 3.1.3 – Termite Rise Management. Pivotal Homes Pty Ltd and Council take no responsibility for any loss or damage incurred through termite damage to buildings.

Home Owner's Termite Declaration & Authorisation

I/We, Hereby authorise PIVOTAL HOMES Pty Ltd to lodge required documentation to any local authority required to carry out the building approval processes, development application and collect same on our behalf. We hereby authorise PIVOTAL HOMES to act on our behalf in accordance with the dividing fences act 1953, to obtain adjoining property owner details from any required source including local government authorities and to also enter in dividing fences act agreements on our behalf.

Home Owners Smoke Alarm Commitment

I/We understand that the conditions set out in this commitment, if complied with, will greatly assist in the maintenance of my new home.

1. Read the manufacturer's instructions on the day of handover, prior to the occupancy of my/our new home.
2. Smoke alarms need to be regularly maintained.
3. Test the alarm with the test button on the alarm or test facility at least once a month as per manufacturer's instructions.
4. When smoke alarm batteries need to be replaced the smoke alarm should make a warning sound to notify you to replace the battery immediately. Some smoke alarms have batteries which need to be changed at least once a year, some have 10 year batteries and some include a battery charger, so refer to manufacturer's instructions regarding this procedure.
5. Clean the smoke alarm by vacuuming away the dust particles at least twice a year, but read the instructions regarding this procedure first.
6. Never paint smoke alarms.
7. Smoke alarms do not last indefinitely, they should be replaced after the expiry date noted on the manufacturer's warranty.
8. manufacturer's warranty.

OWNERS FULL NAME: (PLEASE PRINT) SIGNED BY OWNER:	DATE:
SIGNED BY PIVOTAL HOMES PTY LTD:	DATE:

PIVOTAL HOMES

Proud Builders

ESTATE INFORMATION

Foreshore Estate, Coomera
Coomera Rivers State School
Coomera
Coomera Waters Taver
Coomera
Coomera River
Oaky Creek
Sanctuary Cove
George's Paragon Seafood
Sanctuary Cove Golf and Country Club
The Palms Golf Course
The Pines Golf Course
Rosebank
Giant Drop
Dreamworld
Pacific Mwy
Foxwell Rd
Finnegan Way
Amity Rd
Christina Drive
Ragamuffin Dr W
Colman Rd
Boambillee Dr
Celestial Way
Orlando Dr
Edwardson Dr
O'Reilly Drive
Davinree Dr
Jinbalba Dr
Carpenters Dr
Pamphlet Ln
Santana Rd
Park Esplanade
Bellagio Cl
Ritz Dr
Talpa St
Jimmy Rd
Lily Pilly Dr
Seagreen Dr
Garden Rd
Shipper Dr
Ford Rd
Tooraneedin Rd
Marjula St
Aaron St
Windaroong Rd
Grindabella Cl
Pinnaroo St
Builti St
Baldora St
Akoonah St
Mungala St
Chandina St
Buddeh St
Santa Barbara Rd
Casey Rd
The Pkwy
Harbour Terrace
Olympic Dr
Abraham Rd
Ansett Way
Days Rd
Sierra Pl
Tasman Circuit
Altair Street
Spica Cres
Azure Way
Lisa Cres
Lairing St
Ragamuffin Dr
Ragamuffin Dr E
Weatherall Way
Opossum Way
Elusive Rd
Brookfield Dr
The Address
Clubhouse Lane
Glenmeadows Dr
Rosewood Dr
Rosebank Way
Ragamuffin Way
Gladstone Alexander Way
M1

Map is provided solely for the purpose of providing an impression of Foreshore (as well as the approximate location of existing and proposed third party facilities, services or destinations). Any indications of distance or size are approximate and for indicative purposes only, and are not to scale.

Discover our tranquil waterside retreat surrounded by a world of fun

Foreshore exemplifies the laid-back Gold Coast lifestyle, being perfectly located close to all of life's essentials – and the little luxuries too.

Sailing, kayaking, fishing, as well as walking and cycling trails, are on your doorstep and a range of shopping, health, education and entertainment options are within easy reach.

- Easy access to the Pacific Motorway
- 5 minute drive to the Coomera Train Station
- 5 minute drive to the proposed Coomera Town Centre with shopping and dining
- 27 kilometre drive to Surfers Paradise
- 57 kilometre drive to Brisbane CBD

Transport

Coomera Train Station
Pacific Motorway

Retail

Sanctuary Cove
Hope Island Shopping Centre
Coomera East Shopping Centre
Proposed Coomera Town Centre with retail and dining
Coomera Waters Village
Helensvale retail and dining precinct
Harbour Town Shopping Centre

Entertainment and Marinas

Gold Coast City Marina
Sanctuary Cove Golf & Country Club
The Pines Golf Course
The Palms Golf Course
Hope Island Resort Golf Course
Gainsborough Greens Golf Course
Dreamworld and WhiteWater World
Coomera Sports Park

Education

TAFE Queensland Gold Coast
Coomera Rivers State School
Pimpama State Secondary College
Coomera Anglican College Assisi Catholic College
Proposed Coomera Primary School

Discover a world of opportunity at our new address

Based on current market trends, developable land on the Gold Coast may be exhausted within approximately 6 years.^

Set in an enviable location in the Gold Coast's thriving Coomera region, Foreshore is a brand new community that epitomises a laid-back coastal lifestyle.

Here you will find the ultimate in waterside living by the Coomera River, surrounded by natural beauty and yet with all the conveniences of modern living close at hand.

This is a place where nature's beauty and modern living find balance. Stockland, Australia's largest residential developer, is creating a connected community focused on the health and wellbeing of its residents.

Public transport can be easily accessed with the Coomera Train Station just minutes away by car. The Pacific Motorway is a quick drive along Foxwell Road, providing a direct route to the Brisbane CBD approximately 57 kilometres to the north and Australia's most well-known tourist destination of the Gold Coast to the south.

You will have peace of mind knowing that your health needs are catered for with a range of medical facilities nearby, including the Coomera Waters Medical Centre on Shipper Drive. The new, state-of-the-art Gold Coast University Hospital is also located at Southport.

Our family-friendly community will be home to approximately 1,400 people once completed, with future residents set to benefit from a happy, healthy lifestyle in harmony with nature.

This is your opportunity to secure your brand new home by the water in one of Australia's sought-after regions, the Gold Coast.*

* Source: National Land Survey Program (Dec 2016), Research4/Charter Keck Cramer.

^ National Land Survey Program, Charter Keck Cramer/Research4, December 2016 Survey.

These images are solely for the purpose of providing an impression of the development called "Foreshore Coomera" as well as the approximate location of existing and proposed facilities, amenities, services or destinations. Stockland makes no representation and gives no warranties about the future development of the site or the current or future location or existance of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of these images (November 2016) and may change due to future circumstances. These images are not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on these images.

SALES AND INFORMATION CENTRE
- Foreshore Sales and Information Centre
- Future Display Village

EDUCATION AND CHILDCARE
- Proposed Coomera Primary School
- Coomera Rivers State School
- Griffith University
- Pimpama State Secondary College
- Assisi Catholic College
- Coomera Anglican College
- TAFE Queensland
- St Stephen's College

SHOPPING AND SERVICES
- Proposed Coomera Town Centre with Retail and Dining
- Coomera East Shopping Centre
- Coomera Waters Village & Resort
- Coomera Square
- Helensvale Shopping Centre
- Hope Island Shopping Centre
- Marina Mirage
- Sanctuary Cove Retail and Dining
- Harbour Town Outlet Shopping Centre

PARKS AND OPEN SPACES
- Proposed Wetlands
- Proposed Parks and Playgrounds
- Proposed Walking and Cycling Paths
- Proposed Picnic and Barbecue Facilities
- Coomera Sports Park
- Coomera River
- Foxwell Island
- Oakey Creek
- Thompson Island

CONSERVATION
- 51 Hectares of Conservation Areas and Open Space

BEACHES
- Surfers Paradise
- Broadbeach
- The Spit

PUBLIC TRANSPORT & ACCESS
- 5min drive to Coomera Train Station
- 3km drive to Pacific Motorway
- 27km drive to Surfers Paradise
- 57km drive to Brisbane CBD
- 16min train ride to Robina Train Station
- 59min train ride to Brisbane Central Station

MARINA
- Gold Coast City Marina
- Hope Island Marina
- Proposed Marina Precinct
- Sanctuary Cove Marina
- Boat Ramps

MEDICAL CENTRE
- Coomera Waters Medical Centre
- Gold Coast University Hospital
- Pimpama Medical Centre
- Mater Medical Centre

LEISURE CENTRE
- Coomera Sports Park
- Dreamworld and WhiteWater World
- MovieWorld
- Wet 'n' Wild
- Proposed Coomera Gardens Hotel
- Sanctuary Cove Golf and Country Club
- The Pines Golf Course
- The Palm Golf Course
- Hope Island Resort Golf Club
- Metricon Stadium
- Southport Racecourse
- Ephraim Island
- Sea World
- Reading Cinemas

LEGEND
- Future Display Village
- Foreshore - Current Release
- Foreshore - Future Residential
- Proposed Terrace/Townhomes
- 51ha Conservation Zone
- Proposed Future Development Site

Stockland it's your place

Foreshore COOMERA

The Brook release presents 20 new home sites, pleasantly tucked away in the south-western corner of the community. This perfect position offers sites adjacent to bushland, all within close proximity to Oakey...

VISIT FORSHORE TODAY

Foreshore is your perfect sanctuary, a community to live a lifestyle filled with sun, adventure, sailing, kayaking and fishing, as well as walking and cycling amongst nature at its finest.

Enjoy the peaceful life you've always dreamed of, with the all the benefits of a Gold Coast post code.

AT A GLANCE

- Home sites range from 342sqm to 747sqm
- 51 hectares of conservation area, parks and wetlands to explore
- Short drive to Coomera train station and the M1
- Close proximity to the future Coomera Town Centre

FORESHORE SALES & INFORMATION CENTRE
Corner of Foxwell Road and Oakey Creek Road, Coomera
Ph: 0429 772 046
www.stockland.com.au/foreshorecoomera

All plans, diagrams, photographs, illustrations, statements and information in this brochure, including without limitation the location and size of any lots, are for illustrative purposes only and are based on information available to and the intention of Stockland at the time of creation (April 2017) and are subject to change without notice. No diagram, photograph, illustration, statement or information amounts to a legally binding obligation on or warranty by Stockland and Stockland accepts no liability for any loss or damage suffered by any person who relies on them either wholly or in part.

Stockland it's your place | Foreshore COOMERA

stockland.com.au

The Brook Land Release

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N
1 747m²
2 474m²
3 476m²
4 476m²
5 476m²
6 425m²
7 425m²
8 425m²
9 425m²
10 531m²
12 397m²
13 397m²
14 411m²
15 433m²
16 533m²
17 404m²
18 365m²
19 348m²
20 342m²
21 342m²
Legend
Current Release
Sold

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	REMARKS
5–OPM166876	5/SP294077	297°47'27"	450·293	STANDARD
9–OPM115269	41/SP294077	96°51'43"	695·128	STANDARD

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	OIP	48/SP150729	302°39'15"	1·065
3a	I.Pin		258°14'15"	8·129
5	OIP	5/SP294077	287°09'	21·901
9	OIP	41/SP294077	317°07'	1·039
13	OIP	25b/SP294077	293°37'10"	20·521

Scale 1:600 – Lengths are in Metres.

Insert Plan Number SP294091

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RPS GC 129849.STG 2A–BPR / FINAL 24.4.2018

Foreshore
COOMERA

DISCLOSURE PLAN

FOR PROPOSED LOT 4

Proposed Lot 4 is currently described as part of Lot 1 on SP150729 situated at Coomera, Stage 2a in Foreshore Estate.

LEGEND

- +6.0 — DESIGN FILL CONTOUR (0.5m INTERVAL)
- 6.0 — DESIGN SURFACE LEVEL CONTOUR (0.5m INTERVAL)
- AREA OF FILL
- FOR RETAINING WALL CONSTRUCTION DETAIL SEE ENGINEERING CIVIL O.P.W. PLANS

Surveyors Note:

This plan has been prepared by RPS Australia East Pty Ltd (ACN 140 292 762), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

Builders Note:

Builders shall not build off the design levels shown; a site survey is required. This note is an integral part of this plan.

Engineering Note:

Engineering design information supplied digitally by Mortons Urban Solutions. January 2017.

Compaction Statement:

All earthworks shall be carried out in Accordance with AS3798 -2007 with a testing regime in accordance with AS2007-1996 and further compaction methodology in Accordance with AS3798-1996

2 0 2 4 6 8

NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

NORTH

Stockland

Local Authority :	Gold Coast City
Height Datum :	AHD
Height Origin:	PM166876 RL 26·294
Contour Interval :	0.5 m
Fill Contours :	X_CUTFILL
ENG :	DCONT TIN FSL
BDY :	129849 bdy 2017-01-25
Surveyor:	BPR
Drawn :	BJB
Scale :	1: 200 @ A3
Date:	18 MAY 2017
Dwg No:	129849-DISC-15a/4

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Lakeside Corporate Space, Suite 425, Level 2
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W rpsgroup.com.au

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Rental Appraisal

Appraised on: **17/01/2019**

Foreshore Estate, Coomera QLD

4 **2** **2**

Rental: $430-$460 per week

When assessing the rental amount of an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

Our team would be delighted to manage your investment with your individual needs in mind, and are happy to offer a special package for all new clients.

Salina Kachel LREA
National Operations Manager
Ray White (IMS) Investment Management Services
Rated No. 1 International Property Management Business
E: salina.kachel@raywhite.com
P: 0422 792 612

(#PIV)

Disclaimer: *Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three month to ascertain and ensure it remains current.*

Pivotal Homes Pty Ltd
ABN: 76 120 731 384 **LIC NO:** 1110016
LEVEL 5, 33 ELKHORN AVENUE
SURFERS PARADISE QLD 4217
PO BOX 8146
GCMC QLD 9726
P: (07) 5504 5047

Property Address	Lot No:	Estate & Suburb: Foreshore Estate, Coomera 4209	
	Land Price: $	Build Price: $	Total Price: $

	Buyer 1	**Buyer 2**
Buyers Full Name (s) As to appear on contract	First Name:	First Name:
	Middle Name:	Middle Name:
	Surname:	Surname:
Clients Residential or Postal address	No: Street:	No: Street:
	Suburb:	Suburb:
	State: Postcode:	State: Postcode:
Buyers Contact Details	Mobile:	Mobile:
	Phone:	Phone:
	Email:	Email:

Buyers Solicitor	Company:	Contact Name:
	Phone:	Fax:
	Email:	
	Address:	

Buyers Financier	Company:	Contact Name:
	Phone:	Fax:
	Email:	
	Address:	

Deposit Information	$ 10,000.00 Being an initial deposit payable by the buyer at the time of signing the contract.	
	Trust Account Name:	Stockland (QLD) Pty Ltd Trust Account
	Bank, B.S.B. & Acc No.:	Westpac - B.S.B. 034 002 - ACC NO. 691 904
	Reference:	Surname - Lot[#] Foreshore

I confirm the deposit has been paid by (please tick):

☐ Direct deposit into account provided

I confirm that I have sent a receipt via: ☐ Email ☐ Other

Contracts to be issued to:

☐ Purchaser's Solicitor ☐ Directly to Purchaser ☐ Sales Agent

Notes: