

LOT 10 SUNBIRD DRIVE REDBANK PLAINS, QLD

ARTIST IMPRESSION ONLY PLEASE REFER
TO FINAL DRAWINGS



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\$797,267

LAND: \$425,000 / 581SQM

TITLES REGISTRATION: JUNE 2025

BUILD: \$372,267 / 193.22SQM

RENTAL ESTIMATE: \$680-\$695 P/W

INCLUSIONS

- Complete landscaping for QLD conditions
- Low maintenance exposed aggregate driveway
- Stainless Steel Appliances
- 6-year structural guarantee
- Roller blinds to all windows
- Connection to all services
- Ducted air-conditioning
- NBN connection
- Tiled Alfresco

V E L O

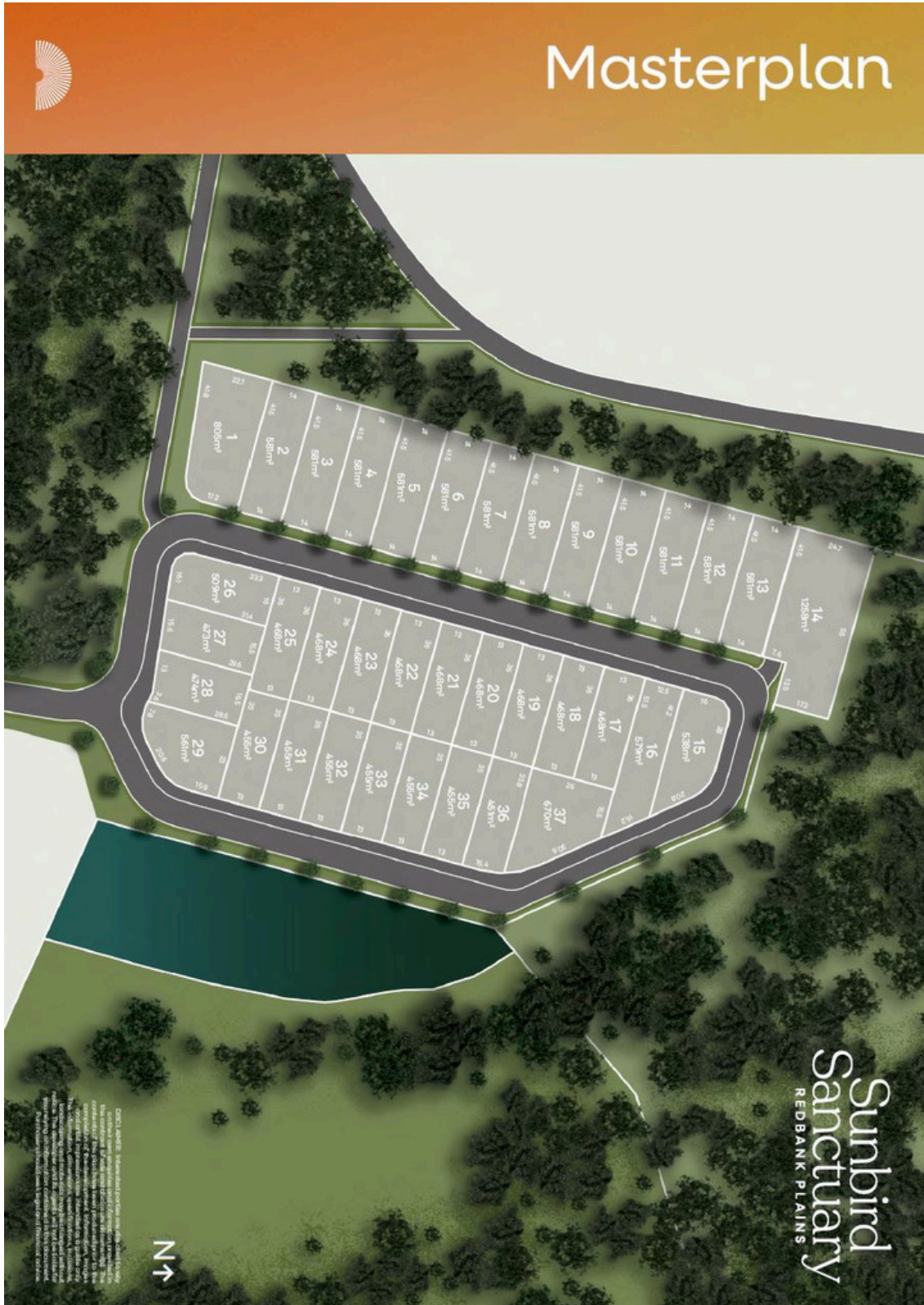
LOT 10 SUNBIRD DRIVE REDBANK PLAINS, QLD

FLOOR PLAN



LOT 10 SUNBIRD DRIVE REDBANK PLAINS, QLD

SITE PLAN



LOT 10 SUNBIRD DRIVE
REDBANK PLAINS, QLD

RENT
APPRAISAL

V E L O

14/10/2024

Rental Market Appraisal: Lots 10 & 11 Sunbird Drive, Redbank Plains

To whom it may concern,

Thank you for the opportunity to provide you with our appraisal.

Based on recent rentals and our extensive local market experience, we estimate that a reasonable rental price for each lot would be as follows:

10 Sunbird Drive, Redbank Plains – \$680.00 - \$695.00 per week

11 Sunbird Drive, Redbank Plains – \$680.00 - \$695.00 per week

Please note that this appraisal can vary depending on the time of year the property is listed, as Queensland experiences both peak and low enquiry seasons.

Despite this, we strive to achieve the maximum rent possible for every property we market.

We're eager for the opportunity to demonstrate our commitment to excellence in property management representation. By choosing Velo Property Management, you'll benefit from our unparalleled service and dedication to achieving exceptional results.

If there is anything further I can do to assist you, please do not hesitate to contact me.

Warm regards,



Brooke Fisher
Head of Property Management
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0455 720 058

V E L O

QUEENSLAND

Internal Colour Scheme



HAMPTON

CONCEPT 01



1. JOINERY

Kingswood Cabinets –
Platinum White

Kitchen, Bathroom & Ensuite

2. BENCH TOPS

Smartstone – Marengo

Kitchens, Bathroom, Ensuite

3. FLOOR TILES

Astra Silver 450x450mm

Living Areas, Bathroom, Ensuite &
Laundry

4. SPLASHBACK TILES

Luxe Smoke Grey – 76x152mm

Kitchens & Laundry

5. PAINT FINISHES

Lexicon ¼

Walls, Architraves/ Reveals, Skirting
& Doors (Gloss)

6. CARPETS

Creative Charm – Onyx

All Bedrooms, Living/ Media &
(corridors/ stairs on double Storey)

ADDITIONAL ITEMS

SONYA PENDANT LIGHT (2) – BLACK (\$680)

CONCEPT 02



DESIGN BY
Archie Bolden

1/2. JOINERY

Nikpol – Pemberton Walnut
Nikpol – Polar White

Kitchen, Bathroom & Ensuite

4. FLOOR TILES

Astra Silver 450x450mm

Living Areas, Bathroom, Ensuite & Laundry

6. PAINT FINISHES

Lexicon ¼

Walls, Architraves/ Reveals, Skirting & Doors (Gloss)

3. BENCH TOPS

Smartstone – Santorini

Kitchens, Bathroom, Ensuite

5. SPLASHBACK TILES

Pasha Gunmental

Grey -75x300mm

Kitchens & Laundry

7. CARPETS

Creative Charm – Steel

All Bedrooms, Living/ Media & (corridors/ stairs on double Storey)

ADDITIONAL ITEMS

SONYA PENDANT LIGHT (2) – BLACK (\$680)

HAMPTON

CONCEPT 03



1. JOINERY

Kingswood Cabinets –
Coastal Oak
Kitchen, Bathroom & Ensuite

3. FLOOR TILES

Fossil Sand 450x450mm
Living Areas, Bathroom, Ensuite &
Laundry

5. PAINT FINISHES

Lexicon ¼
Walls, Architraves/ Reveals, Skirting
& Doors (Gloss)

2. BENCH TOPS

Smartstone – Arcadia
Kitchens, Bathroom, Ensuite

4. SPLASHBACK TILES

Pasha Cloud – 75x300mm
Kitchens & Laundry

6. CARPETS

Creative Charm – Blanket
All Bedrooms, Living/ Media &
(corridors/ stairs on double Storey)

ADDITIONAL ITEMS

SONYA PENDANT LIGHT (2) – BLACK (\$680)

TURNKEY INCLUSIONS

Home and Land

Additional Inclusions

- Stone benchtop – 20mm square edge from builder's range colour selection
- Slab design up to 'H1' type soil test
- Roller blinds to windows & sliding doors (excluding garage & wet areas)
- Split system Air Conditioner to Living Room and Main Bedroom with Ener
- Stainless steel appliances and dishwasher
- Rendered front with 1-meter return

Interior

- Roller blinds to windows & sliding doors (including garage & wet areas)
- Fans in all bedrooms, living area and alfresco
- Tiles to kitchen, entry, hallway, living areas and bathrooms (all floor tiles to have natural or off-white grout)
- Carpet to all bedrooms and lounge room from builders range (two storey dwellings to have carpet to second level)
- Lever handle door furniture in Builders Range Cupboards and doors to kitchen - laminated with 2mm ABS edge
- Electric cooktop
- Stainless 600mm steel oven hot plates and range hood
- Stainless steel dishwasher
- Split system Air Conditioner to Living Room and Main Bedroom
- Internal painting to be to all ceilings and cornices and walls, architraves, skirtings and internal doors as per colour selection (to meet Australian Standards)

Laundry

- Laundry tub – 45 litre stainless steel bowl/ metal cabinet
- Stainless steel mixer
- Hot and cold washing machine taps
- Ceramic wall tile over trough with one skirting tile to remainder Builder's range (all wall tiles to have white grout)
- Ceramic tiled floor – builder's range

General Inclusions

- HIA Peace of Mind Contract New Home Construction Contract
- Self-assessable council fees, portable long service leave and BSA. Not including relaxations,
- GIA's code assessment or materials required to achieve compliance etc.
- Full termite management system with 10-year guarantee
- Energy Efficiency Report (insulation to 6-star BERS rating)
- Building Fees, levies and insurances
- Internal and external builders clean

Site Preparation & Structural

- Engineering's soil investigation and slab design
- Siteworks included to cut/fill a block up to 500mm total (250mm each and block not to exceed 450sqm in size)
- Foundation allowance ("H" Type Soil class 1)
- Structural treated timber frames shall be seasonal pine as per Building Code of Australia
- Waffle pod and slab design as per engineer design, constructed to suit local requirements and wind loading as per
- Australian standards
- N2 non-cyclonic wind load construction

Kitchen

- Stone benchtop – 20mm square edge from builder's range colour selection
- Designer laminated cabinetry as per builder's range colour selection
- Kitchen tap – sink mixer (chrome)
- Kitchen sink – 1 and 3/4 bowl stainless steel
- White M.R. finish to interior and shelves
- Handles to be brushed stainless steel
- Tiled kitchen splashback – up to bottom of kitchen bulkhead (all wall tiles to have white grout)
- Stainless steel under bench oven and hot plates as per plan
- Stainless steel range hood

TURNKEY INCLUSIONS

Home and Land

Exterior

- Brick veneer construction where applicable with single height face bricks with natural mortar and raked joints from builders range. (FC sheeting may be required due to lot limitations, council requirements or certifiers approvals) as specified on plans
- Thermotuff wall wrap to external walls
- Metal roof, fascia and gutters. roof pitch - 450mm eaves (4.5mm FC sheeting) as per plan
- Painted downpipes and meter box
- Quality powder coated aluminium windowed and sliding doors as per range
- Locks to all windows and sliding doors
- Security screens to all windows and sliding doors (excluding garage and laundry sliding door)
- Sectional Colourbond steel garage door with door remote controls - Builders range -2 handsets & 1 wall button.
- Solid core front door with contemporary series handle
- Slimline fence/ wall mount clothesline, positioned at builders discretion
- External garden taps (2)
- 60m² of exposed aggregate concrete driveway
- Letterbox from builder's range
- TV antenna
- Turf to rear and front boundaries
- Stones to sides of house less than 1.5m from boundary
- Treated pine fence to all sides including side returns where applicable
- Plain broom finished concrete to Alfresco and side courtyard
- External painting to all timber entry frames & doors, soffit linings/ PVA (to meet Australian Standards)
- Please note two coats of paint is standard. Light colours may require additional coats and cost.

Electrical

Lights:

- TV points to living area and master bedroom (1 to each)
- Exhaust fans to bathroom and ensuite (where natural ventilation cannot be achieved)
- Smoke Alarms hard wired to electrical meter box as per plan and regulations
- Electric hot water system
- LED down lights throughout living
- 1200mm White Seabreeze ceiling fan to bedrooms, living room and alfresco
- 1 x fluorescent tube light to garage
- 3 x white external downlights, 1 in entry and 2 in garage eaves
- 2 x white downlights & 1 x fan to pergola area
- External laundry light Single halogen
- External spotlight for rear of house single halogen

Power Points:

- Double power points to all single bedrooms/ meals/ bathroom/ ensuite/ garage/ laundry/ family
- Three double power points to main bedroom
- Two Double power points to kitchen as discussed with owner
- Single power point for dishwasher connection (kitchen)
- Single power point for remote control garage door (garage)
- Single power point for range hood connection (kitchen)
- Double power point pergola area
- Phone Point to kitchen
- TV point to living area and master bedroom (1 to each)
- Exhaust fans to bathroom and ensuite (where natural ventilation cannot be achieved)
- Smoke Alarms hard wired to electrical meter box as per plan and regulations
- Electric hot water system

TURNKEY INCLUSIONS

Home and Land

Bathroom, Ensuite, Toilet

- Stone benchtop – 20mm square edge from builder's range colour selection
- Designer laminated cabinetry as per builder's range colour selection
- Double Towel Rail to bathroom & Ensuite – Chrome
- Toilet – close coupled, back to wall with soft close lid
- Toilet roll holder to bathroom, ensuite & toilet – Chrome
- Bathroom & ensuite mirrors, full length of vanity 900mm high
- Standard powder coated semi framed pivot shower screen with clear laminated glass, as per plan.
- 1510mm acrylic bath tub podium mounted
- Semi-recessed or recessed counter top basin to suit plan
- Single function shower rose rail
- Mixer tapware to basin, bath and shower
- Ceramic wall tiles to shower walls – 1800mm high in shower, over bath, one tile above vanity and bath and one skirting tile to remainder – Builders Range
- Ceramic tiled floor as per plan from Builder's range

Internal Finishes

- Internal door furniture to lever handles from builders range
- Internal flush panel doors with door stops to all
- External doors to be keyed alike and external garage door
- Skirting - painted timber (42mm x 11mm)
- Architrave - painted timber (68mm x 11mm)
- Cornice - 75mm coved
- Plaster lined garage
- Linen cupboards to have three shelves with vinyl sliding doors or as per plan
- Wardrobes to have vinyl sliding system with full length overhead shelves and hanging rail
- Ceiling/ roof insulation - as required to achieve 6-star BERS rating
- Ceiling height 2400mm

Termite Management & Control

The Builder will include a full Termite Treatment System to the property, with a full ten (10) year warranty.

Home Owner/s Termite Control Agreement:

- I/We will have the house inspected yearly by a competent pest control operator and to seek to comply with the advice of that operator.
- If I/we build an extension or renovate, I/we will re-spray the perimeter barrier.
- I/we will comply with all conditions of warranty.
- I/we are aware that if I/we do not keep this agreement, both the product warranty and the State's statutory warranty may be voided.
- I/we acknowledge the warranty offered under this contract is twelve (12) months from practical completion. Thereafter I/we are responsible for maintaining the termite barrier for rectification caused by termites

Turf Care & Maintenance

The owner/s hereby acknowledges that the builder is obligated to lay turf prior to handover. Following handover it is the responsibility of the owner and/or rental agency to maintain.

- I/we understand that turf is recommended to be watered every day for the first 14 days (periods of rain should not be considered substitution)
- The turf should be thoroughly soaked for the first couple of weeks – during hot weather, frequent light watering is suggested until you can see the turn has rooted down.
- I/we understand that turf has a tendency to temporarily "die off" in places before striking these permanent roots, and that this is not due to faulty product.
- In reference to properties that are handed directly to a rental agency (either by Odcon Homes or the owner) it is mandatory that the above recommendations are followed. If your rental agency cannot personally commit to this, we recommend an external garden maintenance company which is included in the Landlord's Agreement.