

# FIXED PRICE TURNKEY PACKAGE

## Amity

LOT 41 Venus Street  
Narangba



Banksia 183

LOT 41 Venus Street 300M<sup>2</sup>  
Title date September 2024

Land \$350,000  
Build \$382,900

4 2 2



### PACKAGE PRICE

**\$732,900\***

### KEY FEATURES

- ☒ Fixed site costs
- ☒ 2590mm high ceilings to ground floor
- ☒ 20mm reconstituted stone to kitchen benchtops
- ☒ Quality stainless steel kitchen appliances, including dishwasher
- ☒ Reverse cycle air-conditioning in living and master bedroom
- ☒ Ceiling fans and LED lighting throughout
- ☒ Floor coverings throughout
- ☒ Fully landscaped including exposed aggregate driveway, garden and fences

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# Proposed Siting of your Creation Home



Creation Homes QLD Pty Ltd | Unit 2, 5 Gardner CI MILTON QLD 4064 | Phone: 07 3250 8302 | www.creationhomes.com.au

**Customer:** CREATION HOMES

**Date:** 31/05/2024

**Site Address:** LOT 41 VENUS STREET

**Estate:** AMITY ~ Stage 6A

**Locality:** NARANGBA

**State:** QLD

**Home Design:** BANKSIA 183 - CLASSIC - SHEET - 3-0

**SP Number:**

**Incomplete Sub:** Yes

**Current Fencing:** None

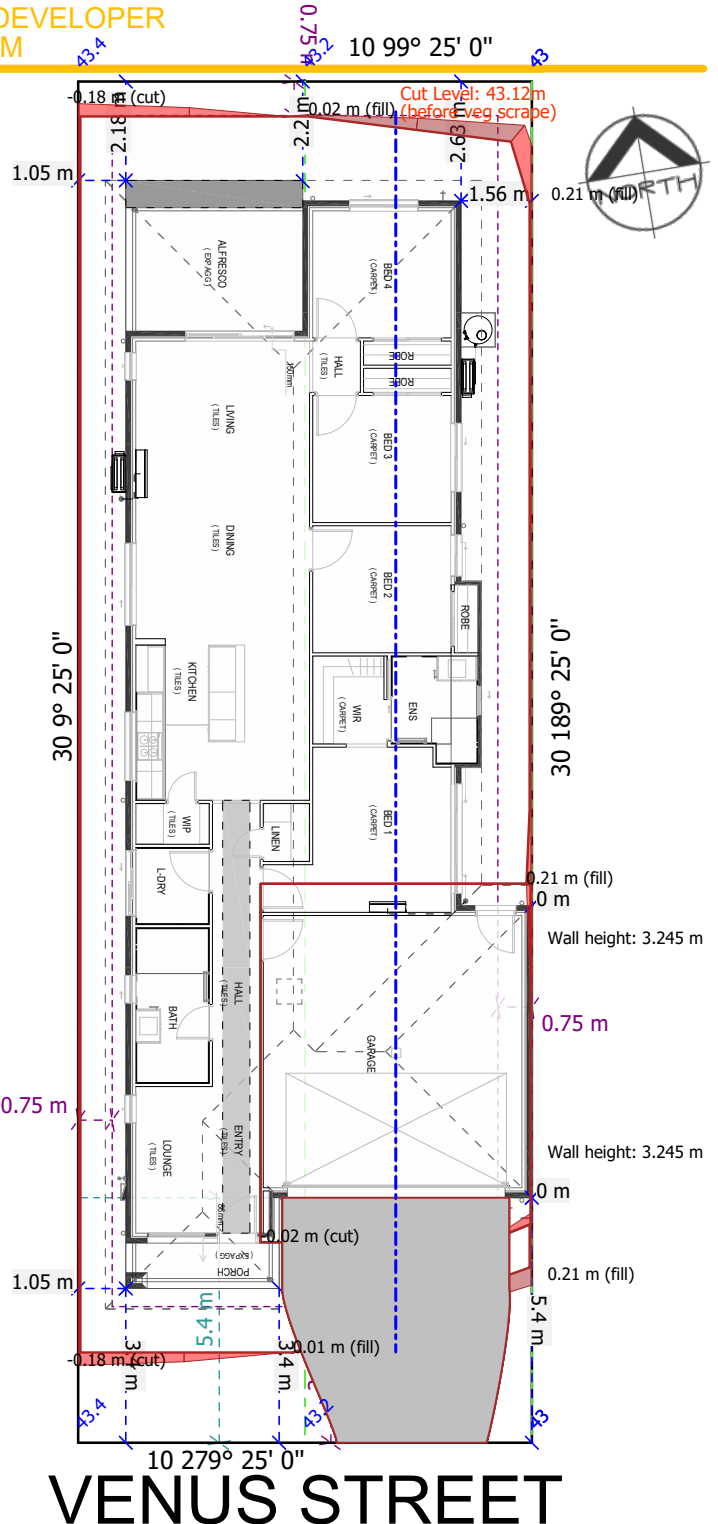
**Ceiling Height:** 2.59m

**Site Coverage:** 61.4%

**Site Area:** 300 m2

**Build Area:** 184.13 m2

**RETAINING BY DEVELOPER**  
**AV HEIGHT - 1.5M**



G.L: 43.116 m  
CUT: 180 mm  
FILL: 210 mm  
F.F.L: 43.501 m  
Batters: 25 degrees  
Driveway Grade: 1 in 13.38m (7.5%)  
with 1m flat transition (1 in 14.38 to garage face)  
Driveway Area: 24.53m2  
Garage Height: 3.24m (avg)  
Garage G.L: 43.116 m  
Garage F.F.L: 43.501 m

**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.

This siting is subject to developer approval, state building regulations and council requirements (where applicable).

**Scale:** 1:167 @ A4

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**Phone:** 0435 472 848

(Geo Plan ID: 602372)

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Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)