

# 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

# 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

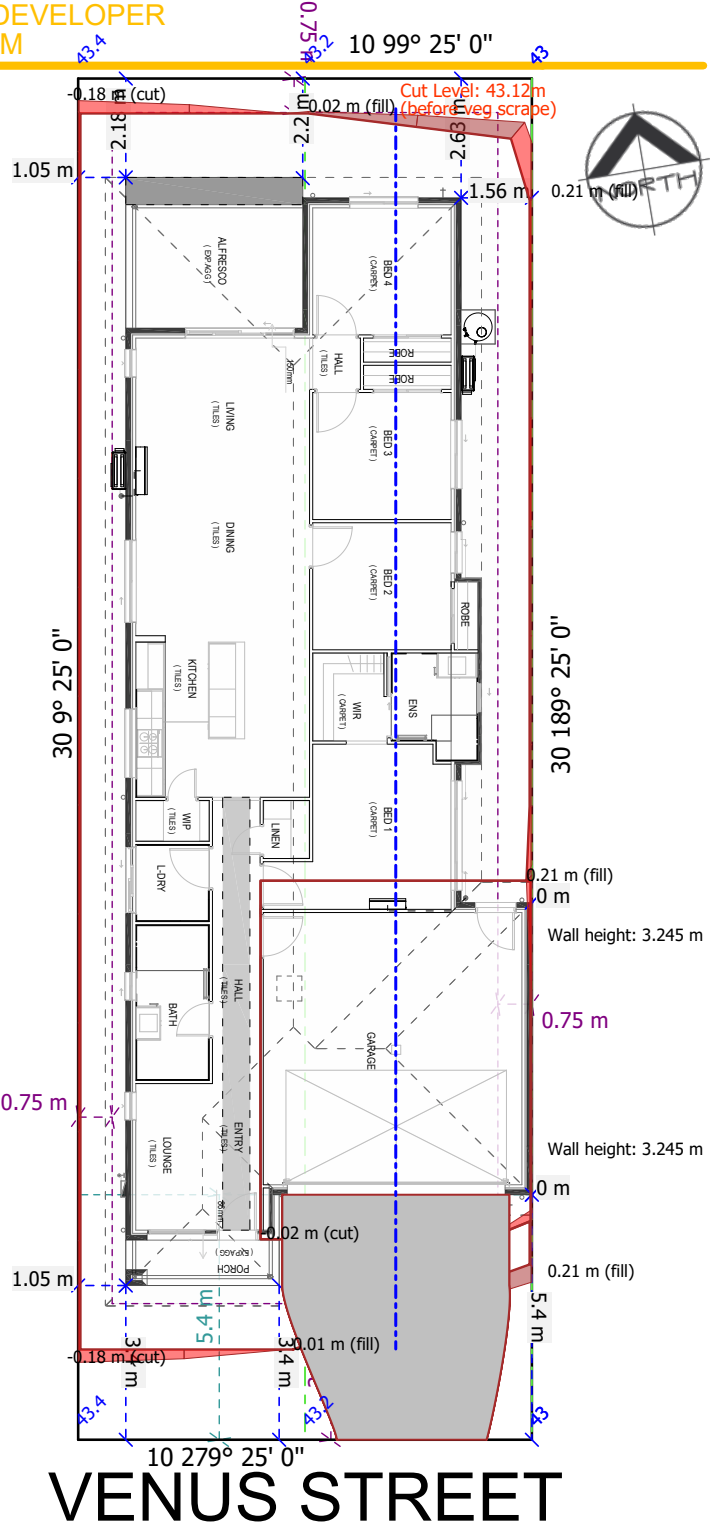
**State:** QLD

**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 m<sup>2</sup>  
**Build Area:** 184.13 m<sup>2</sup>

**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:** 24.53m<sup>2</sup>  
**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

**Consultant:** Shaun Parsons

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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)