

HOUSE & LAND PACKAGE

Lot 242 Hemera Avenue, Hargrove



Memphis - Ledger



FIXED PRICE CONTRACT

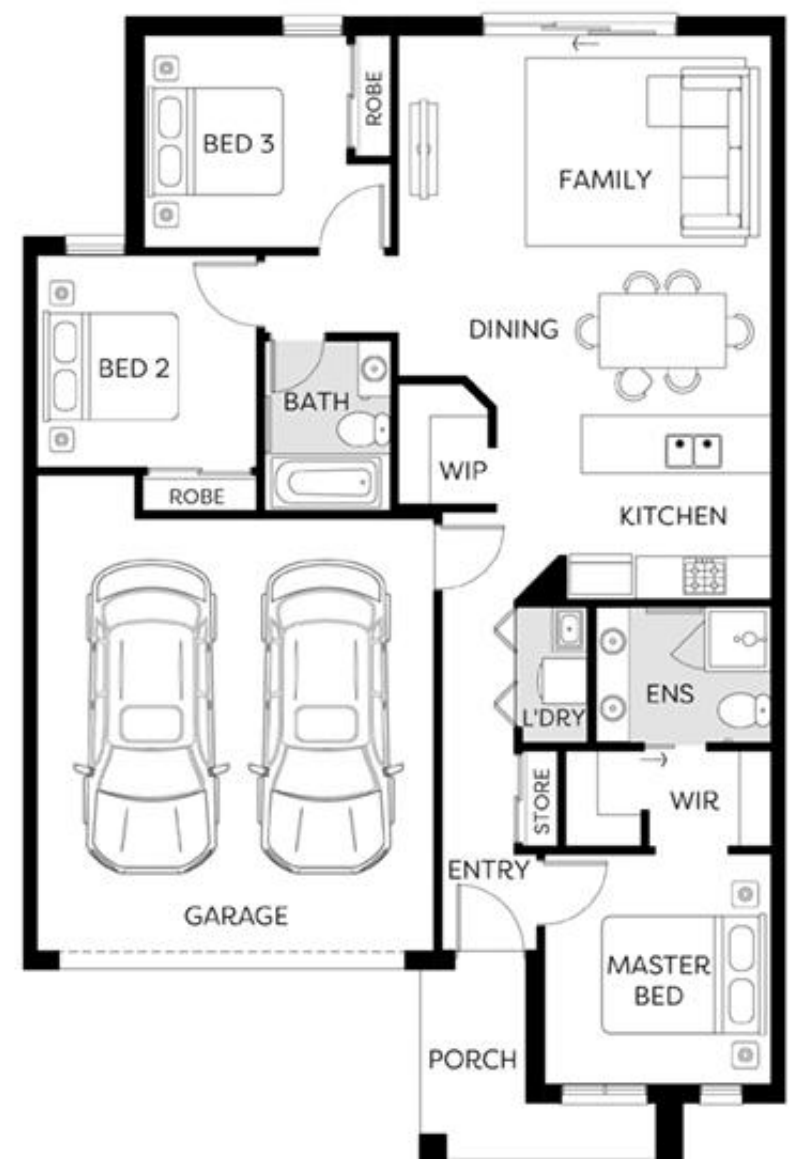
\$750,550

Land size: 220 sqm

House size: 149 sqm

TURNKEY INCLUSIONS

- 20MM COMPOSITE STONE BENCHTOP
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS
- FENCING AND LETTERBOX
- FRONT AND REAR LANDSCAPING
- ALARM SYSTEM
- 2590MM CEILING HEIGHTS TO GROUND FLOOR



Land Contract: \$387,000

Build Contract: \$363,550

The builder reserves the right to amend specification and price without notice. All plans and facades and indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change.

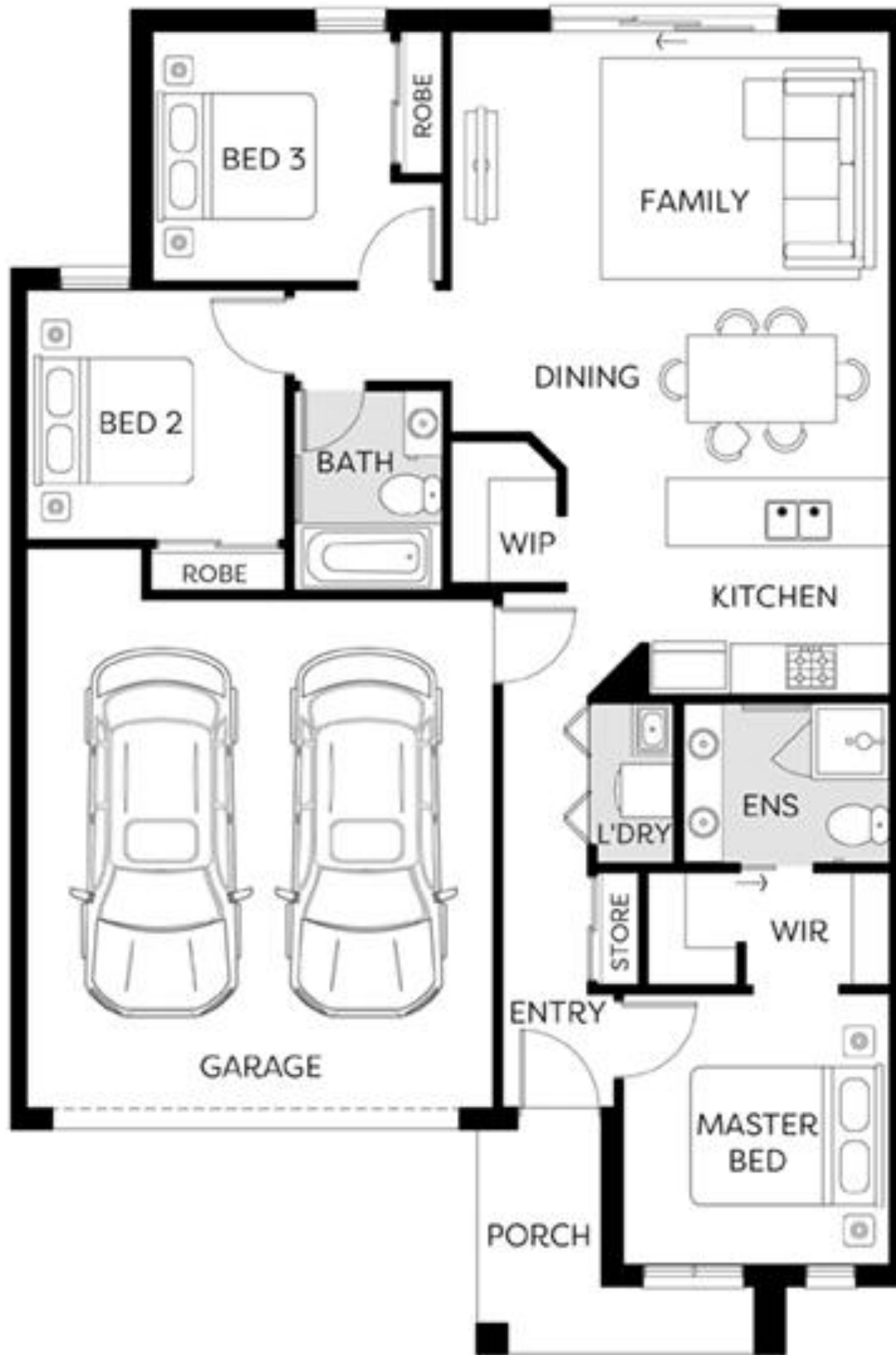


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MEMPHIS

LIVING 1 BED 3 BATH 2 CAR 2
 MIN. 10.5 X 21 LOT SIZE

LENGTH - 15800mm WIDTH - 10500mm

AREA SCHEDULE		
GROUND FL:	104.41m ²	11.24sq
GARAGE:	36.25m ²	3.90sq
PORCH:	5.34m ²	0.57sq
TOTAL:	146m ²	15.72sq

AREA BASED ON LEDGER FACADE SCALE 1:100
 CURRENT AS OF 2/03/2026

TOTAL AREA DISCLAIMER:
 PLEASE NOTE TOTAL AREA IS BASED ON
 LEDGER FACADE AND IS SUBJECT TO
 CHANGE AS PER FACADE SELECTION

HOUSE & LAND TURNKEY INCLUSIONS

SITE WORKS

Concrete waffle pod slab, engineer designed "M" up to "P" class*, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

CONNECTIONS

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

EXTERNAL FEATURES

Bricks Clay brick selection from Hattan colour scheme.

Render Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

Tile Feature Option 300x600mm Horizontal lay to front façade. Colour to be selected from Hattan Colour scheme. (Design Specific)

Infills Over Windows Front Elevation – Brick light weight (façade design dependent).
Side and rear Elevations – Brick infill over windows and doors.

Roof Cover Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

Roof Plumbing Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch 22.5 degree. (Design Specific)

Front Entry Door Front Entry Door with colour to be selected from Hattan colour scheme.

Laundry Door Aluminum sliding door, up to 2100mm high x 1450mm wide. (Design Specific)

Windows Powder coated aluminum windows. (Design Specific)

Sliding Doors Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.

Locks to all openable windows & sliding doors keyed alike.

FRAMING

Walls Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof Engineer designed stabilised timber roof trusses at 600mm centres.

HOUSE & LAND TURNKEY INCLUSIONS

INTERNAL FEATURES	Ceiling Height	2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.
	Room Doors	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.
	Room Door Furniture	Passage set. Chrome levers throughout.
	Mouldings	Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.
	Plaster	Ceiling Plaster. 10mm plasterboard finish.
	Wall Plaster	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
	Blinds	Holland blinds to bedrooms and living areas.
	Fly Wire	Fly Wire screens to all openable windows.
PAINT	Internal and External	Two coats.
	Woodwork and Skirting	Two coats.
ENERGY EFFICIENCY, HEATING AND COOLING		7-star energy compliant.
		Reverse cycle split system (heating and cooling) to Living and Bedrooms as per manufacturers/suppliers' recommendations for home size.
HOT WATER SYSTEM		Hot water unit in accordance with estate design guidelines.
KITCHEN	Appliances	Haier oven 600mm. Haier gas cooktop 600mm. Haier rangehood 600mm stainless steel canopy. Haier dishwasher 600mm.
	Sink	Stainless steel 1.75 double bowl sink.
	Tap	Mixer gooseneck in chrome finish.
	Bench Top	Engineered Caesarstone Mineral 20mm benchtop. Colour to be selected from Hattan colour scheme.
	Splashback	White Subway Tile.
BATHROOM, ENSUITE, POWDER ROOM & WC	Mirror	Polished edges to full width of vanities sitting on tiled splashback.
	Basin	Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.
	Vanity Unit	High quality vanity unit.
	Bench Top	Engineered Caesarstone Mineral 20mm benchtop. Colour to be selected from Hattan colour scheme.
	Bath	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)
	Shower Bases	Ceramic tiled shower base. Selected from Hattan colour scheme range with Stainless Steel Centre Waste.

HOUSE & LAND TURNKEY INCLUSIONS

BATHROOM, ENSUITE, POWDER ROOM & WC (cont.)	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.
	Taps and Outlets	Handheld shower on rail for Bathroom and Ensuite. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.
	Accessories	Toilet roll holders chrome, double towel rails.
	Toilet Suite	China toilet suite in white with soft close seat.
LAUNDRY	Trough	Stainless steel 42L Tub and Cabinet.
	Tapware	Sink mixer in chrome finish.
ELECTRICAL	Internal Light Points	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	External Light Points	Two flood light wall mounted light fitting.
	Power Points	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.
	Smoke Detector	Hardwired with battery backup
	Exhaust Fans	Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.
	TV Points	To Family and Master Bedroom.
	Telephone Point	To Kitchen and Master Bedroom.
	Safety Switch	Residual Current Devices safety switch and circuit breakers to meter box.
PLUMBING	Two garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear. (Design Specific)	
TILING	Ceramic Floor Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.
	Ceramic Wall Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
FLOOR COVERING	Carpet	Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.
	Timber Laminate	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway in line with manufacturers guidelines.
STORAGE	Shelving	Robes – One white melamine shelf and hanging rail. Walk in Robe – One white melamine shelf and hanging rail. Pantry/Linen – Four white melamine shelves. Broom – One white melamine shelf (Design specific). Sliding Robe Doors to bedrooms.
STAIRS (DOUBLE STOREY HOMES)	Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).	

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CAR ACCOMMODATION	Garage Door	Up to 2100mm high x 4800mm wide Colorbond sectional door (Design Specific).
	Remote Control	Remote control unit to front garage door with 2 handsets.
	Pedestrian Door (Home Specific)	Aluminum frame and sill with sealer undercoat and low sheen acrylic top coat paint finish. 2040mm high weatherproof flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening inward.
	Internal Access Door (Home Specific)	Timber with sealer undercoat and low sheen acrylic topcoat paint finish including full perimeter draft seals. 2040mm high flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening into home.
OUTDOOR	Landscaping	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	Fencing	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	Paving	Coloured concrete to driveway, front path, and rear outdoor living.
	Letterbox	Pre cast concrete letterbox with colour to match house.
	Clothesline	Fold out clothesline in rear yard.