

THE REACH ESTATE

LOT 32 NEW ROAD, MANGO HILL QLD.

4  1  2  2 

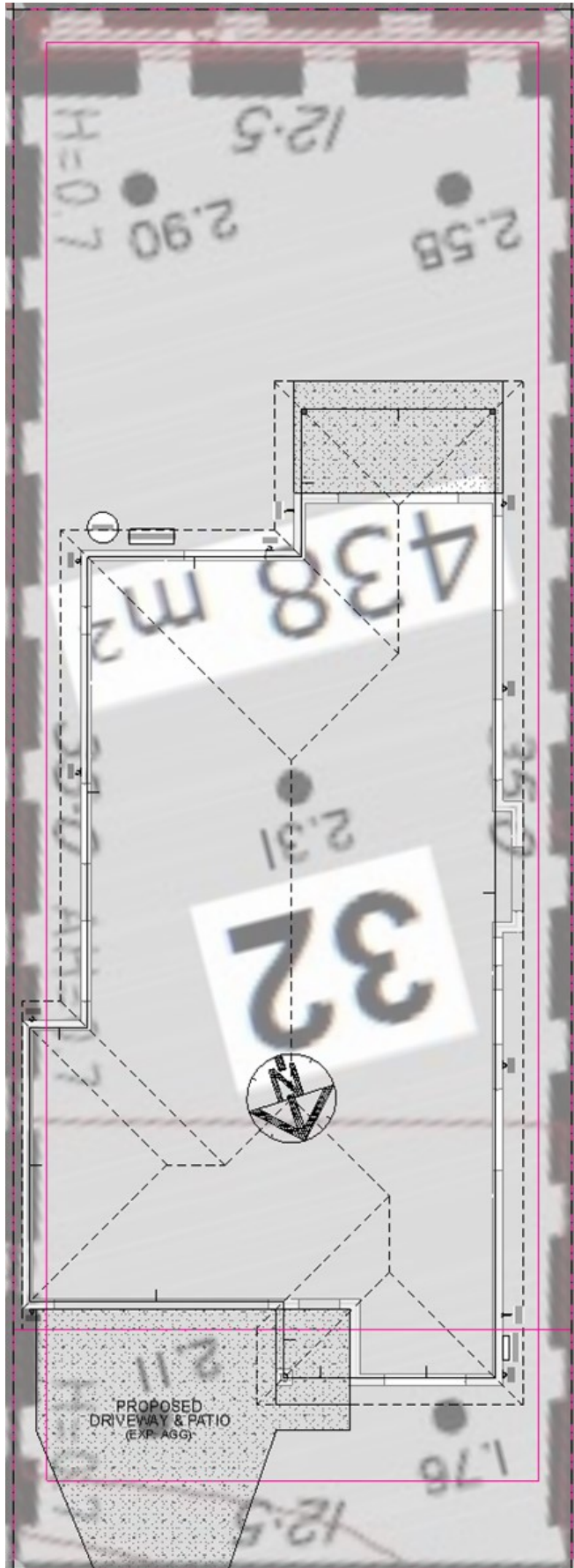


We build futures...

HOUSE & LAND

SINGLE LOWSET

BETH 198 CONTEMPORARY



PACKAGE PRICE \$858,900

LAND SIZE M2 438

LAND PRICE \$480,000

BUILD SIZE M2 198

BUILD PRICE \$378,900

RENT APPRAISAL \$-

REGISTRATION FORECAST OCTOBER 2024

LIFESTYLE INCLUSIONS

- > Full turn key and landscaping
- > Split system air conditioner to main living & master bedroom
- > 2590mm ceiling height
- > Painted feature external front door
- > 20mm stone benchtops to kitchen and bathroom
- > 600mm electric stainless steel kitchen appliances
- > 2 standard pendant lights above kitchen bench where applicable
- > Roller blinds to all sliding windows and sliding doors excl wet areas
- > Framed mirror sliding doors to bedroom robes
- > Grill style security screens to alfresco/living sliding door and laundry where applicable
- > Undercover alfresco with exposed aggregate concrete
- > Home warranty and insurance
- > 7 Star energy rating

BETH 198

LOT WIDTH **12.5m**

X4  X2  X2  X2 

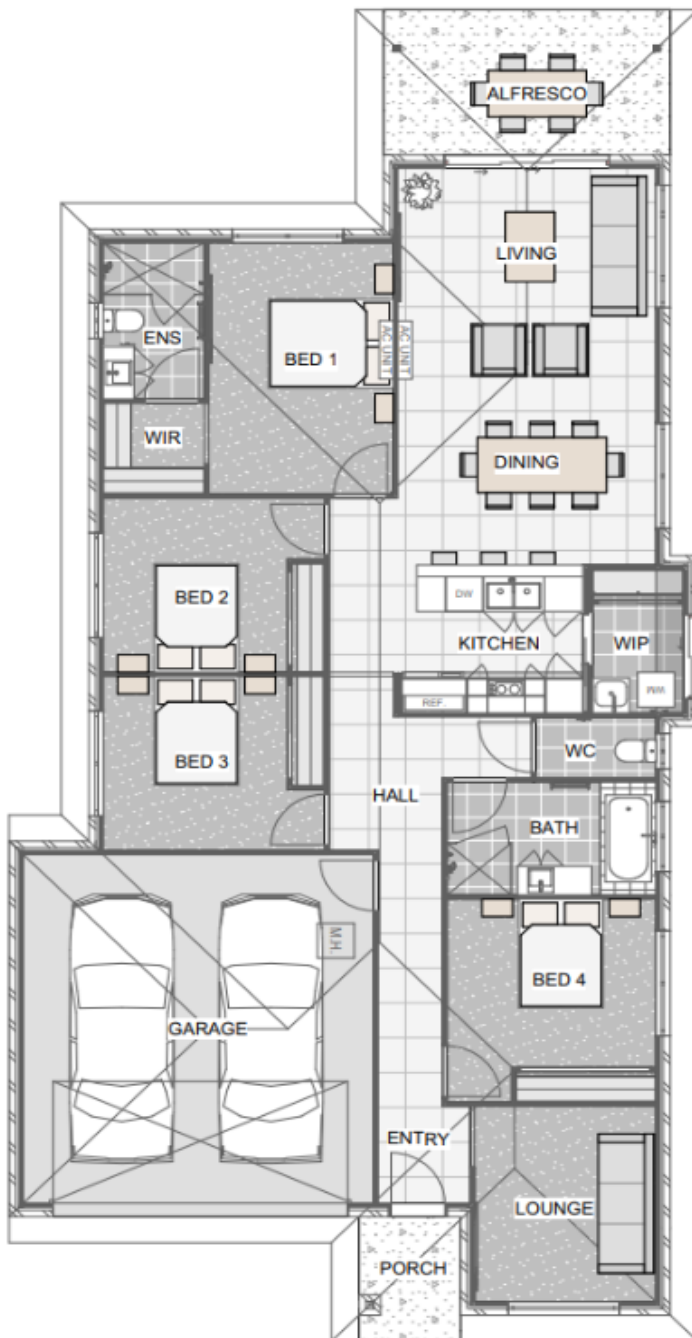
TYPICAL ROOM SIZES

BEDROOM 1	4.3 x 3.0
BEDROOM 2	3.0 x 3.0
BEDROOM 3	3.0 x 3.0
BEDROOM 4	2.9 x 3.4
LIVING / DINING	6.8 x 4.2
LOUNGE	3.4 x 3.0
KITCHEN	2.6 x 2.9
ALFRESCO	2.5 x 4.7
GARAGE	6.0 x 5.7

TYPICAL HOUSE DIMENSIONS

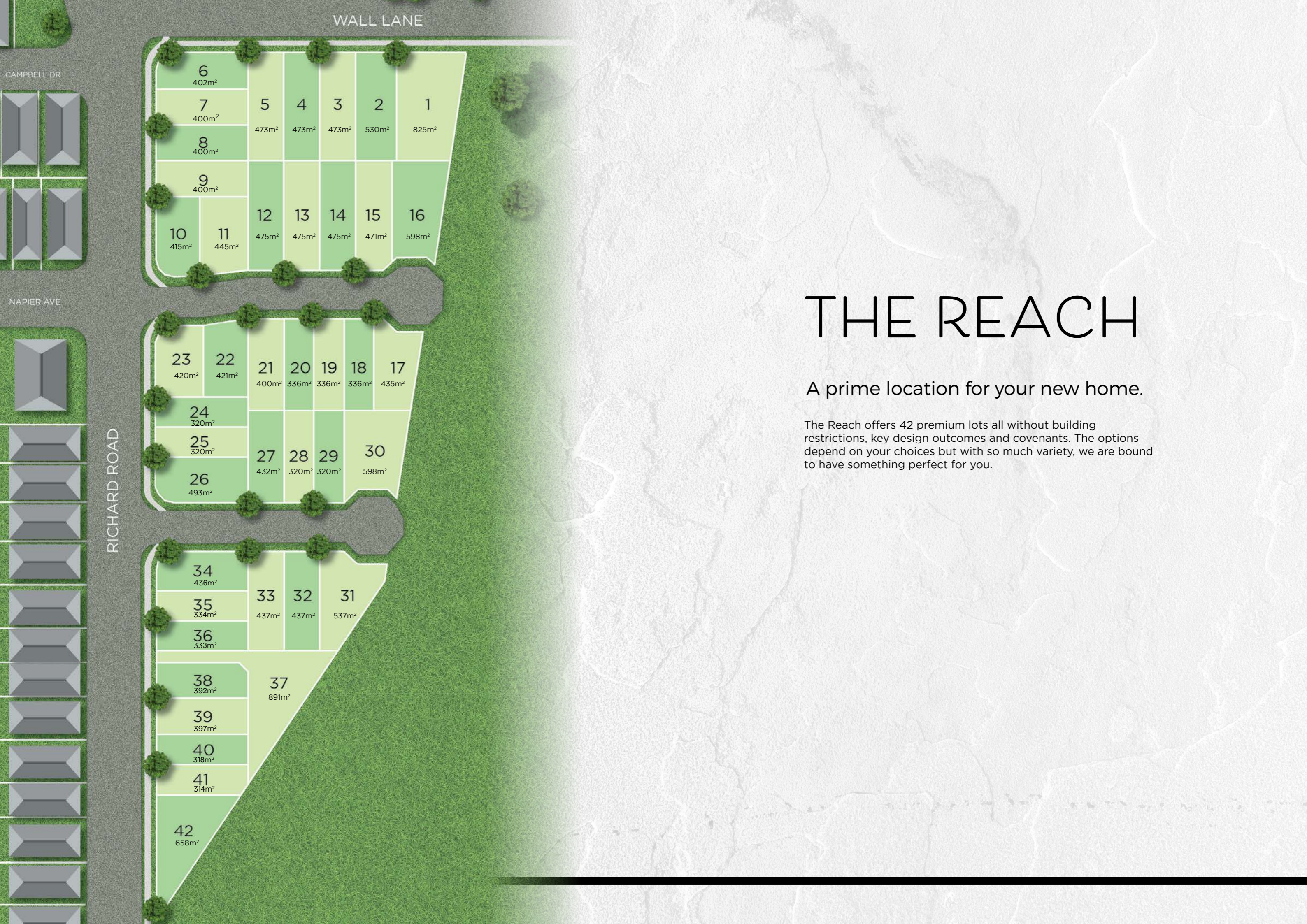
HOUSE LENGTH	22.95m
HOUSE WIDTH	11.20m
HOUSE AREA	198m

UPGRADE OPTIONS AVAILABLE



HAVEN COLLECTION HOUSE DESIGNS

Floorplan based on typical Urban façade, is indicative only and is subject to change. Floorplan may give the appearance of features and or other products which are not included in the house design or house contract price. Floorplan measurements and details are approximate and are not to scale. Floorplan should be used only as a guide and may change due to community covenant and local council requirements. All plans are copyright of FRD Homes Pty Limited and may not be reproduced or copied without written consent or authorisation from FRD Homes Pty Limited.



WALL LANE

CAMPBELL DR

NAPIER AVE

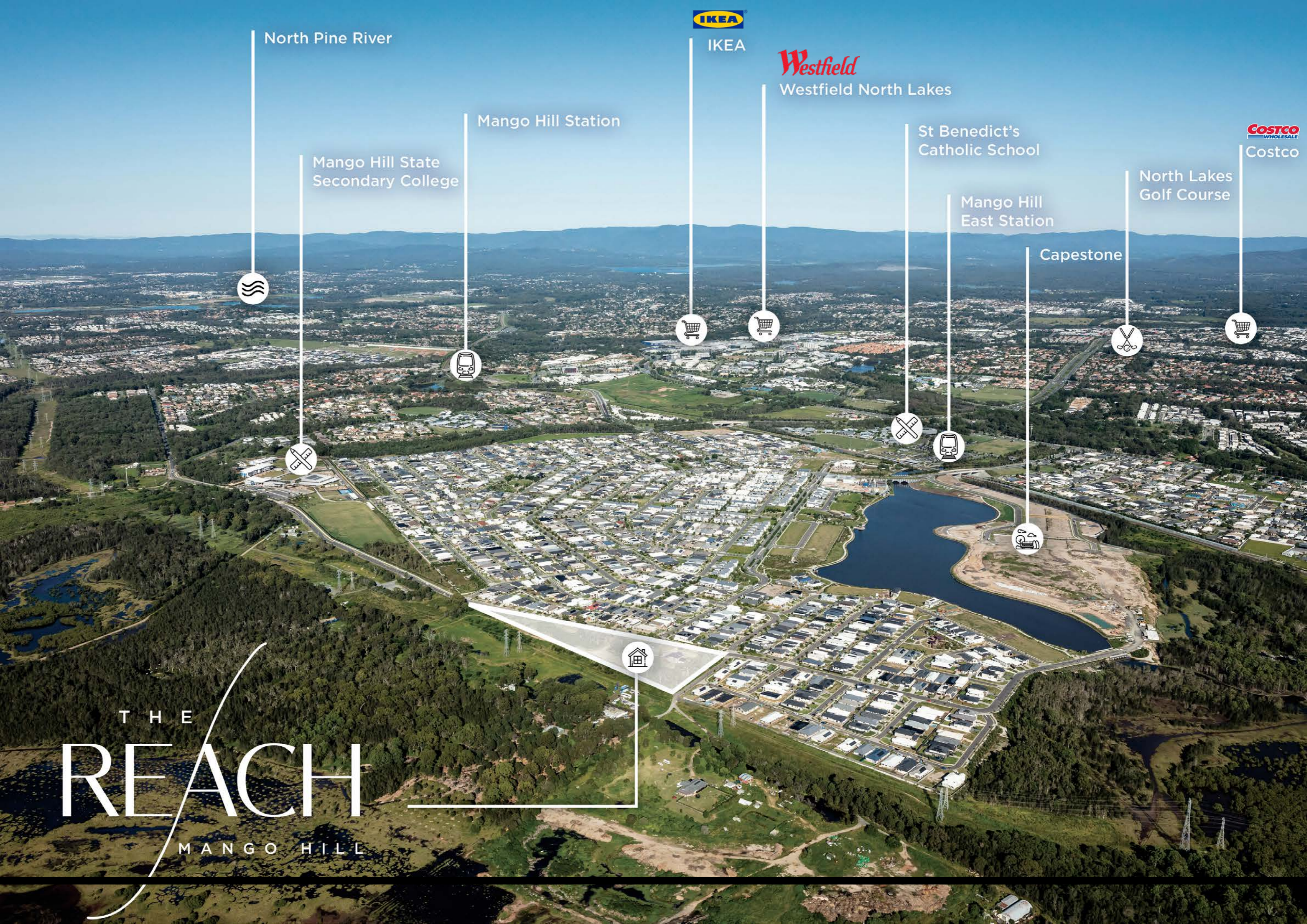
RICHARD ROAD



THE REACH

A prime location for your new home.

The Reach offers 42 premium lots all without building restrictions, key design outcomes and covenants. The options depend on your choices but with so much variety, we are bound to have something perfect for you.



North Pine River



Mango Hill State Secondary College



Mango Hill Station



IKEA



Westfield

Westfield North Lakes



St Benedict's Catholic School

Mango Hill East Station



Capestone



North Lakes Golf Course



Costco



THE REACH

MANGO HILL

OUR PROMISE TO YOU



Builder of Choice

Since 2017, over 1200 FRD homes have been built for many happy clients and families, 400 of them in the past year!

FRD Guarantee of Price



FRD Homes will lock in your price from when you sign contracts. Fixed price time frames vary so please ask for specific details.

12 Month Maintenance



Clients receive our ongoing support after we hand over the keys which provides the opportunity to address concerns clients have as they settle in to their new home.

NCC Compliant Designs



Respecting the sustainability & accessibility guidelines of the new National Construction Code (NCC), each home design considers the environment and community while meeting the needs of our clients, the lot size and block shape.

Trades & Suppliers



You can be assured that FRD Homes will deliver your dream home. We foster great relationships with many high quality & trusted suppliers for the best products and service.

Communication



Your dedicated one point of contact from Pre-site to Handover provides you mandatory fortnightly construction updates and are available for any other enquiries.



Four Stage Quality Assurance

We believe that quality is non-negotiable. Our 4 stage quality assurance inspections are a testament to our unwavering dedication to delivering outstanding results. Trust us with your project, and experience the peace of mind that comes from working with a construction company that goes the extra mile to ensure your satisfaction.

Our internal quality assurance inspections are completed at the following key stages throughout your build:

1. Pre-Start Foundation Inspection
2. Framing Inspection
3. Pre-Paint Inspection
4. Final Inspection



Home Owner Warranty Insurance

Mandatory 6 year structural warranty and 25 year engineering warranty are provided.



Chrome
Mixer Pullout
Tapware

20mm
Smartstone
benchtops



LIFESTYLE INCLUSIONS

FRD Homes specialises in putting the home into every build.

Whether you're building for investment or to create a home, our Lifestyle Inclusions package will ensure a home that is practical, refined and designed for everyday living.

The fixtures and fittings in our Lifestyle package are modern, balanced and refreshing.

LIFESTYLE TURN KEY INCLUSIONS

Pre-Construction

- > Engineers soil report and slab design
- > Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

Site Works, Foundations and Connections

- > Fixed price site works including cut/fill
- > Engineer designed concrete slab and footings with control joints where applicable
- > Timber frame and trusses
- > Termite treatment to slab penetrations and physical perimeter barrier
- > Sewer and storm water connections to existing serviceable connection points
- > Water connection from pre-tapped water main

Energy Efficiency

- > 7 Star Rated as per government regulations.
- > Ceiling batts where required to achieve 7 Star Rating
- > Wall batts where required to achieve 7 Star Rating
- > Wall-wrap to external walls where required to achieve 7 Star Rating
- > Energy efficient hot water unit
- > Weather seals fitted to external hinged doors
- > Energy efficient down lights to dwelling and garage
- > Ceiling fan from Builders' Range to alfresco and living area
- > Anticon blanket to underside of roof



LIFESTYLE TURN KEY

INCLUSIONS

Bricks, Windows, Roofing and Garage

- > Select Range of clay bricks from the Builders' Standard Range (refer plans for details)
- > Natural mortar with ironed joints
- > Feature render finish to front façade (where required - refer plan for details)
- > Powder coated aluminium windows in the standard Builders' Standard Range of colours
- > Powder coated aluminium framed fibreglass flyscreens to all openable windows
- > Grill style barrier screen to living/alfresco sliding door and laundry sliding doors (where applicable)
- > Keyed window locks to all opening sashes and sliding doors
- > Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- > Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- > Metal fascia and gutter in the standard Builders' Standard Range of colours
- > Obscure glass to bathroom, ensuite and W.C windows

Tiles and Tiling

- > 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- > 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- > 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards

Bathroom, Ensuite and W.C

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- > Builders' Standard Range white acrylic bath (1525mm)
- > 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- > Chrome mixer tapware from Builders' Standard Range
- > Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- > Dual flush vitreous china with soft close seat from Builders' Standard Range
- > Semi inset basin china basins with overflow from Builders' Standard Range
- > Hand shower on rail from Builders' Standard Range



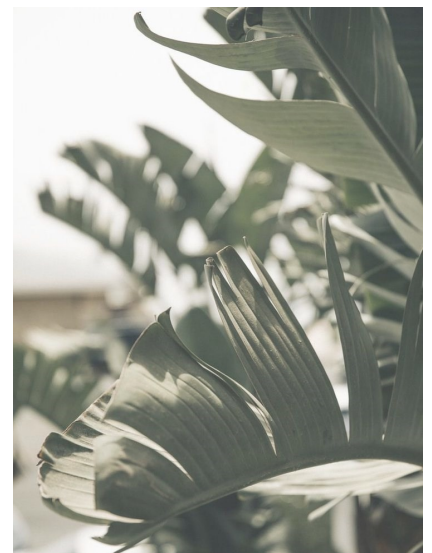
LIFESTYLE TURN KEY INCLUSIONS

Electrical

- > Earth leakage safety switch and circuit breakers
- > Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- > Double power point to each room as per electrical plan
- > One (1) television point to each living/lounge + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- > Smoke detectors (hard wired with battery backup)
- > Provide NBN lead in conduit only (ready for connection by others, developer / owner responsible for supply connection to property boundary)
- > Pre-wiring for two (2) phone / data points
- > Weatherproof external light fittings (where applicable)
- > Ceiling fans from Builders' Standard Range to bedrooms, lounge/living
- > Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable) as per NCC
- > Wall mounted split system reverse cycle air conditioner to living room
- > Wall mounted split system reverse cycle air conditioner to Bedroom 1

Kitchen

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish to joinery in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > Overhead cupboards to kitchen with plaster lined bulkhead (where applicable) - refer plan for details
- > Builders' Standard Range 600mm stainless steel under bench oven
- > Builders' Standard Range 600mm electric ceramic cooktop
- > Builders' Standard Range freestanding stainless-steel dishwasher
- > Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- > Builders' Standard Range Inset stainless steel kitchen sink with drainer
- > 2 x pendant lights above island bench (if applicable) from Builders' Standard Range
- > Gooseneck style kitchen sink mixer from Builders' Standard Range
- > 4 x melamine shelving to WIP (if applicable to design)



LIFESTYLE TURN KEY

INCLUSIONS

Included Internal and External Features

- > 2440mm nominal ceiling height
- > Paint grade feature external front door with clear glazing from Builders' Standard Range (refer plans)
- > Flush panel paint grade external hinged doors to other external doors (where applicable)
- > Paint grade flush panel internal passage doors, 870mm wide where required
- > Builders' Standard Range Tri-Lock leverset to front entry door
- > Builders' Standard Range lockset to all other external hinged doors
- > Internal lever door furniture from Builders' Standard Range
- > Builders' Standard range cushion door stops throughout
- > 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- > Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- > Two (2) coats to ceiling to paint manufacturers standard specifications
- > Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- > Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- > Framed vinyl sliding doors to linen with melamine shelving (where applicable - refer plan for details)
- > Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- > Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan

- > Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- > Two (2) external garden hose taps
- > AAA rated hand shower rail and tapware
- > 500 KPA water pressure limiting device
- > Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway, path and alfresco
- > Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- > Butted unfinished pine fencing to side and rear boundaries including returns and gate
- > Fold down clothesline from Builders' Standard Range
- > Render finish painted letterbox and metal insert from Builders' Standard Range
- > Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (if applicable to design)
- > Laminate grade study desk where applicable (refer plans)

Warranties

- > Twelve months maintenance period
- > 6 year structural guarantee

FRD Homes Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items

Expression of Interest

Lot:

Sale Price:

Deposit:

Please select the appropriate option below:

Owner Occupied

Investor

Pre-Approval:

Yes

No

Buyer One: Please include middle name when filling out your full name.

Full Name:

Address:

Suburb:

State:

Post Code:

Email:

Phone:

Buyer Two: Please include middle name when filling out your full name.

Full Name:

Address:

Suburb:

State:

Post Code:

Email:

Phone:

Buyers Solicitor:

Company:

Contact Person:

Address:

Email:

Phone:

Broker Details:

Contact Person:

Company:

Email:

Phone:

Conditions/ Notes:

Finance Requirements:

Finance:

Settlement:

Buyer 1 Signature:

Buyer 2 Signature:

Harridan Account & Payment Details

Direct Deposit: to "Mullins Lawyers Trust Account"

Bank: St George Bank | BSB: 334 040 | Account Number: 551832647

Reference Description: please include buyers surname & lot number

Bank Address: Level 12 Waterfront Place, 1 Eagle Street, Brisbane QLD 4000



Suit 4 , 34 Harvest Court, Southport QLD 4215

FRD Homes ABN: 19 617 452 785. FRD Homes Building Licence: 15046435 . FRD Direct Licence: 3977053

We build futures...

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