



transpire  
constructions

**HOUSE & LAND PACKAGE**

# FORREST 200

 **4**  **2**  **2**  **2**

**Lot 199 Calli Estate, Upper Coomera**



## \$1,014,400

**TURN-KEY PRICE**

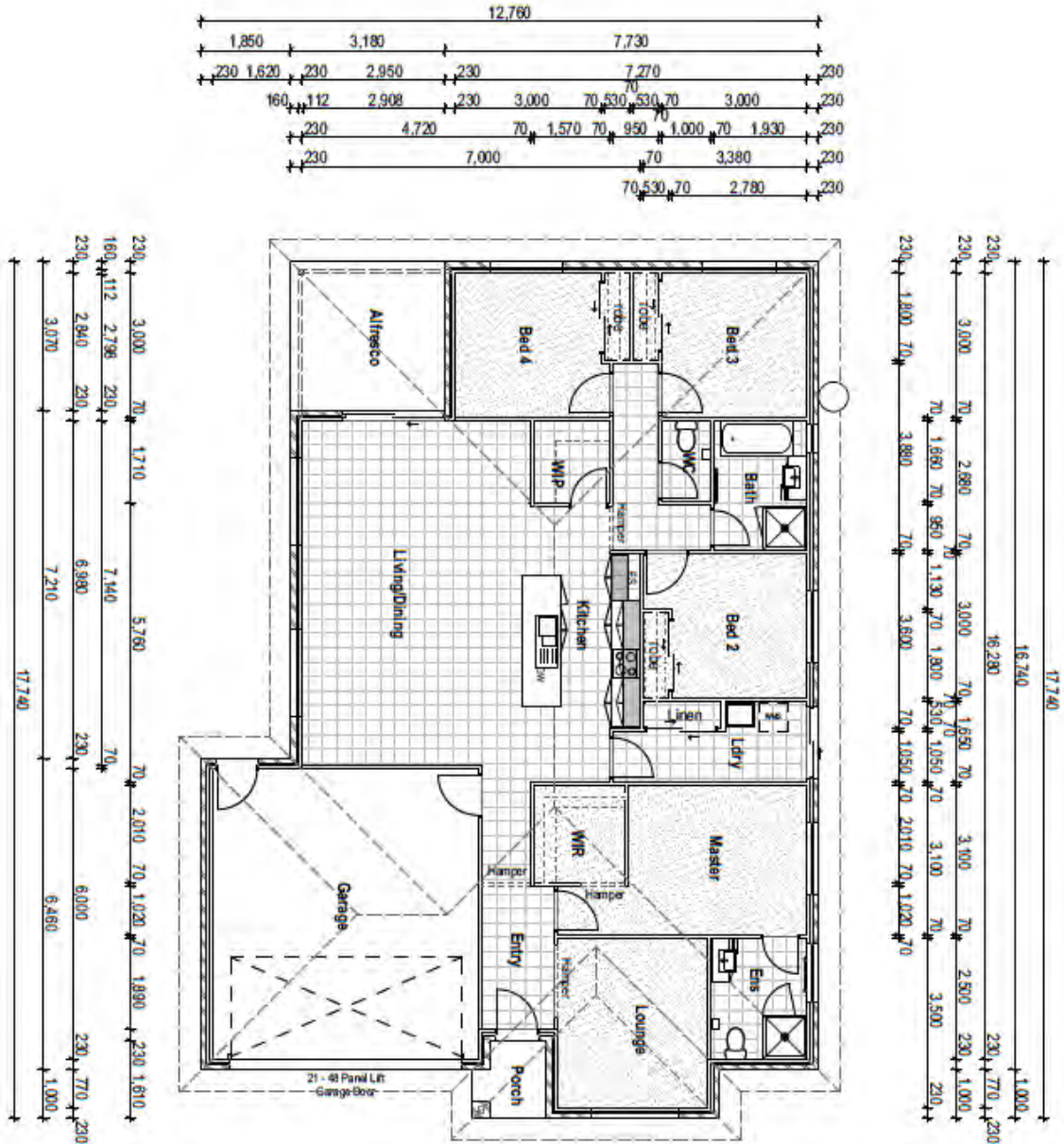
Land Area **405m<sup>2</sup>**

House Area **200m<sup>2</sup>**

Land Price **\$630,000**

House Price **\$384,400**

# FLOOR PLAN



Total Areas	
Alfresco	10.05
Garage	36.26
House	151.58
Porch	2.38
	200.27 m²

# GENERAL

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## Transpire Constructions

Transpire opened its doors in 2015 with a goal to build exceptional homes and deliver a seamless experience to all of our clients across NSW and SEQ. With a proficient team combining over 135 years industry experience we can cater for your needs whether it is a investment property, your first home or third home we have the talent to guide you through the process and make it as effortless as possible.

# INCLUSIONS

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- Fixed price contract
- Council building approval fees
- Engineer's soil test & slab design
- Construction Insurance
- Site survey and set out
- Earthworks to suit balanced cut & fill over building platform
- Engineered designed "H" Class waffle pod slab
- Six star energy rating
- Home warranty insurance ( 6 years)
- 12 month maintenance warranty from handover

# KITCHEN

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- 20mm engineered stone top with arris edge.
- Laminate door & drawer fronts (ABS edge).
- Overhead cupboards where indicated on plan.
- Kitchen splashback tiled above all benchtops backing onto wall.
- One bank of drawers with cutlery tray.
- Momo "D" handles to cabinets.
- Tap - stainless steel flickmixer.
- Dishwasher - stainless steel.
- Underbench 600mm electric fan forced oven and ceramic cook top combination.
- Undermount 600mm stainless steel rangehood.





# APPLIANCES

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## **Technika CFM641-2 600mm Electric Cook Top**

- 4 Cooking zone
- Side control knobs
- Neon indicators
- Automatic safety cut off
- Connection: 27.5 amp



## **Technika GEH6017 600mm Rangehood**

- Switch control airflow
- 2 Speed
- 2X aluminium filters
- 2X 40 watt lamps
- Connection: 10amp



## **Technika TB60FDTSS-5 600mm Electric Oven**

- 62 Litre oven capacity
- Easy clean interior
- Removable side racks
- "A class energy rating" (European standards)
- Removable triple glazed cool touch door
- Cavity cooling system

## **Phoenix Ivy Mixer**



## **Base MKII Double Bowl**



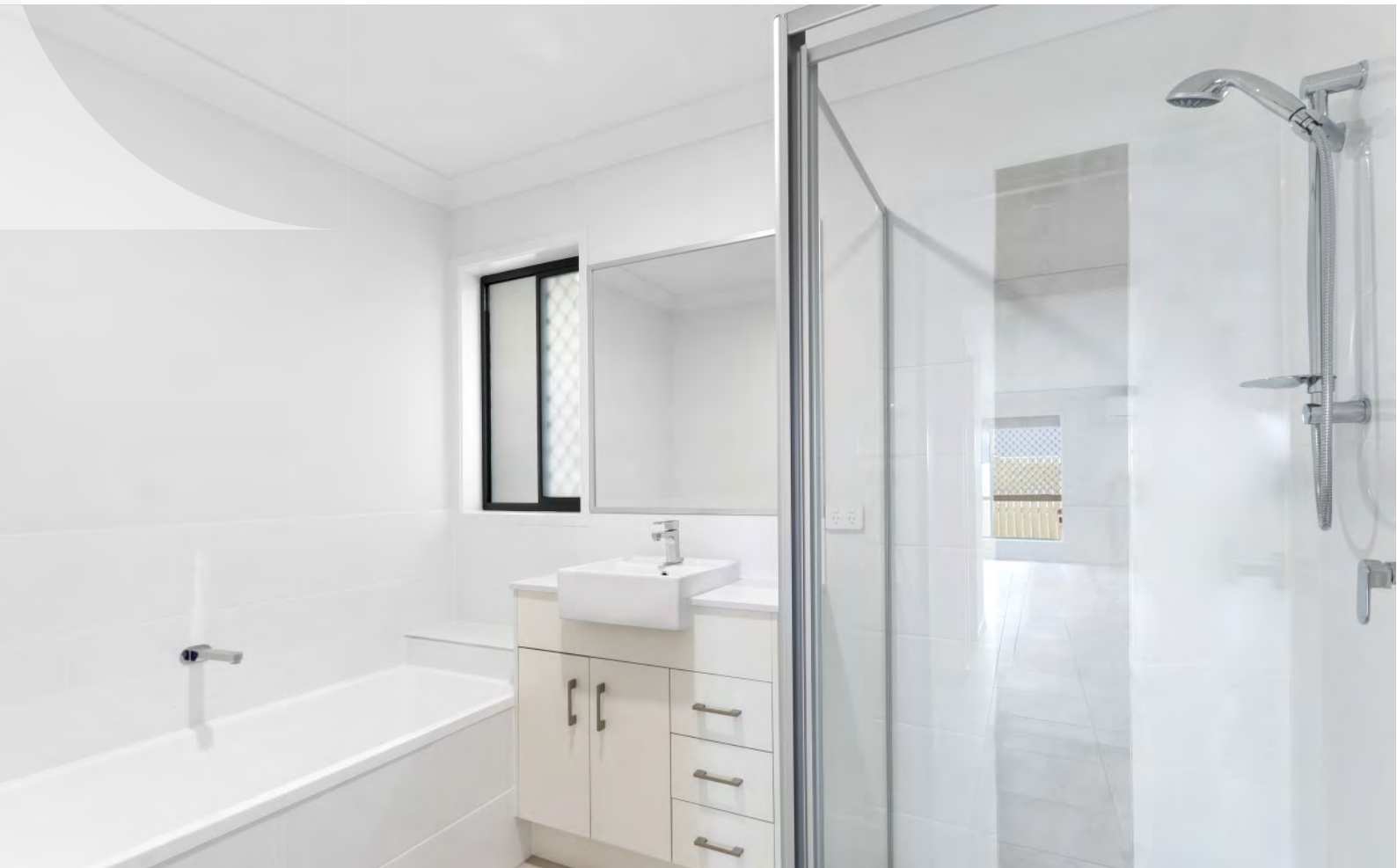
## **Technika HNBD12S Dishwasher**



# BATHROOM

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- 20mm engineered stone top with arris edge.
- Mirror - silver backed framed mirror full width of vanity, 800mm high.
- Vitreous china semi-recessed basin with plug and waste.
- Tiled shower base with chrome floor waste.
- Fully framed shower screen with pivot door & clear laminate glass.
- Acrylic 1500mm bath.
- Taps - Basin chrome lever mixer, Bath chrome lever mixer with separate chrome wall outlet, Shower chrome single lever mixer with separate hand shower and fixed rail.
- Toilet suite - white closed couple vitreous china suite with concealed waste, dual flush.
- Chrome double towel rail to bathroom & ensuite





# ACCESSORIES

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## Quality Accessories Include:

- Posh Solus Square Semi-Recessed Basin, Bristol 7 Function Shower Rail, Solus 180mm Bath Spout, Dominique Back-to-Wall Toilet Suite
- Phoenix Ivy Basin Mixer Tap, Wall Mixer Tap, Gen X Soap Dish, Gen X 750mm Double Rail, Gen X Roll Holder, Gen X Towel Holder
- Base 1500mm Bath
- Roca Debba 400mm Sink & Wall Hung Basin Bottle Trap (where applicable)

# LAUNDRY

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- Base 42 litre stainless steel laundry tub & white metal cabinet.
- Ceramic tiled floor.
- One (1) tile high skirting tile.
- 400mm tile above tub & washing machine.
- Wall mixer, swivel spout & washing machine stops.

# INTERIOR

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- R2.5 glass fibre ceiling batts to roof cavity living areas & garage.
  - 90mm cornice throughout the home.
  - 68 x 11mm splayed profile to skirtings and 42 x 11 splayed architrave paint finish.
  - Lever internal passage sets.
  - Privacy latches to bathroom, WC and Ensuite.
  - 2040mm high flush panel internal doors suitable for paint finish.
  - Built in robes with mirror finish sliding doors to bedrooms, all robes have one painted shelf and hanging rail.
  - Built in linen cupboard including four painted shelves.
  - Three coat low sheen acrylic paint system to internal walls with two coats flat acrylic paint to ceilings, gloss to skirtings and architraves to match wall colour.
  - Stairs (where applicable) closed riser cover grade/paint finish newel posts and black powder coated balustrade.
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# INTERIOR CONT.

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## Ceramic tiling

- Wall tiles to wet areas including 2000 mm high (nominal) shower recess.
- To front & above bath hob up to 1100 mm high from floor.
- One row of skirting tiles to remainder of all wet area walls.

## Carpet Supply

- Carpet from builders range to all bedrooms, WIR & Lounge area as shown on floor plan.

## Window Coverings

- Supply & install vertical blinds throughout. (Excluding garage & wet areas).
- Fly screens with fibreglass mesh to all windows & sliding glass doors.
- Obscure glazing to Bathroom, Ensuite & WC window. (Where applicable).

## Air Conditioning

- Back to back wall mounted reverse cycle air conditioner to living room.
- Back to back wall mounted reverse cycle air conditioner to main bedroom.

## Electrical

- Double power points throughout.
  - One (1) television point and Two (2) telephone points.
  - Energy efficient LED downlights to all living areas, bedrooms, porch and alfresco.
  - Fluorescent light to garage.
  - Single external light fitting outside laundry door.
  - Ceiling fans (48" white) to living area & bedrooms with wall mounted controls.
  - NBN (or equivalent) to single distribution box only.
  - Smoke detectors (hardwired with battery backup).
  - 250 Litre Everhot 3.Gkw electric storage hot water unit.
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# EXTERIOR

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## General

- Bricks from builders range.
- Brick joints -raked joints with off-white mortar.
- Concrete tile roofing.
- Aluminium powder coated windows & sliding doors with keyed locks.
- Colorbond fascia, gutter and barge from builders range.
- Panelift sectional garage door with 2 remote controls+ 1 wall mounted inside garage.
- 1800mm timber fence to 3 sides with returns and 1 pedestrian access gate.
- TV antenna (No booster).
- Wall/fence mounted clothes line.
- • "A" grade turf to front and rear.
- Render style textured finish letterbox includes street numbers.
- 10m2 of garden bed to front as per builders range.
- Selected exposed aggregate driveway & path .

## External Doors & Locks

- Main entry- hinged 2040x820mm paint finish semi solid entry door with feature glazing.
  - Main entry-Lane tri lock entrance set to front entry with lever handle ( from builders standard range).
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# AWARDS

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## WINNER 2023

Gold Coast / Northern Rivers  
Custom Built Home  
Up to \$500,000



## FINALIST 2022

HIA Gold Coast & Northern  
Rivers Kitchen & Bathroom  
and Housing Awards



## FINALIST 2022

HIA NSW Region  
Custom Built Home  
\$750,001-\$1 million





# transpire

constructions

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