



GALLERY Homes

DOUBLE STOREY PACKAGE



VALID FOR 30 DAYS

PACKAGED ON 15-10-2024

Double Storey Package



4 Bedrooms



3.5 Bathrooms



2 Garage



2 Living



Lot 29

ADDRESS

Viva Rochedale, Rochedale QLD 4123

HOME DESIGN

Tara 304

FAÇADE

Modernist | Colour Scheme 3

FRONTAGE

Corner

LOT SIZE

400 m²

LAND REGISTRATION

March 2025

Floor Plan

LAND PRICE

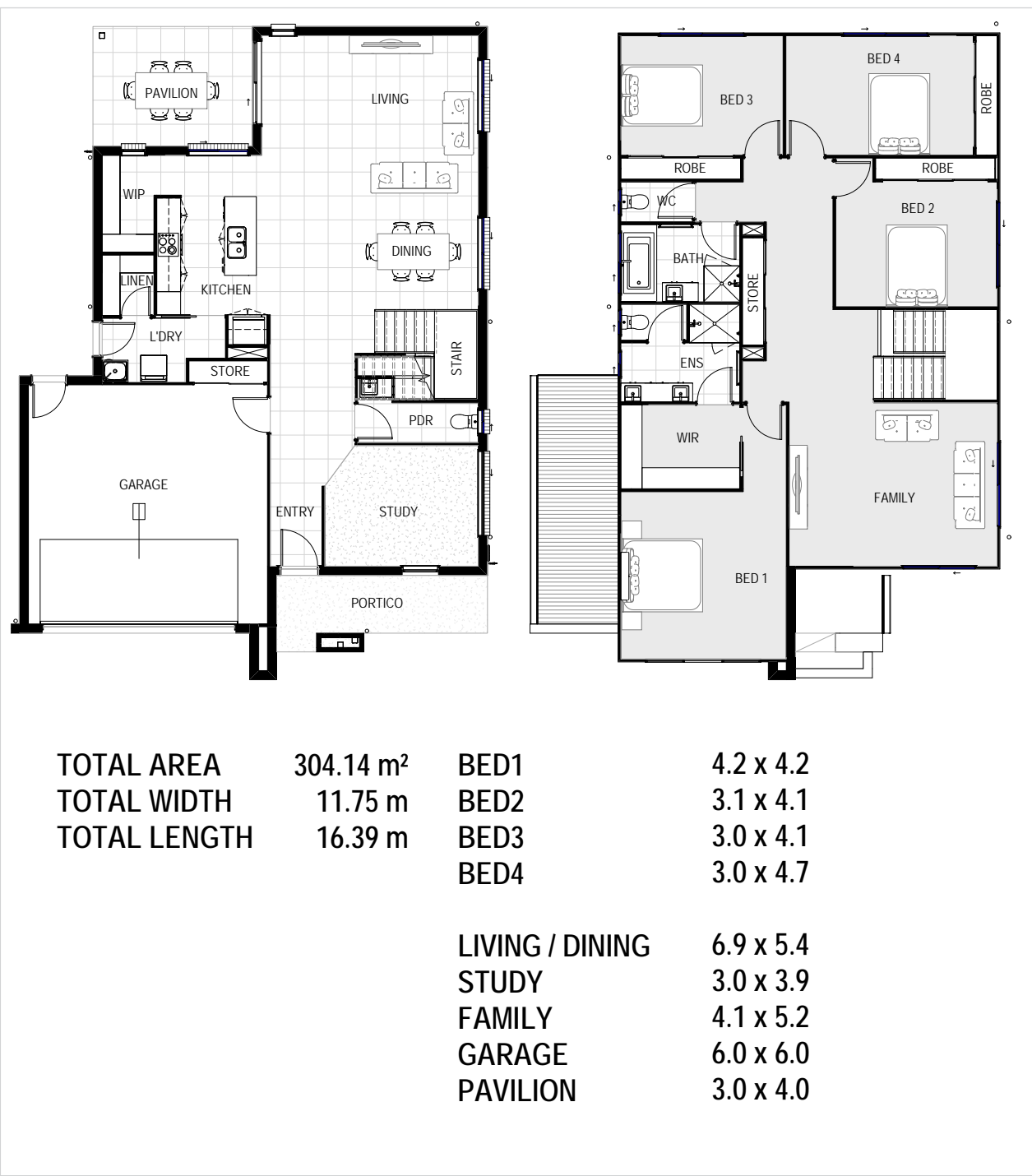
\$1,030,000

HOUSE PRICE

\$712,413

PACKAGE PRICE

\$1,742,413



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Gallery Homes Pty Ltd and is provided for use of its selling agents, no assignment of rights are given.



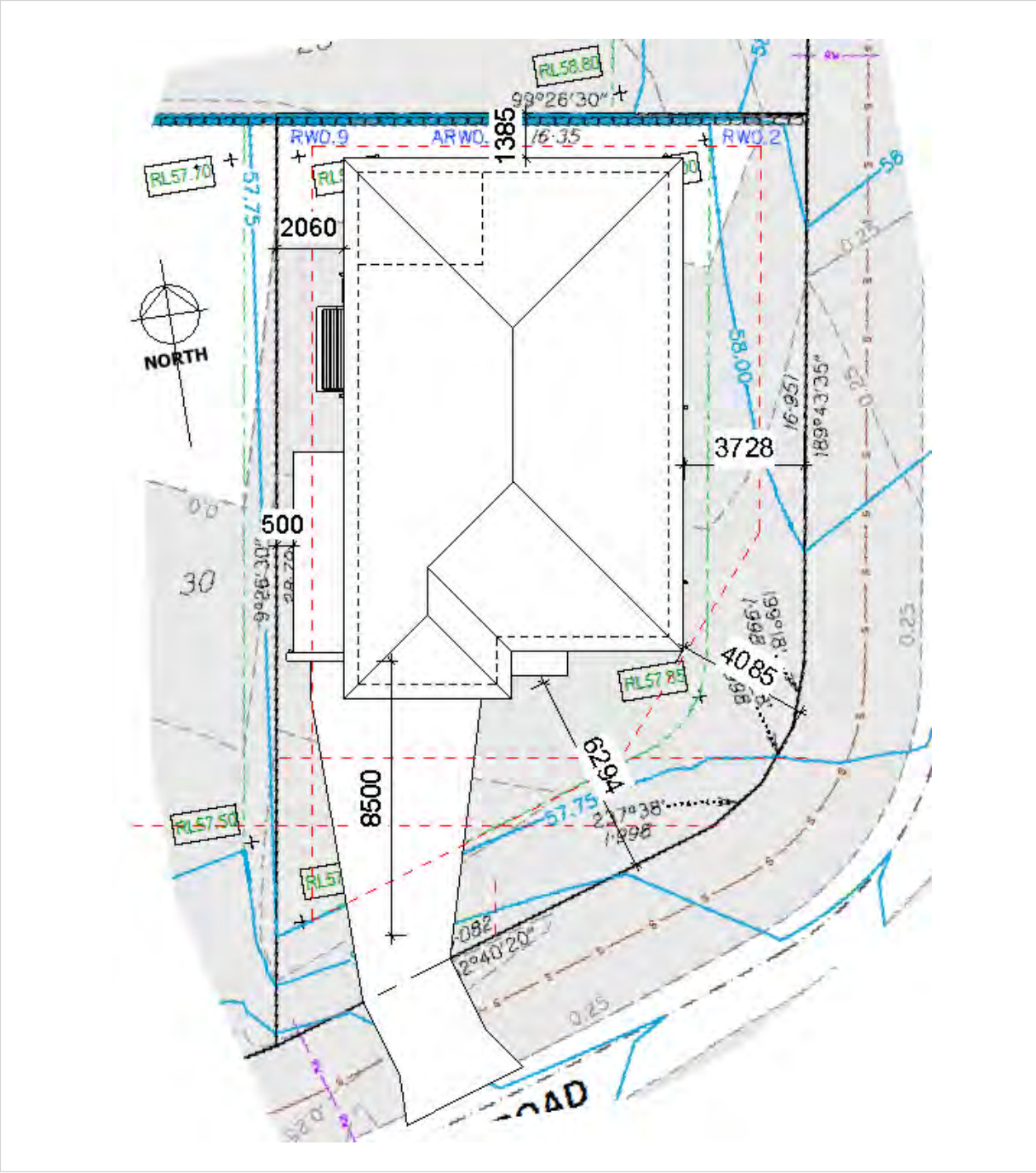
Site Plan

FRONTAGE

Corner

LOT SIZE

400m²



Façade Selection

VIRTUOSO DOUBLE 10M & 12.5M



EXPRESSIONIST



CUBIST



SURREALIST



MODERNIST



IMPRESSIONIST



ALTO

*Façade selection to be submitted with EOI



Virtuoso Inclusions

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treated timber frame and termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

Energy Efficiency

- 7 Star as per Requirements

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Three phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, master & media where applicable – design specific. Refer to plans
- Smoke detectors (hard wired with battery back-up) as per plans and building regulations
- One (1) phone point as per plan
- Exhaust fans as per plan – where required as per building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- Two (2) or three (3) x Pendant Lights to Kitchen Island (or Breakfast bar) from Builders standard range (design specific)
- Daikin ducted air conditioning – size dependent on plan
- Landscape

Virtuoso Inclusions

INTERIOR GENERAL

General

- 2700mm nominal ceiling height (ground and first floor)
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm high timber architraves and 66mm high timber skirting
- AAA rated water saving shower heads/tapware
- Carpet as per the floor plan from the builder's standard range, vinyl plank flooring to main living areas
- Internal and external builders house clean
- Enclosed or open timber stairs. Frameless glass balustrade and stained timber handrail, or half height wall (plan specific)
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 40mm stone bench tops to kitchen with waterfall ends
- 900mm Smeg electric appliances including oven, cooktop, undermount ducted rangehood, semi-integrated dishwasher & microwave with trimkit
- Deluxe stainless steel undermount kitchen sink
- Polished kitchen mixer with pull out hose
- Metal laundry cabinet with mixer tap (where applicable)
- 45L drop in laundry tub
- Melamine shelves to all kitchen cupboards and pantry

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room.
- Colourboard - Walk In Robe to master bedroom with two (2) drawer towers and two (2) shelving units with four (4) shelves with over head shelf and hanging rail under
- Mirrored sliding doors to all bedrooms with internal shelf, one (1) set drawers, one (1) shelving unit with four (4) shelves and hanging rail in white melamine
- Privacy set to bathrooms and master bedroom
- Chrome flush mount cavity slider handles - as per plan

Internal Tiling

- 600 x 600 designer tiles to wet and main living areas from builder's standard range – as per plan.
- Bathroom and ensuite: full height tiling
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Feature tile splashback or glass splashback to kitchen (back wall only) and tiled splashback to laundry

Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- Large frameless mirror above each vanity
- Chrome mixers, towel and shower rails and toilet roll holders
- Ceramic back to wall toilet suite
- Frameless shower screens with clear safety glass 2400mm high
- Stylish above counter basins

Virtuoso Inclusions

EXTERIOR GENERAL

External Floor, Wall & Roof Finishes

- Exposed Aggregate entry portico from builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Select range of Bricks with natural mortar from builder's standard range - colour specific to scheme
- Wall cladding, aerated concrete panels, feature panels, rendering and columns (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and 125mm quad gutter to match
- 70mm pine wall frames with stabilized pine trusses
- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses
- Semi frameless glass balustrade to first floor external balconies (design specific)
- External paint to manufacturers' standard specifications from builders standard range of colours

Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m² of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes – as per plans
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2400mm high
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass to all windows and doors (design specific)
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range
- Doors and windows at 2400mm high
- Entry lever handle – bright chrome finish – Gainsborough tri lock contemporary align
- Hume Newington XNI or XNS paint grade entry door with transparent glass inserts or Savoy timber XSII / or XS45
- - cubist / expressionist façade only. 920mm wide x 2400mm high

Warranties

Each home comes with a 6 1/2 year Warranty dated from Handover Date. This warranty covers structural items and faults of original workmanship. Some items may fall under homeowner maintenance. We encourage buyers to monitor their personal maintenance items to avoid damage to your property.

EXTERIOR

Concrete Foundations

- 6 1/2 Year Structural
(Dependant on warranty as per contract).

Structural Frame

- 6 1/2 Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

Fencing

- 12 Months on installation. Garage Doors
*Damage to fence posts and panels are not covered unless noted on PCI report.

Downpipes

- 2 Months installation.

Aluminium Windows & Sliding Doors

- 1 Year moving parts.
- 1 Year Glass.

External Doors & Internal Doors

- 5 Years Manufacturer Warranty
(Refer to manufacturer).

Garage Doors

- 5 Years on Garage Door.
- 12 Months on installation.

Roof - Colorbond

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

Fascia & Gutter - Colorbond

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.

INTERIOR

Structural Brickwork

- 6 1/2 Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a structural defect.

Door Hardware

- Locks and Handles:
2 Years Tarnish.
7 Years Mechanical.

Ceilings

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

Painting

- 12 Months (6 Months varnish or Stain Finishes).
- Varnish/dark colours require ongoing client maintenance.

Warranties

INTERIOR

Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.

Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 1/2 Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 1/2 Year warranty on nail popping in plasterboard if it has the potential to collapse.

KITCHEN & APPLIANCES

Kitchen

- Kitchen Cabinets, Benchtop & Vanity
12 Months installation.
- 6 1/2 Years workmanship.
10 Years on Smartstone Marble surfaces
(Refer to manufacturer).
15 Years on Smartstone Quartz surfaces
(Refer to manufacturer).

Appliances

- 5 Year warranty on Cooking Appliances.
2 Years on Rangehood.
3 Years on dishwasher.

ELECTRICAL

Electrical Fittings

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light switches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.

PLUMBING

Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 1/2 Years workmanship.

Sewer

- 6 1/2 Years Workmanship.

Plumbing Fixtures

- 3 Months on Washers.
7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.

ELECTRIC HOT WATER HEATERS

Rinnai Electric Storage Water Heaters

HOTFLO Series (EHFA or EHFD)

Domestic Use

Cylinder

Components

Parts

10 years

1 year

Labour

3 years

1 year



DOUBLE STOREY PACKAGE



07 5514 8557 | www.gallerygroup.com.au

Suite 38E-K, The Promenade Sanctuary Cove, Gold Coast Queensland 4212

