


PACKAGE


LAND PRICE | \$648,000


HOUSE PRICE | \$611,923



PACKAGE PRICE | \$1,259,923





-  3 | BEDROOMS


 2 | BATHROOMS

 2 | GARAGE

 1 | LIVING
-  2 | BEDROOMS

 1 | BATHROOMS

 1 | CARPARK

 1 | LIVING

LOT 7

ADDRESS	Echo Estate, Upper Coomera QLD 4209
HOME DESIGN	Custom Dual 229 Split 3B + 2B
FAÇADE	Modernist
COLOUR SCHEME	Slate Dark
FRONTAGE	40.199M
LOT SIZE	649M2
LAND REGISTRATION	February 2025



FLOOR PLAN

CUSTOM DUAL 229 SPLIT 3B + 2B



MARKETING - FLOOR PLAN

1 : 100 @ A3

FLOOR AREAS

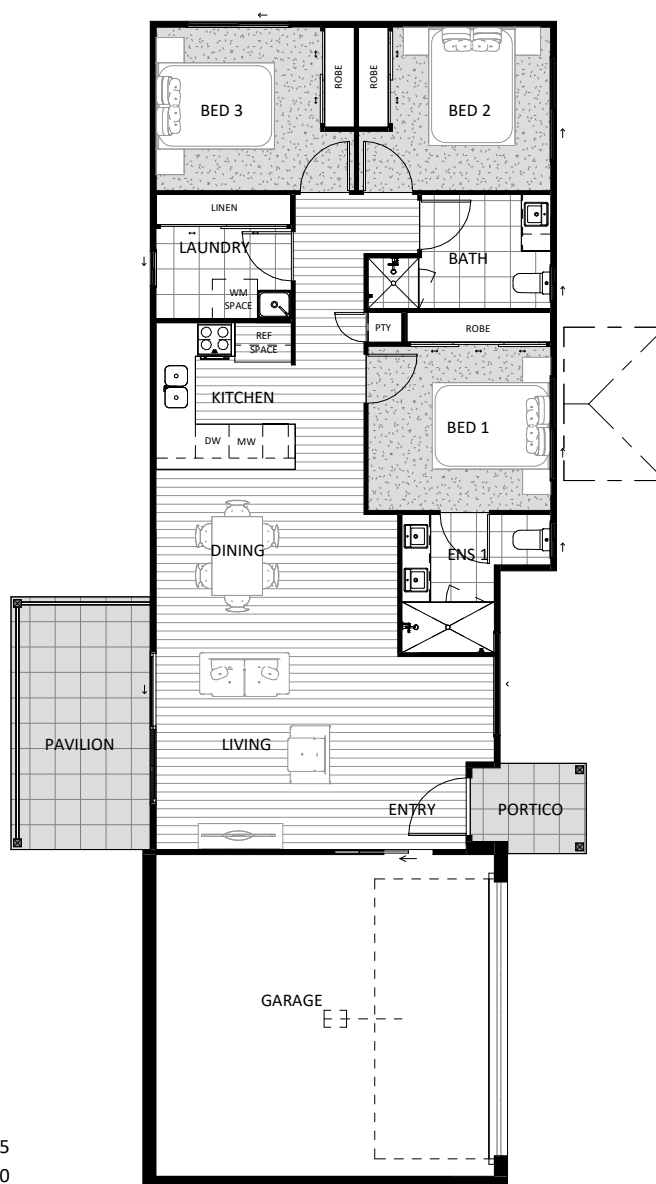
AUX LIVING	67.29 m ²
AUX PAVILION	7.31 m ²
AUX PORTICO	2.69 m ²
MAIN GARAGE	38.98 m ²
MAIN LIVING	98.89 m ²
MAIN PAVILION	11.20 m ²
MAIN PORTICO	3.13 m ²
TOTAL	229.50 m ²

MAIN UNIT

BED 1	3240 x 2910
BED 2	2810 x 2900
BED 3	2920 x 2900
DINING	2470 x 2800
GARAGE	6000 x 5700
KITCHEN	2470 x 3750
LIVING	3690 x 4040
PAVILION	2470 x 4480

AUX UNIT

BED 1	3000 x 3035
BED 2	3000 x 3200
KITCHEN	3930 x 2200
LIVING / MEALS	3930 x 5190
PAVILION	3400 x 2150



UPPER FLOOR LEVEL - MARKETING

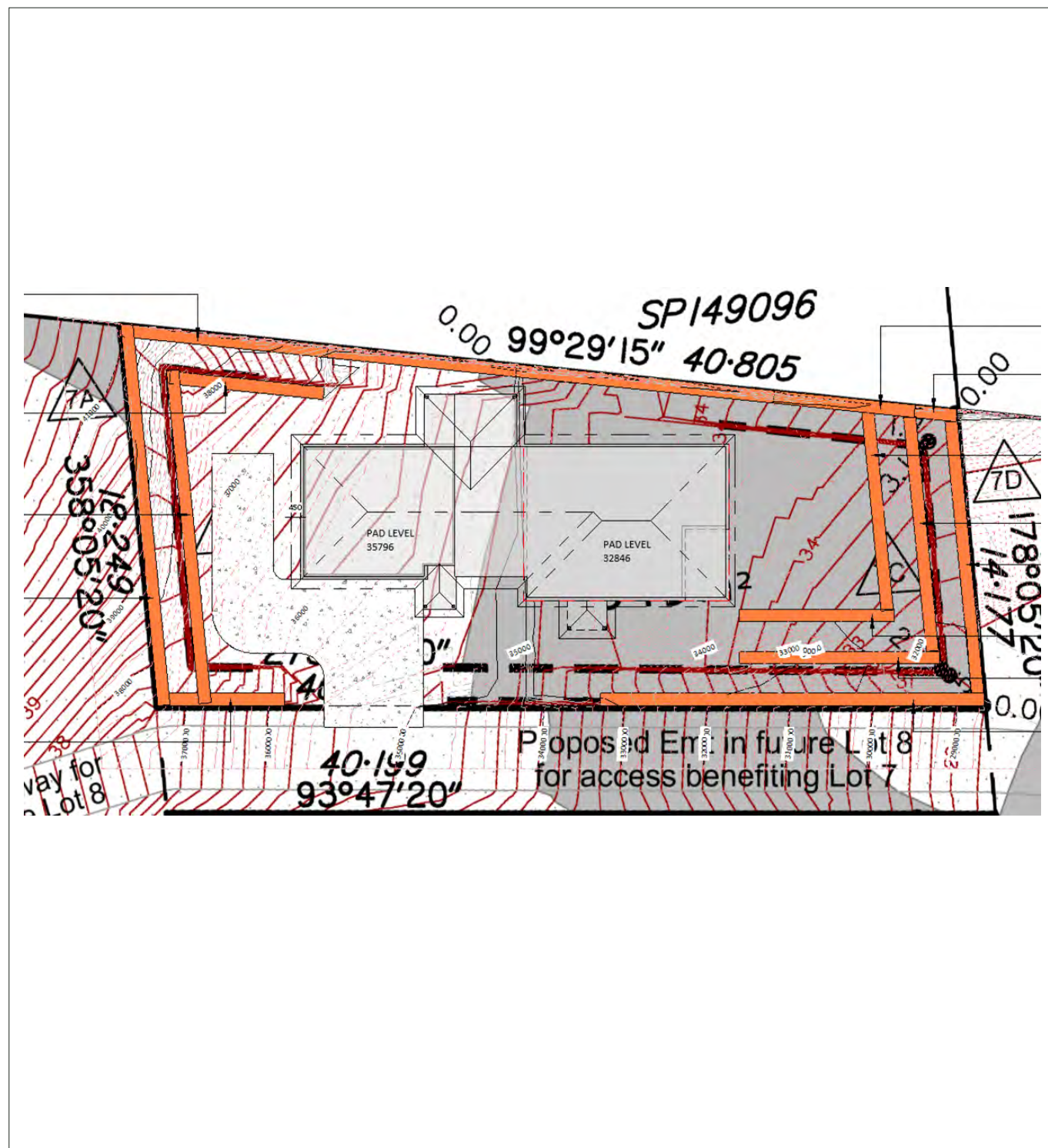
1 : 100 @ A3

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.

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LOT SIZE | 649M2



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RENTAL APPRAISAL

FOR THE PROPERTY SITUATED AT LOT 7 ECHO ESTATE, UPPER COOMERA

09 OCTOBER 2024

To Whom it may concern,

Thank you for the opportunity to conduct a rental appraisal on the above mentioned property.

At Gallery Real Estate, we take pride in our expertise in managing numerous properties within this area and region. Our proven track record in actively renting out Gallery Homes further strengthens our credibility in providing exceptional services.

With an extensive rent roll of over 650 homes, we have diligently reviewed the properties we currently manage in close proximity to the subject property.

I believe this **3** bedroom and 2 bathroom with 1 bedroom and 1 bathroom auxiliary unit residence would rent for approximately \$1233 to \$1399 per week, at the current time of the year.

Please feel free to get in touch with me for any further discussions regarding the rental appraisal mentioned above. Whether you would like to explore the current market conditions or gather more information about our Property Management Services, please don't hesitate to contact me at your convenience.

Kind Regards,
Breanna Koch

Operations Manager - Property Management
Gallery Real Estate Pty Ltd | ACN 29 193 194 308
Queensland License Number | 3478702

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
- 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
- Single 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 as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- One (1) phone point as per plan
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- One (1) split system air conditioner to each main living area (total x2)
- One (1) split system air conditioner to master bedroom in primary dwelling only
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)

INCLUSIONS

GENERAL INTERIOR

General

- 2400mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Internal and external builders house clean
- Walk In Robe including one (1) continuous shelf & hanging rail under (design 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
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Tiled splashback
- Linen cupboard with fixed shelves
- Microwave opening
- 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
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally
- Privacy set to bathrooms and master bedroom
- Flush mount cavity slider handles (privacy or passage as per plan)

Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback & polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail
- Stylish above counter basins

INCLUSIONS

GENERAL EXTERIOR

External Floor, Wall & Roof Finishes

- Exposed Aggregate to entry portico from builder's standard range
- Tiles to undercover pavilion from builder's standard range
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- 70mm pine wall frames with stabilized pine trusses

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass to all windows & doors
- 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
- External doors 2100mm high and windows at 2100mm head height

Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with (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 and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden hose taps
- Painted side returns to front fence, colour to suit scheme

EXTERIOR

WARRANTIES

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. *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 & INTERNAL DOORS

- 5 Years Manufacturer Warranty (Refer to manufacturer).

GARAGE DOORS

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

ROOF - COLOURBOND

- 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.

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.

ELECTRICAL

WARRANTIES

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.

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.

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

Domestic Use:

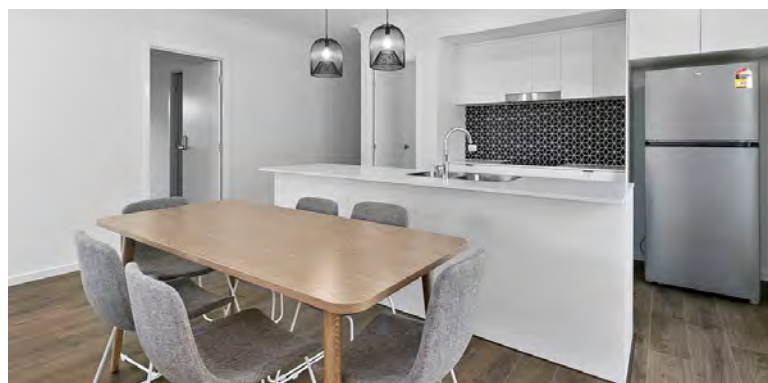
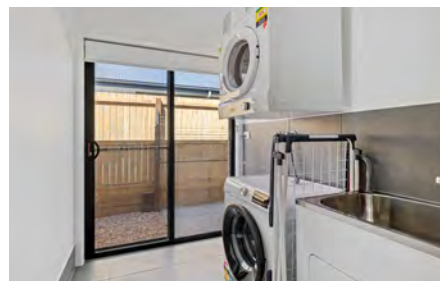
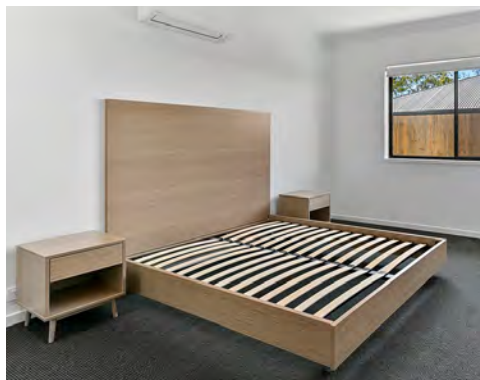
Cylinder |

- Parts: 10 Years.
- Labour: 3 Years.

Components |

- Parts: 1 Year.
- Labour: 1 Year.

FURNITURE PACKAGE



The photos above are an example of furniture, appliances and corkery available for packages, to be used as a guide to accompany your floor plan, which shows the specific inclusions, locations and quantities that are included in your package.

FURNITURE PACKAGE

INCLUSIONS

PRICE | \$19,950 INC. GST

The information below is a review of furniture, appliances and crockery available and is to be used as a guide only. Please refer to your floor plan for information on your inclusions, quantities and locations.

BEDROOMS	Per Tenant
Item 1	Queen-Sized Beds (mattress not included)
Item 2	Bedside Tables (set of 2)
Item 3	50" TVs (wall mounted)
Item 4	Bedroom Artwork

LIVING / MEDIA	Shared
Item 5	2 Seater Sofa
Item 6	3 Seater Sofa
Item 7	Coffee Table
Item 8	TV Entertainment Unit
Item 9	Artwork
Item 10	50" TVs (wall mounted)

DINING	
Item 11	Dining Table
Item 12	Dining Chairs

LAUNDRY	
Item 13	Washing Machine
Item 14	Dryer
Item 15	Vacuum

LAUNDRY & BATHROOM PACK	
Item 16	Iron
Item 17	Ironing Board
Item 18	Drying Rack
Item 19	Laundry Basket
Item 20	Spray Mop
Item 21	2 Piece Broom & Dustpan Set
Item 22	3L Pedal Bin (1 per tenant)

OUTDOOR	
Item 23	6 Seater Outdoor Dining Set

KITCHEN	
Item 24	Microwave
Item 25	Fridge

KITCHEN PACK	
Item 26	Stoneware Dinner Set
Item 27	24 Piece Cutlery Set
Item 28	6 Piece Steak Knife Set
Item 29	6 Piece Coffee Cup (mug)
Item 30	6 Piece Wine Glasses
Item 31	6 Piece Champagne Flutes
Item 32	6 Piece Highball Glasses
Item 33	4 Piece Cookware set
Item 34	12L Pedal Bin
Item 35	Kettle
Item 36	Toaster
Item 37	Dish Rack
Item 38	6 Piece Knife Block Set
Item 39	3 Piece Cutting Board Set
Item 40	3 Piece Mixing Bowl Set
Item 41	Baking Dish
Item 42	Dish Brush
Item 43	Potato Masher
Item 44	Whisk
Item 45	Serving Spoon
Item 46	Soup Ladle
Item 47	Slotted Turner
Item 48	30cm Tongs
Item 49	Can Opener
Item 50	Grater
Item 51	Colander
Item 52	Peeler

Please note all fabrics and finishes are indicative only. Furniture may vary subject to availability. Prices include delivery and installation. Products may vary depending on availability - equivalent alternatives may be substituted where required.

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Gallery Homes Pty Ltd reserves the right to alter any of the above inclusions and/or product suppliers at anytime without notice. Whilst every care has been taken in the preparation of this brochure the colours may differ from the above images. Images are for illustrative purposes only and may depict upgrade options available for an additional cost or features not supplied by Gallery Homes including landscaping, fencing, window furnishings, wall furnishing, built-in joinery, decorative lighting, decor, furniture and roof tiles. Facade details such as entry doors, window sizing and placement may vary between house types and sizes. Please refer to floor plan brochures or working drawings for specific detail and dimensions.