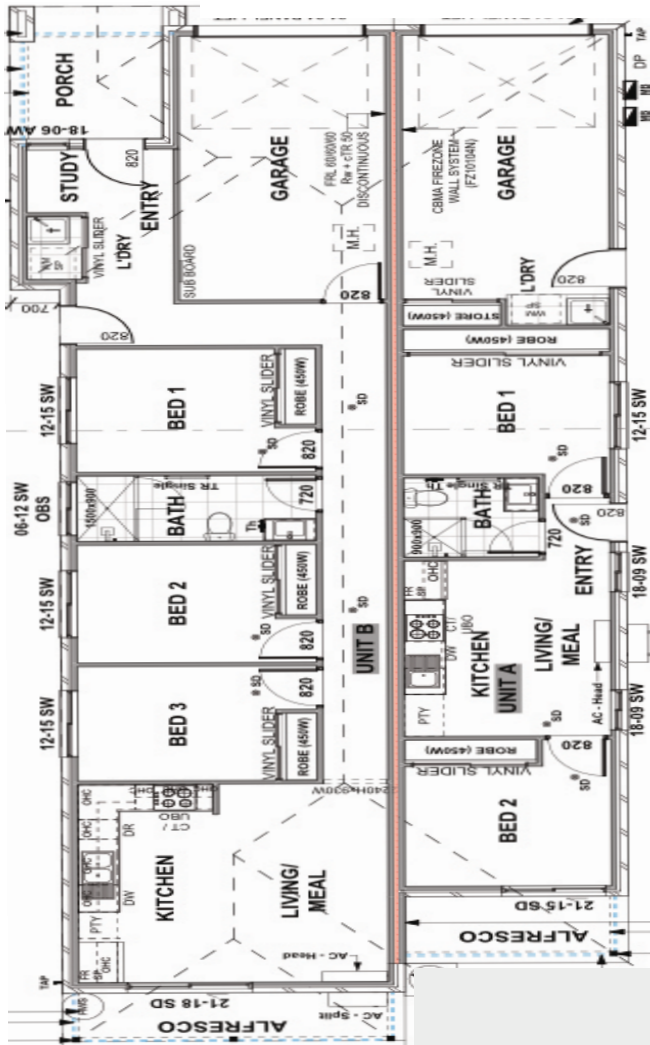


Lot 13 Dalaipi Estate, Morayfield



\$812,000



SECONDARY DWELLING

5 3 2 2

HOUSE PRICE: \$445,000
DESIGN TOTAL: 188 sqm

LAND PRICE: \$367,000
LAND SIZE: 323 sqm

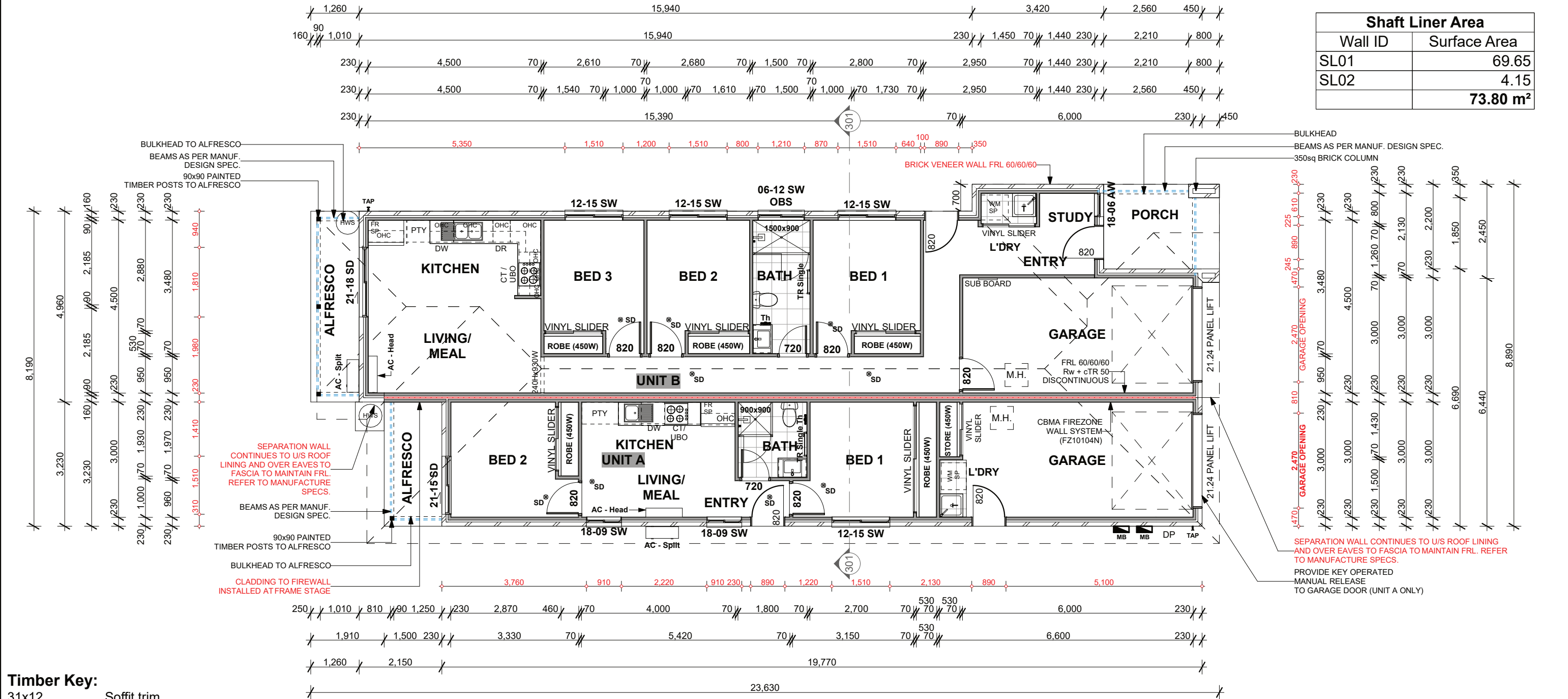
FIXED PRICE PACKAGE INCLUDES:

- Allegra Homes Quality Home Inclusions
- Upgraded façade for street appeal
- Fixed site costs for price certainty
- Colorbond® SteelRoof with Anticon blanket under
- 7 Star Energy rating
- Stainlesssteel kitchen appliances
- Caesarstone benchtops to kitchen
- Free-standing Bath and frameless mirrors
- Semi-Framless shower screens to Ensuite and bathroom
- Carpet and Tiling throughout
- Integrated concrete slab to Alfresco
- Clothesline & Letterbox
- Expertly selected interior & exterior colour schemes
- Council application fees
- Exposed aggregate Driveway & Porch
- Turf, fencing & landscaped garden bed

QBCC: 15029088 | PHONE: 07 5606 8978 | ADDRESS: SUITE 401, LEVEL 4 / 12 SHORT STREET, SOUTHPORT, QLD 4215 | INFO@ALLEGRAHOMES.COM.AU



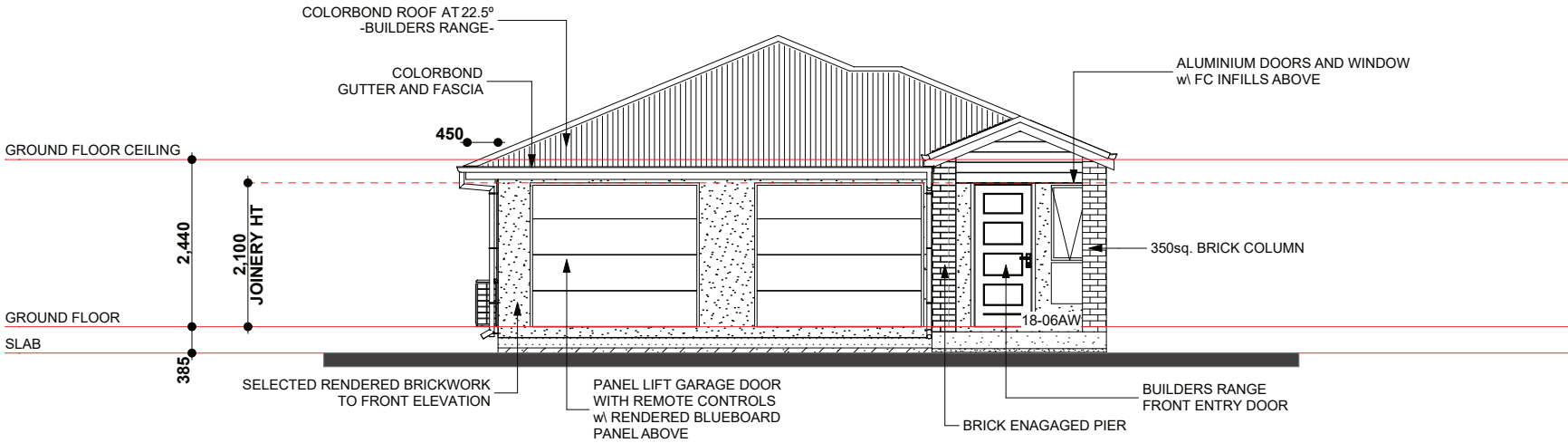
*ILLUSTRATIONS FOR MARKETING PURPOSES ONLY. MATERIALS, COLOURS, LANDSCAPING MAY BE AMENDED OR VARIED. AGENT RESERVES THE RIGHT TO AMEND SPECIFICATIONS AND PRICES WITHOUT NOTICE. ALL FLOOR PLANS ARE INDICATIVE ONLY. PLEASE CHECK CONTRACT FOR INCLUSIONS.



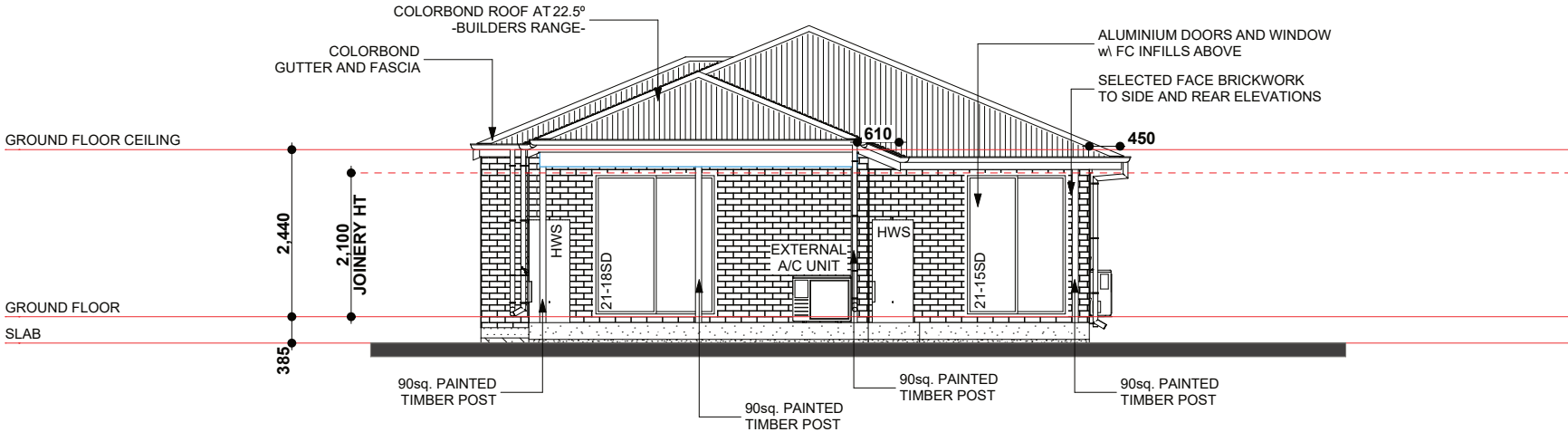
Cladding Key:

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Ezi-Lap
- 9mm Axon
- 8mm Matrix
- 7.5mm Blue Board
- 9mm Primeline

- NOTES:
- PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
 - NOTE: PROVIDE 66x42 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.
 - 42x19 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING
 - 42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING
 - 50x38 BATTENS TO LIGHT WEIGHT CLADDING AS PER MANUFACTURERS SPECIFICATION
 - 610mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS



203_ NORTH ELEVATION 1:100



204_ SOUTH ELEVATION 1:100

- NOTES:
- TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS
 - GLAZING TO WINDOWS/DOORS TO AS1288 - 1994
 - ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5
 - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
 - EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS



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I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

Issue	Date	Drawn	Amendments
PA	28.05.24	TG	CONTRACT SET

CLIENT: CLIENT NAME(S)
AT: LOT 00 No. TBA NEW ROAD 'ESTATE' SUBURB, QLD, 4000 SP TBA

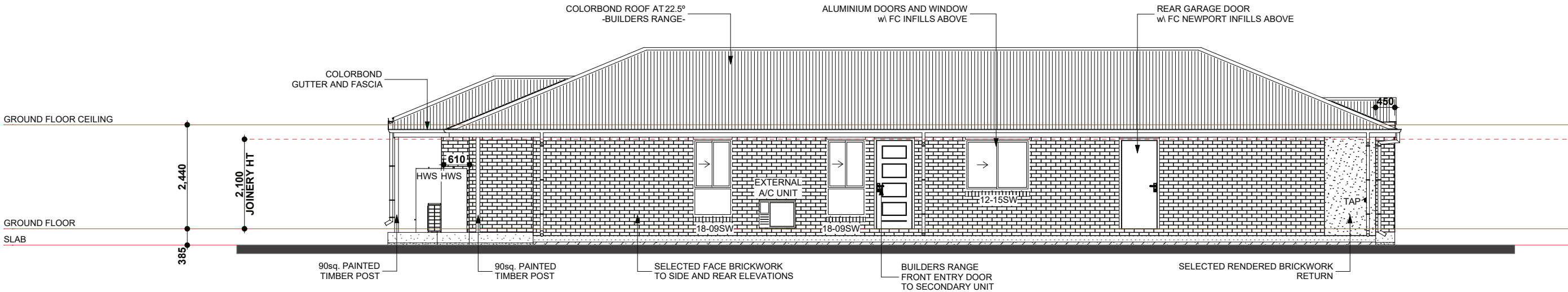
Facade: CUSTOM
Design Name: CUSTOM

Title: 201_ELEVATIONS

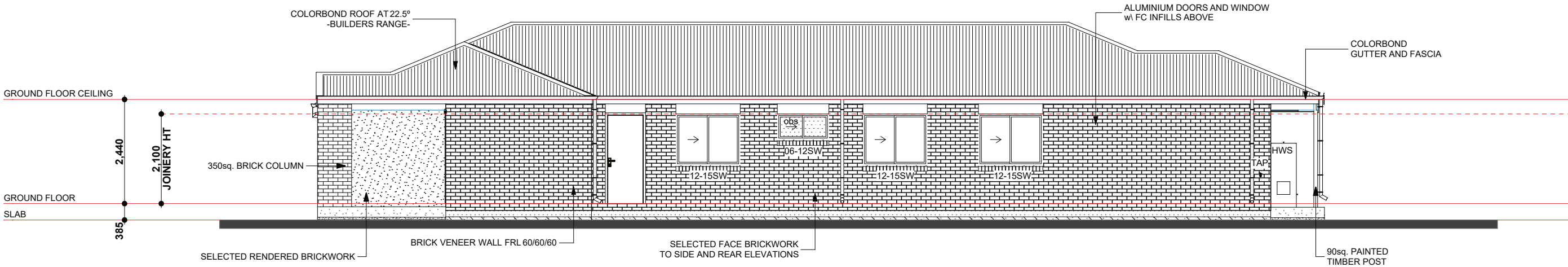
Issue: PA	Scale: As Shown
Wind Rating: ##	Plot Date: 28/05/2024
Drawn By: TG	Checked By: JC

Cladding Key:

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Ezi-Lap
- 9mm Axon
- 8mm Matrix
- 7.5mm Blue Board
- 9mm Primeline



201_ EAST ELEVATION 1:100



202_ WEST ELEVATION 1:100

NOTES:
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- GLAZING TO WINDOWS/DOORS TO AS1288 - 1994
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- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS