

HOUSE & LAND FIXED PRICE PACKAGE

\$846,500

Dalaipi Estate
Lot 17 Dalaipi Road Morayfield QLD 4506

LAND SIZE M ² 460.0	BUILD SIZE M ² 195.0
LAND PRICE \$460,000	BUILD PRICE \$386,500
RENTAL RETURN P/W \$700	LAND REGISTRATION May 2025

COASTAL



Artist impression only.



HOUSE DESIGN

DIANA

LOT WIDTH 19.0 M

House Length	15.56 m
House Width	13.85 m
House Area	195.0 m ²

SINGLE DWELLING



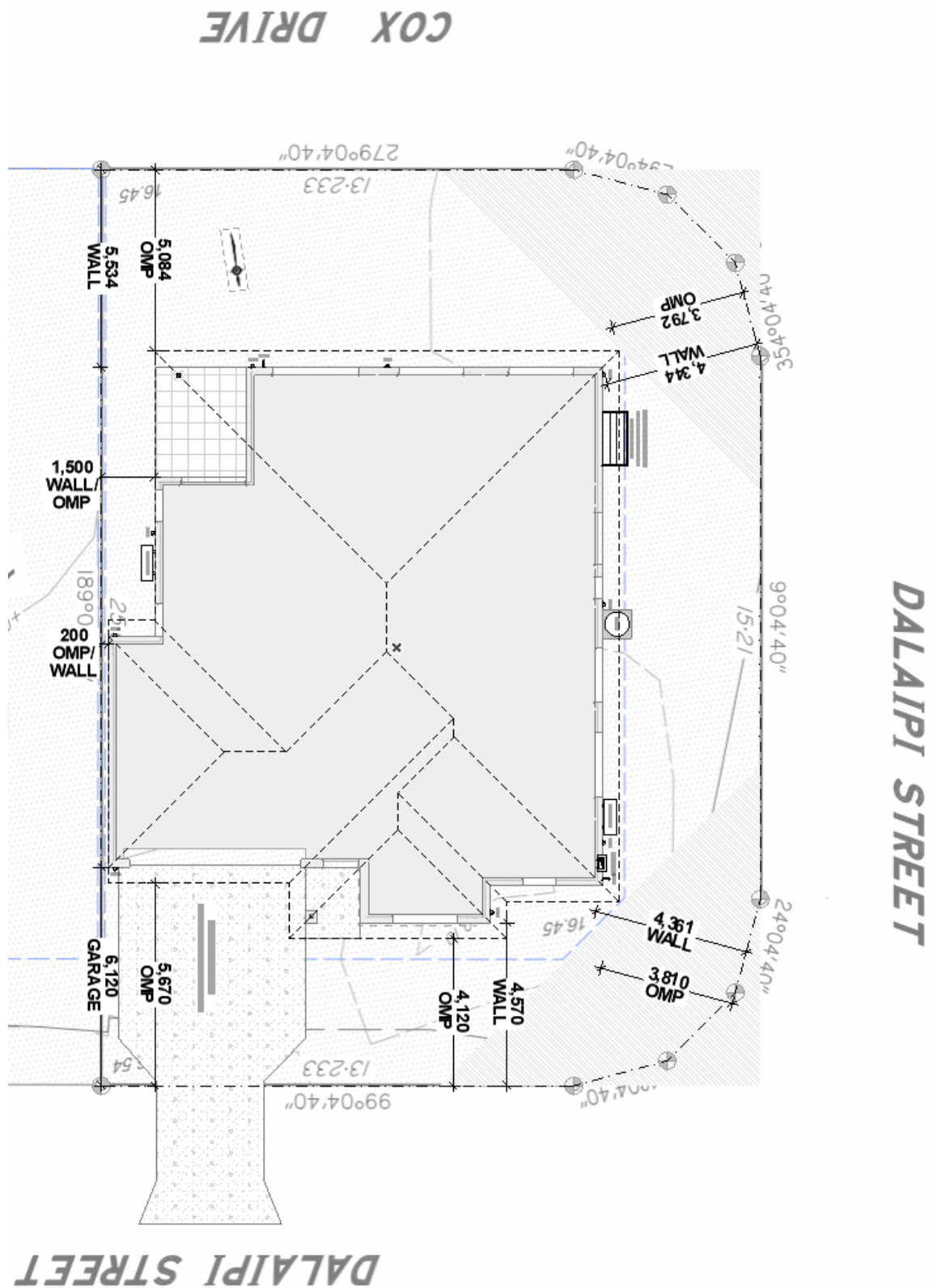
Bedroom 1	3.0 x 4.0 m
Bedroom 2	3.0 x 3.0 m
Bedroom 3	3.0 x 3.0 m
Bedroom 4	3.0 x 3.0 m
Living/ Dining	6.0 x 4.4 m
Kitchen	2.5 x 4.6 m
Lounge	3.0 x 3.4 m
Study	1.7 x 1.8 m
Alfresco	2.6 x 3.1 m
Garage	5.7 x 6.0 m

INCLUSIONS

- Full turn key home
- Split system air conditioner to main living and master bedroom
- 2440mm ceiling height
- 920mm painted feature external front door
- 20mm stone benchtops to kitchen and bathroom
- 600mm electric stainless steel appliances
- Soft close doors and drawers to kitchen cabinetry
- 2 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
- Grille style security screens to alfresco/living sliding door and laundry where applicable
- Undercover tiled alfresco
- Landscaping including turf, garden and exposed aggregate driveway
- Home warranty and insurance
- 7 star energy rating



SITING PLAN





The Statistics

As of December 2023, industry experts have predicted the suburbs set to outperform in 2024 in the annual realestate.com.au Hot 100.

Morayfield ranked number 9 on the top 10 list of national suburbs as one of only two suburbs from Queensland making the coveted list.

\$650,000	Median House Price as at February 2024
8.51%	Median House Price Growth Past 12 Months
41.30%	Median House Price Growth Past 24 Months
\$2,500+	Majority of Weekly House Hold Income
0.91%	Moreton Bay Region Current Vacancy Rate
425,303	Moreton Bay Region Population

Source: ABS Census, PropTrack, Realestate Investor, Pricerfinder

The Location

Shopping & Health

1	Morayfield Shopping Centre & Commercial Precinct
2	Caboolture Shopping & Entertainment Precinct
3	Central Lakes Shopping Village
4	Morayfield Health Hub
5	Caboolture Hospital

Parks & Recreation

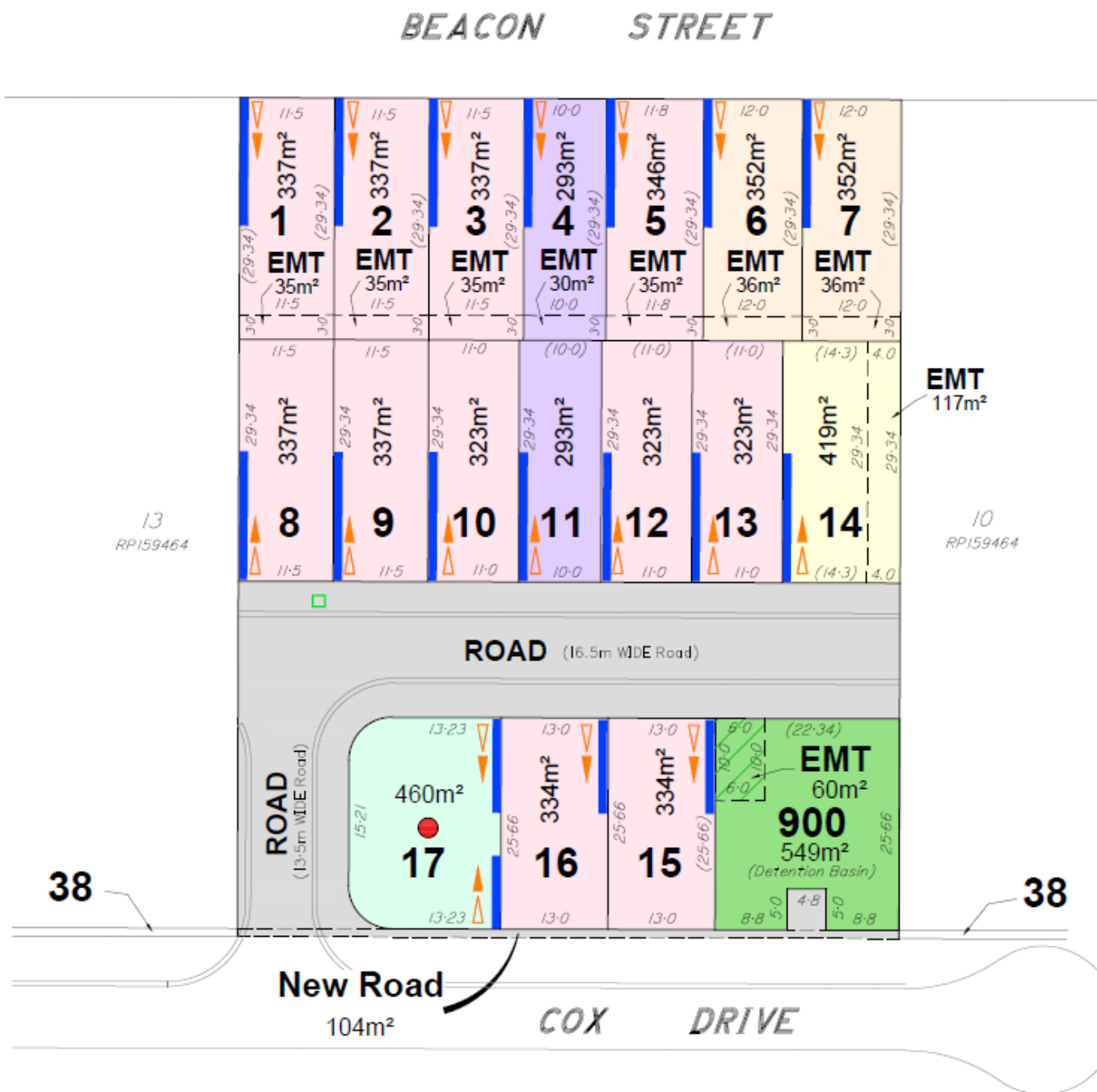
6	Grant Road Sports & Community Complex
7	Amy Street Park
8	Oasis Court Park
9	Caboolture Arboretum
10	Caboolture Lakes Park & Sporting Precinct

Schools & Education

11	Morayfield State High School
12	Morayfield State School
13	Morayfield East State School
14	Minimbah State School
15	Caboolture State High School
16	Caboolture State School



ESTATE PLAN



Rental Appraisal



13th February, 2025

RE: Lot 17 Dalaipi Street Morayfield

To Whom It May Concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, we have taken into account a number of factors including the market, conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.



Recommended Rent : \$680 - \$700 per week (2 Living areas)

If I can be of any further assistance, please feel free to contact me on the details below.

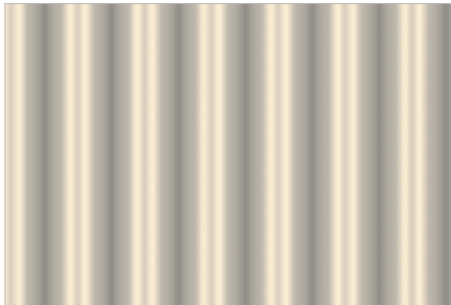
Yours sincerely,

Dana Hartley
Business Development Manager
Better Homes and Gardens Real Estate Brisbane CBD
ABN 52 638 024 423

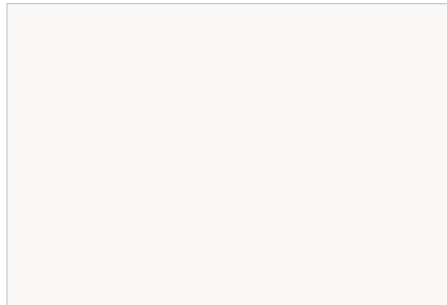


Contact Dana Hartley
M 0493 674 623
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bhgre.com.au/brisbane-cbd

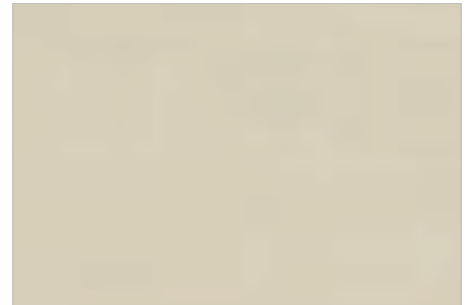
BRIGHTON



Metal Roof
Unicote Dusk



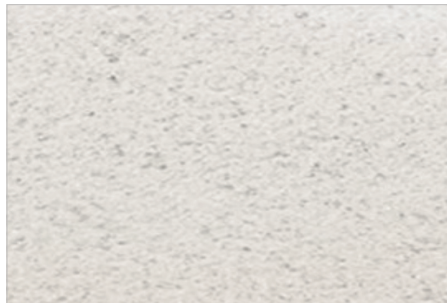
Gutter / Fascia
Unicote Off White



Garage Door
Colorbond Evening Haze



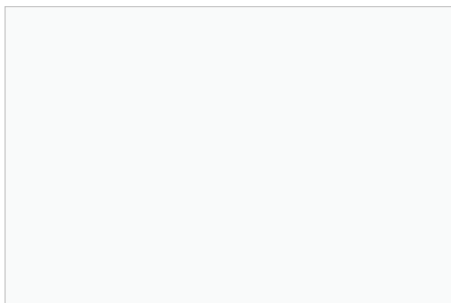
Brick / Mortar
Austral Grey Gum | Natural Grey Mortar



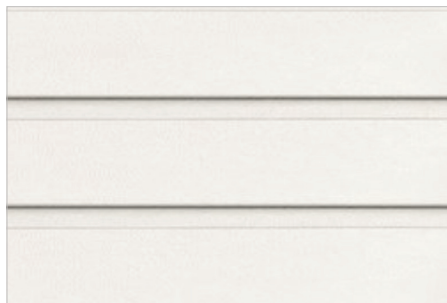
Render
Dulux White Duck Quarter



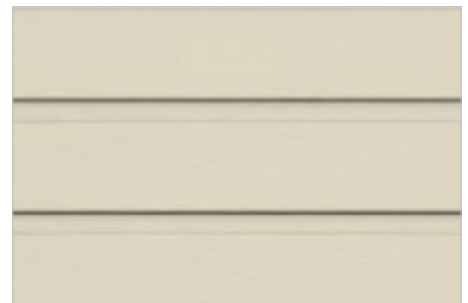
Render
Dulux White Duck



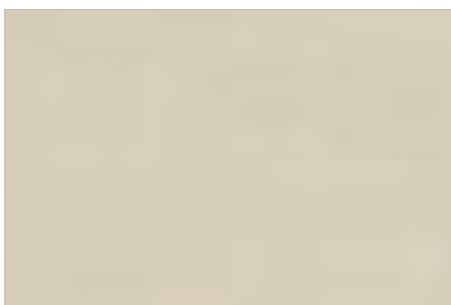
External Ceilings / Sofits
Dulux Lexicon Quarter



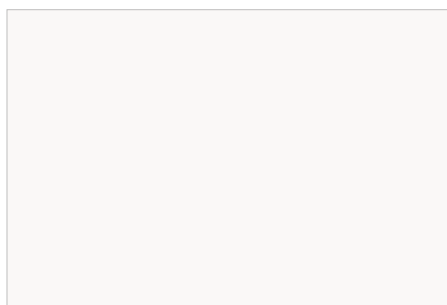
Cladding
Dulux White Duck Quarter



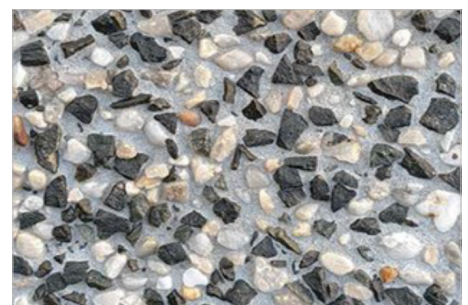
Cladding
Dulux White Duck



Front Door / Timber Posts
Dulux Colorbond Evening Haze



Window Frames
Surfmist



Driveway / Porch
Exposed Aggregate



OUR PROMISE

At FRD Homes, we're committed to providing more than just a home. We deliver a seamless, reliable experience. From transparent pricing and sustainable design to dedicated support and lasting warranties, our process ensures confidence and value every step of the way.



Fixed Price Package

Our Fixed Price Package locks in your price from the moment contracts are signed, providing budget certainty and confidence throughout the build, with no hidden surprises along the way.



7 Star Energy Rating

Our homes meet a 7-Star Energy Rating in accordance with the new National Construction Code (NCC), ensuring each design is sustainable, energy-efficient, and adapted to the unique characteristics of your site.



Dedicated Support

From Pre-site to Handover, you'll have a dedicated contact who provides regular updates and is available for any questions, guiding you every step of the way for a seamless experience.

12 MONTHS
MAINTENANCE

Maintenance Period

Our commitment continues beyond handover with a 12-month maintenance period, offering added peace of mind as you settle into your new home, with support for any needs that may arise.

6 YEAR
WARRANTY

Structural Warranty

Our 6 year structural warranty reflects our confidence in the quality of our homes. It provides you with long-term security knowing that your new home is built to last.

100⁺ YEARS
EXPERIENCE

Industry Experience

With over 100 years of combined experience in our senior leadership, our team ensures that every home we deliver reflects the highest standards in quality and design.



frdhomes.com.au

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LIFESTYLE INCLUSIONS

Pre-Construction and Warranties

- Engineers soil report and slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)
- Twelve months maintenance period
- 6 year structural guarantee

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

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 facade (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
- Grille style barrier screen to living/alfresco sliding door and laundry sliding doors
- 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 Water Closet

- 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
- Smartile strip drain waste (chrome) to all showers

Kitchen

- 20mm stone benchtops from Builders' Standard Range
- Laminate finish to joinery in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors and drawers)
- Overhead cupboards to kitchen with plaster lined bulkhead (design specific)
- 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
- Capped cold water point to fridge provision
- 2 x pendant lights above island bench (design specific) from Builders' Standard Range
- Single power point to underbench microwave provision (design specific)
- Gooseneck style kitchen sink mixer from Builders' Standard Range
- Four (4) melamine shelves to WIP (design specific)

Interior and Exterior

- 2440mm nominal ceiling height
- Paint grade feature external front door with clear glazing from Builders' Standard Range
- 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 lever set 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)
- 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
- Weatherproof external double power point to Alfresco
- 450 x 450mm external ceramic tiles from Builders' standard range to Alfresco
- AAA rated hand shower rail and tapware
- 500 KPA water pressure limiting device
- Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway and path
- 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 (design specific)
- Laminate grade study desk where applicable (design specific)

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)
- Wall mounted split system reverse cycle air conditioner to Living Room and Bedroom 1

EXPRESSION OF INTEREST

Property Detail		
Lot & Estate		
House Name		Facade
Exterior Colour		Interior Colour
Land Price	Build Price	Total Price

Buyer 1 Detail <small>Full name including middle names required</small>	
Full Name	
Home Address	
Phone Number	Email

Buyer 2 Detail <small>Full name including middle names required</small>	
Full Name	
Home Address	
Phone Number	Email

Solicitor	
Company Name	Contact
Address	
Phone Number	Email

Finance Broker	
Company Name	Contact
Address	
Phone Number	Email

Please complete and attach the relevant documents requested

Investor

FIRB Required

Unconditional Contracts

ID'S Attached

Owner Occupier

Pre-Approval Attached

Subject to Finance

Upgrades Attached

Additional Notes

LIFESTYLE UPGRADES LIST

Kitchen	Price	Include	QTY
900mm Electric Appliances <i>In lieu of 600mm Electric Appliances</i>			
900mm Electric Cooktop with 900mm Slide Out Rangehood	\$1,950.00		
900mm Under Bench Oven	\$1,200.00		
Gas Cooktop <i>In lieu of 600mm Standard - Incl. LPG Gas Connection (Bottled Gas Only)</i>			
600mm SS 4 Burner Cooktop <i>(Excl. Supply of gas bottle)</i>	\$1,900.00		
900mm SS 4 Burner Cooktop <i>(Excl. Supply of gas bottle)</i>	\$2,300.00		
Stone Benchtop			
20mm Waterfall Edge <i>(Each)</i>	\$740.00		
40mm Benchtop <i>(Visible edge only)</i>	\$2,000.00		
40mm Waterfall Edge <i>(Each) Only available with 40mm benchtop selected)</i>	\$1,100.00		
Additional Kitchen Options			
Sink Mixer with Pull Out Spray	\$220.00		
Double Bowl Undermount Sink	\$750.00		

Bathrooms and Laundry	Price	Include	QTY
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Basin			
Round Semi Inset Basin with 1 Tap Hole	\$220.00		
Round Above Counter Basin <i>(Incl. Extended basin mixer)</i>	\$450.00		
Shower			
Frameless Shower Screen	\$2,000.00		
600mm x 450mm Shower Niche	\$500.00		
Twin Shower Rail with Rain Head	\$700.00		
Additional Bathroom Options			
Wall Hung Bathroom Vanity	\$260.00		
1500mm Back to Wall Freestanding Bath <i>(With overflow)</i>	\$1,400.00		
Back to Wall Rimless Toilet Suite with Soft Close	\$320.00		
Floor to Ceiling Standard Tiles <i>(Per Bathroom)</i>	\$2,700.00		
Floor to Ceiling 600 x 600 Rectified Tiles <i>(Per Bathroom)</i>	\$3,500.00		
Laundry			
Built-in Laundry Cabinet with Stone Benchtop <i>(Up to 1200mm long)</i>	\$1,050.00		

Security Screens	Price	Include	QTY
Diamond Grille Style to all Windows <i>(Excl. Front Facade)</i>	\$2,200.00		
920mm Wide Front Door - Secure View Screen	\$740.00		
1200mm Wide Front Door - Secure View Screen	\$1,680.00		
2100mm Wide Sliding Door - Secure View Screen	\$850.00		

Flooring	Price	Include	QTY
Tiles			
600mm x 600mm Main Living Area <i>(Excl. Wet Areas)</i>	\$3,500.00		
600mm x 600mm Wet Area Floor Tiles <i>(All Wet Area Floors)</i>	\$2,100.00		
Timber-Look Hybrid Flooring <i>Incl. Matching Trim (Scotia)</i>			
To Main Living Area <i>(In lieu of tiles)</i>	\$2,000.00		
To Separate Carpeted Lounge Only <i>(In lieu of carpet)</i>	\$760.00		
To All Bedrooms (Incl. WIR/Robes) <i>(In lieu of carpet)</i>	\$2,600.00		
Air-Conditioning	Price	Include	QTY

Split System <i>Additional costs may apply if A/C cannot be fitted back-to-back</i>			
1x Additional 2.5KW Back to Back AC Unit	\$2,350.00		
1x Additional 5.3KW Back to Back AC Unit	\$2,800.00		
Ducted <i>In lieu of Split Systems</i>			
Approx 10KW System - 6 Zones, 7 Outlets with WIFI	\$7,700.00		
Approx 12.5KW System - 6 Zones, 7 Outlets with WIFI	\$8,500.00		

Electrical	Price	Include	QTY
1x Additional Standard Pendant Light over Island Bench	\$380.00		
1x Additional Downlight	\$110.00		
1x Internal Double Power Point	\$85.00		
1x External Double Power Point	\$130.00		
1x Additional TV Point	\$80.00		
1x External Up / Down Wall Light	\$210.00		
1x External Double Sensor Light	\$240.00		
LED Strip Light Under Kitchen Overheads	\$2,050.00		

Ceiling Height	Price	Include	QTY
<i>Based on Single Level Home with FC sheet above windows and doors under 210m². Brick is additional and subject to covenant and home type.</i>			
2590mm Ceiling Height	\$3,900.00		
2740mm Ceiling Height	\$6,050.00		
Window & Joinery Height Package <i>(With 2740mm Ceiling Height only)</i>	\$5,900.00		

Additional Options	Price	Include	QTY
Off White Mortar <i>From</i>	\$900.00		
Render to all Elevations <i>From</i>	\$6,270.00		
Alfresco Gas Point <i>(Excl. Gas Connection)</i>	\$400.00		
Whirly Bird	\$540.00		
Approx 3KW Solar Panels with Inverter	\$5,200.00		
Approx 6.6KW Solar Panels with Inverter	\$6,400.00		



Items listed are from Builders Upgrade Range and can change without notice. Item availability is pending 7 star energy efficiency rating and covenant approval. Prices include GST are based on a standard Single Storey home size, additional costs may be incurred for designs larger than 210m². Dimensions are approximate only. Information supplied will not to be reproduced in any form without written permission from FRD Homes. FRD Homes reserves the right to amend specifications and prices without notice. Valid from 1st December 2024.