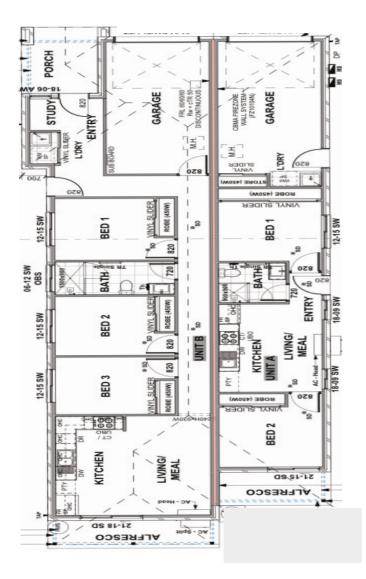
Lot 13 Dalaipi Estate, Morayfield



\$812,000





SECONDARY DWELLING

5 **=** 3 **a** 2 **=** 2 **a**

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

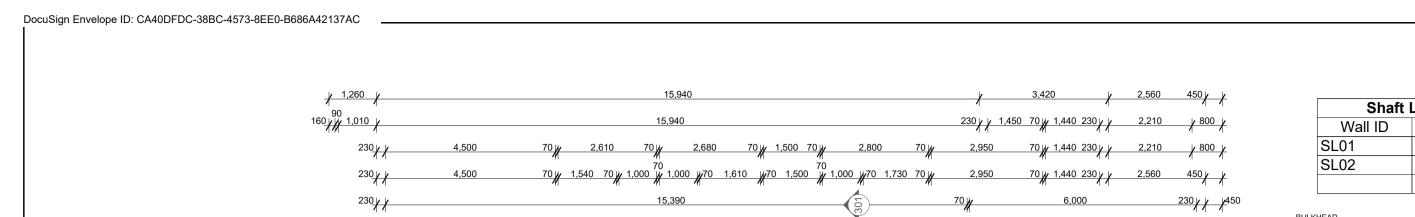
LAND PRICE: \$367,000 LAND SIZE: 323 sqm

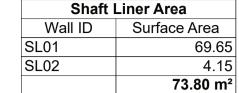
FIXED PRICE PACKAGE INCLUDES:

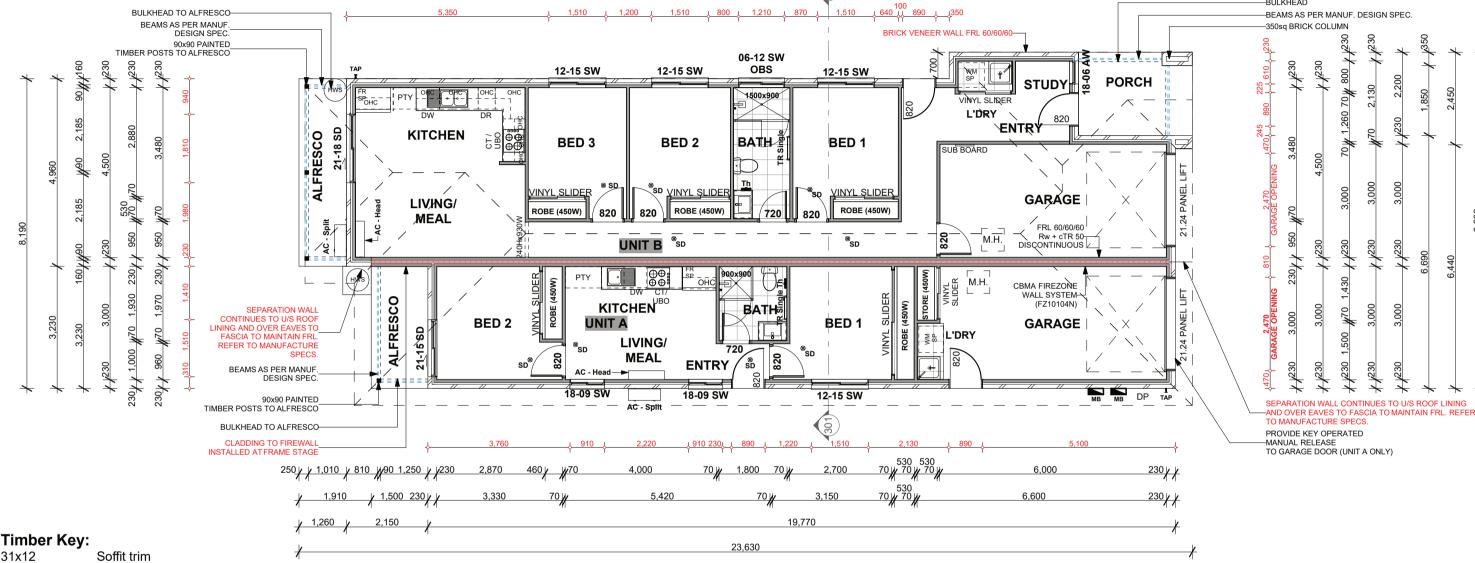
- Allegra Hom es Quality Hom e Inclusions
- Upgraded façade for street appeal
- Fixed site costs for price certainty
- Colorbond® SteelRoof with Anticon blanket under
- 7 Star Energy rating
- Stainlesssteel kitchen appliances
- Caesarstonebenchtops to kitchen
- Free-standing Bath and framelessmirrors
- 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









31x12

42x19 Alfresco cornice trim 68x19 & 42x19 Cladding external corners 19x19 Cladding internal corners 42x19 Window surrounds 68x19 or FC. Infills above windows

68x19 Parapet wall trim flush with b'work

Shelf support front 92x19 31x19 Shelf support to walls 31x19 Infills above windows (25.0°)

31x12 Shelf trim to front 42x12 Architraves 68x12 Skirtings 92x19 Door jambs

112x19 Cavity sliding door jambs 68x12 Architraves to entry doors Shelving Particle board 16mm

NOTE:

* INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR POWER TO KITCHEN BAR

* METER BOX & HWS POSITIONS TO BE DETERMINED BY SUPERVISOR.

* L.O.H. DOORS TO W.C.

* STD SHOWER DOOR SIZE 744mm U.N.O.

NOTE:

Smoke alarms to comply with the Building Regs 06 Part 3A, Fire & Emergency Services Bill 2016 & the NCC.

AREA TABLE	
	Area(m²)
MAIN LIVING	84.84
MAIN GARAGE	20.00
MAIN PORCH	6.73
MAIN ALFRESCO	6.25
	117.82 m ²
SEC. LIVING	43.28
SEC. GARAGE	22.85
SEC. ALFRESCO	5.02
	71.15 m ²
BUILD TOTAL	188.97 m ²
SOFFIT	15.43 m ²
DESIGN TOTAL	204.40 m ²



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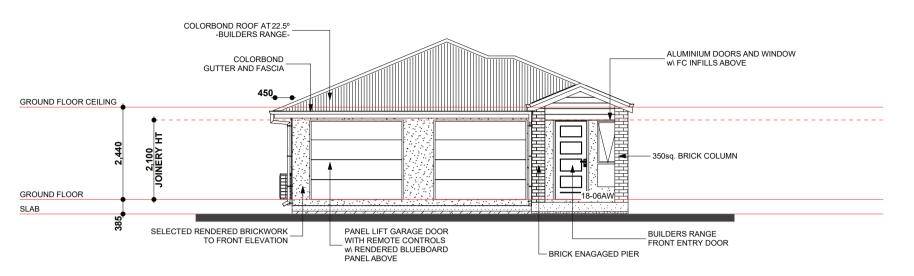
I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER ISSU SIGNATURE SIGNATURE

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

PΑ 103_GROUND FLOOR PLAN Plot Date: 28/05/202 rawn By: TG

Cladding Key:

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



203_ NORTH ELEVATION

1:100

COLORBOND ROOF AT 22.5° ALUMINIUM DOORS AND WINDOW COLORBOND GUTTER AND FASCIA SELECTED FACE BRICKWORK TO SIDE AND REAR ELEVATIONS GROUND FLOOR CEILING 2,100 JOINERY H A/C UNIT **GROUND FLOOR** SLAB 90sq. PAINTED 90sq. PAINTED TIMBER POST 90sq. PAINTED TIMBER POST 90sq. PAINTED TIMBER POST

204_ SOUTH ELEVATION

- 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

A L L E G R A H O M E S

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CONTRACT SIGNATURE DATE SIGNATURE

I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER Issue PA 28.05.24 TG CONTRACT SET

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

1:100

CUSTOM CUSTOM

201_ELEVATIONS

NOTES:

FIXING

-PROVIDE MIN 3 No. STUDS TO

OF WEATHERBOARDS.

-42x19 SURROUNDS TO ALL

-42x42 SURROUNDS TO ALL

GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING

EAVES AND GABLE ENDS

SPECIFICATION

SIDES OF DOOR/WINDOW OPENINGS

-NOTE: PROVIDE 66x42 TIMBER STOPS

WINDOWS IN LIGHTWEIGHT CLADDING

-50x38 BATTENS TO LIGHT WEIGHT CLADDING AS PER MANUFACTURERS

- 610mm OVERHANG FROM FRAME TO

TO ALL CORNERS TO SUIT FINISHING

TO SUIT LIGHT WEIGHT CLADDDING

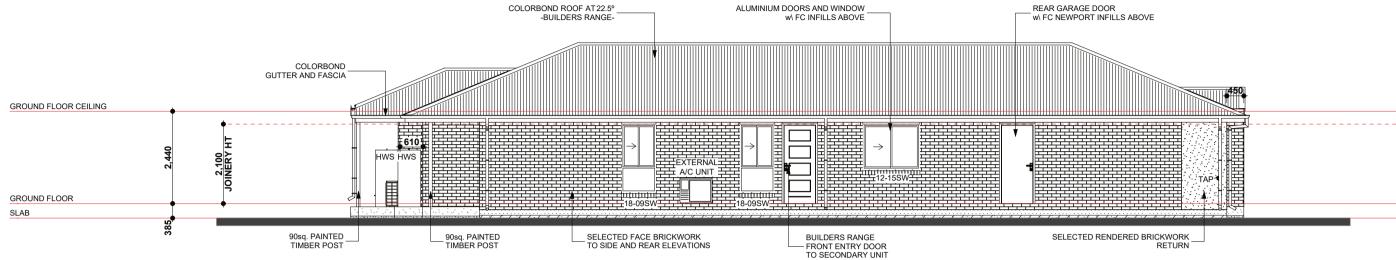
PA ##

awn By: TG

Cladding Key:

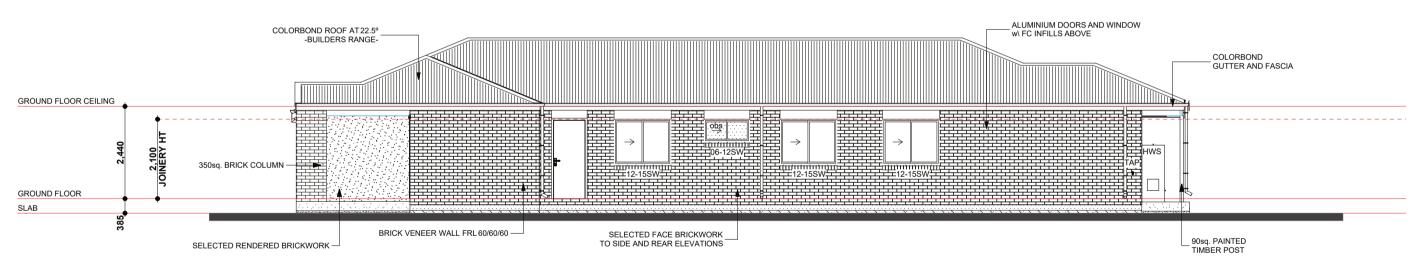
Soffit 4.5mm 6mm FC Sheet Ezi-Lap 8.5mm Axon 9mm

8mm Matrix Blue Board 7.5mm 9mm Primeline



201_ EAST ELEVATION

1:100



202_WEST 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

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CLIENT: CLIENT NAME(S) AT: LOT 00 No. TBA NEW ROAD 'ESTATE'

SUBURB, QLD, 4000 SP TBA

CUSTOM 202_ELEVATIONS CUSTOM

PA awn By: TG ##