



Newport Mk3 Facade D

Lot 135 McGoldrick Street
"Flagstone"
Jimboomba QLD 4280



4  2  2 

Land Price	\$165,000
House Price (inc. GST).....	\$241,000
TOTAL PACKAGE:	\$406,000

PACKAGE INCLUSIONS:

- Defined Portico
- Pedestrian Path to Street
- Sealed Driveway
- Tiles to Alfresco
- Split A/C to Living Area
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond & Skillion Roof

HOUSE AREA: 196.0 sqm

LAND AREA: 471 m²

invest build grow

haymanhomes.com.au

**QUALITY
INSIDE
AND OUT**



House & Land Package Summary

Address Lot 135 McGoldrick Street, "Flagstone - Elderberry Stage", Jimboomba QLD 4280

House Design	Newport Mk3
Facade	D
House & Land Price	\$406,000
Land Price	\$165,000
House Price	\$241,000
Rental appraisal	\$400 per week
House size	196.0sqm
Land size	471m2
Bedrooms	4
Bathrooms	2
Garaging	2

Inclusions

Defined Portico
Tiles to Alfresco
Split A/C to Living Area
Fans Throughout inc Bedrooms
Energy Efficient
T2 Blue Pine with 25 Year Warranty (Termite)
Skillion & Colorbond Roof
Pedestrian path to Street
Sealed Driveway

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**GREAT
VALUE
INCLUDED**



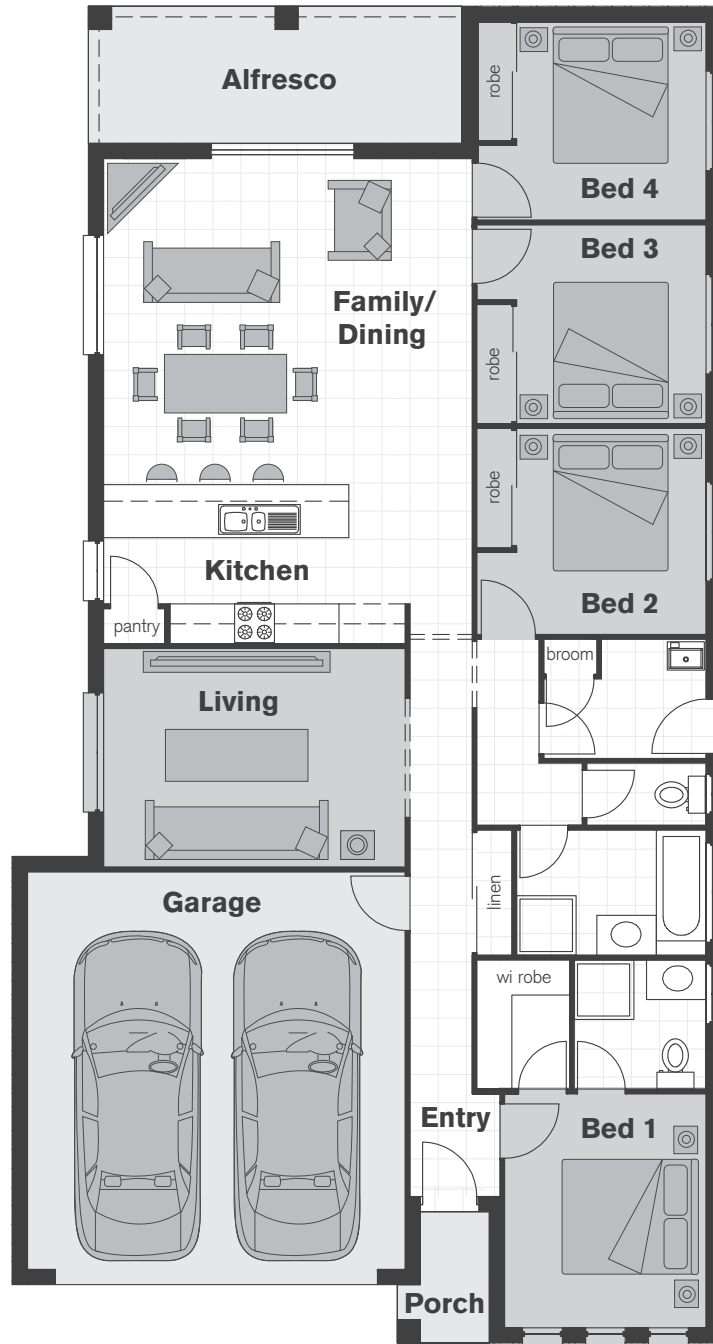
Standard Inclusions Summary

These fantastic inclusions come standard in your brand new investment property. You can have peace of mind you are providing a great lifestyle to your tenants.

- ✓ R2.0 Batts to full ceiling area
- ✓ R1.5 Batts and Foil insulation to external walls
- ✓ Energy Efficiency compliance (min 6stars)
- ✓ WELS rating tapware and sanitary ware
- ✓ Feature panels to face of breakfast bar
- ✓ Smooth action panel door to garage
- ✓ Fully landscaped (turf to front and rear with feature garden bed to front)
- ✓ Full perimeter timber fencing including returns and side access gate
- ✓ Premium floor tiles to main floor area and wet areas
- ✓ Heavy duty surface stormwater pipes to perimeter of house
- ✓ Retaining walls as required
- ✓ Feature concrete driveway (stone exposed)
- ✓ Bushfire and Acoustic compliance as required
- ✓ Security screens to all windows and doors (excluding awning)
- ✓ Mirror robe door to each bedroom (as per plan)
- ✓ Full perimeter termite compliance
- ✓ Executive stainless steel appliances
- ✓ None slip tiles to alfresco
- ✓ Window treatments (vertical easy slide)
- ✓ Ceiling fans to all bedrooms and living areas
- ✓ T2 Blue Pine frame (25 year termite warranty)
- ✓ Flat profile roof tiles
- ✓ Split cycle A/C to main living area

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Newport Mk3 Floor Plan A

4  2  2 

Floor182.0 sqm

Porch2.4 sqm

Alfresco.....11.6 sqm

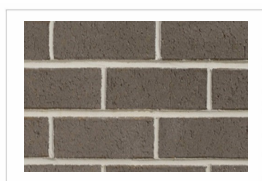
TOTAL:196.0 sqm

Intuition

External Colour Palette



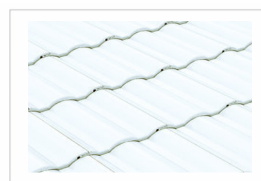
Noosa Facade C



BRICK (JOINT: IRONED)
Urban One: Pepper



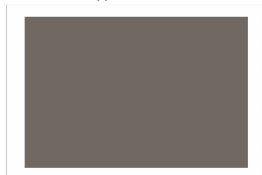
FEATURE BRICK (JOINT: IRONED)
Metallix: Emery



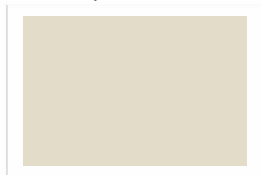
ROOF TILE
Designer: Surfspray



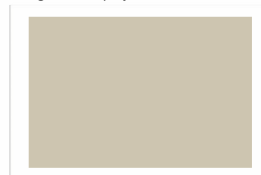
UPGRADE ROOF TILE
Classic: Pearl



RENDER
Taubman's "Candlewood" NH-40



FEATURE RENDER
Taubman's "Marble Mist" NH-57



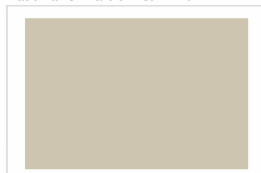
FRONT DOOR
Taubman's "Stormfront" NH-66



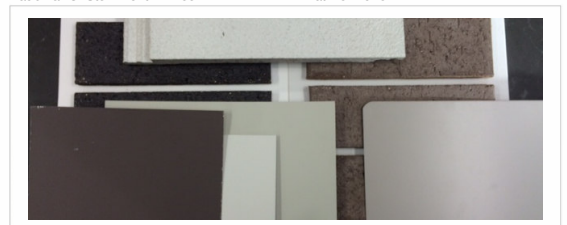
GARAGE DOOR
Flatline: Dune



WINDOW
Dune



WEATHERBOARD STYLE CLADDING
Taubman's "Stormfront" NH-66



INTUITION

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Hayman Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges

- Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase
- For more details please talk to one of our consultants. Hayman Homes (Australia) Pty Ltd ABN 83 150 533 378 QBCC 1286528

Timeless

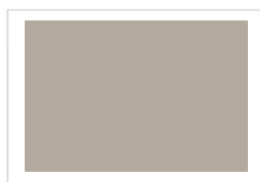
Internal Colour Palette



Airlie



KITCHEN BENCHTOP
Polytec Laminate: Chambord Matt



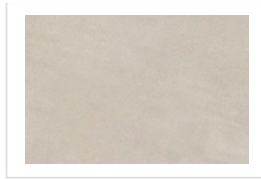
KITCHEN UNDERBENCH
Polytec Marina Grey Matt



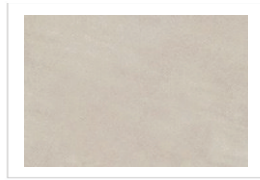
KITCHEN OVERHEAD
Polytec Amaro Matt



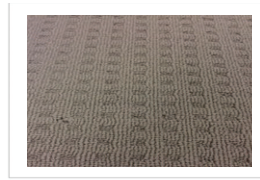
KITCHEN SPLASHBACK
(97492) Gloss White Brick Lay



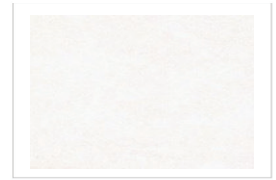
WET AREA FLOOR TILE 300/300
(03248) City Grey Gloss Textured



WET AREA WALL TILE 300/300
(03248) City Grey Gloss Textured



LIVING AREA CARPET
SC0274 Party



LIVING AREA TILE 400/400
(48562) Sinties Swirl Grey



WALL PAINT COLOUR
Taubmans "Silver Pendant" NH-64

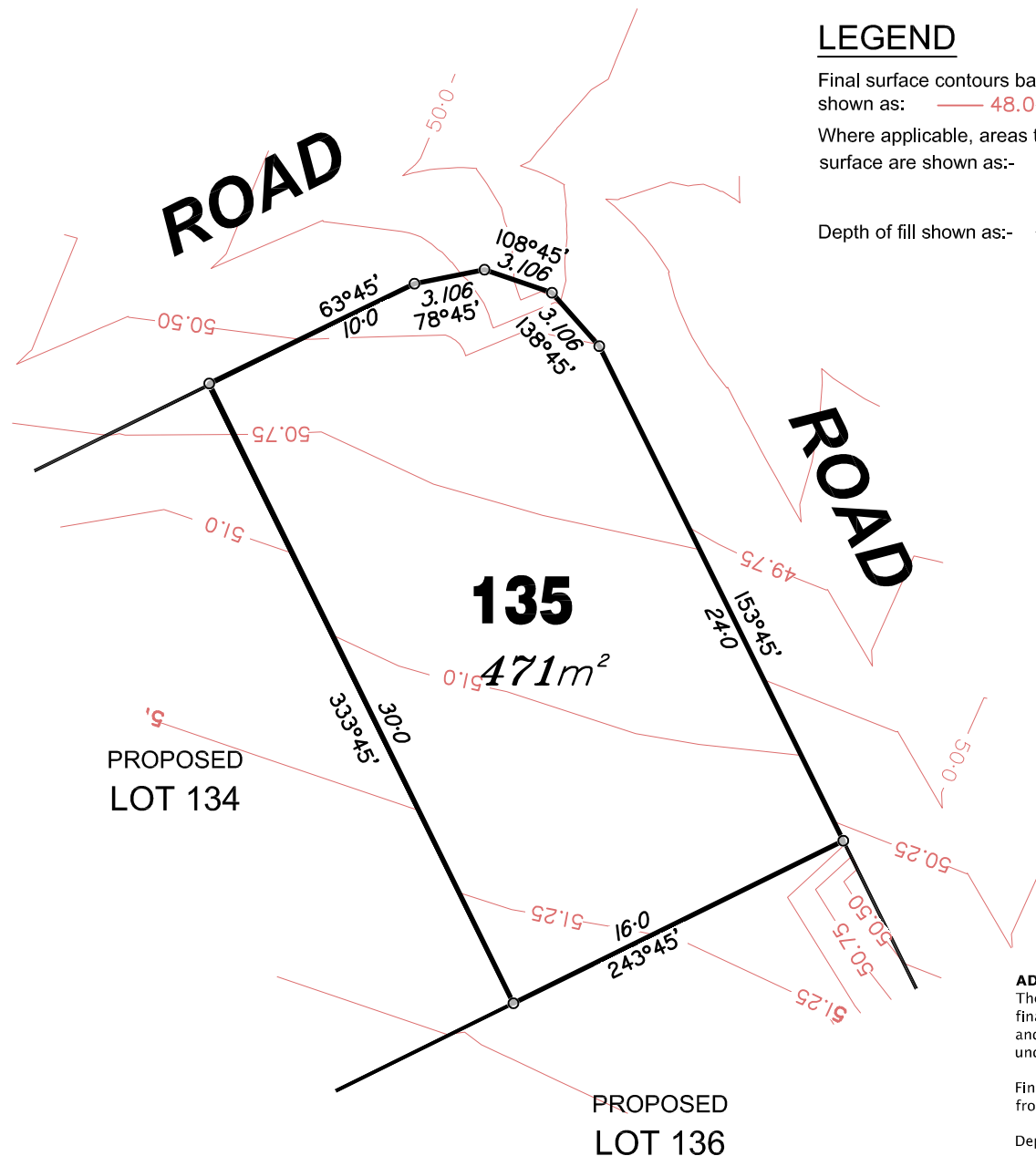
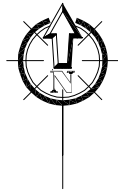


DOORS SKIRTING ARCHITRAVES
Taubmans "Illusive White" Gloss



TIMELESS

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LEGEND

Final surface contours based on A.H.D. datum at an interval of 0.25m, shown as: — 48.0 —

Where applicable, areas to be filled from the pre-construction surface are shown as:

Depth of fill shown as: +1.90

FLAGSTONE Stage 1C For PEET FLAGSTONE CITY PTY LTD

IMPORTANT NOTES:

(These notes are an integral part of this plan)

This plan has been prepared for PEET FLAGSTONE CITY PTY LTD for the purposes of **A Disclosure Plan Under the Land Sales Act 1984 (as amended)**.

It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:

Please refer to the approved Development Application for conditions relating to the LOT and to approved Operational Works drawings for services location and possible easements.

THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THG

Data Sources	
Cadastral Boundaries	30109-LC2(E).dwg and 30109-LC1(G).dwg
Final Surface Contours	Stage 1A-D Des Conts.dwg
Pre-development Surface	230000_20 DTM 150911.dwg

No	Revisions	Date	Chkd
A	Original	12/11/15	SSH

Locality:	UNDULLAH
Local Authority:	LOGAN CITY COUNCIL
Horizontal Meridian:	MGA Vide IS221510
Vertical Level Datum:	AHD D
Scale:	1:300 @ A4
Designed:	Bradlees Meinhardt
Drawn:	SRL
Checked:	SSH
Plot Date:	07 Jun, 2016
Computer File Ref:	151116 30109DP Stage 1C Rev A.dwg

DISCLOSURE PLAN of Proposed LOT 135 being part of Lot 908 on RP819216



BRISBANE (07) 3666 4700
PROSERPINE (07) 4945 1722
MACKAY (07) 4951 2911
CAIRNS (07) 4051 6722
www.thg.com.au
ACN 604 671 374
Queensland Surveying Pty Ltd
t/a THG Resource Strategists

Drawing No	Issue
30109-DP135	A

ADDITIONAL NOTES:
The LOT dimensions and area shown hereon are subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation

Final surface contours shown hereon have been drawn from data supplied by Bradlees Meinhardt.

Depth of fill values shown are from the pre-development surface.

Compaction of any fill material placed on this site shall be completed under inspection and testing services in accordance with AS3798-2007.

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Scale 1:300 - Lengths are in Metres





Release 2

Open 7 days

Monday 12pm – 5pm

Tuesday to Sunday 10am – 5pm

Sales and Information Centre

Homestead Drive, Jimboomba

Call (07) 5540 3068 or email flagstone@peet.com.au

flagstone.com.au

NOTE: Park and street tree locations are indicative only and subject to change without notice. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. May 2016. 5484

PEET

LOCATION OVERVIEW



Jimboomba

Jimboomba is Queensland's most recent new growth area located in Logan City and is situated south of Brisbane CBD and north west of the Gold Coast.

Predicted to become a popular investment opportunity in the southern corridor, Jimboomba is smartly located less than an hour from Brisbane. Jimboomba is the gateway to many recreational activities including the spectacular Berrinba Wetlands, which offers 8 kilometres of picturesque fun and relaxation for growing families and the Beaudesert Historical Museum, which is home to over 10,000 artefacts and endless learning and education activities and exploration.

Jimboomba is home to a local park which contains a skate ramp for young children, and a medium sized shopping centre filled with supermarkets, cafes and a variety of speciality stores. Fixed with its own schooling and medical facilities, Jimboomba is well acquainted.

Urban development is well underway with the new Flagstone community, situated less than 10 minutes away. Featuring a variety of schools, a shopping precinct with approximately 370,000m² of commercial and retail space, parks, walking and cycle tracks and transport links, Flagstone will only add to the ease of living in Jimboomba.

Perfectly situated in between Brisbane and the Gold Coast, Jimboomba is the ultimate destination for having it all. Featuring facilities to make life easy for families, Jimboomba is a growing investment area and close to ongoing urban development which is only going to add to the enjoyment of living in a close knit community. It is easy to see how Jimboomba is an attractive investment location and superb place to call home.

Education

- University of Southern Queensland 26 minutes
- TAFE Queensland South West, Springfield 25 minutes
- Choice of primary and secondary schools and child care centres

Transport

- Easy access to Brisbane and Gold Coast airports
- Loganlea train station
- Train station planned for Flagstone

Retail and leisure

- Jimboomba Shopping Centre
- Chamber Pines Golf Club
- Short distance from Gold Coast tourist attractions and theme parks

Health

- Beaudesert Hospital
- Mater Private Hospital Springfield

Employment

- Popular commuter area to Brisbane and Gold Coast

Location

- Brisbane CBD 40 minutes
- Gold Coast CBD 65 minutes
- Located on Mount Lindsay Highway

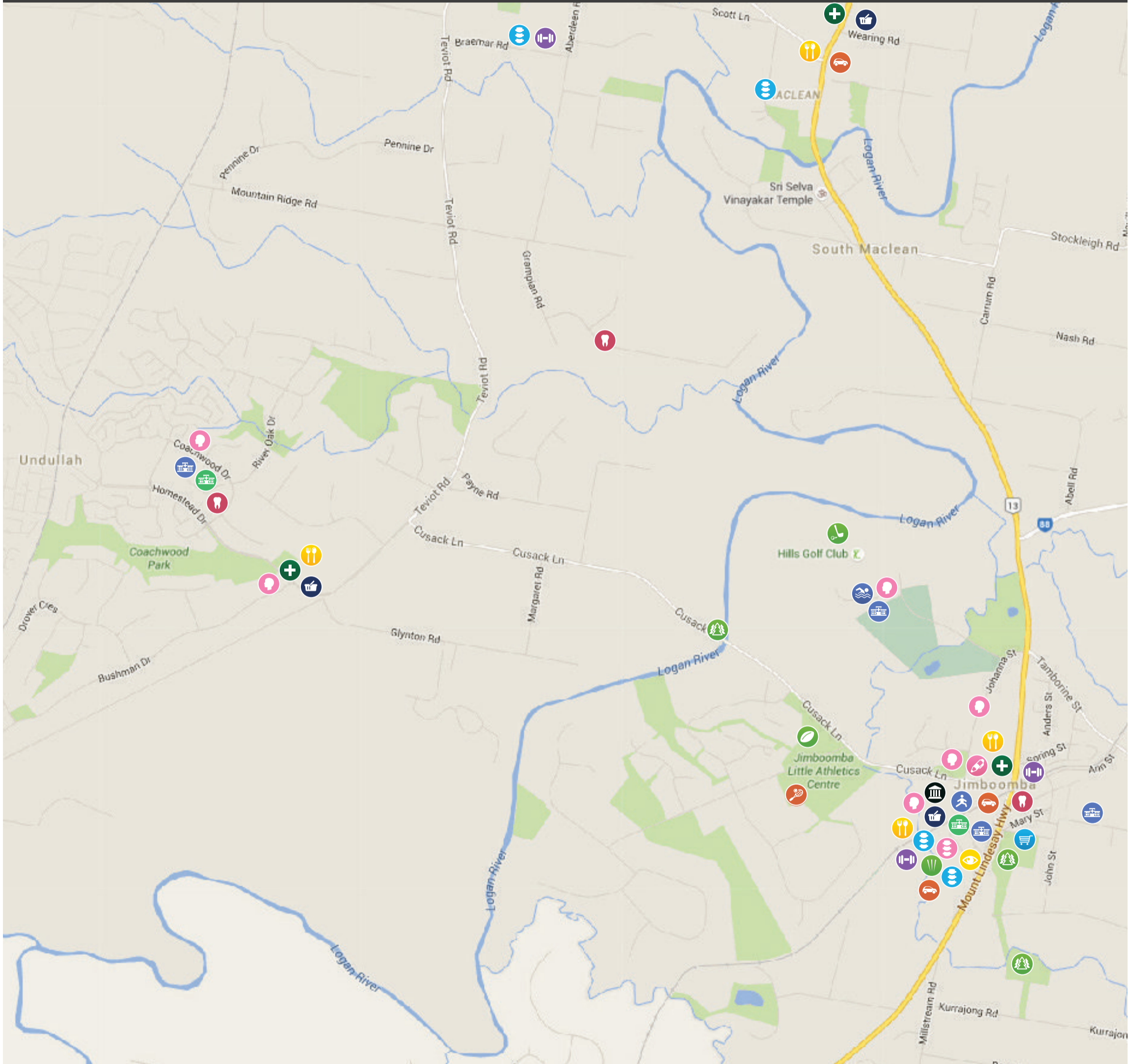


Living in Jimboomba



Jimboomba offers a variety of recreational and leisure activities all at your fingertips, to keep every member of the family entertained. A Little Athletics Centre, just an arms throw away will keep the young ones fit and healthy, and a local golf course and shopping centre is sure to please all ages.

Jimboomba is home to many local primary and secondary schooling options, which makes it the ideal location.



- | | | | | | |
|--|--------------------------------------|--------------------------|-------------------------------|-----------------------|------------------------------|
| PUBLIC & PRIVATE HOSPITALS | PHYSIOTHERAPIST & MASSAGE PARLORS | INDOOR SPORTS COMPLEXES | UNIVERSITY & TAFE | GROCERY STORE | GARAGE & SERVICE STATIONS |
| DAY & NIGHT PHARMACY & MEDICAL CENTRES | ACUPUNCTURIST & ALTERNATIVE MEDICINE | GOLF COURSE & CLUB HOUSE | PUBLIC & PRIVATE HIGH SCHOOLS | CAFES & RESTAURANTS | HOLIDAY & LEISURE ACTIVITIES |
| DENTAL PRACTICES | YOGA STUDIOS | AQUATIC CENTRES | PRIMARY SCHOOLS | BANKS | TOURIST ATTRACTIONS |
| OPTOMETRIST | GYM & PERSONAL TRAINING STUDIOS | WATER SPORTS | KINDERGARTEN & DAY CARE | LIBRARIES | |
| CHIROPRACTORS & SPINAL CARE | SPORTING GROUNDS & OVALS | AIRPORTS | SHOPPING CENTRES | PARKS & PUBLIC SPACES | |

Rental Market Appraisal for HAYMAN HOMES

4/07/2016

It gives us great pleasure to submit this Rental Market Appraisal for the nominated property.

Type House **Bed** 4 **Bath** 2 **Car** DLUG

Our Approach to Marketing Your Investment

Infinity Property Solutions promote and market your property at the earliest possible time. Once your property has reached the “lock-up” stage Infinity places a for lease sign in the front window.

It is in our experience that the majority of prospective tenants start sourcing a new home up to six weeks prior to vacating their current residence. By advertising your investment at such an early stage of the construction ensures a tenant is gained prior to the hand over of your property. This equals maximum returns for you the investor.

As we have homes at many various stages of construction the prospective tenant can view a completed package of a property but have the choice of a property that is under construction and is due for completion within a time frame that suits their needs.

Our “For Lease” signs acts as 24-hour advertising and unlike most real estate agents, Infinity works 24/7 for our clients. Inspections are conducted at any time and any day that suits the busy schedule of our prospective tenants.

Infinity’s ability to service the needs of both investors and tenants is enhanced by our mobility. Infinity does not believe in wall-to-wall “paper pushers” - your properties are in the field and that’s where 99% of our time is spent.

Potential Rental Income for SPECS provided for the market conditions on this dated appraisal

Weekly Rent Appraisal \$ 400

**Average CPI increase to
weekly value** \$ 10

Tip: To achieve maximum rental income, don’t over-estimate a prospective tenant’s disposable income. Calculate affordability by ensuring 1/3 of their net weekly income meets the appraised value at a minimum.

If you require any additional information over and above what is included in this Rental Market Appraisal or you have any questions, please feel free to contact us on the numbers below.

P O Box 4572, Forest Lake, Q. 4078

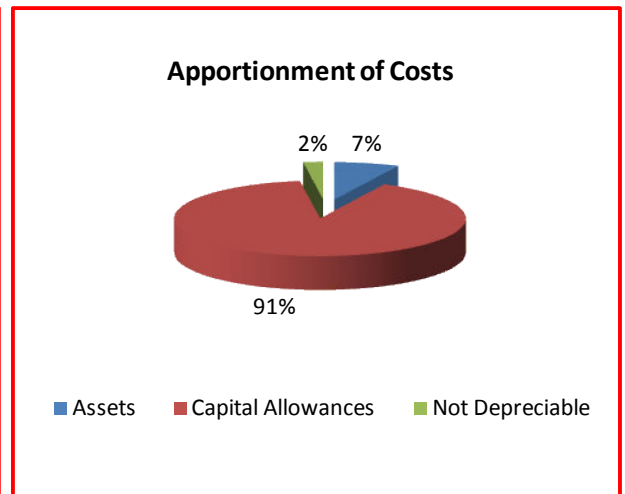
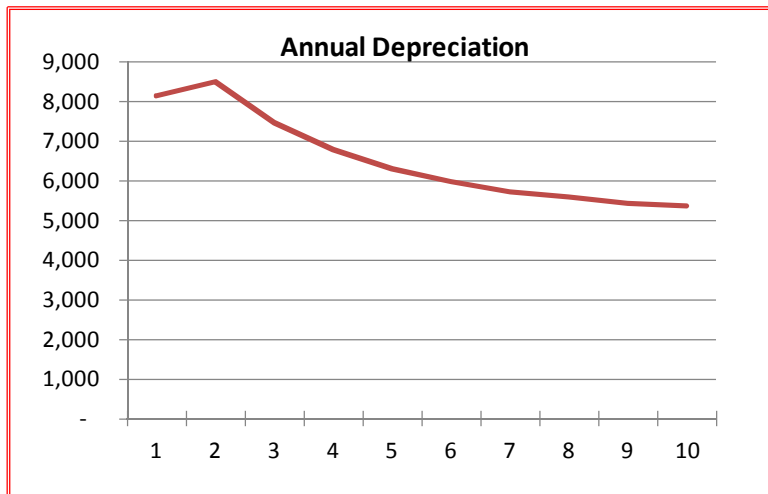
P 1800 056 426 M 0437519515

pm.south@infinityproperties.com.au

www.infinityproperties.com.au

Indicative Tax Depreciation and Capital Allowances Schedule for
Hayman Homes Typical "Newport Mk 3" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,100	5,035	8,135
2	3,450	5,035	8,485
3	2,425	5,035	7,460
4	1,750	5,035	6,785
5	1,275	5,035	6,310
6	950	5,035	5,985
7	700	5,035	5,735
8	550	5,035	5,585
9	400	5,035	5,435
10	325	5,035	5,360
Balance Yrs 11-41	1,250	151,050	152,300
TOTAL	\$ 16,175.00	\$ 201,400.00	\$ 217,575.00



Notes:

This Schedule is based on a Construction Cost of **\$222,500** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**