

HOUSE & LAND PACKAGE

The Airlie

# ROCHEDALE

Lot 11 Willow Way



HOME PRICE:\$486,615 LAND PRICE:\$900,000

**\$1,386,615**

# Mayfair Lane II

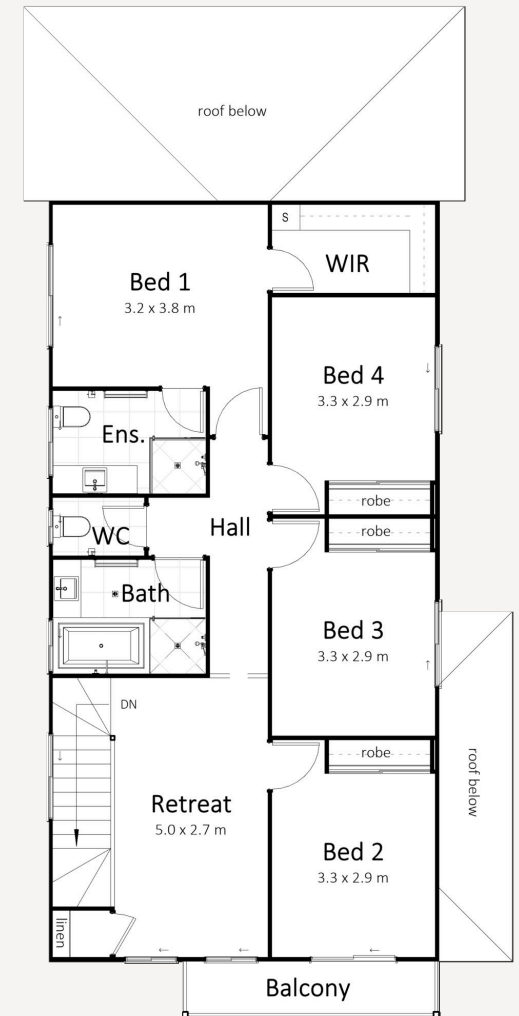
- / Colorbond roofing
- / Full landscaping package, driveway and fencing
- / Split system air-conditioners x 2
- / Pendant lights to kitchen island bench x 3
- / Engineered stone benchtops to kitchen and bathrooms
- / Designer gooseneck tap to kitchen sink
- / Stainless steel appliances including dishwasher
- / Water tap to fridge space
- / LED lights throughout

Land Size	342m <sup>2</sup>
Home Size	225.94m <sup>2</sup>
Land Registration Date	EXP 31/01/2026
Land Deposit - Initial amount	\$5,000
Land Deposit - Balance amount	\$40,000
Land Deposit - Payment terms	Contract Signing
Buyer Type	Any Buyer

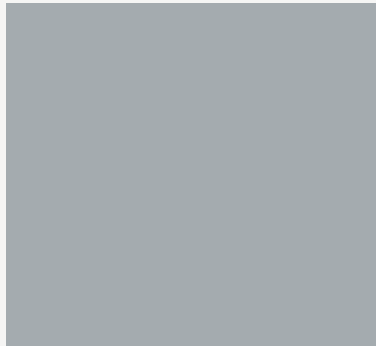
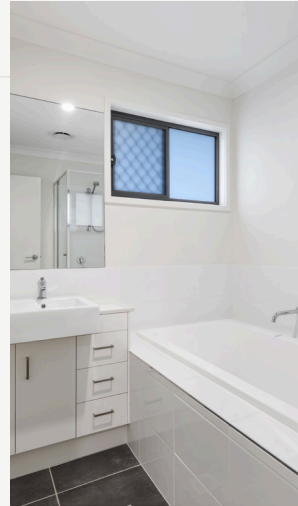
HOME PRICE \$486,615 LAND PRICE \$900,000

# \$1,386,615

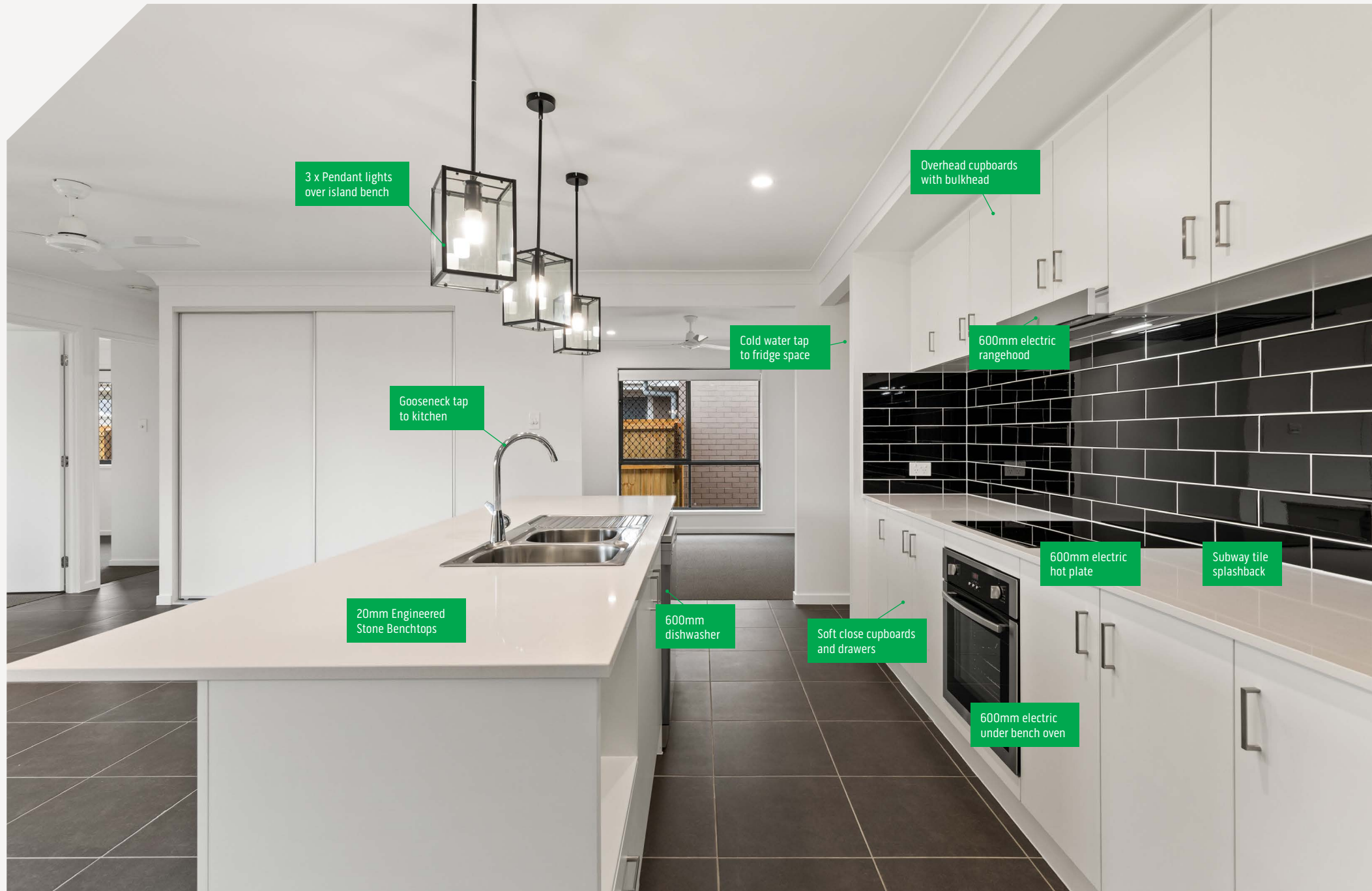
The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.



Date Issued 16/07/2025  
Price Valid Until 28/02/2026



## KITCHEN – Key Inclusions



3 x Pendant lights  
over island bench

Overhead cupboards  
with bulkhead

Cold water tap  
to fridge space

600mm electric  
rangehood

Gooseneck tap  
to kitchen

600mm electric  
hot plate

Subway tile  
splashback

20mm Engineered  
Stone Benchtops

600mm  
dishwasher

Soft close cupboards  
and drawers

600mm electric  
under bench oven

## LIVING / DINING – Key Inclusions



BATHROOMS – Key Inclusions



Lever mixer tapware, shower rose with handheld shower combination

Frameless mirrors above vanities

Ceramic vanity basin

Vanity with soft close drawers

# Standard Inclusions



## GENERAL

- / HIA QC1 Contract
- / Full working drawings
- / Soil test and slab design – builders' choice
- / Local council approval & final building certification to local council approval
- / Sewerage and storm water connection to suit 6m setback
- / Energy efficiency to local authority
- / Termite treatment to Australian standards
- / Colourbond roof, fascia, and gutter as per colour selection
- / Ceiling insulation to comply with Energy Efficiency Report

## EXTERNAL

- / Letterbox - builders' range
- / Single fold down clothesline, positioned at builders' discretion
- / Unsealed Exposed Aggregate driveway - builders' range
- / Unsealed Exposed Aggregate porch – builders' range
- / Covercrete finish to rear alfresco – builders' range
- / Landscaping to suit covenant requirements – builders' range
- / Turf to rear and front boundaries – builders' range
- / Fencing as required to complete – builders' range
- / 1x single access gate
- / 2x external taps
- / Full Termite Treatment System
- / External Brickwork or Cladding as per plan to suit covenant – builders' range
- / External flush panel garage access door (if shown on plan)

## INTERNAL

### Kitchen

- / Benchtops to be 20mm engineered stone – builders' range
- / Kitchen bench, pantry, cupboards, and overhead cupboards as per plan
- / 3 x Feature pendants over island bench
- / Laminated cupboard doors as per colour selection, white melamine finish to interior/shelves
- / 1 & ¾ bowl stainless steel sink (drop in) – builders' range
- / Gooseneck tap to kitchen sink only – builders' range
- / Cold water tap to fridge space
- / 600mm electric under bench oven, hot plate, range hood and dishwasher – builders' range

### Bathrooms and Ensuite

- / White acrylic bathtub – builders' range
- / Polished chrome framed shower screen in clear glass, pivot door - builders' range
- / Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- / Ceramic vanity basin with one tap - builders' range
- / Dual flush china, soft close toilet suite – builders' range
- / Lever mixer tapware, shower rose with handheld shower combination - builders' range
- / Mirrors above vanities – builders' range
- / Towel rail – builders' range

# Standard Inclusions



## **Laundry**

- / Benchtop to be 20mm engineered stone with drop-in laundry sink, laminated cupboard doors as per colour selection, white melamine finish to interior/shelves (when laundry located in home) OR Freestanding metal cabinet with stainless steel tub (when laundry located in garage) – builders' range
- / Sink mixer hot and cold – builders' range
- / Hot and cold washing machine taps - builders' range

## **Ceramic Tiling**

- / Wall tiles – builders' range
- / Floor tiles – builders' range
- / Shower up to 2100mm high to suit tile size
- / Kitchen splash back – Brickbond lay pattern
- / Vanity splash back - Stack lay pattern
- / Front of bath, splash back - Stack lay pattern
- / Laundry splash back - Stack lay pattern
- / Skirting to all other walls where required
- / (All wet areas to be tiled)

## **Floor Coverings**

- / Floor tiles to kitchen, family/dining, study, hallways – builders' range
- / Carpet to all other areas as per plan (excluding garage) – builders' range
- / Stairs to be carpet grade (if stated on plans)

## **Walls and Ceilings**

- / 2440mm standard ceiling height painted in ceiling white
- / 90mm plaster cove cornice
- / Internal walls to be plasterboard, paint 3 coat system

## **Windows and Doors**

- / Powder coated aluminium frames and doors as per colour selection and plan
- / Key locks to all windows and sliding doors
- / Barrier safety screen to all windows and sliding doors (excluding garage)
- / Roller blinds to windows and sliding doors (excluding wet areas, garage, and above stairs) – builders' range
- / Front entrance door to be 820mm paint grade – builders' range
- / Internal flush panel – builders' range
- / Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

## **Electrical**

- / Electrical mains connection single phase to suit 6m setback
- / Electric hot water system
- / Safety switch
- / Smoke detectors
- / TV antenna with 2 outlets as per plan
- / Reverse cycle split system air conditioning to main bedroom and living/dining
- / LED energy efficient downlights to all living, bedroom, bathroom/s, hallway, garage and patio areas
- / Ceiling fans as per electrical plan, including alfresco
- / Separate power supply and conduit for NBN

## **Connection Cost**

- / Connection of services (water, electricity, sewer, telephone, conduit, and storm water)
- / Gas connection by owner
- / Does not include electricity, telephone, or internet consumer account opening fees



INDICATIVE ONLY \*\*



\*\*Contract plans are indicative only. A final set of construction plans will be supplied for your sign off prior to commencing on site. Once signed off the construction plans will supersede the contract plans.

<b>PERSPECTIVE</b>	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE:
SHEET NO: 01	A3	LOT: 1	DESIGN: THE AIRLIE	Original Issue :	4	Hip
			JOB NO:	1	DATE: 30/09/2024	
			SCALE:	2	ISSUE: STD PLANS	

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREYWATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE:
60%	250m²	122m²	49%		51%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COLORBOND	2440	2440	HOUSE	TWO STOREY

**NOTES:**

Wet areas are to comply with NCC Vol 2 Parts H4D2 and H4D3, and Housing Provisions Part 10.2.

Exhaust systems from kitchen, bathroom, WC and laundry must be discharged directly or via a shaft or duct to outdoor air in accordance with NCC Vol 2 Part H4D7(2) and Housing Provisions Part 10.6 and 10.8.2.

Stairs, handrails and balustrades to comply with NCC Vol 2 Part H5 and Housing Provisions Part 11.2 and 11.3.

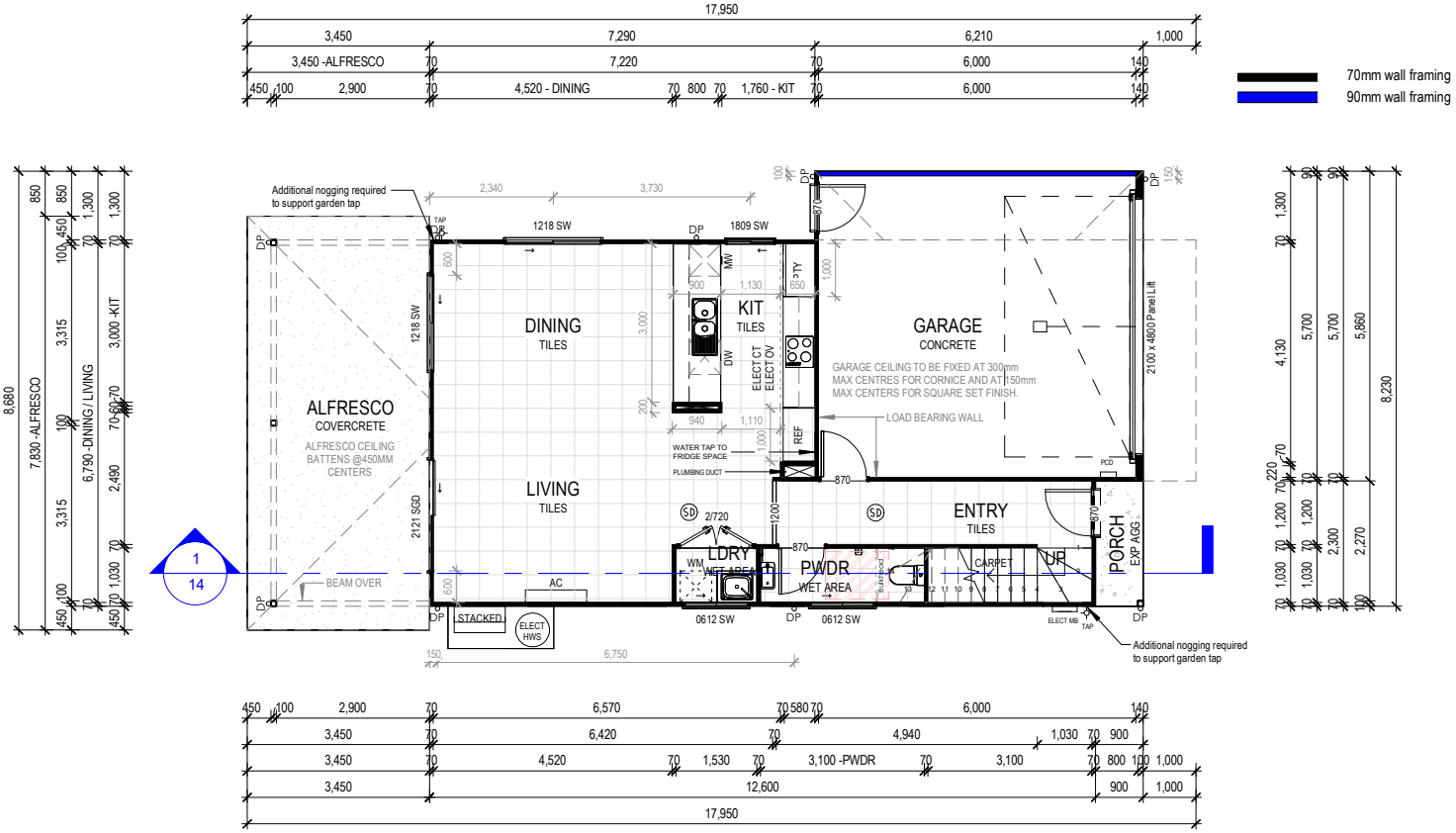
Window openings in bedrooms must be provided with fall protection (such as a fixed screen or opening restrictor) where the opening is less than 1700mm above the floor and the finished ground outside the window is 2m or greater below the bedroom floor, in accordance with NCC Vol 2 Part H5P2 and Housing Provisions Part 11.2 and 11.3.7.

Reinforcement of bathroom and WC walls is to be carried out in accordance with Part 6 of the ABCB Livable Housing Design Standard.

Refer to The Builder Standard Detail 10 - Wet Area Wall Reinforcing (two pages).

**INDICATIVE ONLY \*\***

EST FLOOR AREAS - Hip	
Names	Area m2
GF LIVING	63.79
GARAGE	35.70
ALFRESCO	27.01
PORCH	2.13
GF Level	128.64
FF LIVING	89.37
FF BALCONY	4.56
STAIRWELL VOID	3.37
FF Level	97.30
Grand total	225.94



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<b>GROUND FLOOR PLAN</b>	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FAÇADE:
	SHEET NO: 03	A3	LOT: 1	DESIGN: THE AIRLIE	Original Issue :	4
			JOB NO:	1	DATE:	30/09/2024
			SCALE: 1 : 100	2	ISSUE:	STD PLANS

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREYWATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE:
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FF Level	97.30
Grand total	225.94



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FIRST FLOOR PLAN	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FAÇADE:
	SHEET NO: 03a	A3	DESIGN: THE AIRLIE	Original Issue :	4	Hip
	LOT: 1	SCALE: 1 : 100	JOB NO:	1	DATE: 30/09/2024	
				2	ISSUE: STD PLANS	

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREYWATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE:
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**NOTE:**

Stairs, handrails and balustrades to comply with NCC Vol 2 Part H5 and Housing Provisions Part 11.2 and 11.3. Maximum gap between elements must not exceed 125mm. Minimum handrail height to be 1000mm.

Window openings in bedrooms must be provided with fall protection (such as a fixed screen or opening restrictor) where the opening is less than 1700mm above the floor and the finished ground outside the window is 2m or greater below the bedroom floor, in accordance with NCC Vol 2 H5P2 and Housing Provisions Part 11.2 and 11.3.7.

INDICATIVE ONLY \*\*

**PAINT COLOURS**  
 FC Horizontal Cladding - Primary colour  
 FC Vertical Groove Cladding - Secondary colour



**1** Elevation A  
1 : 100



**2** Elevation B  
1 : 100

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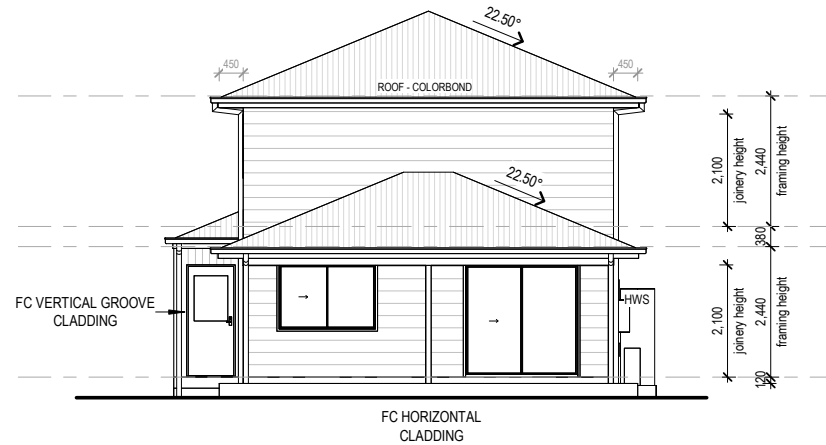
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			JOB NO:	1	DATE:	30/09/2024
			SCALE: 1 : 100	2	ISSUE:	STD PLANS

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE:	GREYWATER:	ROOF MATERIAL:	GF CEILING:	FF CEILING:	BUILD TYPE:	CONSTRUCTION TYPE:
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**NOTE:**  
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INDICATIVE ONLY \*\*



**1** Elevation C  
1 : 100



**2** Elevation D  
1 : 100

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ELEVATION 2	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE:
	SHEET NO: <b>04a</b>	A3	DESIGN: <b>THE AIRLIE</b>	Original Issue :	4	Hip
	LOT: <b>1</b>	SCALE: <b>1 : 100</b>	JOB NO:	1	DATE: <b>30/09/2024</b>	
				2	ISSUE: <b>STD PLANS</b>	

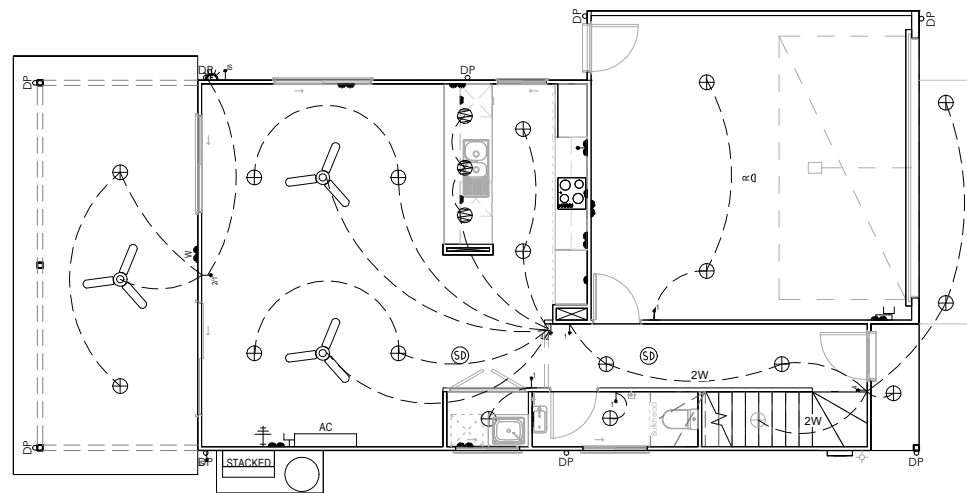
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**NOTE:** Locations of all electrical outlets, switching and lighting are as dimensioned.

**DISCHARGE OF EXHAUST SYSTEMS**  
Exhaust systems from kitchen, bathroom, WC and laundry must be discharged directly or via a shaft or duct to outdoor air in accordance with NCC Vol 2 Part H4D7(2) and Housing Provisions Part 10.6 and 10.8.2.

**AIR CONDITIONING:** Outlets and return air grill (if applicable) to be determined by air conditioning specialist on site.

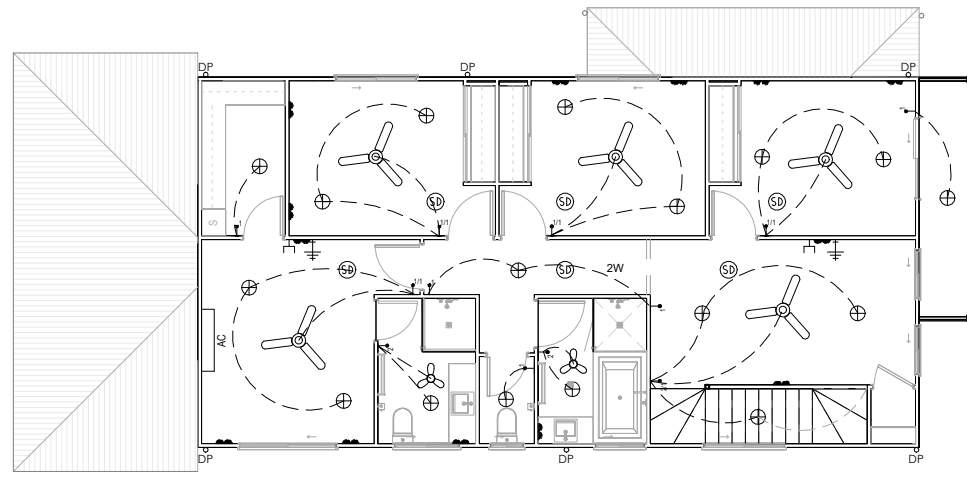
INDICATIVE ONLY \*\*



**ELECTRICAL LEGEND**

- SOLAR PANEL
  - CEILING FAN
  - CEILING FANLIGHT (FLURO)
  - EXHAUST 3 IN 1
  - EXHAUST FAN
  - SMOKE ALARM
  - HEAT LAMP
  - GAS OUTLET
  - TV POINT
  - PHONE POINT
  - DATA POINT
  - DOWNLIGHT 240V
  - BATTEN HOLDER
  - PENDANT
  - SINGLE GPO
  - DOUBLE GPO
  - ROOF SINGLE GPO
  - WATERPROOF SINGLE GPO
  - WATERPROOF DOUBE GPO
  - WALL LIGHT
  - FLOOD/SPOT LIGHT
  - FLOOD/SPOT LIGHT
  - SENSOR
  - SGL FLURO TUBE 18W
  - DBL FLURO TUBE 36W
  - ISOLATION SWITCH
  - SWITCH
- ELECTRICAL POINTS POSITIONS SUBJECT TO CONSTRUCTION CONSTRAINTS

**1 GF Electrical Plan**  
1 : 100



**2 FF Electrical Plan**  
1 : 100

**REQUIREMENTS FOR SMOKE ALARMS LEGISLATION.**  
Smoke alarms must be installed in a Class 1a to comply with NCC Vol 2 Part H3D6 and Housing Provisions Part 9.5, AS 3786 - 2014 and Building Regulations 2021 Part 4.  

- Smoke alarms must be photoelectric type.
- Smoke alarms are to be hard-wired and have a battery back-up power supply.
- Smoke alarm Location - must be installed in any storey containing bedrooms & in every bedroom, between each part of the dwelling containing bedrooms & the remainder of the dwelling & on any other storey not containing bedrooms.
- All smoke alarms are to be interconnected.

 Form 16 to be provided by Licensed Electrician for the Final Inspection.

**REQUIREMENTS FOR SMOKE ALARMS LOCATIONS.**  
Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:  
 i) within 300mm of a corner of a ceiling and a wall;  
 ii) within 300mm of a light fitting;  
 iii) within 400mm of an air-conditioning vent;  
 iv) within 400mm of the blades of a ceiling fan.

**ENERGY EFFICIENCY REPORT**  
Energy efficiency must comply with QDC MP4.1, NCC Vol 2 H6P1 and H6P2, Specifications 42 & 44, and Housing Provisions Part 13.  

- Heating/cooling - refer to Sheet 11 AIRCON for airconditioner information.
- Artificial lighting to comply with Housing Provision Part 13.7.6.
- Hot water system to be heat pump.
- Outdoor living area compliant for 1 star credit (12m<sup>2</sup> min, impervious roof with R1.5 minimum value and ceiling fan).

 A Form 43 Aspect Certificate to confirm compliance with energy requirements is to be provided at Final Inspection. Refer to the approved Energy Efficiency Report.

**NBN ESTIMATE**  
NBN Estate - National Broadband Network . Please see the job supervisor to ensure the correct method of installation is implemented .

**EST ELECTRICAL FIXTURES**

Type	Count
1 Light 1 Fan Switch	4
1 Switches	9
2 Light 1 Fan Switch	2
2 Switches	2
2 Way	3
4 Light 2 Fan Switch	1
4 Switches	1
Ceiling Fan	7
Data Point	4
dGPO	13
dGPO - AB	5
dGPO - LS	1
dGPO Bath	2
dGPO-Waterproof	1
Downlight	34
Exhaust Fan	2
External Ceiling Fan	1
External Wall Light	1
Isolating Switch 1000 AFL	2
Pendant	3
sGPO	4
sGPO-Roof	1
Smoke Detector	8
TV Point	3

114

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ELECTRICAL	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE:
			DESIGN: <b>THE AIRLIE</b>	Original Issue :	4	
SHEET NO: 05	A3	LOT:	JOB NO:	1	DATE:	30/09/2024
		1	SCALE:	2	ISSUE:	STD PLANS
						Hip



## Contract Request Form - Land at

ESTATE

Select estate

STAGE

### NOTE

This Expression of Interest does not oblige the Buyer in any way and does not create a binding agreement to sell or buy the Property. A formal Contract of Sale will be forwarded to the Buyer to sign in the near future. If the Buyer elects not to proceed to contract, any Deposit paid will be refunded to the Buyer in full.

#### BUYER 1 DETAILS

Full Name:	First:	Middle:	Last:
Address:	State:	Post Code:	
Email:	Mobile:	ACN:	

#### BUYER 2 DETAILS

Full Name:	First:	Middle:	Last:
Address:	State:	Post Code:	
Email:	Mobile:	ACN:	

#### BUYER SOLICITOR DETAILS

Firm:	Contact:
Postal Address:	State: Post Code:
Email:	Phone:

#### PROPERTY DETAILS

Land Lot Details:	Number:	Size:	Price:
Deposit:	<b>Initial:</b> \$1,000 <b>Balance:</b> 5% Unregistered Land <input type="checkbox"/> \$ 4,000 Registered Land <input type="checkbox"/> payable upon finance approval		
Finance:	21 Days from contract date <input type="checkbox"/>	Nil <input type="checkbox"/>	
Settlement Date (if registered land): 30 days from contract date <input type="checkbox"/>			

	NAME	SIGNATURE	DATE
BUYER 1			
BUYER 2			

#### SALES REPRESENTATIVE

Please return this form along with Photo ID (front & back)  to your Sales Representative.

Select sales representative

## BIRD LAW TRUST ACCOUNT DETAILS

Bank: National Australia Bank  
Address: GPO Box 1993, Brisbane QLD 4001  
Account Name: Bird Law Trust Account  
BSB: 084 004  
Account Number: 49 661 9981

*Please note your Surname, Lot number and Development name when depositing funds into our Trust Account so we can identify your funds.*

The Buyer:

1. tenders \$1,000.00 as an indication of the Buyer's intention to enter into a Contract of Sale to buy the Property. This amount is to be held in the trust account of Bird Law Legal on the Buyer's behalf and will be refunded to the Buyer in full if the Buyer and Seller do not enter into a Contract of Sale;
2. authorises and directs Bird Law Legal to hold the amount tendered as Deposit Holder in part payment of the Deposit under the Contract of Sale to buy the Property;
3. will be required to pay a balance deposit as set out in this EOI; and
4. consents to the Seller and its agents giving the Buyer and its agents disclosure, contract and other materials by electronic means.

Contracts should be available to the buyer/s within 24 hours & are due back to seller within 7 business days.

I consent to electronic communication and consent to receive and sign the Contract and transaction documents electronically.



# Mayfair Lane II

- ROCHEDALE ESTATE -

# Masterplan

This boutique enclave provides the opportunity for an enviable lifestyle with fresh country air, combining with urban chic to create a unique place to live.

- TEMPORARY TURNAROUND EASEMENT
- INDICATIVE BIN PADS LOCATIONS



\*This plan is indicative only and every effort has been made to ensure accuracy. Registered survey plans or disclosure plans should be consulted and purchasers should carefully review information within the contract of sale prior to purchase. Publication date May 2025.






## DISCLOSURE PLAN PROPOSED LOT II

This plan is to be read in conjunction with the disclosure statement prepared for this lot.




Cancelling part of Lots 7 on RP84459 & Lot 901 on SP315050  
Locality of Rochedale

- These notes form an integral part of this plan. No part of this plan may be reproduced without these notes being included.
- All dimensions and areas shown are subject to final survey and relevant local authority approval.
- This plan has been prepared for issue to a buyer as a disclosure plan under the Land Sales Act 1984. It is not to be used for any other purpose.
- Levels and contours shown on this plan are not to be used for building design or construction; a topographical survey of the site is required.
- Any engineering detail (retaining walls, etc.) shown on this plan is indicative only and subject to construction and relevant local authority approval.
- For further detail regarding services, facilities and features which may have relevance to the proposed lot, reference should be made to the Development Application approval conditions, the approved operational works drawings and current engineering drawings.

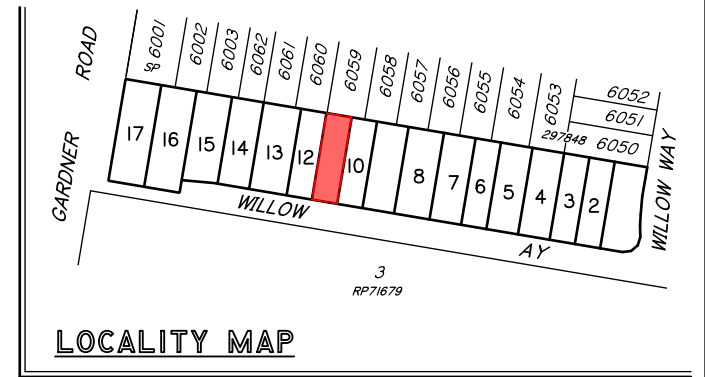
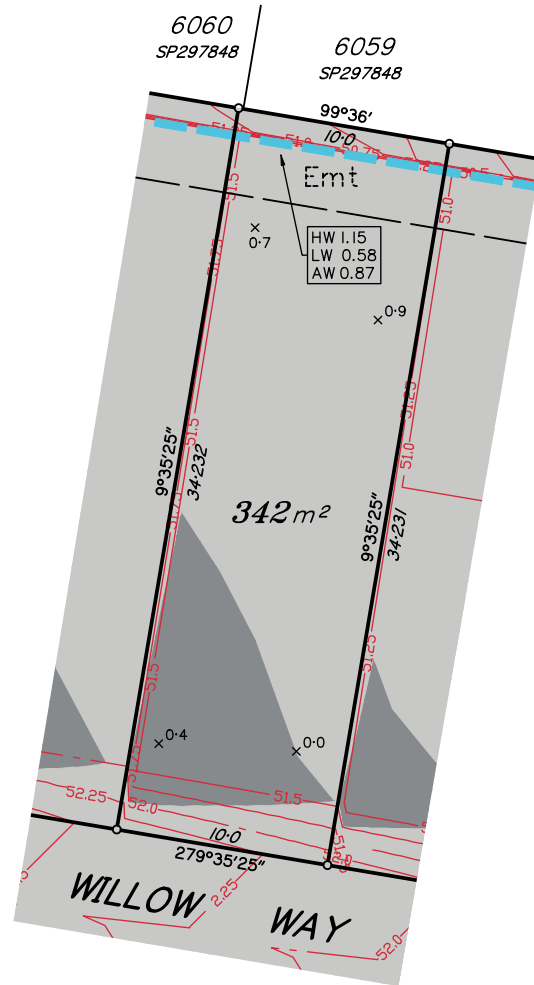
Contour Interval – 0.25 metre

-  Design Contours
-  Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)
-  HW 1.0 Height of Highest Point of Wall (Metres)
-  LW 0.2 Height of Lowest Point of Wall (Metres)
-  AW 0.6 Average Height of Wall (Metres)

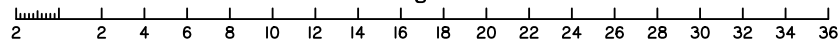
Compaction of fill will be done in accordance with Australian Standard AS 3798–2007, under Level 1 inspection and testing by the nominated Geotechnical Inspection and Testing Authority.

-  x 0.1 Cut/Fill, calculated between design and existing surface contours
-  Area to be Cut, as supplied by Colliers International Engineering & Design Pty Ltd
-  Area to be Filled, as supplied by Colliers International Engineering & Design Pty Ltd

Lot levels and earthworks derived from Engineering Drawings.



Scale 1:250 – Lengths are in Metres.



Meridian: MGA Zone 56  Yes  No Contour Height Datum: AHD

 urban planning, surveying & development

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A	ORIGINAL ISSUE	23/05/25	DR	LM
Issue	Details	Date	Drawn	Checked

DISCLOSURE PLAN  
GARDNER ROAD DEVELOPMENTS PTY LTD  
STAGE 2  
GARDNER ROAD, ROCHEDALE

Dwg No: A3-6983/	Issue: A
Project: BNE190052	
File: B190052Dis2.dwg	

29<sup>th</sup> August 2025

## **RENTAL APPRASIAL:** **Lot 11 New Road, Rochedale QLD**

As a specialised property management service for investors, H&U Property Group is delighted to offer you a rental appraisal. We have undertaken research into the recent rental area history which includes Electricity, Water, Car Accommodation, Common Area Cleaning & Lawn Maintenance.

- 4 Bedrooms
- Main Bathroom + Ensuite
- Double Lock Up Remote Garage
- Brand New High-Set Home
- Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area
- Landscaped, Fully Fenced Yard

### **Rental Appraisal Value**

\$970 to \$1000 per week

Based on our expertise and understanding of the market, H&U Property Group anticipates that your property could generate a weekly rental income within the above range. This estimate is tailored to your property, taking in account its unique features and location, as well as the current market conditions.

At H&U Property Group, we are not just a property management agency – we are your partners in investment success. Our mission is to reduce your workload and deliver consistent, high-quality results.

Please don't hesitate to contact our friendly team who are readily available to help. You can reach us at 07 3883 4906 or via email at [hello@hupropertygroup.com.au](mailto:hello@hupropertygroup.com.au)

We look forward to the opportunity to speak with you again soon.

Yours faithfully,



Jesse Johnston | Principal  
H & U Property Group Pty Ltd