

Facade is indicative only. Actual facade may vary due to site requirements.



Lot 47 Lura Estate, COOMERA  
Balwyn Type C

**\$444,900**

Fixed Price

\* Mixed Treatment Facade

Upgrade to Architectural Facade shown \$2,900



\*Floor Plan is indicative only. Actual Floor Plan may vary due to site requirements

**Full Turn-Key Home & Land**

- Stone Kitchen Benches
- Stainless European Appliances
- Full Landscaping Package
- Split System Air-Conditioning
- Under Roof Alfresco
- Fly Screens to all Openable Windows
- Carpets, Tiles & Blinds Throughout
- Exposed Aggregate Driveway

HOUSE SIZE: 183M2 approx.

LAND SIZE: 313M2 approx.

LAND PRICE: \$214,500

HOUSE PRICE: \$202,636

SITE COSTS: \$6,818

GST: \$20,945

TOTAL HOUSE: \$230,400

TOTAL PACKAGE PRICE: \$444,900

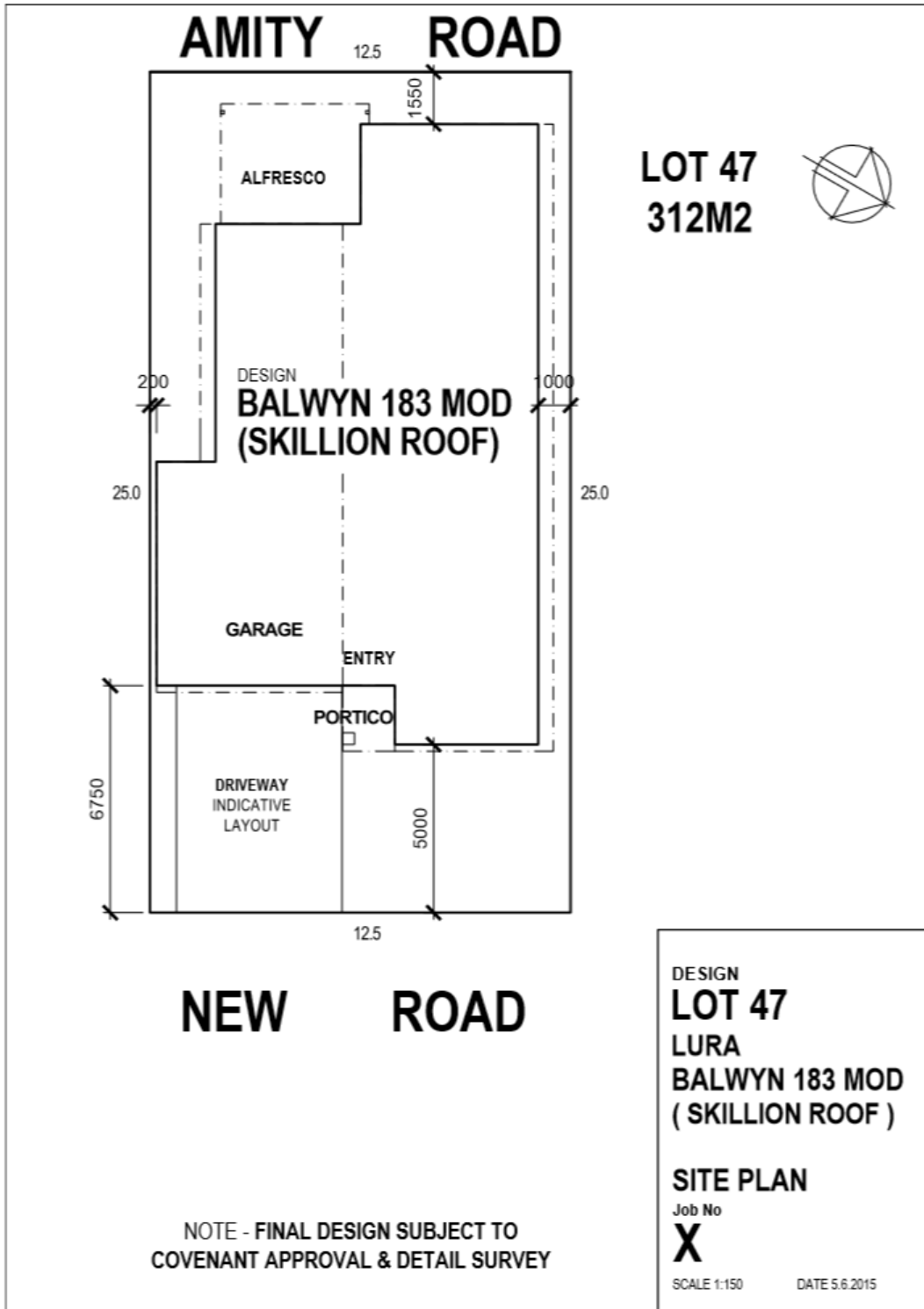
Watermark Group Australia

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# SITE PLAN

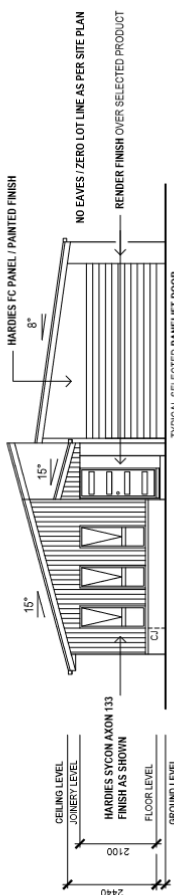


# FLOOR PLAN

<p><b>NOTE - NO RAINWATER TANK ON PROJECT</b></p>	 <p>BSA Lic: 1094233 PO BOX 619 BREENLEIGH QLD 4207</p> <p>Phone 07 3441 5000 Fax 07 3441 5005</p>
<p><b>Project</b> Proposed Residence Site Address Lot X on SPX X Coomera Qld Gold Coast City Council For X Drawn N.W Date 5.6.2015 Scale 1:100 A3</p>	
<p><b>Title</b> ELEVATIONS - N2 BALWYN 183 MOD (SKULLION ROOF) Sheet No. 3</p> <p><b>Drawing No</b> <b>X 015 X</b></p> <p>CLIENT SIGNATURE _____ DATE _____</p>	
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NOTE - SELECTED FRONT ENTRY DOOR WITH DEADLOCK & KEVED ALIKE DOOR HARDWARE



**ELEVATION 1**

NO EAVES / ZERO LOT LINE AS PER SITE PLAN  
RENDER FINISH OVER SELECTED PRODUCT

HARDIES FC PANEL / PAINTED FINISH  
8"

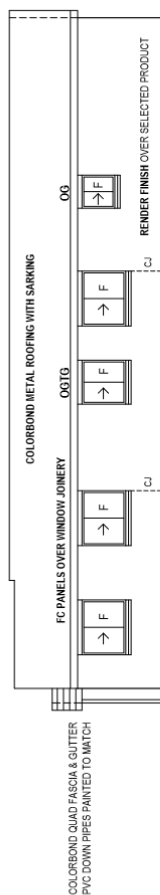
15°

NO EAVES / ZERO LOT LINE AS PER SITE PLAN  
RENDER FINISH OVER SELECTED PRODUCT

TYPICAL SELECTED PANELLET DOOR

CEILING LEVEL  
JOINERY LEVEL  
2100  
FLOOR LEVEL  
GROUND LEVEL  
2440  
228

HARDIES SYCON AXON 133 FINISH AS SHOWN



**ELEVATION 2**

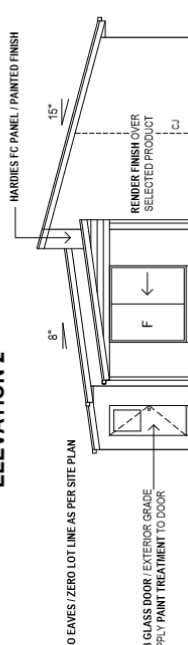
COLORBOND METAL ROOFING WITH SARKING  
OG

FC PANELS OVER WINDOW JOINERY  
OG1G

COLORBOND QUAD FASCIA & GUTTER  
PVC DOWN PIPES PAINTED TO MATCH

RENDER FINISH OVER SELECTED PRODUCT



**ELEVATION 3**

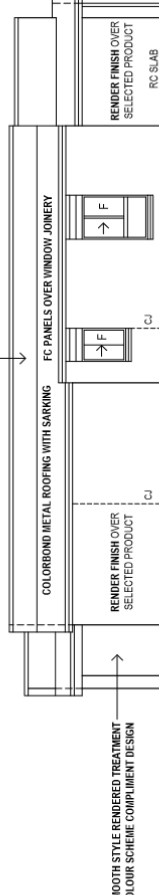
NO EAVES / ZERO LOT LINE AS PER SITE PLAN

15°

HARDIES FC PANEL / PAINTED FINISH

RENDER FINISH OVER SELECTED PRODUCT

13 GLASS DOOR / EXTERIOR GROOVE APPLIED PAINT TREATMENT TO DOOR



**ELEVATION 4**

HARDIES FC PANEL / FLUSH JOINTED WITH PAINTED FINISH

COLORBOND METAL ROOFING WITH SARKING  
FC PANELS OVER WINDOW JOINERY

RENDER FINISH OVER SELECTED PRODUCT

RC SLAB


SMOOTH STYLE RENDERED TREATMENT  
COLOUR SCHEME COMPLIMENT DESIGN

SELECTED ALUMINIUM FRAMED WINDOWS & SLIDING DOORS POWDER COATED FINISH WITH KEY LOCKS TO SUIT

\*Design subject to modification due to site set back requirements. Overall floor area to remain unchanged.

# ELEVATIONS

**NOTE - NO RAINWATER TANK ON PROJECT**



RSA Lic 1094233  
PO BOX 619  
BEENLEIGH QLD 4207  
Phone 07 3444 5000  
Fax 07 3444 5005

**Project**  
Proposed Residence  
Site Address  
Lot X on SPX  
X  
Coomera Qld  
Gold Coast City Council  
For X  
Drawn N/W  
Date 5.6.2015 Scale 1:100 A3

**Title**  
ELEVATIONS - N2  
BALWYN 183 MOD  
(SKILLION ROOF)  
Sheet No 3

**Drawing No**  
**X 015 X**

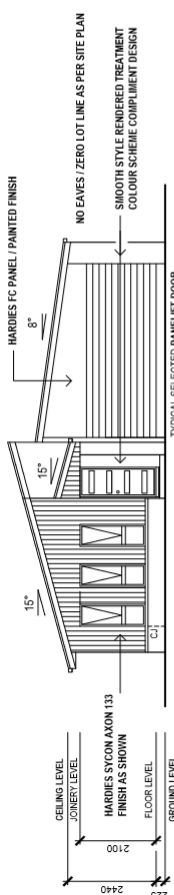
CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**DIMENSIONS**  
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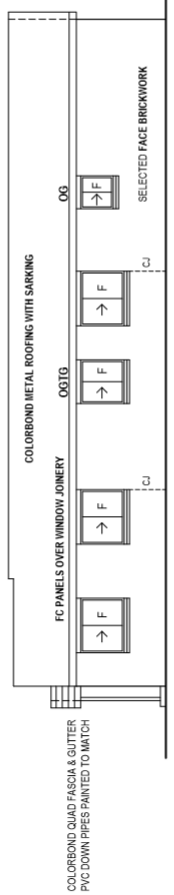
CEILING LEVEL  
JOINERY LEVEL  
2100  
FLOOR LEVEL  
2440  
GROUND LEVEL  
22

NOTE - SELECTED FRONT ENTRY DOOR WITH DEADLOCK & KEVED ALIKE DOOR HARDWARE



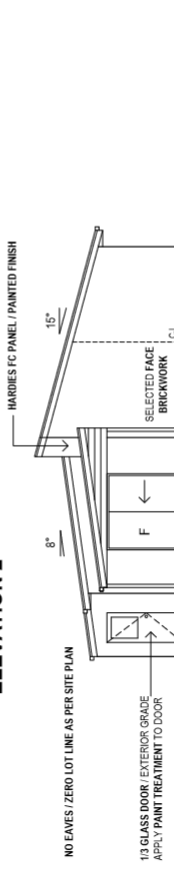
**ELEVATION 1**

HARDIES FC PANEL / PAINTED FINISH  
NO EAVES / ZERO LOT LINE AS PER SITE PLAN  
SMOOTH STYLE RENDERED TREATMENT COLOUR SCHEME COMPLIMENT DESIGN  
TYPICAL SELECTED PANELLET DOOR  
15°  
8°  
15°  
15°  
2100  
2440  
22




**ELEVATION 2**

COLORBOND METAL ROOFING WITH SARKING  
FC PANELS OVER WINDOW JOINERY  
15°  
8°  
15°  
15°  
2100  
2440  
22



**ELEVATION 3**

HARDIES FC PANEL / PAINTED FINISH  
NO EAVES / ZERO LOT LINE AS PER SITE PLAN  
10 GLASS DOOR / EXTERIOR GRADE APPLY PAINT TREATMENT TO DOOR  
15°  
8°  
15°  
15°  
2100  
2440  
22



**ELEVATION 4**

COLORBOND METAL ROOFING WITH SARKING  
FC PANELS OVER WINDOW JOINERY  
HARDIES FC PANEL / FLUSH JOINED WITH PAINTED FINISH  
15°  
8°  
15°  
15°  
2100  
2440  
22