

BRIGHTON BUILT

let life in.



EDEN WITH VIBE FACADE

4 

2 

2 

KEY FEATURES

**Brisbane's South-Western Corridor
Master Planned Community
Close to all major amenities**

- Full Turnkey Package
- Latest House Design
- Luxury Inclusions
- Excellent Estate

ADDRESS

**Lot 1904 Minerva Street
South Ripley QLD 4306**

ESTATE

Providence - Stage 37

LAND PRICE	\$	221,500
------------	----	---------

HOUSE PRICE (INC. GST)	\$	253,800
------------------------	----	---------

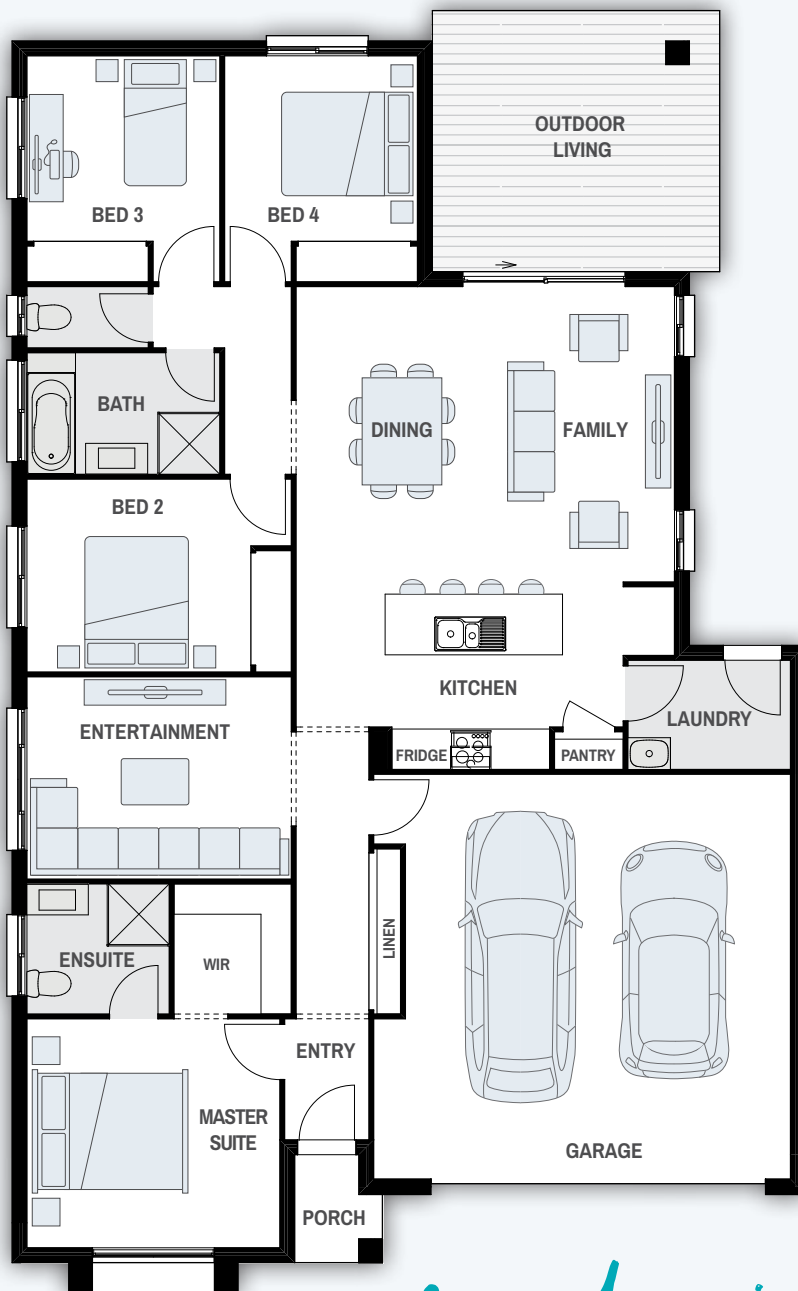
TOTAL PACKAGE	\$	475,300
----------------------	-----------	----------------

HOUSE AREA	194.68	sqm
------------	---------------	-----

LAND AREA	392	m ²
-----------	------------	----------------

EDEN

WITH VIBE FACADE



fixed price

FULL TURN KEY LUXURY INCLUSIONS

6 Star Energy Efficiency

T2 blue frame pine with 25 Year Warranty

Stone to Kitchen Benchtop

Stainless Steel Appliances (incl. dishwasher)

Split cycle A/C to Living Area & Master Bedroom (Ceiling fans to all other Bedrooms & Alfresco)

Downlights to Living Areas, Entry, Hallway, Laundry & Master Bedroom

Roller Blinds to all windows (incl. sliding doors / excl. wet areas)

Security Screens to all External hinged doors, Deadlock to front & all external hinged doors

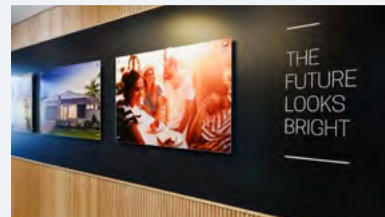
Quality Carpet & Tiles throughout plus Non-Slip Tiles to Alfresco

Render to front facade with feature brick piers

Colorbond Roofing

Disclaimer: Floorplan is based on the Aviva facade and may not represent the facade on your chosen package, and should be used as a guide only. Facade render is for illustrative purposes and to be used as a guide only. Facade colours may not represent the colour scheme chosen for your home. Image may also depict fixtures, finishes and features not supplied by Brighton or not included in this package and may show enhancements on this package, such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.

Why BRIGHTON BUILT



WHY WE GET OUT OF BED IN THE MORNING.

At Brighton Built, we believe that what's important to you is equally important to us. We know that good property investment is inextricably linked to your financial future. With over 30 years' experience and backed by the MJH Group, we are confident that we have a wide range of products for today's investor.

Commitment We will deliver on what we say we are going to do, when we say we are going to do it.

Communicate The importance of understanding "WHY" we do things the way we do will increase our effectiveness.

Responsible Every decision we make each day will form an intricate part of our business success.

Cohesiveness We appreciate each other's skill, knowledge, and expertise that allows us to achieve the best result.

Trustworthiness Our belief is to deliver our work with honesty and integrity at all times.

WHAT OUR CUSTOMERS SAY.

We are very proud that many of the customers that have built with us continue to do so. In fact, they recommend Brighton Built and encourage family members and friends to access the benefits of choosing us as their building partner. This is because we provide the same level of quality and efficiency for every one of our customer's building experiences. The evidence is all there in the numbers:

- 100% of our homes are completed within the building period.
- 97% of our homes are completed 60 days earlier than the build period.
- 99% of our homes commence construction within 14 days of final approval/documentation being received.
- 53% of our homes are referrals from our customers.

So start your journey towards a better financial future with Brighton Built today.



This façade is to show colours only and may not be the façade chosen.

MOONEE



EXTERNAL COLOUR PALETTE



BRICK (JOINT: IRONED)
Austral Urban One - Silver



COLORBOND ROOF
Colorbond Wallaby



CONCRETE ROOF TILE
Bristle Classic Shingle - Mica



GUTTER & FASCIA
Colorbond Wallaby and Dune



FEATURE BRICK (JOINT: IRONED)
Austral Urban One - Pepper



RENDER COLOUR 1
Taubmans Tombstone



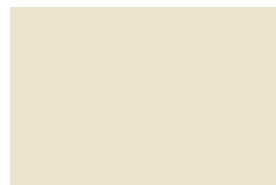
RENDER COLOUR 2
Taubmans Farrier



GARAGE DOOR
Dune



WINDOW FRAMES
Dune



FRONT DOOR & CLADDING
Taubmans Tailwind

**BRIGHTON
BUILT**
let life in.

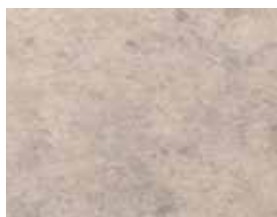
Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Brighton such as alfresco decking, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house 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. Brighton Built Pty Ltd ABN 83 150 533 378 QBCC 1250787



SONOMA



INTERNAL COLOUR PALETTE



KITCHEN BENCHTOP
Polytec Pietra Stone Matt



**KITCHEN BENCHTOP
UPGRADE**
Caesarstone Ice Snow



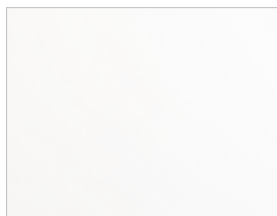
KITCHEN UNDERBENCH
Polytec Stone Grey Matt



KITCHEN OVERHEAD
Polytec Whitewood Matt -
Vertical Grain



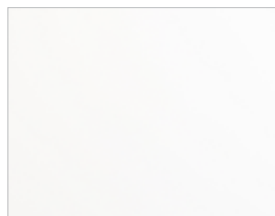
CARPET
News 0506 - In the Loop



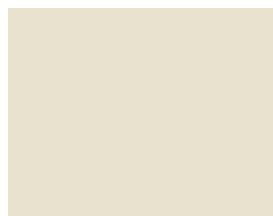
WET AREA WALL TILE
White Gloss 250 x 400



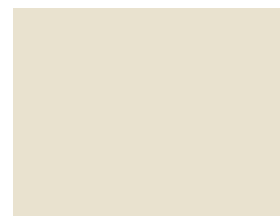
**LIVING & WET AREA
FLOOR TILE**
Promenade Greige Matt
450 x 450



KITCHEN SPLASHBACK
White Gloss 100 x 300



WALL PAINT COLOUR
Taubmans Ageless



**DOORS, SKIRTING &
ARCHITRAVES**
Taubmans Ageless Gloss

B R I G H T O N
B U I L T
let life in.

Please note:
Due to printing, colours and finishes are not exact and true and should be used as a guide only.



Silverleaf Release Stage 37a

horizon
above & beyond

PROVIDENCE
.....
SOUTH RIPLEY



Head out your front door and in one direction, the lush hilltop park is a restful space to read and unwind overlooking the Horizon precinct. In the other, find the vitality and energy of the recreation reserve with its meandering walking trails, children's bike park and adventure playgrounds. Even the vibrant Providence Town Centre is a pleasant stroll away.

Neighbourly and convenient, the Silverleaf Release is superbly located to fulfil all styles and chapters of life, offering lots ranging in size from an easy-care 350sqm to a family friendly 463sqm.

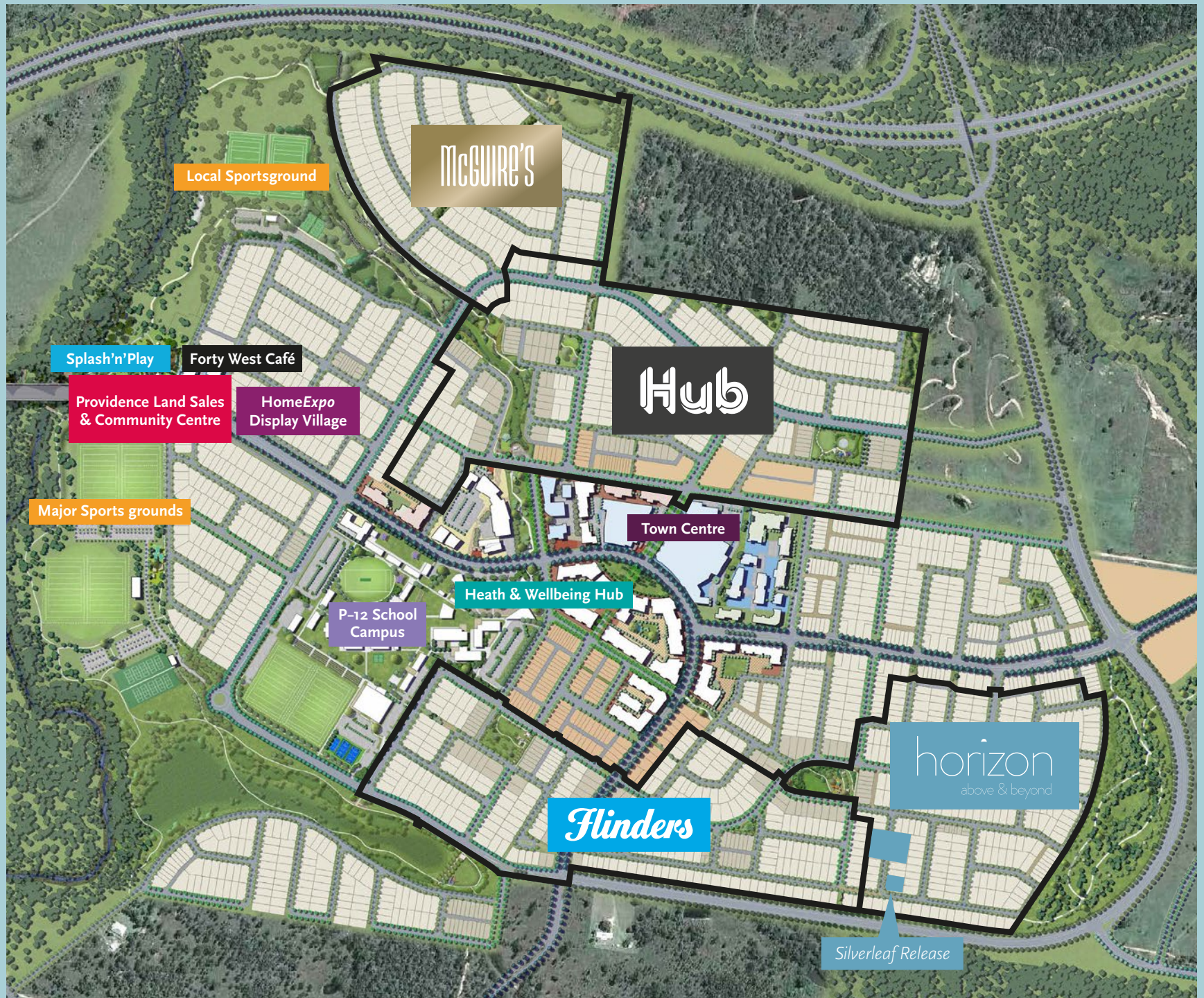




Land Sales & Community Centre,
6 Amity Way, South Ripley
(off Centenary Highway, South Ripley)
Phone 1800 604 246,
info@providenceripley.com.au

ProvidenceRipley.com.au

Amex Corporation Pty Ltd and Daleswan Pty Ltd, their related bodies corporate and associated entities, their directors and officers, employees and agents (Amex) give no warranty that the information contained in this 'document' is, or will remain accurate, complete and current. Images are given as a visual aid, and are indicative only and may not accurately depict slope of individual lots. Plans are subject to final design and council approval, and are not necessarily to scale. All information provided is subject to change without notice. To the extent permitted by law, Amex excludes all liability for any loss which arises as a result of any reliance on the information contained in this presentation or otherwise in connection with it.
May 2018. 2750



Thursday, 9 January 2020

4  2  2 

Rental Estimate

Lot 1904 Minerva Street South Ripley

Thank you for the opportunity to provide a rental estimate on the above property.

I confirm that the estimated rental capacity of approximately \$400.00-\$430.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

We would welcome the opportunity provide you with our investors pack information and provide helpful advice on how to maximise your rental yield. Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email b.douglas@oliverhume.com.au

Yours Faithfully,



Ben Douglas
General Manager – Asset Management (QLD)
Oliver Hume Queensland Property Management

Disclaimer –

This is a current rental appraisal and is subject to change depending on market conditions, such as supply and demand. This appraisal is not a valuation, which is carried out by a licensed valuer. This appraisal is an opinion on the rental market rate and should not be solely relied upon. Oliver Hume will not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. Any opinions expressed in this letter may be personal to the author and may not necessarily reflect the opinion of Oliver Hume.

BRISBANE

Ground Floor, 26 Reddacliff Street
Gasworks Precinct Newstead Queensland 4006
PO Box 1447, Broadbeach QLD 4218
T 07 3216 1666
F 07 3216 1555
E queensland@oliverhume.com.au

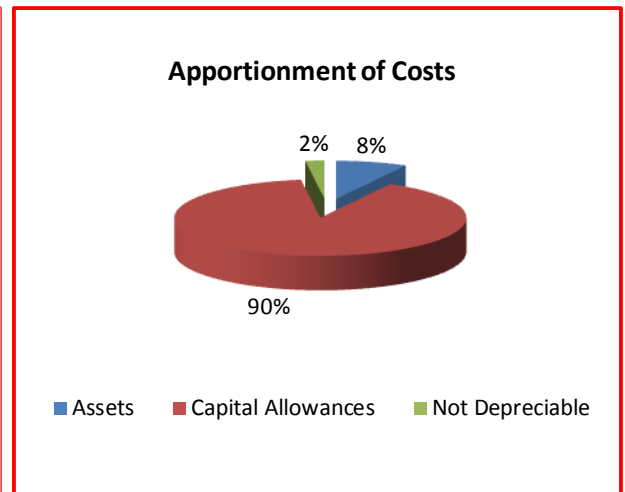
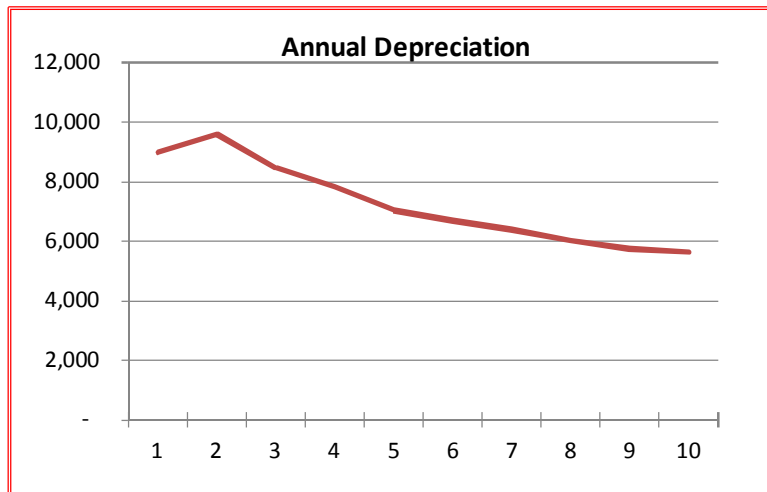
GOLD COAST

Suite 19C, Level 19
50 Cavill Avenue, Surfers Paradise QLD 4217
PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867



Indicative Tax Depreciation and Capital Allowances Schedule for
Brighton Built Typical "Eden" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,600	5,375	8,975
2	4,225	5,375	9,600
3	3,100	5,375	8,475
4	2,450	5,375	7,825
5	1,650	5,375	7,025
6	1,325	5,375	6,700
7	1,000	5,375	6,375
8	625	5,375	6,000
9	375	5,375	5,750
10	250	5,375	5,625
Balance Yrs 11-41	400	161,250	161,650
TOTAL	\$ 19,000.00	\$ 215,000.00	\$ 234,000.00



Notes:

This Schedule is based on a Construction Cost of **\$239,115** 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.**