

# BRIGHTON BUILT

let life in.



**EDEN** WITH AVIVA FACADE

4 

2 

2 

## KEY FEATURES

**Northern Corridor Location**  
**Easy access to Brisbane CBD**  
**Close by all major amenities**

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

## ADDRESS

**Lot 75 Promenade Circuit**  
**Rothwell QLD 4022**

## ESTATE

**Promenade Stage 2A**

LAND PRICE	\$	262,900
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HOUSE PRICE (INC. GST)	\$	254,800
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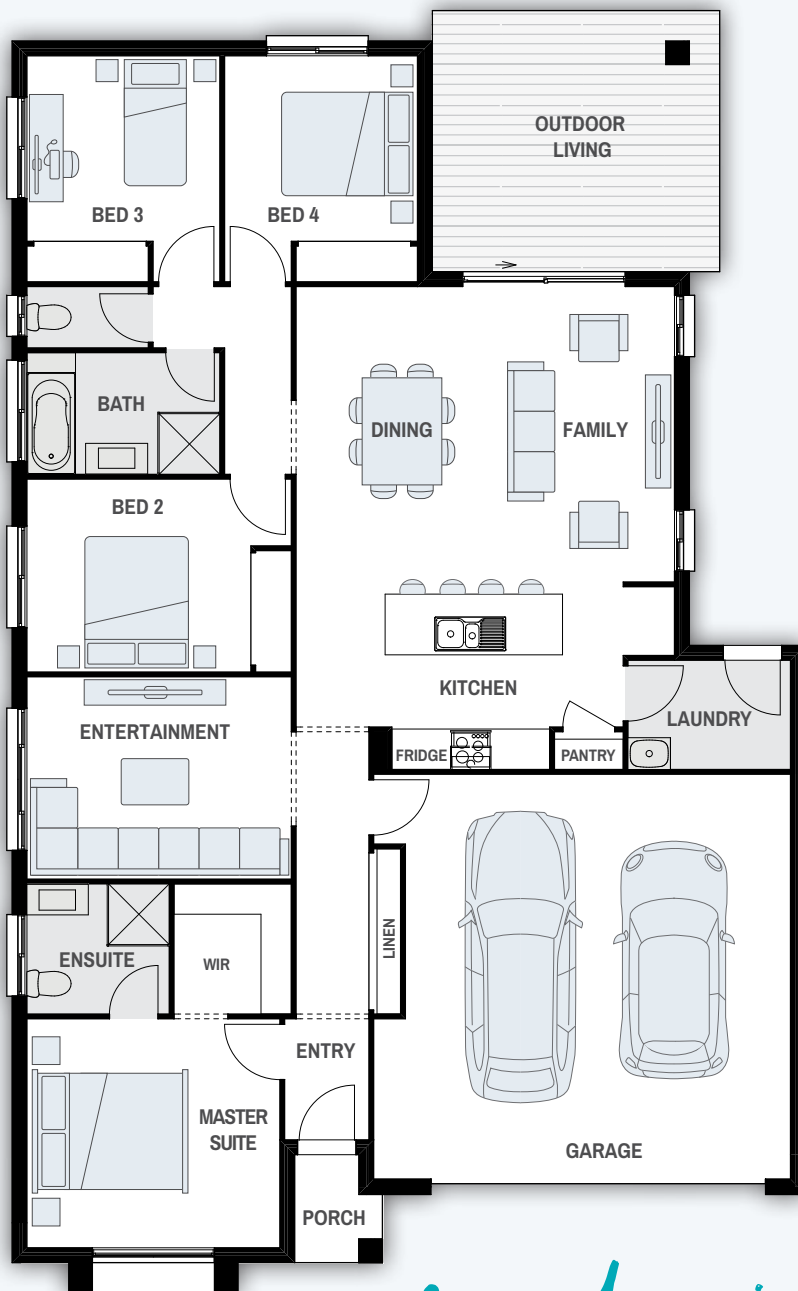
<b>TOTAL PACKAGE</b>	<b>\$</b>	<b>517,700</b>
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HOUSE AREA	<b>194.68</b>	sqm
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LAND AREA	<b>350</b>	m <sup>2</sup>
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## EDEN

WITH AVIVA 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)

Render to Front Facade

Security Screens to all external hinged doors

Deadlock to front & all external hinged doors

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

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.





# Promenade

ROTHWELL



CLOSE TO SHOPS, CAFES AND SERVICES

ADJACENT TO MORETON BAY AND SURROUNDED BY NATURE

WALKING AND BIKE PATHS CONNECTING TO BAYSIDE TRAILS

SEVEN MAJOR PARKS WITHIN A 1.5KM RADIUS

JUST 35KM FROM BRISBANE'S CBD

ONLY 2KM FROM ROTHWELL TRAIN STATION

MAJOR BUS ROUTE LOCATED ON A

TWO PRIVATE SCHOOLS AND CHILDCARE WITHIN 1.5KM

HIGH-QUALITY HOMES, AFFORDABLE, DIVERSE RANGE

LESS THAN 10KM TO SCARBOROUGH BEACH

# Promenade my place

## Ten reasons to make

# Bayside living at its best

Imagine waking up in the home of your dreams, nestled within a boutique residential community beside beautiful Moreton Bay with everything you need in life within easy reach.

Welcome to Promenade Rothwell, Stockland's newest community within the thriving Moreton Bay region in Brisbane's northern growth corridor. Promenade Rothwell is the perfect place to start a fresh new chapter in your life, raise a family, meet new friends and enjoy all that life has to offer.

With quality homes built especially for you, walking and cycle paths connecting to bayside trails, public transport close by and a multitude of shopping, dining and entertainment options surrounding the community, you will be spoiled for choice. This is where modern city living and a relaxed coastal lifestyle integrate seamlessly to create the perfect harmony in your life.

# Promenade Rothwell

## Sales and Information Centre

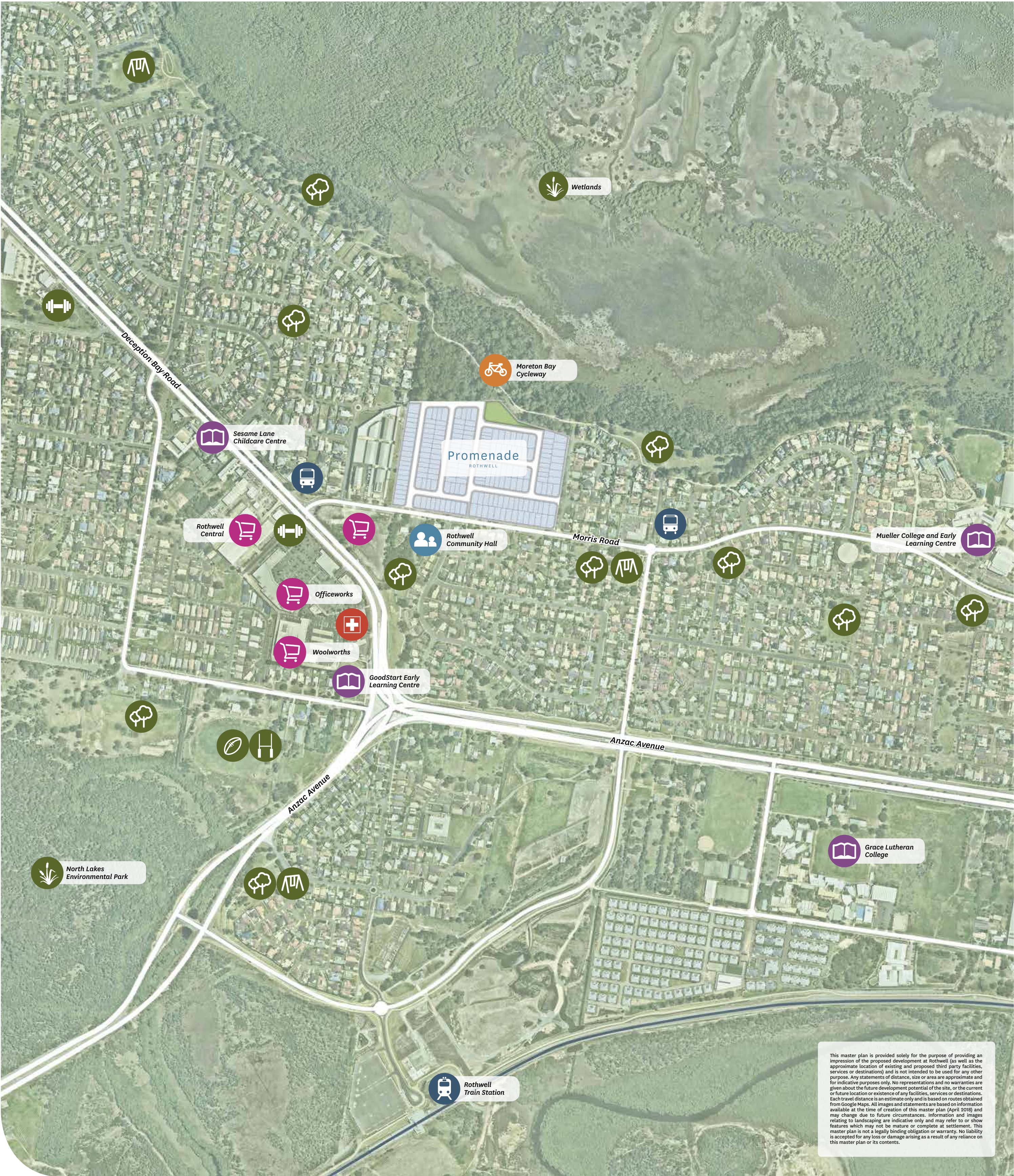
Corner of Endeavour Boulevard & Plantation Road, North Lakes 4509  
 Open 7 days, 10am - 5pm  
 P: 3480 9000  
[stockland.com.au/promenade](http://stockland.com.au/promenade)  
[facebook.com/promenaderothwell](https://facebook.com/promenaderothwell)

This plan is provided solely for the purpose of providing an impression of the proposed development called 'Promenade Rothwell' as well as the approximate location of existing and proposed third party facilities, services or destinations and is not intended to be used for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site or the current or future location or existence of any facilities, services or destinations. The plan is based on the intention of, and information available to, Stockland at the time of creation of the plan (April 2018) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. The plan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this plan or its contents.

# Promenade Rothwell

## Bayside living at its best





This master plan is provided solely for the purpose of providing an impression of the proposed development at Rothwell (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. Each travel distance is an estimate only and is based on routes obtained from Google Maps. All images and statements are based on information available at the time of creation of this master plan (April 2018) and may change due to future circumstances. Information and images relating to landscaping are indicative only and may refer to or show features which may not be mature or complete at settlement. This master plan is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this master plan or its contents.



**EDUCATION AND CHILDCARE**

- Grace Lutheran College
- Mueller College
- Hercules Road State School
- Deception Bay High School
- Kippa-Ring State School
- Four childcare centres nearby



**SHOPPING AND SERVICES**

- Rothwell Central
- Woolworths Rothwell
- IGA Rothwell
- Bunnings Warehouse
- Harvey Norman
- Officeworks
- Deception Bay Shopping Centre
- 7km to Westfield North Lakes



**PARKS AND OPEN SPACES**

- A choice of 7 major parks within 1.5km
- Direct access to Moreton Bay Cycleway
- Close to open green space including North Lakes Environmental Park and Nathan Road Wetlands



**MEDICAL CENTRES**

- SmartClinics Rothwell Family Medical Centre
- Deception Bay Family Medical Centre
- Rothwell Family Practice



**BEACHES**

- Less than 10km to Scarborough Beach, Margate Beach and Suttons Beach



**PUBLIC TRANSPORT & ACCESS**

- 2km to Rothwell Train Station
- Brisbane CBD less than 1 hr via train
- 35km to Brisbane CBD
- 33km to Brisbane Airport
- Located on major bus routes



**LEISURE**

- Deception Bay Aquatic and Fitness Centre
- GO Health Clubs Rothwell
- Anytime Fitness Rothwell
- The Deception Bay Sports Club

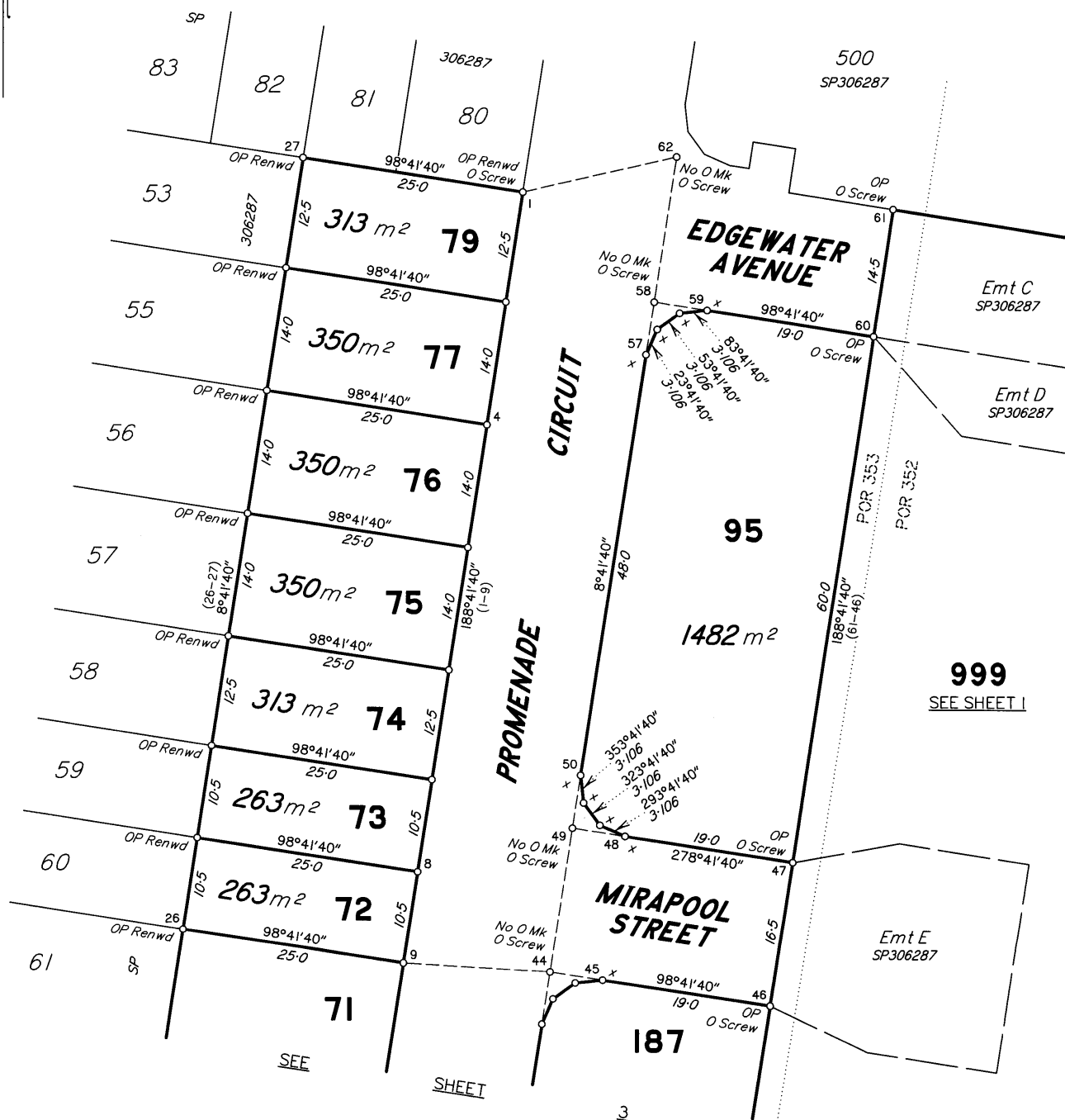


REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in kerb	90/SP306287	97°08'	4.364
8	Screw in kerb		100°44'	4.314
44	O Screw in kerb	70/SP306287	302°35'	2.565
46	O Screw in kerb	72/SP306287	347°05'	4.633
47	O Screw in kerb	73/SP306287	216°07'	4.291
49	O Screw in kerb	75/SP306287	218°54'	2.237
58	O Screw in kerb	78/SP306287	301°27'	2.917
60	O Screw in kerb	80/SP306287	354°41'	4.984
61	O Screw in kerb	82/SP306287	232°10'	1.925
62	O Screw in kerb	86/SP306287	244°41'	1.859

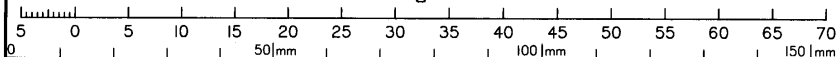
TRAVERSES ETC

LINE	BEARING	DISTANCE
1-62	76°57'15"	17.763
44-9	273°13'35"	16.575
44-45	98°41'40"	6.0
44-49	8°41'40"	16.5
48-49	278°41'40"	6.0
49-50	8°41'40"	6.0
57-58	8°41'40"	6.0
58-59	98°41'40"	6.0
58-62	8°41'40"	16.5



'x' denotes No O Mk, Peg Pld

Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP306288**

10300sp\_52a



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

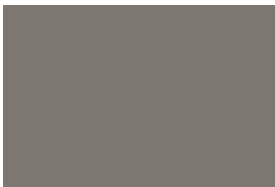
**MEREWETHER**



# EXTERNAL COLOUR PALETTE



**BRICK (JOINT: IRONED)**  
Austral Urban One - Chiffon



**COLORBOND ROOF**  
Colorbond Shale Grey



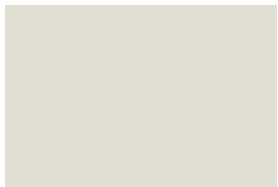
**CONCRETE ROOF TILE**  
Bristle Classic Shingle - Steel



**GUTTER & FASCIA**  
Colorbond Shale Grey and Surfmist



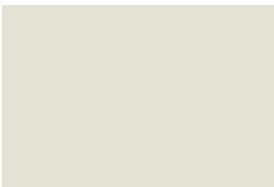
**FEATURE BRICK (JOINT: IRONED)**  
Austral Character - Surfswash



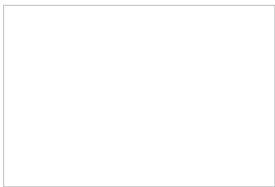
**RENDER COLOUR 1**  
Taubmans June Fog



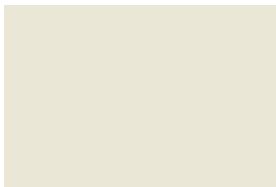
**RENDER COLOUR 2**  
Taubmans Shale Grey



**GARAGE DOOR**  
Surfmist



**WINDOW FRAMES**  
Pearl White Gloss



**FRONT DOOR & CLADDING**  
Taubmans Winter Ice

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

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**MAREEBA**



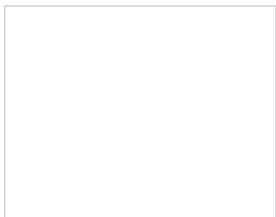
# INTERNAL COLOUR PALETTE



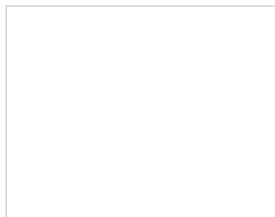
**KITCHEN BENCHTOP**  
Polytec Carrara  
Marble Matt



**KITCHEN BENCHTOP  
UPGRADE**  
Caesarstone  
White Shimmer



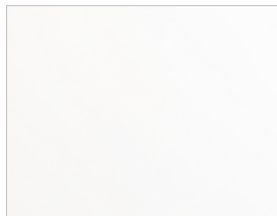
**KITCHEN UNDERBENCH**  
Polytec Polar White Matt



**KITCHEN OVERHEAD**  
Polytec Polar White Matt



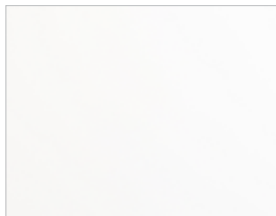
**CARPET**  
Informed 0509 -  
In the Loop



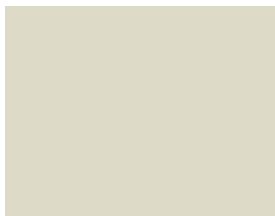
**WET AREA WALL TILE**  
White Gloss 250 x 400



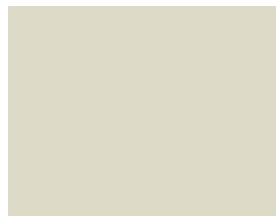
**LIVING & WET AREA  
FLOOR TILE**  
Regina Charcoal Matt  
450 x 450



**KITCHEN SPLASHBACK**  
White Gloss 100 x 300



**WALL PAINT COLOUR**  
Taubmans Surfemist



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

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**B U I L T**  
*let life in.*

Please note:  
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Wednesday, 23 October 2019

4  2  2 

## Rental Estimate

### Lot 75 Promenade Circuit Rothwell

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

I confirm that the estimated rental capacity of approximately \$435.00-\$465.00 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](mailto: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.

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[www.oliverhume.com.au](http://www.oliverhume.com.au)  
ABN 66 18 624 867





# OLIVER HUME QUEENSLAND PROPERTY MANAGEMENT



Congratulations on the purchase of your new Investment Property with Brighton Built.

Oliver Hume Asset Management are proud to offer the following package:

Valued at  
**\$1,000**

## What's in the **INVESTOR PACK**

**3 Years**

4% exclusive rental  
guarantee\*

**12 months Paid**

of landlord insurance\*

## Professional Oliver Hume Marketing Pack

Complimentary professional photos,  
arranged upon settlement and  
collection of keys Valued at \$150.

## Why Choose us?

- Stress Free Property Management – we offer a complete service with high levels of communication.
- Your properties information available 24/7 at your finger tips – your properties information available on your android, Iphone or tablet.
- Over 60 years experience on the Real Estate Industry with multiple offices located throughout Queensland and Melbourne – giving us greater exposure to interstate tenants.
- Only deal with Experienced Property Managers with a minimum of 5 years experience.
- Exclusive access to your Investment Property 4 weeks before handover to ensure we get you the best possible weekly rent and high occupancy.



**Ben Douglas**

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Asset Management (QLD)  
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**B R I G H T O N  
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