

LOT 1 – 56 CATALINA DRIVE LAKELANDS

HOME SIZE: 246.5 M²

BLOCK SIZE: 345 M²



FROM \$355,000

It's an entertainer's heaven, open plan living with the large kitchen overlooking the spacious dining and living rooms and out over to the outdoor living area. Slide open the doors and let the cooling breezes drift in through the continuous flow, expanding your living area and letting you take advantage of the wonderful alfresco lifestyle this home gives you

Four spacious bedrooms, including a resort-style master suite with large walk-in robe and ensuite, make this a home where everyone can have a space of their own. Each bedroom has a built-in robe.

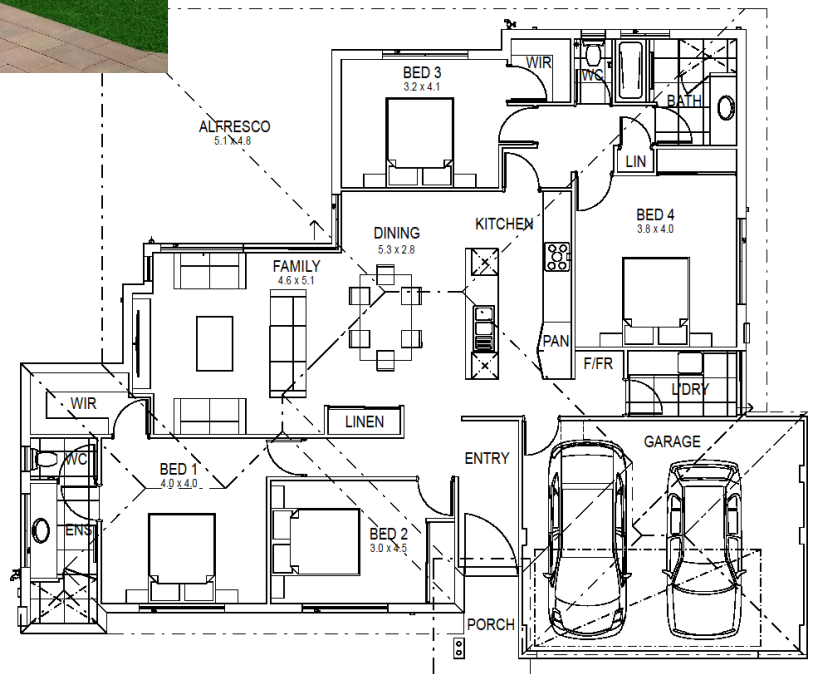
AREA

| | |
|--------------|----------------------------|
| HOUSE | 177.05m ² |
| ALFRESCO | 21.96m ² |
| GARAGE | 42.75m ² |
| PORTICO | 4.73m ² |
| TOTAL | 246.49m² |



INCLUSIONS

- Ducted air conditioning
- All external brickwork rendered and painted
- Timber frame with Colourbond Roof
- 90cm freestanding stainless steel cooker and rangehood
- 20mm Quartz stone benchtops to kitchen, bathroom and laundry
- Wooden Shutters to windows
- Choice of 600 x 300 Porcelain Rectified tiles throughout main living areas and quality carpet to bedrooms
- 1200mm Soft close Pivot Front Door



Build and Design Consultant – Craig

info@magnificenthomes.com.au
049 299 6048

Price as at 19/08/2020 and is subject to availability • individual legal contracts apply for both the home and the land • House prices includes GST • The price does not include additional fees relating to the building and / or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land • Refer to the Magnificent Homes Inclusions brochure for inclusion details • Image shown may depict fixtures, finishes and features not supplied by Magnificent Homes • Façade image is indicative only and for illustrative purposes, image may also depict optional colour upgrades such as lighting, feature bricks, landscaping, fencing and cladding type which incur additional charges • Magnificent Homes reserves the right to change prices without notice • For more detailed information on this package please speak to a Build and Design Consultant • Magnificent Homes Pty Ltd ABN 25 630 687 839 – BC License No. 103106. All rights reserved.

LOT 2 – 56 CATALINA DRIVE LAKELANDS

HOME SIZE: 246.5 M²

BLOCK SIZE: 341 M²



FROM \$355,000

It's an entertainer's heaven, open plan living with the large kitchen overlooking the spacious dining and living rooms and out over to the outdoor living area. Slide open the doors and let the cooling breezes drift in through the continuous flow, expanding your living area and letting you take advantage of the wonderful alfresco lifestyle this home gives you

Four spacious bedrooms, including a resort-style master suite with large walk-in robe and ensuite, make this a home where everyone can have a space of their own. Each bedroom has a built-in robe.

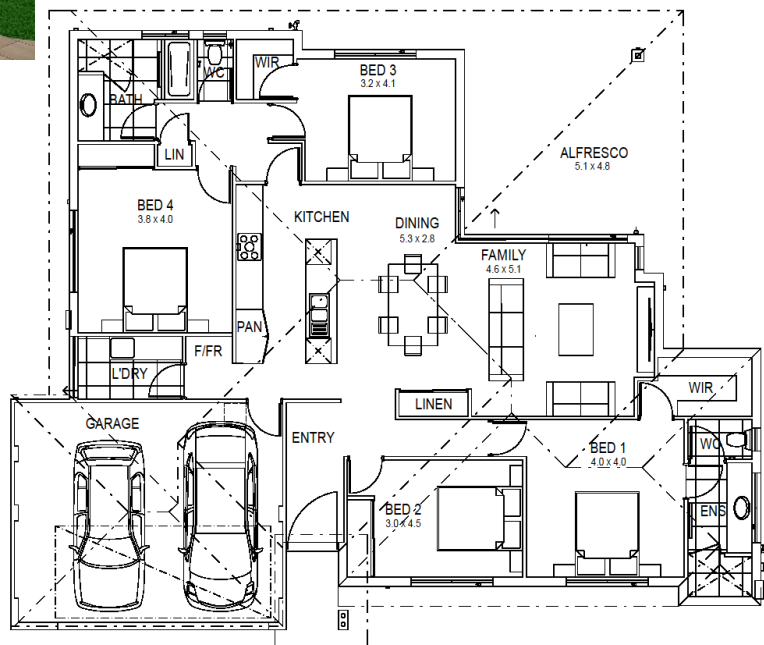
AREA

| | |
|--------------|----------------------------|
| HOUSE | 177.05m ² |
| ALFRESCO | 21.96m ² |
| GARAGE | 42.75m ² |
| PORTICO | 4.73m ² |
| TOTAL | 246.49m² |



INCLUSIONS

- Ducted air conditioning
- All external brickwork rendered and painted
- Timber frame with Colourbond Roof
- 90cm freestanding stainless steel cooker and rangehood
- 20mm Quartz stone benchtops to kitchen, bathroom and laundry
- Wooden Shutters to windows
- Choice of 600 x 300 Porcelain Rectified tiles throughout main living areas and quality carpet to bedrooms
- 1200mm Soft close Pivot Front Door



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LOT 3 – 56 CATALINA DRIVE LAKELANDS

HOMES SIZE: 248.3 M²



FROM \$365,000

BLOCK SIZE: 351 M²

The open plan living and dining area off the kitchen, allows for natural light and sunny spaces to overflow in this beautiful design with a spacious island bench in the gourmet kitchen.

Four spacious bedrooms, including a resort-style master suite with large walk-in robe and ensuite, make this a home where everyone can have a space of their own. Each bedroom has a built-in robe.

Elevated house with unobstructed views to marvel at the stunning sunsets each evening as you enjoy your time with the family.

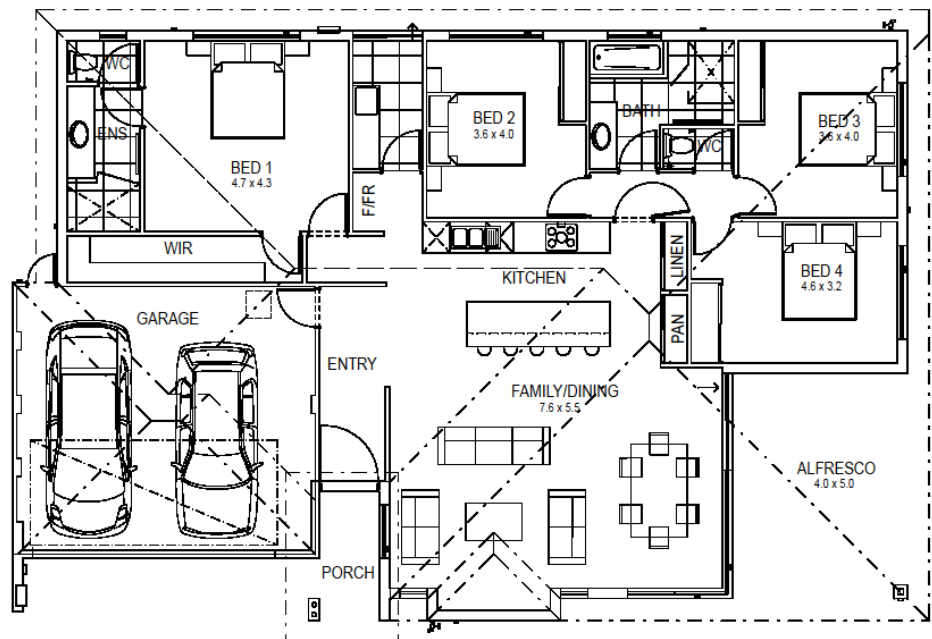


AREA

| | |
|--------------|----------------------------|
| HOUSE | 179.67m ² |
| ALFRESCO | 19.83m ² |
| GARAGE | 42.59m ² |
| PORTICO | 6.21m ² |
| TOTAL | 248.30m² |

INCLUSIONS

- Ducted air conditioning
- All external brickwork rendered and painted
- Timber frame with Colourbond Roof
- 90cm freestanding stainless steel cooker and rangehood
- 20mm Quartz benchtops to kitchen, bathroom and laundry
- Wooden Shutters to windows
- Choice of tiles throughout main living areas and carpet to bedrooms
- 1200mm Soft close Pivot Front Door



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KITCHEN

600mm stainless steel multi-function electric oven
900mm stainless steel 5-burner gas cook top
900mm stainless steel canopy rangehood
20mm Quartz stone bench tops
Feature island bench top where drawn
Soft closing 2pac lacquer polish doors
Soft closing 2pac lacquer polish drawers on rollers
Pantry with four white lined shelves
Dishwasher provision including GPO and cold tap
Microwave recess including GPO
Porcelain tiled splashback up to Canopy rangehood
Chrome finish sink mixer tapware
Double Bowl stainless steel sink

ENSUITE AND BATHROOM

20mm Quartz stone bench tops
Soft closing 2pac lacquer polish doors
Vitreous China hand basins throughout
Clear glazed framed shower screens with pivot shower screen door
Frameless full width and ceiling height vanity mirrors
Chrome finish mixer tapware and accessories
Soft closing 2pac lacquer polish doors
Designer towel rails and toilet roll holders
1675mm acrylic bath tub
Close-coupled dual flush toilets with soft-closing seats and vitreous china cisterns
Privacy latches as applicable
2 metre high wall porcelain tiling to showers with mitred edges
Porcelain floor tiling and two (2) rows of skirting tile with mitred edges

LAUNDRY

20mm Quartz stone bench tops
Soft closing 2pac lacquer polish doors
Chrome finish sink mixer tapware
Auto washing machine taps
Linen cupboard with four white-lines shelves
Square Tile insert Floor Wastes
Porcelain floor tiling and two (2) rows of skirting tile with mitred edges
45L Underbench stainless steel sink

INTERNAL

Midland Brick Maxi Brick™ internal walls
31c high ceilings to entry, family and dining
28c high ceilings to remainder of home
Featured recessed ceilings and bulkheads [where included in design]
75mm coved cornice throughout
Metal corner beading to all internal walls
Full painting in Dulux paint colour to ceilings, cornices, door frames, doors and shelving fronts(excludes internal walls)
Deluxe profile metal door frames
Corinthian readicote flush internal doors
Gainsborough lever door furniture throughout
Privacy latches as applicable
Vertical Roller Blinds to 25c high windows and sliding doors
Wooden Shutters to windows to remainder
Light points to all rooms and passages with designer switch plates
Double power points throughout with designer switch plates
LED Downlights to entry, family, kitchen, dining
Two hard-wired smoke detectors
Two ethernet data / telephone points
Built in Robe with shelf and rail
Full height vinyl sliding doors to robes and linen
4.1 Batt ceiling insulation to house (excludes alfresco and garage)
Exhaust fans with dampers flued to external air

PEACE OF MIND INCLUSIONS

HIA Fixed price Contract
Housing Indemnity Insurance
HomeGuard PB Physical Termite Barrier
Termite Collars (FMC HomeGuard Flexi Collars) to all penetrations
Termite (white ant) chemical treatment
Hot-dipped galvanised steel lintels throughout
T-bar included to garage
8 meter power run in from mains
100mm concrete hardstand to garage

SITE WORKS AND SERVICES

Site Survey and re-pegging of your block
Standard Engineers details included to Class A sites
Building permit and water corporation fees
6 star Energy Assessment and Report
Cost of plans and specifications
Preparation of full working drawings
8 meter water and sewerage run-in from last connection point
8 meter power run in from mains
Full construction and site clean and house clean
NBN Provision – Builders standard package including enclosure

EXTERNAL

Midland Brick 2c face brick construction or Midland Brick Maxi Brick™ if fully rendered
Cream Mortar Joints - rolled
Colourbond steel roof at 25° pitch
Colourbond steel downpipes, gutters and fascia
H2 Treated pine roof timbers
Full painting in Dulux paint colour to Render
Painting in Dulux paint colour to Meterbox and eaves
Remote control sectional garage door
28c ceilings to garage and alfresco
Fibre cement ceilings to garage
Plasterboard ceiling to alfresco
Rinnai 26L instantaneous hot water system
Two (2) garden taps, one front and one rear
Key-locked aluminium windows and sliding doors
Weather draught seals to all external doors
1200mm Wide Soft Close 6 lite Meranti Pivot Front Door

Please note all homes designs are required to comply with the energy efficient rating provisions of the Building Code of Australia. The final price will be subject to change based upon independent accredited assessment of the home, taking into consideration the site location, climate zone, orientation, materials selected, and variations made to the standard plan.

Please also note that this home design has not been drawn to comply with any particular applicable residential design code, and will be subject to any relevant and applicable DAPs, design guidelines, building covenants and/or planning policies.

Additionally, no allowance for site works before basic service connections has been made and any patterns, paint colours, laminated selections, plumbing accessories and/or other items not specifically detailed in the specification above are from our standard builders range.

The specification set out above is correct at the time of printing, however products are subject to change with our notice.