

LAND DETAILS

ARCADIA WOODS

Lot:	15	Street:	Arcadia Boulevard
Size:	486m ²	Suburb:	Pimpama, Qld, 4209
Price:	\$224,900.00		

HOUSE DETAILS

COLOUR SCHEME: BRUSHWOOD

House Type:

EDEN LH F B

Price: \$198,045.45

GST: \$19,804.55

\$217,850.00

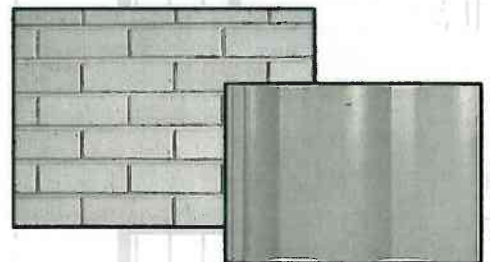
PLUS Site Works: \$6,000.00

HOUSE PRICE: \$223,850.00

TOTAL PACKAGE

TOTAL PRICE: \$448,750.00

Brushwood



Roof Tiles
Guttering
Fascia

Brushwood
Bushland
Evening Haze

Downpipes
Front Door
Bricks

Evening Haze
Bushland
Almond "Urban One"

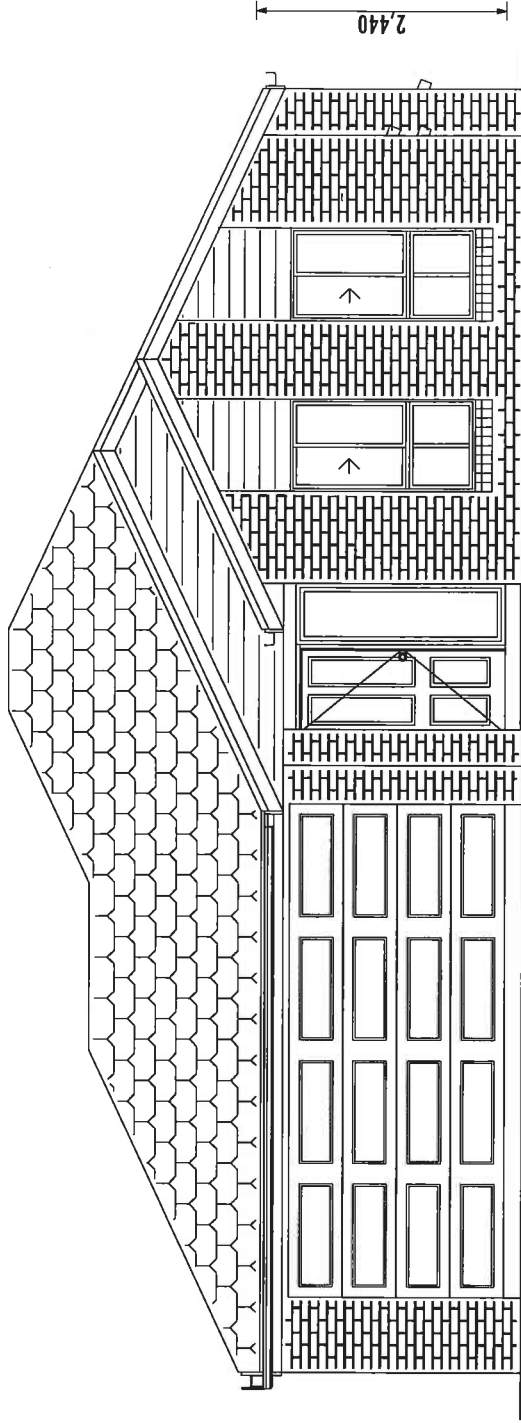
Mortar
Windows
Screens

Natural
Silver

Lifestyle Patio
Render Feature
Garage
Gable

White
Woodland Grey
Bushland
Evening Haze

* Visual aid is typical of colours only
* Kitchen and bathroom may vary to actual
* E&EO



FACADE B

SCALE 1 : 50

Hayman Homes

BSA Lic. No. 727372

PO Box. 1198 Surfers Paradise

QLD 4217

Ph. 55385988 Fax. 55385958

"THE EDEN"

PROPOSED RESIDENCE:

LOT 15 ARCADIA BOULEVARD
PIMPAMA QLD 4209

NOTE ALL FIGURED
DIMENSIONS TAKE
PRECEDENCE OVER
SCALED SIZES.



WIND CLASS.:
N 2.

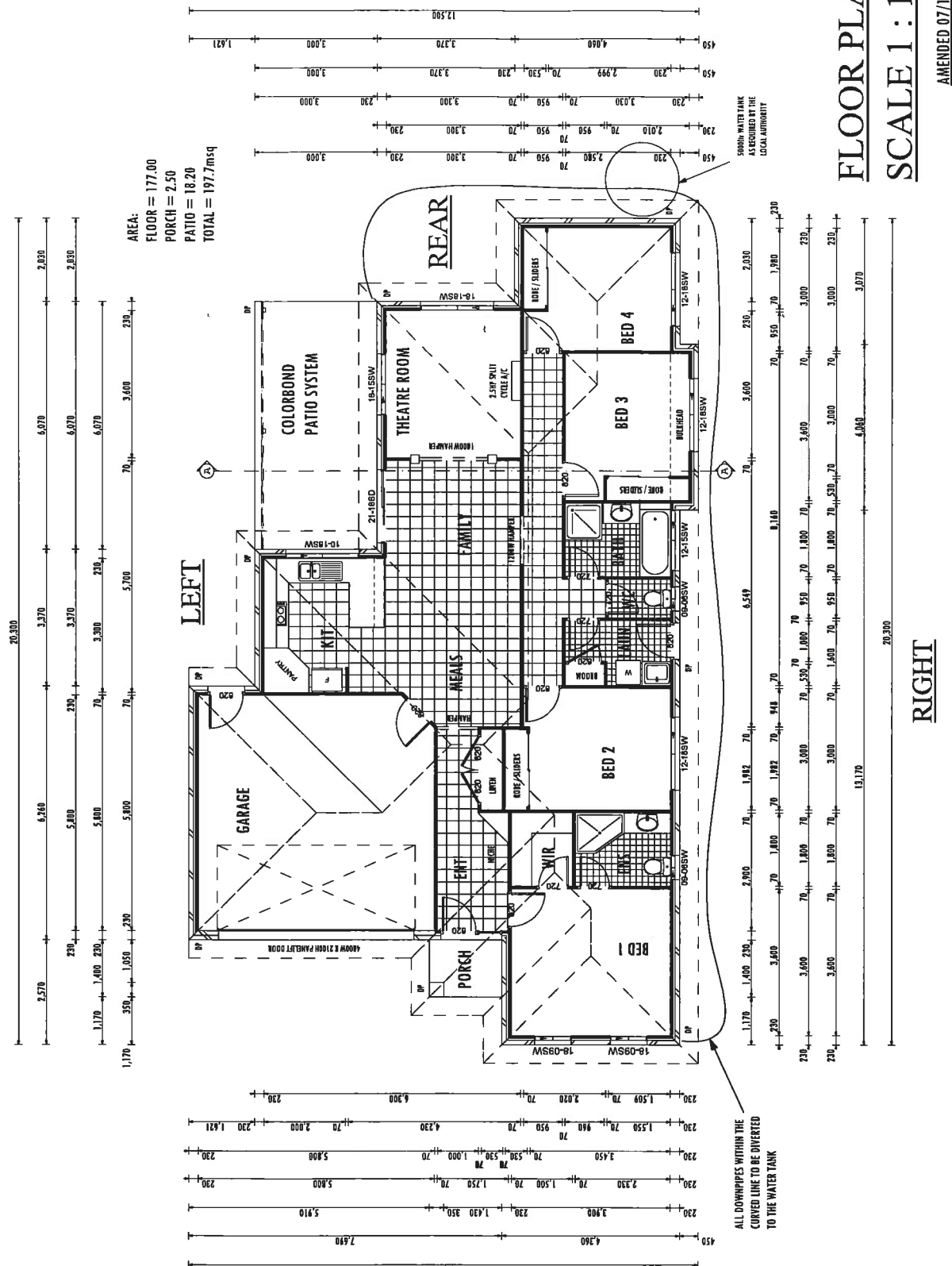
PLAN NO.:

DATE:

16 / 10 / 2007

NO. IN SET:

- NOTES:
- PROPOSED SYSTEM OF TERMITES PROTECTION FOR RESISTANCE WILL BE "KORDON" IN ACCORDANCE WITH AS 3660.
 - ALUMINIUM FRAMED SLIDING WINDOWS INSTALLED IN ACCORDANCE WITH AS 1288.
 - CARPET TO LIVING AND BEDROOMS
 - INSULATION TO THE CEILING & SARKING TO THE EXTERNAL WALLS
 - CEILING FANS X 6
 - REMOTE DOOR CONTROL
 - PERGOLA WITH ROOF
 - SECURITY SCREENS
 - DISHWASHER
 - EXHAUST FANS X 2
 - CHROME UPGRADE
 - ONE 2.5HP SPLIT CYCLE AIRCONDITIONER TO BE FITTED
 - INSTANTANEOUS GAS HOT WATER SYSTEM AND GAS COOKTOPS TO BE FITTED
 - 40% FLOURO LIGHTING
 - 5000lit WATER TANK TO BE INSTALLED AS REQUIRED BY THE LOCAL AUTHORITY



AREA:
 FLOOR = 177.00
 PORCH = 2.50
 PATIO = 18.20
 TOTAL = 197.7msq

FLOOR PLAN
SCALE 1 : 100

AMENDED 07/10/2008

<p>Hayman Homes BSA Lic. No. 727372 PO Box. 1198 Surfers Paradise QLD 4217 Ph. 55385988 Fax. 55385958</p>	<p>"THE EDEN"</p>	<p>PROPOSED RESIDENCE: LOT 15 ARCADIA BOULEVARD PIMPAMA QLD 4209</p>		<p>WIND CLASS.: N 2.</p>	<p>DATE: 16 / 10 / 2007</p>
				<p>PLAN NO.:</p>	<p>NO. IN SET: 2 OF 6</p>

NOTE ALL FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES.



132 Ashmore Road Benowa Q 4217
PO Box 686 Surfers Paradise Q 4217
PO Box 912 Morayfield Q 4507
Tel 07 5570 6200
Fax 07 5597 7655

3rd August, 2009

To whom it may concern:

RE: ARCADIA WOODS, PIMPAMA, QLD, 4209

Please be advised based on comparable rentals achieved for similar 4 bedroom homes, with ensuite, large lounge and dining area, covered outdoor entertaining area, air conditioning in the family room, double remote garage, 12 months lawn maintenance and a water tank in the above mentioned area, the expected rental is \$390—\$400 per week.

With the position of this property and also the presentation and inclusions, we would expect that a tenant could be secured within a very short time.

Should you need further information please do not hesitate to contact the writer.

Yours faithfully,
SAS PROPERTY GROUP

A handwritten signature in blue ink, appearing to read 'Rebecca Fields'.

Rebecca Fields
Property Manager

Disclaimer:

We advise that the figure represents an assessment of the current market value and although every care has been taken in arriving at this figure, we stress that it is an estimate only and is not to be taken as a sworn valuation.

We must add the warning that we shall not be responsible should the estimate or any part thereof is incorrect in any way.