

## LAND DETAILS

### ARCADIA WOODS

Lot: 18 Street: Arcadia Boulevard  
Size: 420m2 Suburb: Pimpama, Qld, 4209  
Price: \$209,900.00

## HOUSE DETAILS

COLOUR SCHEME: GUMNUT

House Type:

EDEN LH F C

Price:

\$197,136.36

GST:

\$19,713.64

\$216,850.00

PLUS Site Works:

\$6,000.00

HOUSE PRICE:

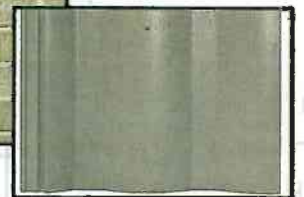
\$222,850.00

## TOTAL PACKAGE

**TOTAL PRICE:**

**\$432,750.00**

# Gumnut



**Roof Tiles**

**Guttering**

**Fascia**

**Downpipes**

**Front Door**

**Bricks**

**Mortar**

**Windows**

**Screens**

**Lifestyle Patio**

**Render Feature**

**Garage**

**Gable**

Gumnut

Sandbank

Woodland Grey

Sandbank

Woodland Grey

Kensington Cream  
"Sovereign"

Off White

Silver

Cream

Woodland Grey

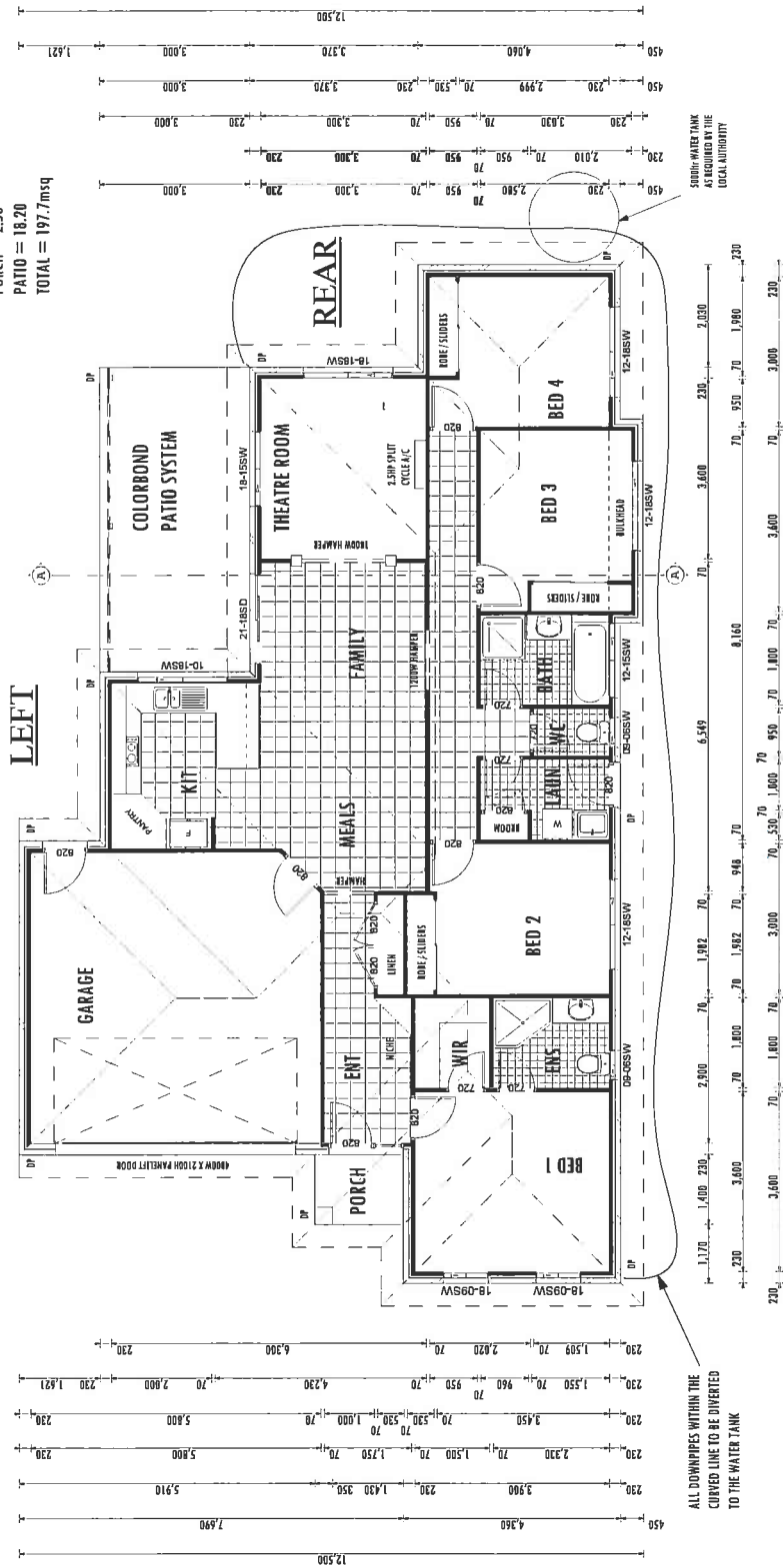
Woodland Grey

Sandbank

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

- NOTES:
- PROPOSED SYSTEM OF TERMITE PROTECTION FOR RESISTANCE WILL BE "KORDON" IN ACCORDANCE WITH AS 3660.
  - ALL ALUMINIUM FRAMED SLIDING WINDOWS INSTALLED IN ACCORDANCE WITH AS 1288.
  - CARPET TO LIVING AND BEDROOMS
  - INSULATION TO THE CEILING & SARKING TO THE EXTERNAL WALLS
  - CEILINGS FANS X 6
  - REMOTE DOOR CONTROL
  - PERGOLA WITH ROOF
  - SECURITY SCREENS
  - DISHWASHER
  - EXHAUST FANS X 2
  - CHROME UPGRADE
  - ONE 2 SHP 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 = 197.7 msq



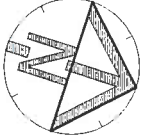
# FLOOR PLAN

## SCALE 1:100

AMENDED 07/10/2008

DATE: 16 / 10 / 2007  
 NO. IN SET: 2 OF 6

WIND CLASS.: N 2.  
 PLAN NO.:

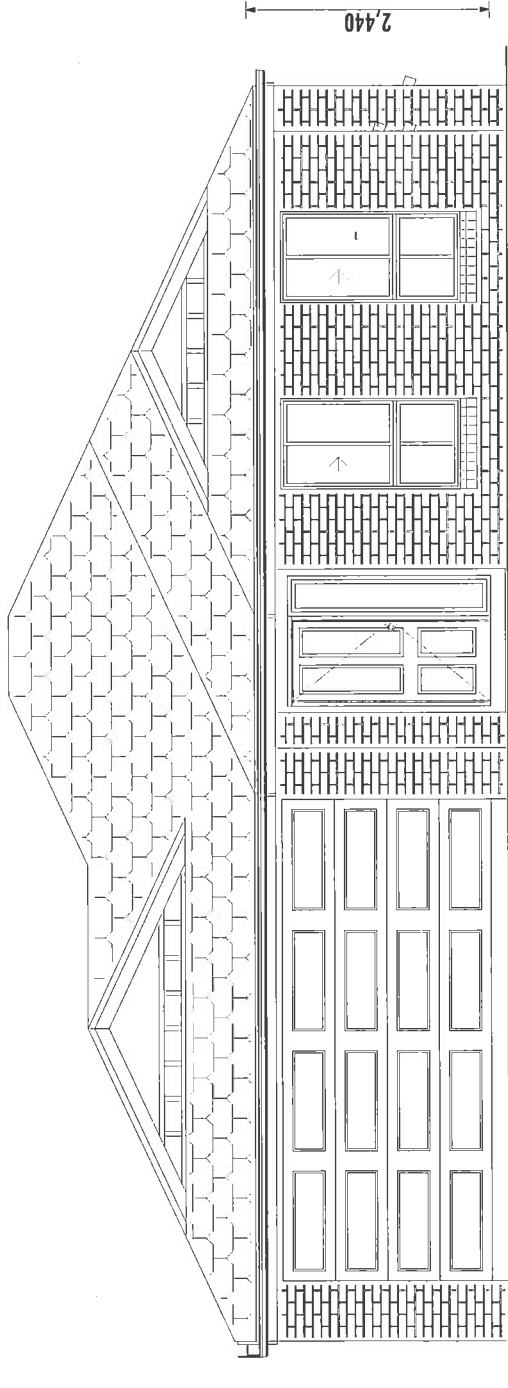


PROPOSED RESIDENCE:  
 Lot 18 Arcadia Boulevard  
 Arcadia Woods  
 Pimpama Qld 4209

"THE EDEN"  
 NOTE ALL FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES.

Hayman Homes  
 BSA Lic. No. 727372  
 PO Box. 1198 Surfers Paradise  
 QLD 4217  
 Ph. 55385988 Fax. 55385958

ALL DOWNPIPS WITHIN THE CURVED LINE TO BE DIVERTED TO THE WATER TANK



**FACADE C**

**SCALE 1 : 50**

**Hayman Homes**

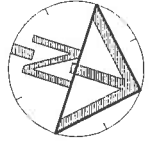
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" THE EDEN "

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NOTE ALL FIGURED  
 DIMENSIONS TAKE  
 PRECEDENCE OVER  
 SCALED SIZES.

Lot 18 Arcadia Boulevard  
 Arcadia Woods  
 Pimpama Qld 4209



WIND CLASS.:  
 N 2.

PLAN NO.:

DATE:

16 / 10 / 2007

NO. IN SET:



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', is written over a light blue circular stamp.

**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.