

The Property

Lot 2501, Shorehaven Estate, Alkimos



Hyams

\$880,352

Property Specifics

EOI Deposit: \$3,000

Land Price: \$409,000



Land Size: 375m²

Land Title: REGISTERED

House Price: \$471,352

House Size: 185.58m²

Elevation:

Configuration:  4  2  2

Disclaimer: Images are illustrative only. Minor variations may occur. You have a choice of 3 Designer Elevations. Rental Appraisal is an estimate on todays demands and may change at any time

Inclusions

- Choice of 3 x Designer Elevations** with Two Tone Acrylic Render
- 20mm Stone bench tops to kitchen
- Split reverse cycle air-conditioning unit to living area (2 x for Dual Living)
- Internal wall painting
- Choice of Hybrid Plank flooring (Builders Standard Range), Vinyl Plank flooring (Builders Standard Range) or 450 x 450 Tiles (Concrete Range), to main floor areas excluding wet areas
- Roller blinds throughout (Excludes wet areas)
- LED Down-lights throughout
- Carpet & Underlay to bedrooms (Builders Standard Range)
- 900mm range-hood, hotplate and oven* (will be 600mm in Dual Living ancillary) with 5 year warranty.
- Dishwasher (2 x for Dual Living)
- Side gate, fence and fixed panel (where shown)
- Paved driveway (up to 6m), crossover, alfresco & porch (Builders standard range pavers) +
- Clothesline (2 x for Dual Living)
- Letterbox (2 x for Dual Living)
- TV Antenna
- Vinyl sliding robe door to Linen
- Overhang on Island Bench
- Mirrored sliding robe doors to Bedrooms*

INSIDE

- Painted metal internal door frames
- Painted flush panel internal doors
- Privacy latches to bathrooms & WC
- Robes with shelf and rail to bedrooms
- Laminated bench tops to bathrooms
- Bank of 4 drawers to kitchen
- 4 x lined shelves to linen and pantry +
- Dual flush toilet
- Chrome mixer taps throughout
- 1520mm bath to bathroom +
- Up to 2m high tiling to shower recesses
- Frame-less mirrors to Ensuite and Bathroom
- Floor tiling to laundry, bathroom & WC
- Flumed exhaust fans to bathrooms & WC
- Hard plaster (white set) to internal
- R4 Ceiling insulation to entire home and garage
- Double power points throughout
- 2 hardwired smoke detectors (4 x for Dual Living)
- 2 digital TV points (Living & Master Suite)
- 1 Data / Phone point
- Additional DGPO to theatre
- Mitered tiling to throughout
- 75mm Cove or Symphony cornice throughout
- Semi frame-less glass shower screen to Bathroom & Ensuities
- 28c Ceilings throughout (Excluding Alfresco, Garage & Porch)
- Soft close drawers and cupboards
- Water tap to fridge recess (x2 for Dual Living)

OUTSIDE

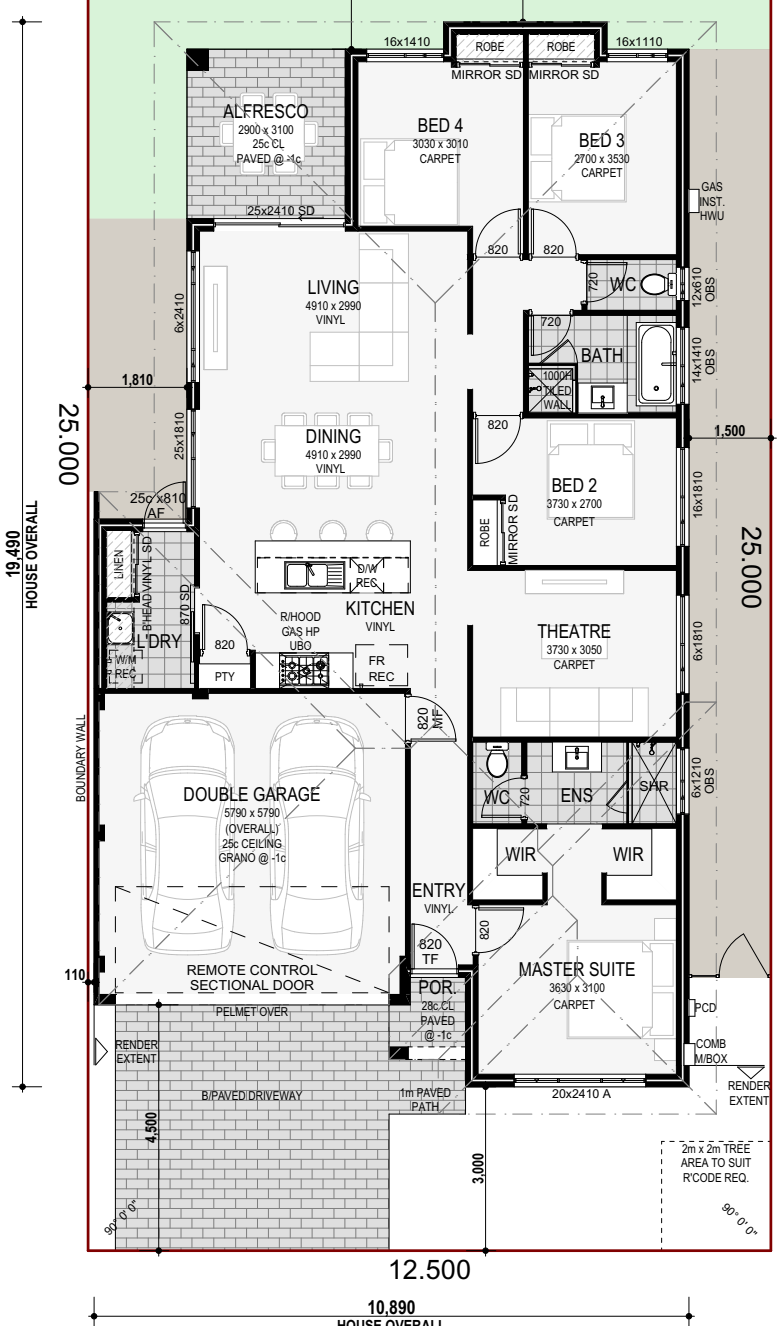
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights to porch & alfresco
- 2x external taps (4 x for Dual Living)
- Instantaneous gas HWS (2 for Dual Living)
- Powder coated aluminum windows & sliders
- Fly-screens to all windows & frames
- 5mm clear glass throughout
- Perimeter termite treatment
- 25 Degree foot pitch
- DGPO to alfresco
- Rear door to garage (where shown)
- Side gate, fence and fixed panel
- Courtyard paving (where shown)
- Sectional garage door with 2 remotes
- Front landscaping prep

CONSTRUCTION

- N2 Wind Rating
- Retaining Wall Inspection*
- Traffic-able Lid to sewer*
- National Construction Code (NCC) 2022 compliant
- BCA Compliant
- HIA Fixed price contract
- Full working drawings
- Full indemnity insurance
- NBN Conduits
- Lifetime structural guarantee
- Firewall to Underside of Roof to suit BCA
- (If required) (Dual Living)
- Water & Gas Sub Meters to
- Ancillary (Dual Living)
- Sub-Combo Meter Box to Ancillary (Dual Living)
- Verge tree protection*
- BAL Report

*Where applicable.

Design



SITE COVERAGE	
SITE AREA	312.50m ²
SITE COV. AREA	174.48m ²
SITE COV. =55.8%	

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**28c CEILING LEVELS
THROUGHOUT UNLESS
NOTED OTHERWISE**

TURF AREA: 41.74m²

MULCH AREA: 35.36m²

PROPOSED AREAS - TRADITIONAL		
NAME	AREA	PERIMETER
ALFRESCO	8.990	12.000
DOUBLE GARAGE	32.535	22.980
HOUSE	141.446	60.760
PORCH	1.905	5.800
	184.876 m²	

Stage Plan

SHORE
haven

Stage Plan
OCEAN'S RISE STAGE 2



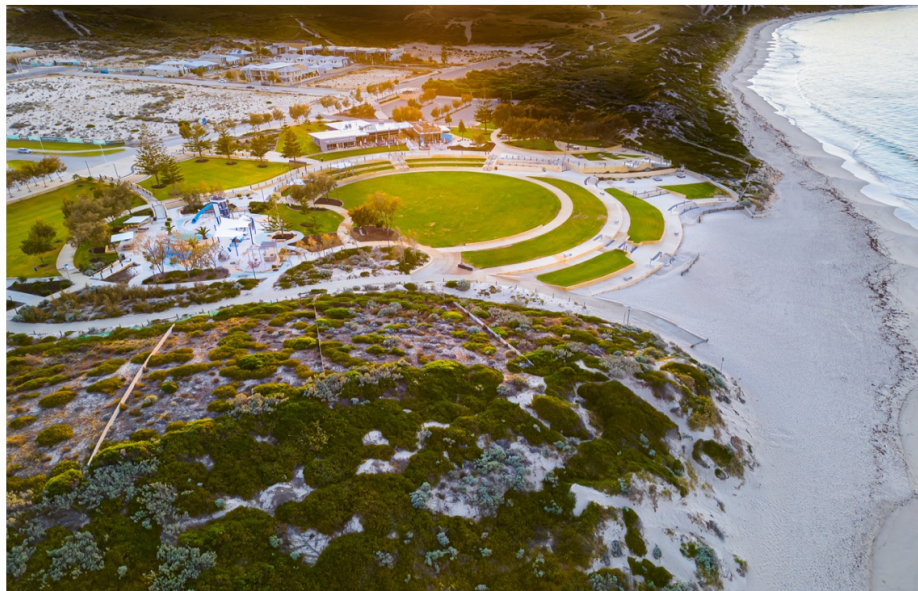
LEGEND

- Ocean's Rise Stage 2
- Previous Stage
- Future Release
- Future Stage
- Mixed Use/Commercial
- 15.17 Lot Height
- Retaining Wall
- Sold

Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make enquiries as they deem necessary to satisfy themselves on all matters in this respect. All dimensions and areas are subject to survey and may change without notice and The Office of Titles should be consulted for final lot dimensions.

Estate Information

Discover our vibrant beachside community, where your unique way of life is ready and waiting. Spend every day down at our 1.7km of Shorehaven Beach, directly accessed from Waterfront Park. Enjoy making memories in your brand new home, situated just a short walk from life's essentials.



Masterplan



Aerial View



Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL