

The Property

Lot TBA, Vista Estate, Karnup



Surfers Paradise

\$740,845

Property Specifics

EOI Deposit: \$3,000

Land Price: \$288,000*

Land Size: 313m²

Land Title: JAN REGISTER

House Price: \$468,845

House Size: 161.09m²

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 today's 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	
% ALLOWED	55%
SITE AREA	250.00m ²
SITE COV. AREA	159.16m ²
SITE COV. =63.7%	

28c CEILING LEVELS THROUGHOUT UNLESS NOTED OTHERWISE	
MULCH AREA: 13.76m ²	
TURF AREA: 17.50m ²	

PROPOSED AREAS - CONTEMPORARY		
NAME	AREA	PERIMETER
ALFRESCO	7.567	11.180
DOUBLE GARAGE	32.598	22.980
HOUSE	126.699	59.240
PORCH	1.775	5.480
	168.639 m ²	

Stage Plan

Estate Information

Masterplanned for active coastal living.

Vista Private Estate is thoughtfully designed to embrace an active lifestyle. Footpaths connect you to Singleton Village Shopping Centre, scenic parklands with fitness equipment, and the Singleton Foreshore—just 1.5 km or a 10-minute jog from home. Staying healthy has never been easier.



Nature's playground at your fingertips

For those who love the great outdoors, Vista Private Estate offers endless opportunities to stay active. With Singleton Beach just minutes away, along with nearby parks, sports clubs, and golf courses within easy reach, every day is an adventure waiting to happen.



Aerial View



Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL