



Marble

4 2 3 2

Redbank Plains

168 Cooper Drive, Six Mile Creek Stage 3

## Features

- 3 Bedrooms with BIR
- Open plan Family/Dining/Kitchen
- Covered outdoor entertaining area
- Single lock-up garage with internal entry
- Ensuite to Master Bedroom with W.I.R
- Separate family accommodation with:
  - 1 Bedroom with BIR
  - Open plan Family/Dining/Wet bar
  - Covered outdoor entertaining
  - Single lock-up garage with external entry

**Package \$484,550**

Land 450 m<sup>2</sup> \* \$188,000

House 218 m<sup>2</sup> \* \$296,550

Proposed Rent \$560 to \$600

Solar Income \$25



Note: If image shows Colorbond roof and render this is extra from standard.  
External lights are non-standard. House illustration is an artist impression only. House size is only a guide, measurements may differ in actuality.





# \$25

/WEEK MORE INCOME FOR LANDLORDS

*A typical roof could produce an extra \$25  
per week of income with SunYield®.*

# -30%

DISCOUNTED RATES FOR TENANTS

*Tenants get a 30% discount on power used  
that is generated by the panels.*

# 6.5kW

OF SOLAR PANELS WORKING FOR YOU

*The 6.5kW system included with SunYield® can  
produce up to 10,000kWh per year.*





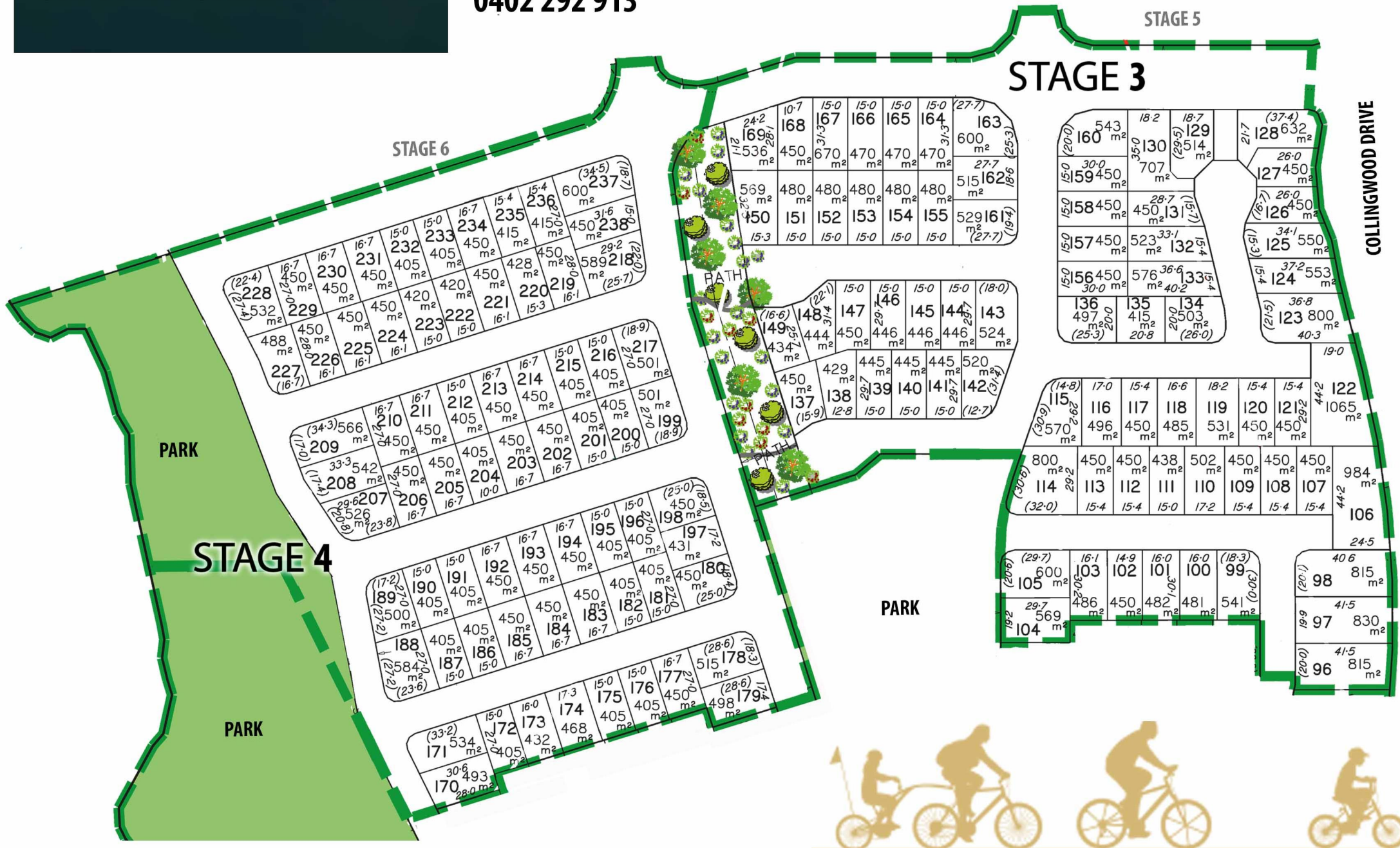
RELAX · ENJOY · GROW

# SIX MILE CREEK ESTATE

LAND SALES

**MICHAEL STARR**

**0402 292 913**



January 2018

**APPRAISAL OF RENTAL VALUE**

**Six Mile Creek Estate**

**Collingwood Park QLD 4301**

As the market leader in property management services for investors, MPM Property are proud to offer you a rental appraisal in this premium residential estate.

Based on the following characteristics of your property, I anticipate a rental return could be achieved as below:

Dual Dwelling Home

3 Bedroom Duplex \$320 to \$340 per week + 1 Bedroom Unit \$240 to \$260 per week

Unit 1 – 3 Bedrooms, 2 Bathrooms, Single Lock Up Remote Garage, Outdoor Area, Fenced & Landscaped Yard

Unit 2 – 1 Bedroom, 1 Bathroom, Single Lock Up Remote Garage, Outdoor Area, Fenced & Landscaped Yard

Our team would be delighted to manage your investment and work to ensure your property is achieving the best possible rental price and maximising your return on investment.

As a client of MPM Property we want to ensure you are kept fully updated with the market. Prior to the completion of your investment property (approximately 12 – 14 weeks), we would be happy to provide you with a current update.

If you have any questions we are happy to assist you. Please contact us on 07 3812 3212 or email [clientmanager@mpmproperty.com.au](mailto:clientmanager@mpmproperty.com.au). We look forward to talking to with you again soon.

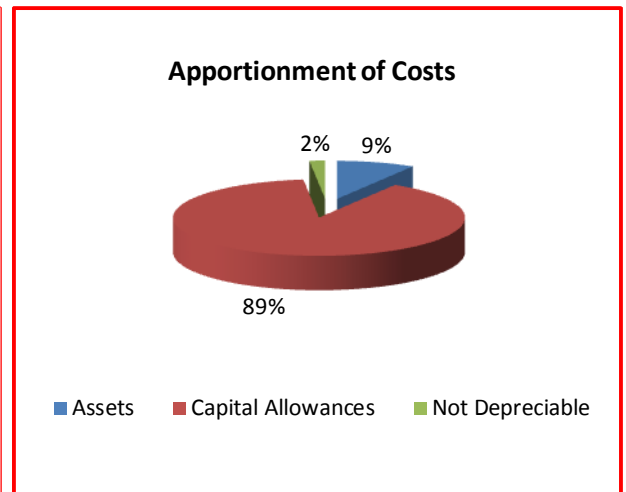
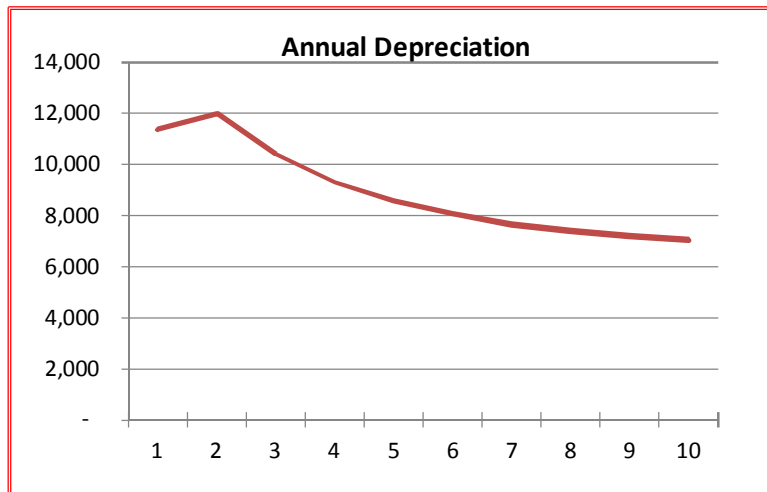
Regards,



Jessica King  
Client Manager  
**MPM Property**

Indicative Tax Depreciation and Capital Allowances Schedule for  
Choice Homes Typical "Marble" Duplex Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	4,800	6,550	11,350
2	5,450	6,550	12,000
3	3,850	6,550	10,400
4	2,750	6,550	9,300
5	2,000	6,550	8,550
6	1,500	6,550	8,050
7	1,125	6,550	7,675
8	850	6,550	7,400
9	650	6,550	7,200
10	500	6,550	7,050
Balance Yrs 11-41	2,000	196,500	198,500
<b>TOTAL</b>	<b>\$ 25,475.00</b>	<b>\$ 262,000.00</b>	<b>\$ 287,475.00</b>



**Notes:**

This Schedule is based on a Construction Cost of **\$292,500** and the assumption that the first year will comprise 365 days\*.

**This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.**

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

**\*Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**



# Pampero

COLOUR SELECTION



EXTERNAL ROOFTILE



EXTERNAL COLORBOND

The Pampero impresses with its strong earthy overtones, evoking a classic style and creating a welcoming home of harmony and warmth.

## Brick House

Brick: ..... Pepper  
Joints: ..... Raked  
Mortar: ..... Natural

## Rendered House

Feature Brick: ..... Linseed  
Joints: ..... Raked  
Mortar: ..... White

## External Walls Render

Colour: ..... Floral White

## Feature Render or Cladding

Colour: ..... Shale Grey / Fossil Creek

## Roof

Roof Tile Colour: ..... Limestone  
Tile Profile: ..... Designer  
Colourbond® Roof: ..... Standard profile  
Colourbond® Colour: ..... Windspray

## Colour bond® Fascia & Gutter

Fascia Colour: ..... Windspray  
Gutter Colour: ..... Windspray  
Downpipe Colour: ..... Floral White

Driveway / Paths: ..... Exposed aggregate

## Window / Flyscreen Frames

Colour: ..... Anm

## Garage Door

Type: ..... Colourbond® Woodgrain Panelift  
Style: ..... SEQ-Contemporary / Mackay-Tuscan  
Colour: ..... SEQ-Surfmist  
Mackay-Surfmist

## External Paint / Finishes

Metre Box: ..... Floral White  
Gable Trim: ..... Floral White  
Gables / Eave Lining: ..... Floral White  
Balustrading: ..... CB WINDSPRAY

Front Door Style: ..... XN6  
Front Door / Frame: ..... Stain Grade  
Entry Fixed Glass: ..... Obscure  
External Door Furniture: ..... Stainless Steel  
Front Door / Locks: ..... Deadlock & Entry Set  
Rear Door / Frame: ..... Floral White  
Rear Door Locks: ..... Deadlock & Entry Set

External Light Colour: ..... White  
Letterbox Colour: ..... Shale Grey  
Letterbox Style: ..... Milk Can  
Clothesline Colour: ..... Surfmist

Note: illustrations are an artists impression and are intended to be a visual aid only.  
Colours are as close as printing processes will allow but variations may occur.

**CHOICEHOMES.COM.AU**

## KITCHEN

Kitchen Benchtop: ..... Niebla  
Edging: ..... 20mm Arris

### Cupboard Fronts:

Cupboard Colour: ..... Warm White  
Handle Style / Position: ..... Standard

### Appliances

Cooktop: ..... Ceramic  
Oven / Rangehood: ..... Stainless steel  
Kitchen Sink: ..... Stainless steel with Flick Mixer  
Hot Water System: ..... 250lt Energy Efficient  
Laundry Tub: ..... White Metal with Stainless Steel Tub

### Tiles

Main Floor Tiles: ..... 1000556 Belga Grey Shine 450 x 450  
Kitchen Splashback: ..... 49313 Gloss White 100 x 300  
*Note: Kitchen /Laundry splashback tiles laid 300 side horizontal stack bond*  
Laundry Splashback: ..... 49313 Gloss White 100 x 300  
Laundry Floor/Skirting: ..... 1000556 Belga Grey Shine 450 x 450



## BATHROOM

### Bathroom / ensuite

Vanity Benchtop: ..... Niebla  
Cupboard Fronts: ..... Warm White  
Handle Style / Position: ..... Standard  
Tap Handles: ..... Chrome  
Bathtub / Basin: ..... White  
Mirror / Shower Frame: ..... White  
Shower Screen: ..... Clear Laminate  
Shower Soap Holder: ..... Chrome on Shower Rail  
Towel Rail: ..... Chrome  
Toilet Roll Holder: ..... Chrome  
Toilet Suite: ..... White

### Bathroom Tiles

Shower Floor: ..... 79947 Belga Grey 300 x 300  
Bathroom/Ensuite Floor: ..... 1000556 Belga Grey Shine 450 x 450  
*Note: Bath/Ensuite wall tiles laid 400 side vertical.*  
Bathroom/Ensuite Walls: ..... 97486 Gloss White 250 x 400  
Shower Feature Tile: ..... 32772 Stronboli Pencils  
*Note: Feature tile laid vertical 3 mosaic wide horizontal to wall adjacent to shower rose*  
WC Floor / Skirting: ..... 1000556 Belga Grey Shine 450 x 450



## LIVING

### Internal Paint / Finishes

Ceiling Cornice: ..... Watty1 White  
Wall Colour: ..... Comet Dust  
Wall Paint Type: ..... Velvet Sheen  
Skirting / Architraves: ..... Comet Dust  
Internal Door Style: ..... HAD6  
Internal Door Colour: ..... Comet Dust  
Interior Door Furniture: ..... Chrome

### Other Interior Paint / Finishes

Robe Frames: ..... White  
Robe Inserts: ..... Glacier  
Light Switches: ..... White  
Ceiling Fans: ..... Brushed chrome  
Carpet: ..... Beachcomber Cyber Grey  
Verticals: ..... Snow



Note: Illustrations are an artists impression and are intended to be a visual aid only.  
Colours are as close as printing processes will allow but variations may occur.

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2. EARTHWORKS
- a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required.
- b) Any variation at construction stage is to comply with Council policy on earthworks/drainage for residential sites.
- c) Site works indicated on this plan are for construction purposes only.
2. RETAINING WALLS
- a) All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites.
- b) Position of retaining wall may vary and must be verified by builder prior to commencement.
- c) Any variation at construction stage to comply with Council policy.
3. CONTOURS AND LEVELS
- a) Contours and levels shown on plan are taken from levels supplied by contour surveyor and no responsibility is taken for accuracy or cut and fill levels.

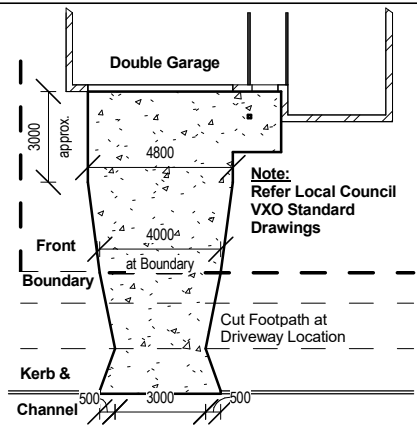
**NOTE:**  
STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.

MIN 100x75 DOWNPIPES ( EACH TO DRAIN MAX 40.00m sq. ROOF AREA) DISCHARGING INTO 100mm sq. S/W DRAINAGE PIPEWORK (EACH RUN CARRYING MAX CAPACITY OF 8 litres/sec) MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%

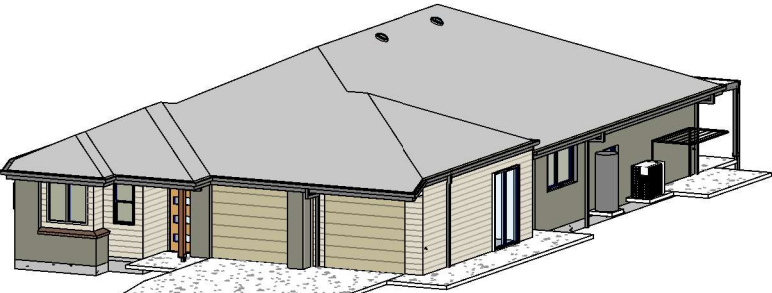
**EMERGENCY ACTION PLAN**

**EAP** ASSEMBLY AREA

 FOLLOW ARROWS

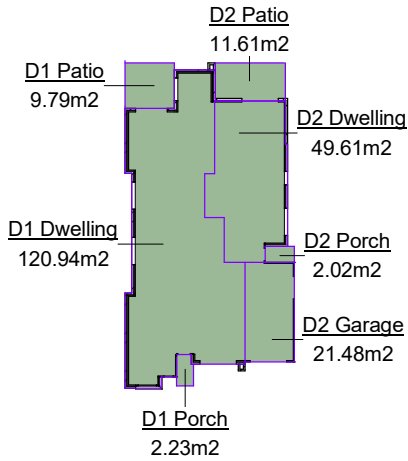


Typ. Driveway Layout



3D Site

External Concrete	
Type	Area
D1 AC ODU	0.98 m <sup>2</sup>
D1 Clothesline	5.61 m <sup>2</sup>
D1 Patio	9.79 m <sup>2</sup>
D1 Porch	3.34 m <sup>2</sup>
D1 Water Heater	0.49 m <sup>2</sup>
D2 AC ODU	0.98 m <sup>2</sup>
D2 Clothesline	6.50 m <sup>2</sup>
D2 Path & Porch	13.65 m <sup>2</sup>
D2 Patio	11.27 m <sup>2</sup>
D2 Water Heater	0.49 m <sup>2</sup>
Driveway	61.78 m <sup>2</sup>
Grand total: 11	114.89 m <sup>2</sup>



Area Plan  
1 : 500

Retaining Walls		
Type	Length	Area

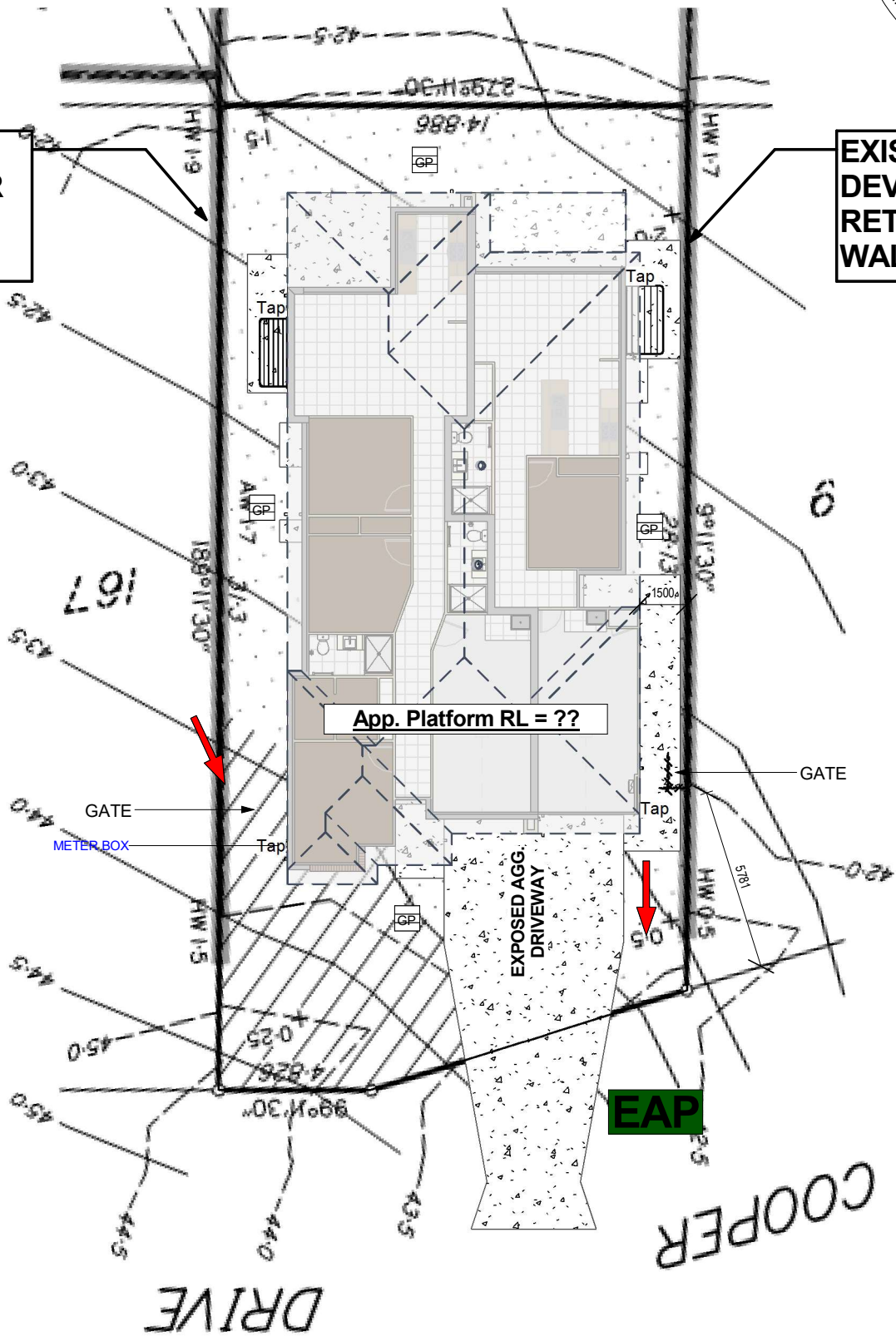
SITE COVERAGE = 48%

LOT AREA = 450m<sup>2</sup>

HOUSE FOOTPRINT = 218m<sup>2</sup>

EXISTING  
DEVELOPER  
RETAINING  
WALLS

EXISTING  
DEVELOPER  
RETAINING  
WALLS



Site Plan - Proposed  
1 : 200



ACN 061 632 862 LIC. No. 71541

P.O. BOX 396  
PARADISE POINT, QLD 4216

PHONE: 07-5501 3300 WEBSITE:  
FAX No: 07-5501 3399 www.choicehomes.com.au

SITE DETAILS:  
LOT 168  
COOPER DRIVE  
'SIX MILE CREEK'  
COLLINGWOOD PARK

HOUSE NAME:  
MARBLE (1) CBR

HOUSE TYPE:

CLIENT:

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 001a

DATE: 14.02.18

SCALE: As indicated

DRAWN:

CHECKED: JDM

JOB No: ISSUE  
A

PROPERTY DETAILS

S.P NUMBER	
PARISH	N/A
COUNTY	N/A
AREA	450m <sup>2</sup>

UBD REFERENCE

LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE

CBR - COLORBOND ROOF

A 14.02.18 PRELIMINARY

ISS DATE DESCRIPTION

Use figured dimensions at all times. Refer enquiries to CHOICE HOMES (QLD) PTY LTD. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.

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LEGEND

W.I.R.	WALK IN ROBE
BRM	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
DW	DISHWASHER
MW	MICROWAVE
F	FRIDGE SPACE
P	PANTRY
OHC	OVERHEAD CABINETS
DP	DOWN PIPE
SHS	SQUARE HOLLOW SECTION
tap	EXT. 12mm HOSE COCK
gas	NATURAL GAS POINT
FD	FLOOR WASTE
WH	HOT WATER SYSTEM
GWH	GAS HOT WATER SYSTEM
ISA	IONISATION SMOKE ALARM
MB	METER BOX
GM	GAS METER

Area Schedule

Name	Area	Perimeter
D1 Dwelling	120.94 m <sup>2</sup>	61.33 m
D1 Patio	9.79 m <sup>2</sup>	12.53 m
D1 Porch	2.23 m <sup>2</sup>	6.24 m
D2 Dwelling	49.61 m <sup>2</sup>	32.32 m
D2 Garage	21.48 m <sup>2</sup>	19.68 m
D2 Patio	11.61 m <sup>2</sup>	14.22 m
D2 Porch	2.02 m <sup>2</sup>	5.95 m
Grand total: 7	217.70 m <sup>2</sup>	



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HOUSE NAME:  
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HOUSE TYPE:

CLIENT:

CLIENTS SIGNATURE:

**SCALED AS INDICATED ON A3 PAPER**

DWG No: 002

DATE: 14.02.18

SCALE: 1 : 100

DRAWN:

CHECKED: JDM

JOB No:

ISSUE

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PROPERTY DETAILS

S.P NUMBER	
PARISH	N/A
COUNTY	N/A
AREA	450m2

UBD REFERENCE

LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE

CBR - COLORBOND ROOF

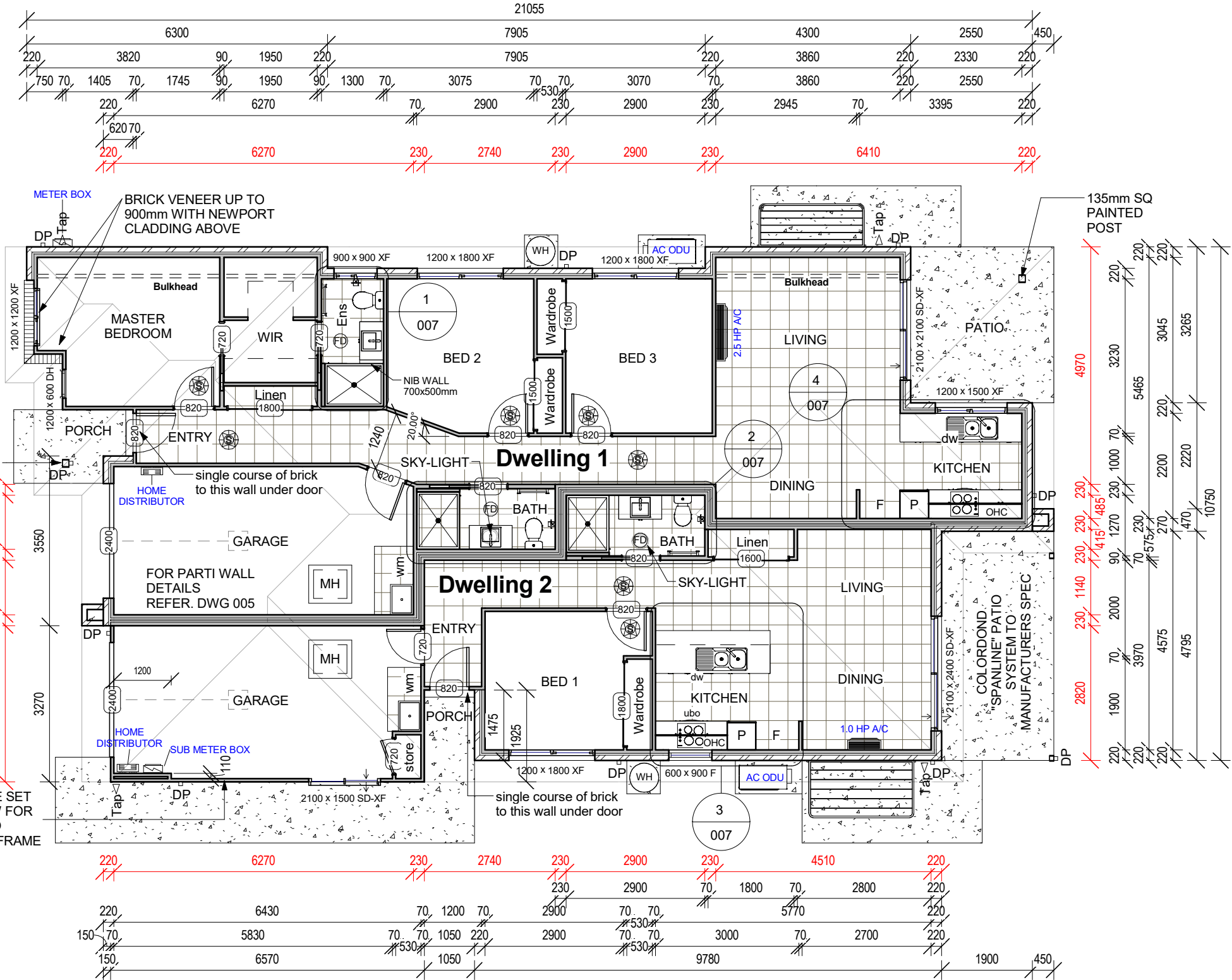
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Floor Tiles

Type	Area
D1 Bath	3.68 m <sup>2</sup>
D1 Ensuite	2.30 m <sup>2</sup>
D1 Laundry	1.17 m <sup>2</sup>
D1 Main Floor	37.78 m <sup>2</sup>
D2 Bath	3.68 m <sup>2</sup>
D2 Laundry	0.94 m <sup>2</sup>
D2 Main Floor	32.73 m <sup>2</sup>
	82.28 m <sup>2</sup>

Internal Walls

Type	Length	Area
Party Wall Int (70 Stud)	20.78 m	81.49 m <sup>2</sup>
Stud 70	59.28 m	110.60 m <sup>2</sup>
Stud 90	11.95 m	22.26 m <sup>2</sup>

Carpet

Type	Area
D2 Carpet	10.35 m <sup>2</sup>
D1 Carpet	38.16 m <sup>2</sup>

Floor Plan

1 : 100

- SELECTED COLORBOND ROOF @ °25 PITCH FIXED TO MANUFACTURERS SPEC.
- SELECTED COLORBOND FASCIA AND GUTTERING.
- EXTERIOR OF HOUSE TO BE BRICK EXCEPT WHERE NOTED
- SELECTED CLADDING TO ANY & ALL GABLES AND WHERE SPECIFIED



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HOUSE NAME:  
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HOUSE TYPE:

CLIENT:

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 004a

DATE: 14.02.18

SCALE: 1 : 100

DRAWN:

CHECKED: JDM

JOB No:	ISSUE
	A

PROPERTY DETAILS

S.P NUMBER	
PARISH	N/A
COUNTY	N/A
AREA	450m2

UBD REFERENCE

LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE

CBR - COLORBOND ROOF

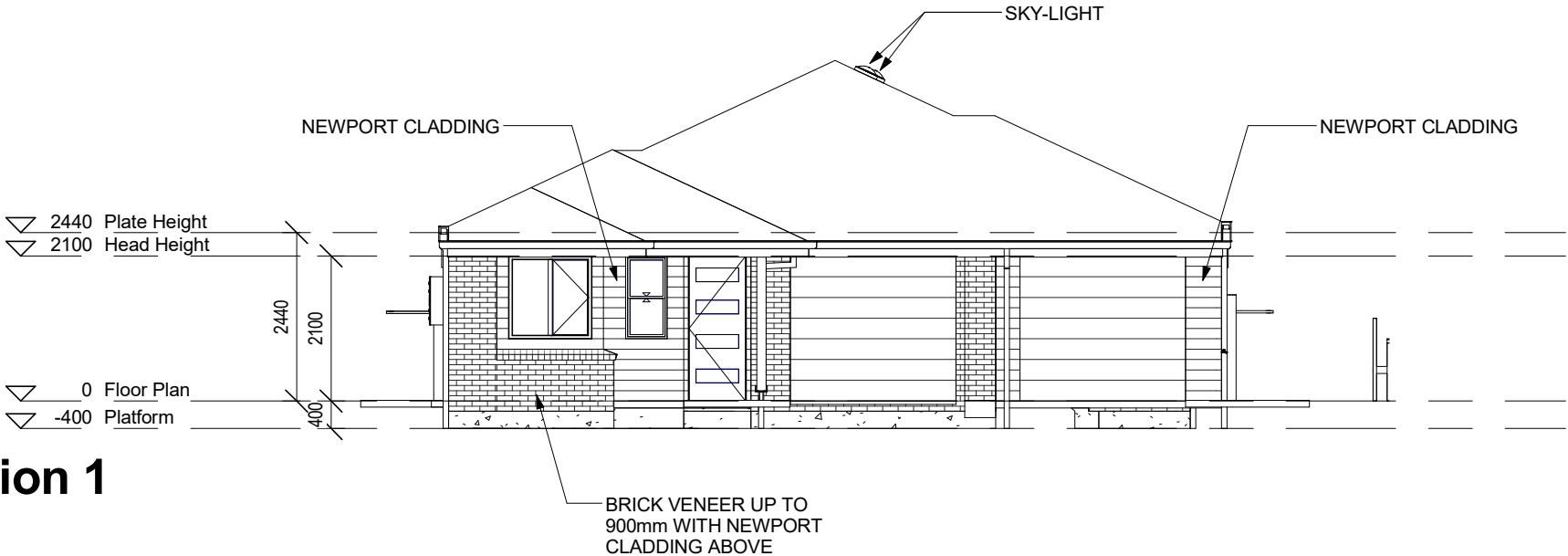
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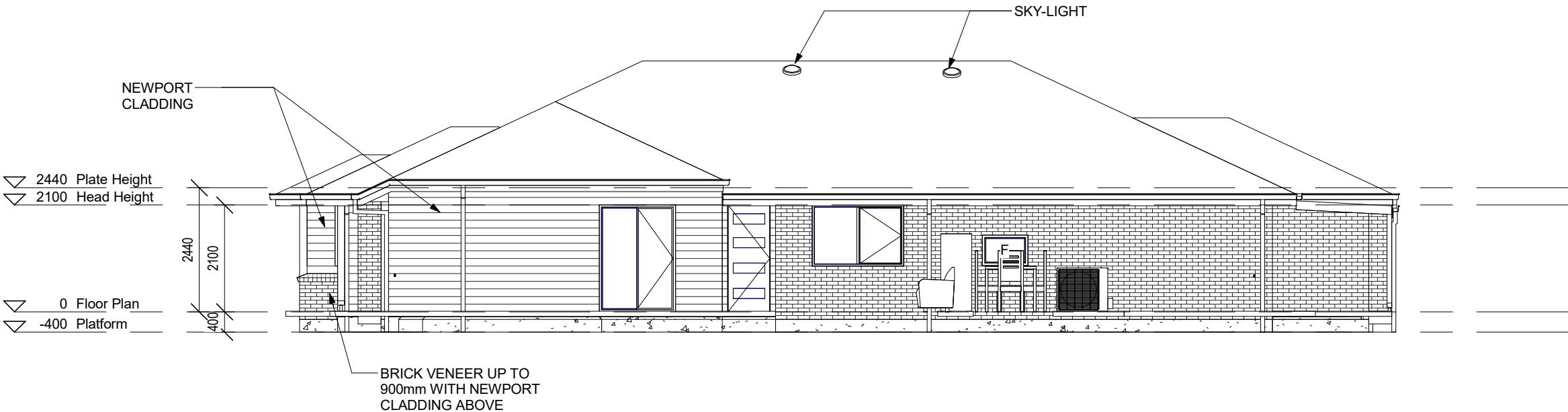
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Elevation 1  
1 : 100



Elevation 2  
1 : 100



- SELECTED COLORBOND ROOF @ °25 PITCH FIXED TO MANUFACTURERS SPEC.
- SELECTED COLORBOND FASCIA AND GUTTERING.
- EXTERIOR OF HOUSE TO BE BRICK EXCEPT WHERE NOTED
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HOUSE TYPE:

CLIENT:

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 004b

DATE: 14.02.18

SCALE: 1 : 100

DRAWN:

CHECKED: JDM

JOB No:	ISSUE
	A

PROPERTY DETAILS

S.P NUMBER	
PARISH	N/A
COUNTY	N/A
AREA	450m2

UBD REFERENCE

LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE

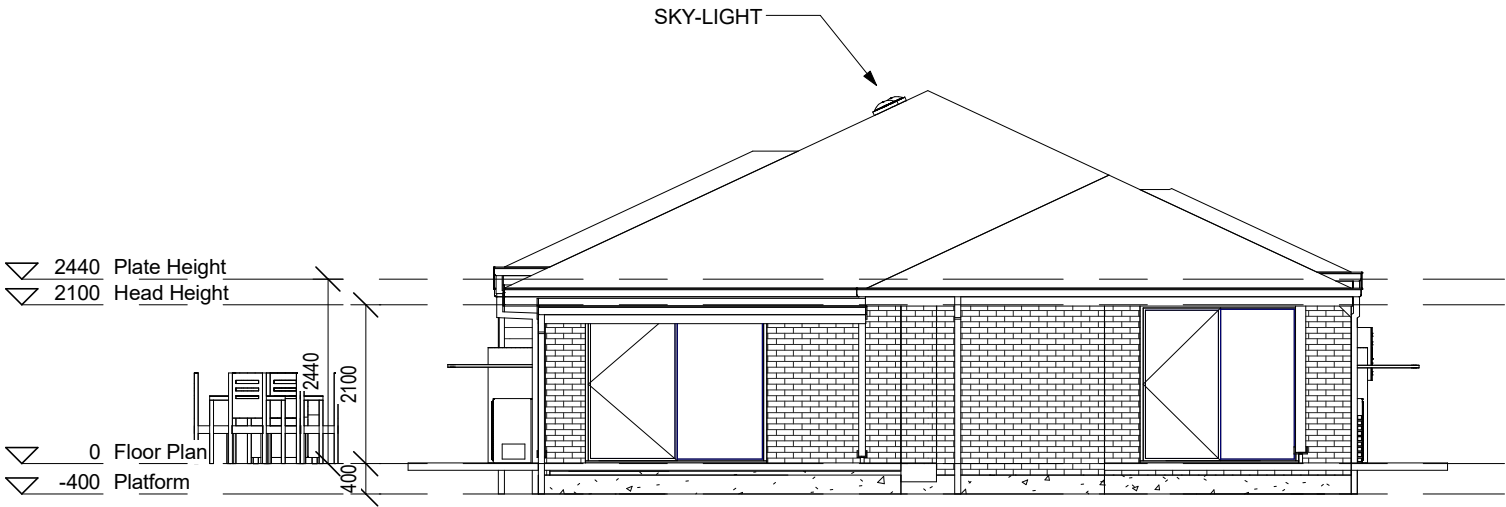
CBR - COLORBOND ROOF
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A	14.02.18	PRELIMINARY
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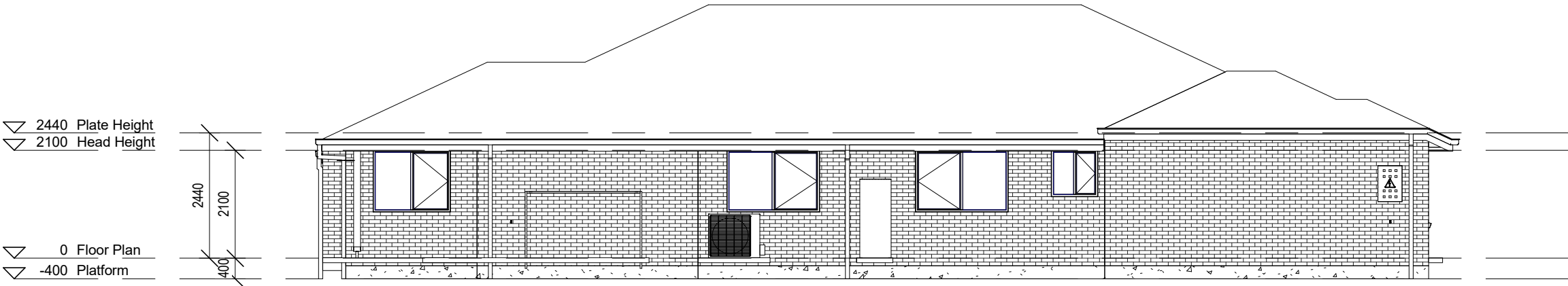
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Elevation 3  
1 : 100



Elevation 4  
1 : 100



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LOT 168  
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'SIX MILE CREEK'  
COLLINGWOOD PARK

HOUSE NAME:  
**MARBLE (1) CBR**

HOUSE TYPE:

CLIENT:

CLIENTS SIGNATURE:

**SCALED AS INDICATED ON A3 PAPER**

DWG No: 013  
DATE: 14.02.18  
SCALE:  
DRAWN:  
CHECKED: JDM  
JOB No: ISSUE  
A

PROPERTY DETAILS	
S.P NUMBER	
PARISH	N/A
COUNTY	N/A
AREA	450m2

UBD REFERENCE	
LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE	
CBR - COLORBOND ROOF	


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