

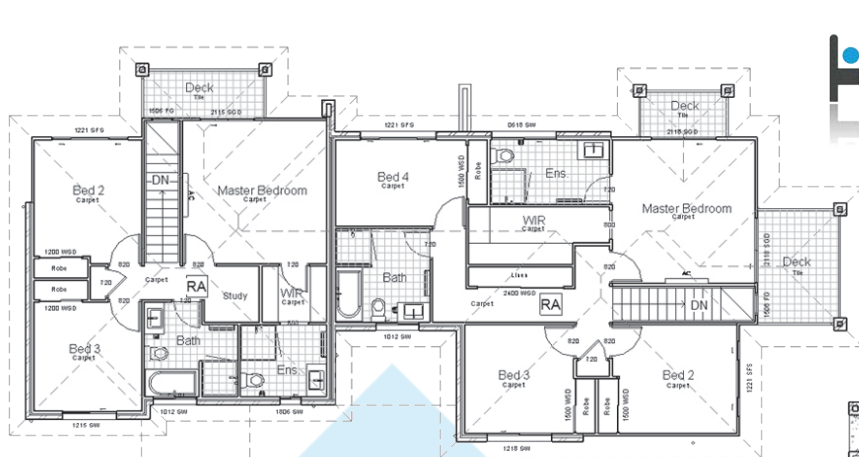


Illustration is a representation only and may depict features, finishes etc not included in your particular package

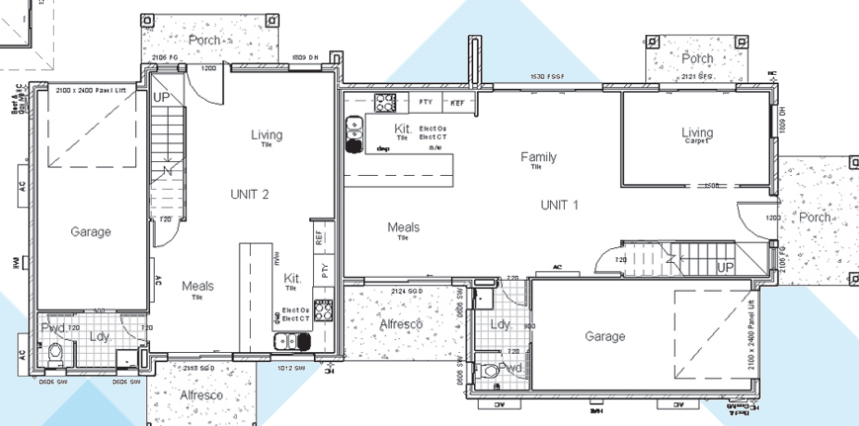
Lura Estate  
Lot 52, Stinson Circuit  
Coomera QLD 4209

**\$744,900**

House & Land



FLOOR PLAN - Ground Level



FLOOR PLAN - Upper Level

LAND PRICE:	\$285,000
LAND SIZE:	582m <sup>2</sup>
HOUSE SIZE:	362.43m <sup>2</sup>
BUILD PRICE:	\$459,900
RENTAL:	\$770-\$830 approx.
TOTAL PRICE:	\$744,900

#### Full Turn-Key Home & Land

- Stone kitchen bench tops
- Quality kitchen appliances
- Split system air-conditioning
- Full landscaping package
- Carpets & tiles throughout
- Vertical blinds

The Builder/Developer reserves the right to amend specifications & prices without notice. Pictures illustrative only. Plans indicative only. Areas and dimensions subject to survey. The Builder/Developer does not warrant their accuracy. Purchasers should make their own enquiries. Proposed subject subject to change without notice. Terms, conditions, fees & government charges may apply. This is an advertisement only. Consumers may wish to consult their own investment advisor.

# SCHEDULE OF FINISHES

## Contract - Full Turnkey

- Roof: Colorbond Custom Orb
- Ceiling Height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Air conditioning: 2 Split Systems
- Outdoor Living Area: Under Roof
- Lighting/fan package: White downlights, ceiling fans, & 3 in 1 exhaust fans
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Hotwater: Gas continuous flow
- Security Package: Security screens to all windows and sliding doors
- Hotplate: Electric ceramic hotplate
- Internal doors: Corinthian Motive or Similar
- Wardrobes: Full Height Built-ins For Easy Storage

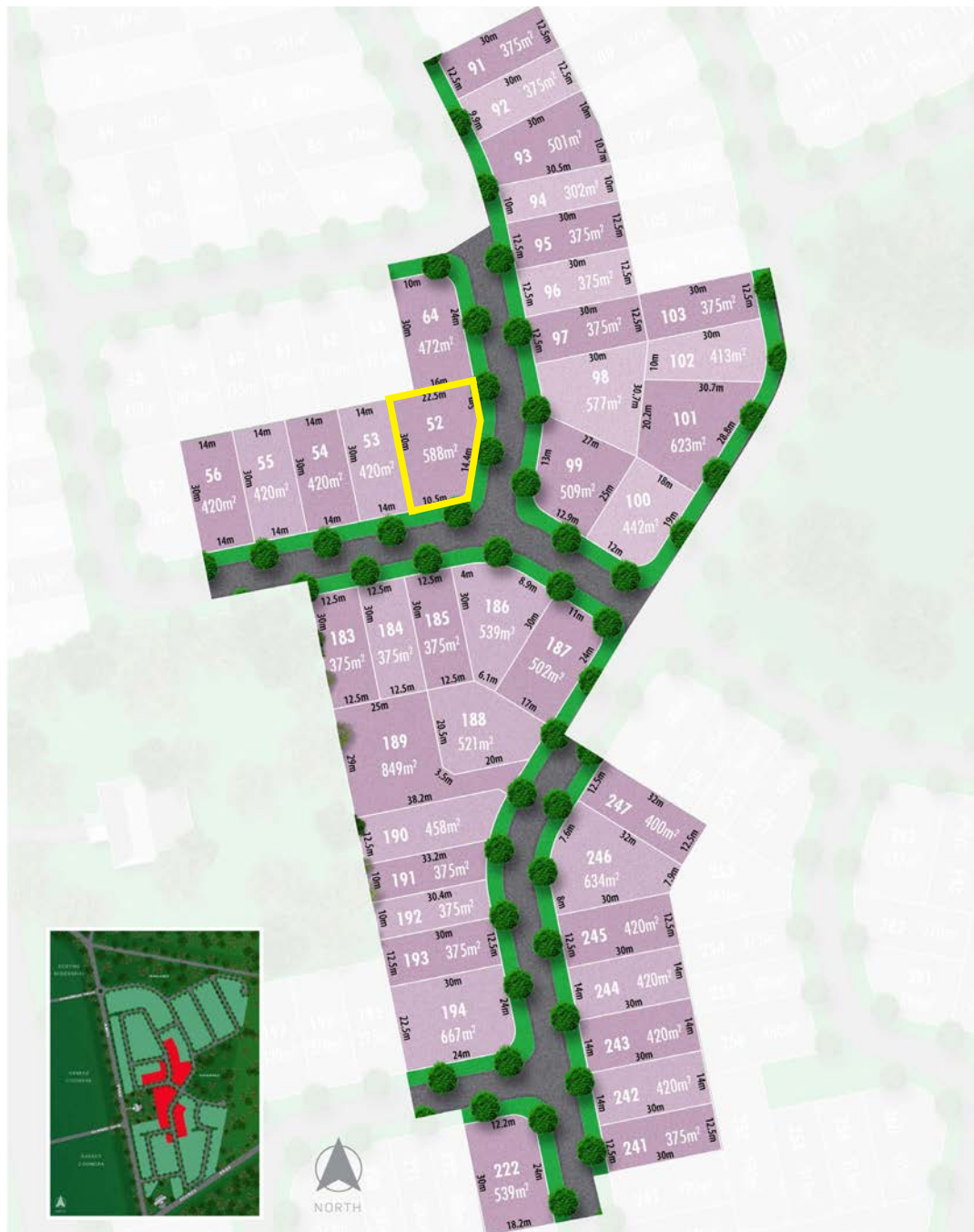
- Tapware: Flick Mixers
- External Concrete: Exposed Aggregate
- Window Cov: Vertical Blinds To Windows & Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Render look Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Termite barrier Smartfilm
- Fencing to complete property

## Warranties

- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



# ADDITIONAL INFORMATION



## Particulars

Rates:	\$3,000 approx.
Initial Deposit:	\$1,000
Balance Deposit:	10% on financial approval
Registration:	April 2016
Contracts:	Available

# RENT LETTER

22<sup>nd</sup> December, 2015

**BROGAN + RYAN**

**Real Estate**

Brogan & Ryan Property  
Management Pty Ltd  
ABN 77 100 502 805

as Trustee for  
The Brogan & Ryan Real  
Estate Unit Trust

Trading as  
Brogan & Ryan Real Estate

Postal Address  
PO Box 216  
Robina Queensland 4226

Telephone 07 5575 8788  
Facsimile 07 5580 8452  
Email [sales@brre.com.au](mailto:sales@brre.com.au)  
[rentals@brre.com.au](mailto:rentals@brre.com.au)

[www.brre.com.au](http://www.brre.com.au)

## To Whom It May Concern

**Re: Duplex 1 & 2, Lot 52 Stinson Circuit Coomera  
3brm x 4 brm Duplex Pair.**

Thank you for the opportunity to quote on the estimated rental return for the above townhouse pair. The townhouses are described as featuring:

- 4 bedrooms, master with ensuite and walk in robe.
- Good sized living areas. 4 bedrooms features separate living area and study area.
- Ceiling fans to bedrooms.
- Ultra modern kitchen with quality appliances including dishwasher.
- Split cycle air-conditioner to living areas and master bedroom.
- Outdoor patio area.
- Fenced courtyard area.
- Automatic single garage.

I confirm we believe a rental of

3 Bedroom      \$360-\$390pw

4 Bedroom      \$410-\$440pw

is achievable in today's current rental market. This estimate is based on rents that have been achieved in the surrounding area recently.

Please note this should not be considered as a guarantee of rental but an estimate based on today's rental market place.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

*Ben Douglas*

Ben Douglas.

Partner

OUR EXPERIENCE IS YOUR ASSURANCE



# EXPRESSION OF INTEREST

## PURCHASER DETAILS

Purchaser 1: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Purchaser 2: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

## PURCHASER SOLICITOR DETAILS

Solicitor: \_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

## PROPERTY DETAILS

Lot/Estate: \_\_\_\_\_

Land Price: \$ \_\_\_\_\_

Total Price: \$ \_\_\_\_\_

Build Price: \$ \_\_\_\_\_

Confirm my/our intention to purchase the above lot. I/We agree to pay the sum of \$\_\_\_\_\_ to the below trust account on the signing of this Expression of Interest, evidencing my/our commitment to purchase the property. This sum is fully refundable to me/us should I/we decide not to proceed with the purchase of the property, otherwise this sum may be applied towards the payment of deposit upon formal agreement being signed.

## TRUST ACCOUNT DETAILS

Name: HWL Ebsworth Law Practice Trust Account

Bank: Westpac

BSB: 034 003 Account: 246 634

Ref: (Buyer Name/Lot/Development)

## SIGNATURES

Purchaser 1

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser 2

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Note: This document does not constitute a binding agreement to sell or purchase the property. A Contract of Sale will be forwarded to you for approval and execution. If the Contract is not signed and returned within seven (7) working days upon receipt of the Contract by yourselves or your nominated Solicitor, the Vendor will be at liberty to place the property on the market and deal with other persons. In such an event, the deposit will be fully refundable.

Agent: \_\_\_\_\_



C O O M E R A