

Queenstown

Lot 101 Webb Street, Queenstown  
SA Australia



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Price: \$399,500

Land: \$220,000  
Build: \$179,500



x 3



x 2



x 1

Only 13km and a 25 minute drive to the city centre, Queenstown is simply a treasure trove of shopping, fine arts, gastronomy and outdoor activities.

Adelaide is the heart of the world's opal industry, selling gorgeous stones from South Australian mines. Be sure to hike the aptly named Mt. Lofty Ranges and catch a wave off the Fleurieu Peninsula.

Indulge your adventurous palate and traipse into nearby wine regions like the famed Barossa Valley to pick up a deliciously drinkable souvenir.

\*\*Pictures are for illustration purposes only.



VIC: 075837L



QLD: 3734768



SA: RLA 258698



NSW: 10023837

Disclaimer: Standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be quoted in our material but may not be included in our standard specifications.



# Lot 101 Webb Street, Queenstown SA 5014



### Preliminaries - INCLUDED

- Lodge Construction shall provide the following items:
  - Standard Planning & Development Approval
  - CTB Levy
  - Building Indemnity Insurance
  - Public Liability Insurances
  - Footing Inspections (Engineer)
  - 3-month maintenance warranty
  - Working drawings
  - Timber take off and Truss Calcs
  - Engineer footing/construction report
  - 6 Star Energy efficient rating
  - Natural Gas connection application
  - ETSA Supply application
  - Lodge Construction to check site for existing services provided / connected
  - Builder to provide underground power to dwelling from front boundary
  - Builder to provide all other service connections to dwelling from front boundary
  - Termite treatment to all penetrations as per BCA specifications.
  - Perimeter termite protection to paving.
  - Provide certificate of completion.
- Lodge Construction shall comply with the requirements of any agreement relating to the property:
  - (a) Encumbrances
  - (b) Land Management Agreement
  - (c) Building Guidelines

### Construction Details - INCLUDED

- Brick veneer construction Timber wall and roof frame
  - Wall and roof framing to be in accordance with AS 1684
  - Ceiling Height 2700 mm (standard inclusion)
  - All materials to be installed to manufacture specification / recommendations
- ### Concrete and Footings
- As per Engineer's footing report.
  - Based on clear level site
  - 100mm rubble base
  - Footing allowance 600mm x 200mm 1N16T & 1N16B
  - 1 layer SL72 mesh
  - 1 concrete pump set up
  - All spoil removal by Lodge Construction & Building
  - Lodge Construction to ensure any retained existing inverts & cross overs complies with council requirements
  - Lodge Construction to contact & consult with COUNCIL prior to commencing any crossovers / inverts works.
  - Lodge Construction to confirm compliance with council's requirements prior to commencement of works

### Masonry/Front Elevation - INCLUDED

- Traditional face clay brick, 230 x 110 x 76 mm colour TBA
- Roofing to be 25degree roof pitch - INCLUDED
- Iron Roofing Colorbond
- Gutters Colorbond D or OG type
- Fascia Colorbond
- Valley gutters Colorbond

### Linings - INCLUDED

- Internal wall linings to be 10mm plasterboard.
- Internal ceiling linings to be 10mm supra ceil plasterboard.
- Ensure moisture resistant linings to wet areas as per manufacturers recommendations. (Water proofed shower walls & floors)
- Manhole minimum 600 x 600mm

### Cornices - INCLUDED

- 90 mm plain coved throughout.

### Insulation - INCLUDED

- Insulation installed in accordance with Australian Standards & manufacturer's recommendations. Insulation to external walls & ceilings
- Insulation to external walls and ceilings min R4.0 Roof, R2.0 External Walls & R1.5 Internal Walls.

### Excluding over garage

### Wet Area Tiling - INCLUDED

- Tiling to be 200mm high in shower cove, 1200 high around bathroom walls, 300mm high above vanity and bathtub, skirting tiles to remainder of wet areas (Tiles from Builders Range)
- Skirt tiles to separate W/C
- Skirt Tiles to laundry and splashback 600mm above bench top
- Kitchen splashback 600mm high

### Wet Areas Tap ware / Sanitary ware - INCLUDED

- As Lodge Construction & Building Builders Range
- Chrome Mixer Tapware Throughout
- White Ceramic Vanity Basins
- Roca Victoria Toilet Suites with Soft Close Seat
- Cosmo/Cadet Bathroom accessories
- 1 1/2 Bowl with drainer kitchen sink
- 45Ltr inset laundry trough
- Base acrylic bath 1525mm
- All products can be viewed in Lodge Construction Showroom

### Joinery - INCLUDED

- Impact laminate benchtops throughout
- White HMR board internal cupboards
- Matt laminate colours doors
- Soft Close Drawers
- Includes overhead cupboard in kitchen to ceiling
- WIR includes single hanging rail & shelf
- Built in robes to bed 2 & 3, incl. sliding doors, single hang rail & shelf
- Colours chosen from Lodge Construction Range

### Electrical - INCLUDED

- Main Switchboard to be in nominated area
- Power points to be all double outlets
- External GPO's to be weatherproof
- 2 x TV points
- NBN provision
- 2 x Phone points
- Provide light globes to light points
- Hard wired smoke detectors interconnected with rechargeable battery backup
- Telstra pre-wired & phone points to be provided.
- Heat/fan/light combo to Bathrooms
- Batten Holder Light points throughout
- Electrical plans to be approved prior to construction

### Appliances - INCLUDED

- Stainless Steel Gas Hot Plate Euro 600mm
- Under bench electric oven Euro 600mm
- Stainless Steel Slide out Range Hood Euro 600mm
- Euro Dishwasher included
- Gas instantaneous Hot Water System installed to manufacturer recommendations - Rinnai B16 (if gas service available to site)

### Doors & Windows - INCLUDED

- Front external door Solid Core 2040mm Height
- Internal hollow core doors 2040mm Height
- Painted internal MDF door frames throughout
- External laundry door to be Solid Core
- Pre-primed 70mm MDF skirtings and architraves throughout
- Painted 70mm MDF skirtings & architraves throughout
- Provide Sydon internal & external door stops to all doors.
- Aluminium Window frames key lockable
- Doors & Windows in accordance with door & window schedule. Sizes are shown indicatively & shall be modified to suit builders window manufacturer's standard frame sizes where required.
- Window reveals to be MDF
- Key lockable windows throughout
- Aluminium Fly-wire screens are to be provided to all windows.
- R3 Raven Door Seals to all external hinged doors.
- Provide brass/aluminium strip to all tiled door sills.
- Trinick to front door
- Single cylinder dead bolt with handle to other external doors
- Internal door furniture to be selected from Lodge Construction &

### Building Builders range Gainsborough 64 Series

### Roller door - INCLUDED

- Colorbond Automatic roller door

### Plumbing - INCLUDED

- All plumbing shall comply with the requirements of SA Water & Australian Standards.
- Gas Points to Hot Plate and Instantaneous HWS
- Garden taps 1 - front & 1 - rear of home

### Shower Screens, Mirrors - INCLUDED

- Framed Chrome shower screens with clear glass to ensuite & bathroom
- Mirrors width of vanity cupboard approx 900mm high

### Painting - INCLUDED

- Internal paint to be washable 2 coat system.
- 1 colour to cornice and ceiling
- 1 colour to internal walls
- All wood work to be finished in Satin Enamel
- External where required

### Stormwater - INCLUDED

- Comply with council's requirements
- Gravity stormwater system from down pipes to street water table / approved disposal point
- Down pipes PVC - Painted
- 1000Ltr round poly RWI plumbed to toilet, incl. pump rain aid, pump cover (where applicable)

### Footpaths / Driveway

- 1m wide External footpaths & driveway to be natural finish concrete

### Painting - INCLUDED

- Internal paint to be washable 2 coat system.
- 1 colour to cornice and ceiling
- 1 colour to internal walls
- All wood work to be finished in Satin Enamel
- External where required

### Floor Coverings - INCLUDED

- Wet Areas to be tiled as specified
- Bed rooms and WIR are Carpet from Builders Range
- Remainder of residence Laminate Flooring from Builders range

### Fencing - INCLUDED

- Provide 1800mm high modular colorbond fencing as per plans.
- Provide wing fencing/gates where required
- No retaining walls included in this price

### Landscaping - INCLUDED

- Front landscaping to include irrigation, mulch and plants.
- Rear landscaping includes approx. 25m2 instant turf, mulch, plants and irrigation throughout
- Garden taps to front & rear of residence

### Air Conditioning - INCLUDED

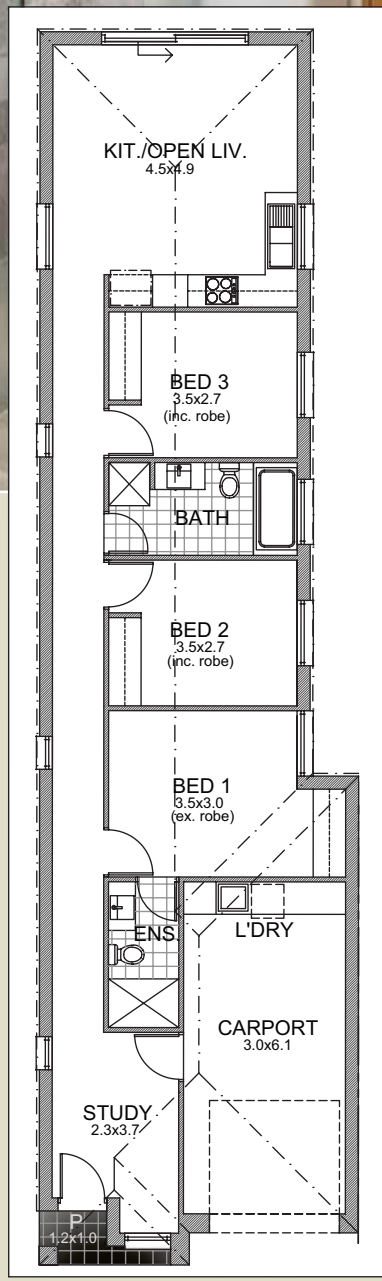
- Reverse cycle ducted air-conditioning, designed to suit house design and layout

### Sundry items - INCLUDED

- Gas and meter box as required
- Letter Box located at front of property.
- TV antenna
- Para line - Clothesline
- Holland blinds to all windows except wet areas
- Vertical blinds to sliding doors

Please feel free to contact myself to discuss any items

Living	98.23m <sup>2</sup>
Garage	21.06m <sup>2</sup>
Porch	1.54m <sup>2</sup>
<b>Total Built Area</b>	<b>120.83m<sup>2</sup></b>
<b>Land approx.</b>	<b>241.0m<sup>2</sup></b>



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- We recommend that you refer to actual working drawings before entering a contract of sale.

Floor plans may vary slightly depending on the chosen allotment.

