
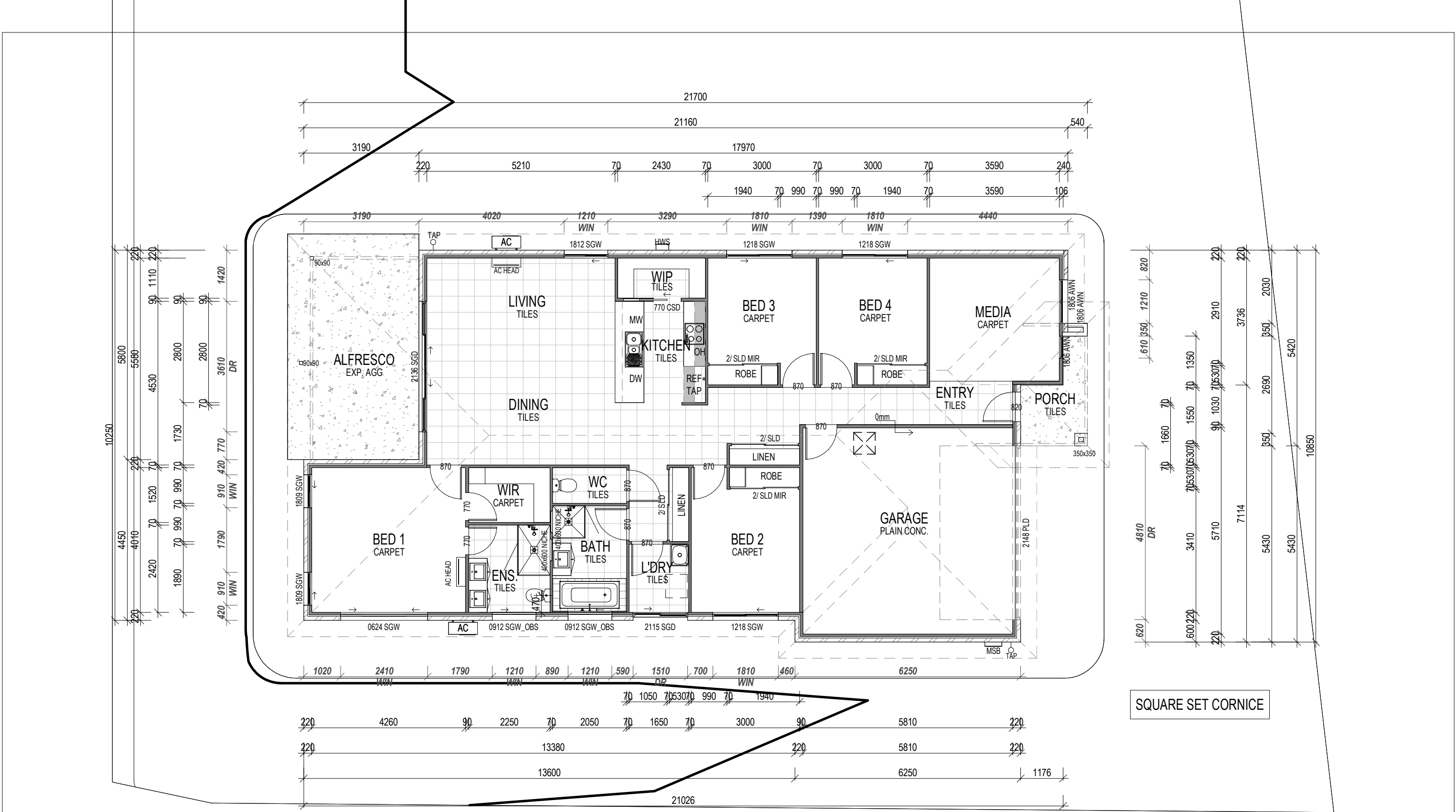


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DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING
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					ORIENTATION																			
					LOT: 63 PLAN: TBA																			
					PARISH: TBA																			
					COUNTY: TBA																			
					LOCAL AUTHORITY:																			

CLIENT		
PROJECT ADDRESS LOT 63 - CORAL COVE ESTATE, QLD		
DRAWING TITLE: Cover Sheet		
HOUSE DESIGN: RIVA (BRICK) - EMPEROR		



Floor Plan
1 : 100

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DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
A	26.02.25	PRELIMINARY ISSUE	JM

PRELIMINARY

REAL PROPERTY DESCRIPTION	ORIENTATION
LOT: 63 PLAN: TBA	
PARISH: TBA	
COUNTY: TBA	
LOCAL AUTHORITY:	

AREA CALCULATIONS

GROUND	157.68 m ²
GARAGE	35.89 m ²
ALFRESCO	22.75 m ²
PORCH	4.07 m ²
TOTAL:	220.39 m ²

NOTE:
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PROJECT COMMENCED: 26.02.25	PROJECT NO: CCE63
DRAWN BY: JM	DRAWING NO: 110
CHECKED BY: DC	SCALE: 1 : 100 @A3
	ISSUE: A

CLIENT

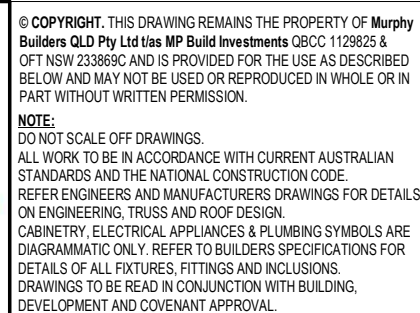
PROJECT ADDRESS
LOT 63 - CORAL COVE ESTATE, QLD

DRAWING TITLE:
Ground Floor Plan

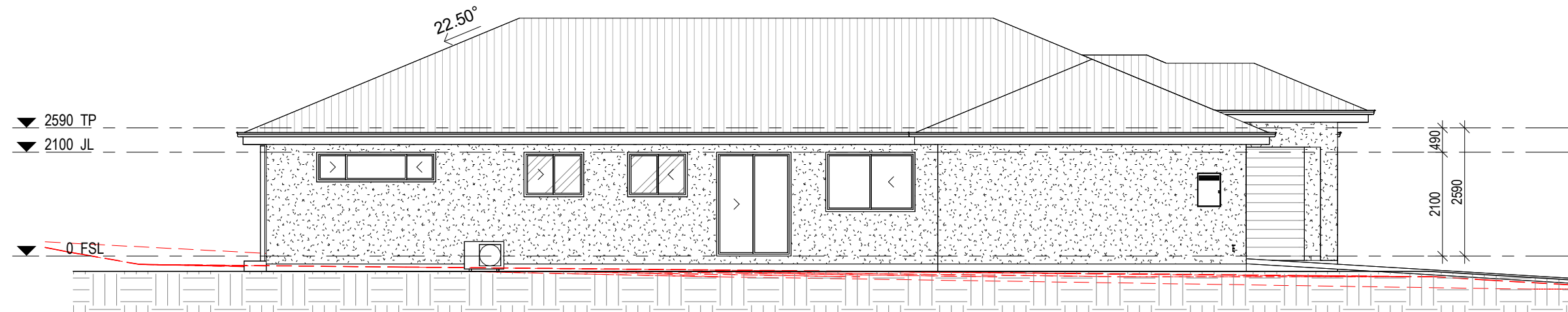
HOUSE DESIGN:
RIVA (BRICK) - EMPEROR



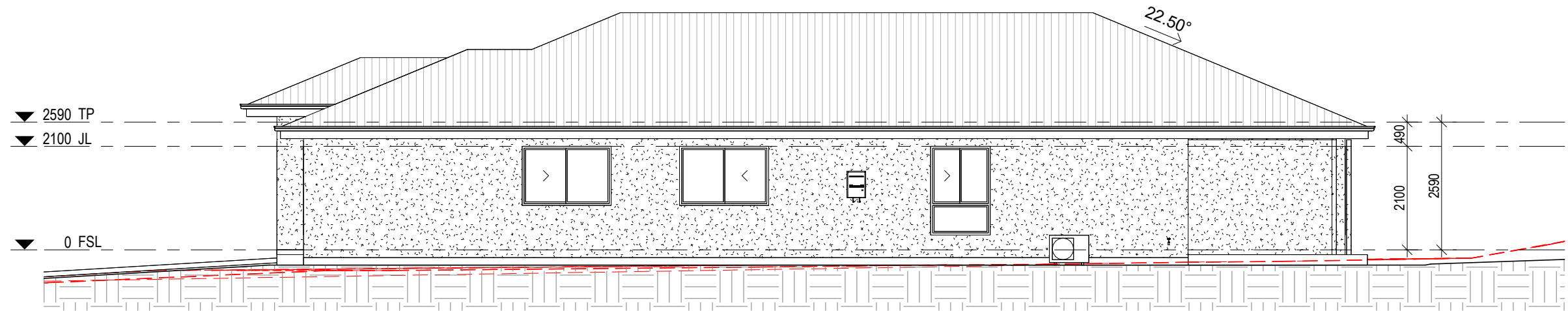
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Elevation 3
1 : 100



Elevation 4
1 : 100

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REV	DATE	DESCRIPTION	DRAWN BY
A	26.02.25	PRELIMINARY ISSUE	JM

PRELIMINARY	
REAL PROPERTY DESCRIPTION	ORIENTATION
LOT: 63 PLAN: TBA	
PARISH: TBA	
COUNTY: TBA	
LOCAL AUTHORITY:	

AREA CALCULATIONS

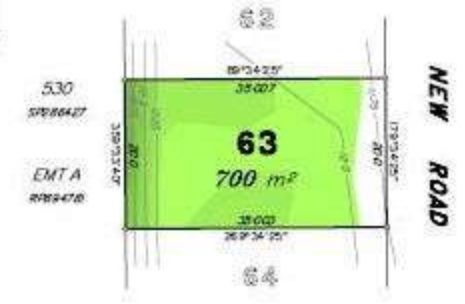
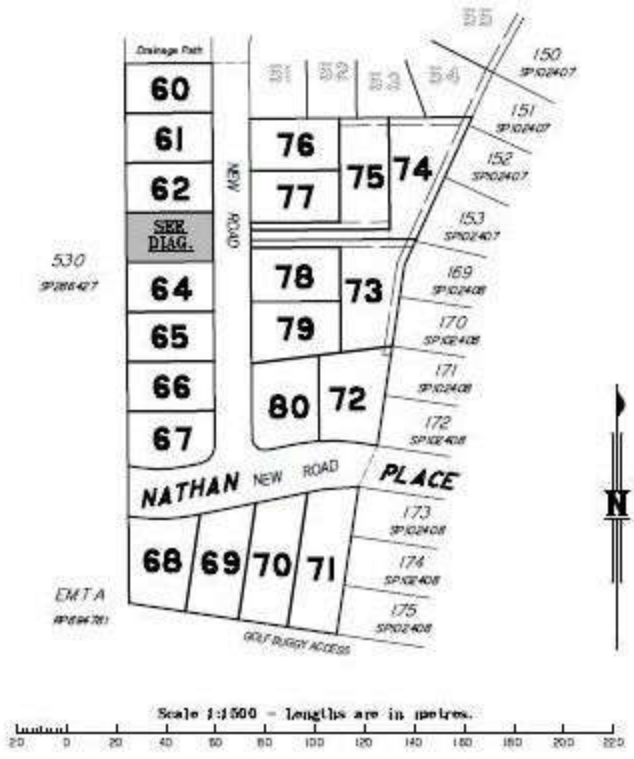
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PROJECT COMMENCED:	PROJECT NO:	CCE63
26.02.25	DRAWING NO:	202
DRAWN BY: JM	SCALE:	1 : 100 @A3
CHECKED BY: DC	ISSUE:	A

CLIENT
PROJECT ADDRESS LOT 63 - CORAL COVE ESTATE, QLD
DRAWING TITLE: Elevations
HOUSE DESIGN: RIVA (BRICK) - EMPEROR

DIAGRAM
Scale 1:500

SOIL DEPTH RANGE		
SOIL DEPTH	SOIL TYPE	SOIL TYPE
0.0 - 0.2 m	1	2
0.2 - 0.4 m	3	4
0.4 - 0.6 m	5	6
0.6 - 0.8 m	7	8
0.8 - 1.0 m	9	10
1.0 - 1.2 m	11	12
1.2 - 1.4 m	13	14
1.4 - 1.6 m	15	16
1.6 - 1.8 m	17	18
1.8 - 2.0 m	19	20



Insite Planning and Surveying Pty Ltd (ACN 629 818 321)
(trading as InsiteSJC) certifies that the details shown on this sketch plan are correct.

P. McIntyre
Chartered Surveyor

18/02/2024
Date

DISCLOSURE PLAN

Proposed Lot 63

Cancelling part of Lot 530 on SP286427

CORAL COVE

Disclaimer: All road designs, contours, lot sizes, dimensions, easements, services, trees and trees are subject to change and may differ from those shown on this Lot Disclosure Plan and any master plan provided in respect to the Lot. The Seller reserves the right to make such changes and include any additional easements required on the final plan.

This plan was prepared to satisfy Section 11 of the Land Sales Act QLD 1994. Builders shall not build off the design levels shown; a site survey is required. These notes are an integral part of the plan.

This is to be completed in accordance with A33796-2007 under Level 1 supervision. Contours are AHD Derived and represent designed completed surface.

Insite SJC
Survey Planning and Surveying Pty Ltd

47 South Street
PO Box 1079
BUNDABERG QLD 4670

Admin@insiteqc.com.au
Phone: 07 4151 3677
www.insiteqc.com.au

PARTISH: BARDON
COUNTY: COOK
LOCALITY: CORAL COVE

PLAN REFERENCE No:
GC22-334-63a

BUNDABERG

A REGIONAL POWERHOUSE ON THE RISE



LOCATION OVERVIEW

INVESTMENT OPPORTUNITY

Due to unprecedented infrastructure expansion that is creating tens of thousands of new jobs, Bundaberg's thriving and diverse economy will soon make it a region of national significance.

It's widely regarded as a investment hot spot by property experts due to its incredible affordability, high rental returns and fantastic lifestyle on offer.

With demand to buy and rent properties far and away outstripping supply, now is the time to invest in this boom location.

REGION HIGHLIGHTS



New \$1.2 Billion Bundaberg Hospital under construction



SDA approved Bundaberg Port Expansion to create 20,000 new jobs



\$250M Gateway Marina with 2 bed apartments starting from \$795,000



\$600M Paradise Dam project to provide local agriculture water security



\$800M in local resources and energy projects



\$120M Bargara lifestyle resort



\$2 Billion South Beach master-planned development



BUNDABERG – DRIVING THE FUTURE OF OUR IMPORT AND EXPORT ECONOMY

Most people have heard of Bundaberg, and they usually relate it to its popular drinks or sugar cane farms. But very few people understand the real story behind 'Bundy', its strategic importance for Queensland and Australia, and how much is going on there right now.

Bundaberg's prime location makes it an essential base for our country's future import and export economy. Uniquely positioned North of Brisbane in Queensland, the Bundaberg region is one of Australia's fastest growing regional cities. Rapid jobs growth and huge infrastructure investment over the next five years will see the region's already booming economy surge into national significance. Over this period, the region's agricultural, health, education and tourism industries will see unprecedented investment.

Construction has recently commenced for the new \$1.2 Billion Bundaberg Hospital. Nothing affects local house price growth more than a new hospital. They create thousands of ongoing well paid jobs. [Early works commence on New Bundaberg Hospital - Ministerial Media Statements.](#)

Bundaberg's diverse economy is also positioning for growth in its next wave of successful industries including ag-tech, bioproducts, advanced food & beverage manufacturing and defence supply. It really is Australia's regional city of the future. Bundaberg's biggest secret, and biggest asset, is its Port. It is the most northerly port in Australia that is below The Great Barrier Reef Marine Park. It offers safe waters unlike the cyclone prone regions in northern Australia.

Sea freight is expected to experience exponential growth in coming years and the port of Brisbane is already nearing capacity. Bundaberg was given State Development Area (SDA) status in February 2017 due to the significance of its port to Queensland and Australians economies. Both state and federal governments would prefer to invest in the expansion of Bundaberg than direct more freight in and out of Brisbane. [Click here](#) for further details.

The city is the commercial and service centre for the Wide Bay- Burnett region, which is Queensland's most populous region outside of South-East Queensland. This region has ideal climate, plentiful water supply and enviable rich soils. So is home to some just over Australia's best agricultural land. The massive expanse of green fields are clear to see when flying in and out of Bundy.

Australia has been referred to as the food bowl of Asia, and the Port of Bundaberg will be its gateway. It's estimated over 20,000 new jobs will be created at the port and its surrounding commercial and industrial business parks.





INFRASTRUCTURE

Nothing gives local property prices a bigger boost than a new hospital. The new hospital to be built in Bundaberg is estimated to cost up to \$1.2 Billion dollars. That is a crazy big hospital, and it is required to service this massive and rapidly expanding region.

Then there is The Gateway Marina at Burnett Heads which is a \$250 Million dollars mixed-use marina village development located on the shore of Burnett Heads Boat Harbour. The project will offer 318 marina berths and a waterfront residential community along with boutique retail, restaurants and open space. Two-bedroom units are currently selling from \$795,000.

International air freight expansion is needed and council is investigating the feasibility of upgrading the Bundaberg Regional Airport to international air freight designation. With technical and costing investigations complete, the business case is now being examined to determine options to fund the airfreight expansion project.





AFFORDABILITY

Then let's have a look at affordability. A block of land in the most affordable growth location 40-50kms from Sydney will set you back around \$600k. Lots here, walking distance from the beach, start from only around \$300k. With record numbers of urban refugees fleeing the capital cities in search of affordable lifestyle, this estate represents amazing value.

Someone from Sydney could sell an average home for over \$1.5M, buy a beautiful home by the beach and pocket well over \$600,000. That opens up so many lifestyle opportunities that would have seem impossible only a year ago. Relocators could buy that boat or caravan, retire, or start that business they have been dreaming of all these years.



PROJECTS



Added to those massive projects are the Bundaberg Aviation Precinct project along with the Bundaberg Aeronautical Hub, the new Civic and Cultural Arts Precinct, the \$156 Million dollar Bundaberg Brewed Drinks expansion, an AgTec precinct, the CBD leisure and water play precinct and regional aquatic centre projects and The Challenger Learning Centre. To learn on all of these projects please see the following links - [click here](#) & [click here](#).

We haven't even mentioned tourism and construction. Are you starting to get the picture? That is \$4.2 Billion dollars for a city of just over 110,000 people. That is massive!!!



SUMMARY

According to recent research up to 1 in 5 capital city residents have considered moving to a regional location. Please see the following article - [click here](#).

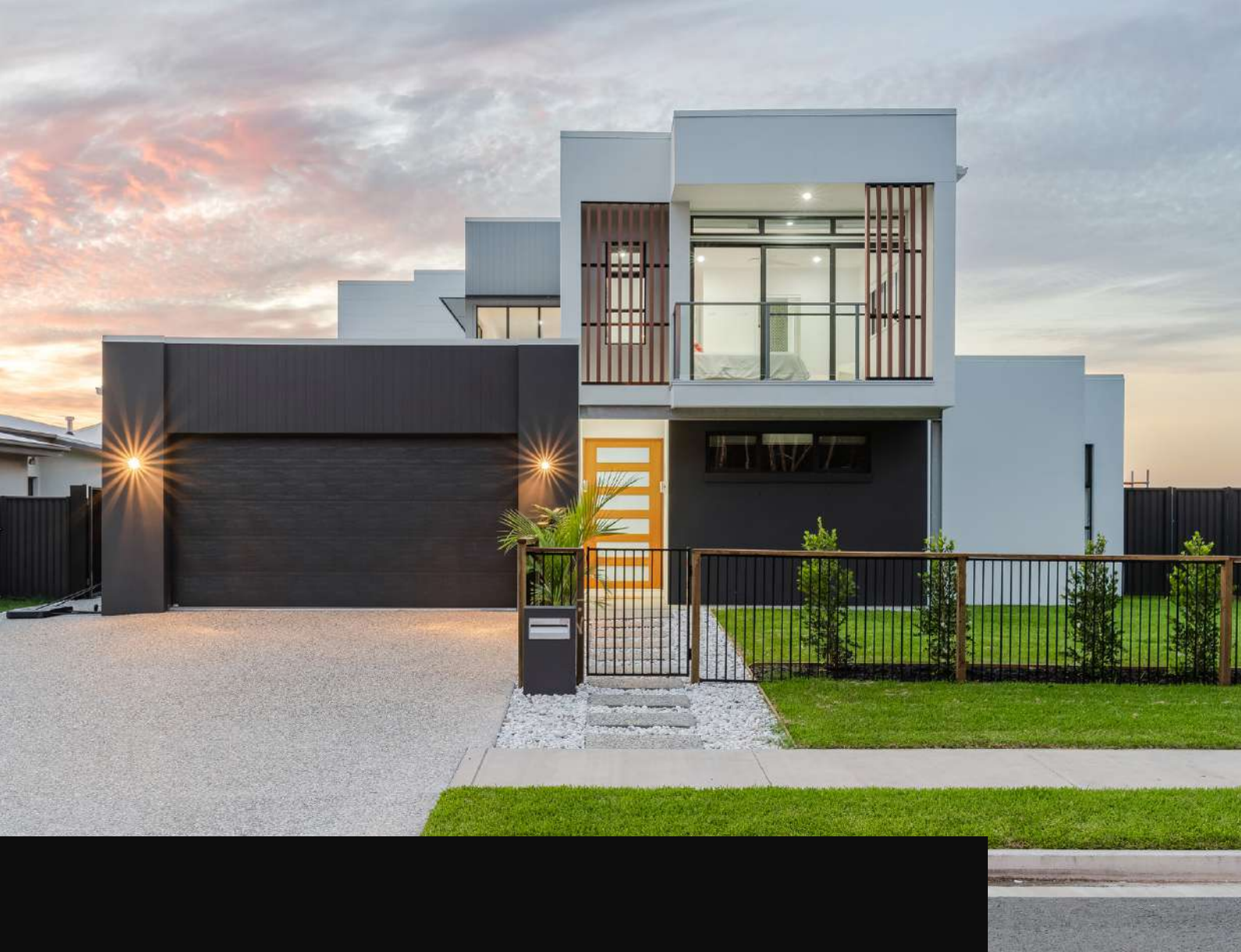
Australia's most respected property economist Terry Ryder believes the strongest trend affecting property prices in the 21st century is the exodus to affordable lifestyle locations. Please see the following link for more details - [click here](#).

Terry has nominated the Bundaberg region as one of the most desirable locations in Australia for people wanting to relocate to an affordable lifestyle region. Please see his following report - [click here](#).

Imagine the possibilities this creates. Demand is at record levels and building approvals in this region are higher than anywhere else in Queensland - [click here](#) to read further.

The supply of land is being eroded rapidly and building prices are also rising fast. Investing for under \$800,000 for a new house in this region will soon be a thing of the past. Rental demand is insatiable and all of the local property managers have a cue of tenants waiting for something to become available. We spoke to the regions leading property managers who advertised a house on www.realestate.com.au at 10am on a Monday morning and they had over 100 applications by 4pm that day.





EXECUTIVE UPGRADE INCLUSIONS



Elevate your investment



Upgrades from the Classic Inclusion Range

- 600x600 rectified tiles to wet areas
- 600x600 tiles to porch and alfresco
- 900 appliances
- Gas cooktop
- 20mm waterfall ends to kitchen island
- Timber look vinyl plank flooring to main traffic areas
- Epoxy coating to garage floor
- Gas point to alfresco
- Double side access gate (where applicable)
- Choice of either chrome, black or brushed nickel plumbing fittings
- Choice of either satin chrome or black door furniture
- 2x pendant lights to island bench



EXPERTS IN DESIGN AND CONSTRUCTION.



CLASSIC RANGE INCLUSIONS

We set the standard high

General, Site Works & Foundations

- Standard council building application fees and certification
- Builder's construction insurances
- Wind loading applicable to region
- Site scrape of grass on flat block
- Soil classification and contour survey
- Engineer designed footings and slab based on an 'H' group site
- Classification with maximum 500mm diagonal fall over the block

Services

- Single phase underground power and water connection from consumer connection point up to 6 meter setback
- Sewer and storm water connection from consumer connection point up to 6 meter setback
- 1 x gas connection point to hot water system

EXPERTS IN DESIGN AND CONSTRUCTION.





Roof, Windows & Framing

- Metal roof sheeting
- Insulation as per Energy Efficiency requirements (NatHERS - Nationwide House Energy Rating Scheme)
- Metal fascia and gutter
- Powder coated aluminum windows and sliding doors with locks
- Clear glazing throughout excluding bathroom, ensuite and WC which is obscure glass
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door if applicable)
- Window coverings to all aluminum windows and sliding doors (excluding wet areas)
- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2
- 2550mm ceiling height
- Square set cornice
- Wall niche to bathroom and ensuite (400mm H x 600mm W)

EXPERTS IN DESIGN AND CONSTRUCTION.



Kitchen

- Laminate cabinetry including overheads and pantry to 2250mm high with bulkhead to ceiling
- Solid Surface Benchtops ilo Stone
- Pantry cupboard with 4 x melamine shelves
- Tiling to kitchen splashback to underside of overheads
- Stainless steel 600mm electric oven
- Ceramic 600mm cooktop (black glass)
- Stainless steel 600mm slideout rangehood (ducted to eaves)
- Stainless steel 600mm dishwasher
- Stainless steel double bowl sink with drainer
- Soft close hinges to drawers and cupboards
- No handles to overheads, recessed under panel
- Lip pull handles to drawers and lower cupboards
- 2x pendant lights to island bench

EXPERTS IN DESIGN AND CONSTRUCTION.



Doors / Robes

- Paint grade translucent glazed front entry door
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable)
- Flush panel hollow core to all internal doors
- Built-in robes with mirrored sliding doors, melamine shelf and rail under with 4 x white melamine shelves
- Linen cupboard with 4 x white melamine shelves
- Designer door furniture



Flooring

- Tiles (450mm x 450mm) as per plan
- Carpet to bedrooms, study and media as per plan



Laundry

- Freestanding unit with upright cabinet
- Tiling to laundry tub splashback
- Choice of either chrome, black or brushed nickel sink mixer



WC / Toilets

- Dual flush porcelain toilet suite
- Choice of either chrome, black or brushed nickel toilet roll holder

EXPERTS IN DESIGN AND CONSTRUCTION.



Bathroom / Ensuite

- Wall hung vanity with 20mm stone benchtop and laminate cabinetry
- Above counter basin
- Solid Surface Benchtops ilo Stone
- Semi-frameless glass shower screen
- Shower on rail in bathroom and ensuite
- Acrylic bath
- Frameless mirror over vanity unit
- Double towel rail
- Wall niche (400mm H x 600mm W)
- Soft close hinges to doors
- Lip pull grip handles to cupboards

Electrical

- 3 in 1 heat/fan/light to bathroom and ensuite
- Split system air-conditioning units to living and master bedroom
- Ceiling fans to bedrooms, living and media, with and without lights
- 100mm recessed downlights (energy efficient) as per plan
- 2 x double power points to kitchen and main bedroom
- 1 x double power point to each room except WC
- 3 x TV points to bed 1, living and media (if applicable)
- 1 x telephone point to kitchen or study (if applicable)
- 2 x USB ports – 1 x kitchen & 1 x study (if applicable) or 1 x bed
- 1 x double 1200mm fluoro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna

EXPERTS IN DESIGN AND CONSTRUCTION.



Painting, External Finishes & Termite Protection

- Internal – 3 coat wall paint system with builders white to ceiling and cornice
- External – External doors, eaves and downpipes
- Rendered masonry as per plan
- Feature cladding as per plan
- Termite control system to AS 3660.1

External Works

- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and rear as required, with single gates*
- Perimeter path - stepping pavers and crushed gravel (if applicable)

EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing

Product Brochure

EXECUTIVE SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



mpbuildco.com.au



Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Mizu Drift Mk2 Shower Mixer
Chrome or Matte Black



Bath Spout

Mizu Drift Mk2 Bath Spout 200
Chrome or Matte Black



Vanity Basin

Roca Inspira Light Round Above
Counter Basin 370mm WH



Basin Mixer

Mizu Drift Mk2 Basin Mixer
Chrome or Matte Black (5*)



Bathroom & Ensuite



Shower

Posh Domaine Twin Rail Shower
Chrome or Matte Black (3*)



Shower Mixer

Mizu Drift Mk2 Shower Mixer
Chrome or Matte Black



Towel Rail

Mizu Drift Dble Towel Rail 700mm
Chrome or Matte Black



Toilet

Kado Lux CC BTW (4*)



Toilet Roll Holder

Mizu Drift Toilet Roll Holder
Chrome or Matte Black



Laundry



Laundry Trough

Posh Solus Ldry Trough &
Cab 45l 1th Ss/Wh



Laundry Mixer

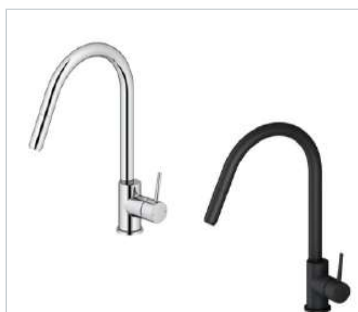
Mizu Drift Mk2 Gooseneck Sink
Mixer Chrome or Matte Black (4*)

Kitchen



Kitchen Sink

Memo Hugo Dble Bowl Sink
Stainless Steel



Kitchen Sink Mixer

Mizu Drift Mk2 Gooseneck Sink Mixer
Chrome or Matte Black(4*)



Oven

Bellissimo Technika electric,
90cm, Stainless steel



Gas Cooktop

Bellissimo Technika gas,
90cm, Stainless steel with
black trivets



Rangehood

HAPL ducted slide-out,
90cm, Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel



Internal

Tile 600mm x 600mm | Light beige
 Vinyl Plank Flooring | Timber look 'Oak'
 Carpet | Beige
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | White Sheen
 Solid Surface Benchtops | White
 Kitchen Splashback | White
 Garage Epoxy Flooring | Medium Grey
 Paint | Snowy Mountains Quarter
 Blockout Roller Blinds | Off White

External

Roof Sheetting, Gutter & Fascia | Surfmist
 Garage Door | Surfmist
 Paint 1 | Beige Royal
 Paint 2 | Caps
 Paint 3 | White Duck Half
 Windows, Doors & Screens | Surfmist
 Security Grill | Monument
 Water Tank | Surfmist
 Metal Fencing | Surfmist

Images shown are artists impressions only. Please consult your contractual specification documents.



Internal

Tile 600mm x 600mm | White marble look
 Vinyl Plank Flooring | Timber look 'Pale Oak'
 Carpet | Grey
 Lower Cabinetry | Charcoal
 Overhead Cabinetry | White Sheen
 Solid Surface Benchtop | White
 Kitchen Splashback | Charcoal
 Garage Epoxy Flooring | Medium Grey
 Paint | Lexicon Quarter
 Blockout Roller Blinds | Charcoal

External

Roof Sheetting, Gutter & Fascia | Dover White
 Garage Door | Dover White
 Paint 1 | Terrace White
 Paint 2 | Timeless Grey
 Paint 3 | Monument
 Aluminum Windows, Doors & Screens | Ultra Silver
 Security Grill | Monument
 Water Tank | Shale Grey
 Metal Fencing (if applic)| Shale Grey



Internal

Tile 600mm x 600mm | Riverdale Beach
 Lapparto Vinyl Plank Flooring | Rustic
 Carpet | Grove Elm 1408
 Lower Cabinetry | Agave Smooth
 Overhead Cabinetry | Classic White Sheen
 Stone Benchtop | Arctic White
 Kitchen Splashback | Castello Ice Matt
 Epoxy Flooring | Medium Grey
 Paint | Snowy Mountains Quarter
 Sanctuary Bockout Blinds | Ceramic

External

Roof Sheetting, Gutter & Fascia | Wallaby
 Garage Door | Wallaby
 Paint 1 | Grey Port
 Paint 2 | White Duck Quarter
 Paint 3 | Woodland Grey
 Aluminum Windows, Doors & Screens | Monument
 Aluminum Grill | Monument Water Tank | Woodland Grey
 Metal Fencing | Woodland Grey

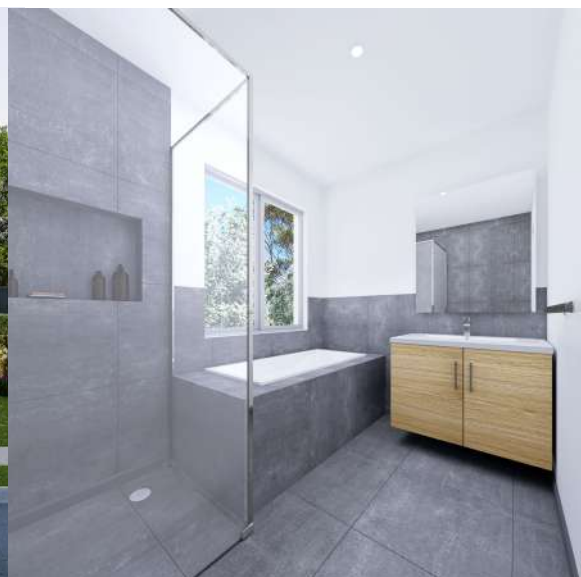


Internal

Tile 600mm x 600mm | Pietra Lavica
 Pumice Matt Vinyl Plank Flooring |
 Sunvista 312
 Carpet | Grove Elm 1408
 Lower Cabinetry | Polar White Sheen
 Overhead Cabinetry | Polar White Sheen
 Benchtop | Gobi Grey
 Kitchen Splashback | White Gloss
 Epoxy Flooring | Medium Grey
 Paint | Lexicon Quarter
 Sanctuary Bockout Blinds | Suede

External

Roof Sheeting, Gutter & Fascia | Basalt
 Garage Door | Windspray
 Paint 1 | Shale Grey Paint 2 | Western Myall
 Paint 3 | Simone Weil
 Aluminum Windows, Doors & Screens | Ultra Silver
 Aluminum Grill | Monument
 Water Tank | Shale Grey
 Metal Fencing | Surfsmist



Internal

Tile 600mm x 600mm | Riverdale Rock
 Matt Vinyl Plank Flooring | Blackbutt
 Carpet | Charcoal
 Lower Cabinetry | Polar White
 Overhead Cabinetry | Natural Oak Matt
 Benchtop | Crystal Diamond
 Kitchen Splashback | Liberty Black Matt
 Epoxy Flooring | Medium Grey
 Paint | Lexicon Quarter
 Sanctuary Bockout Blinds | Lava

External

Roof Sheeting, Gutter & Fascia | Shale Grey
 Garage Door | Shale Grey
 Paint 1 | Silkwort
 Paint 2 | Lexicon (Quarter)
 Aluminum Windows, Doors & Screens | White
 Aluminum Grill | White
 Water Tank | Surfmist
 Metal Fencing | Shale

EXPRESSION OF INTEREST

Property Details

Lot #

Estate Name

Land Price

Build Price

Purchaser Details

Buyer 1

Full Name *(As Per Identification)*

Address

Phone

Email

Buyer 2

Full Name *(As Per Identification)*

Address

Phone

Email

Company Name or SMSF *(If Applicable)*

ABN

ACN

Conveyancer

Company

Contact Person

Address

Phone

Email

Finance Broker

Name

Phone

Email

Contract Details

Colour Scheme Selected *(If Applicable)*

Build Upgrades Selected

Signature

Date

Signature

Date

**Please provide a copy of your ID when submitting this EOI.*