

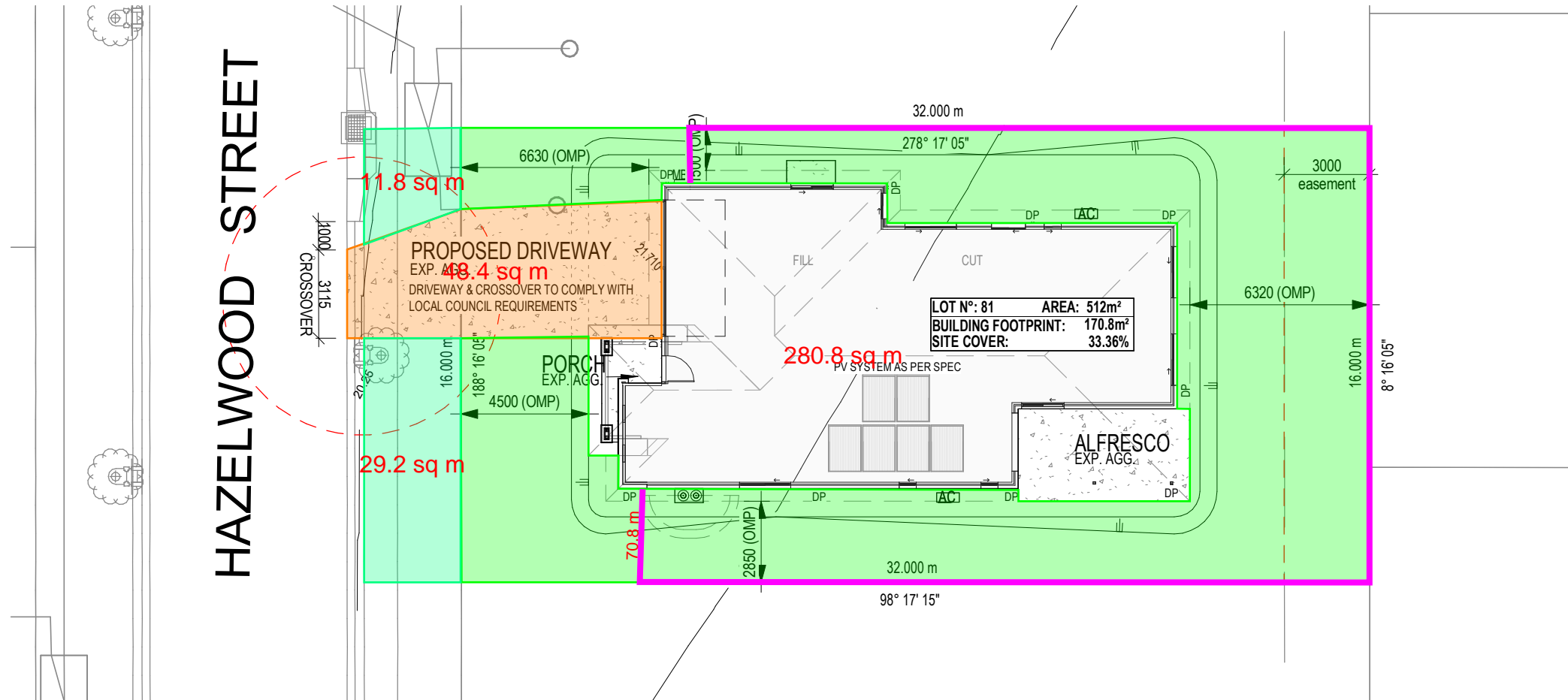
AC	AIR CONDITIONING UNIT
CL	CLOTHES LINE
GD	GRATED DRAIN
HWS	GAS HOT WATER SYSTEM
LB	LETTER BOX
LP	LIGHT POLE
LS	LANDSCAPE
NBN	NBN PIT
MSB	MAIN SWITCH BOARD
OMP	OUTER MOST PROJECTION
S	SEWER CONNECTION
*SL	EXT. SPOT LEVEL
SM	SEWER MANHOLE
SW	STORMWATER CONNECTION
TBM	TEMPORARY BENCH MARK
PGM	PREFERRED GAS METER LOCATION
PB	POWER BOX
POS	PRIVATE OPEN SPACE
PP	POWER POLE
RWT	RAINWATER TANK - 5000L (1150x2600x1860H)
WM	WATER METER

ALL ITEMS AND LEVELS SHOWN ARE
INDICATIVE ONLY AND SHOULD BE
CONFIRMED ON SITE.

ALL WORKS TO BE IN ACCORDANCE WITH
CURRENT AUSTRALIAN STANDARDS,
NATIONAL CONSTRUCTIONS CODES AND
LOCAL AUTHORITY REGULATIONS.

THIS SITE HAS BEEN CLASSIFIED AS **CLASS H1**
HIGHLY REACTIVE CLAY SITE. PLEASE REFER
TO AS. 2870 SITE CLASSIFICATION REPORT PREPARED
BY GSG LABORATORIES DATED 26.11.2024 FOR
FURTHER INFORMATION.

WIND CLASSIFICATION - N3



THIS DESIGN MAY REQUIRE ADJUSTMENT AT THE BUILDERS DISCRETION AT WORKING DRAWINGS STAGE DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING AMENITY WILL BE MAINTAINED AND COMPARABLE FINISHES AND INCLUSIONS WILL BE PROVIDED



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NOTE:
DO NOT SCALE OFF DRAWINGS.
ALL WORK TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
REFER ENGINEERS AND MANUFACTURERS DRAWINGS FOR DETAILS ON ENGINEERING, TRUSS AND ROOF DESIGN.
CABINETRY, ELECTRICAL APPLIANCES & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES, FITTINGS AND INCLUSIONS.
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

[illegible]

LOCAL AUTHORITY:

PROJECT COMMENCED:	PROJECT NO:
21.02.25	DRAWING NO: 02
DRAWN BY: JM	SCALE: 1 : 200 @A3
CHECKED BY: DC	ISSUE: A

HOUSE DESIGN:	<i>NCC COMPLIANCE</i>
Banksia (BRICK) - Monash	



Rental Appraisal
Lt 81 Hazelwood Street, Wondunna
The Glades Estate
February 2025



The Glades Estate at Wondunna.

Easy access to schools, shopping precincts, and essential amenities. A quick drive to the airport and hospital ensures convenience and peace of mind.

A generous home consisting of 4 bedrooms – walk in robe to master bedroom, remainder all with built in robe, 2 bathrooms (ensuite to master) and separate laundry. A well positioned open plan kitchen/dine/family room overlooks the undercover alfresco area plus a separate formal lounge/media room. Other features include high square set ceilings, air conditioning, double lock up garage plus a fully fenced and landscaped yard.

A rental return of \$650 - \$680 per week is expected to be achieved in the current market.

Savvy Realty has over 25 years of experience in property management. We know there is a high demand for rental properties resulting in extremely low vacancy rates in the Hervey Bay area. Professional Property Management working directly with the agent that knows you, your property and your tenants personally.

If you require any further information, please feel free to contact me on 0493 114 916.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Gail Schott'.

Gail Schott

Property Manager

Email: hello@savvyrealty.com.au

Office: 0493 114 916

Disclaimer: Whilst this is an informed market appraisal based on properties in the area, it is an opinion only and no responsibility will be accepted for any omissions or errors. Rental amount is valid at the time of the appraisal.



THE GLADES

Stage 4



Titles due
March 2025



Generous-sized blocks
ranging from 480-778sqm

Footpaths and
landscaping
throughout

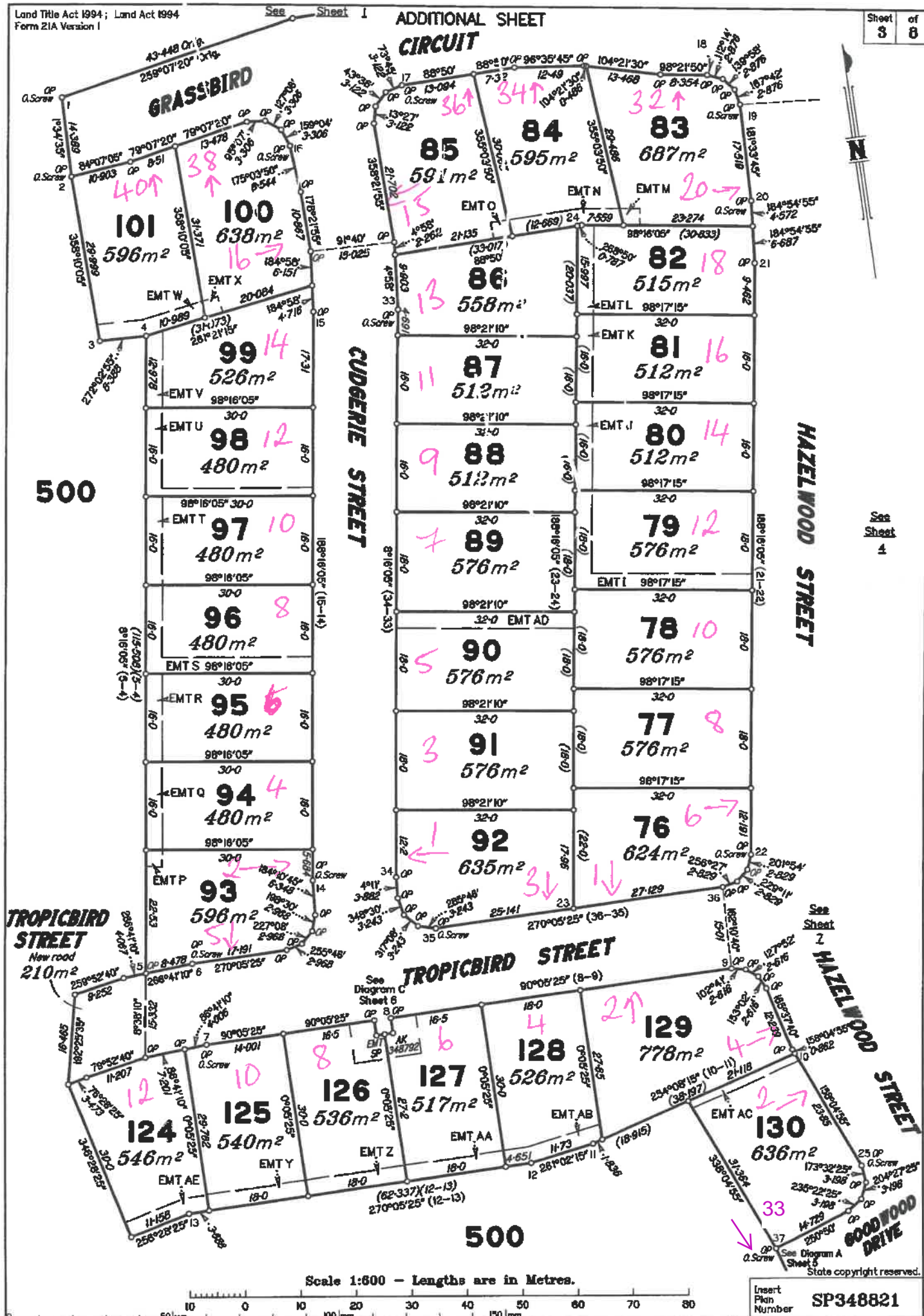
Natural, open space kept to
create a residential haven

Contact Rod on rod@markspartners.com.au
or 0408 619 491 to secure your homesite.
thegladesherveybay.com.au

M MARKS
& PARTNERS
Property

Artists' plans and drawings (inc. areas, dimensions and depictions of the layout of the land) are for illustrative purposes only. Drawings are not necessarily to scale and are provided as a guide only. The features may alter for reasons outside the Developer's control. Purchasers must rely on their own inquiries and the contract for sale. Information correct as at 30/09/2024.

HAPPY EVER MORE



HERVEY BAY

AUSTRALIA'S BEST REGION FOR PROPERTY INVESTORS

LOCATION OVERVIEW

INVESTMENT OPPORTUNITY

Hervey Bay is arguably the best location in Australia for property investors right now.

It not only offers an amazing lifestyle at an affordable price, it is at the beginning of an unprecedented period of infrastructure spending, creating massive job growth.

It may not have made the media yet but Hervey Bay is booming. Buyers are flooding into the market due to its unbeatable lifestyle at an amazingly affordable price.

REGION HIGHLIGHTS



\$1 Billion Gympie bypass reducing travel times to Brisbane and The Sunshine Coast by 1/2hr



\$1.2 Billion Paradise Dam expansion



\$100M Pialba new town centre



\$7 Billion Torbanlea train building factory to create 800 jobs



\$3.34 Billion Mount Rawdon pump hydro 500 new jobs



\$60M new Urangan Hotel



\$60M new Spotlight shopping village



New Eli Waters Bulky goods shopping village to create 380 new jobs



\$40M new mental health hospital



UNLOCK YOUR INVESTMENT SUCCESS IN A COASTAL LIVING PARADISE!

Hervey Bay is located three and a half hours north of Brisbane and an hour south of Bundaberg. It is the main service centre for the Fraser Coast which is a rapidly expanding region, home to more than 110,000 people. It has an ideal climate, enviable coastal lifestyle and next door to the world heritage listed Fraser Island.

With such an amazing lifestyle on offer, it's easy to see why people are moving there on mass.

Nowhere else in Australia can match the jobs growth in the Wide Bay region per head per capita. Thousands of new jobs will commence this year in a wide range of industries expanding on an already diverse economy. To get an idea of the vast array of massive projects soon to commence, please see the following link - [click here](#).

To accommodate this huge growth, both state and federal governments will deliver a new town centre in Hervey Bay that will be home to government jobs, and provide a central civic space for the region. Please see the following video for more details

[Community at core of Council building - YouTube](#)

Since COVID struck, demand for homes to buy and rent has surged even more from people wanting to relocate from Sydney, Melbourne and Brisbane. So land sales are at record levels and the vacancy rate is less than 1%. So all of the fundamentals for a price boom are in play.





LIFESTYLE

Fantastic climate, beautiful beaches, great schools, hospitals, a University and TAFE and everything is only minutes away. No traffic cues or crowded beaches.

Please see the following video which explains the lifestyle on offer.



AFFORDABILITY

The median house price in Hervey Bay is around \$500,000. You can't even buy land for that price 40kms from Sydney. People moving to the region can potentially upgrade to a bigger and better home and still have a chunk of money to bank. So new residents can now afford that boat or caravan they have always dreamed of.

It's not only housing that is cheaper. School fees are less, lower council rates, cheaper entertainment with so many amazing natural attractions an easy day trip away.

HIGH CASH FLOW

Due to ongoing high demand the vacancy rate in Hervey Bay is now below 1% and returns are around 5%. That return is very difficult to find in a high growth location.





ECONOMY

This is **guaranteed** for the region:

- New generation train construction \$7 Billion, 800 jobs <https://www.abc.net.au/news/2021-10-20/qld-train-announcement-maryborough-olympics-2032/100553264>
- \$1.2 Billion Paradise Dam upgrade to supply water security to the region
- 1 Billion Gympie bypass that will reduce travel times from Brisbane and The Sunshine Coast to Hervey Bay by 1/2hr
- Analytica high tech medical manufacturing, \$13M, 194 jobs <https://statements.qld.gov.au/statements/93235>
- \$100m new town centre at Pialba
- Massive Eli Waters Shopping village with over 380 ongoing jobs
- \$60M hotel at Urangan
- \$40M Mental Health facility
- \$60M Spotlight shopping village

Add to that there is a \$3.34Billion pumped hydro plant to be built an hr from Bundy and Hervey Bay that will create 500 new jobs;

[Mt Rawdon Pumped Hydro receives Queensland Coordinated Project status - Australian Resources](#)





A SNAPSHOT OF OUR FRASER COAST REGION



\$4.21b

Gross Regional
Product



7,105km² Land Area



40,400 Workforce



5,976 Local Businesses



1.86M Annual Visitors



6,278 Employees

Health Care and Social
Assistance Industry



106,712

Our Local Population



299,465

Economic Catchment

[CLICK HERE TO VIEW FURTHER DETAILS ON MAJOR PROJECTS IN THIS REGION](#)



250 KM
North of Brisbane



3 1/2 Hours
Drive from Brisbane



30 Min
Flight from Brisbane



90 Min
Flight from Sydney

[RESOURCE LINK](#)



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 fluro 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)

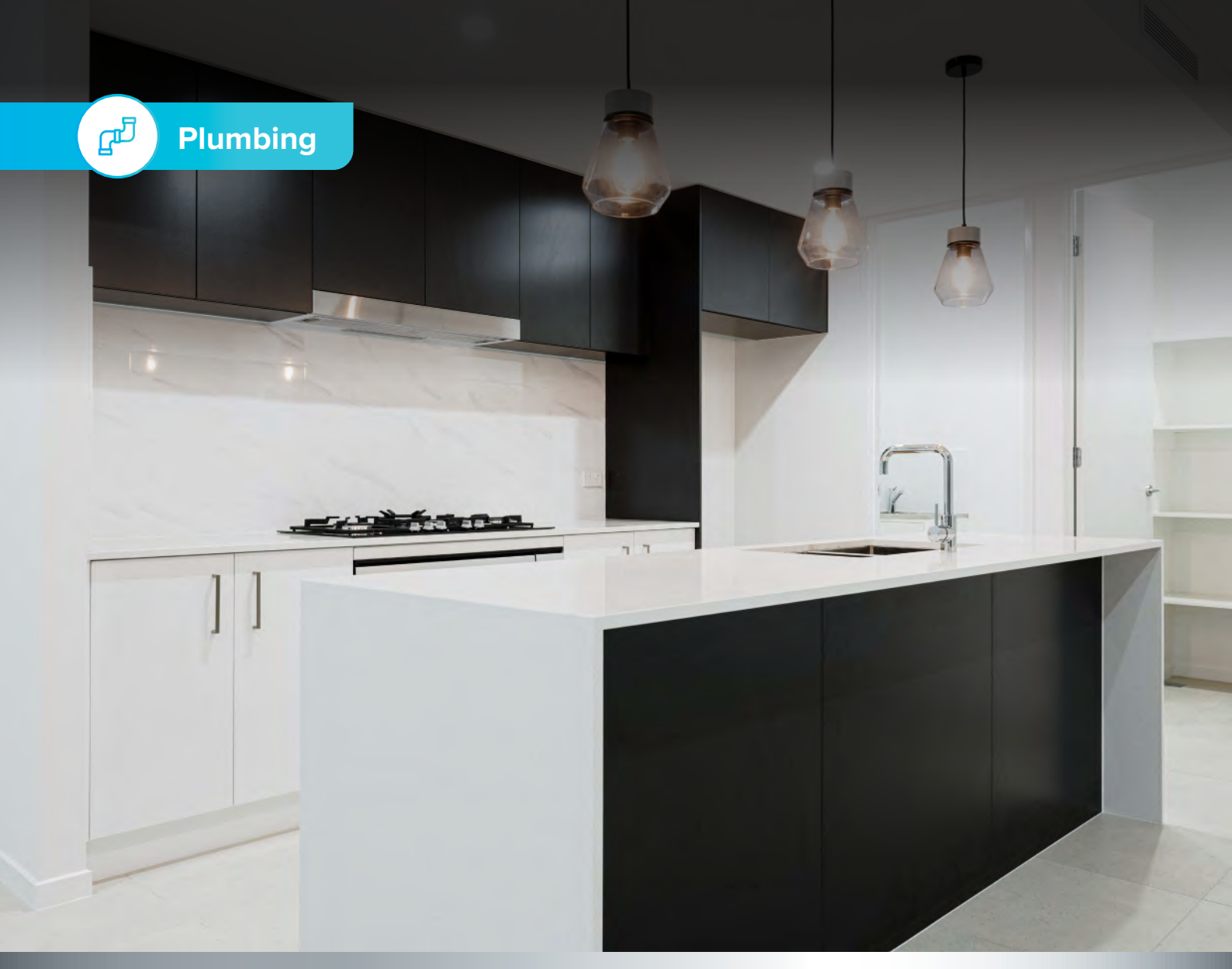


EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing



Product Brochure

ELEMENTS AND CLASSIC SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



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Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Base Mk2 Shower Mixer Chrome



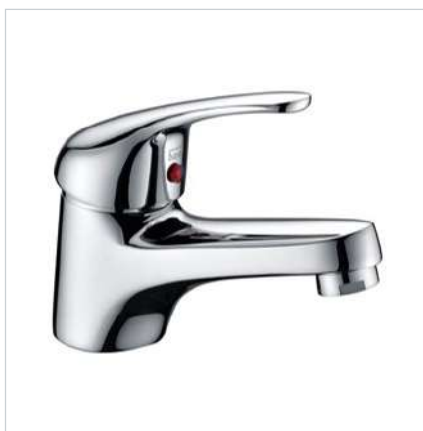
Bath Spout

Posh Solus Bath Outlet



Vanity Basin

Posh Domaine Counter Basin



Basin Mixer

Base Mk2 Basin Mixer Chrome (6*)



Bathroom & Ensuite



Shower

Posh Solus Mke3 Rail Shower 1F (4*)



Shower Mixer

Base Mk2 Shower Mixer Chrome



Towel Rail

Posh Solus Mk2 Double Towel Rail 750 CP



Toilet

Posh Solus Rnd CC Suite S Scqrs W/Cp(4*)



Toilet Roll Holder

Posh Solus Mk2 Toilet Roll Holder Chrome



Shower Shelf

Posh Solus Mk2 Glass Shelf



Laundry



Laundry Trough

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



Trough Mixer

Base Mk2 Sink Mixer
Chrome (6*)

Kitchen



Kitchen Sink

Base Mk3 1 ¾ Bowl Sink



Kitchen Sink Mixer

Elle Project G/N Sink Mixer
CP (4*)



Oven

Bellissimo Technika electric,
60cm, Stainless steel



Gas Cooktop - NSW

Bellissimo Technika gas, 60cm,
Stainless steel with black trivet



Ceramic Cooktop _ QLD

Bellissimo Technika 60cm,
black glass



Rangehood

HAPL ducted slide-out, 60cm,
Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel



Internal

Tile 450mm x 450mm | Light beige
 Carpet | Beige
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Timber grain
 Solid Surface Benchtops | White Kitchen
 Splashback | White
 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 (if applic)| Surfmist



Internal

Tile 450mm x 450mm | White marble look
 Carpet | Grey
 Lower Cabinetry | Charcoal
 Overhead Cabinetry | White Sheen
 Solid Surface Benchtop | White
 Kitchen Splashback | Charcoal
 Paint | Lexicon Quarter
 Blockout Roller Blinds | Charcoal

mpbuildco.com.au

External

Roof Sheeting, 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 450mm x 450mm | Light beige
 Carpet | Beige
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Timber grain
 Solid Surface Benchtop | White
 Kitchen Splashback | White
 Paint | Snowy Mountains Quarter
 Blockout Roller Blinds | Off white

External

Roof Sheeting, Gutter & Fascia | Evening Haze
 Garage Door | Evening Haze
 Paint 1 | White Duck
 Paint 2 | Stone
 Paint 3 | Whisper White
 Aluminum Windows, Doors & Screens | White
 Security Grill | Monument
 Water Tank | Surfmist
 Metal Fencing (if applic) | Surfmist



Internal

Tile 450mm x 450mm | Off white
 Carpet | Grey
 Lower Cabinetry | White Sheen
 Overhead Cabinetry | Agave
 Solid Surface Benchtop | White Kitchen
 Splashback | Terrazzo look tile
 Paint | Snowy Mountains Quarter
 Blockout Roller Blinds | Light grey

External

Roof Sheetting, Gutter & Fascia | Wallaby
 Garage Door | Wallaby
 Paint 1 | Beige Mystery
 Paint 2 | Grey Port
 Paint 3 | White Exchange
 Aluminum Windows, Doors & Screens | Monument
 Security Grill | Monument
 Water Tank | Wallaby
 Metal Fencing (if applic)| Woodland Grey



Internal

Tile 450mm x 450mm | Pale Grey
 Carpet | Grey
 Lower Cabinetry | Off White
 Overhead Cabinetry | Off White
 Solid Surface Benchtop | Light Grey
 Kitchen Splashback | White Herringbone
 Paint | Lexicon Quarter
 Blockout Roller Blinds | Light Grey

External

Roof Sheeting, Gutter & Fascia | Windspray
 Garage Door | Windspray
 Paint 1 | Platinum Class
 Paint 2 | Lexicon
 Paint 3 | Wistow
 Aluminum Windows, Doors & Screens | Ultra Silver
 Security Grill | Black
 Water Tank | Shale Grey
 Metal Fencing (if applic)| Shale Grey

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.*