

NOVEMBER 2018

EDITION 6

FREE COPY

Fraser Coast *Living*

Rediscover Eli Waters

New Homes from \$305,000

\$15,000

First Home
Owners Grant

THE
FRASER COAST'S
BEST VALUE
NEW ADDRESSES



HOUSE & LAND
Hervey Bay

Half-acre paradise
Land from \$139,900

New Home

Looking for a new home or block of land to build your dream home can be a daunting experience. At Hervey Bay House & Land our goal is to make getting into your new home an enjoyable and smooth process.

From finding the right community that suits your needs, to the ideal block to suit your lifestyle, and of course a new home that you will love, we will help you through the process. We've partnered with some of Hervey Bay's most trusted and experienced builders to help make your new home a reality. So whether you're downsizing to spend more time travelling, looking for a bigger home to cater for a growing family or just starting out with your first home we have a range of communities, block sizes and partner builders to help you get into your new home.

We can even point you the right direction when it comes to finance, so you know how much you can afford to borrow. Hervey Bay House & Land has partnered with several local mortgage brokers who can provide a financial health-check and find the best loan that suits your specific circumstances.

You can choose from the following:

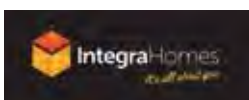
- Land
- House and Land Packages
- Ready-Built Homes



Buyers Guide



Here's a selection of our residential communities, builders and finance brokers we regularly work with.



G.J. Gardner. **HOMES**





THE SANCTUARY ESTATE

Your sanctuary awaits....

- Land from \$146,000
- New Homes from \$305,000
- Level, ready to build on blocks, 446m² to 839m²
- 5 exclusive lakefront lots
- 5 minutes to schools & shops

Hervey Bay's best value new address

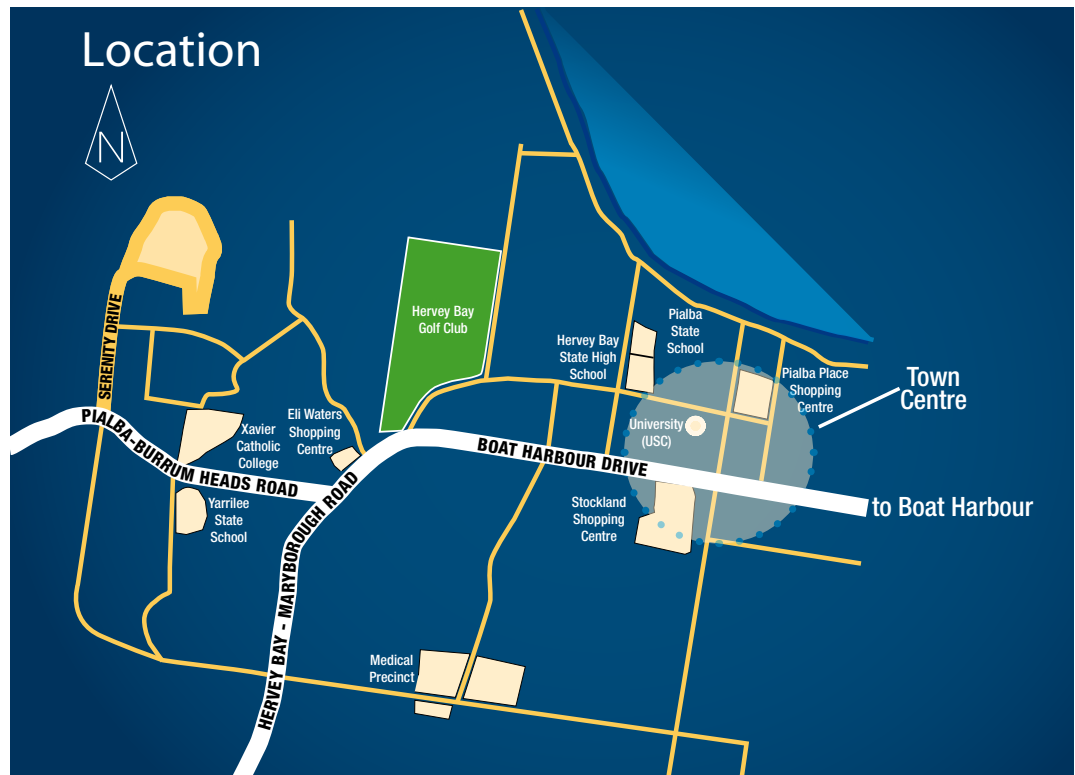
It's time to re-discover Eli Waters



Masterplanned to perfection, the Sanctuary at Eli Waters comprises of 175 easy to build on homesites in this private, tranquil enclave.

With walking and bike trails connecting you to parks, nearby schools and shops you're only minutes from the everyday conveniences of Hervey Bay.

The Sanctuary offers a generous selection of homesites to suit your needs and budget. From low maintenance courtyard blocks to larger blocks with room for a pool or shed, The Sanctuary has what you're looking for in a convenient, natural setting.



To arrange an inspection contact Rod 0408 619 491

Email - rod@herveybayhouseandland.com.au

Serenity Drive (Off Pialba-Burrum Heads Rd), Eli Waters

www.thesanctuaryestate.com.au

**READY
BUILT**



Claire

Fixed Price \$305,000

65 Serenity Drive, Eli Waters

Area House: 150m² Land: 450m²

3+ **2** **2**

INCLUSIONS

- New home close to schools & shops
- 3 bedroom home
- Few minutes drive to Xavier Catholic College, Yarrilee State School, and Eli Waters Shopping Centre.
- 2.8m wide side access for boat or caravan storage.
- Priced with full turn key inclusions this home is sure to be popular with new home buyers. Plus being a Ready Built home means you don't have to worry about making ongoing progress payment to the builder.
- Just pay your deposit when you sign the contract, then pay the balance at settlement and move straight in to your new home. Completion is anticipated around November 2018.
- Open plan living flows onto covered patio, perfect for indoor/outdoor living



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay

Under Contract

READY BUILT



Brook

Fixed Price **\$315,000**

59 Serenity Drive, Eli Waters

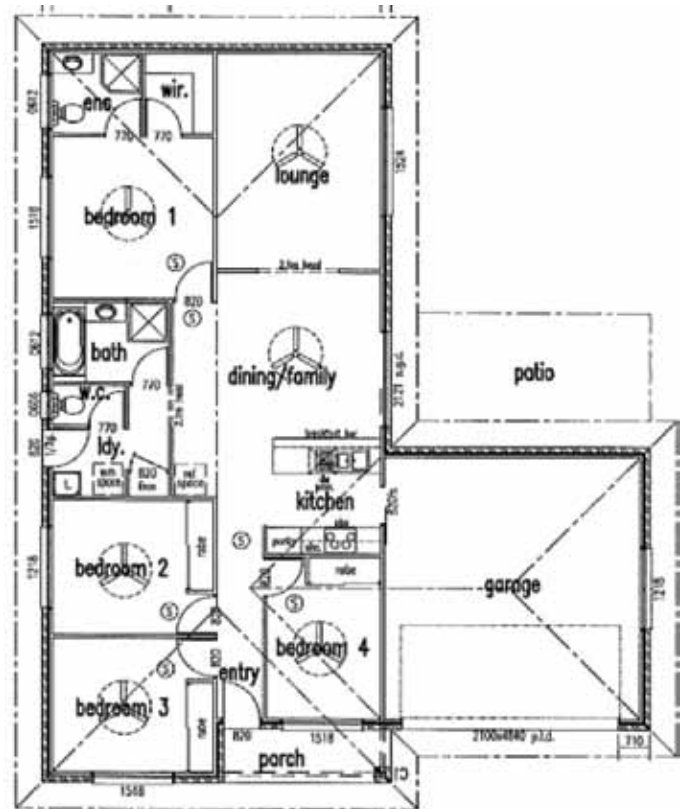
Area House: 165m² Land: 600m²

4 bedrooms 2 bathrooms 2 car spaces

Enjoy indoor/outdoor living all year round from the north-facing living areas. The open plan kitchen flows onto the dining/family room which has direct access to the covered alfresco area making entertaining a breeze.

Ceiling fans are installed for all bedrooms and the living areas to make the home comfortable all year. The main bedroom has an ensuite and walk-in-robe, while the 3 other bedrooms all have built-in wardrobes. The double remote controlled garage has internal access to the home.

Set on a 600m² block with side access and plenty of room to store a boat or caravan you can make the most of the great Hervey Bay lifestyle. This home is within a 20-25 minute walk to Xavier Catholic College and Yarrilee State School, while only a 5-minute drive to Eli Waters Shopping Centre and 10-12 minutes drive to Hervey Bay town centre, medical precinct and various parks and beaches along the Esplanade.



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay

READY BUILT



Violet

Fixed Price **\$316,000**

8 Samphire Street, Eli Waters

Area House: 166m² Land: 480m²

4 2 2

INCLUSIONS

- Open plan living with Colorbond roof to patio
- Ceramic cooktop, rangehood & fan-forced oven
- 1¾ bowl stainless steel sink
- Dishwasher space provided
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Vinyl plank flooring to entry, kitchen, family/meals & hall
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms
- Double remote lock up garage with internal access
- Vertical drapes to living areas
- Safety screens to opening windows and doors
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment to slab
- Concrete driveway and path to entry
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Up to 350m² turf to front/rear yards
- Six star energy efficiency rating



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Jasmine

Fixed Price \$325,000

18 Serenity Drive, Eli Waters

Area House: 166m² Land: 630m²

4 **2** **2**

INCLUSIONS

- Open plan living with Colorbond roof to patio
- Ceramic cooktop, rangehood & fan-forced oven
- 1¾ bowl stainless steel sink
- Dishwasher space provided
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Vinyl plank flooring to entry, kitchen, family/meals & hall
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms
- Double remote lock up garage with internal access
- Vertical drapes to living areas
- Safety screens to opening windows and doors
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment to slab
- Concrete driveway and path to entry
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Up to 350m² turf to front/rear yards
- Six star energy efficiency rating



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay

Under Contract

Hervey Bay's best value new address.

READY BUILT



Diana 182

Fixed Price **\$345,000**

41 Serenity Drive, Eli Waters

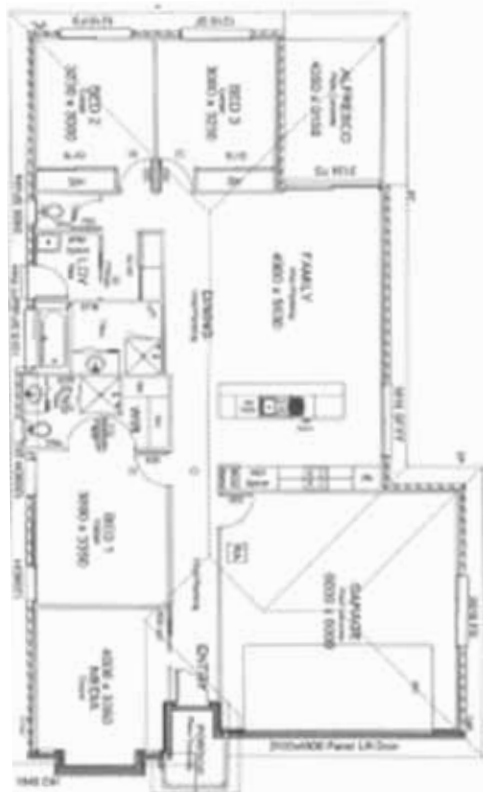
Area House: 182m² Land: 600m²

3+ 2 2

Stop paying rent and purchase your very own home. Situated in the popular suburb of Eli Waters, you'll be just a short 5 minute drive to Xavier Catholic College, Yarrilee State School, and Eli Waters Shopping Centre. Plus Stockland Shopping Centre, Hervey Bay Medical Precinct and beaches are only 10 minutes away.

Enjoy entertaining friends and family in the open plan living area which connects directly to the under roof alfresco area. The separate media room provides more space for growing families to entertain, or could be used as a fourth bedroom.

Priced with full turn key inclusions, you can move straight in with all the fittings, finishes and colour schemes already chosen by the builder. This new home comes complete with floor coverings, light fittings, oven, cooktop and rangehood. Plus outside it will include driveway, letterbox, clothesline, fencing, turf and garden beds to front yard.



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Cindi 196

Fixed Price \$335,000

45 Serenity Drive, Eli Waters

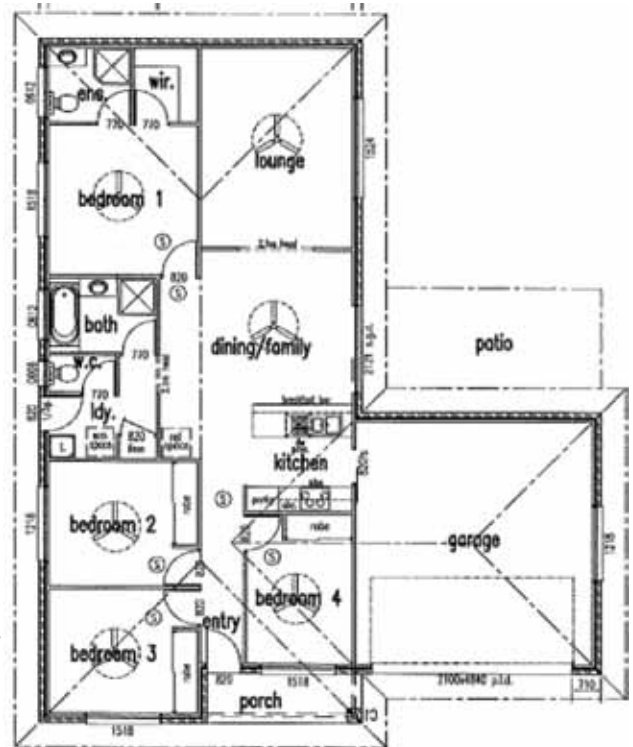
Area House: 196m² Land: 450m²

3+ **2** **2**

Now under construction and due to complete in November 2018, the Cindi 196 is the ideal family home. Enjoy entertaining in the open plan living area which connects to the under roof alfresco area while the kids keep themselves entertained in the separate media room. With the living areas opening up to the north, this home has plenty of natural light, and passive ventilation to keep you cool all year round.

The large master bedroom has a walk in robe and ensuite, while the 2 other bedrooms have built in robes. Sited on a low maintenance 450m² block means you won't have to spend your weekends mowing and gardening. While the double side gates give access to the side yard to store your trailer or small boat.

This is a quality new home that offers exceptional value for money for a home of this size. First Home Buyers – receive the \$15,000 First Home Owners Grant.



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay

HOTONDO HOMES

FOREVER SANCTUARY

Forever part of the family

HOUSE & LAND

HOUSE + LAND

LANDS DOWNE 182

IDEAL FOR FIRST HOME
BUYERS

Lot 102 Imperial Cct
The Sanctuary Estate
Eli Waters

(Land: 757 m2)

3 

2 

2 

Total (sqs.)	19.55
Total (m ²)	181.65
Width (m)	22.34
Length (m)	11.27

\$398,500*

Features & Inclusions

- Builders range tiles and carpet throughout
- Ceiling Fans
- Colorbond Roof
- Concrete driveway allowance
- Flyscreens

For more details, call

John Payten

0459 608 762

john@hotondoherveybay.com.au



*Dimensions, photographs, floor plans and façade images are approximate and for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including alfresco areas (where applicable). It is the home owner's responsibility to ensure that all applicable council regulations and estate requirements are met. Subject to land availability, pricing and site costs unless advertised as a 'fixed price package'. Driveway size based on builder's preferred siting. Check with your local builder for builder's standard range and inclusions. Photographs may include optional features or items that are not supplied by Hotondo Homes. Hotondo Homes reserves the right to change plans, specifications, materials and suppliers without notice. For more information visit your local builder or hotondo.com.au.

HOTONDO HOMES

FOREVER SANCTUARY

Forever part of the family.

HOUSE & LAND

ERSKINE 225

HOUSE + LAND

AMAZING VIEWS

Lot 205 Robin La
The Sanctuary Estate
Eli Waters

(Land: 726 m²)

4 

2 

2 

Total (sq.s.)	24.21
Total (m ²)	224.88
Width (m)	11.3
Length (m)	23

\$460,180*

Features & Inclusions

- 20mm Stone Benchtops
- Builders range tiles and carpet throughout
- Canal Luxury Living
- Ceiling Fans
- Coloured concrete driveway allowance

For more details, call

John Payten

0459 608 762

john@hotondoherveybay.com.au



*Dimensions, photographs, floor plans and façade images are approximate and for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including alfresco areas (where applicable). It is the home owner's responsibility to ensure that all applicable council regulations and estate requirements are met. Subject to land availability, pricing and site costs unless advertised as a 'fixed price package'. Driveway size based on builder's preferred siting. Check with your local builder for builder's standard range and inclusions. Photographs may include optional features or items that are not supplied by Hotondo Homes. Hotondo Homes reserves the right to change plans, specifications, materials and suppliers without notice. For more information visit your local builder or hotondo.com.au.

HOUSE & LAND PACKAGE

HOUSE + LAND



SUPER SIX HOUSE PACKAGE

\$354,298

PADDINGTON 176 CLASSIC FACADE

3 | 2 | 2

LAND: "THE SANCTUARY ESTATE"
LOT 226 IMPERIAL CIRCUIT, ELI WATERS

FLOOR AREA:
176.09m²

HOUSE SIZE
WIDTH: 11.0m
DEPTH: 18.97m

- M Class Slab with Site Works to 500mm
- 600mm Westinghouse S/Steel oven & cooktop
- 600mm Westinghouse retractable range hood
- Laminate bench tops to Kitchen & Bathrooms
- Vinyl, carpet & 450mm tiles throughout
- Broom finish concrete driveway (60m²)
- Colorbond roof, 22 colour range
- Remote Control Panel Lift Garage Door
- Flyscreens to windows & doors
- T V antenna, clothesline and letterbox
- Perimeter termite protection
- Haymes 3 coat paint system
- 1.8m Good Neighbour Fencing & Gate
- Turf Allowance of \$2000
- Choice of 6 Designer Colour Palates
- 16 Week Build Time

Stroud Homes Super Six Inclusions



COURTNEY STALLARD

NEW HOME SALES

1800STROUD | courtney.stallard@stroudhomes.com.au

**Photos used in the advertisement are not photos of the actual home.
Refer to each individual quote for information on finishes and inclusions.*

Stroudbuilt Pty Ltd trading as Stroud Homes Wide Bay | ABN: 73 043 543 846 QBSA Lic No: 80215

HOUSE & LAND PACKAGE

HOUSE + LAND



SUPER SIX HOUSE PACKAGE

\$386,061

AVOCA 198 CLASSIC FACADE

4 BEDS | 2 BATHS | 2 CARS

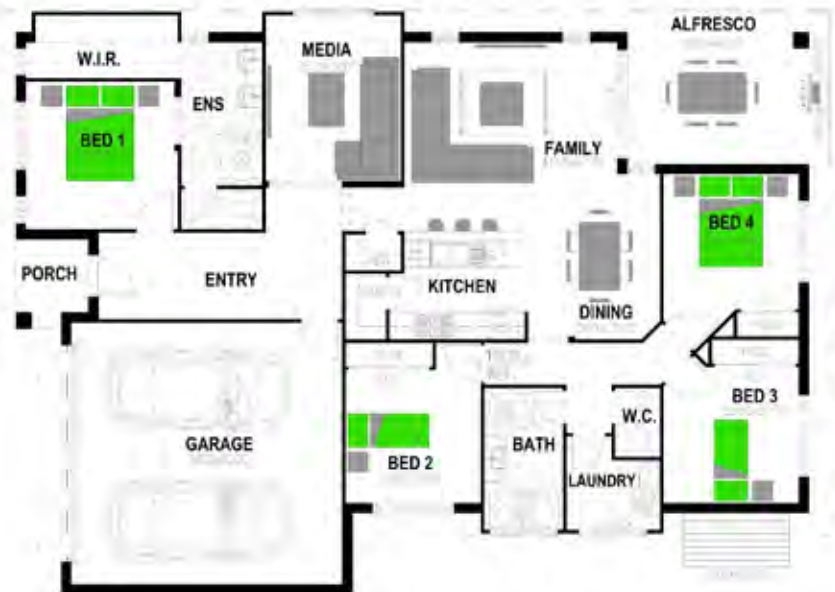
LAND: "THE SANCTUARY ESTATE"
LOT 221 SAILAWAY CIRCUIT, ELI WATERS

FLOOR AREA:
199.13m²

HOUSE SIZE
WIDTH: 12.90m
DEPTH: 17.50m

- M Class Slab with Site Works to 500mm
- 600mm Westinghouse S/Steel oven & cooktop
- 600mm Westinghouse retractable range hood
- Laminate bench tops to Kitchen & Bathrooms
- Vinyl, carpet & 450mm tiles throughout
- Broom finish concrete driveway (60m²)
- Colorbond roof, 22 colour range
- Remote Control Panel Lift Garage Door
- Flyscreens to windows & doors
- T V antenna, clothesline and letterbox
- Perimeter termite protection
- Haymes 3 coat paint system
- 1.8m Good Neighbour Fencing & Gate
- Turf Allowance of \$2000
- Choice of 6 Designer Colour Palates
- 16 Week Build Time

Stroud Homes Super Six Inclusions



COURTNEY STALLARD

NEW HOME SALES

1800STROUD | courtney.stallard@stroudhomes.com.au

**Photos used in the advertisement are not photos of the actual home.
Refer to each individual quote for information on finishes and inclusions.*

Stroudbuilt Pty Ltd trading as Stroud Homes Wide Bay | ABN: 73 043 543 846 QBSA Lic No: 80215



FULLY LOADED HOUSE PACKAGE

\$494,067

AVALON 220 CLASSIC FACADE

4 | 2 | 2

LAND: LOT 202 ROBIN LANE, ELI WATERS

FLOOR AREA:
220.14m²

HOUSE SIZE
WIDTH: 8.5m
DEPTH: 18.3m

- M Class Slab with Site Works to 500mm
- Stone bench tops: kitchen, bath, laundry
- 900mm Westinghouse S/Steel, upright cooker
- 900mm Westinghouse range hood, fully ducted
- Dishlex stainless steel dishwasher
- Soft close kitchen doors & drawers
- Carpet & 450mm tiles throughout
- Exposed Aggregate driveway (60m²)
- Colorbond roof, 22 colour range
- Remote Control Panel Lift Garage Door
- Flyscreens and security sliding doors
- T V antenna, clothesline and letterbox
- Retic perimeter termite protection
- Haymes 3 coat paint system
- Non-Slip Tiling to front porch
- 1.8 Fencing & Gate, Turf Allowance
- 16 Week Build Time

Stroud Homes Fully Loaded Inclusions



MOUNTAIN FAÇADE



SKILLION FAÇADE



COURTNEY STALLARD

NEW HOME SALES

1800STROUD | courtney.stallard@stroudhomes.com.au

*Photos used in the advertisement are not photos of the actual home.
Refer to each individual quote for information on finishes and inclusions.

Stroudbuilt Pty Ltd trading as Stroud Homes Wide Bay | ABN: 73 043 543 846 QBSA Lic No: 80215

Dixon Design — SC 4318



Plans & Elevation are artist impressions only - Furniture, vehicle and landscaping are not part of the standard inclusions. All prices are subject to soil / engineering report and site evaluation.

Terms & Conditions apply.

2 Contract Sale—New home construction contract & Land contract.

Dixon Design: SC4318 \$242,685.00

Land: 726m² \$195,000.00

Turn Key House & Land Package From: \$437,685.00

FLOOR AREA:

Total Underroof Floor Area: 212.0m²/ 23sq

Floor Area: 190 m²

Porch / Alfresco Area: 22 m²

WIDTH & LENGTH (excluding eaves & façade)

House Frontage Brick to Brick: 12.6 mm

House Length Brick to Brick: 19.7 mm

TURN KEY INCLUSIONS

COMFORT Specification

All Done Just Move In!

Open Plan	External Concrete
Main Floor Coverings	Driveway
Carpet to Bedrooms	250 m ² Turf
Window Coverings	Antenna
Screens to Doors	Clothes Line
Light fittings	Letter Box
Wide Halls & 870 Doors	5k Fencing allowance
3 coat system	5k Foundation Allowance
Alfresco under roof	

HOUSE & LAND PACKAGE

Lot 205 Robin Lane Sanctuary Estate
TO BE CONSTRUCTED.



HOUSE + LAND



DIXON HOMES HERVEY BAY | DISPLAY CENTRE: 42 Watson St Pialba Qld 4655. 4128 1190

DIXON HOMES HERVEY BAY | DISPLAY HOME: 4 Richard Charles Dr Kawungan Qld 4655. 0401 589 049

1300 10 10 10 | enquiries@dixonhomeshb.com.au | QBCC# 1035545

► Neuman 211

House & Land Package from *\$305pw



Lot 226 Imperial Cct
Eli Waters

House Size 211.70m²
Land Size 450m²

Full Turn Key Inclusions

- Air conditioning
- Engineered stone benches
- Stainless steel appliances
- Quality carpet and tiles throughout
- Barrier screens throughout
- Seperate living area
- Window coverings throughout
- Fully landscaped and fenced
- Extensive electrical plan
- Underroof alfresco area and porch
- Exposed aggregate driveway
- Letterbox
- Wall mounted clothesline
- And so much more...!

CONTACT INTEGRA HOMES TODAY

Nadine Ennis **0455 022 849**
nadine.ennis@integrahomes.com.au

www.integrahomes.com.au

* All illustrations and floor plans are artistic impressions and should only be used as a visual aid.
Weekly repayments are based on interest only repayments at 4.3%

Ask about our Low Deposit packages

Lot 223 Imperial Cct
Eli Waters
House Size 217.29m²
Land Size 635m²

Full Turn Key Inclusions

- Air conditioning
- Engineered stone benches
- Stainless steel appliances
- Seperate living room
- Quality carpet and tiles throughout
- Barrier screens throughout
- Window coverings throughout
- Fully landscaped and fenced
- Extensive electrical plan
- Underroof alfresco area and porch
- Letterbox
- Wall mounted clothesline
- Exposed aggregate driveway
- And so much more...!



House & Land Package from *\$314pw

► Livingstone²¹⁷



IntegraHomes

4 2 2



Facade image may depict features such as land, landscaping, timber decking, furniture, window treatments and lighting which are not included in the package price or which are not available from Coral Homes.

\$368,184*

FIXED PRICE

THE SANCTUARY ESTATE Lot 226 Imperial Circuit, Eli Waters



Home Size: 185.72m² | Lot Size: 450.00m² | 15.00m x 30.00m Lot

MONTROSE 20 MORNINGTON FACADE

HOME AND LAND PACKAGE INCLUSIONS:

- ✓ Facade as shown
- ✓ Carpet and tiling
- ✓ Fixed price site works
- ✓ Exposed aggregate driveway and path to entry
- ✓ NBN lead in
- ✓ Integrated slab to outdoor living area (tiling not included)
- ✓ Letterbox and turf to the front of home
- ✓ TV Antenna
- ✓ Wall Mounted clothesline
- ✓ Ceiling Fans
- ✓ Flyscreens
- ✓ Roller blinds
- ✓ \$2,500 fencing allowance
- ✓ Stained timber feature front entry door
- ✓ Termite resistant structural timber framing
- ✓ Panelift automatic garage door with 3 remotes
- ✓ myChoice® selection showroom consultation[^]



FOR MORE INFORMATION
Marty Bamforth | Coral Homes Sales Consultant
m.bamforth@coralhomes.com.au
P: 0490 093 741 | M: 0490 093 741
33 Spring Way, Nikenbah, QLD



Floor plan is indicative only, conceptual in nature and subject to change. Floor plan may depict fixtures, fittings, features, finishes, inclusions, furnishings, vehicles and/or other products which are not included in the house design, not included in the package price and/or not available from Coral Homes¹.

*Price shown is based on Coral Homes' 24-09-18 price list. Land price and availability is subject to change at any time and without notice. Land price at the time of printing is \$146,000. Price shown does not include additional amounts payable in respect of variations to the house design requested by the buyer. House siting is to be determined by Coral Homes. ¹Plan is subject to approval by the Principal Developer and Local Authorities. Coral Homes reserves the right to withdraw this package at any time without notice. QBCC 50792/1014053, OFT NSW 62084C, BLD260339.

MORTGAGE CHOICE ANSWERS CONSTRUCTION LOAN FAQ'S

Will I pay upfront fees for my loan?

Some lenders charge upfront fees to cover the loan application and/or property valuation. As your home loan expert, we will crunch all the numbers to give you a detailed plan of potential fees.

What if I don't qualify for the size of loan I want?

A key advantage of partnering with your local Mortgage Choice broker is that we can tell you the loan amounts you can borrow from each panel lender and run you through your options if you wish to borrow more money.

How do I set a spending budget for my new home?

Talk to your local Mortgage Choice broker about arranging pre-approval for a construction loan before you head off to visit display homes. This way you will have a clear idea about the type of home or house and land package you can realistically afford.

Is a construction loan likely to cost more than a regular home loan?

As with all loans, the rate you pay will vary between lenders, and your Mortgage Choice broker is here to help you find a competitive interest rate. That said, a construction loan can help you save during the building process. You won't normally be asked to start making full principal and interest payments until handover has occurred and you are ready to move in.

Can I pay extra on my loan during the construction phase?

Most lenders let you make additional payments on your loan even when the loan is in the progress stage. This can give you a great head start in terms of paying off the loan sooner and saving on long term interest costs. Your Mortgage Choice broker can explain all the features of your loan before you commit to it.

What if the building costs increase during construction?

With any building project, there is always the possibility of unexpected costs. Lenders tend to be fairly understanding about this, although you should let your lender know about any cost blow outs as soon as possible or you may need to cover the extra amount yourself.

What if my builder goes out of business?

All licensed builders in Australia are required by law to have insurance for this possibility. If your builder goes bust before your home is fully constructed, you can appoint another builder to complete the job and make a claim on the original builder's insurance to cover any additional costs. That said, prevention is worth a tonne of cure and it pays to choose a well-established, reputable builder.

We're here to help

We know building a new home or completing a major renovation is a big financial commitment, so you want to have confidence that you have the right finance to complete your dream home.

That's where your local Mortgage Choice home loan expert can help. We will compare hundreds of loan options from our wide panel of banks and lenders to find the right loan for your needs. Best of all, our home loan service is at no cost to you

Save time. Save hassle.

As your home loan expert, we can save you the time and hassle of visiting multiple lenders. We'll even take care of the loan application paperwork and liaise with your chosen lender all the way through to settlement, keeping you informed along the way.

Protect what you have worked hard for.

Along with managing the loan process on your behalf, we'll work with you to make sure you have the right insurance in place to protect yourself, your family and your assets should the unexpected happen.

The bottom line is that we'll focus on the finance so you can focus on what matters to you - **moving into your new home.**



Serene Bushland Living *Near the Beach*

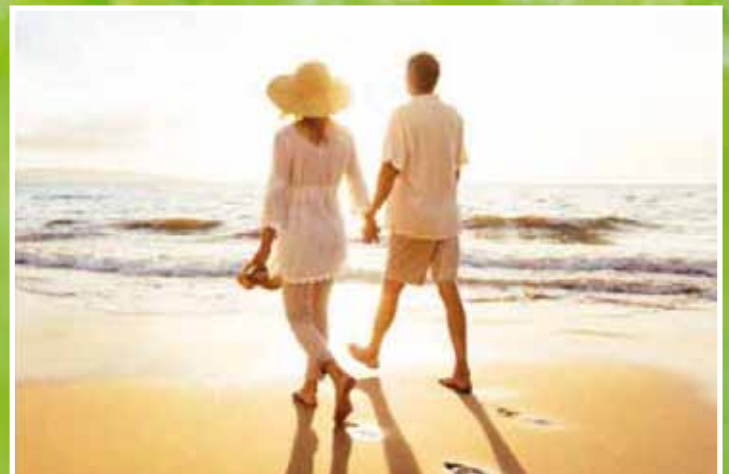
Neighbourhood Park is peaceful, friendly, community living at its best. Nestled in leafy bushland just a short drive from the beach at Hervey Bay, your new home in Neighbourhood Park will bring you the perfect combination of peace and privacy, balanced by a friendly, supportive community atmosphere.

Surrounded by a lush green leafy bushland reserve and dedicated parklands, your home will be tucked away in a peaceful and private street. It's rare to find affordable bushland seclusion so close to everything.

Neighbourhood Park has partnered with Hervey Bay's finest builders to offer exclusive Ready-Built Homes. Select the ideal home from \$336,000.*. Your ideal lifestyle is easily within reach.

All blocks are NBN-ready and average a generous 604m².

Enquire about our range of Ready Built Homes now selling.





New homes *from* \$336,000

Close to schools, shops & medical precinct

**Register now for new
land release anticipated
for mid 2019.**

Call Rod - 0408 619 491

Email - rod@herveybayhouseandland.com.au

Location - College Way (Off Doolong South Rd), Wondunna

neighbourhoodpark.com.au



Welcome to the neighbourhood

READY BUILT



Jessica 191

Fixed Price \$366,000

46 Halcyon Drive, Wondunna

Area House: 191m² Land: 570m²

3+ 2 2

INCLUSIONS

- Open plan living with under roof alfresco
- Separate media room or fourth bedroom
- Large central kitchen with island bench
- Ceramic cooktop, stainless steel oven & rangehood
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Vinyl plank flooring to entry, kitchen/dining/family rooms
- Carpet to bedrooms & media room
- Ceiling fans to bedrooms, family & media rooms
- Double garage with remote panel-lift door & internal access
- Insect screens to windows, safety screen to glass sliding door
- Timber frame with full termite treatment
- Concrete exposed aggregate driveway, letterbox and clothesline
- Fully fenced to house alignment with gates and returns
- Turf to front and back yards
- Landscape planting to front yard (builders' selection)
- Walk to Fraser Coast Anglican College. 8 mins drive to state schools, childcare, medical precinct & shops.



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Welcome to the neighbourhood

READY BUILT



Violet

Fixed Price \$336,000

52 Halcyon Drive, Wondunna

Area House: 166m² Land: 531m²

4 2 2

INCLUSIONS

- Ceramic cooktop, rangehood & fan forced oven
- 1¾ bowl stainless steel sink
- Dishwasher space provided
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Ceramic tiles to entry, dining, family & kitchen
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms
- Double remote lock up garage with internal access
- Vertical drapes to living areas
- Safety screens to opening windows and doors
- Colorbond roof over patio slab
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment
- Grey concrete driveway and path to front entry
- 450m² turf to front & rear yards from curb.
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Six star energy efficiency rating
- Walk to Fraser Coast Anglican College
- 10 minutes to Hervey Bay town centre, medical precinct and beaches
- Now under construction.



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Welcome to the neighbourhood

READY BUILT



Fiona

Fixed Price \$346,000

38 Halycon Drive, Wondunna

Area House: 182m² Land: 614m²

4 2 2

INCLUSIONS

- Ceramic cooktop, rangehood & fan forced oven
- 1¾ bowl stainless steel sink
- Dishwasher space provided
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Ceramic tiles to entry, dining, family & kitchen
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms
- Double remote lock up garage with internal access
- Vertical drapes to living areas
- Safety screens to opening windows and doors
- Colorbond roof over patio slab
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment
- Exposed aggregate concrete driveway and path to front entry
- Fully turfed to front & rear yards
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Six star energy efficiency rating
- Walk to Fraser Coast Anglican College



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Welcome to the neighbourhood

READY BUILT



Bottlebrush

Fixed Price **\$359,000**

59 Halcyon Drive, Wondunna

Area House: 180m² Land: 540m²

4 2 2

INCLUSIONS

- Ceramic cooktop, rangehood & fan forced oven
- 1¾ bowl stainless steel sink
- Dishwasher provided
- Ensuite & W.I.R. to bed 1, built-in robes to all bedrooms
- Ceramic tiles to entry, dining, family & kitchen
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms
- Double remote lock up garage with internal access
- Vertical drapes to living areas
- Safety screens to opening windows and doors
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment
- Exposed aggregate concrete driveway and path to front entry
- Fully turfed to front & rear yards
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Six star energy efficiency rating



Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice.



HOUSE & LAND
Hervey Bay



Lauderdale

Booral

Lauderdale Booral is your answer to living with space, privacy and a beautiful semi-rural outlook whilst being just minutes to town. This is your opportunity to live your ideal lifestyle at an affordable price.

Lauderdale is located a short drive from everything you need with all the privacy you've dreamt of. It's less than 10 minutes' drive to shopping & schools, and a short 5 minute drive to boat ramps, making it an ideal location for retirees and families alike.

Design and build your dream home on a half-acre block. There's no need to compromise on space, with plenty of room for a shed, swimming pool, and a big backyard for cricket, your very own veggie patch and fruit orchard.



Relax and enjoy your very own piece of paradise

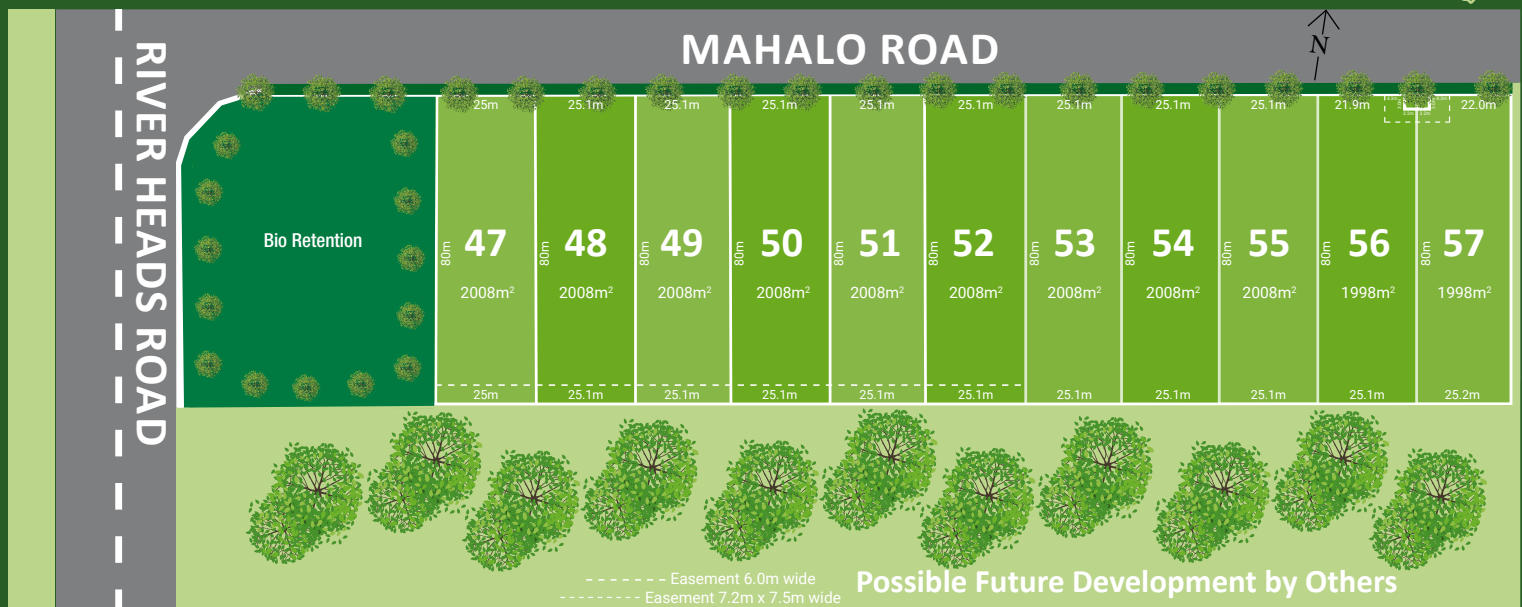


Lauderdale
Booral

*A peaceful location
only minutes to town*

**Land from
\$139,900**

Generously sized 2000m²
(half-acre) blocks



- Your choice of builder
- Buy land-only or select from a range of turnkey house and land packages by Hervey Bay's leading builders
- Relax and enjoy the semi-rural outlook
- Enjoy all the benefits of the relaxed Hervey Bay lifestyle, with easy access to shopping, schools, medical and recreation facilities
- Town water and underground power

Contact us to enquire or arrange an inspection.

0408 619 491

rod@herveybayhouseandland.com.au

lauderdaleherveybay.com.au

Disclaimer: Images and representations are indicative only. Whilst all care is taken in the production of the publication, no liability for negligence is assumed by the publisher. Prospective purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to making any purchase. October 2018.

House & Land Package.

HOUSE + LAND



From \$424,061* (incl GST)

Lot 48 Mahalo Road, Booral (2,008 m²)

Package includes[^]:

- + Colour Bond Roof
- + Carpet To Bedrooms, Study & Lounge Room
- + Cabinet Maker kitchen cabinetry and overhead cupboards
- + Omega Appliances incl. Dishwasher
- + Electric double garage
- + Located Just A 10 Minute Drive to Local Schools & Shopping Centers

[^]Please see the website for a full list of inclusions.



Casuarina 255.

4 2.0 2

Itemised Floor Area	Area
Internal	195.40
Garage	37.50
Alfresco	14.60
Porch	7.00
Gross	254.50

Drop in for a chat today.

Unit 1, 152 Boat Harbour Drive,
Pialba QLD 4655

Contact us.

Call David Hinds / Jodie Flynn on 07 4325 4888,
email david.hinds@gjgardner.com.au/
jodie.flynn@gjgardner.com.au or visit us
online at gjgardner.com.au

Terms and conditions *Package price is based on standard home, standard floor plan and standard façade (may be smaller than façade shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. G.J Gardner Homes makes no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant. GJ Hervey bay Pty Ltd T/As G.J Gardner Homes Fraser Coast. Builders licence 1172776. Created 02/11/2018.

Welcome **home.**

G.J. Gardner. HOMES

Dixon Design — SC4319

5 2 3 2

Plans & Elevation are artist impressions only - Furniture, vehicle and landscaping are not part of the standard inclusions. All prices are subject to soil / engineering report and site evaluation.

Terms & Conditions apply.

2 Contract Sale—New home construction contract & Land contract.

Design SC4319 : \$296,704.00

Land: 2008m² \$147,900.00

Total House & Land Package: \$444,604.00

FLOOR AREA:

Total Underroof Floor Area: 277m²/ 30sq

Floor Area: 232.91 m²

Porch / Alfresco Area: 43.90 m²

WIDTH & LENGTH (excluding eaves & façade)

House Frontage Brick to Brick: 14,990 mm

House Length Brick to Brick: 21990 mm

HOUSE & LAND PACKAGE

Lot 52 Mahalo Rd Lauderdale Estate. Booral.
TO BE CONSTRUCTED.



HOUSE + LAND

TURN KEY INCLUSIONS

VALUE+ Specification

All Done Just Move In!

Open Plan	Alfresco under roof
Main Floor Coverings	External Concrete
Carpet to Bedrooms	Driveway & Turf
Window Coverings	Antenna
Screens to Windows	Clothes Line
Screens to Doors	Letter Box
Light fittings	Fencing allowance
Wide Halls & 870 Doors	Foundation Allowance
3 coat system	Household Sewage Treatment Plant



DIXON HOMES HERVEY BAY | DISPLAY CENTRE: 42 Watson St Pialba Qld 4655. 4128 1190

DIXON HOMES HERVEY BAY | DISPLAY HOME: 4 Richard Charles Dr Kawungan Qld 4655. 0401 589 049

1300 10 10 10 | enquiries@dixonhomeshb.com.au | QBCC# 1035545



House + Land

Terra 214 - Booral

♥ From \$397,750!

4  2  2 

The Terra 214 is an exquisite design! With roots in homestead design this plan suits any wide block. As you enter the Terra you are greeted with fantastic spacious open plan living with clear sleeping quarters and the laundry carefully hidden away. Open up the media room for extra living space and relax with plenty of natural light and cross ventilation.

Booral is located just out of town on the coast south of Urangan. If your after a quiet lifestyle while being close to Fraser Island, the airport, shops, schools and sporting facilities this is the ideal location!

- ✓ Four Bedrooms, Media, Two Bathrooms + WC.
- ✓ Internal + External Ceiling Fans and Downlights throughout.
- ✓ Beautifully Crafted Vinyl Plank Flooring with a selection of Modernistic and stylish colours to choose from.
- ✓ Modern Low Maintenance Materials, including James Hardie 'Weatherboards'.
- ✓ Efficient and fully featured plan at a good size
- ✓ A complete list of appealing standard inclusions

Build your home with PJ Burns Builder, a reputable local builder, celebrating 40 years in building this year!

For more information on this home or to custom design your new dream home, contact Lionel today on 0428 442 907 or say hello ✉ hellohb@pjburns.com

Home + Land to be purchased separately.



Dixon Design — SL4514



Plans & Elevation are artist impressions only - Furniture, vehicle and landscaping are not part of the standard inclusions. All prices are subject to soil / engineering report and site evaluation.

Terms & Conditions apply.

2 Contract Sale—New home construction contract & Land contract.

Design SL4514 : \$311,179.00

Land: 2008m² \$139,900.00

Total House & Land Package: \$451,079.00

FLOOR AREA:

Total Underroof Floor Area: 282m²/ 30sq

Floor Area: 253.90 m²

Porch / Alfresco Area: 28.23 m²

WIDTH & LENGTH (excluding eaves & façade)

House Frontage Brick to Brick: 17270 mm

House Length Brick to Brick: 20990 mm

Open Plan
Main Floor Coverings
Carpet to Bedrooms
Window Coverings
Screens to Windows
Screens to Doors
Light fittings
Wide Halls & 870 Doors
3 coat system

Alfresco under roof
External Concrete
Driveway & Turf
Antenna
Clothes Line
Letter Box
Fencing allowance
Foundation Allowance
Household Sewage
Treatment Plant



HOUSE & LAND PACKAGE
Lot 50 Mahalo Rd Lauderdale
Estate. Booral.
TO BE CONSTRUCTED.



HOUSE + LAND

TURN KEY INCLUSIONS

VALUE+ Specification

All Done Just Move In!



DIXON HOMES HERVEY BAY | DISPLAY CENTRE: 42 Watson St Pialba Qld 4655. 4128 1190

DIXON HOMES HERVEY BAY | DISPLAY HOME: 4 Richard Charles Dr Kawungan Qld 4655. 0401 589 049

1300 10 10 10 | enquiries@dixonhomeshb.com.au | QBCC# 1035545

HOUSE & LAND PACKAGE

HOUSE + LAND



SUPER SIX HOUSE PACKAGE

\$344,722

CEDAR 164 CLASSIC FACADE

4 | 2 | 0

LAND: "LAUDERDALE ESTATE"
LOT 52 MAHALO ROAD, BOORAL

FLOOR AREA:
164.3m²

HOUSE SIZE
WIDTH: 16.50m
DEPTH: 10.60m

- M Class Slab with Site Works to 500mm
- 600mm Westinghouse S/Steel oven & cooktop
- 600mm Westinghouse retractable range hood
- Laminate bench tops to Kitchen & Bathrooms
- Vinyl, carpet & 450mm tiles throughout
- Colorbond roof, 22 colour range
- Flyscreens to windows & doors
- T V antenna and clothesline
- Perimeter termite protection
- Watty 3 coat paint system
- Home Sewerage Treatment Plan
- Turf Allowance of \$2000
- 16 Week Build Time
- Option to add double garage/driveway
- Choice of 6 Designer Colour Palates

Stroud Homes Super Six Inclusions



DEAN BONE

NEW HOME SALES

1800STROUD | dean.bone@stroudhomes.com.au

**Photos used in the advertisement are not photos of the actual home.
Refer to each individual quote for information on finishes and inclusions.*

Stroudbuilt Pty Ltd trading as Stroud Homes Wide Bay | ABN: 73 043 543 846 QBSA Lic No: 80215



DAVID REID HOMES

Fraser Coast

HOUSE + LAND



4
Bedrooms



2
Bathrooms



2
Car



1
Living



1
Dining



1
Family



Artist Impression Only

House & Land Package Lot 49 Lauderdale Estate From \$407,100

**FULL TURNKEY*

For a full list of inclusions contact the David Reid Homes Fraser Coast Office on (07) 4191 4464 or officehb@davidreidhomes.com.au

Also feel free to drop into our display house at 10 Eli Court, Kawungan.

For more information see the links below.

AREA

Living: 145.5Sqm

Garage: 35.6Sqm

Porch: 4.5Sqm

Alfresco: 8.2Sqm

TOTAL: 193.6Sqm

Width: 14.920m

Length: 17.940m

Mention this advertisement to receive a free kitchen appliance upgrade



**Includes waste water treatment plant*



<https://www.drh-centralqld.com.au/>



David Reid Homes Fraser Coast & Central Qld



@davidreidhomesfrasercoastqld

DRH plans are protected by copyright. Prices, inclusions and plans are subject to change without notice. Display home designs and inclusions vary throughout Australia and are provided as a guide only. For detailed design and inclusion details of your new home please refer to your building contract. *Conditions apply!



Residential
Home Loans



First Home
Owners Grant &
Construction



Business &
Commercial
Loans



Investor
Loans



Assets
Finance



Debt
Consolidation

Our team of financial services specialists has the **expert knowledge, qualifications and diverse experience** you need.

We're **passionate** about what we do and provide you **tailored advice and customised solutions** to fit your individual wants and needs. And we're here to **support** you **every step** of the way.

We can provide the **solutions** to your financial questions:

- Residential Home Loans
- First Home Owners Grants & Construction
- Business & Commercial Loans
- Investor Loans
- Assets Finance & Debt Consolidation



First Home Owners Grants & Construction

We're here to support you every step of the way through your first home buyer loan. From navigating through the red tape, to lender selection, recommendations and professional services, our process is easy to understand and effective to use.

We tailor our services to the individual needs of our clients, from those with minimal deposits, to cash buyers and everything in between.

And if you're building your first home, we'll make the process less daunting and support you every step of the way.

0407 699 022 or 4194 1756

reception@cfinancebrokers.com.au
www.cfinancebrokers.com.au

Lot 50 Mahalo Rd
Lauderdale
Booral

4  2  2 

\$440,000*

- 20mm Stone Benchtops
- Carpet and tiles throughout
- Ceiling Fans
- Driveway Allowance
- Facade Options Available

John Payten

0459 608 762

john@hotondoherveybay.com.au



*Dimensions, photographs, floor plans and façade images are approximate and for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including alfresco areas (where applicable). It is the home owner's responsibility to ensure that all applicable council regulations and estate requirements are met. Subject to land availability, pricing and site costs unless advertised as a 'fixed price package'. Driveway size based on builder's preferred siting. Check with your local builder for builder's standard range and inclusions. Photographs may include optional features or items that are not supplied by Hotondo Homes. Hotondo Homes reserves the right to change plans, specifications, materials and suppliers without notice. For more information visit your local builder or hotondo.com.au

Do you qualify for the
\$15,000



First Home Buyer Grant?

**Are you at least
18 years of age?**



**Are you an Australian citizen
or permanent resident
(or applying with someone who is)?**



**Have you or your spouse not
previously owned property in
Australia that you lived in?**



**Will you move into the new
home as your principal place
of residence within 1 year of
the completed transaction
and live there continuously
for 6 months?**



**Are you buying
or building
a brand new home?**



**Is the value of the home
including the land is less
than \$750,000?**



If you answered yes to all of the above, you may be eligible for the Queensland First Home Owners Grant - To discuss how you may be able to purchase your first home, contract Hervey Bay House & Land on 0408 619 491 or visit herveybayhouseandland.com.au

Let us help **you** achieve **your** goal to buy you own home

Are you?

- **Dreaming of buying your own home?**
- **Struggling to save a deposit?**
- **Unable to meet the banks requirements?**
- **Overwhelmed by Credit Card debts?**
- **Living week to week and unable to save?**

Debt and Cash Flow is a unique service designed to help you live free from money stress and make better decisions about your money, so you can achieve your goal of buying your own home.

Money coaching provides a debt reduction and cash flow plan and assists with the discipline and accountability required to stay on track, giving you the best chance of having your home loan approved.



Don't wait any longer, call today!



**Debt &
Cash Flow**

Michelle Morgan

0420 987 011

Financial Coaching
Cash Flow Management & Debt Reduction Specialists

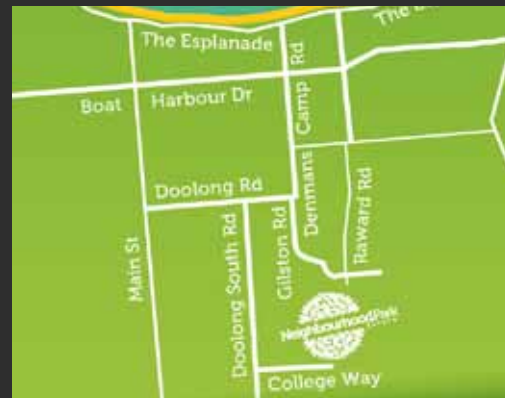
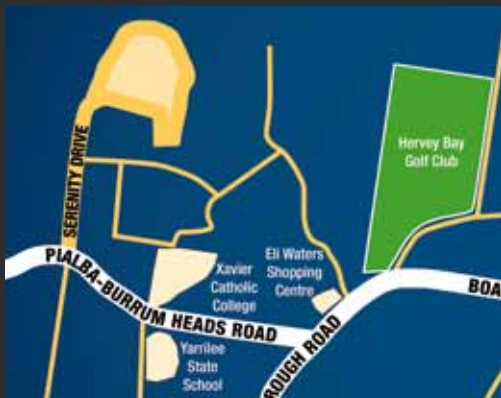
michelle@debtandcashflow.com.au



THE SANCTUARY
Eli Waters

Lauderdale
Booral

NeighbourhoodPark
ESTATE



Serenity Drive

Mahalo Road

College Way

(Off Pialba-Burrum Heads Rd),

(off River Heads Road)

(Off Doolong South Rd),

Eli Waters

Booral

Wondunna

thesanctuaryestate.com.au

lauderdaleherveybay.com.au

neighbourhoodpark.com.au

Rod Marks

m: 0408 619 491

e: rod@herveybayhouseandland.com.au

w: herveybayhouseandland.com.au

*Prices correct at time of publication, but are subject to change without notice. 5th November

Disclaimer: Specifications and imagery shown may vary as a result of construction tolerances, minor variations to design and planning or due to the requirements of the Council or any other authority. All reasonable care has been taken to ensure the accuracy of the information contained in this document, however no warranty, guarantee or representation regarding the accuracy, reliability and completeness of this document is provided and we will not be liable for any loss suffered as a result of any reliance placed on this document. The specifications are subject to change and does not represent the subject matter of the Contract of Sale. Printed November 2018.



HOUSE & LAND
Hervey Bay