

Fraser Coast *Living*

THE
FRASER COAST'S
BEST VALUE
NEW ADDRESSES



HOUSE & LAND
Hervey Bay

**Wide Bay's best
builders announced**

Hervey Bay's best value new address
New Homes from \$313,000

Semi-rural living
Land from \$147,000

First Home Buyers
Don't miss out on \$15,000

The convenience of Kawungan
Homes from \$316,000

Find your new Abode
Land from \$149,000



2019 OVERVIEW

With three-quarters of 2019 already behind us we'd like to reflect on the what has been a busy year for us at Hervey Bay House & Land.

The Sanctuary at Eli Waters has gone from strength to strength with over 32 families choosing to make The Sanctuary their new home in 2019. We've completed earthworks and registered two stages of land comprising 64 blocks for new home buyers to call home in the next year.

At Kawungan we've completed earthworks and registered 13 blocks at Flamingo Park, on which our partner builder has a range of three and four bedroom homes nearing completion. The first residents moved in during September 2019 with more homes to be constructed in 2020.

We're excited to announce our latest community Abode at Kawungan. Abode will offer new home buyers a selection of blocks from 400m² to 900m² in a gently elevated position, just 8 minutes to the Hervey Bay Town Centre.

Demand for half acre blocks at Lauderdale Booral has continued to increase with the latest stage 50% sold out within 4 months of being released. Works on the next stage are anticipated to commence in early 2020 to keep up with demand for these spacious half acre blocks just 10 minutes' drive to Urangan.

There's also been some great news for the Fraser Coast economy announced in 2019:

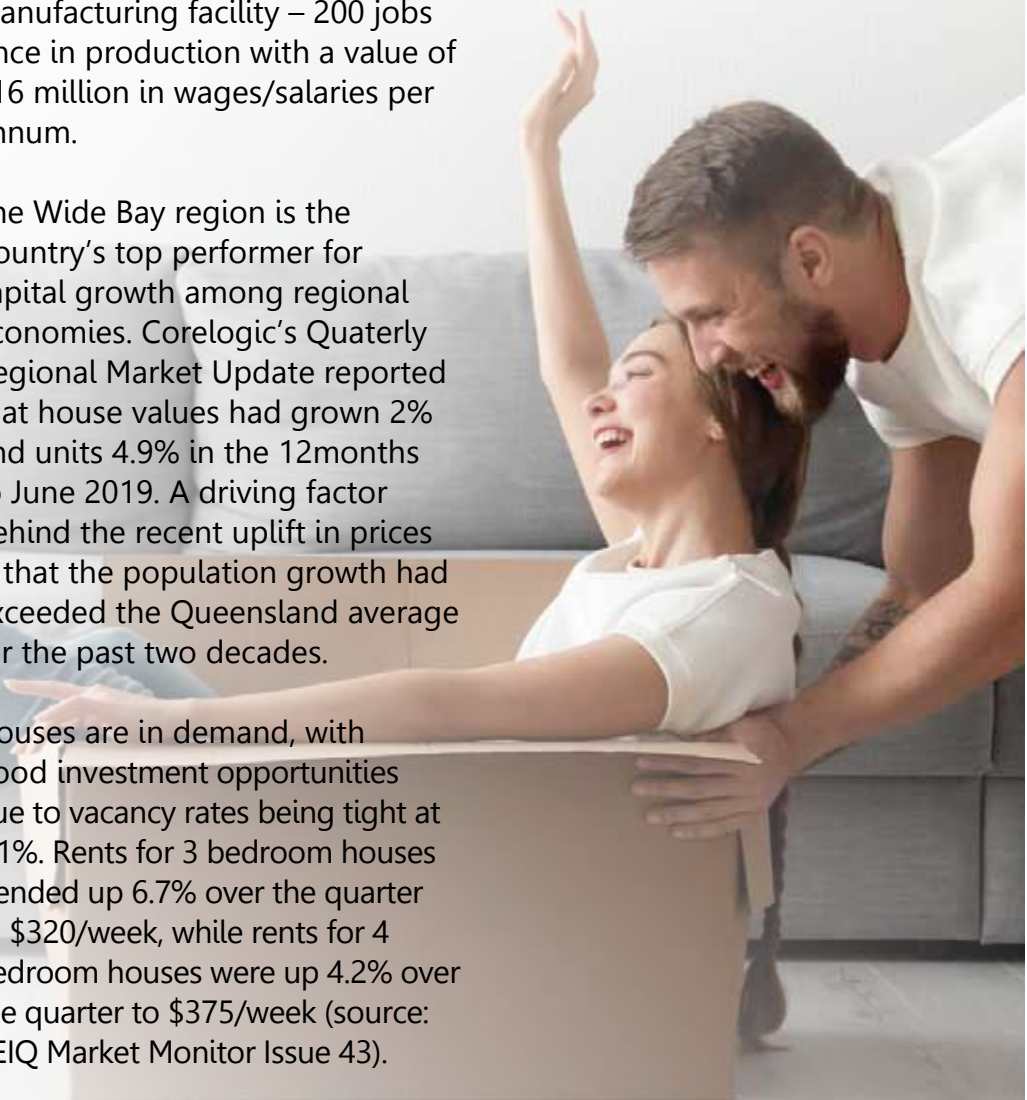
- Rheinmetal NIOA munitions Manufacturing facility in Maryborough - value \$60 million
- DownerEDI Rail manufacturing plant upgrade in Maryborough - value \$10 million
- Hyne Timber Glue Laminated Timber plant – value \$5m, plus 40 new jobs upon production upscaling.
- Hervey Bay aviation precinct construction – value \$7.1million
- Astro Aero aircraft manufacturing facility – 200 jobs once in production with a value of \$16 million in wages/salaries per annum.

The Wide Bay region is the Country's top performer for capital growth among regional economies. Corelogic's Quaterly Regional Market Update reported that house values had grown 2% and units 4.9% in the 12months to June 2019. A driving factor behind the recent uplift in prices is that the population growth had exceeded the Queensland average for the past two decades.

Houses are in demand, with good investment opportunities due to vacancy rates being tight at 1.1%. Rents for 3 bedroom houses trended up 6.7% over the quarter to \$320/week, while rents for 4 bedroom houses were up 4.2% over the quarter to \$375/week (source: REIQ Market Monitor Issue 43).



We hope you enjoy the great lifestyle available to residents and visitors of the Fraser Coast and wish you well in your search for your new home.



Wide Bay's **BEST BUILDERS** shine in the Bay...

The Wide Bay Burnett Master Builders Housing & Construction Awards, held in August 2019, showcased the talents and diversity of the region. From homes with sweeping views and complex medical centres to dynamic school halls and intricate renovations, the quality of craftsmanship on display was a knockout.

Master Builders' Wide Bay Burnett Regional Manager, Ian Langer, congratulated all the winners across the 29 categories.

"The standard of entries in this year's Awards program was extremely

impressive, it definitely makes our judges' job harder," Mr Langer said.

"And once more showcases the skill, knowledge and attention to detail that can be delivered by the builders in our region.

"The quality of the winning homes is second to none and epitomises what living in the Wide Bay region is all about."

The President's Award was taken out by Stroud Homes Wide Bay for their Savannah Classic design.



OTHER WINNERS INCLUDE:

- Individual Home up to \$250,000: Stroud Homes Wide Bay for Savannah Classic
- Individual Home \$251,000 to \$350,000: Vivere Homes
- Display Home \$351,000 - \$450,000: Vivid Home Builders
- Display Home \$451,00 - \$550,000: Hampton Inspired
- Women in Building: Emma Hamilton from Vivid Home Builders

Partnering for success

At Hervey Bay House & Land we've partnered with a range of leading local builders and finance brokers to help you get into your new home sooner.

Flamingo Park II



Lewis Consulting & Finance





THE SANCTUARY ESTATE

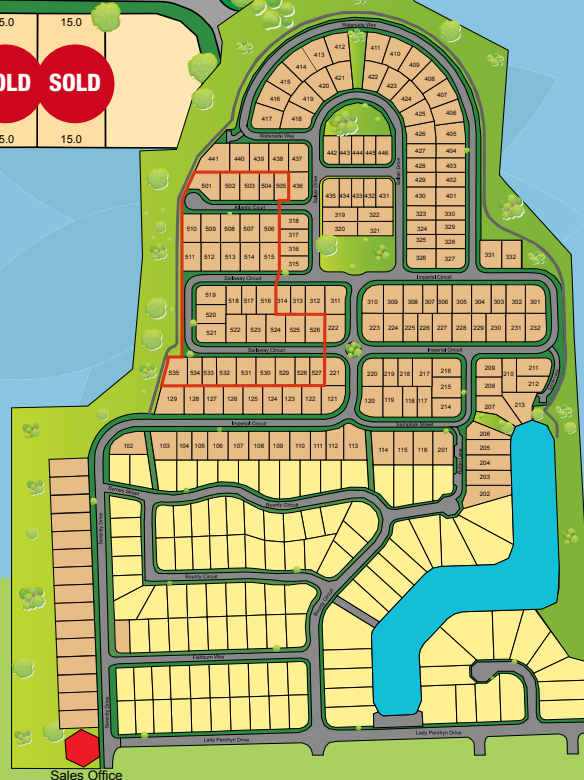
Your sanctuary awaits....

It's time to re-discover Eli Waters

- Land from \$149,000
- New Homes from \$313,000
- Level, ready to build on blocks, 446m² to 839m²
- Final lakefront block now selling
- 5 minutes to schools & shops

Hervey Bay's best value new address





Sales Office

**READY
BUILT**

* Weekly
repayment
\$300

Artist impression, landscaping not included

Ivy

Fixed Price \$313,000

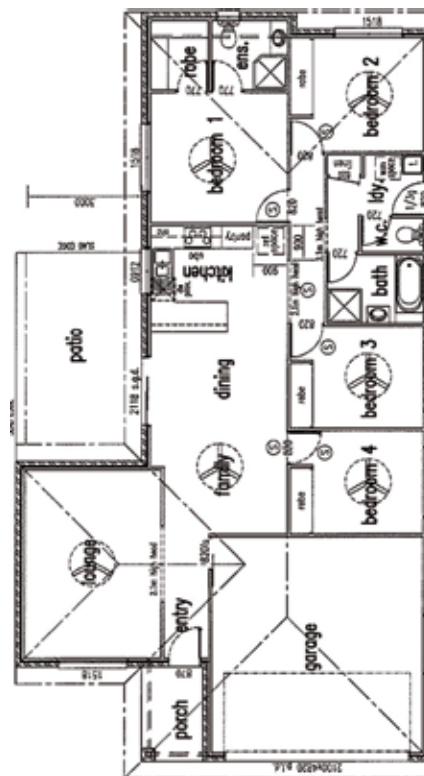
Lot 306 Imperial Cct, Eli Waters

Area House: 150m² Land: 450m²

 **3**  **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
- 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 300m² turf to front/rear yards
- Six star energy efficiency rating
- Under construction - completion due early 2020



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

* Weekly
repayment
\$307

READY BUILT

Artist impression, landscaping not included

Avah

Fixed Price \$319,500

Lot 307 Imperial Cct, Eli Waters

Area House: 166m² Land: 450m²

 **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



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HOUSE & LAND
Hervey Bay

READY BUILT

* Weekly
repayment
\$313

Artist impression, landscaping not included

Brook

Fixed Price **\$326,000**

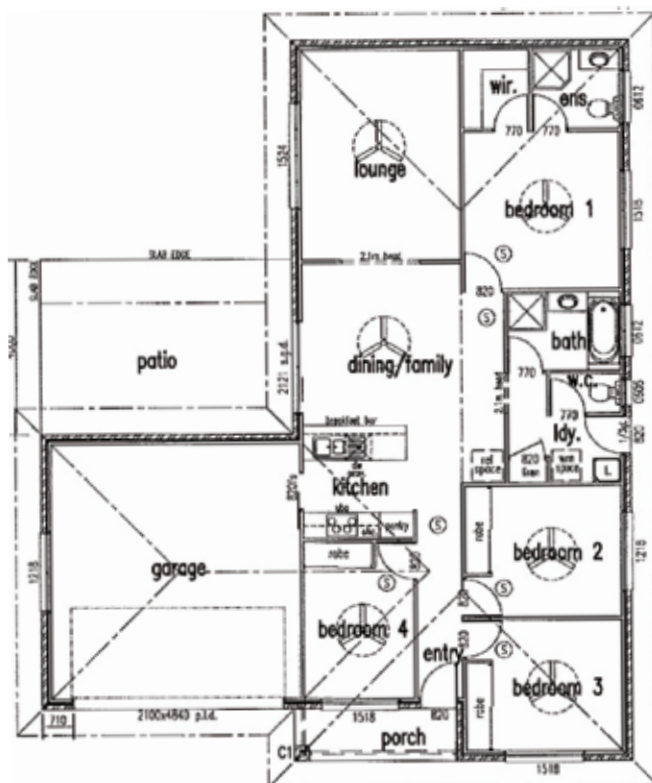
Lot 309 Imperial Cct, Eli Waters

Area House: 165m² Land: 600m²

 **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



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HOUSE & LAND
Hervey Bay

* Weekly
repayment
\$344

**READY
BUILT**

Image is indicative only, not of actual property.

Diana 181

Fixed Price \$355,900

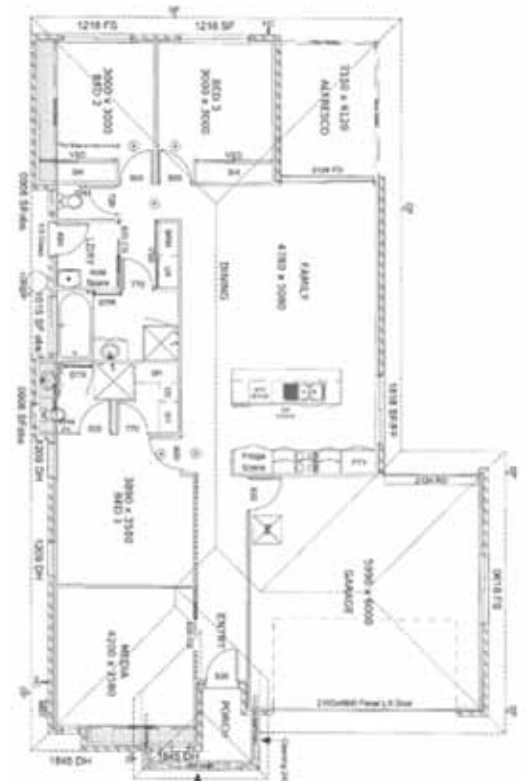
Lot 329 Waterside Way, Eli Waters

Area House: 181m² Land: 450m²

 **3**  **2**  **2**

INCLUSIONS

- Open plan living with under roof alfresco
- Separate media room / fourth bedroom
- Large central kitchen with island bench & plenty of storage
- 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, family/meals & hall
- Carpet to media & bedrooms
- Ceiling fans to media, family room & bedrooms
- Double remote lock up garage with internal access
- Insect screens to opening windows and safety screens to glass sliding door
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses with full termite treatment
- Concrete driveway, letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Turf to front and back yard
- 5 mins drive to schools, childcare, shops & parks
- Completion anticipated February 2020



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HOUSE & LAND
Hervey Bay

**READY
BUILT**

* Weekly
repayment
\$372



Image is indicative only, not of actual property.

Jessica 196

Fixed Price \$368,500

Lot 331 Imperial Cct, Eli Waters

Area House: 196m² Land: 650m²

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

INCLUSIONS

- Open plan living with under roof alfresco
- Separate media room / fourth bedroom
- Large central kitchen with island bench & plenty of storage
- 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, family/meals & hall
- Carpet to media & bedrooms
- Ceiling fans to media, family room & bedrooms
- Double remote lock up garage with internal access
- Insect screens to opening windows and safety screens to glass sliding door
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses with full termite treatment
- Concrete driveway, letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Turf to front and back yard
- 5 mins drive to schools, childcare, shops & parks
- NBN ready
- Completion anticipated March 2020



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HOUSE & LAND
Hervey Bay

* Weekly
repayment
\$380

HOUSE + LAND



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.

\$395,845* FIXED PRICE

THE SANCTUARY ESTATE Lot 504 Atlantic Court, Eli Waters



Home Size: 216.36m² | Lot Size: 450.00m² | 15.00m x 30.00m Lot

MADRID 23 VENTURA FACADE

HOME AND LAND PACKAGE INCLUSIONS:

- ✓ Facade as shown
- ✓ Carpet and tiling
- ✓ Fixed price site works
- ✓ Exposed aggregate driveway and path to entry
- ✓ Integrated slab to outdoor living area (tiling not included)
- ✓ Letterbox and turf to the front of home
- ✓ \$2,500 fencing allowance
- ✓ TV Antenna and Clothesline
- ✓ Ceiling Fans and Flyscreens
- ✓ Steel frame and colorbond roof
- ✓ Panelift automatic garage door with 3 remotes
- ✓ Ceasarstone bench tops to kitchen, bathroom and ensuite
- ✓ Semi-frameless shower screen to bathroom and ensuite
- ✓ Extended tile height to 2100mm on vanity wall to bathroom and ensuite
- ✓ Stained timber feature front entry door
- ✓ Mirror sliding doors to robes
- ✓ NBN lead in

FOR MORE INFORMATION

Marty Bamforth | Coral Homes Sales Consultant

m.bamforth@coralhomes.com.au

P: 0448 488 374 | M: 0448 488 374

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' 29-04-19 price list. Land price and availability is subject to change at any time and without notice. Land price at the time of printing is \$149,000. 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.

House & Land Package.

HOUSE + LAND

* Weekly repayment
\$350

From \$365,400* (incl GST)

Lot 534 or Lot 505 (450 m²)

Package includes[^]:

- + Hamptons Facade & Express Package
- + Omega Appliances incl Dishwasher
- + Letter Box, Clothes line & Fly screens
- + Turf Allowance
- + M class engineering
- + Fence Allowance

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

Nova 170.

3  2.0  2 

Itemised Floor Area	Area
Internal	118.10
Garage	36.40
Alfresco	14.60
Porch	1.40
Gross	170.50

Drop in for a chat today.

Unit 1, 152 Boat Harbour Drive,
Pialba QLD 4655

Contact us.

Call Jodie Flynn or David Hinds on 07 4124 6888,
email jodie.flynn@gjgardner.com.au or
david.hinds@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. G.J. Hervey bay Pty Ltd T/As G.J. Gardner Homes Fraser Coast. Builders licence 1172776. Created 04/06/2019.

Welcome **home.**

G.J. Gardner. HOMES

Plans & Elevation are artist impressions only - Furniture, vehicles 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

LBP = Listed Base Price TKP = Turnkey Price

3



1



2



2



HOUSE & LAND PACKAGE LOT 505 ATLANTIC COURT ELI WATERS, QLD To be constructed

HOUSE + LAND



Specification: Value +

Dixon Design: NC9736 \$224,158.51 TKP

Land: 450 m² \$149,000

Total House & Land Package: \$373,158.51

FLOOR AREA

Total Underroof Floor Area: 179m²/ 19sq

Floor Area: 163m²

Porch / Alfresco / Carport: 16m²

WIDTH & LENGTH (excluding eaves & façade)

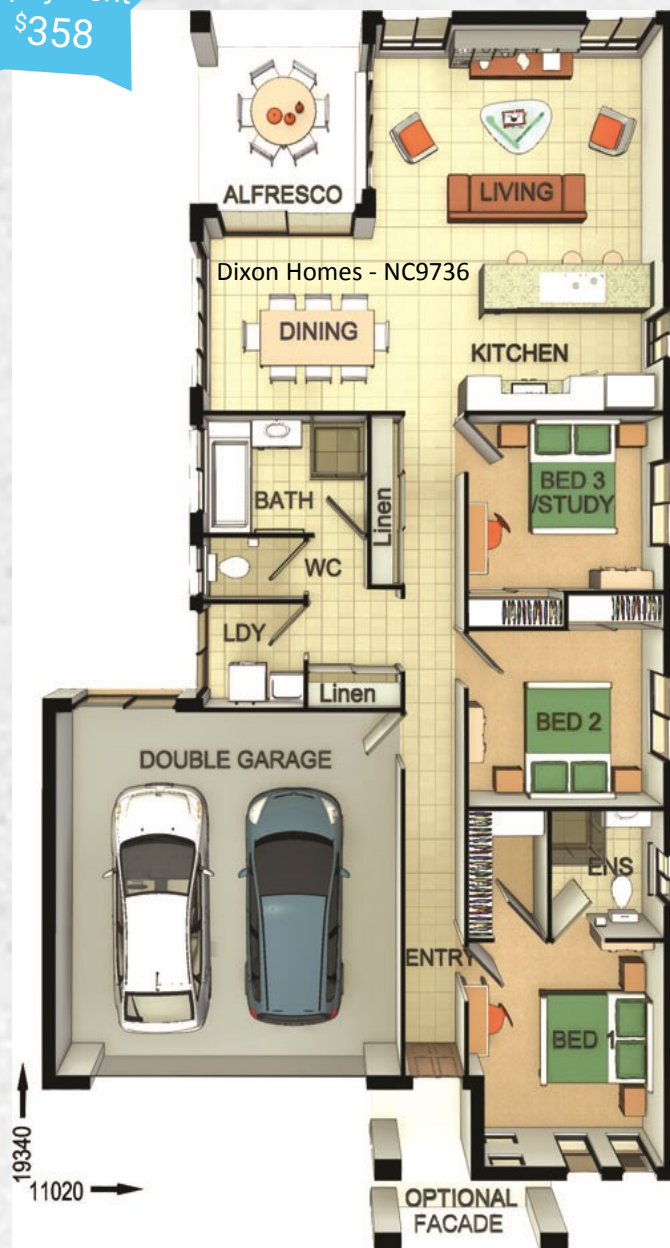
House frontage brick to brick: 10.5m

House length brick to brick: 18.5m

* Weekly
repayment
\$358

Inclusions

Main floor coverings	External concrete
Window coverings	Driveway & turf
Screens to windows	Antenna
Safety screens to doors	Clothes line
Light fittings	Letterbox
Wide halls & 870 doors	Fencing allowance
3 coat paint system	Solahart
Foundation/Site allowance	





STROUDHOMES
Feels like home

HOUSE & LAND PACKAGE

HOUSE + LAND



* Weekly
repayment
\$379

FULLY LOADED HOUSE PACKAGE

\$394,441

ALFRED 190 SKILLION FACADE

4 | 2 | 2

LAND: LOT 534 SAILAWAY CIRCUIT, ELI WATERS

FLOOR AREA:
191.00m²

LAND AREA:
446m²

HOUSE SIZE:

WIDTH: 11.60M | DEPTH: 20.99M

- 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
- TV antenna, clothesline and letterbox
- Turf Allowance of \$2000
- Retic perimeter termite protection
- Wattyl 3 coat paint system
- Non-Slip Tiling to front porch
- Interior Design Colour Consultation
- 16 Week Build Time



CLASSIC FACADE



MOUNTAIN FACADE



MAIN BATHROOM OPTION



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

Stroud Homes Fully Loaded Inclusions



CHRISTINE TURRELL
NEW HOME SALES

0408 677 633 | christine.turrell@stroudhomes.com.au

Stroudbuilt Pty Ltd trading as
Stroud Homes Wide Bay

ABN: 23 611 683 535

QBSA Licence: 15021458

Home & Land Package

buildtoday

* Weekly
repayment
\$413

HOUSE + LAND

4 2 2

THE SANCTUARY
Eli Waters

LOT 526 SANCTUARY ESTATE, ELI WATERS

Spencer

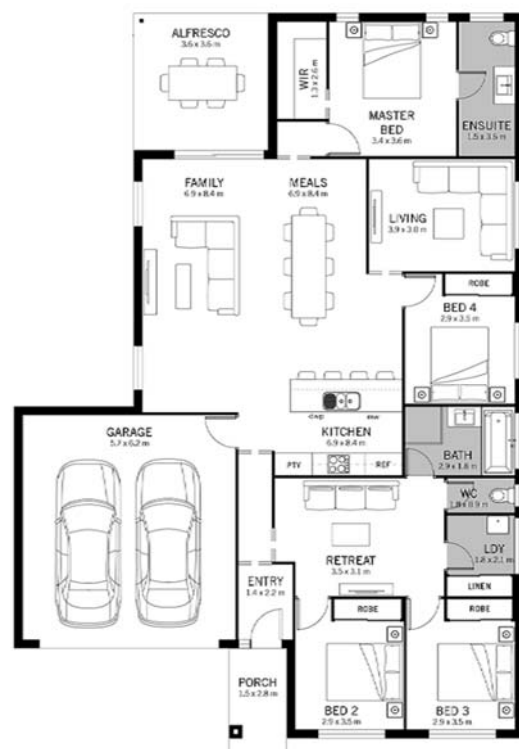
\$430,000

Land Size	600m ²
Lot Width	20m
Overall home size	217.72m ²
Home Length	19.41m
Home Width	13.63m

FULL TURN KEY INCLUSIONS

Two split system air conditioners
Stone bench tops to kitchen & bathroom
Stainless Steel appliances
LED down lights throughout
Sectional garage door with remotes

2440mm high ceilings
Driveway, porch and path
Turf and landscaping



NADINE ENNISS 0455 022 849

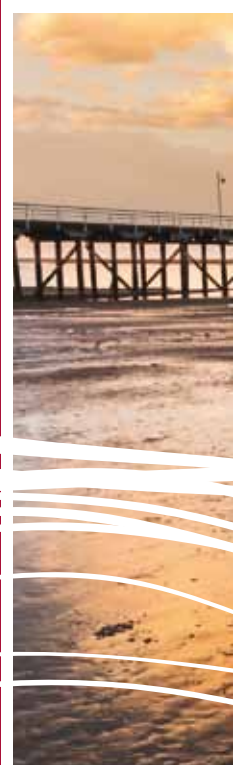
nadine@buildtoday.com.au

1300 002 268 | www.buildtoday.com.au

*all illustrations & floor plans are the artistic impressions & should only be used as a visual aid.** Listed lot width is to be used as a guide only and is dependent on the estate plan of the development where the lot is located.
***please note each façade selection attracts different pricing options.

Abode

KAWUNGAN





New Land Coming Soon

Abode is a boutique community situated on a gently undulating site in Kawungan. Enjoy the outlook from one of the many park front blocks. Within a short drive to the town centre, local schools, medical facilities and Hervey Bay's beaches, *Abode* is a highly sought after location on the Fraser Coast.

Land from 408m² to 930m²

Priced from \$149,000 to \$190,000

Titles anticipated mid 2020

Register your interest now:

 abodeherveybay.com.au

 rod@herveybayhouseandland.com.au

 0408 619 491

Average land price \$175,000. Prices subject to change and availability. Images and representations are indicative only. Whilst care is taken in the production of this 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 2019.



Local Builders

Supporting local families

With a long standing reputation as a local second generation builder, Slade Walters, along with his wife Aletha, are proud to carry both Stroud Homes Fraser Coast and Stroud Homes Bundaberg.

As a team Slade and Aletha believe they can provide the best service to you by working to their strengths and ensure you get the home you've always dreamed of, without the stress you've been worrying about.

The Walters keep a pulse on the Fraser Coast region by employing locally and they also enjoy playing an active role in each community.

Whilst there are many self-funded retirees wanting to enjoy the ultimate sea and tree change, and families who are upsizing to acreage style homes, there are also many first home builders in the region.

"We're also doing a lot of first home buyers, there's a lot of affordable suburban land in Hervey Bay and we're finding a lot of people are looking to get into their own home."

Noticing a need for homes for first home builders and investors, the team have created the Stroud Super 6 range. By pairing back on the inclusions, they have created 'stepping stone' houses that are ideal for family living with builds coming in under \$250,000.

Aletha finds that what sets Stroud Homes apart from their competitors is their transparency when it comes to pricing.

"I met with a client this morning and one of the things they love about Stroud is that we price it properly, we give them a fixed price."

This means that there are no hidden extras waiting to leap out at the customer at the end of the build.

Stroud Homes has a proven track record of success in building and boasts a wide selection of award winning home designs. You can choose from Stroud's growing collection of affordable home designs, and enjoy quality standard inclusions, without the impersonal approach of a major building company.

For more information get in touch with the team via the details below or visit their stunning Avoca 247 display home at The Springs Estate - 37 Spring Way Nikenbah.

Stroud Homes Fraser Coast

07 4123 1851

237 Adelaide Street

Maryborough QLD 4650



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

Dakota Close Release

- Your choice of builder
- Buy land-only or select from a range of turnkey house and land packages
- Town water and underground power
- Generously sized 2000m² (half-acre) blocks



Contact us to enquire or arrange an inspection.

0408 619 491

rod@herveybayhouseandland.com.au

lauderdaleherveybay.com.au



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FULLY LOADED HOUSE PACKAGE

\$414,030

BEECHMONT 204 HAMPTON FACADE

4 | 2 | 2

LAND: LOT 43 DAKOTA CLOSE, BOORAL

FLOOR AREA:

204.50m²

LAND AREA:

2004m²

HOUSE SIZE:

WIDTH: 18.70M | DEPTH: 12.20M

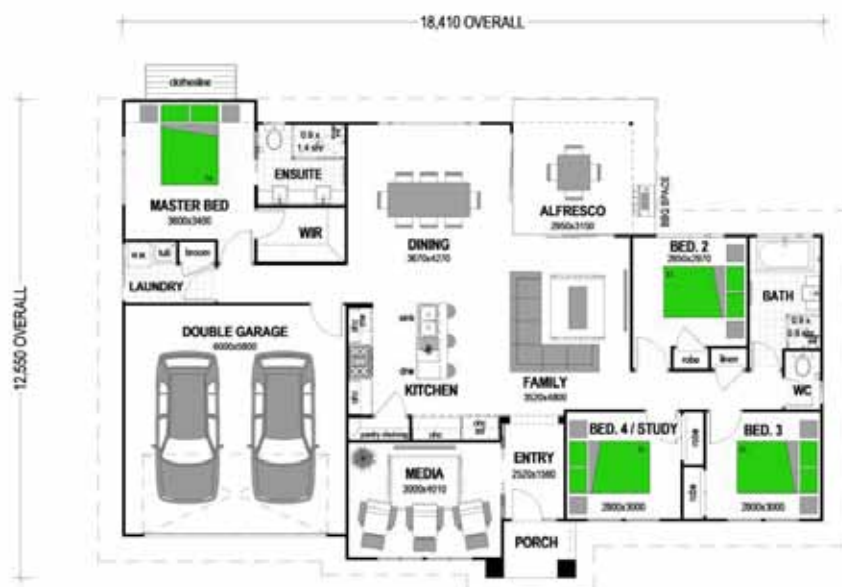
- M Class Slab with Site Works to 500mm
- Home Sewerage Treatment Plan
- Stone bench tops: kitchen, bath, laundry
- 900mm Westinghouse S/Steel, upright cooker
- 900mm Westinghouse range hood, fully ducted
- Dishlex stainless steel dishwasher
- Soft close kitchen doors & drawers
- Carpet & 450mm tiles throughout
- Exposed Aggregate driveway (60m²)
- Colorbond roof, 22 colour range
- Remote Control Panel Lift Garage Door
- Flyscreens and security sliding doors
- Retic perimeter termite protection
- WattyI 3 coat paint system
- Non-Slip Tiling to front porch
- Interior Design Colour Consultation
- 16 Week Build Time
- BRAND REWARDS! These include; Fans throughout bedrooms, Tiled Alfresco, Robe Upgrades & Tiled Smart Wastes in Wet Areas



COLONIAL FACADE



COAST FACADE



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

Stroud Homes Fully Loaded Inclusions



CHRISTINE TURRELL
NEW HOME SALES

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QBSA Licence: 15021458

Image is indicative only, not of this particular property.

* Weekly
repayment
\$385

House + Land
Package

HOUSE + LAND

Newhaven 207

House + Land from **\$401,000**



Lot 40 Mahalo Road Booral

Land area: 2002 sqm

House area: 207 sqm

Features & Inclusions

- ♦ Open plan living
- ♦ Separate media room
- ♦ Stainless steel cookware
- ♦ Under roof alfresco
- ♦ Ensuite & walk in robe to Bed 1
- ♦ Vinyl plank flooring to main living areas
- ♦ Ceiling fans to bedrooms, family & Media rooms

P: 07 4124 1330

E: office@hedgesconstruction.com.au

www.hedgesconstruction.com.au

QBCC#: 1031109



Terms & Conditions apply. Price subject to change without notice. Images are indicative only, plans may be mirror reversed. Land and House sold separately

* Weekly
repayment
\$427

HOUSE + LAND

4 2 2

Lauderdale
Booral

LOT 42 LAUDERDALE ESTATE, BOORAL

Indio

\$445,000

Land Size	2004m ²
Lot Width	24.90m
Overall home size	227.10m ²
Home Length	17.21m
Home Width	15.40m

FULL TURN KEY INCLUSIONS

Two split system air conditioners
Stone bench tops to kitchen & bathroom
Stainless Steel appliances
LED down lights throughout
Sectional garage door with remotes

2440mm high ceilings
Driveway, porch and path
Turf and landscaping



NADINE ENNISS 0455 022 849

nadine@buildtoday.com.au

1300 002 268 | www.buildtoday.com.au

*all illustrations & floor plans are the artistic impressions & should only be used as a visual aid.** Listed lot width is to be used as a guide only and is dependent on the estate plan of the development where the lot is located.

***please note each façade selection attracts different pricing options.

House & Land Package.

HOUSE + LAND

* Weekly repayment
\$439



From \$456,800* (incl GST)

Lot 42 Dakota Close Booral (2,004 m²)

Package includes[^]:

- + Award package inclusions
- + Exposed aggregate driveway
- + Omega Appliances incl Dishwasher
- + Waste Water System
- + Stone tops to kitchen and bathrooms
- + Fixed price building contract

[^]Please speak to your New Homes Sales Consultants for 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 Jodie Flynn or David Hinds on
41246888,
email jodie.flynn@gjgardner.com.au or
david.hinds@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. G.J. Hervey Bay Pty Ltd T/As G.J. Gardner Homes Fraser Coast. Builders licence 1172776. Created 23/08/2019.

Welcome **home.**

G.J. Gardner. **HOMES**

HOTONDO HOMES

FOREVER SANCTUARY

Forever part of the family.

HOUSE & LAND

JAMIESON 222

* Weekly
repayment
\$437

YOUR PERFECT FAMILY HOME

**Lot 42 Dakota Cl
Lauderdale
Booral**

(Land: 2004 m2)

3  2  2 

Total (sqsq.)	23.95
Total (m ²)	222.5
Width (m)	15
Length (m)	19.05

\$455,000*

Features & Inclusions

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

For more details, call

John Payten

0459 608 762

john@hotondoherveybay.com.au



HOUSE + LAND



House + Land

Terra 214 - Lot 40 Lauderdale Estate

* Weekly
repayment
\$400

♥ From \$416,100!

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.

Lauderdale Estate is located just out of town on the coast south of Urangan. If your after a quiet lifestyle and plenty of land while being close to Fraser Island, the airport, shops, schools and sporting facilities this is a Great 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 41 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.



Plans & Elevation are artist impressions only - Furniture, vehicles 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

LBP = Listed Base Price TKP = Turnkey Price

5



2



2



3



Specification: Value +

Dixon Design: SL4505 \$303,000.00 TKP

Land: 2003 m² \$150,000.00

Total House & Land Package: \$453,000.00

FLOOR AREA

Total Underroof Floor Area: 276.26m²/29.70sq

Floor Area: 248.99m²

Porch / Alfresco / Carport: 27.40m²

WIDTH & LENGTH (excluding eaves & façade)

House frontage brick to brick: 14,500m

House length brick to brick: 20,990m

Inclusions

Dual Living	External concrete
Main floor coverings	Driveway & turf
Window coverings	Antenna
Screens to windows	Clothes line
Safety screens to doors	Letterbox
Light fittings	Wide halls & 870 doors
HSTP	Solahart
Foundation/Site allowance	

HOUSE & LAND PACKAGE

**L40 MAHALO RD
BOORAL, QLD**

To be constructed



HOUSE + LAND

Built in relative's apartment

* Weekly
repayment
\$436



House and Land Package

* Weekly
repayment
\$418

HOUSE + LAND



Artist impression - landscaping not included (Facade shown Hamptons is not included in pricing and is an optional upgrade)

\$432,946*

| 3 | 2 | 2 |

Lot 38 Lauderdale Estate, Booral Something a Little Different

This is an change of layout from our Croydon 219. Very similar sizing but a plan reversal and grouping all the bedrooms together. We still make sure the master has plenty of storage and a great sized ensuite. Some families like to be together, so we kept this in mind in designing this for our clients. It's such a spacious home inside, you will love to call this home. Little touches like the wide hallway that curves so you can't see all the way into the home from the street. A half wall so the multi purpose room feels extra spacious, and as always, an awesome kitchen to entertain in. This one is a winner!



Croydon 220

*Pricing based on standard inclusions and traditional facade (Treatment plant allowance included)
- see Vivid Home Builders for a full list of inclusions. (No fencing & turfing included)

P. 1300 956 743 E. info@vividhomebuilders.com.au A. PO Box 7087 Urangan, Qld, 4655

Hervey Bay Display Home: 47 Spring Way, Nikenbah

www.vividhomebuilders.com.au

Building License QBCC 15020133

Vivid
Home Builders
Custom Home Building Specialist



Hervey Bay Bombers

Welcome from the Hervey Bay Bombers Football Club. Hervey Bay Bombers was established in 1977 as the Hervey Bay Seahawks and changed our identity to the Bombers in 1985.

Since our inception we have not only 2 senior 18 sides, but a women's team, Under 16s, 14s, 12s, 10s and under 8s. The junior sides are open to both male and females.

All sides in 2019 were represented in every Wide Bay grand final with 50% celebrating a premiership. We at Hervey Bay Bombers would welcome any new members, new sponsors or any visiting family who loves to watch an AFL game.

In 2020 we are proud to have new and improved function rooms and canteen to enhance your comfort and viewing pleasure.

We welcome new members and players for all grades at Norm McLean oval Raward Road Torquay.

For further information please contact us at hbbombers@outlook.com or contact myself Phillip Short President on 0447788057.

We look forward to seeing you in 2020 and

Go Bombers!!!



Flamingo Park

READY BUILT

* Weekly
repayment
\$303



Artist impression, landscaping not included

Cherry

Fixed Price **\$316,000**

Lot 71 Shearwater Street, Kawungan

Area House: 145m² Land: 604m²

 **3**  **2**  **2**

SUPERIOR INCLUSIONS

- Open plan living with Colorbond roof to patio
- Ceramic cooktop, rangehood & fan forced oven
- 1¾ bowl stainless steel sink
- Dishwasher space provided
- Ensuite, built-in robes to all bedrooms
- Vinyl plank flooring to entry, dining, family & kitchen
- Carpet to lounge & bedrooms
- 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
- Concrete driveway and path to front entry
- Fully turfed to front & rear yards
- 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

Flamingo Park

* Weekly
repayment
\$322

READY BUILT



Artist impression, landscaping not included

Apollo

Fixed Price **\$335,000**

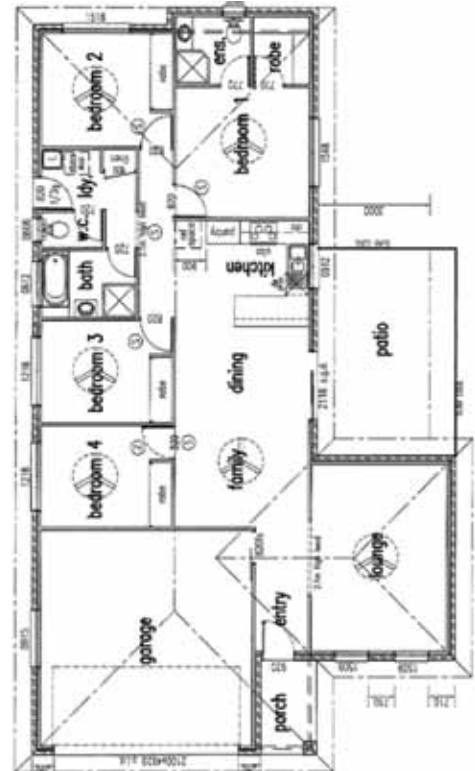
Lot 54 Raven Road, Kawungan

Area House: 168m² Land: 708m²

4 2 2

SUPERIOR 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, 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 to slab
- Concrete driveway and path to front entry
- Fully turfed to front & rear yards
- Letterbox & clothesline
- Fully-fenced to house alignment with gates & returns
- Up to 350m² turf to front/rear yards
- Six star energy efficiency rating



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HOUSE & LAND
Hervey Bay

Flamingo Park

READY BUILT

* Weekly
repayment
\$333

Landscaping is indicative only.

The 'Latrobe

Latrobe

Fixed Price \$347,000

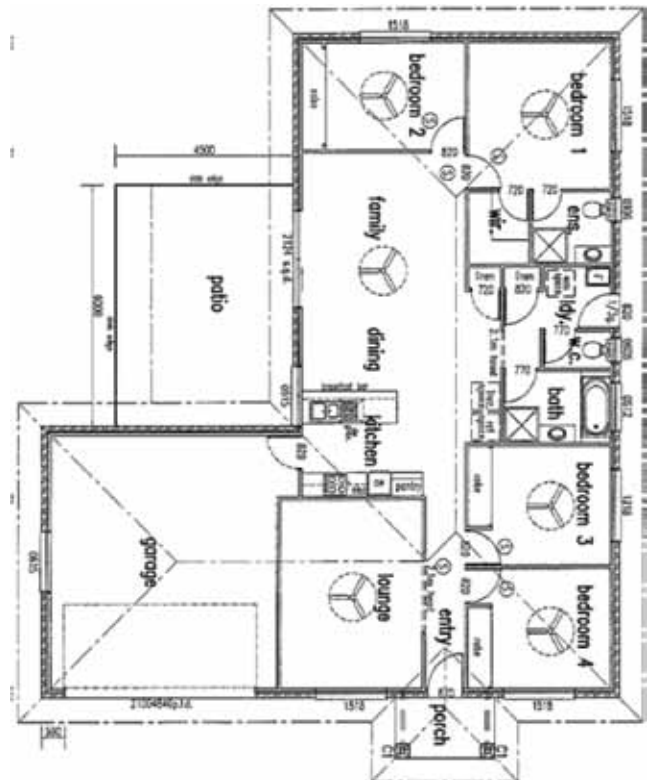
Lot 55 Raven Road, Kawungan

Area House: 183m² Land: 686m²

4 2 2

SUPERIOR INCLUSIONS

- Open plan living with Colorbond roof to patio (spray down finish)
- 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
- Electric hot water system
- 3 coat paint system to interior
- Timber frame & trusses. Full termite treatment to slab
- 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
- Fully turfed front and rear yards
- Six star energy efficiency rating
- Under construction - completion Feb/Mar 2020



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*Prices correct at time of publication, but are subject to change without notice.
Finishes and colours may vary.



HOUSE & LAND
Hervey Bay

Flamingo Park

* Weekly
repayment
\$343

READY BUILT



The 'Grevillea'

Artist impression, landscaping not included

Grevillea

Fixed Price **\$357,000**

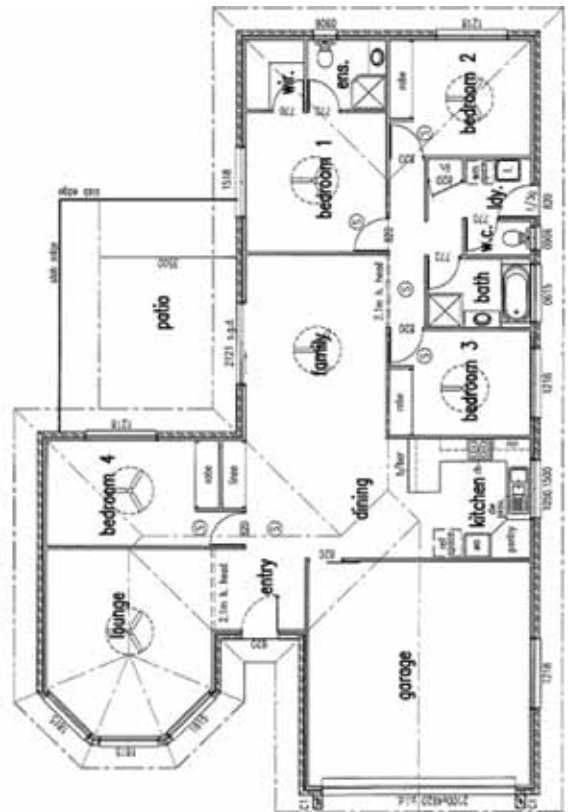
Lot 56 Raven Road, Kawungan

Area House: 182m² Land: 648m²

4 2 2

EXECUTIVE INCLUSIONS

- Open plan living with Colorbond roof to patio
- Ceramic cooktop, rangehood & fan forced oven
- Stone benchtop to kitchen with breakfast bar
- 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, hall, dining, family & kitchen
- Carpet to lounge & bedrooms
- 6 Ceiling fans to family room & bedrooms - titanium bullet colour
- 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
- Exposed aggregate concrete driveway and path to front entry
- Fully turfed to front & rear yards
- Letterbox & clothesline
- Fully-fenced to house alignment with horizontal paling returns
- Fully turfed to front and rear yards
- Colorbond roofing with ceiling insulation
- Six star energy efficiency rating



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HOUSE & LAND
Hervey Bay

MEET BAYAROMA

We (Kerry and Cam) bought BAYAROMA CAFÉ in August 2007, when our three children were just babes! Now 12 years later (and three teenagers later), we are still here and more enthusiastic and passionate than ever to own a café which provides our locals and visitors with amazing food, coffee, drinks and a welcoming atmosphere. We would like to welcome you into our café just as we would welcome you into our home.

Situated on the beautiful Esplanade in Torquay, we have an enthusiastic team who are customer focused and always go the extra mile to deliver exceptional customer service. With Kerry's background in health, her caring and high client focus has been a real influence on the way we deliver customer service. Every customer is extremely valued, and we aim for everyone to have a wonderful dining experience and to leave with a smile on their face.

Our hope is for you to love our café as much as we do. Cam (a qualified chef with much experience) is passionate about food and takes great pride in creating and producing delicious and unique dishes. This passion has been instilled into his team of zealous chefs who share this love of food. New and exciting specials are created every day, alongside our staple menu items which are all created in in-house such as frittatas, lasagne, brownies, cakes and biscuits! With an all-day breakfast and lunch menu available, Bayaroma offer a variety of allergy friendly, gluten free and vegan options so there is something for everyone to enjoy! We love our little diners too and have a kids menu and colouring in so Mum and Dad can relax for a moment and enjoy their meal.

Coffee is a huge passion for us at Bayaroma. We use one of the highest quality coffees from Seven Miles Coffee Roasters, providing our customers with the beautiful Octavia Blend coffee. Our trained baristas love making coffee and offer a wide range of milk alternatives to suit all tastes and requirements. Along with coffee, we have an extensive variety of hot and cold drink options, including cold press juices made to order and new and exciting drink specials. We are environmentally conscious and have incorporated many sustainable practices into our business, such as going to the extra expense of using biodegradable takeaway cups and food containers. We also stock a range of beautiful Pottery Cups as an alternative for you to enjoy your hot coffee or drink in.



Bayaroma
Your café. Our passion. Become addicted...

- All day breakfast & lunch
- Modern Australian cuisine
- Gourmet Belaroma coffee
- Extensive menu, daily specials
- Wonderful friendly service
- Healthy drinks & fresh cold pressed juices
- Assortment of cakes & sweets
- Vegan, gluten free & vegetarian options
- Entire menu dine in or takeaway
- Phone orders welcome

428 The Esplanade, Torquay QLD 4655
(opposite the sailing club)

Phone: (07) 4125 1515
f @ bayaroma.com.au



We have owned and operated Bayaroma Café for the past twelve years and have been fortunate enough to have some amazing locals who have been customers with us the whole time! We continue to build this great local following and are so excited to welcome more locals and visitors to our café and our region. Our hard work and dedication to great customer service has been recognised through many awards over the years. Just recently, we were awarded TripAdvisor's 'Hall of Fame' after receiving their Certificate of Excellence five years in a row.

We would love for you to pop into our café and try one of our beautiful coffees or delicious menu items. Come see for yourself why Bayaroma is such a popular Fraser Coast café. Can't wait to see you! Kerry and Cam



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

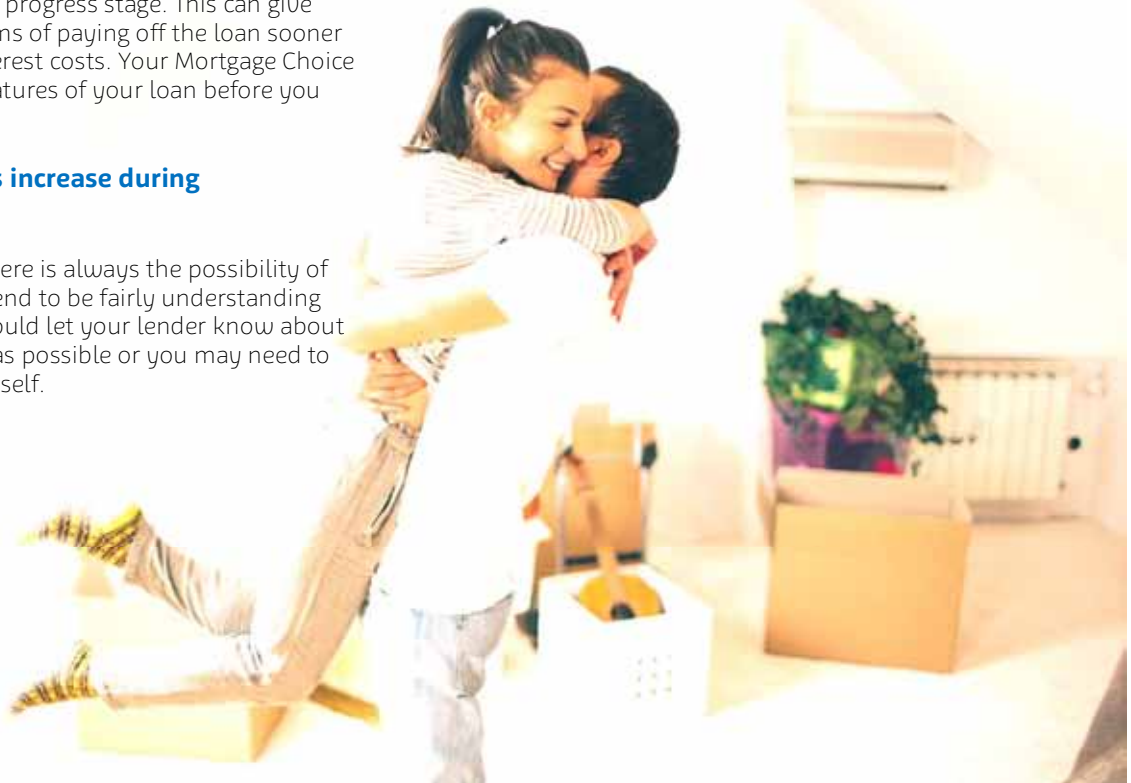
Save time. Save hassle.

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.**





THE SANCTUARY
Eli Waters

Lauderdale
Booral

Abode
KAWUNGAN



Serenity Drive

Mahalo Road

Samarai Drive

(Off Pialba-Burrum Heads Rd),

(off River Heads Road)

(off Kawungan Way)

Eli Waters

Booral

Kawungan

thesanctuaryestate.com.au

lauderdaleherveybay.com.au

abodeherveybay.com.au

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HOUSE & LAND
Hervey Bay

****Prices correct at time of publication, but are subject to change without notice. 5th October 2019**

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 October 2019.

*Interest rates quoted are on a per annum basis. Repayment calculations are based on the minimum required repayment for a principal and interest loan with a 30 year loan term. The figures quoted are generic. Specific repayment calculations vary between lenders and may not exactly correspond with the figures noted above. Inclusion of lender fees within the required repayment amount will result in a higher repayment figure. The exact repayment amount required for a specific loan will be disclosed in the loan contract issued by the relevant lender. Mortgage Choice Limited ACN 009 161 979. Australian Credit Licence 382869. Mortgage Choice Financial Planning Pty Limited ACN 158 645 624. AFSL 422854.