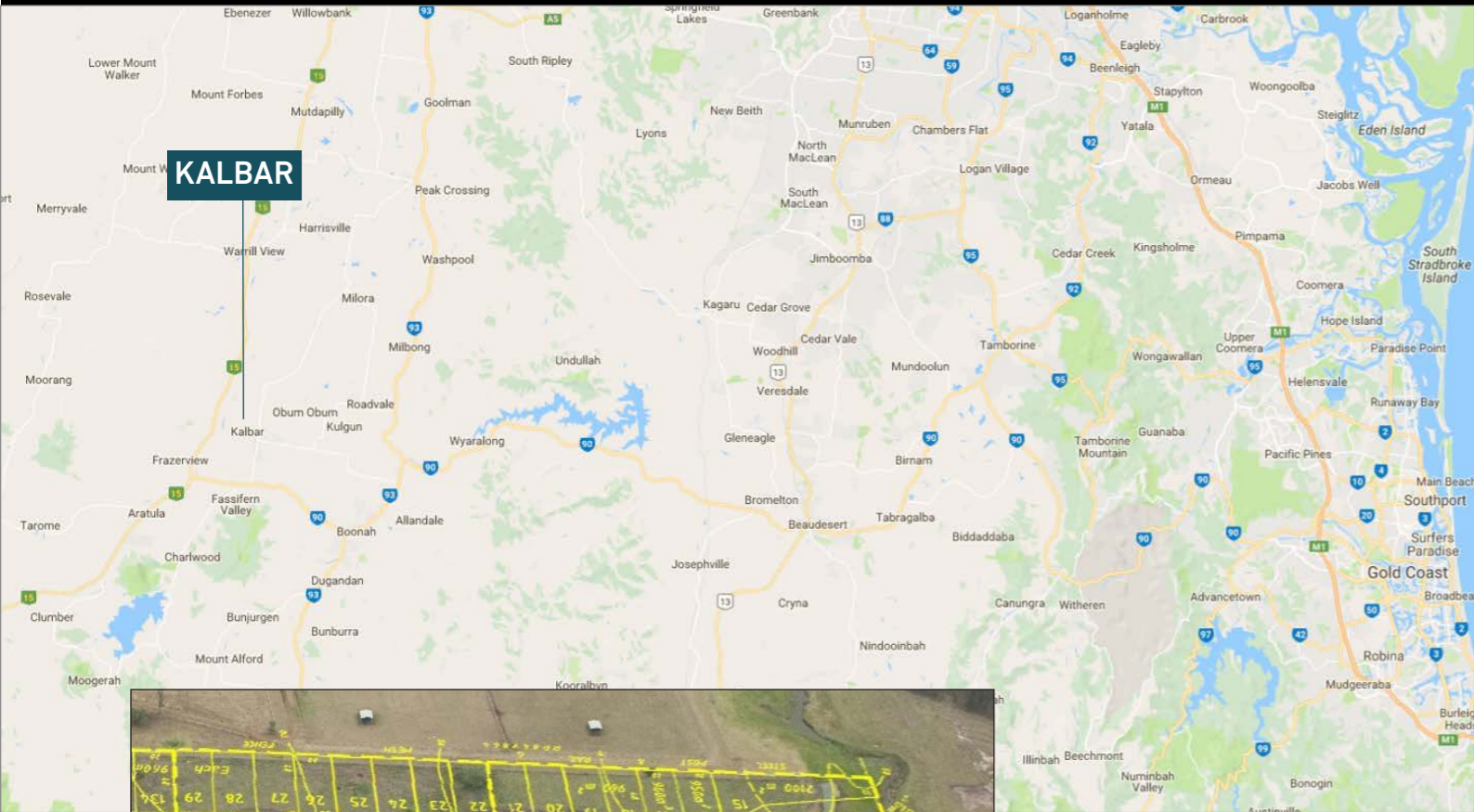


**Kalbar**

Lot 16 Gilmore Terrace, Engels Hills  
Estate, Kalbar, Queensland 4309

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Price: \$379,850

 x 4    x 2    x 2

Welcome to Engels Hills

This modern housing estate is tucked away in the beautiful Scenic Rim. This is an ideal place for families who are seeking open spaces and country living.

Engels Hills is a rare chance to experience this lifestyle without compromising on conveniences. Close to schools, shopping centres (within 30 minutes), and major towns, you can stay connected with urban life, from the comfort of a rural home.

Many families are inspired to seek this lifestyle. With growing interest in the Scenic Rim area, Engels Hills is a rare and limited opportunity.

\*\*Pictures are for illustration purposes only.

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



# Lot 16 Gilmore Terrace, Engels Hills Estate, Kalbar

## PRELIMINARIES

- Architecturally Designed Home
- Termite protection to include physical termite barrier that protects your property by preventing termite entrance
- Electrical- single phase underground power connection
- Complete plumbing and drainage connections
- Telecommunications lead in
- Gas connection to meter with compliance

## BASE WORKS & EXTERNAL

- Concrete slab to suit foundation engineering, and soil type up to H1 Engineering certification
- Roof design as per plan- colorbond or roof tiles
- Feature alfresco, exposed aggregate as per plan
- External materials as per design
- Aluminium framed windows, clear glazin
- Stained timber front entrance door with clear glass inserts XN5
- Stainless steel deadlock and door furniture and lever
- Colorbond gutters, fascia and painted PVC downpipes
- Security screens to all opening doors
- Flyscreens to all opening windows
- Reinforced exposed aggregate porch, driveway, alfresco Bengal or Midnight

## INTERIOR

- Ceiling height 2440mm
- Ceiling insulation and wall sisalation as per energy efficiency report
- Flush panel doors throughout
- Quality metal lever door furniture
- Walk in robe to master, hanging rail and top shelf
- All other robes to have top shelf and hanging rail and vinyl sliding doors, chrome frame 68mm skirting and 42mm architraves 90mm cove cornice

## KITCHEN

- Stone benchtops 20mm Astral
- Melamine overhead cupboards, pantry & drawers with microwave provision
- Stainless steel or brushed steel contemporary handles
- 1 1/2 bowl stainless steel sink
- Flick mixer tap
- Water point for Fridge

## APPLIANCES

- Quality stainless steel appliances
- BEKO 600mm built in oven

- BEKO 600mm built in gas cooktop OR Ceran cooktop
- BEKO 600mm retractable rangehood BEKO 600mm stainless steel dishwasher

## BATHROOM AND ENSUITE

- Exhaust fan and Heat Lamp
- Stone benchtops 20mm Astral
- Melamine cupboards and drawers
- White acrylic bathtub
- Vitreous china basins
- Quality tapware
- Semi frameless pivot or sliding showerscreens
- Framed mirror to suit length of vanity
- Dual flush toilet suites

## LAUNDRY

- Quality tapware
- Tub and cabinet

## ELECTRICAL

- Recessed energy efficient downlights throughout
- LED down lights
- Ceiling fans with light to bedrooms
- Double powerpoints throughout
- Exhaust fan/heat lamp combo to bathroom and ensuite
- Smoke detectors and safety switches
- TV points x 2 included either main bedroom or Media Room
- NBN Wired and ready

## WALL TILING

- Ceramic tiles to all showers to 1800mm high with feature tile
- Ceramic skirting tile to wet area walls
- sCeramic tiles to kitchen splashback, laundry splashback and wet area splashbacks

## MAIN FLOOR THROUGHOUT

- Ceramic floor tiles to all living areas, kitchen and all wet areas
- Choice of Timber Look to main floor throughout instead of tiles

## CARPET

- Quality carpet from builders range to all bedrooms and media where plans denote

## HOTWATER SERVICE

- Main pressure instantaneous electric/gas hot water service (varies by estate)

## HEATING/COOLING

- 2.5 hp reverse cycle split system air conditioning to living
- 1 hp reverse cycle split system air conditioning to master bed location to be determined by engineer if locations on plans do not work

## WINDOW COVERINGS

- Roller blinds/verticals to all windows and sliding doors except garage and wet areas (as per covenant)

## GARAGE

- Auto double garage under roofline where shown on plan
- Colorbond remote controlled panel lift door with 2 hand sets
- Internal access door to home
- Light and power points
- 1/3 glass panel painted backdoor

## PAINTING

- 2 coat paint system to include: Washable matt sheen acrylic to interior walls
- Enamel to trims and doors
- Exterior acrylic to external surfaces

## FENCING

- Treated timber fencing and gates to side and rear boundaries (as per plan/Covenant)

## LANDSCAPING

- Garden beds and plants, timber edging (up to 10m2)
- A grade turf to front and rear yards
- Freestanding letterbox with house number
- Front and rear garden taps



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- Floorplans in this brochure are for illustration purposes and should be used as a guide only.
- House measurements may vary slightly.
- We recommend that you refer to actual working drawings before entering a contract of sale.

\*\*Please note this document is for selling purposes only and the inclusions are subject to change, please refer to your build contract for exact inclusions for your property.

Floor plans may vary slightly depending on the chosen allotment.

Total	185.00m <sup>2</sup>
Land	811.00m <sup>2</sup>

