

LOCATION

Gold Coast
35 MIN



Brisbane CBD
22 MIN

Parkinson Protected
Bushland + Walking Tracks

Parkinson
Employment Hub

Plains Junction
Shopping Centre

Village Square
Shopping Centre

Sweetgum
Retail Village

Sweetgum
Park

THE GROVE

Industrial
Employment Hub

West Point
Shopping Centre

Grand Plaza
Shopping Centre

Greenbank RSL

Grand Plaza
Bus Interchange



THE GROVE INCLUSIONS

Preliminary Works	Survey, soil test and site inspections
	Building permit application fees, QBCC Insurance fees & PLSL fees
	Energy rating compliance and covenant lodgement
	Temporary fencing, toilet & scaffolding compliant with OHS requirements
	Sediment control & waste receptacle as required by council during construction
	Site clean at completion of works
	Professionally prepared interior and exterior colour schemes
Site Works	Levelling of building platform
	Stormwater and sewer drainage to legal point of discharge
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
	Connection of underground water supply metering
External Works	Exposed aggregate concrete driveway, porch and alfresco
	Landscaping to front & rear yards including a combination of mulched garden beds, trees, plants, turf and gravel
	Timber fencing to rear & side boundaries as per estate covenant, includes return fencing and single gate
	Feature letter box with number
	Wall or ground mounted folding clothesline
	Two external garden taps
	Physical termite barrier to the perimeter of the concrete slab and all slab penetrations
Electrical and Safety	Earth leakdage electrical safety switch to lights and power points
	Hard wired smoke detectors included
	Double power points throughout home
	2 TV Points connected to TV Antenna
	Data and phone point including trenching ready for network connection by purchaser (NBN ready)
	Ceiling exhaust fan vented externally to bathroom and ensuite
	Ceiling fan light to bedrooms
	Ceiling fan to living / family and alfresco
	Energy efficient downlights through including alfresco and porch
Joinery and Finishes	Painted feature front door and aluminium entry door frame
	Double cylinder front door furniture
	2040mm high flush panel & gloss painted internal doors
	Chrome lever style internal door furniture with privacy latches to w/c ensuite and bathroom
	Cushion door stops to all wet areas & door catch to others
	Built in linen cupboard with four shelves
	Splayed profile 68mm skirting & 42mm architraves
	WIR to master bedroom (design specific)
	Built in robes with vinyl finish doors to all other bedrooms (design specific)
	90mm cove cornice throughout
	Quality 3 coat paint system to walls
	Ceramic floor tiles to wet areas, hallways, entry, family/dining & kitchen
	Carpet and underlay to bedrooms, including aluminium edge strip to carpet/tiled junctions

Kitchen	Appliances	Stainless steel appliances <ul style="list-style-type: none"> 600mm electric cooktop 600mm fan forced electric oven 600mm canopy rangehood externally ducted 600mm dishwasher
	Benchtops	20mm reconstituted stone to kitchen benchtop
	Joinery	Laminated overhead & base cupboards to kitchen - overheads to have underslung doors for finger pulls either side of rangehood. Microwave provision. Painted bulkhead above kitchen cupboards
	Splashback	Feature tiles to kitchen splashback
	Sink	Stainless steel sink, 1.75 bowl with basket wastes
Ensuite Bathroom	Tapware	Chrome gooseneck sink mixer tap to kitchen sink
	Shower screen	Semi frameless, clear safety shower screens with glass pivot door
	Joinery	Laminated vanity unit with laminate benchtop & semi inset vitreous china basin to ensuite & bathroom
	Toilet	Dual flush vitreous china close couple toilet suite with soft close seat
	Mirror	Frameless mirror over vanity units
	Tapware	Chrome finish tapware throughout
	Shower	Tiled shower base with chrome floor waste. Chrome finish hand held rail shower with soap dish to bathroom
	Bath	Bath to main bathroom
Laundry	Accessories	Chrome finish towel rails & toilet roll holders to ensuite, bathrooms and toilets
	Water	Energy efficient 170L heat pump hot water system
Laundry	Laundry Tub	45L stainless steel compact laundry trough with cabinet
	Tapware	Chrome finish tapware (washing machine taps located in laundry cabinet)
Fixtures and Features	Slab	Engineer designed contrete slab (piers if required)
	Frames	Engineer designed 70mm wall frames and roof trusses (pitch plan specific) with sisalation to external walls
	Ceilings	2440mm high ceilings
	Facade	Feature facade as per design
	Roofing	Colorbond® metal roofing
	Insulation	R2.5 ceiling batt insulation R1.5 wall batt insulation to light weight cladded walls
	Gutters	Colorbond® fascia and gutter and painted PVC downpipes
	Windows	Powdercoated aluminium windows and keyed locks to all external sliding doors
	Glazing	Satinlite glazing to bathroom, ensuite & WC windows (if applicable)
	Screens	Barrier screens to sliding glass doors and operable window openings. Fly screens to all operable front facade opening windows
	Garage	Colorbond® sectional garage door with auto opener & two hand held transmitters
	Air-conditioning	Split system reverse cycle air-conditioning units to living area & master bedroom
	Blinds	Roller blinds to all sliding glass doors and windows (excludes wet areas & side light)
Defects	6 month builders defectliability period	
Structural	QBCC 6.5 years strucutral guarantee	

The information contained in this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Specifications, details, fittings, fixtures, façades, elevations and floorplans (including internal and external dimensions and orientation) may be changed without notice. Photographs, illustrations and artists impressions depicting landscaping, interiors and exteriors are intended as a guide only and are subject to change without notice. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any Metro Property Development project, design or product and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this brochure is believed to be correct but is not guaranteed. Metro Property Development expressly disclaims any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person.
© 2021