

OUTLOOK

AT KENMORE

4 Bed | 2 Bath | 2 Living

Lot 6, 80 Cedarleigh Road, Kenmore

\$1,696,000*

Highlights:

- Free architectural design appointment
- All site costs and engineering included
- SMEG 900mm appliances
- 2720mm ceiling height to GF, 2550mm to FF
- 600x600 porcelain tiles to wet areas
- Timber-look plank flooring throughout
- Engineered stone benchtops

Details:

Land Price:	\$650,000
Land Size:	300m2
Registration:	February 2026
Build Price:	\$1,046,000
Build Size:	300m2

Atrio
PROPERTY

Phil Densley

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STANDARD INCLUSIONS

Built on design and building experience and unwavering attention to detail, Pilgrim Homes is synonymous with impeccable style, detailed systems and a commitment to transparency throughout every step of the house building process.

Let us reimagine what your home can be.

GENERAL

- Twelve-month maintenance period
- Twelve Year structural warranty guarantee
- Builders Home Warranty Insurance
- Price based on a fully serviced lot up to 500m² and 500mm fall across lot
- Detailed Contour & Feature survey of land
- Geo technical Soil Test & Report including up to three bore holes
- Concrete slab and footing design up to M class
- Engineers' certification of slab and footings
- Full construction drawings including detail and section diagrams
- N2 wind loading as per Building Code of Australia
- Sediment and erosion control to front boundary
- Up to 20m of temporary fencing to front of property
- Builder's house clean, external, and internal (builders debris removed from site and disposed of)
- Building certification fees, plumbing and drainage fees including inspection fees (excluding council planning approval applications or relaxations)
- Interior Designer selections from Pilgrim Chapter Series curated range
- One (1) month complimentary service visit
- Independent quality assurance inspection
- Energy efficiency rating by certified energy assessor

SITE COSTS & OH&S REQUIREMENTS

- Site cut and fill up to 500mm site fall across block (soil removal or importation of fill excluded)
- Slab engineered for up to M class soil classification
- No allowance for piers
- Temporary construction fencing
- Three phase underground or overhead electrical connection to house up to 6m
- Connection to existing standard sewer connection to a point located inside property boundary and up to 6m from house
- Connection to an existing 20mm water connection from existing water meter located up to 6m from house
- Stormwater connection to connection point located up to 8m from house
- Full termite management system to penetrations and perimeter
- Connection to NBN

EXTERNAL

- Colorbond metal custom orb metal roof (25 degree pitch)
- Colorbond metal fascia and gutters
- 90mm painted PVC downpipes
- Metal electrical meter box with safety switch
- Front and rear garden taps
- 600mm x 600mm rectified porcelain tile to alfresco and portico area
- Exposed aggregate driveway and external paths (up to 50m²)
- 2400 Colorbond sectional garage door with 2 remotes
- Dulux Wash 'N' Wear premium external paint up to two colours (two coat system)

- Acrylic external paint to external doors
- T2 treated 90mm pine wall framing and roof trusses
- Bracing and tie down requirements to suit N2 Wind Rating
- Premium aluminium framed powder coated lockable windows and sliding glass doors
- Designer range lock set to front entry door
- Designer entrance sets to other external doors
- 2340 Entrance door – selection of designer range entrance doors
- External materials:
 - o Ground Floor – James Hardie FC Sheeting to ground Floor external wall
 - o First Floor – James Hardie FC Sheeting to first floor external wall. Feature material to front façade (Design Specific).

INSULATION

- Sisalation wall wrap to external timber framed walls
- R2.5 batts to all external walls (excluding garage)
- R2.5 batts to ceiling (excluding portico, alfresco and garage)

INTERNAL

- Level transitions between wet areas and main floor areas throughout house excluding to external areas
- 2720mm ceiling height to ground floor, 2550mm ceiling height to first floor
- 2400mm window and joinery heights to ground floor and first floor.
- Flush panel 2340mm internal doors to ground floor and 2100mm internal doors to first floor
- 3 x 89mm radius corner butt hinges to each door
- One colour only to walls, architraves, skirting, doors. Semigloss to all woodwork.
- Dulux Wash ' N ' Wear premium paint to internal walls (three coat system)
- 10mm plasterboard to all internal walls and ceilings
- Square set cornice ceilings throughout all ground floor (excluding garage) and all bathrooms. 50mm Cove Cornice to first floor.
- Designer range passage sets to internal swing doors, privacy sets to bathroom / ensuite / master bedroom doors
- Circular sliding cavity door passage sets to sliding doors
- Painted finish 90mm x 12mm skirting board throughout (splayed profile). 18mm to wet areas.
- Painted finish 42mm x 12mm architraves to windows and doors throughout (splayed profile)

FLOORING

- Solution dyed nylon carpet with 7mm underlay to all bedrooms and first floor level living areas
- Timber look laminate plank flooring to ground floor living
- 600mm x 600mm rectified porcelain tiles to ground floor wet areas
- Plain finish concrete to garage

STAIRS

- Hardwood polish grade Vic Ash (or equivalent) timber stair tread and riser
- Half height dwarf plaster wall balustrade with polish grade hardwood timber handrail

KITCHEN

- SMEG 90cm oven with LED display & control knobs
- SMEG 90cm induction cooktop
- SMEG 90cm undermount concealed rangehood
- SMEG fully integrated dishwasher
- 20mm engineered stone bench top with premium stone splashback. 40mm engineered stone to island bench with 40mm waterfall ends (design specific)
- Polytec matt finish laminate cupboards with melamine carcasses. One bank of four soft close drawers, two banks of three drawers, soft close doors and one open shelf
- Choice of designer range handles or concealed finger pull
- Walk-in pantry with 4 open white melamine shelves
- 760mm double bowl under mount sink
- Designer gooseneck mixer
- 2400mm high cabinetry in Polytec matt finish laminate range (square PVC edged doors) with painted MDF bulkhead

ELECTRICAL & GAS

- 40 LED downlights throughout as per electrical plan
- Twenty slimline double power points and switches throughout as per electrical plan
- Two external waterproof double power points
- Smoke detectors wired to mains supply throughout to meet Australian standards
- Safety switches with earth leakage in single phase meter box
- Two television points with antenna
- Two data points with NBN to garage (connection to house by owner)
- One antenna to roof
- Designer exhaust fans to bathrooms, ensuites & powder rooms,
- Connection point for standard oven, electric cook top and rangehood
- Defused fluorescent batten light to garage
- 300L Heat Pump hot water system
- Zoned fully ducted air conditioning with MyAir control to suit home size

BATHROOMS, ENSUITE & POWDER

- 20mm engineered stone bench top with aris or pencil round edge with 300mm stone splashback
- Polytec matt finish laminate cupboards with melamine carcasses with single soft close drawer
- Polished edge mirror above vanity or feature mirrors
- Stand alone designer bath
- Reece Mizu Brushed Nickel wall mixer and bath spout

- Back-to-wall back inlet toilet
- Tile insert floor wastes
- 600mm x 600mm rectified porcelain floor tiles
- 600mm x 600mm full height rectified porcelain tiles to all bathroom and ensuite walls
- 150mm skirting tile to all other walls
- Strip edging to tiles
- Above counter designer basin
- Bench mounted basin mixer set
- Single rail shower head to bathrooms
- Double towel rail
- Shower niche
- Frameless glass shower screen

ROBES & LINEN

- Aluminium framed mirrored sliding doors
- Top melamine shelf with hanging rail and bank of four fixed shelves to bedrooms
- Master suite walk in robe with top melamine, hanging rail and two banks of four shelves and 4 drawers
- Built in linen cupboard with four melamine shelves and painted hinged doors or sliding vinyl doors (design specific)

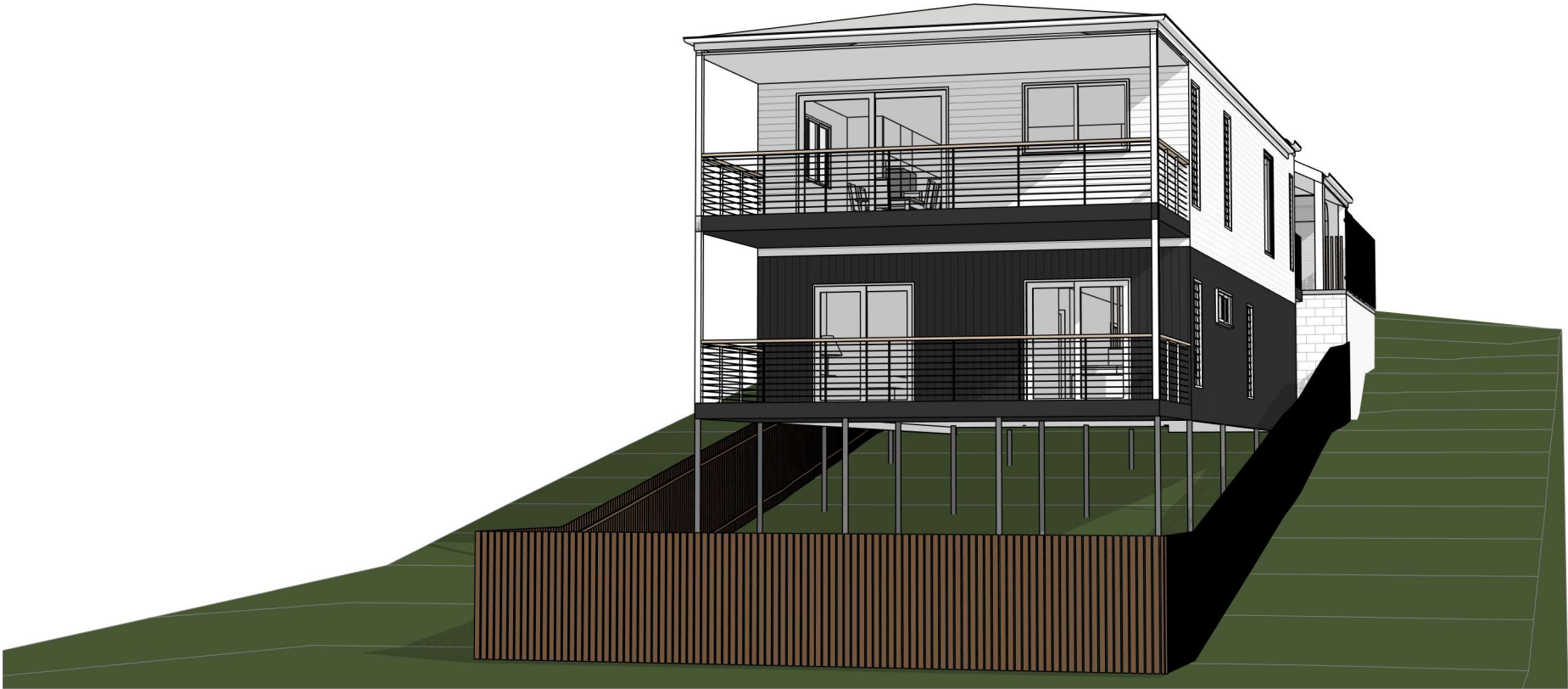
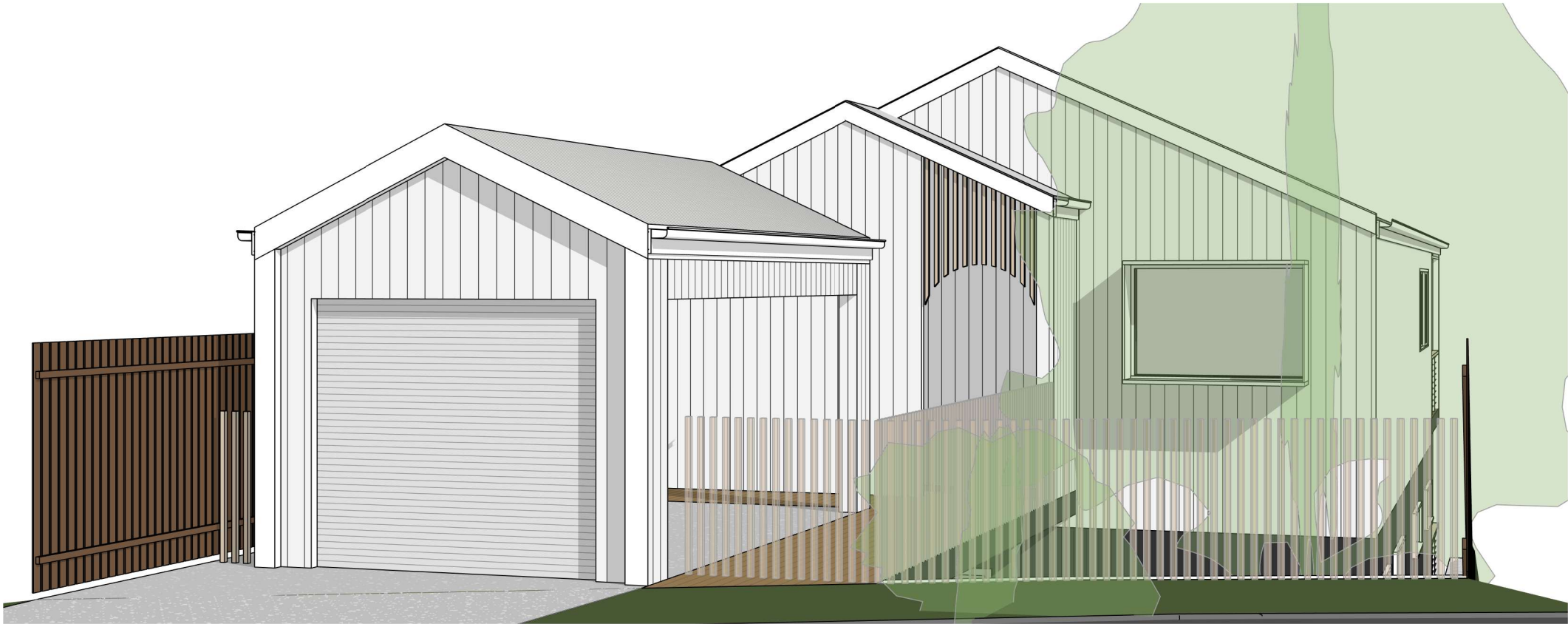
LAUNDRY

- 20mm engineered stone bench top with aris or pencil round edge and 300mm engineered stone splashback
- Polytec matt finish laminate cupboards with melamine carcasses to base cabinet
- 45 Litre drop in laundry tub
- Feature gooseneck mixer
- 600mm x 600mm rectified porcelain tiles to floor area
- 150mm high skirting tile

Please note: The Builder reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality. These inclusions should be read in conjunction with the sales plans, specifications, and colour selection in order to verify the quantity, location, and colour of items.



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				LOT 6 MOGGILL ROAD, KENMORE					



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PERSPECTIVES

CLIENT

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SCALE :

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INTERNAL PERSPECTIVES

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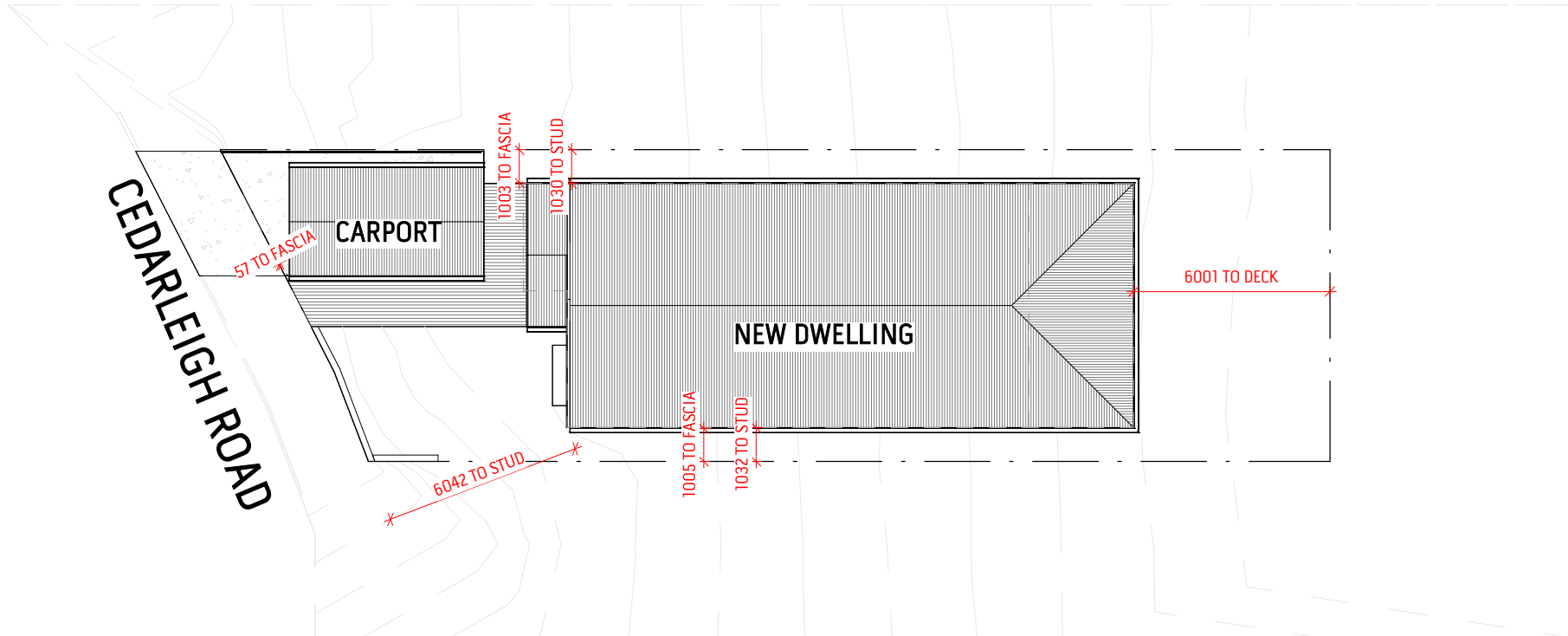
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SITE INFO

LOT NUMBER:	LOT 6
SITE AREA:	300m ²
SITE COVER:	152m ²
TOTAL:	50.6%

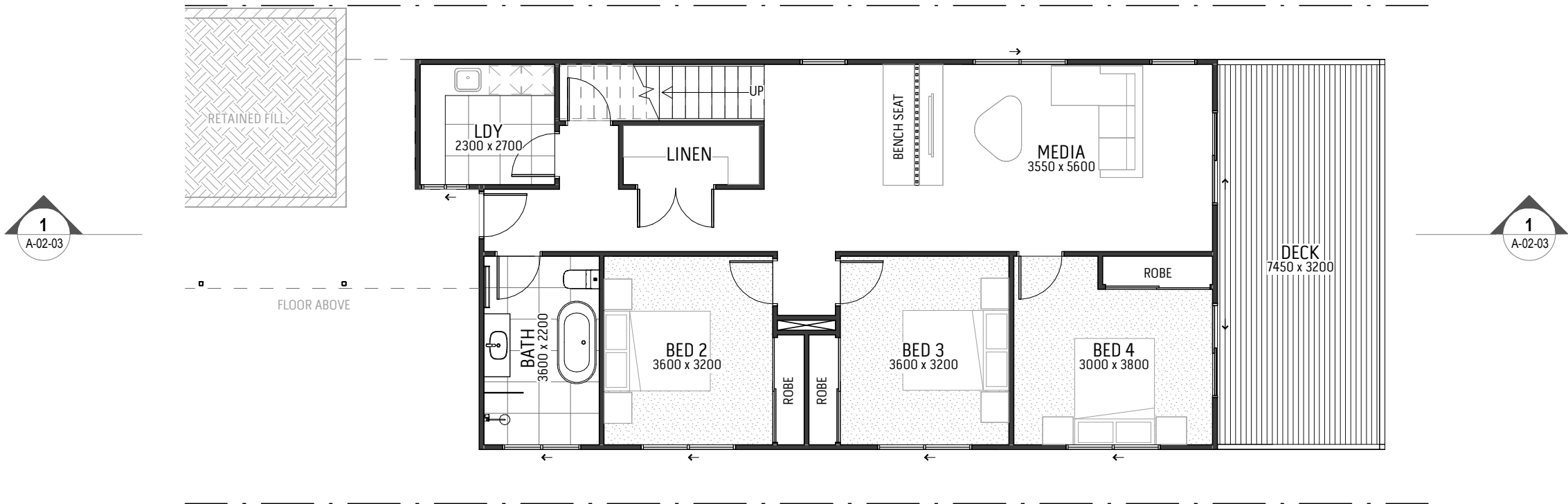


PROPOSED SITE PLAN

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A-02-01

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			LOT 6 MOGGILL ROAD, KENMORE					
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GROUND FLOOR PLAN

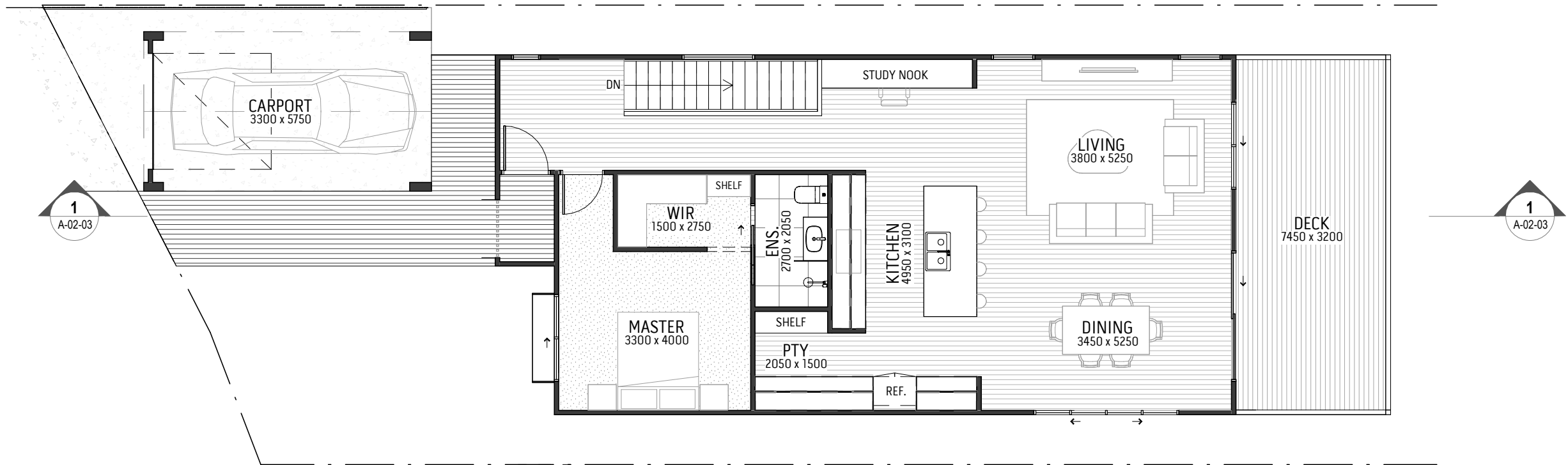
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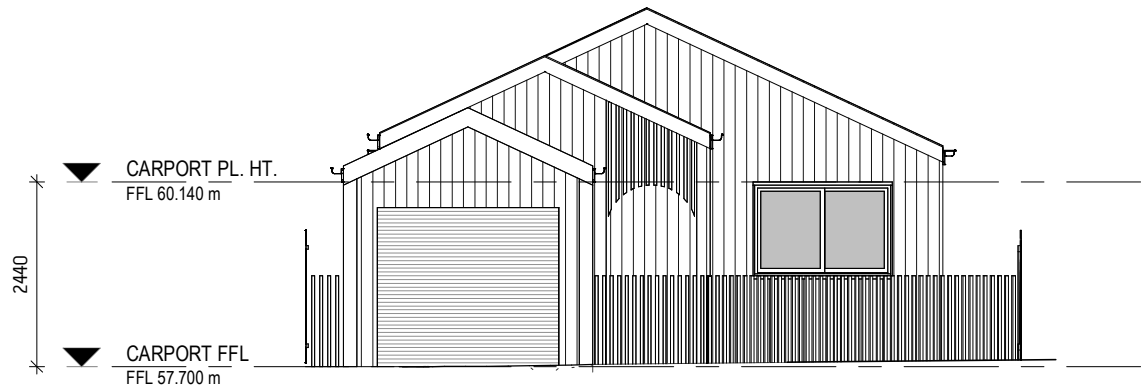
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LEVEL 1 FLOOR PLAN
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1 / **PROPOSED ELEVATION A**
SCALE 1 : 100



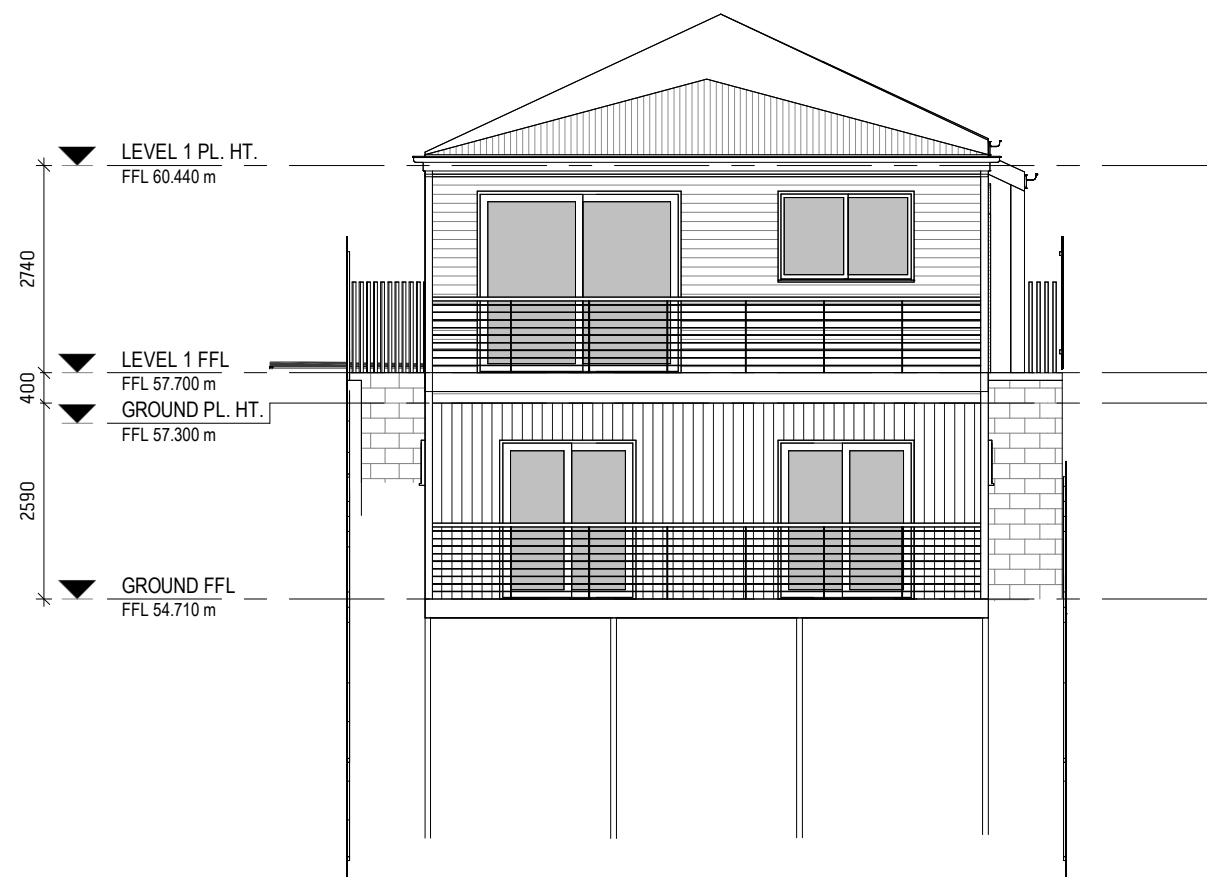
2 / **PROPOSED ELEVATION B**
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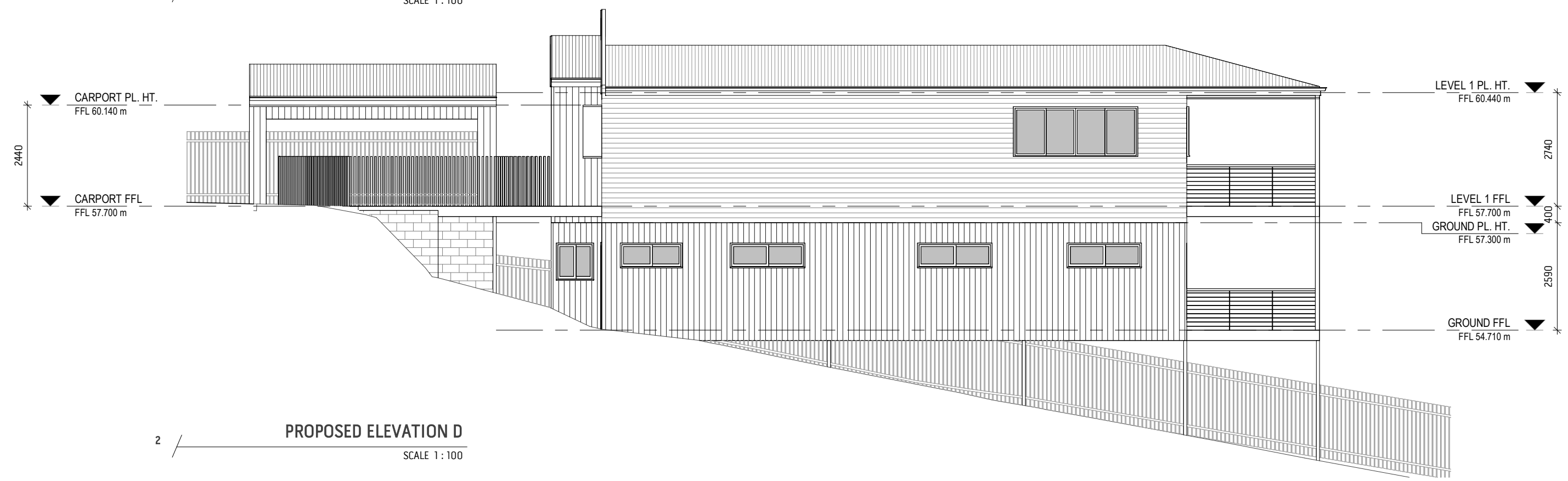
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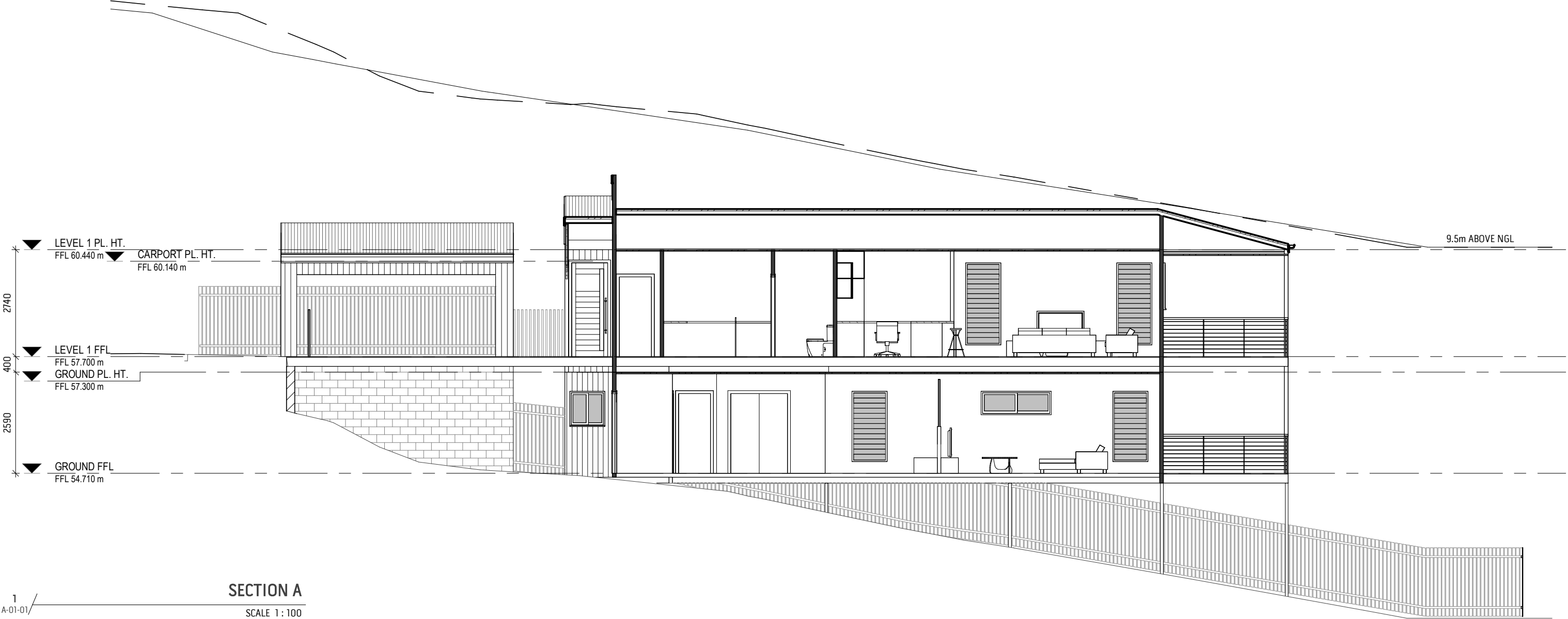


1 / **PROPOSED ELEVATION C**
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2 / **PROPOSED ELEVATION D**
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SECTION A
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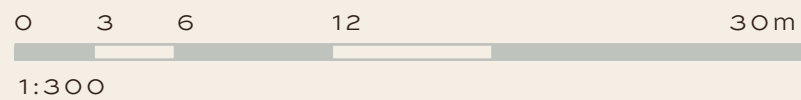
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OUTLOOK

AT KENMORE



1087 - 1093 MOGGILL ROAD
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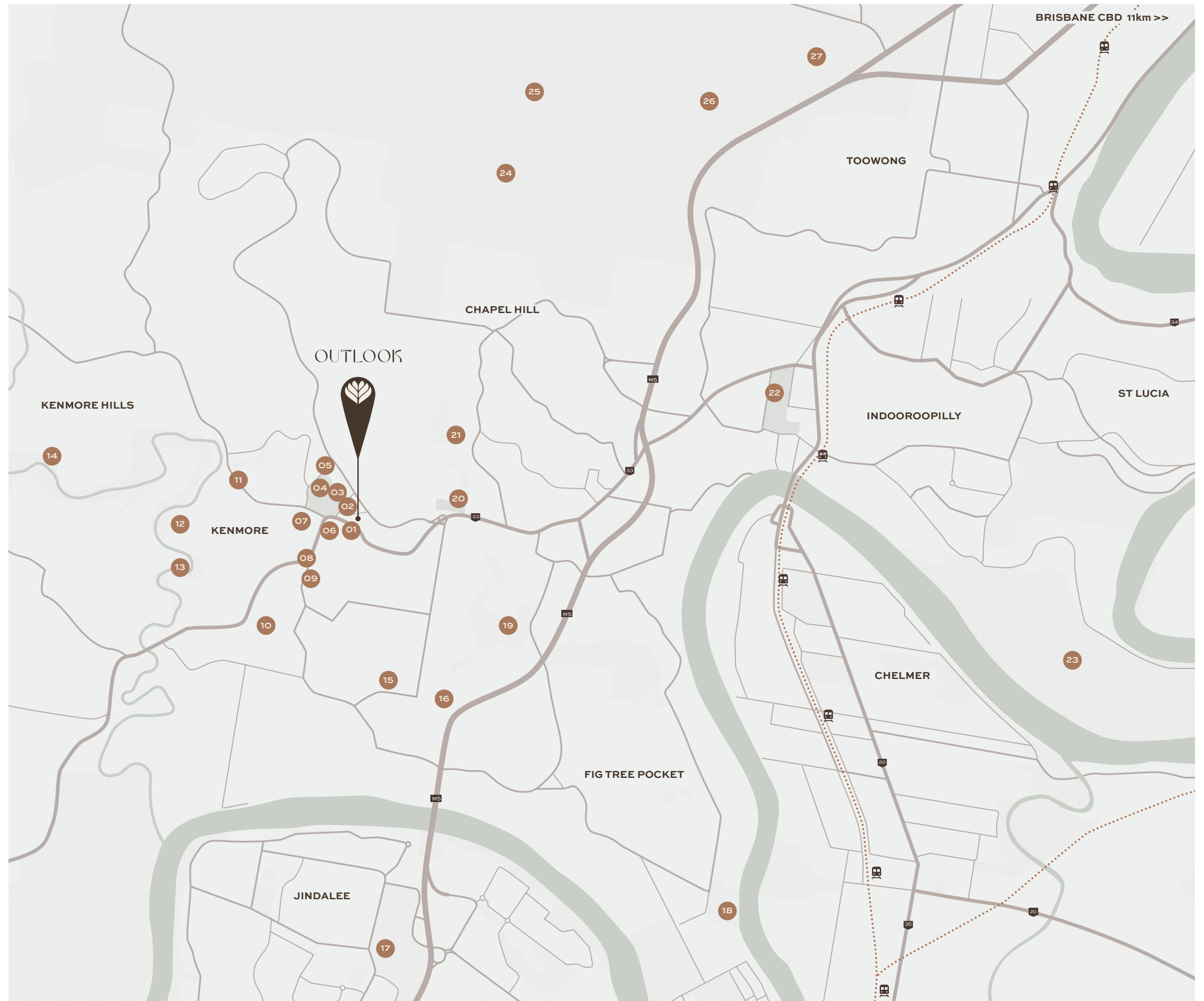
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- 02 Bus Stop
- 03 Kenmore Village Shopping Centre
- 04 Kenmore Library
- 05 Kenmore and District Montessori Childrens House
- 06 Kenmore State School
- 07 Goodstart Early Learning Kenmore
- 08 Our Lady of the Rosary Catholic Church Kenmore
- 09 Green Leaves Early Learning Kenmore
- 10 Kenmore West Kindergarten & Preschool
- 11 Kenmore Hills Early Learning
- 12 Kenmore State High School
- 13 Sir Scene Mickaleon Park
- 14 Creekside Street Park
- 15 Kenmore South State School
- 16 Goodstart Early Learning Kenmore
- 17 Jindalee Golf Club
- 18 Lone Pine Koala Sanctuary
- 19 Cubberla Creek Reserve & Sporting Fields
- 20 Kenmore Plaza Shopping Centre
- 21 Penhaligon Park
- 22 Indooroopilly Shopping Centre
- 23 Indooroopilly Golf Course
- 24 Honeyeater Hiking Track
- 25 Mount Coot-Tha Forest
- 26 Spotted Gum Trail
- 27 Brisbane Botanic Gardens Mt Coot-tha



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