

SALES BROCHURE QUEENSLAND 2025

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BILBROUGH

01 FACADE

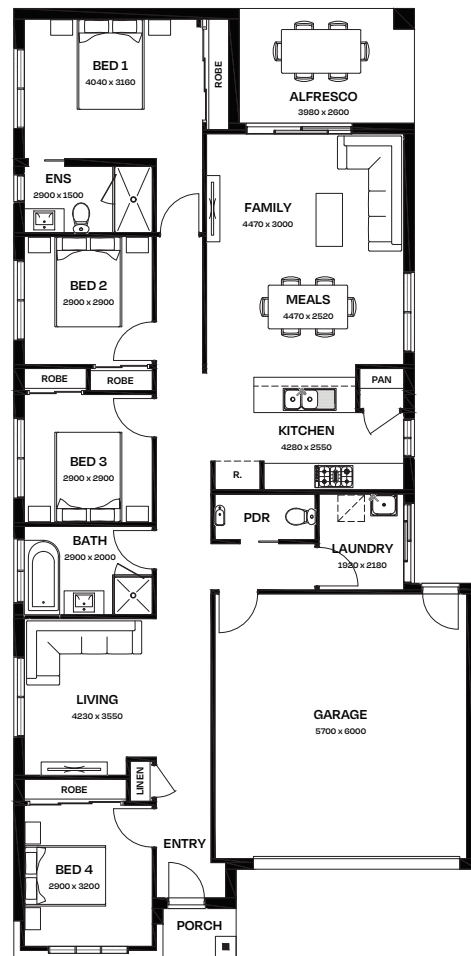
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\$885,360

RIPLEY VIEW

LOT 157 NEW ROAD FLINDERS VIEW

TITLE DATE	NOV 2026
HOUSE AREA	196.38m ²
LAND AREA	375m ²
HOUSE PRICE	\$410,360
LAND PRICE	\$475,000
TOTAL PRICE	\$885,360



TURNKEY INCLUSIONS

Full Turnkey Package

Fixed Price (including site costs)

2590mm Ceiling Heights

900mm Induction Cooktop & Appliances

Quality Carpet & Timber Laminate Flooring

Free Standing Back to Corner Bath

Electric Vehicle Charging Point

Split System to Main Living & Master Bedroom

Exposed Aggregate Driveway

Fully Landscaped Garden, Fences to Sides and Rear, Clothesline and Letterbox

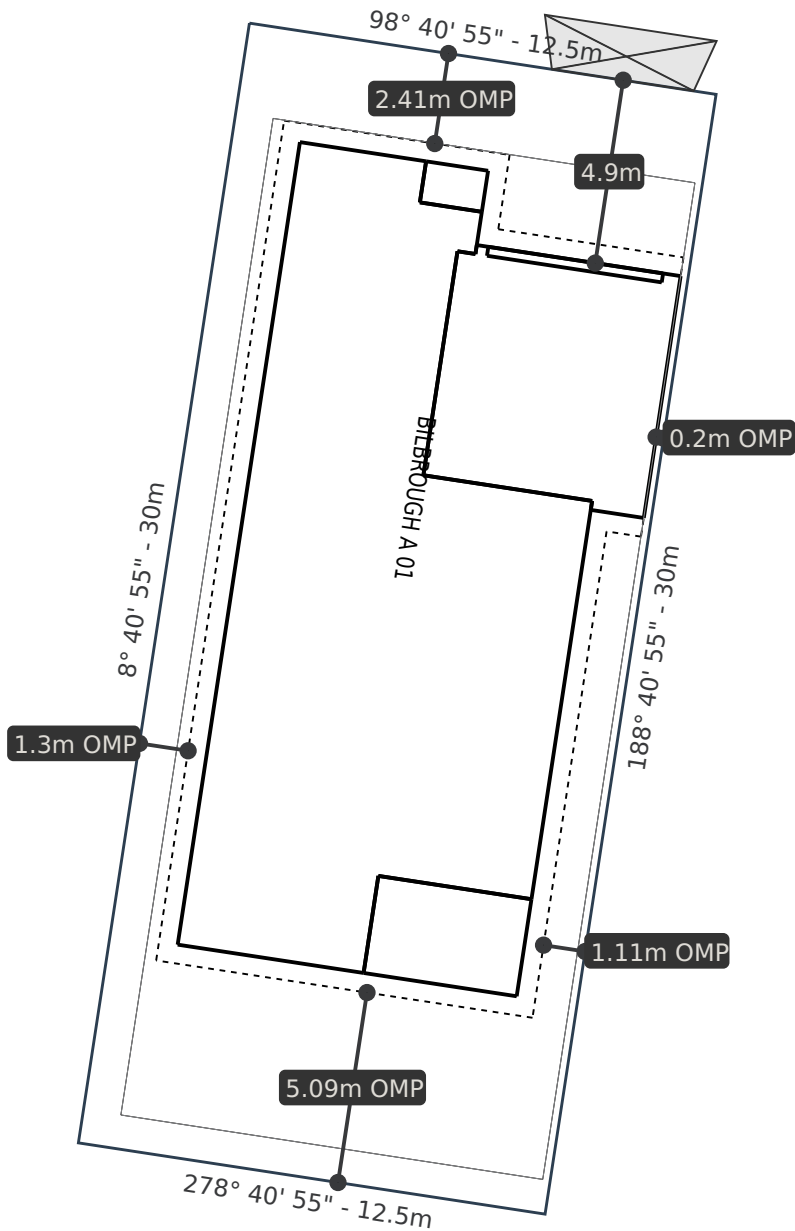
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TERMS AND CONDITIONS APPLY.
VISIT aplace.com.au/terms-conditions/

A MODERN PERSPECTIVE ON YOUR INVESTMENT

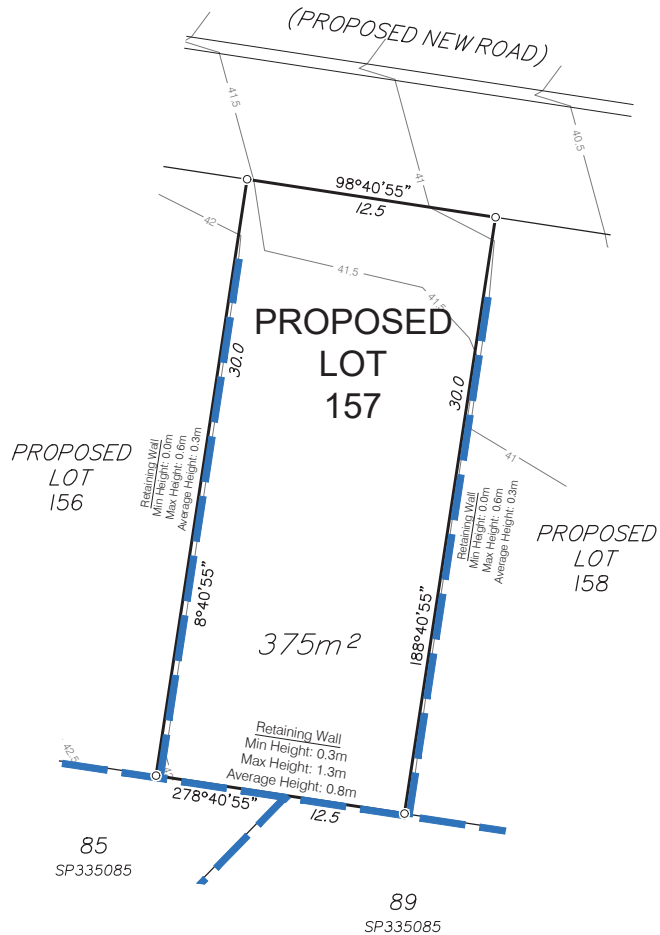


Scale 1:200



Site Coverage			
Ground Floor	146.60	Total House m ²	196.38
Garage	37.29	Lot Area	375.00
Alfresco	10.66		
Porch	1.83		
Option	0.00		
Ext/Red	0.00		
		Total Coverage	52.37%

This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
This siting is subject to change due to developer approval, state building regulations and council requirements where applicable.



DISCLOSURE PLAN FOR PROPOSED LOT 157

This plan shows:

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

This lot requires no fill.

Design surface contours based on A.H.D. datum at an interval of 0.5m,
shown as: — 48.5 —

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: - . - 0.25 - . -

Areas and dimensions shown on this plan are subject to approval by council and registration with the Department of Resources and Mines, Manufacturing, Regional and Rural Development. Design surface contours and fill areas shown hereon have been plotted from data supplied by SCG Urban on 16/10/2025. Retaining wall heights shown hereon have been plotted from data supplied by Urban Engineering Solutions on 08/06/2022.

Project:



Client:

ARXHE RIPLEY VIEW INVESTMENT Pty Ltd

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Kerb line shown as:

NOTE:

NOTE: This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM133117 RL49.875		
COMPUTER FILE	BRSS7261-004-20-1		
SCALE	1:250 @ A3		
DRAWN	WRD	DATE	11/11/2025
CHECKED	MEA	DATE	12/11/2025
APPROVED	RGa	DATE	12/11/2025



SCALE 1:250 @ A3

UDN
BRSS7261-004- 029 - 1

COLOUR SCHEMES

We offer a range of expertly created internal and external colour schemes that balance style and functionality with lasting appeal. Designed to stand the test of time, our carefully curated schemes make it easy to create the perfect Aplace home.

EXTERNAL COLOUR SCHEME

BARRINGTON

Artist Impression — Facade 02





SPECIFICATIONS

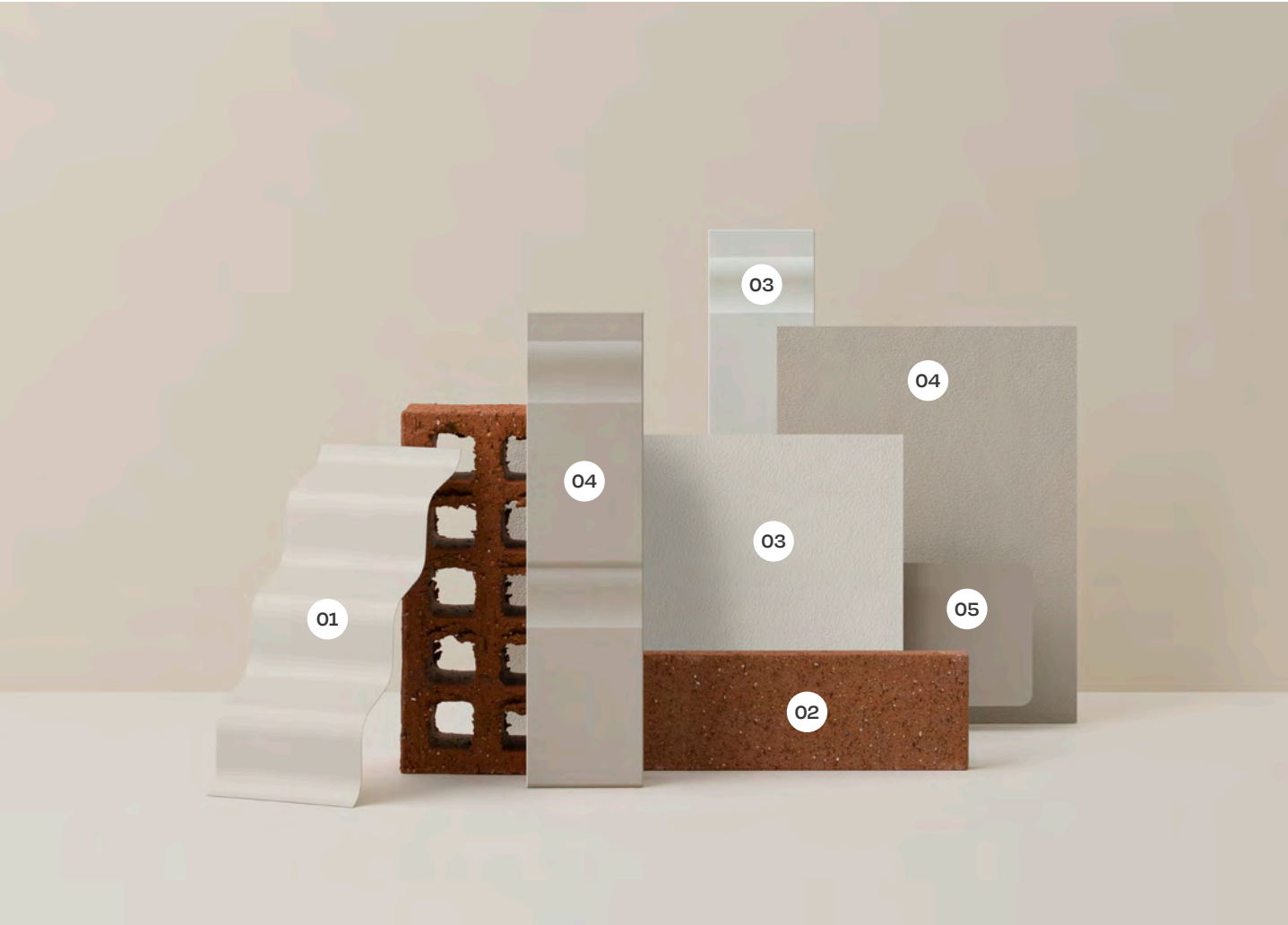
01	COLORBOND ROOF	SURFMIST
02	BRICK	COASTAL SURFWASH
03	RENDER 1 AND CLADDING 1	CHAMPIGNON
04	RENDER 2 AND CLADDING 2	SURFMIST
05	ALUMINIUM DOORS AND WINDOWS	SURFMIST

EXTERNAL COLOUR SCHEME

KALGAN

Artist Impression — Facade 05





SPECIFICATIONS

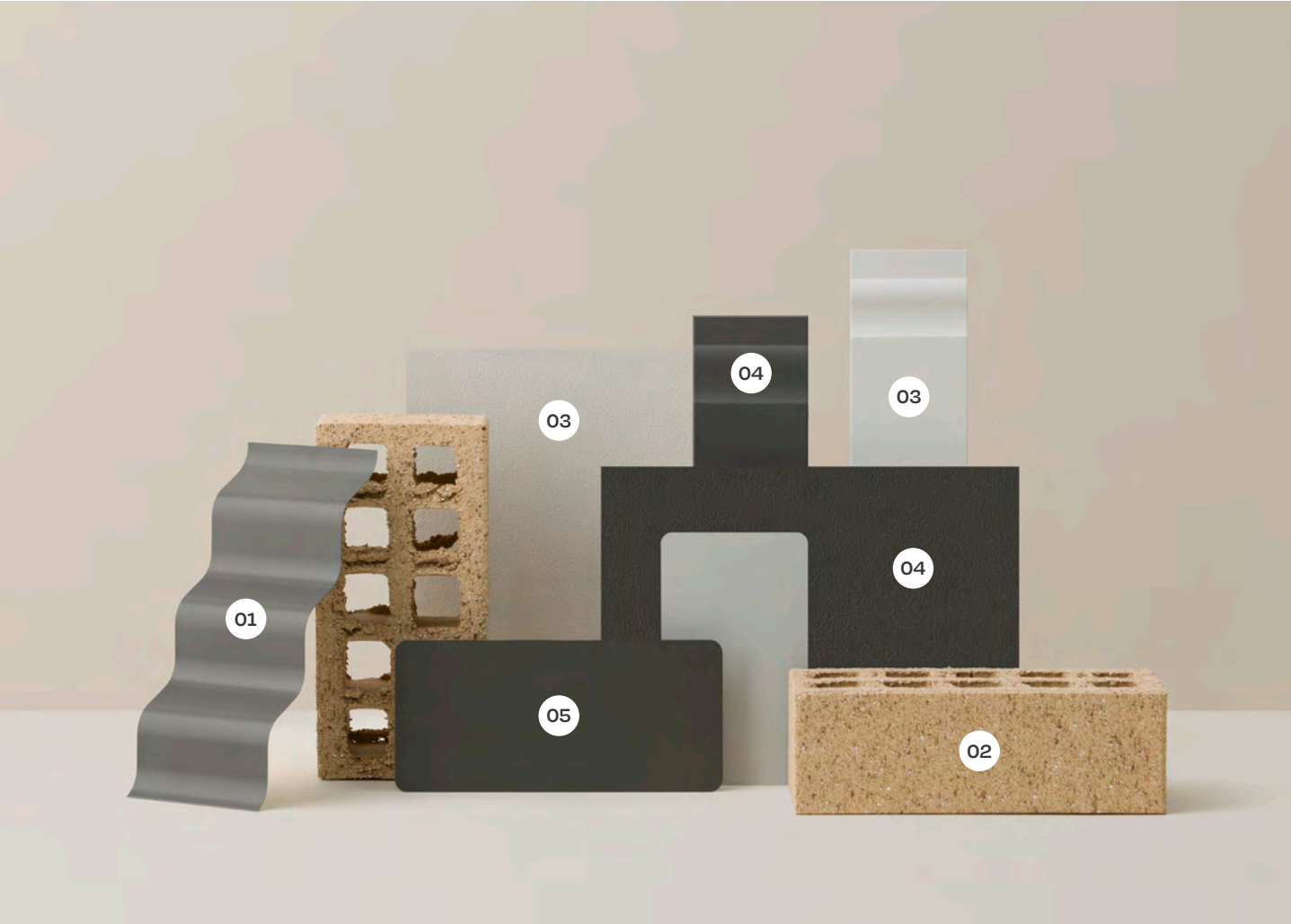
01	COLORBOND ROOF	DUNE
02	BRICK	EVERYDAY LIFE ESCAPE
03	RENDER 1 AND CLADDING 1	SURFMIST
04	RENDER 2 AND CLADDING 2	DUNE
05	ALUMINIUM DOORS AND WINDOWS	DUNE

EXTERNAL COLOUR SCHEME

KINKUNA

Artist Impression — Facade 04





SPECIFICATIONS

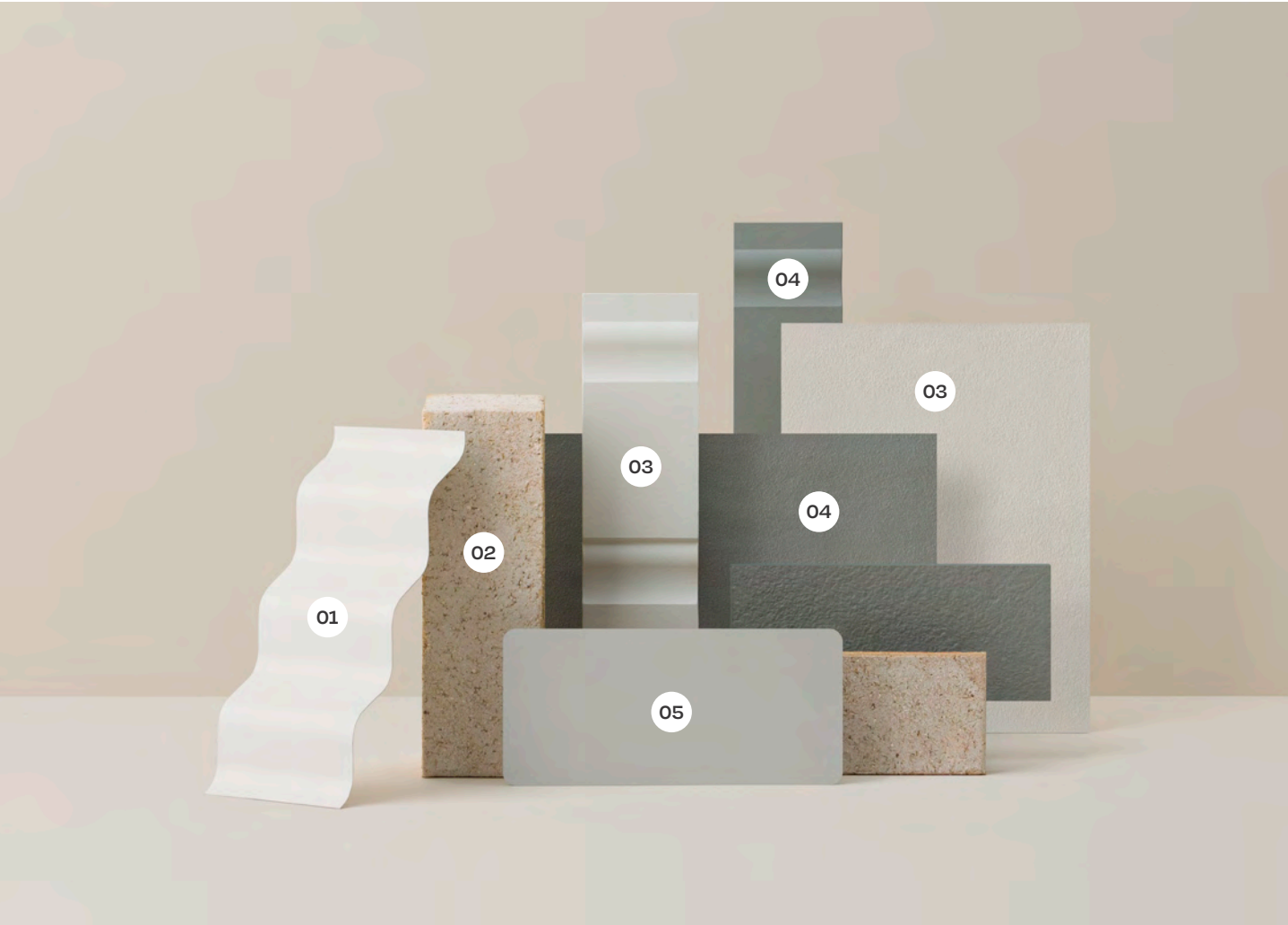
01	COLORBOND ROOF	WOODLAND GREY
02	BRICK	EVERYDAY LIFE ESCAPE
03	RENDER 1 AND CLADDING 1	FEATHER SOFT
04	RENDER 2 AND CLADDING 2	WOODLAND GREY
05	ALUMINIUM DOORS AND WINDOWS	WOODLAND GREY

EXTERNAL COLOUR SCHEME

ORARA

Artist Impression — Facade 03





SPECIFICATIONS

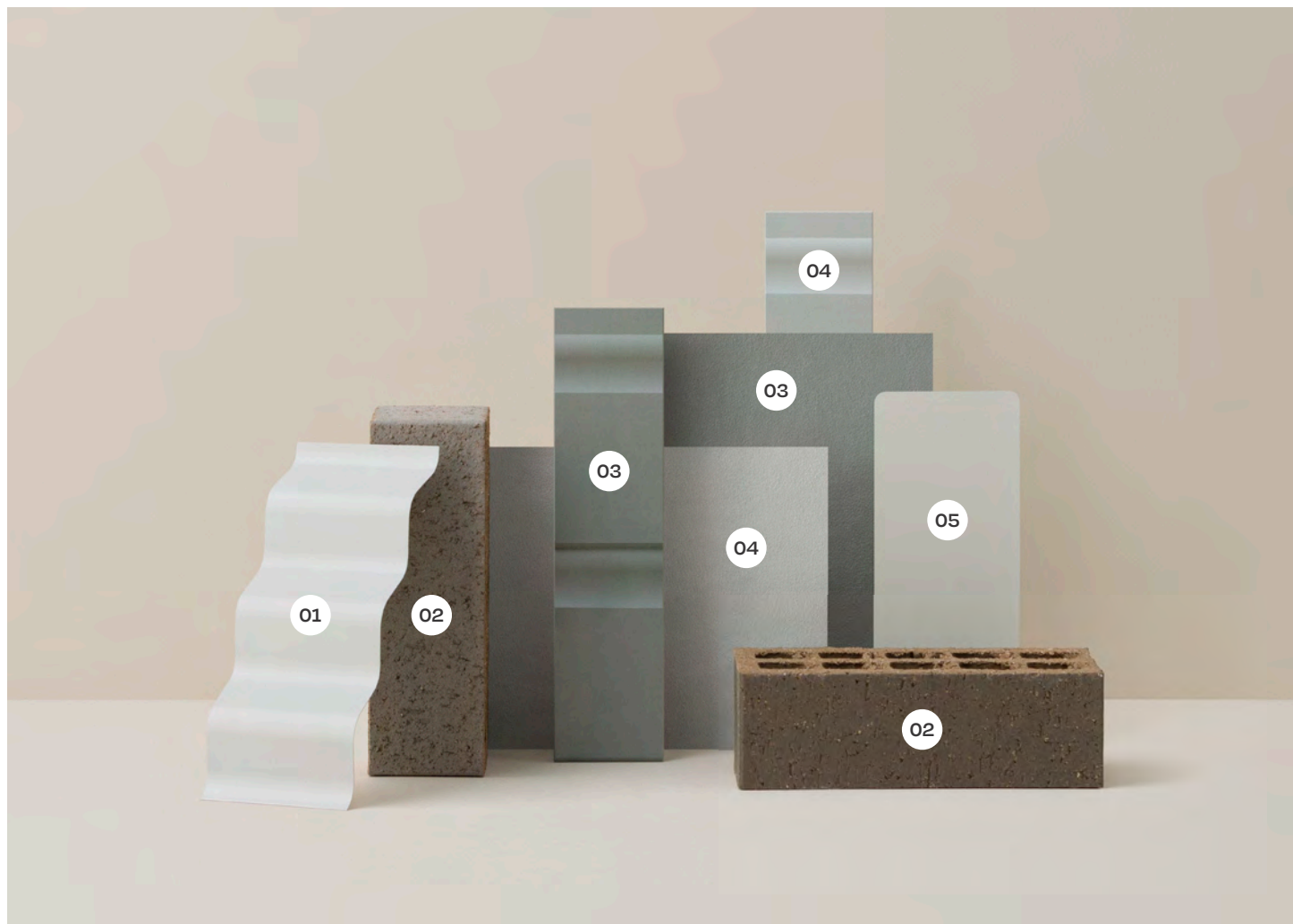
01	COLORBOND ROOF	SURFMIST
02	BRICK	COASTAL SHORELINE
03	RENDER 1 AND CLADDING 1	SURFMIST
04	RENDER 2 AND CLADDING 2	WINDSPRAY
05	ALUMINIUM DOORS AND WINDOWS	PRECIOUS SILVER

EXTERNAL COLOUR SCHEME

YANGA

Artist Impression — Facade 07





SPECIFICATIONS

01	COLORBOND ROOF	SHALE GREY
02	BRICK	BRICK ONE: WILDERNESS FLOODED GUM, BRICK TWO: WILDERNESS GREY GUM
03	RENDER 1 AND CLADDING 1	WINDSPRAY
04	RENDER 2 AND CLADDING 2	SHALE GREY
05	ALUMINIUM DOORS AND WINDOWS	SURFMIST

KURRAJONG



01

01 Main wall tile shown in bathroom
02 Nelson floorplan



02



SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	OYSTER
02	LAMINATE BASE CABINETS (KITCHEN)	GHOST GUM
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	BLACK BIRCHPLY
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	GREY TEXTURED
08	WALL & WOODWORK PAINT	WHITE MYSTERY TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	NEWHAVEN
10	CARPET	GREY PEBBLE

* Where applicable

INTERNAL COLOUR SCHEME

PEPPERBERRY

01 Artist Impression - Nelson floorplan





SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	JET BLACK
02	LAMINATE BASE CABINETS (KITCHEN)	CALM WHITE
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	BLACK
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	CHARCOAL TEXTURED
08	WALL & WOODWORK PAINT	LEXICON HALF TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	OTWAY
10	CARPET	CAVALCADE

* Where applicable

SUNDEW

01 Artist Impression - Nelson floorplan





SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	OSPREY
02	LAMINATE BASE CABINETS (KITCHEN)	WHITE
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	WHITEWASHED OAK
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	WHITE TEXTURED
08	WALL & WOODWORK PAINT	CASPER WHITE TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	APOLLO
10	CARPET	ASHVILLE

* Where applicable

WARRATAH



01

- 01 Splashback tile (standard inclusion)
- 02 Artist Impression - Coomera floorplan



02



SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	RAVEN
02	LAMINATE BASE CABINETS (KITCHEN)	WHITE LINEN
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	NATURAL WALNUT
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	CHARCOAL TEXTURED
08	WALL & WOODWORK PAINT	WHITE VERDICT QUARTER TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	FLINDERS
10	CARPET	HAZELNUT

* Where applicable



TURNKEY INCLUSIONS

Enjoy quality inclusions at no extra cost thanks to our long standing relationship with some of Australia's leading suppliers.

GENERAL

- Member of MBA & HIA
- Home owners warranty insurance
- Structural guarantee
- 7-Star energy report
- Plans & specifications
- Engineering & building permit

SITE WORKS

- 'H1' waffle pod concrete slab
- Excavation – up to 300mm of fall
- Termite treatment (part a & b)
- Crushed rock access drive

CONNECTIONS

- Stormwater to legal point of discharge
- Sewer to tie point
- Water to dry tapping point
- Power to existing pit

FRAMING

- Prefabricated 900mm pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

CEILING HEIGHT

- 2590mm high ceilings

EXTERNAL PLUMBING

- Concealed underground plumbing
- Metal fascia, gutters & downpipes

BRICKWORK

- Clay bricks from builders standard range

ROOFING

- Metal roofing

WINDOWS

- Aluminium windows to meet 7 star energy rating
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Blockout roller blinds throughout (excluding front entry sidelight where applicable)

INSULATION

- R2.5 Batts to external walls & garage internal walls (excluding garage external walls)
- R6.0 Batts to ceiling (excluding garage, porch & alfresco where applicable)

HOT WATER SERVICE

- 280 Litre heat pump

HEATING & COOLING

- Ceiling fans to bedrooms, alfresco and living
- 5.0kW split system to family/meals
- 2.5kW split system to Bedroom 1

PLASTERWORK

- 75mm cove cornice throughout (excluding porch and alfresco. Design specific)

ARCHITRAVES & SKIRTINGS

- 67mm MDF

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4x melamine shelves
- Broom cupboard with 1x melamine shelf (design specific)
- Coat cupboard with 1x melamine shelf & hanging rail (house specific)

DOORS

- Front entry door with feature clear glazed panels
- Glazed sliding doors including flydoors with fiberglass
- mesh
- 2040mm high flush panel internal doors
- Vinyl sliding doors to robes

DOOR FURNITURE

- Chrome tri-lock entrance set to front entry door
- Chrome entrance set and deadbolt to garage internal hinged door
- Chrome entrance set to garage external hinged door
- Chrome passage set to internal doors
- Weatherstrip seal to front entry door and brush seal to garage internal hinged door

FLOORING

- Timber laminate flooring throughout - excluding wet areas, Bedrooms and Robes
- Ceramic floor tiles from builders' standard range to Bathroom, WC, Ensuite and Laundry
- Ceramic wall tiles from builders standard range to kitchen, laundry, bathroom & ensuite (where required)
- Carpet from builders standard range to all bedrooms (including robes where applicable)

PAINT

- Low sheen to external garage hinged door (2 coats)
- Semi Gloss to front entry door (2 coats)
- Low sheen to internal walls and ceiling (2 coats)
- Semi Gloss to skirting, architraves & internal doors (2 coats)

ELECTRICAL

- Three Phase Power
- Double power points throughout
- LED downlights throughout (excluding garage)
- External flood lights (design specific)
- TV point to family, Bedroom 1 & living
- (where applicable)
- TV antenna
- Telephone point to kitchen & bedroom 1
- Exhaust fans including external venting
- Safety switch to meter box (residual current device)
- Smoke detectors (direct wire with battery backup)
- Electric vehicle charging point

KITCHEN

- Stone (mineral surface) benchtops with 20mm square edge
- Pantry with 4x melamine shelves
- 900mm multifunction electric oven (black with stainless steel handle)
- 900mm induction cooktop (black)
- 900mm canopy rangehood (stainless steel, including external venting)
- Dishwasher
- Double bowl sink with drainer (design specific)
- Chrome gooseneck mixer tap
- Soft close cupboards and drawers

BATHROOM & ENSUITE

- Polished edge mirror to width of vanity
- Stone (mineral surface) benchtops with 20mm square edge
- Square basin (inset or semi-recessed where applicable)
- Toilet suites
- Free standing back to corner bath
- Raised tiled shower base & chrome semi-framed pivot screen 1x
- Flush tiled shower base & chrome semi-framed pivot screen without track 1x
- Chrome basin/bath/shower mixers
- Chrome shower rail with soap dish
- Chrome double towel rails
- Chrome toilet roll holders
- Chrome towel ring (where applicable)

LAUNDRY

- Stainless steel trough & white acrylic cabinet (design specific)
- Hot & cold washing machine connections
- Chrome mixer tap (design specific)

GARAGE

- Zero-threshold (no stepdown to garage)
- Sectional garage door
- 870mm wide internal hinged access door
- Solid core external hinged door (design specific)
- Motor to garage door (including 2x handsets & 1x wall transmitter)

LANDSCAPING

- Native plants and turf to front yard
- Irrigation system to front yard
- Top soil and seed to rear yard
- Compacted toppings (where applicable)

FENCING

- Timber paling fence including wing fence & gate

PAVING

- Exposed aggregate concrete driveway, porch & alfresco (design specific)

LETTERBOX & CLOTHES LINE

- Rendered letterbox (including stainless steel numbers)
- Fold out clothesline to rear yard

SALES CHANNEL CONTACT DETAILS

NAME

PHONE NUMBER

PRIMARY EMAIL

SECONDARY EMAIL

TOTAL PACKAGE PRICE

LAND CONTRACT VALUE

BUILDING CONTRACT VALUE

JOB ADDRESS

LAND ESTATE

STAGE RELEASE

CLIENT DETAILS (PURCHASER ONE)

TITLE

NAME/S

LAST NAME

PRIMARY PHONE NUMBER

SECONDARY PHONE NUMBER

EMAIL

POSTAL ADDRESS

CITY

STATE

POSTCODE

CLIENT DETAILS (PURCHASER TWO)

TITLE

NAME/S

LAST NAME

PRIMARY PHONE NUMBER

SECONDARY PHONE NUMBER

EMAIL

POSTAL ADDRESS

CITY

STATE

POSTCODE

HOUSE DETAILS

HOUSE DESIGN

FACADE

EXTERNAL COLOUR CONCEPT

INTERNAL COLOUR CONCEPT

STANDARD AGENT UPGRADES: YES
NO
N/A

TYPE OF BUYER FIRST HOME BUYER
INVESTOR
PREVIOUS GLENVILL BUYER

ADDITIONAL UPGRADES

BROKER DETAILS

COMPANY

CONTACT NAME

CONTACT NUMBER

EMAIL

HOW IS CLIENT FUNDING CONSTRUCTION: HOME LOAN
PARTIAL CASH & HOME LOAN
ALL CASH

SOLICITOR DETAILS

COMPANY

CONTACT NAME

CONTACT NUMBER

EMAIL

APLACE OFFICE USE ONLY

DATE CONTRACT REQUEST RECEIVED

SALES ADMINISTRATOR NAME

APPROVED YES
NO

aplace

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