

AVIA[®]

We Build Homes
Worth Living In

Meet Yours ↘



At Avia we believe
Not All Homes are
created equally.
We exist to build
homes that are
worth living in.



Contents

Tropea Design

190m² Floor Plan

Range Highlights

Specification of works

7 Star Energy Rating



Registration Month -
July 2026

Tropea 190

Specification

Volos

Volos makes home ownership feel effortless, with a full turnkey specification designed for comfort from day one, using warm, durable materials and clean, cohesive styling. From handover, thoughtful details balance premium styling with budget friendly decisions so your home is finished, functional, and genuinely welcoming.

Facade

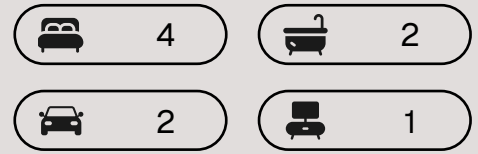
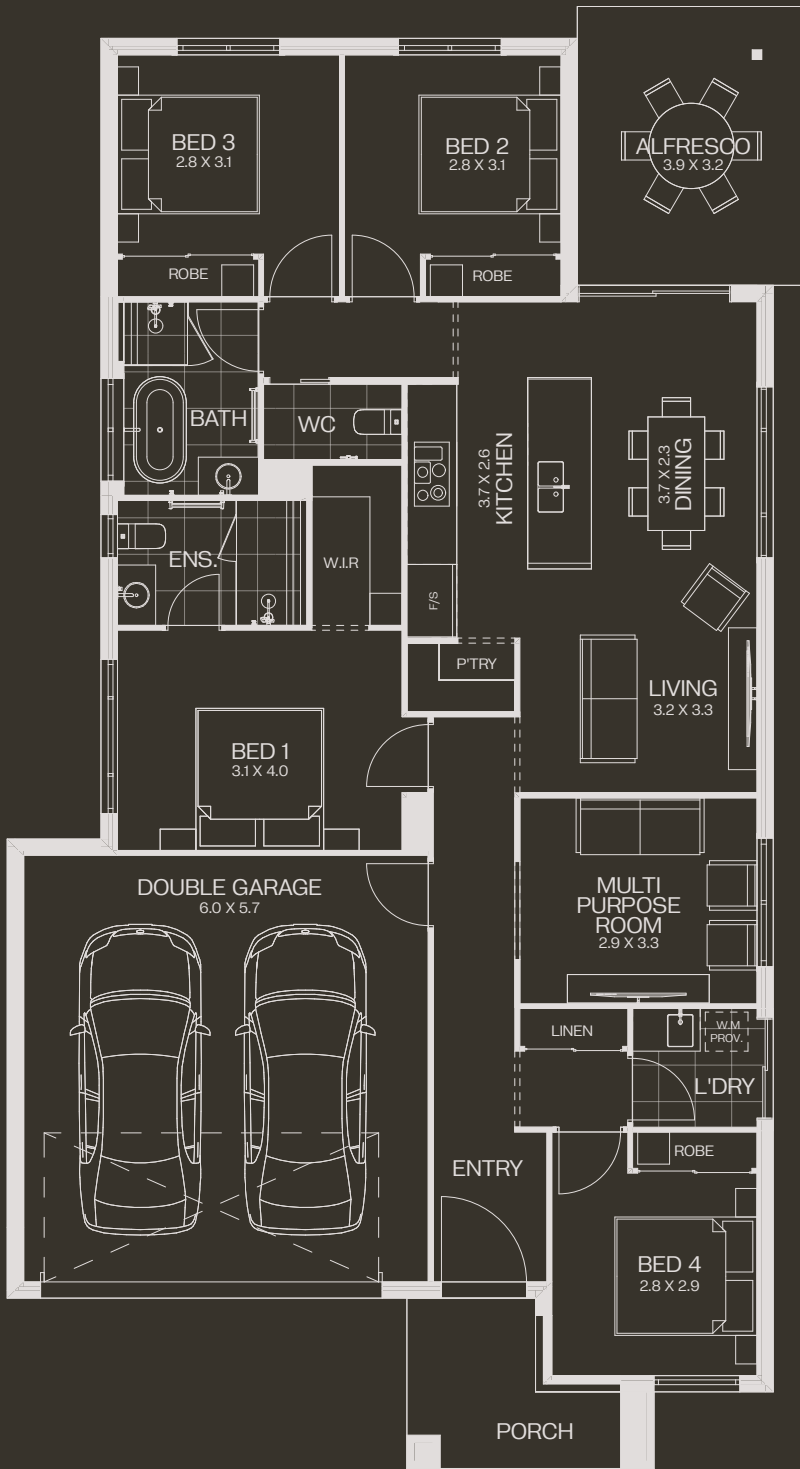
Fortitude

Channelling the charm of Brisbane's leafy hillside suburb, the Paddington facade blends traditional character with contemporary flair. Its inviting porch, rendered piers and other classic details all deliver a modern take on the suburb's heritage homes.

Lot 9	A'Lure Estate
Land Size	464 m2
Land Price	\$431,000
House Price	\$445,800
Total	\$876,800

• Standard Floor Plan

A space that feels good to live in. Brings style and function to modern living with inviting, functional spaces and connected indoor-outdoor living zones.



- Design: Tropea
- Range: Volos
- Facade: Fortitude



Scan this QR code to explore our full collection of designs, floorplans and inclusions.

Floor Size

190.22m²

House Length

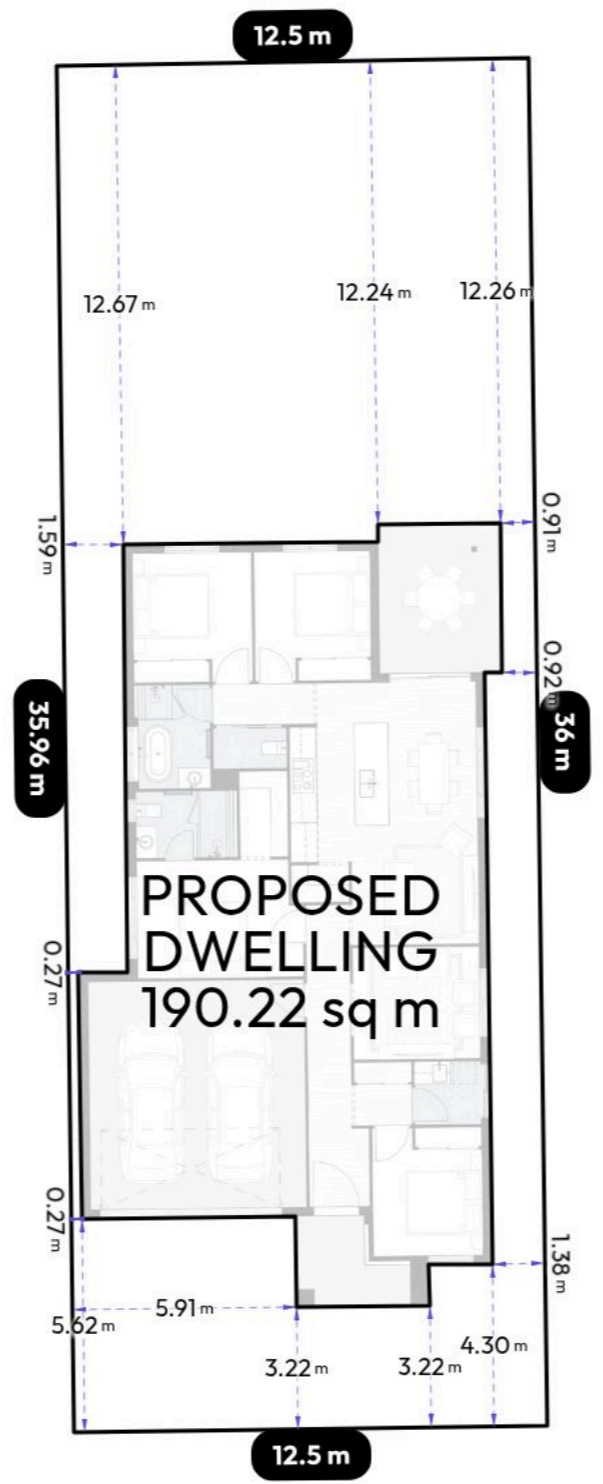
20.15m

House Width

10.79m

Site Calculations

SITE AREA	449.73m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	190.22m ²



Disrupted by Canibuild.



Client Name _____ Client Email _____ Client Phone _____ Signature _____

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ALL DIMENSIONS ARE IN METERS.

Generated by Jane Turan
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Sheet Name Site Plan	Sheet no. 1	Lic no. 15318441	Job no.
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Property Details
Lot 9 A'Lure Estate Rosewood

Design Tropea 190 Contemporary - Brick	Scale 1:200@A3
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1st version date: 22/03/2026	Current version date: 22/03/2026	Version # 1
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Pre-Construction



Full Working Drawings

Site plan | Slab detail | Floor plan | Bracing detail | Elevations | & Electrical layout.

Connections

Sewerage | Storm water | Water | Power connections.

Council Approvals

Council/certifier building approval to current legislation standards | Working Drawings may require minor modifications.

Soil Tests & Engineering

Complete soil tests | engineers footing design and detailed report.

Insurance

QBCC insurance and Q Leave.

Energy Compliance

Energy efficiency compliance to National Construction Code.

Covenant Compliance

Covenant compliance approval / assessment / lodgement if required.

Construction



Footings

Footings as per engineer design.

Concrete Slab

As per engineer's design to suit soil and structural requirements.

External Wall

Face brick finish selected from builder's standard range (plan specific) with a wide variety of colours and textures available, off white mortar with ironed profile | Lightweight cladding with painted finish (plan specific).

Insulation



NCC Compliance

Homes are designed to comply with NCC energy efficiency requirements, including specified insulation and thermal features.

Insulation Batts

R 3.5 insulation batts to the ceiling of all living areas, including garage | R 2.0 insulation batts to all external walls and internal garage walls.

Wall Wrap & Sarking

Wall wrap to specified material (foil wrap required for brick, breathable wrap required for cladding as per Australian Standards (AS) | Builder's range sarking beneath roof.

Site Requirements



Earthworks

Earthworks to enable level building platform.

Insurance

Complete on-site insurance as required.

Pest Control

Department of Agriculture and Fisheries fire ant check, if required | Termite management perimeters and penetrations as per AS.

Frame



Ceiling Height

Frames constructed to achieve 2,440mm internal ceiling height | Insulation and thermal features.

Frame & Trusses

Termite-resistant H2F blue treated pine timber frame and trusses | Constructed in accordance with current Regulations, NCC and AS.

External



Alfresco

Incorporated with main roof and concrete slab.

Driveway

Exposed aggregate concrete finish to driveway and front porch, selected from builder's standard range | Kerb cut to driveway (where council and estate requirements permit).

Roofing

COLORBOND® corrugated steel roofing, fascia and gutters from a variety of colours | Painted round PVC downpipes connected to storm water system | 450mm eaves (plan specific).

Garage

Automatic panel lift garage door selected from a variety of COLORBOND® steel colours, with 2 remotes and wall button.

Balcony (if applicable)

600mm x 600mm external ceramic pressed edge tiles from builder's standard range to balcony | Powder coated aluminium balustrading to balcony.

Clothesline

Wall or fence mounted clothesline.

Tapware

2 external taps: one at the front and one at the rear of the house to service both yards.

Windows



Security Screens

Diamond grille with fibreglass mesh fly screen on all opening windows.

Windows

Aluminium windows with keyed window locks, available in a range of colours | Low-Emissivity glass (excl. wet areas) to double storey homes.

Window Furnishings

Deluxe single blackout roller blinds to all windows excluding bathrooms, toilet, kitchen and pantry splashback (where applicable) windows.

Doors



Front Entry Door

Digital touchpad door lock to front door for keyless entry and security | Generous 1,200mm wide hinged front entry door | Corinthian Blonde Oak. Available: AWO WS 5VGM, AWO WS 19H, AWO WS 21, AWO WS 5G

External Doors

2,100mm high external doors | Diamond grille barrier screen with fibreglass mesh fly screen on all sliding and external hinged doors (excluding front entry door) | Aluminium sliding glass door to laundry external entrance (plan specific).

Internal Doors and Hardware

2,100mm high designer deco panel internal doors throughout | Door stops included on all applicable hinged doors to protect walls | Privacy locks to WC, bathroom, ensuite and master bedroom.

Electrical



Connections & Power

Provisioning for NBN connection or Opticomm connection | Three phase power | Connection to power supply and meter box.

Powerpoints

One double power point to dining, living, lounge room (or as per electrical plan), laundry, bathroom, garage, ensuite, and each bedroom | Two double power points to kitchen and main bedroom.

Fittings

Ceiling fan and 2x LED downlights to bedrooms | Ceiling fan and LED downlights to living areas | Ceiling fan and LED downlights to alfresco area | LED downlight to bathroom and ensuite | Light switches, gloss finish | Pendant light/s above kitchen island bench from builder's standard range | LED 1,200mm batten fitting lighting to garage | Hardwired smoke detectors to AS | Exhaust and heat lamp to bathroom and ensuite | 2x telephone/data points | TV Antenna; 2x TV points | 200L heat pump hot water system | 2x split system reverse cycle air conditioners (1x to living and 1x to main bedroom) | Remote control sectional garage door.

Internal Living



Staircases (plan specific)

Stained timber staircase with chrome fixtures and matching timber handrail | Half height or full height plasterboard wall balustrade.

Plasterboard

10mm plasterboard to ceilings and walls | Painted plasterboard lining to garage walls and ceilings.

Architraves & Skirting

67mm x 12mm paint grade splayed architraves around doors and windows | 67mm paint grade splayed skirting boards throughout all applicable areas.

Cornices

Paint grade cove style cornice to all rooms.

Kitchen



Cabinetry

Soft close laminate finger pull cabinetry with colour matched laminate kickboards as per client selection | Bulkheads above overhead cupboards for an integrated look.

Splashback

Tiled splashback above benchtops (excluding island), selected from a wide designer range | Fixed glass window splashback (plan specific).

Sinks & Tapware

Double bowl undermounted stainless steel Phoenix Series 2000 sink | Chrome 1/4 turn tap provided in fridge cavity for fridge water dispenser | Chrome Blix flexible hose sink mixer (chrome).

European Appliances

900mm Haier electric multifunction oven | 900mm Haier black induction cooktop | 900mm Haier integrated rangehood | 600mm Haier freestanding dishwasher.

Benchtops

20mm engineered stone bench tops to all kitchen surfaces | Kitchen island standard bench.

Bath & Ensuite



Bath

1,500mm Caroma Basis freestanding bath with overflow.

Vanities

Modern finish vanity with soft close laminate finger pull cabinetry, as per client selection including bank of 3 drawers (where vanity is minimum 1200mm or wider) with colour matched laminate kickboards | 20mm engineered stone benchtops to match the kitchen.

Basin

Fienza Reba Luxe above counter round basin with overflow.

Toilet

Origin rimless back to wall toilet suite with back entry inlet and concealed flood stop valve.

Tapware & Accessories

Phoenix® Tapware, mixers, towel rails, toilet roll holders | Vivid slimline shower rail | Phoenix® Tapware and accessories available in chrome.

Shower

2,100mm high clear glass aluminium framed shower screen with door.

Shower Grate

Chrome aluminium linear tile insert shower grate.

Floor Waste

Chrome aluminium inspection outlet to bathroom and ensuites with bathtubs only.

Mirror

Mirror to width of vanity and 900mm high.

Step-down to Showers

Step free showers.

Shower Niche

400mm finished height shower niche to bathroom and ensuite.

Laundry



Benchtops

20mm engineered stone bench tops.

Cabinetry

Soft close laminate finger pull cabinetry with colour matched laminate kickboards.

Splashback

Tiled splashback above benchtops, selected from designer range.

Sinks & Tapware

Overmount stainless steel Phoenix Series 1000 laundry tub | Chrome Phoenix® Pina gooseneck sink mixer.

Flooring



Ensuite & Bathroom

600mm x 600mm Ceramic pressed edge tiles to floor from builder's standard range | Skirting tiles to walls.

Toilets & Laundry

600mm x 600mm Ceramic pressed edge tiles to floor from builder's standard range | Skirting tiles to walls.

Bedrooms

Plush carpet, selected from Universe range | 10mm thick underlay for added comfort and insulation.

Kitchen, Living & Dining

600mm x 600mm ceramic pressed edge tiles to floor from builder's standard range.

Media & MPR

Plush carpet, selected from Universe range | 10mm thick underlay for added comfort and insulation.

Alfresco

600mm x 600mm external ceramic pressed edge tiles from builder's standard range.

Paintwork



Internal Walls

2 coats of low sheen interior paint | 1 coat of sealer.

Internal Ceiling

2 coats of ceiling white.

Internal Moulding & Doors

2 coats of acrylic high gloss durable finish | 1 coat of acrylic sealer.

External Cladding

3 coats of exterior paint system in a low sheen finish.

External Cement Render

1 coat of acrylic/polymer modified render | 2 coats of exterior paint system in a low sheen finish. *Plan Specific

Eaves, & Alfresco Ceilings

3 coats of exterior paint system in a matt finish.

Storage



Wardrobes

Fitted with melamine overhead shelf, hanging rail, and framed mirrored sliding doors.

Walk-in Pantry

Fitted with melamine shelving.

Broom Cupboard

If applicable, fitted with top shelf and hinged door/s for additional storage (plan specific).

Linen Cupboard

Fitted with four melamine shelves and hinged or framed vinyl sliding doors (plan specific).

Colour Selections

Stone Colour

Selection of one stone colour to be used throughout entire house (kitchen, bathrooms, laundry and pantry bench (plan specific)).

Cabinetry Colours

Selection of up to two cabinetry colours to be used throughout entire house (kitchen, laundry, bathrooms and pantry (plan specific)).

Internal Walls Paint

Selection of one paint colour for all internal walls.

Skirtings & Doors Paint

Selection of one paint colour for skirtings / architraves / doors.

External Material Paint

Selection of one paint colour per external material.

Landscaping

Landscaping

Garden bed to front yard with seasonal feature trees and assorted plants with concrete or paved edging for lots up to 500m² | Wintergreen couch turf to front and rear yard for lots up to 500m² | Pebble stones as per final landscaping plan for lots up to 500m².

Fencing

Builder's standard range 1,800mm high timber fencing to rear and sides including returns | 1x single gate for side access for lots up to 500m².

Letterbox

Painted finished letterbox.

Garage

Garage

Concrete slab to floor.

Post Construction

Photography

Professional photos at completion only (excluding the Toowoomba and Lockyer Valley Regions).

Cleaning

Professional internal and external clean prior to handover.

Warranties

Warranties & Guarantees

12 month guarantee on materials and workmanship | 50 year termite warranty | 6 years, 6 months QBCC New Homes Warranty.

Range

Volos

Version

3.2

Updated

05/02/2026

The Building Products specified in the Contract (including any standard inclusions) are subject to availability, including availability on reasonable terms (including delivery times and price). The Contractor may, at its sole discretion and without prior notice to the Owner, substitute, vary or remove any Building Product with an alternative product, material or item of similar or greater value or quality, as determined by the Contractor. The Owner shall have no right to object to or claim compensation in respect of any such substitution, variation or removal.

Covenants

The below items are included within contract price

1. External Finishes

- 1.1 Provide painted smooth finish render to brickwork to the front facade of dwelling
- Please note: Feature cladding to facade to remain with painted rendered brick base approximately 400mm to suit

2. Covenant Requirements

- 2.1 Supply and Install barrier screen with no grille to front entry door
- 2.2 Supply and Install barrier screen with no grille to front facade windows

Other

- 3.1 Provide a 1000mm wide exposed aggregate pedestrian pathway

Disclaimers

- 4.1 Please note that bushfire attack level (BAL) and acoustic requirements are not included within this house and land package price. A bushfire report and acoustic report are currently pending to confirm whether the lot is affected. Should the report determine that a BAL rating and/or acoustic requirements apply, additional costs will be incurred to meet the required bushfire construction standards. These costs will be advised once the report and corresponding requirements are received

Notice to Commence

It's not lost on us, that your home is likely the most important purchase you'll ever make, and we want to ensure this process is guided by transparency and trust. We make every effort to ensure we are on-site as soon as possible to ensure we can have your home built to minimise your holding costs. To minimise delays in construction it is crucial that when the time comes we can commence the approval and planning process as this can often be one of the most time consuming parts of the building process. With your permission we would like to commence our drafting process in accordance with your pre-selected floor plan, façade option, colour scheme and Master Builder contract. Once we commence this process changes can no longer be made.

Please confirm you give AVIA© Homes permission to proceed with approval and drafting process at the appropriate time by signing below.

I/We acknowledge that I/We have read, understood, and agree to the terms and conditions as outlined in the Notice to Commence.

Client One

Name

Signed

Date

Variations

AVIA© advises that any requests by the Owner for variations to the specifications, floor plan or the Works after the contract date will, if accepted by AVIA©, incur administration fees (in addition to the cost of the variation work) as follows:

- After Preliminary Drawings are ORDERED: \$1,000 administration fee (in addition to the variation cost)
- After Working Drawings are ORDERED: \$5,000 administration fee (in addition to the variation cost)
- No owner-requested variations once works have commenced on site

Client Two

Name

Signed

Date

Trusted Partners

We've spent years building genuine relationships with Australia's most trusted suppliers, the kind of people who care about quality as much as we do. From the foundations beneath your feet to the finishes you see every day, every part of your AVIA© home is backed by partners who take pride in their craft. Because when you build with us, you're not just getting a team, you're getting a network of experts who share one goal: to deliver a home built with integrity, care, and quality that lasts.



Harvey Norman

FISHER & PAYKEL

Colorbond®

Driving Sustainability

Good design and sustainability go hand in hand. Every AVIA© home is crafted to meet Australia's 7-Star Energy Standard, because efficiency shouldn't be an upgrade, it should be the standard. From the way your home captures light and breeze to the materials chosen for strength and performance, it's all considered from day one. We don't over complicate it, just smart design, solid materials, and a home that looks good, feels good, and runs efficiently for years to come.

7-Star Energy Builder





Expression of Interest

This expression of interest (EOI) is required prior to any project commencement.

Property Details

Lot & Estate

Lot 9
A'Lure Estate

Suburb

Rosewood

Occupancy Type

Occupancy type refers to how the home is intended to be used for the first 180 days after handover. This ensures the correct requirements and documentation are applied.

Investor

Owner Occupier

Corporate

Specification Volos

Facade Fortitude

Land Price 431,000

Package Price 876,800

Build Price 445,800

Buyer Details

Buyer One

Buyer Two

Full Name

Email

Address

Phone

Agent Details

Financier

Solicitor

Name

Email

Address

Phone

Company

Deposit Details

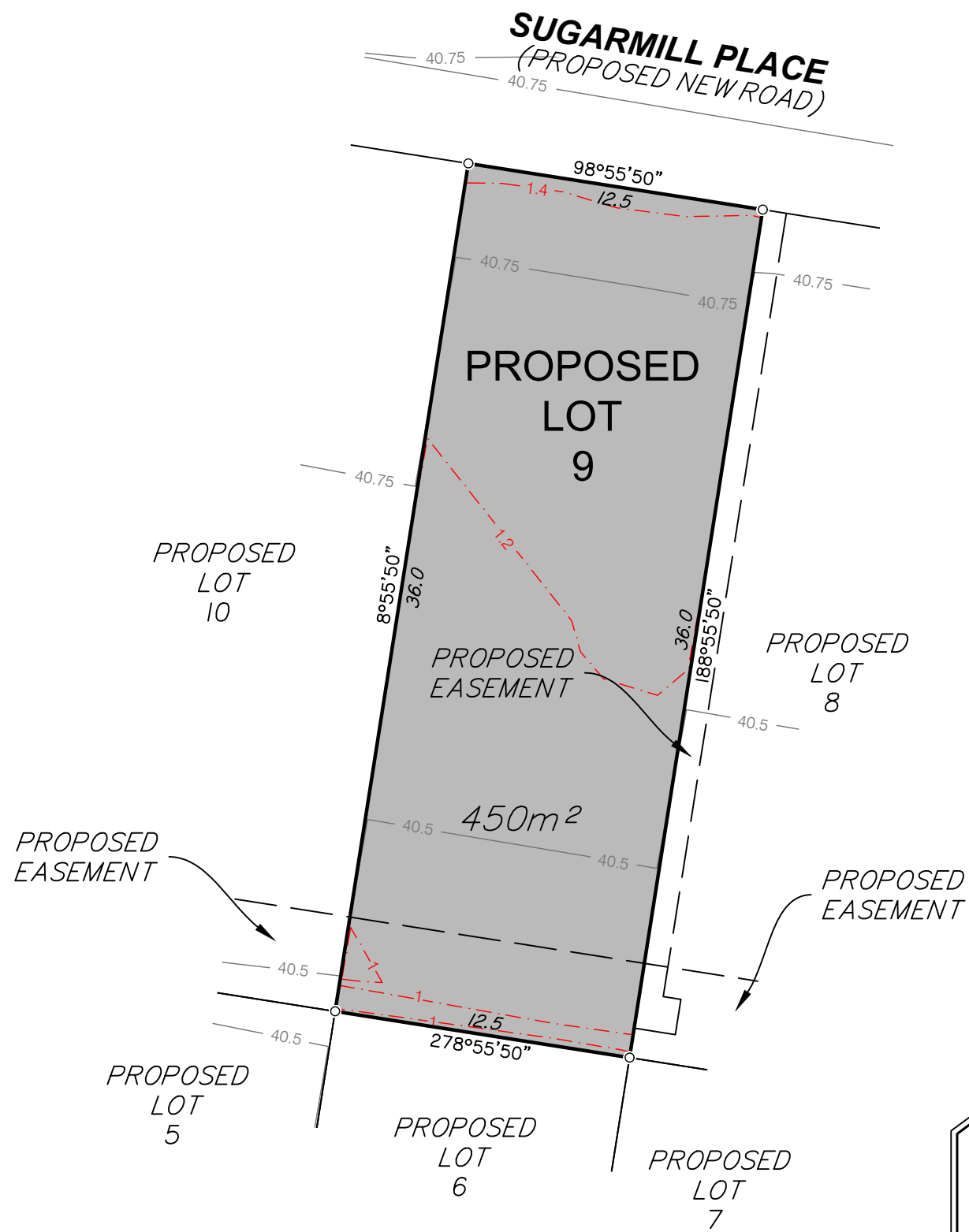
Please Make Payment

AVIA HOMES PTY LTD
BSB: 064-474
ACC: 1087 5601

Reference

LOT NUMBER + LAST NAME





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

Where applicable,
Easements are shown as:

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.

DISCLOSURE PLAN FOR PROPOSED LOT 9

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:

Fill ranges in depth from 0.9m to 1.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.25m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.20m, shown as: 0.2

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, fill areas, fill contours and retaining wall heights shown hereon have been plotted from data supplied by Atrio Property on 07/11/2025.

Project:

**A'Lure
ROSEWOOD**

Client:

Atrio Urban Ventures
GROUP

MNG
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LEVEL DATUM	AHD D
LEVEL ORIGIN	BM6008 RL 40.470m
COMPUTER FILE	BRRT8585-001-26-2
SCALE	1:250 @ A3
DRAWN	WRD
DATE	06/01/2026
CHECKED	MEA
DATE	06/01/2026
APPROVED	RG/JV
DATE	06/01/2026



SCALE 1:250 @ A3

UDN
BRRT8585-001- 035 - 2

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