



FIXED PRICE  
**\$872,600**

PRICE VALID UNTIL 18/08/2026

|              |            |               |            |
|--------------|------------|---------------|------------|
| LAND AREA:   | 463.00 sqm | HOUSE AREA:   | 163.68 sqm |
| LAND PRICE:  | \$506,000  | HOUSE PRICE:  | \$366,600  |
| LAND WIDTH:  | 14.00 M    | FRONT FACING: | South East |
| LAND LENGTH: | 32.00 M    | TITLE DATE:   | Mar 2027   |

**FLOOR PLAN: Serenity 17.61 FACADE: Cypress**



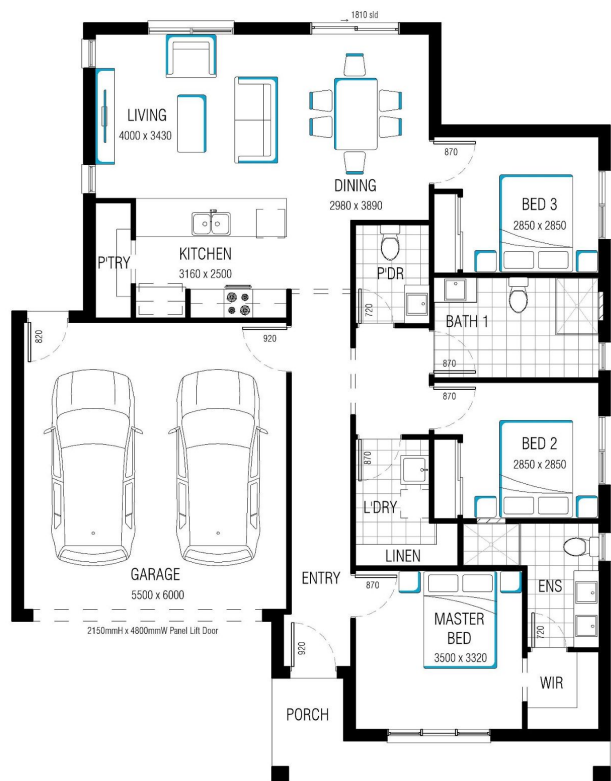
Lot 116, Alma - Clyde North, Clyde North 3978

## PACKAGE INCLUSIONS

- Fixed Price Full Turnkey Package
- Fixed Site Costs
- Average 8-Star Energy Rating Build
- 6.5kW Solar PV System with Future Battery Provision(Up to 50–70% lower electricity bills)
- 900mm Appliances to Kitchen (Cooktop, Range hood, Oven)
- Split Air-conditioning to Main Living and Master Bedroom
- Durable and corrosion resistance COLORBOND Roof
- Soft Close Cupboards and Drawers
- 3 Phase Power
- Hybrid Double Glazing Window to All Windows and Sliding Doors

## INCLUDED TURNKEY UPGRADES

- Blinds to All Openable Windows and External Sliding Doors
- Fly-screen to All Openable Windows and External Sliding Doors
- TV Antenna
- Fully Landscaped Garden
- Fence to Side and Rear
- Clothesline
- Luxis Premium Letterbox
- Exposed Aggregate Concrete Driveway



# TURNKEY INCLUSIONS

## GENERAL

- Registered with industry associations, including MBA and HIA
- Covered by Home Owners Warranty insurance Comprehensive structural guarantee
- Covered by Liability insurance
- Covered by contract work insurance

## PRELIMINARIES

- **Average 8-star energy rating report**
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

## SITE WORKS

- Waffle Pod Slab with pump provision
- Includes Part A & B termite treatment (Site dependent)
- Temporary site fencing
- Roof safety guard rails / fall protection
- Exposed Aggregate concrete driveway

## CONNECTIONS

- Includes stormwater, sewer, and underground power connections

## FRAMING

- 90mm pine wall frames
- Stabilized pine roof trusses

## CEILING HEIGHT

- 2590mm ceilings for all single-storey and first floor of double storey
- 2440mm nominal ceiling height to the first floor of double storey

## PLUMBING

- Concealed plumbing and waste pipes
- Durable and corrosion resistance Colorbond roof

## CLADDING

- Steel-reinforced Hebel

## ROOFING

- **Metal roof sheeting selected from the builder's standard range, including roof insulation blanket**

## WINDOWS

- **Aluminum Hybrid-Double-Glazing windows to all home windows**
- Window seals
- Locks to all openable windows
- **Flyscreen to all openable windows and sliding doors**

## WINDOW COVERINGS

- **Blockout roller blinds to all openable windows and external sliding doors** (excluding front entry sidelight)

## INSULATION

- R2.5 batts & insulation to external walls
- R4.0 ceiling batts to roof area (garage excluded)

## HOT WATER SYSTEM

- Electric heat recovery pump hot water system

## HEATING & COOLING

- 5.0kW split system to family/meals
- 2.5kW split system to Master bedroom

## PLASTERWORK

- 75mm cove cornice to home and garage

## ARCHITRAVES & SKIRTINGS

- 92mm MDF skirting boards, 67mm MDF architraves (Dust control & Easy clean & Uniform appearance)

## CUPBOARDS

- **Soft closing wardrobe with white melamine cabinet with 3 draws, 2 pigeon holes and clothes hanging rail to the master bedroom**
- Clothes hanging rail to bedrooms (house specific)

## DOORS

- Solid front entry door with glass insert
- Glazed sliding external doors to laundry, family, and rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family, and rumpus (house specific)

## DOOR FURNITURE

- Polished chrome/black entrance set to the front door and rear garage door
- Secure deadbolt fitted to front entry and internal garage access door
- Chrome/black lever handles to all internal doors
- Weather seals to front entry and garage access doors

# TURNKEY INCLUSIONS

## TILES

- Ceramic floor tiling to bathrooms, ensuites, powder room (house specific), laundry, and WC, chosen from the builder's standard range
- Ceramic wall tiling to bathrooms, ensuites, powder room (house specific), and laundry, selected from the builder's standard range

## CARPETS

- Carpet/laminate flooring from the builders' standard range for all bedrooms, robes, bedroom passage, living, and rumpus (house-specific)

## PAINTS

- Low sheen to external garage timber door (2 coats)
- Gloss enamel on front door (2 coats)
- Paint with low sheen acrylic to interior walls and ceilings (2 coats)
- Gloss enamel on internal woodwork and doors (2 coats)

## ELECTRICAL

- Power points are doubled throughout
- **IC rated LED downlights (from batten point to garage)**
- External parafoods (x2)
- One TV point with 5m coaxial cable left in ceiling
- UHF/VHF digitally equipped TV antenna
- Automatic exhaust fans over showers (x2)
- Safety switches (residual-current devices)
- Smoke detectors (direct-wired with battery backup)
- **6.5kW Solar PV system provisioned for future battery installation**

## KITCHEN

- **Stone benchtops with a 20mm edge**
- Pantry features three melamine shelves
- **900mm multifunction electric oven**
- **900mm induction cooktop**
- **900mm canopy rangehood**
- Dishwasher
- Double-bowl sink and drainer
- Chrome/black gooseneck mixer tap
- **Soft-close hinges and drawer runners to all kitchen cabinets and drawers**

## LAUNDRY

- Stainless steel trough with cabinet and 20mm edge stone benchtop (to match selected internal colours)
- Hot and cold washing machine connectors  
Chrome mixer tap

## BATHROOM AND ENSUITES

- **Stone benchtops with a 20mm edge**
- Full-width mirror with a polished edge
- Square feature basins
- Toilet suites
- Bath to bathroom
- Tiled shower base, semi-framed glass pivot door with polished silver frame
- Chrome/black mixer taps
- Double towel rail
- Toilet roll holder

## GARAGE

- Concrete waffle slab floor
- Cornice and plaster-lined ceilings and walls
- A Colorbond panel lift door
- Garage door remote control (includes two handsets)
- Internal access door
- A single weather-proof ply back door

## PORCH / ALFRESCO (DESIGN SPECIFIC)

- Concrete waffle slab, lined ceiling, brick piers, tiled roof and downlights

## LANDSCAPING

- Front garden with drought-tolerant plants
- Instant lawn in front and rear

## FENCING

- Timber paling/Colorbond fence, including wing fence and gate, to meet estate design criteria

## PAVING

- **Exposed aggregate (black and white) concrete driveway**

## LETTERBOX AND CLOTHES LINE

- Rendered letterbox Fold out the clothesline to the rear yard

# INTERNAL COLOURS OPTION 1: **AVERY**

Yes ☐ No ☐



**1 Wall Color:**  
*Feather Dawn*

**2 Floor Tiles:**  
*Ivory Matt*

**3 Cabinets:**  
*Crystal White*

**4 Splashback:**  
*United White Satin*

**5 Wall Tiles:**  
*Ivory Matt*

**6 Laminate Flooring:**  
*Caramel*



**7 Stone Benchtop:**  
*Snow*

*Note: For illustration purposes only and may not accurately represent the final product or its features. After contract signing, the client may select alternative colors during the color consultation*

**Luxis Homes**  
Committed - Innovative - Collaborative

# INTERNAL COLOURS OPTION 2: **BLANCA**

Yes ☐ No ☐



**1 Wall Color:**  
*Icing White*

**2 Floor Tiles:**  
*Connect Lunar  
Grey Matt*

**3 Cabinets:**  
*Milkwood  
Natural*

**4 Splashback:**  
*United White Gloss*

**5 Wall Tiles:**  
*Connect Lunar  
Grey Matt*

**6 Laminate Flooring:**  
*Hampton*

**7 Stone Benchtop:**  
*Snow*



Note: For illustration purposes only and may not accurately represent the final product or its features. After contract signing, the client may select alternative colors during the color consultation

**Luxis Homes**  
Committed - Innovative - Collaborative

# INTERNAL COLOURS OPTION 3: CIARAN

Yes ☐ No ☐



**1 Wall Color:**  
*Titanium White*

**2 Floor Tiles:**  
*Belgium Grey Matt*

**3 Cabinets:**  
*Stormcloud*

**4 Splashback:**  
*United White Gloss*

**5 Wall Tiles:**  
*Belgium Grey Matt*

**6 Laminate Flooring:**  
*Caramel*



**7 Stone Benchtop:**  
*Snow*

Note: For illustration purposes only and may not accurately represent the final product or its features. After contract signing, the client may select alternative colors during the color consultation

**Luxis Homes**  
Committed - Innovative - Collaborative

# FIXTURES & FITTINGS OPTION 1: BRUSHED NICKEL

## Kitchen



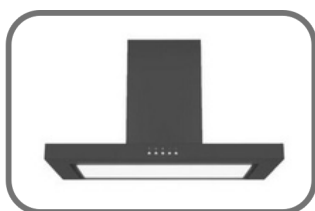
Double Bowl Inset



Pullout Sink Mixer



600mm Freestanding Dishwasher



900mm Canopy Rangehood



900mm Induction Cooktop



900mm Built-in Oven



Laundry Trough Cabinet with Stone Benchtop  
*(cabinet to match selected internal colours)*



Swivel Sink Mixer

## Pendant



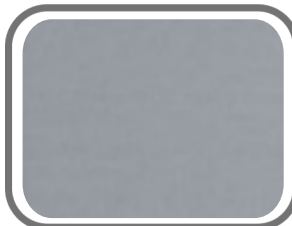
Pendant Lighting

## Pier Light



240V Up Down Coolum Light Black

## Blinds



Victoria Gray



Stainless Steel Operating Chain

## Internal Door

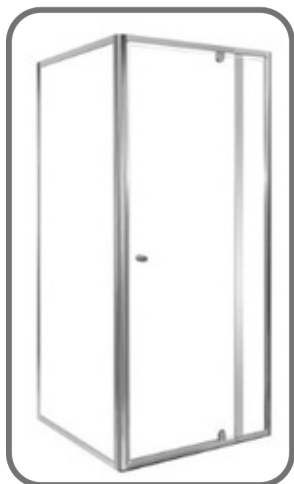


Cream Accessories



Internal Door Accent HAG9

## Bathroom



Semi-Framed Shower Screen



Vanity Basin



Shower Wall Mixer



Basin or Vessel Mixer



Wall Bath Outlet



Twin Shower Outlet

*Note: For illustration purposes only and may not accurately represent the final product or its features. After contract signing, the client may select alternative colors during the color consultation*

## FIXTURES & FITTINGS OPTION 2: MATTE BLACK

### Kitchen



Double Bowl Inset



Pullout Sink Mixer



600mm Freestanding Dishwasher



Laundry Trough Cabinet with Stone Benchtop  
*(cabinet to match selected internal colours)*



900mm Canopy Rangehood



900mm Induction Cooktop



900mm Built-in Oven



Swivel Sink Mixer

### Pendant



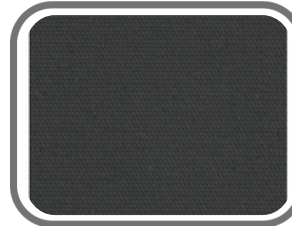
Black Hudson Pendant Lighting

### Pier Light



240V Up Down Coolum Light Black

### Blinds



Pure Black



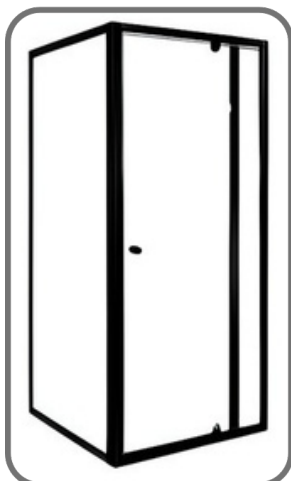
Plastic Operating Chain

### Internal Door



Internal Door Accent HAG9

### Bathroom



Semi-Framed Shower Screen



Vanity Basin



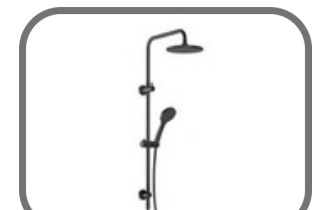
Basin or Vessel Mixer



Shower Wall Mixer



Wall Bath Outlet



Twin Shower Outlet

*Note: For illustration purposes only and may not accurately represent the final product or its features. After contract signing, the client may select alternative colors during the color consultation*

# LANDSCAPING PLAN: **OPTION 1**

FRONT YARD & REAR YARD

Yes ☐ No ☐

- 1 Mulched Garden Bed & English Box
- 2 Mulched Garden Bed & Nandina
- 3 Bluestone (600x300mm) and White Pebble Paver
- 4 Exposed Aggregate Driveway
- 5 Turf Natural Grass

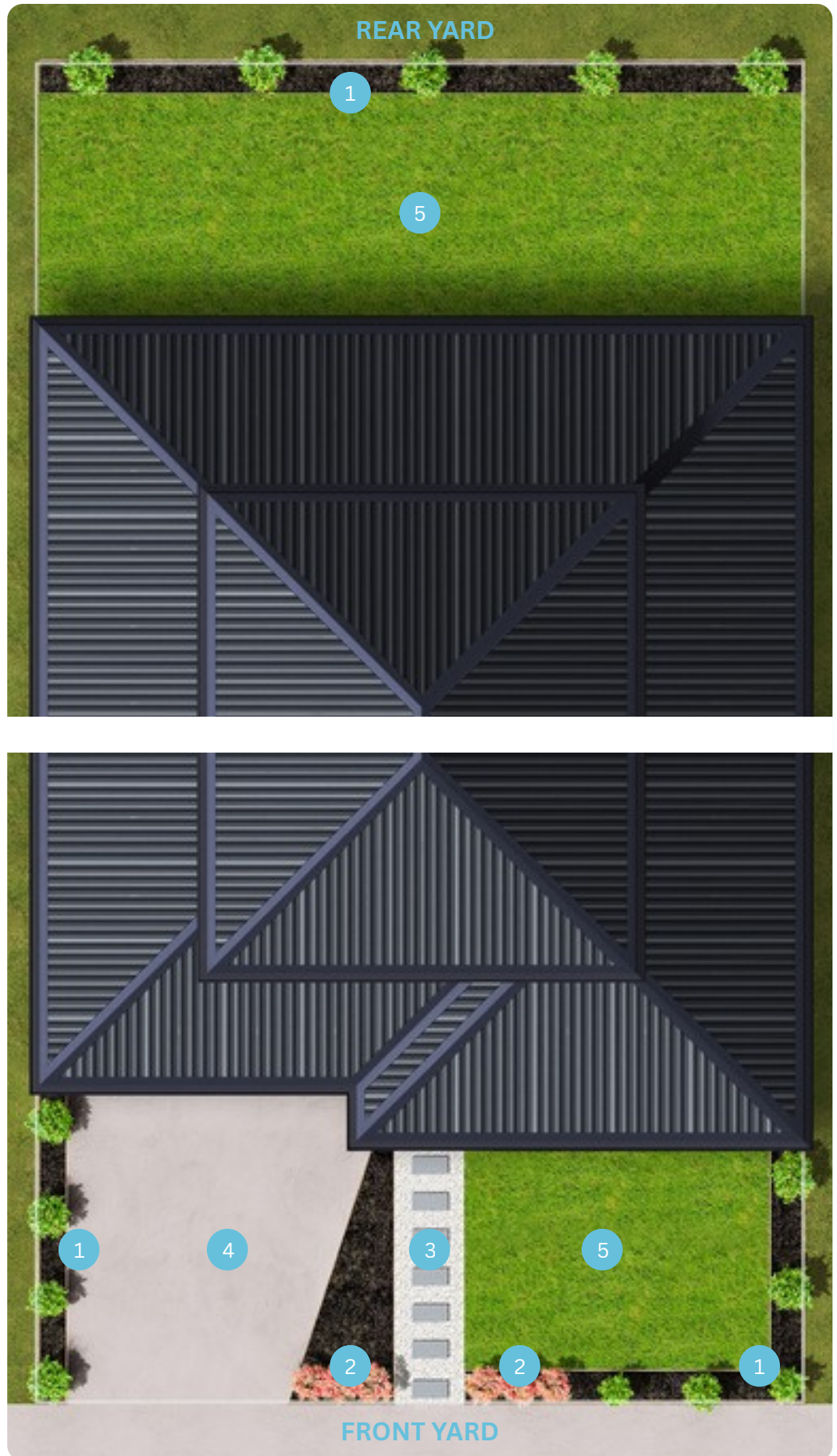


Note: For illustration purposes only and may not accurately represent the final product or its features.

# LANDSCAPING PLAN: **OPTION 2**

FRONT YARD & REAR YARD

Yes ☐ No ☐



1 Black Wood  
Mulched Garden  
Bed & English Box

2 Black Wood  
Mulched Garden  
Bed & Nandina

3 Bluestone  
(600x300mm) and  
White Pebble Paver

4 Exposed  
Aggregate  
Driveway

5 Turf Natural  
Grass

Note: For illustration purposes only and may not accurately represent the final product or its features.

# EXPRESSION OF INTEREST FORM

# LuxisHomes

Date:

BDM:

## AGENT TO COMPLETE :

### Purchasing Entity Details (if purchasing in the name of a Company)

Name:

# of Directors:

ACN :

Address:

Director Names:

### Purchaser 1 / Director 1

Name:

Mobile:

Email:

Address:

### Purchaser 2 / Director 2

Name:

Mobile:

Email:

Address:

### Required Documentation

Driver's License (both clients) : ☐

Passport (both clients) ☐

Build Deposit Receipt: ☐

### Agent Details

Company Name:

Company:

Email:

Phone:

Address:

### Purchasers Solicitor

Company Name:

Company:

Solicitor Name:

Broker Name :

Email:

Email:

Phone:

Phone:

Address:

Address:

### Contract Information

Lot No./ Street:

Build Price:

Suburb:

Land Price:

Land Estate :

Package Price :

Developer:

Build Deposit:

House Type:

Land Deposit:

Facade:

Is it Land Titled?: YES ☐ NO ☐

If NO, it will be titled:

### Finance (for Titled/ Registered Land only)

Land Subject to Finance?: YES ☐ NO ☐

If YES: Bank/ Lender:

Number of days:

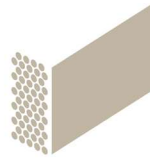
Amount:

Additional Notes:

## OUR SUPPLIERS



**hebel**<sup>®</sup>  
The better way to build



**BEAUMONT**  
**TILES**

**eco**  
**GARAGE**  
DOORS

 **PHOENIX**<sup>™</sup>

**Colorbond**<sup>®</sup>



**Laminex**<sup>®</sup> **A&L**  
WINDOWS | DOORS

*Gainsborough*  
ENTER WITH STYLE<sup>®</sup>



**James Hardie**

**wattyl**<sup>®</sup>

**carpetCALL**  
**FLOOR CENTRE**

  
caesarstone<sup>®</sup>

 **ARTUSI**  
THE ART OF LIVING

# LuxisHomes

## WHO WE ARE

Luxis Homes is an innovative and elaborative company committed to providing top-notch services to our valued customers. With a focus on quality, integrity and client satisfaction, we deliver solutions that address the unique needs of our clients. Since our inception, we've been dedicated to revolutionizing the way our customers interact with our industry, setting new standards of excellence along the way.

## OUR MISSION

- By combining innovative design, superior materials, and expert craftsmanship, we aim to create environments that inspire, delight, and endure for generations to come.
- Through a relentless pursuit of excellence and a dedication to customer satisfaction, we strive to make a positive impact on the lives of our clients and the communities we serve.
- With a steadfast commitment to excellence, integrity, and innovation, we strive to transform visions into reality.

## OUR VALUES

- **Committed:** We are dedicated to delivering superior quality and craftsmanship in every project we undertake, setting new standards of excellence in the construction industry.
- **Innovative:** We embrace innovation and leverage cutting-edge technologies and practices to optimize efficiency, enhance sustainability, and drive continuous improvement.
- **Collaborative:** We are committed to understanding and exceeding the needs and expectations of our clients, fostering long-term relationships built on trust, collaboration, and mutual respect.

Start your dream home journey with **Luxis Homes**