

HOUSE & LAND PACKAGE

The Pebble LW

WALLOON

Lot 78 Thistle
Avenue



HOME PRICE:\$389,590 LAND PRICE:\$360,000

\$749,590



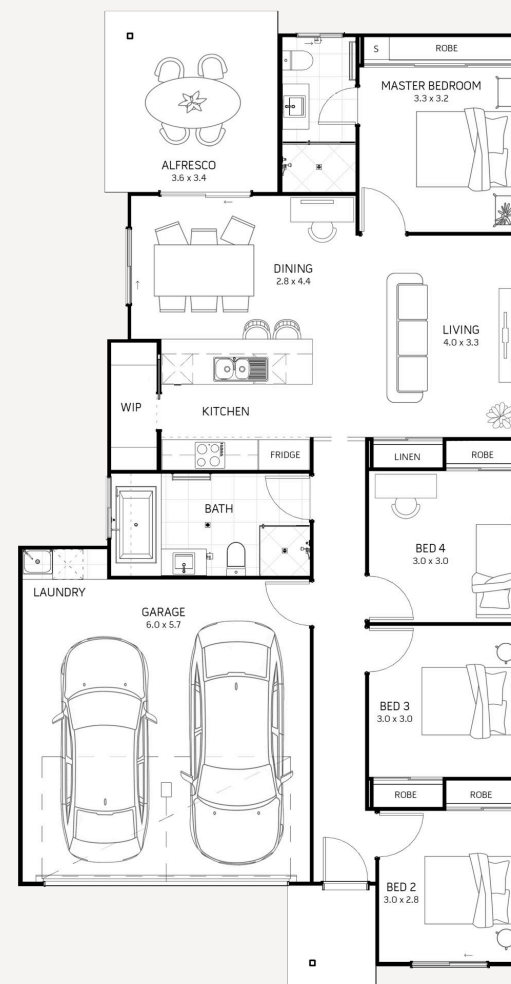
Highland Walloon

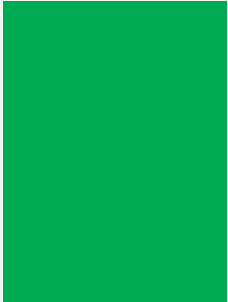
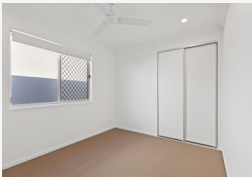
- / Colorbond roofing
- / Full landscaping package, driveway and fencing
- / Split system air-conditioners x 2
- / Pendant lights to kitchen island bench x 3
- / Engineered stone benchtops to kitchen and bathrooms
- / Designer gooseneck tap to kitchen sink
- / Stainless steel appliances including dishwasher
- / Water tap to fridge space
- / LED lights throughout

Land Size	549m2
Home Size	160.31m2
Land Registration Date	EXP 31/10/2025
Land Deposit - Initial amount	\$2,000
Land Deposit - Balance amount	\$16,000
Land Deposit - Payment terms	Contract Signing
Buyer Type	Owner Occ Only

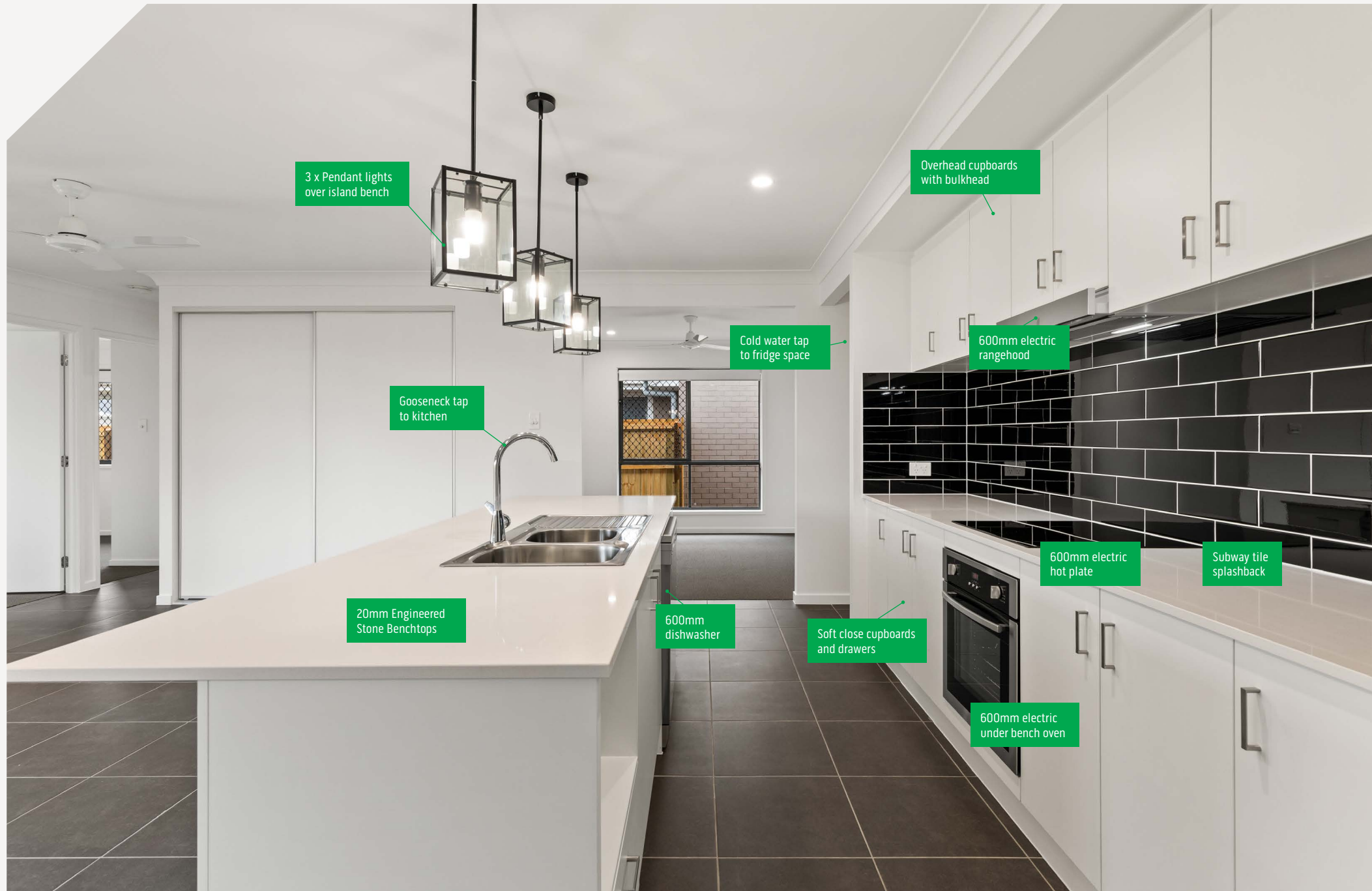
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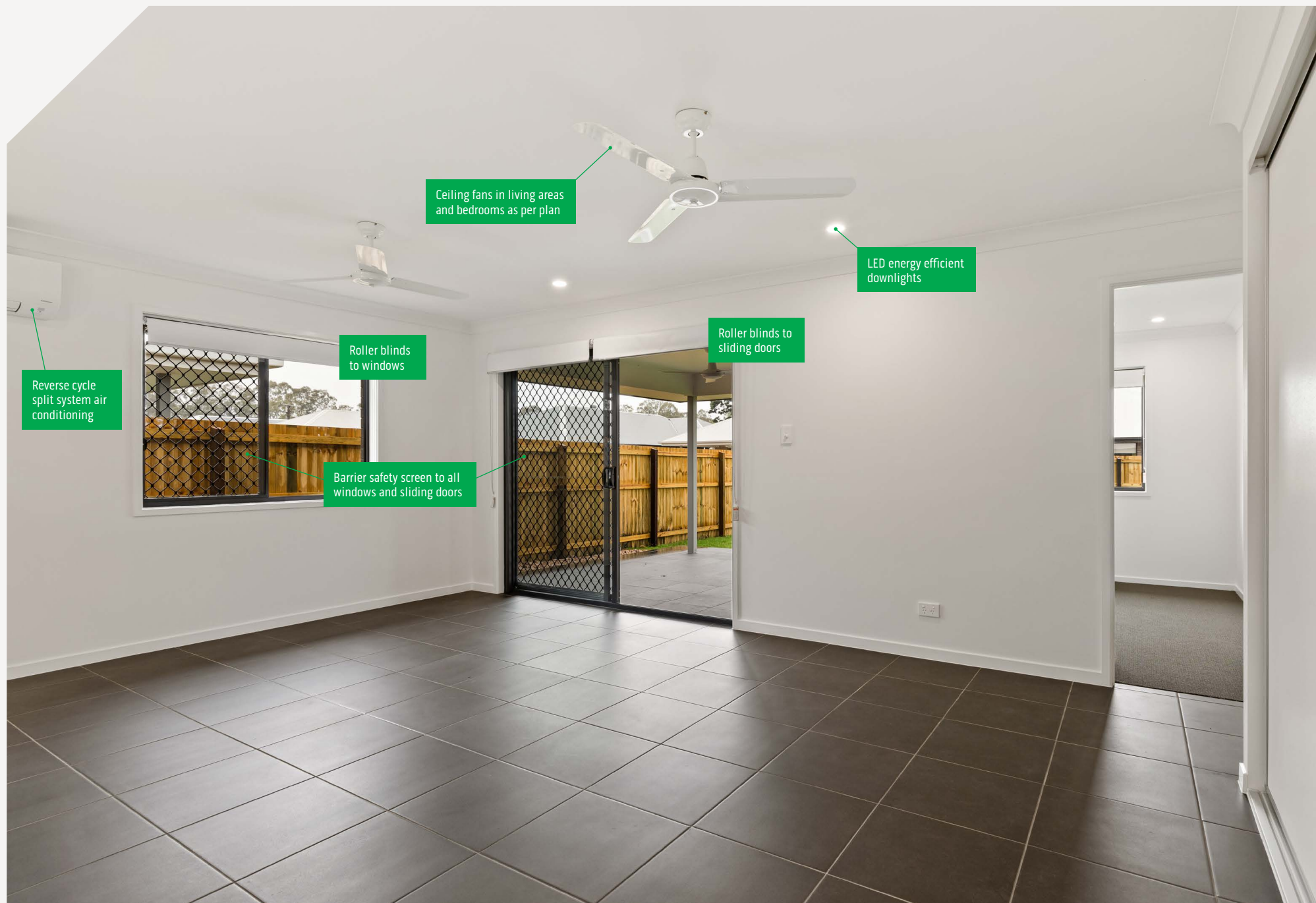




KITCHEN – Key Inclusions



LIVING / DINING – Key Inclusions



BATHROOMS – Key Inclusions



Lever mixer tapware,
shower rose with handheld
shower combination

Frameless mirrors
above vanities

Ceramic
vanity basin

Vanity with soft
close drawers

Standard Inclusions



GENERAL

- / HIA QC1 Contract
- / Full working drawings
- / Soil test and slab design – builders' choice
- / Local council approval & final building certification to local council approval
- / Sewerage and storm water connection to suit 6m setback
- / Energy efficiency to local authority
- / Termite treatment to Australian standards
- / Colourbond roof, fascia, and gutter as per colour selection
- / Ceiling insulation to comply with Energy Efficiency Report

EXTERNAL

- / Letterbox - builders' range
- / Single fold down clothesline, positioned at builders' discretion
- / Unsealed Exposed Aggregate driveway - builders' range
- / Unsealed Exposed Aggregate porch – builders' range
- / Covercrete finish to rear alfresco – builders' range
- / Landscaping to suit covenant requirements – builders' range
- / Turf to rear and front boundaries – builders' range
- / Fencing as required to complete – builders' range
- / 1x single access gate
- / 2x external taps
- / Full Termite Treatment System
- / External Brickwork or Cladding as per plan to suit covenant – builders' range
- / External flush panel garage access door (if shown on plan)

INTERNAL

Kitchen

- / Benchtops to be 20mm engineered stone – builders' range
- / Kitchen bench, pantry, cupboards, and overhead cupboards as per plan
- / 3 x Feature pendants over island bench
- / Laminated cupboard doors as per colour selection, white melamine finish to interior/shelves
- / 1 & ¾ bowl stainless steel sink (drop in) – builders' range
- / Gooseneck tap to kitchen sink only – builders' range
- / Cold water tap to fridge space
- / 600mm electric under bench oven, hot plate, range hood and dishwasher – builders' range

Bathrooms and Ensuite

- / White acrylic bathtub – builders' range
- / Polished chrome framed shower screen in clear glass, pivot door - builders' range
- / Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- / Ceramic vanity basin with one tap - builders' range
- / Dual flush china, soft close toilet suite – builders' range
- / Lever mixer tapware, shower rose with handheld shower combination - builders' range
- / Mirrors above vanities – builders' range
- / Towel rail – builders' range

Standard Inclusions

Laundry

- / Benchtop to be 20mm engineered stone with drop-in laundry sink, laminated cupboard doors as per colour selection, white melamine finish to interior/shelves (when laundry located in home) OR Freestanding metal cabinet with stainless steel tub (when laundry located in garage) – builders' range
- / Sink mixer hot and cold – builders' range
- / Hot and cold washing machine taps - builders' range

Ceramic Tiling

- / Wall tiles – builders' range
- / Floor tiles – builders' range
- / Shower up to 2100mm high to suit tile size
- / Kitchen splash back – Brickbond lay pattern
- / Vanity splash back - Stack lay pattern
- / Front of bath, splash back - Stack lay pattern
- / Laundry splash back - Stack lay pattern
- / Skirting to all other walls where required
- / (All wet areas to be tiled)

Floor Coverings

- / Floor tiles to kitchen, family/dining, study, hallways – builders' range
- / Carpet to all other areas as per plan (excluding garage) – builders' range
- / Stairs to be carpet grade (if stated on plans)

Walls and Ceilings

- / 2440mm standard ceiling height painted in ceiling white
- / 90mm plaster cove cornice
- / Internal walls to be plasterboard, paint 3 coat system

Windows and Doors

- / Powder coated aluminium frames and doors as per colour selection and plan
- / Key locks to all windows and sliding doors
- / Barrier safety screen to all windows and sliding doors (excluding garage)
- / Roller blinds to windows and sliding doors (excluding wet areas, garage, and above stairs) – builders' range
- / Front entrance door to be 820mm paint grade – builders' range
- / Internal flush panel – builders' range
- / Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

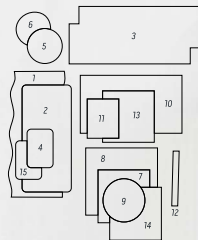
Electrical

- / Electrical mains connection single phase to suit 6m setback
- / Electric hot water system
- / Safety switch
- / Smoke detectors
- / TV antenna with 2 outlets as per plan
- / Reverse cycle split system air conditioning to main bedroom and living/dining
- / LED energy efficient downlights to all living, bedroom, bathroom/s, hallway, garage and patio areas
- / Ceiling fans as per electrical plan, including alfresco
- / Separate power supply and conduit for NBN

Connection Cost

- / Connection of services (water, electricity, sewer, telephone, conduit, and storm water)
- / Gas connection by owner
- / Does not include electricity, telephone, or internet consumer account opening fees

Teneriffe



- 7 MAIN FLOOR COVERINGS
- 8 CARPET
- 9 WALLS, ARCHITRAVES/SKIRTING, INTERIOR DOORS
- 12 HANDLES
- 10 BENCH TOPS
- 11 CUPBOARDS
- 13 SPLASHBACK
- 14 WALL TILE

- 1 ROOF
- 2 GUTTER
- 2 FASCIA
- 3 BRICKS (If applicable)
- 4 PRIMARY COLOUR - CLADDING, POSTS, DOWNPIPES (If applicable)
- 15 SECONDARY COLOUR - RENDER, FINE TEXTURE CLADDING (If applicable)
- 2 BALUSTRADE (If applicable)
- 2 GARAGE DOOR
- 4 GARAGE DOOR FRAME
- 2 EXTERNAL DOORS AND FRAMES
- 5 DRIVEWAY / PORCH FINISH
- 6 ALFRESCO FINISH

DISCLAIMER: All illustrations and floor plans are artistic impressions and should only be used as a visual aid. Colour may vary from the actual product. This colour selection should be read in conjunction with the sales plans and specifications as per the sales contract. Torsion reserves the right to change any products/ for similar products/ depending on supply constraints and availability at the time of construction.

INDICATIVE ONLY **

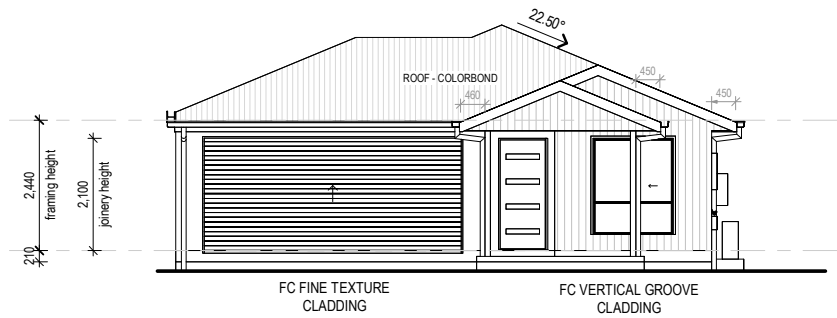


**Contract plans are indicative only. A final set of construction plans will be supplied for your sign off prior to commencing on site. Once signed off the construction plans will supersede the contract plans.

PERSPECTIVE		CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE: LW DOUBLE GABLE
				DESIGN: THE PEBBLE	Original Issue :	4	
SHEET NO: 01				JOB NO:	1	DATE: 25/10/2024	
			LOT: 0	SCALE:	2	ISSUE: STD PLAN DRW	

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
60%	313m²	160m²	51%		49%	N/A	N/A	N/A	N/A	N/A	N/A	NBN	N/A	N/A	COLORBOND	2440	N/A	HOUSE	SINGLE STOREY

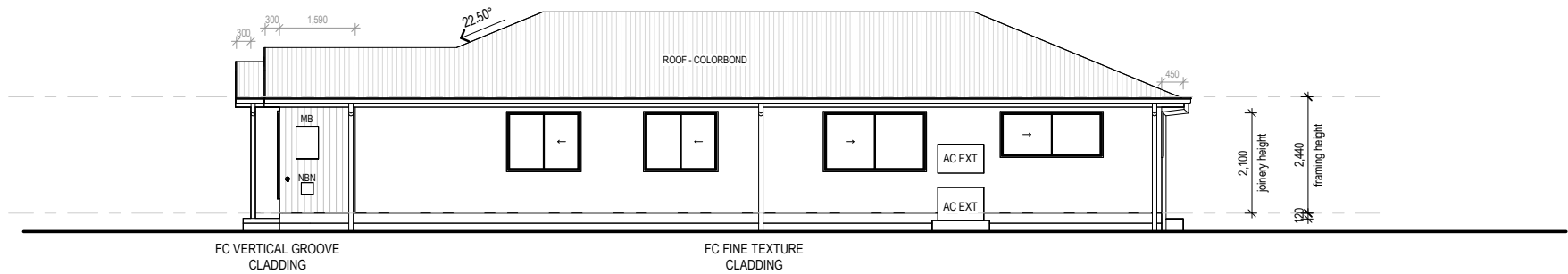
INDICATIVE ONLY **



PAINT COLOURS
FC Fine Texture Cladding - Primary colour
FC Vertical Groove Cladding - Secondary Colour

MATERIAL PERCENTAGE: 100 % (13.78 m²)
VERTICAL CLADDING : 51.5% (7.10 m²)
FINE TEXTURE : 37.0% (5.10 m²)

1 **Elevation A**
1 : 100



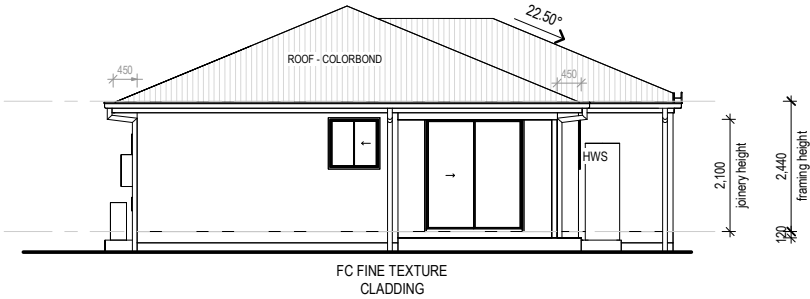
2 **Elevation B**
1 : 100

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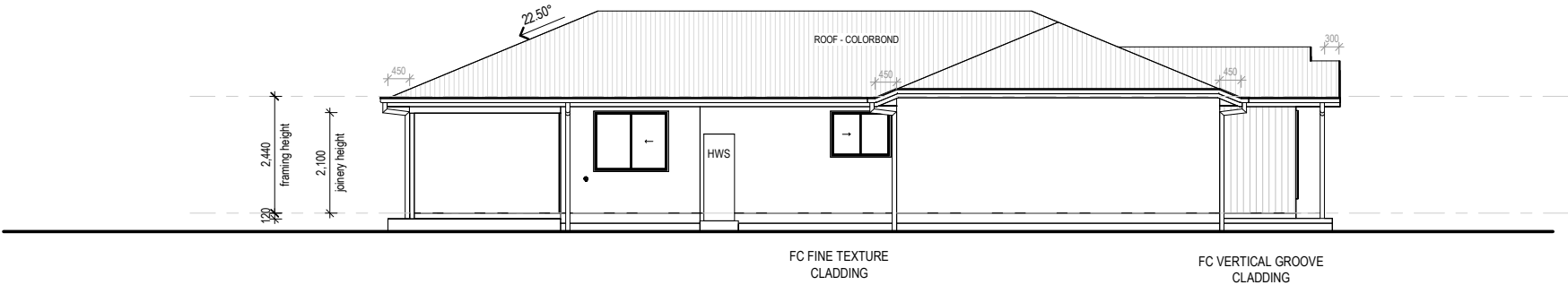
SHEET NO: 04	A3	ELEVATION 1	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE: LW DOUBLE GABLE
					DESIGN: THE PEBBLE	Original Issue :	4	
					JOB NO:	1	DATE: 25/10/2024	
			LOT: 0	SCALE: 1 : 100	2	ISSUE: STD PLAN DRW		

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
60%	313m²	160m²	51%		49%	N/A	N/A	N/A	N/A	N/A	N/A	NBN	N/A	N/A	COLORBOND	2440	N/A	HOUSE	SINGLE STOREY

INDICATIVE ONLY **



1 Elevation C
1 : 100



2 Elevation D
1 : 100

**Contract plans are indicative only. A final set of construction plans will be supplied for your sign off prior to commencing on site. Once signed off the construction plans will supersede the contract plans.

SHEET NO: 04a	A3	ELEVATION 2	CLIENT:	PROJECT:	SP/DP/PS:	REVISIONS:	3	FACADE:
					DESIGN: THE PEBBLE	Original Issue :	4	
					JOB NO:	1	DATE: 25/10/2024	
			LOT: 0	SCALE: 1 : 100	2	ISSUE: STD PLAN DRW		
LW DOUBLE GABLE								

←
Ipswich
City

Ripley

RAAF
Amberley
Base

IGA
Walloon

Walloon
Train
Station

→
Thagoona &
Rosewood

Walloon
Town
Centre

Walloon
State
School

King's Christian
College
(Opening 2026)

KARRABIN ROSEWOOD ROAD

TAYLORS ROAD



HIGHLAND

WALLOON

GRIEVES ROAD



Expression of Interest Agreement

Seller

Seller Name: Resiprop Pty Ltd ABN: 18 146 340 052
Seller Address: C/O Mullins Lawyers, Level 21, 123 Eagle Street, Brisbane QLD 4000
Solicitor: Mullins Lawyers, Level 21, 123 Eagle Street, Brisbane QLD 4000

Please select if you are wishing to purchase the lot as an owner occupier or investor

☐ OWNER OCCUPIER ☐ INVESTOR

Buyer - If Buyer is a Person/s

Buyer 1/ Trustee 1 (if applicable)

Full Legal Name: _____
Address: _____
Contact Number: _____
Email Address: _____

Please note: An individual email address for each buyer is required for DocuSign purposes

Trust Name: _____ ABN: _____

Buyer - If Buyer is a Person/s

Buyer 2/ Trustee 2 (if applicable)

Full Legal Name: _____
Address: _____
Contact Number: _____
Email Address: _____

Please note: An individual email address for each buyer is required for DocuSign purposes

Trust Name: _____ ABN: _____

Buyer - If Buyer is a Company

Full Legal Name: _____
ACN: _____
Address: _____
Trustee Name: _____

Signer Type ☐ Two Directors ☐ Director/Secretary ☐ Sole Director/Secretary ☐ POA / Constrution

Please note: If the sole director is also the secretary, only **Signer 1** needs to be completed.

Signer 1

Full Legal Name: _____
Address: _____
Email Address: _____

Please note: An individual email address for each buyer is required for DocuSign purposes

Contact Number: _____

Signer 2

(If applicable)

Full Legal Name: _____
Address: _____
Email Address: _____

Please note: An individual email address for each buyer is required for DocuSign purposes

Contact Number: _____

Buyer Solicitor

Firm Name: _____
Ref. Name: _____
Email Address: _____
Contact Number: _____
Postal Address: _____
Fax Number: _____

"Highland Wallon", Taylors Road, Walloon QLD 4306

Size:

Builder:

Purchase Price:

Initial Deposit	\$2,000	due upon submission of this signed Expression of Interest
Balance Deposit	Balance 5% of Purchase Price	due two (2) business days from the Contract Date

Nominated Deposit Holder: Mullins Lawyers

Bank Name:	St George Bank
Bank Address:	Level 12 Warterfront Place, 1 Eagle Street, Brisbane QLD 4000
Account Name:	Mullins Lawyers Trust Account
BSB:	334 040
Account Number:	551832647
Reference:	HW LOT

Please email sales@highlandwalloon.com.au the bank remittances for ALL payments you make towards the Deposit.

A The Seller is the owner of the Land upon which the Allotment is proposed to be contained.

B The Seller intends on subdividing the Land to create the Allotment

C The interested Party has expressed interest, pursuant to the terms contained in this Expression of Interest ("the Agreement"), in purchasing the Allotment.

D This Expression of Interest does not create a binding agreement to sell or buy the lot.

Agreed Terms of this Expression of Interest

1. Deposit

1.1 Payment

The Interested Party agrees to pay the amount of **\$2000 as an Initial Deposit** to the Nominated Deposit Holder upon signing this Expression of Interest.

1.2 Termination and Refund

The Interested Party may terminate the Agreement and request a refund of the Deposit at any time prior to entering into the Contract referred to in Clause 3. The Seller may also terminate the Agreement and refund the Deposit at any time prior to executed the Contract referred to in Clause 3.

2. Electronic Transactions Consent and Notices

The Buyer consents;

- (a) To information and notices being given by electronic communication if the Seller chooses to do so (this is consent for the purposes of sections 11 and 12 of the Electronic Transactions (QLD) Act 2001 and the Electronic Transactions Act 1999 (Cwth)).
- (b) To the Seller having the option to send notices by email to the Buyer or its Solicitor.
- (c) To any email notices to be taken as validly given if the sender receives an electronic notification that the email was delivered to the recipient.
- (d) To the Seller having the option, in the Seller's absolute discretion, to notify the Buyer that it will also accept notices from the Buyer in email format on the same terms.

3. Contract

3.1 Execution

- (a) The Interested Party and Seller will sign a contract for the sale of the Allotment, on terms and conditions acceptable to both parties, ("the Contract") within seven (7) days of the date that the Seller notifies the Interested Party that the contract is made available.
- (b) If the Contract is not entered into within that time, or within a timeframe as agreed with the seller, the Agreement will lapse, and the Deposit referred to in Clause 1.1 will be refunded to the Interested Party.

3.2 Balance Deposit

The Interested Party agrees to pay a **Balance Deposit** of up to 5% of the Purchase Price within two (2) business days from the Contract Date. The Initial Deposit referred to in Clause 1.1 will be applied to the Initial Deposit under the Contract.

3.3 Settlement/Completion

The Settlement Date of the Contract will be **fourteen (14) days after the issue of the title certificate for the Allotment**, unless otherwise stipulated in the Contract of Sale.

Other Conditions (if any)

Please specify

Buyer Checklist (Required Documents)

Please ensure the following documents are included when you submit this Expression of Interest:

Buyer identification for EACH buyer/signer, either:

- Driver Licence (front and back), or;
- Passport

Evidence of purchasing capacity, either:

- Pre-approval letter (if acquiring the funds through a loan), or;
- Evidence you hold enough funds to purchase the property

Signing

Dated: _____

Name - Buyer/ Signer 1

Signature

Name - Buyer/ Signer 1

Signature



Release 1

GLEN VISTA



- Release 1
- Display Village
- Land Sales Office
- Future Residential
- Dedicated Green Space

Phone 1300 766 616

HighlandWalloon.com.au

LENNIUM
GROUP

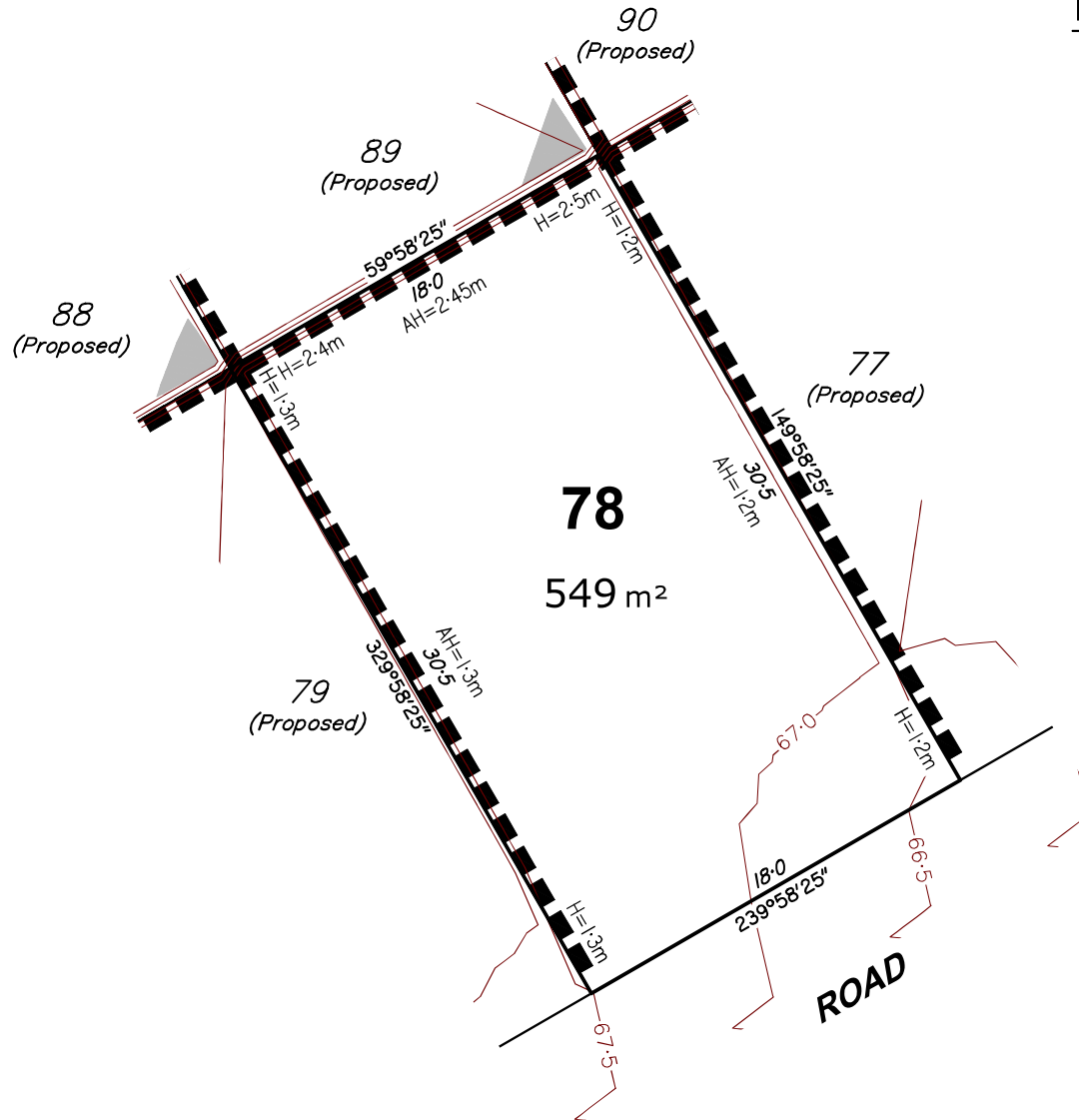


View the disclaimer at: highlandwalloon.com.au/disclaimer



Lot 78

Stage 1B



Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM67024, RL 67.357m AHD.
3. Contour Interval : 0.5m
4. All dimensions and areas are subject to final survey and approval by ICC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Lennium Group for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 78 on proposal plan BRSS7381-000-10-16 Rev 01/06/2022 which accompanied the Subdivision Application and was approved by Ipswich City Council.
8. The compaction of earth fill will be undertaken as advised by SMEC and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

LEGEND

Approximate Fill Area

— 24 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 30032066-01A-120 to 30032066-01A-123 provided by SMEC.

H=0.77m

Denotes retaining wall height

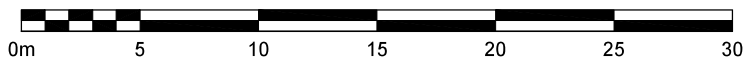
AH=1.7m

Denotes retaining wall average height

I:0 ●

Denotes depth of fill

Scale 1:300



A	Original Issue	DJL	31/01/2025
Issue	Revision	Int	Date

Title: **Disclosure Plan for
Proposed Lot 78 on SP353923
Taylors Road, WALLOON
Being Part of Lot 1 on SP350918**

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client: **LENNIUM GROUP**

Locality:	WALLOON		
Local Gov:	ICC	Prepared By:	DJL
Surveyed By:		Approved:	JHH
Date Created:	31/01/2025	Scale:	1:300
Comp File:	160494.project		
Plan No:	160494_011 DIS		

BUILDING THE FUTURE