



HOME SWEET HOME

Lot 377, 9 Sorrel St, Cobblebank 3338



13 sq



3



2



1



1

\$621,000*

*Lot 377 (9) Sorrel Street, Cobblebank
Robinsons Rise*

Lot width: 14.41m | Lot depth: 17m | Land area: 237sqm

Expected title date: Titled | Floorplan: Custom 13

Land price: \$280,000 | House price: \$341,000

Perfect for First Home Buyers

[Download our First Home Buyers Brochure HERE](#)



PREMIUM INCLUSIONS

*7 Star energy rating
Front & rear landscaping
Full share fencing & driveway
Flooring throughout
Higher ceilings
LED downlights throughout
Modern appliances including dishwasher
Overhead cupboards to kitchen
Blinds throughout
5kW split system cooling*

*Tiled shower bases
Chrome finish double towel rails and toilet roll holders
Framed mirror or vinyl sliding doors to robes
Brick infills over windows*

*Remote control garage
Window locks & flyscreens to all openable windows
Clothesline and letter box
NBN connection
3kW PV solar panel system to roof*

**The floorplan is subject to change to meet SLHC siting requirements*



For facades options, colour palettes, standard inclusions, terms & conditions, tap/scan the QR code.

*Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. Turnkey Hub reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only. Facade shown for illustrative purposes only.



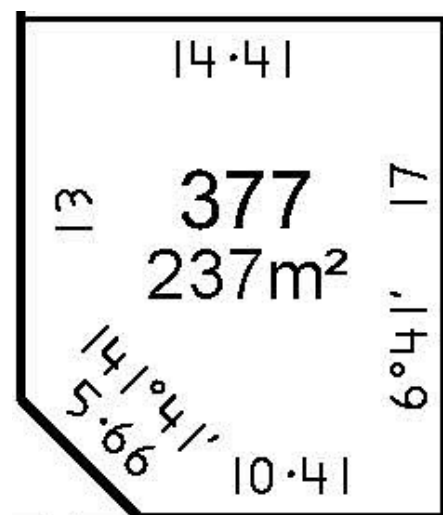
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Robinsons Rise

YOUR FLOOR PLAN

3 2 1 1

13 Sq



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Robinsons Rise: A Welcoming Community

Robinsons Rise is thriving, with new homes steadily being built and more people joining the neighbourhood.

The continued growth of the area demonstrates that choosing Robinsons Rise is a rewarding decision for residents.

First Home Buyers & Downsizers

As market prices rise and the availability of Titled land and new home builds becomes limited, finding the traditional Aussie home has become more challenging.

Robinsons Rise offers a solution for those facing these difficulties.

The estate features smaller lot sizes and custom-built homes, making it an affordable choice for those seeking to live in Cobblebank.

These homes are particularly appealing to first homebuyers and downsizers, offering three bedrooms, two bathrooms, a single car garage, and an additional car spot.

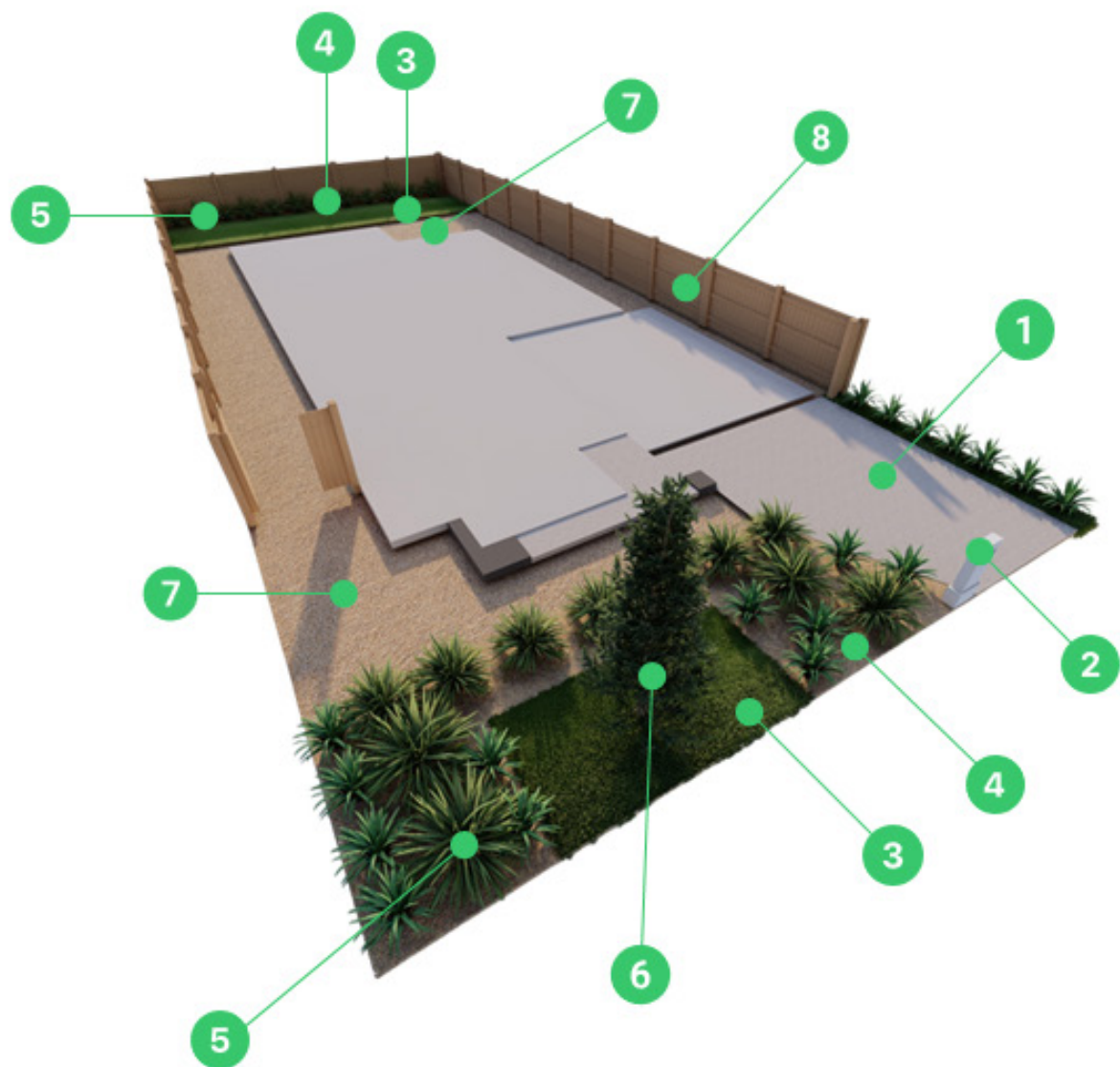
New Opportunities at Robinsons Rise

House and land packages are available in Stage 2 being the latest release at the northern end of Robinsons Rise Estate.

Strong land sales and ongoing home construction mean new residents will soon be joining the community.

Take advantage of this opportunity to purchase, build, and move into your new home in 2026.





LANDSCAPING OVERVIEW

1. Coloured concrete
2. Letterbox
3. Instant turf or seed and soil (builder dependent)
4. Coloured mulch / bark
5. Drought tolerant plants
6. Native tree
7. Compacted toppings
8. 1800mm standard timber paling fence including gate (subject to space and estate guidelines)

Images for illustrative purposes only. Plants, trees and other items listed may vary from site to site depending on house siting, developer requirements, lot conditions and supplier availability. Landscaping packages are fixed and cannot be modified in design. All landscaping will follow the contours / fall direction of the existing land, meaning the site will not be levelled out by the builder or landscapers. Weed matting is not included as standard and would be an additional cost. Nature strips are not included as part of the landscaping package.

FACADES

Our stylish facades are designed to include a clever blend of contrasting materials that address most estate requirements upfront.

KEMP



Kemp Facade - Included

DUNCAN



Duncan Facade - Included

WADE



Wade Facade - Included

JORDAN



Jordan Facade - Included

MORANT



Morant - Included

LUX



Lux Facade - \$3000

URBAN



Urban Facade - \$3000

COASTAL



Coastal Facade - \$3500

Images and photographs in this brochure may depict items not supplied by Turnkey Hub. Refer to full disclaimer.

Premium Inclusions

EXTERNAL

- Choice of 6 facades included
- Front and rear landscaping (up to 100sqm)
- Coloured concrete driveway and porch (up to 33sqm)
- Brick above all windows and garage
- Awning windows to facade
- 2 x double floodlights (no sensor)
- Contemporary letterbox
- Double glazing as required to meet 7 Star energy rating
- PV (Photovoltaic) solar panels
- Choice of front door designs
- Front door handle / lever set
- Timber fence and gate
- Clothes line
- NBN infrastructure

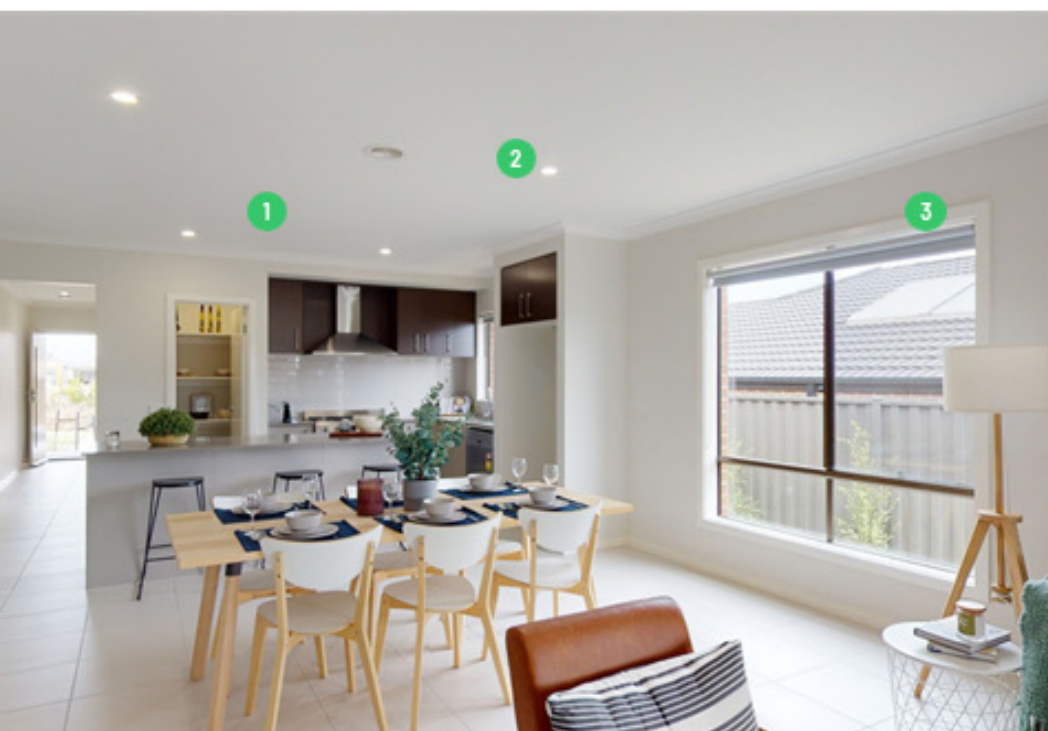


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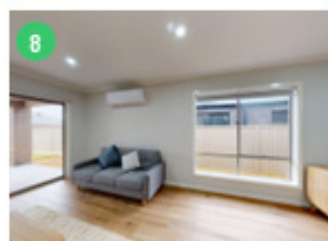
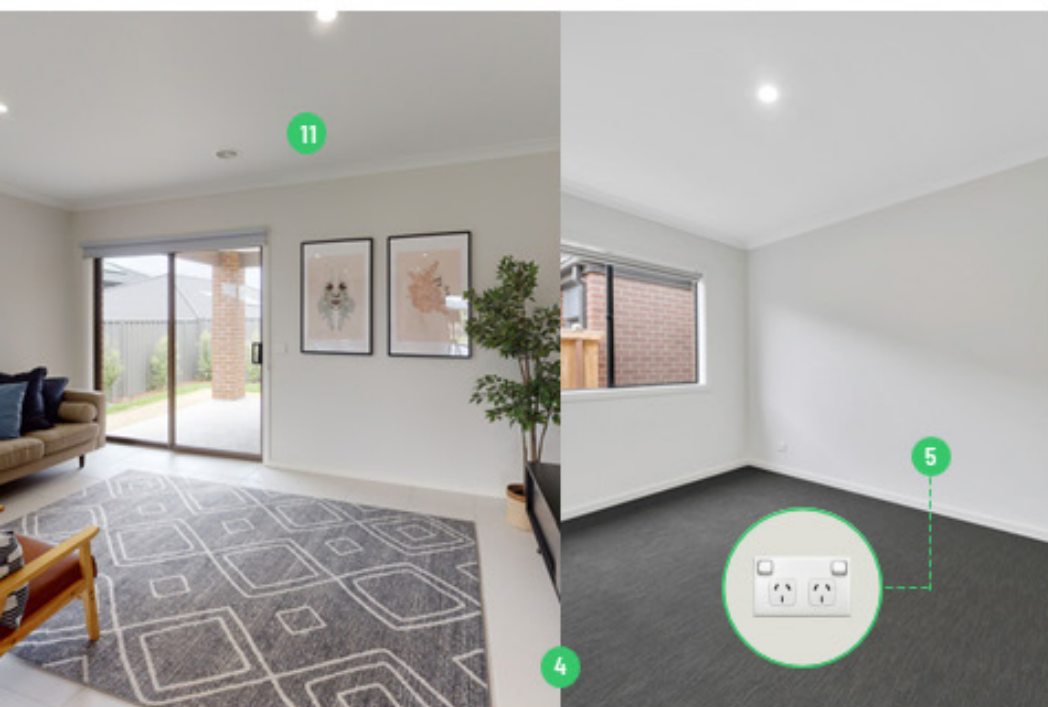
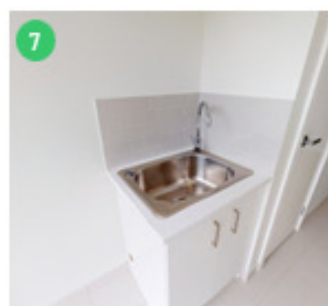
Premium Inclusions

INTERNAL

1. Higher ceilings
2. Downlights throughout
3. Blinds throughout (excluding wet areas)
4. Carpet & Tiles included – Hybrid upgrade available
5. Bedrooms include two double power points / Master bedroom includes three
6. Bedrooms include choice of mirror or vinyl sliding doors
7. Built in laundry cabinet
8. 5kW split system air conditioner
9. Lever door handles
10. Cabinet handles
11. Insulation as required to meet 7 Star energy rating



Note: Standard robe has two doors

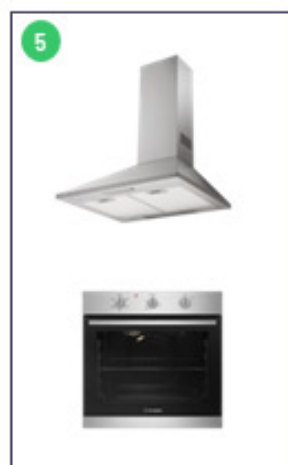


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Premium Inclusions

INTERNAL

1. 20mm stone benchtops
2. Tiled splashback
3. Cupboards above fridge space
4. Overhead cupboards
5. 600mm appliances (homes under 24sq)
6. 900mm appliances (homes over 24sq)
7. Dishwasher
8. Tapware
9. Double bowl sink

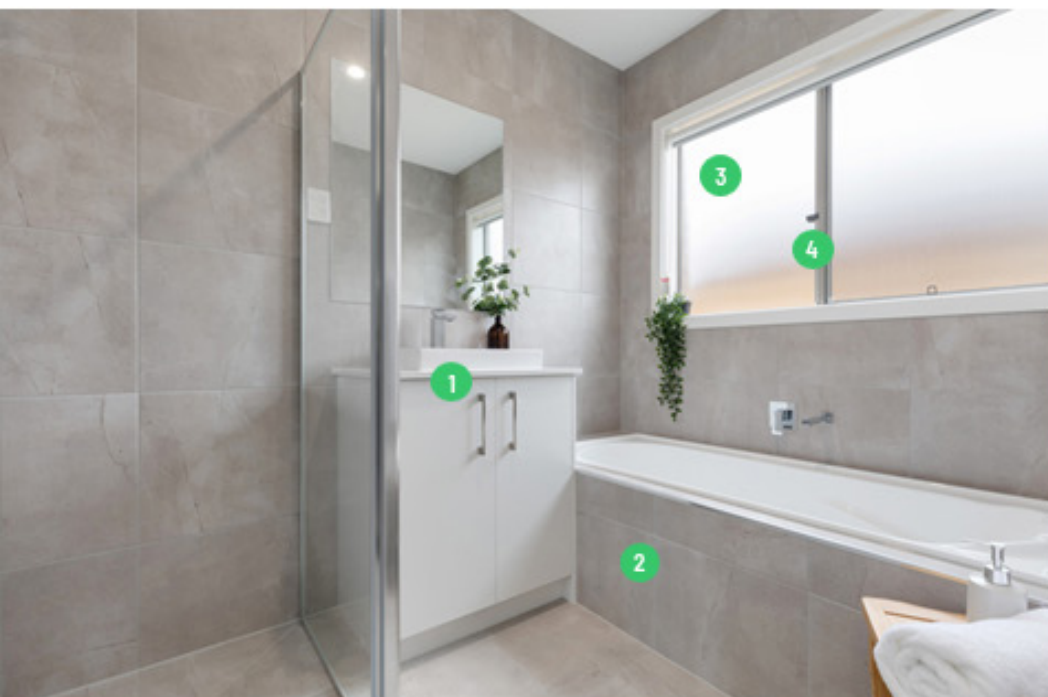


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Premium Inclusions

INTERNAL

1. 20mm stone benchtops
2. Tiled bath podium
3. Window with privacy glass
4. Window locks throughout
5. Semi-frameless shower screen
6. Semi inset vanity basins (builder dependent)
7. Vanity tapware
8. Hand-held shower on rail
9. Shower mixer
10. Bath spout
11. Double towel rails
12. Toilet roll holders



Note: Standard tiling includes wall tiles to shower, bath and vanity, with tiled skirting to remainder. Floor to ceiling tiles are not standard.



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Open your camera & scan this code to walk through our 'Real Home, Real Inclusions' Virtual tour.

Turnkey Inclusions

We like to make our process simple, including everything upfront.

Builder code: ESC

Kitchen Appliances

- Stainless steel 600mm appliances from builder's range (for homes under 24 squares)
- Stainless Steel 900mm freestanding appliances from builder's range (for homes 24 squares or larger)
- Fan forced oven
- Cooktop with wok burner
- Canopy range hood
- Stainless steel dishwasher
- Stainless steel sink with chrome mixer tap

Cabinetry (as per plan)

- Cupboards: Fully lined melamine modular cabinets
- Doors/Drawers: Standard laminate from builder's range
- Kitchen Bench Top: 20mm
- Silica free stone square edge from builder's range
- Vanity Bench Tops: 20mm Silica free stone square edge from builder's range
- Handles: Selected from builder's range

Bathroom and Ensuite

- Basins: Vitreous china vanity basin
- Mirrors: Polished edge mirrors full width of vanity
- Bath: 1625mm acrylic bath (white) in tiled podium
- Shower Base: Tiled shower base at builder's discretion
- Shower Screen: Semi framed shower screens with clear glazed pivot door
- Taps: Chrome mixer tap throughout from builder's range
- Shower Outlet: Hand held shower, rail and slider in chrome finish to ensuite and bathroom
- Toilet Suite: Vitreous china, close coupled toilet suite in white from builder's range
- Accessories: 600mm double towel rail and toilet roll holders in chrome finish
- Exhaust Fans: 250mm exhaust fans including self sealing air flow draft stoppers to bathroom.
- Mechanical (external) ventilation included as required for standard plans. Custom plans include 2 points - 1x ensuite and 1x bathroom as standard. If more are required, there will need be an additional charge.

Ceramic Tiling

- Wall Tiles: Skirting to bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's range
- Floor Tiles: Floor tiles to ensuite, bathroom, laundry, toilet, kitchen, meals and entry where shown on plans. Selection as per builder's range

Carpet

- Carpet: Carpet to areas not tiled. Selection as per builder's range

Paint Work

- Two coat application
- Timberwork: Gloss enamel to internal doors, jams and mouldings
- Ceilings: Flat acrylic to ceilings
- Internal Walls: Washable low sheen acrylic to internal walls
- Entry Door: Low sheen to front entry door
- Colours: Selected from builder's range

External Features

- Brickwork: Clay bricks from builder's range
- Mortar Joints: Natural colour rolled joints
- Front Elevation: As per working drawings
- Front entry door from builder's range Door Furniture – Front Door: Entrance lockset in stainless steel with deadbolt
- External hinged door from builder's range
- Door seal and weather seal to all external hinged doors excluding garage

Windows

- Feature aluminum windows to front. Sliding aluminum windows to sides and rear.
- Double glazed awning windows as required to meet 7 star energy rating.

Insulation

- Ceiling: Glass wool batts to ceiling of roof space as required to meet 7 star energy rating (excludes garage ceiling).

- External Brickwork: Glasswool wall batts including insulation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

Note: wall wrap will be sealed around openings in accordance with energy rating report

Garage

- Sectional overhead door with remote control
- Brickwork above garage door
- Plaster ceiling and concrete floor
- External Walls: Brick veneer (on boundary wall product specific if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific)
- Door Frame: Aluminum or timber door with entrance

Lockset Internal Features

- Doors: Flush panel 2040mm high x specified width
- Robe Doors: Sliding panel doors (plan specific)
- Door Furniture: Lever door handles in polished chrome finish to all rooms
- Mouldings and Skirting: 67 x 15mm bevelled profile MDF
- Door Stops: Plastic white door stops to hinged doors
- Door seal to nominated internal doors in accordance with energy ratings report
- 75mm cove cornice throughout 90mm in garage

Solar Hot Water System

- Solar Hot Water System with gas instantaneous back up booster and associated electrical and plumbing connections. Solar panel and storage tank positioned at builders discretion

Laundry

- Laminated base cabinet with 45 litre stainless steel insert sink
- Tap: Flick mixer tap, chrome finish
- Chrome washing machine stops/grubs

Plaster

- Plasterwork: 10mm plasterboard to ceiling and walls throughout including garage and alfresco ceiling

Framing

- Framing: MGP10 wall frame and roof trusses

Plumbing

- 2 External taps: (1 to front and 1 to Rear)
- Front tap location is determined by your local water authority.

Roofing

- Eaves: 450mm eaves to facade with 3m return
- Pitch: Roof pitch 22.5 degrees
- Material: Dark coloured concrete roof tiles to meet 7 star energy rating
- Colorbond fascia, guttering and downpipes

Heating & Cooling

- Heating: Gas ducted heating to bedrooms and living areas (excluding wet areas). Total number of points and unit size product specific
- Cooling: Split system air con to be installed at builder's discretion (generally in family/meals area)

Storage

- Shelving – Walk in Robe: One melamine shelf with hanging rail
- Robes: One melamine shelf with hanging rail
- Pantry/Linen: Four white melamine shelves
- Robes: 2040mm high sliding doors as per plan
- Pantry/Linen: 2040mm readicote panel hinged doors
- Handles: Flush pull in polished chrome to cavity sliding doors (where they are included in the design)

Ceilings

- Height: 2590mm (nominal) height throughout

Electrical

- Solar PV (Photovoltaic) System 3kW.
- Internal Lights: White 240V LED downlights throughout as per standard electrical layout (supply/install light globes to all light fittings)
- External Lights: 100mm diameter fixed 240V white recessed downlight to front entry. Weather proof flood light to rear as per drawings
- Double power points throughout excluding dishwasher, microwave and fridge space where single points will be fitted
- Two TV points including 5m of coaxial cable to roof space (one to main bedroom and one to living area) connected to digital TV antenna outside roof
- Telephone point: One telephone point located as per working drawings including underground draw wire with ability to connect to supply pit
- Whitewall mounted switch plates
- Smoke Detectors: Hardwired with battery backup
- Safety Switches: RCD safety switches and circuit breakers to meter box

Flyscreens

- Flyscreens installed to all openable windows

Clothesline

- Clothesline: Folding clothesline to be installed to rear of property. Includes 3sqm coloured concrete paving underneath

Driveway & Paving

- Up to 33sqm coloured concrete driveway and path to front door. Colour to be determined by colour boards
- Coloured concrete paving to alfresco area or 12sqm coloured concrete pad outside sliding door (where no alfresco exists in plan)

Connection Costs

- Connection of services (water, gas, electricity, sewer, storm water and telephone conduit).
- Does not include electricity usage, connection to electricity grid or telephone consumer account opening fees. The owner is responsible for paying usage fees charged by third parties during the building process.

Landscaping

- Front, side and rear: Water tolerant landscaping with a mixture of mulch, compacted toppings, rocks and garden beds with assorted drought tolerant plants.
- Plant species are subject to the season and availability. Plant schedules provided in drawings are a guide only.
- Standard landscaping based on up to 100sq metres of ground coverage.
- All landscaping will follow the contours and fall direction of the existing land. The site will not be levelled out by the builder or landscapers.

Blinds

- Holland blinds to be installed to all windows and sliding doors (white with silver bar) excluding laundry and wet area windows that are already frosted

Site Conditions/Foundations

- Foundation Class: Up to Class H concrete slab with a maximum of 500mm fall over the allotment. Allotment up to 600m² with a maximum setback of 5m to the house
- Temporary Fencing: Supply and hire of temporary fencing to site where required to council requirements
- Silt Fence: Supply and hire of environmental silt fence to front of property as required by council
- Rock Allowance: Includes up to 8m³ (cubic metres) of rock removal if required. If any additional rock excavation and disposal is required then it will be charged at a rate per cubic metre. This rate includes standard rock removal. Additional charges may apply for more complex sites. Termite Treatment:
- Termite spray system where required by relevant authority

Alfresco (plan specific)

- Coloured concrete base with plaster ceiling and brick pillar

Maintenance and Warranty

- 10 year structural guarantee 6 month maintenance period

Letterbox

- Charcoal coloured letterbox supplied and installed

Fencing

- Fencing included is Half Share only. This means 1800mm standard timber paling fencing to your property, including a gate - subject to space. If your neighbour does not contribute their half share, then it is the owner's responsibility to pay the other half at the request of the builder.
- If an estate requires an upgraded fence, additional charges will apply.

7 star energy rating

- Standard home designs will meet minimum 7 star energy rating for all house plans and all facades on any orientation. In the event a design is modified, lighter external colours are selected or a neighbouring property impacts your energy assessment, additional charges may apply to achieve energy requirements.

Whole of Home requirements

- Standard designs include a 3kW PV (photovoltaic) system. The orientation of the land along with the positioning of items that penetrate the roof can impact the placement of the PV panels, and in some cases additional costs may apply for additional panels or extra labour. In the event a larger system is required to achieve the Whole of Home requirements, further costs will also apply.

Livable housing

- Standard designs meet the requirements of Livable Housing, however varying site conditions, site levels and/or design changes can require further adjustments to comply, and as a result may incur additional costs.

Please complete the below:

Date

Client Name

Initials (Client)

Initials (Builder)

Effective as of 01/05/2024

MEET SOME OF OUR HAPPY CLIENTS



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