



## *HOME SWEET HOME*

*Lot 385, 33 Sorrel St Cobblebank 3338*



**APG**

Alemax Property Group PL  
"Unlocking the Aussie Dream"



19.72sq



4



3



1



1

**\$737,700\***

## Perfect for growing families and the savvy investor!

*Lot 385, 33 Sorrel Street Cobblebank  
Robinsons Rise Estate*

*Lot width: 11.5m Lot depth: 28m  
Land area: 322sqm (Titled)  
Land price: \$345,000*

*Floorplan: Custom 19.5CL  
House price: \$392,700*

### *Premium Inclusions*

*7 Star energy rating & PV solar panel system to roof  
Front & rear landscaping including fencing & driveway  
Split system cooling to 3 beds & main living area  
Flooring, downlights & higher ceilings throughout  
Modern appliances including dishwasher  
Overhead cupboards to kitchen  
Blinds, window locks & flyscreens  
Chrome double towel rails & toilet roll holders  
Brick infills over windows  
Remote control garage  
Clothesline & letterbox*

### *Investor Product*

*CO-LIVING (\*Terms & Conditions apply)*

*5-Year Rental Guarantee \**

*Cashflow positive property \**

*High yield and Capital growth \**

*Better resale appeal and value \**

**Request a Brochure**



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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### *Robinson Rise Estate Cobblebank*

*As families expand, the quest for a spacious traditional Aussie backyard is becoming increasingly difficult.*

*As a result, new home designs have shifted towards innovative and flexible solutions that address the changing needs of modern families, ensuring comfortable living even on more compact blocks of land.*

*Modern homes now frequently incorporate co-living arrangements.*

*These designs typically provide bedrooms with their own ensuite bathrooms, offering increased privacy and comfort for all household members.*

*This feature is especially beneficial for families with teenagers, helping to create harmonious living spaces for everyone.*

### *Co-Living Homes Investor*

*Co-living homes are predominantly designed for investors, providing a practical and effective way to meet the high demand for shared accommodation.*

*The choice of floorplans available is guided by the size of each land parcel, allowing homes to be customised to suit a variety of needs and ways of living*



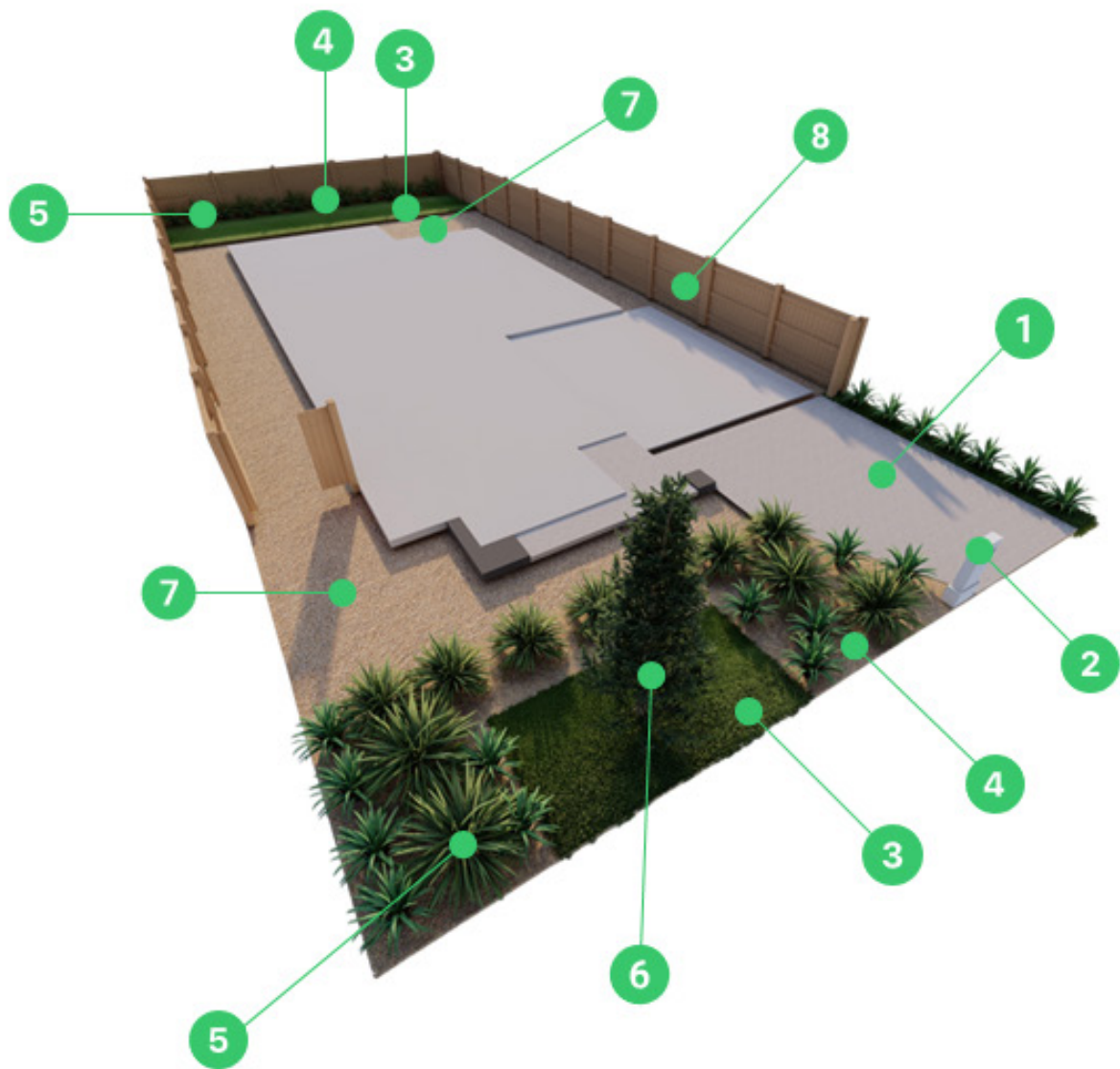
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## LANDSCAPING OVERVIEW

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

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

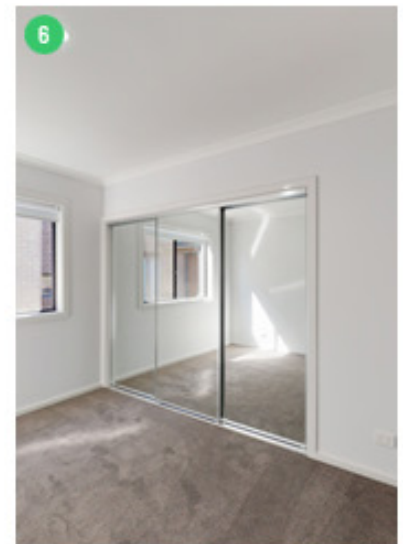
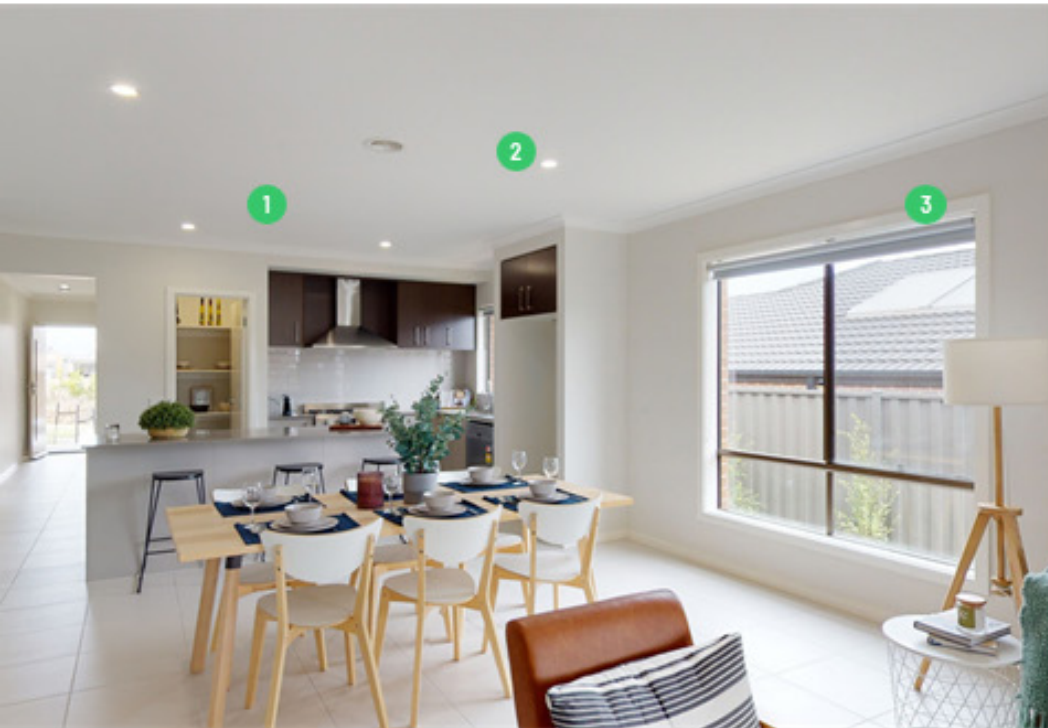


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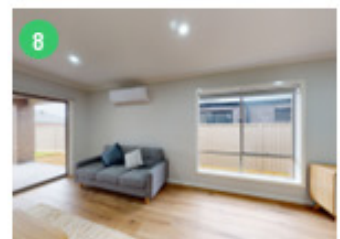
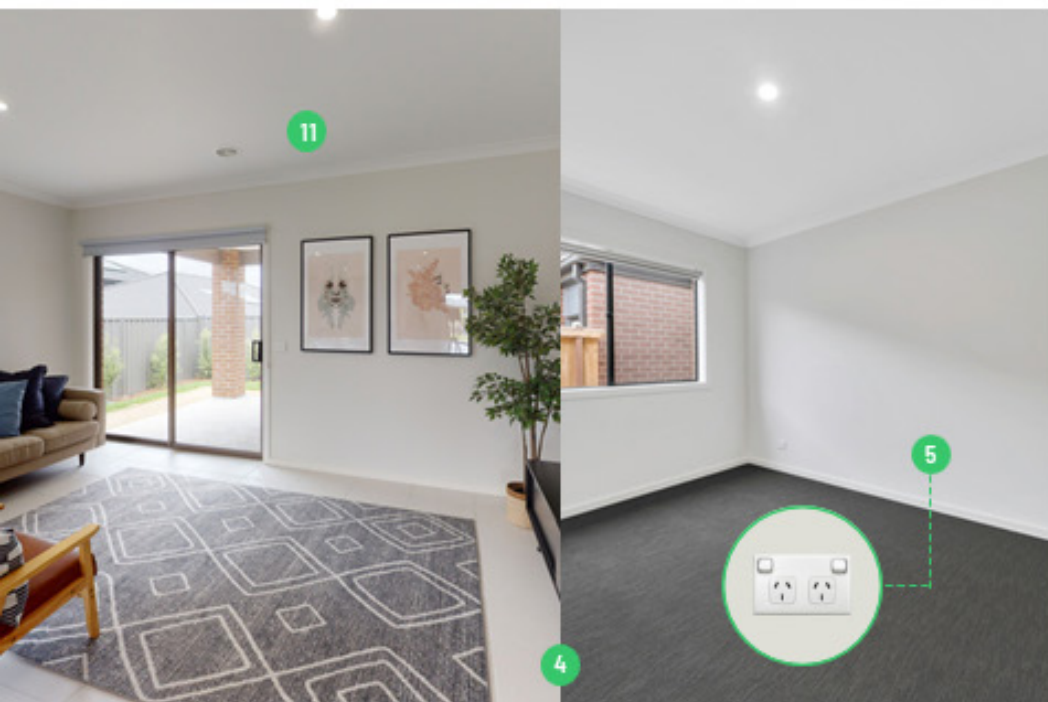
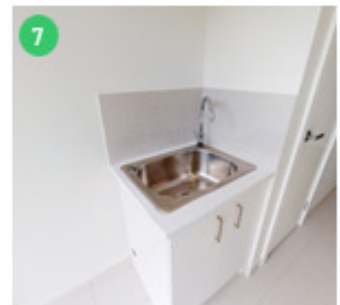
## Premium Inclusions

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



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



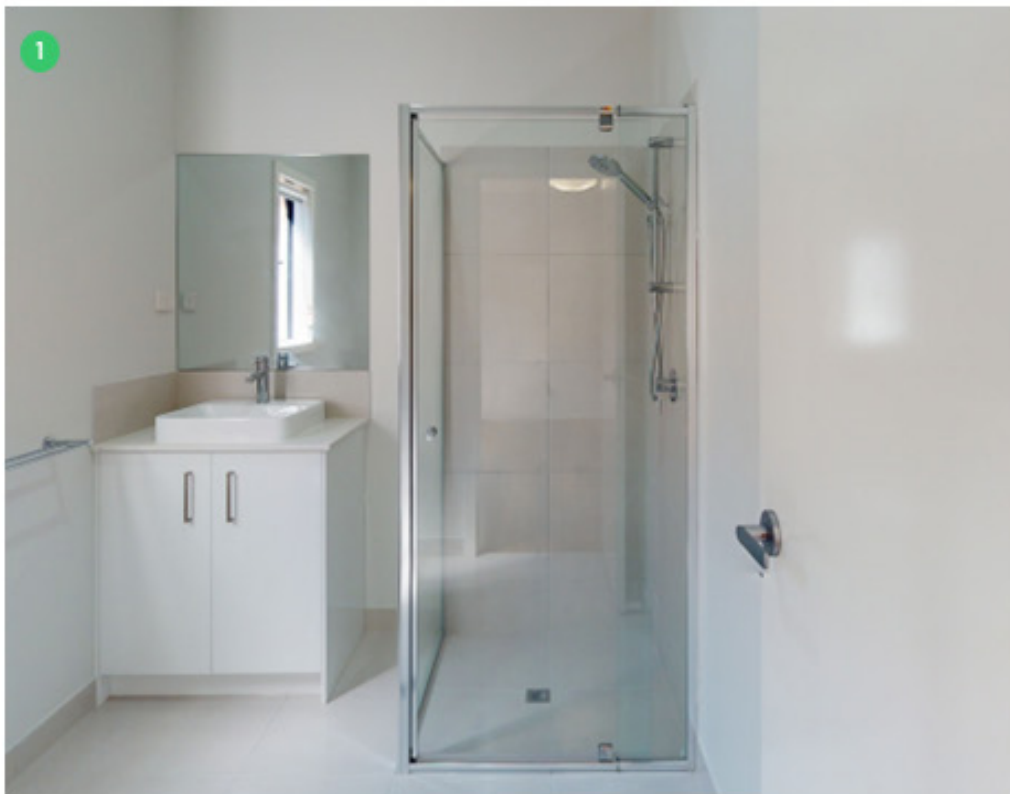
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## Inclusions for **CO-LIVING**

In addition to our standard premium turnkey inclusions, our co-living designs offer extra features tailored to meet the specific needs of tenants leasing private rooms. These sought-after amenities not only enhance tenant comfort but also help your property stand out and attract prospective renters.

The additional items we provide are:

- 1 Additional ensuite with toilet, shower, toilet roll holder, towel rail, vanity unit, floor tiling, etc.
- 2 Digital key coded locks to front door and bedroom doors
- 3 Separate lockable cupboards in pantry
- 4 3 x power points, 1 x TV point and 1 x data point to each bedroom
- 5 3 x 2.6kW split systems to beds 1, 2 & 3 PLUS 1 x 5kW split to main living area in lieu of ducted heating



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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 sisalation 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 600m<sup>2</sup> 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 8m<sup>3</sup> (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)

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Effective as of 01/05/2024

# MEET SOME OF OUR HAPPY CLIENTS



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