

CENTRAL

RESIDENCES





A new standard of living has arrived

Central Residences is the very essence of modern Sunshine Coast living, where being active, social and living in symmetry with the environment define the way we like to live.

Delivering levels of contemporary luxury, residents will relish in spacious living areas, impeccable interiors and low maintenance courtyards, giving you unparalleled privacy.

Each residence has been thoughtfully designed with its occupants in mind, perfect for professional couples, downsizers and everyone in between.





Inspiring architecture

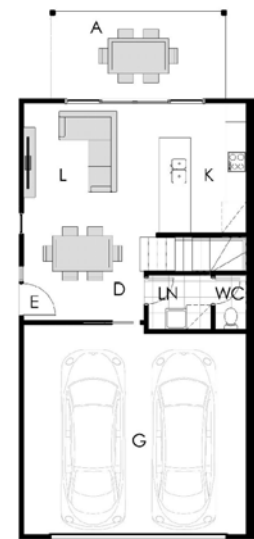
Soft in neutral tones and finishes that will stand the test of time, the unique blend of colour, adding plenty of textures and material ensures your living space remains elegant, contemporary, functional and stylish years beyond your purchase.



Features

- 28 architecturally designed three-bedroom townhouses
- 2.5 bathrooms
- 2 car accommodation
- Open plan living
- Communal recreational space
- 2600mm ceilings
- Fans in living and all bedrooms
- Vinyl floor planking or rectified tiles
- Carpet to all bedrooms
- Stone bench-tops
- Bosch appliances
- Down-light fittings throughout
- Air-conditioning to living room and bedroom one
- Low maintenance gardens

Type A

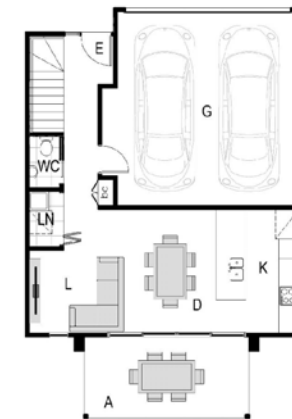


Ground Floor



First Floor

Type C

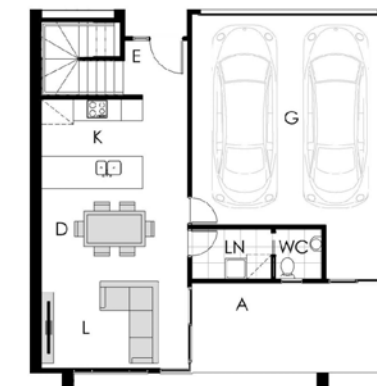


Ground Floor



First Floor

Type E



Ground Floor



First Floor

Type B



Ground Floor



First Floor

Type D



Ground Floor

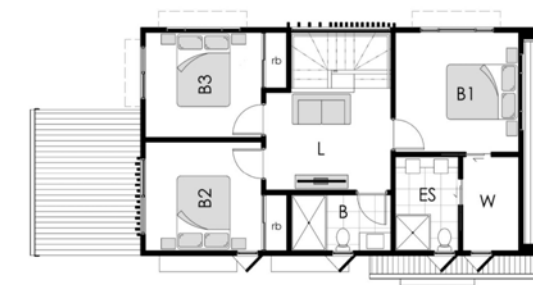


First Floor

Type F



Ground Floor



First Floor

Convenience at every turn

Located in the heart of thriving Sippy Downs residents will enjoy an enviable lifestyle with a superb balance of convenience, leisure, green spaces and connectivity.

Central Residences sits amidst excellent private and public schools, Sunshine Coast University, sports and recreational facilities, medical services and shopping centres.

Central Residences is the perfect location for your new home or investment property with everything at your doorstep.





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General Inclusions

- Soil test, site classification & wind rating classification by geotechnical engineer
- Contour survey to establish existing topography by land surveyor
- Preparation of Full working drawings for the new dwelling
- Provision of footing, slab and structural designs by a structural engineer (where required)
- QBCC structural warranty insurance for 6 years and 6 months from handover
- Construction and public liability insurance (during construction)
- Building and plumbing approvals for the new dwelling including associated fees as required
- Connection of sewerage, storm water, power & water in accordance with local authority requirements
- Internal Pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- 12 month maintenance period following Practical Completion

- R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls
- Keyed locks fitted to all opening windows and sliding doors, deadlocks to all external swing doors

External Features

- Reinforced concrete paving to the driveway, crossover, front porch and paths
- Alfresco area to be tiled
- Wall or post mounted fold down clothes line
- Mains pressure electric storage hot water unit.
- Exterior painting to the entire dwelling comprising 2 coats of exterior low sheen acrylic paint to the soffits, porch and alfresco ceilings, external cladding (if applicable), render and exterior woodwork (if applicable)

Structural Inclusions

- Excavation and site work as required for the new dwelling
- Earthwork batters and/or retaining walls if and where required to create the building platform for the new dwelling as detailed on approved drawings
- Engineer designed concrete slab floor OR framed timber sub-floor system as shown on the approved drawings
- Termite protection system installed in accordance with AS3660.1-2000 • Wall frames and engineered roof trusses
- 2600mm Ceiling height
- Remote controlled Colorbond® sectional overhead garage door (with 2 handsets)
- Colorbond® metal fascia and guttering with 90mm painted PVC downpipes (colour complimentary to exterior of dwelling)
- Colorbond® custom orb metal roofing
- Brick veneer and/or rendered & painted brick veneer/blockwork and/or nominated cladding to the external walls.
- Powder coated aluminium windows, external door frames and sliding doors

Internal Features

- Plasterboard internal walls and ceilings with the exception of the wet area walls which are to be lined with villaboard
- Cove style cornice throughout
- Internal doors are to be paint finished premium routed hollow core doors
- Internal door furniture is to be chrome lever style passage sets with privacy adaptors to be fitted to the bathroom, ensuite and W.C. doors (where applicable)
- Skirtings are to be 68mm x 12mm finger jointed splayed profile
- Architraves are to be 42mm x 12mm finger jointed splayed profile
- Built-in-robos are to have sliding doors and a single melamine shelf with hanging rail underneath
- Carpet is to be provided to the Bedrooms, WIR and Office/Study (if applicable) where shown on approved drawings
- Ceramic tiling or vinyl planking option to the floors of the Entry, Hallway, Kitchen, Family Room, Meals Area and Rear Hallway (if applicable) where shown on approved drawings
- Low sheen washable acrylic paint to the internal walls and gloss enamel paint to the internal woodwork and internal doors

Electrical Features

- Electrical meter box & switchboard including compliant safety switches and RCDs
- 240v LED downlights to all ceilings excluding garage
- 240v LED downlights outside all external doors, front porch and alfresco
- 1200mm long fluorescent light to garage ceiling
- 1200mm dia white ceiling fan to family room (where applicable or as detailed on approved drawings), each bedroom, living room and alfresco area
- Exhaust fans to the bathroom and ensuite
- Digital Ready TV antenna with points located in bedroom one, MPR and living room
- Internal Pre-wiring
- 1 x telephone points
- Internal Pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account
- Single power points to the garage door motor, rangehood, dishwasher, refrigerator space and microwave space (where applicable)
- Reverse cycle split system air-conditioner to main living area and bedroom one
- Mains powered and interconnected smoke alarms with battery backup installed in accordance with Building Code, Australian Standards and applicable legislation

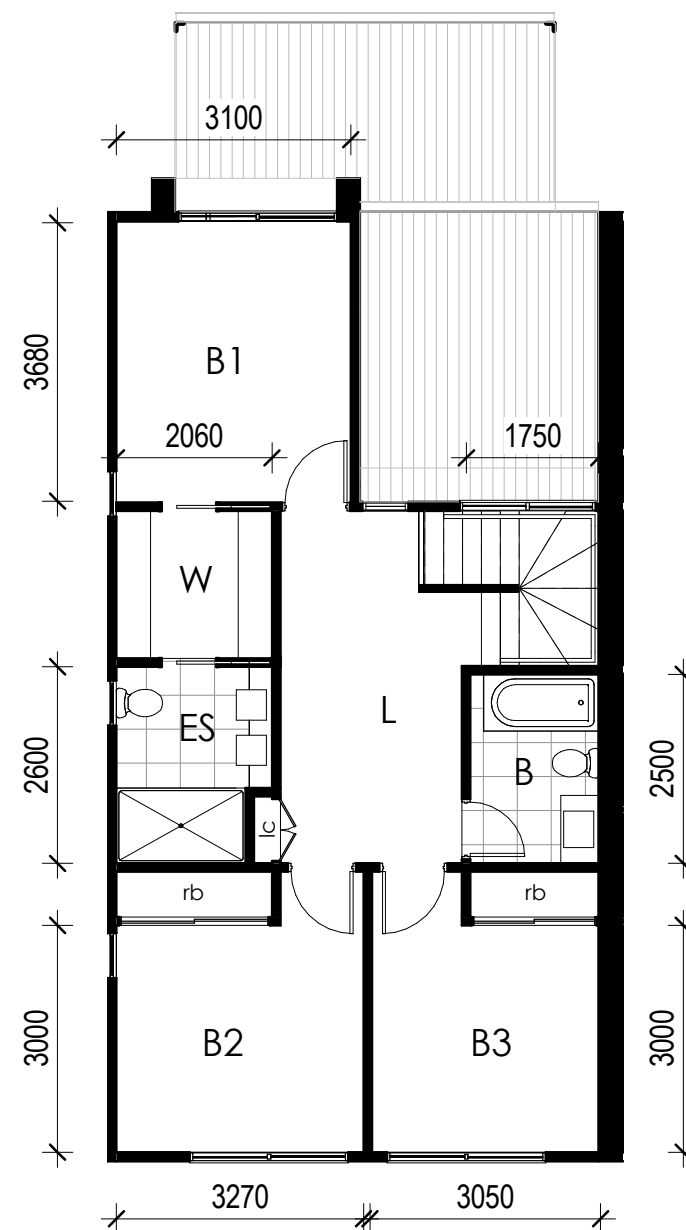
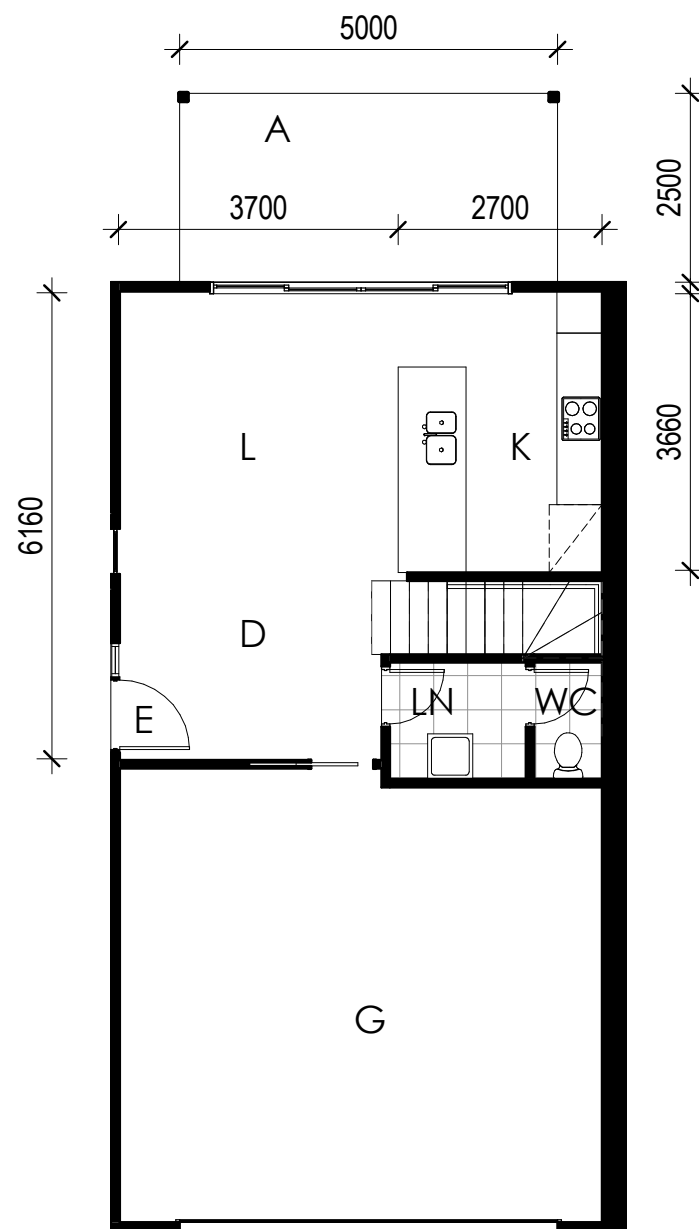
- Chrome toilet roll holder to each toilet suite and double chrome towel rail to bathroom and ensuite
- Ceramic wall tiling to the bathroom and ensuite to 2000mm high in the shower recess, 500mm high above the bath podium, 135mm high vanity splashback, 400mm high laundry splashback (nominal)
- Ceramic wall tiles to skirtings up to 100mm high as shown on the approved drawings
- Ceramic floor tiling to the bathroom, ensuite, W.C and laundry as shown on the approved plans

Kitchen Features

- Laminated kitchen cupboards (base and overheads) with engineered stone benchtops
- Soft Close hinges to cupboard doors and drawers
- Stainless steel sink with chrome mixer tap
- Stainless Steel European Designed Appliances including; 600mm electric under bench oven 600mm electric ceramic cooktop 600mm slide-out rangehood, externally ducted Stainless Steel Dishwasher
- Ceramic tiling to the splashbacks as shown on the approved drawings

Bathroom, Ensuite, WC & Laundry Features

- Laminated vanity cupboards with engineered stone tops as shown on the approved drawings
- Soft close hinges to cupboard doors and drawers
- White vitreous china drop in vanity basin and chrome mixer tap.
- Mirror above vanity to width of vanity and approx. 1000mm high (nominal)
- Fully tiled shower base with polished silver aluminium shower screen complete with clear glazing, pivot door and a chrome shower mixer and adjustable shower rose & rail
- White vitreous china close coupled toilet suite with dual flush and soft close seat
- Laundry trough and metal cabinet with chrome mixer tap. • Chrome washing machine stop taps mounted inside the trough cabinet

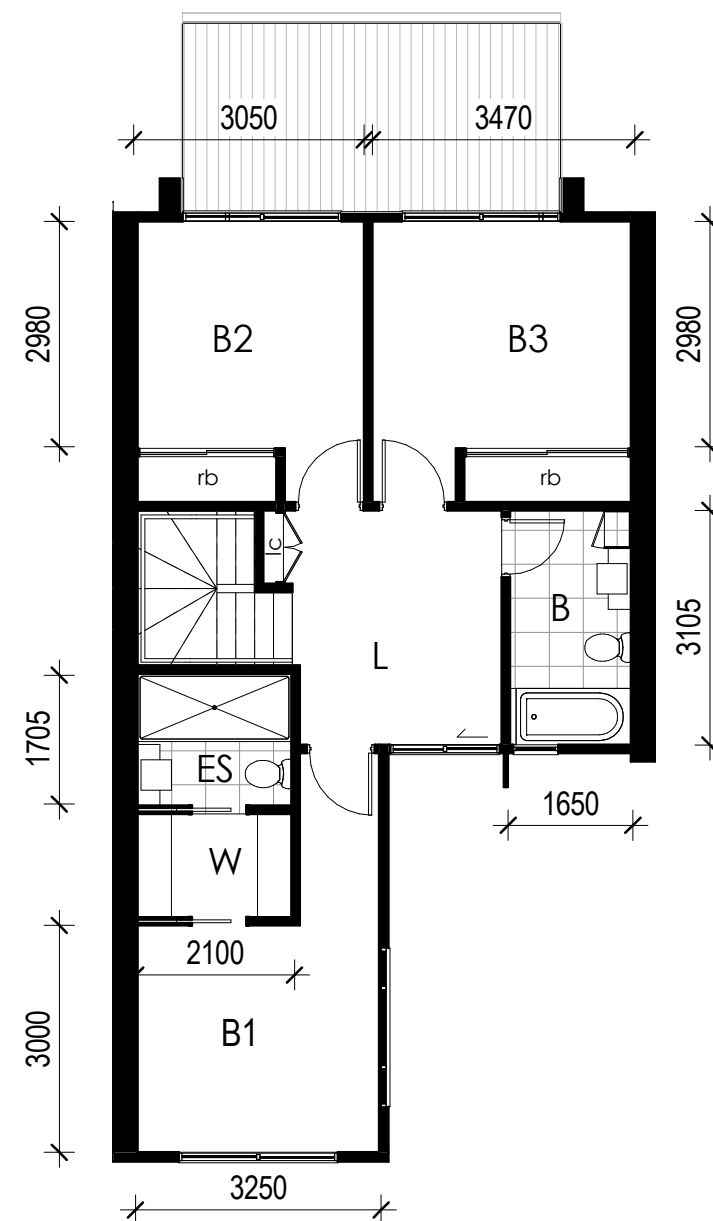
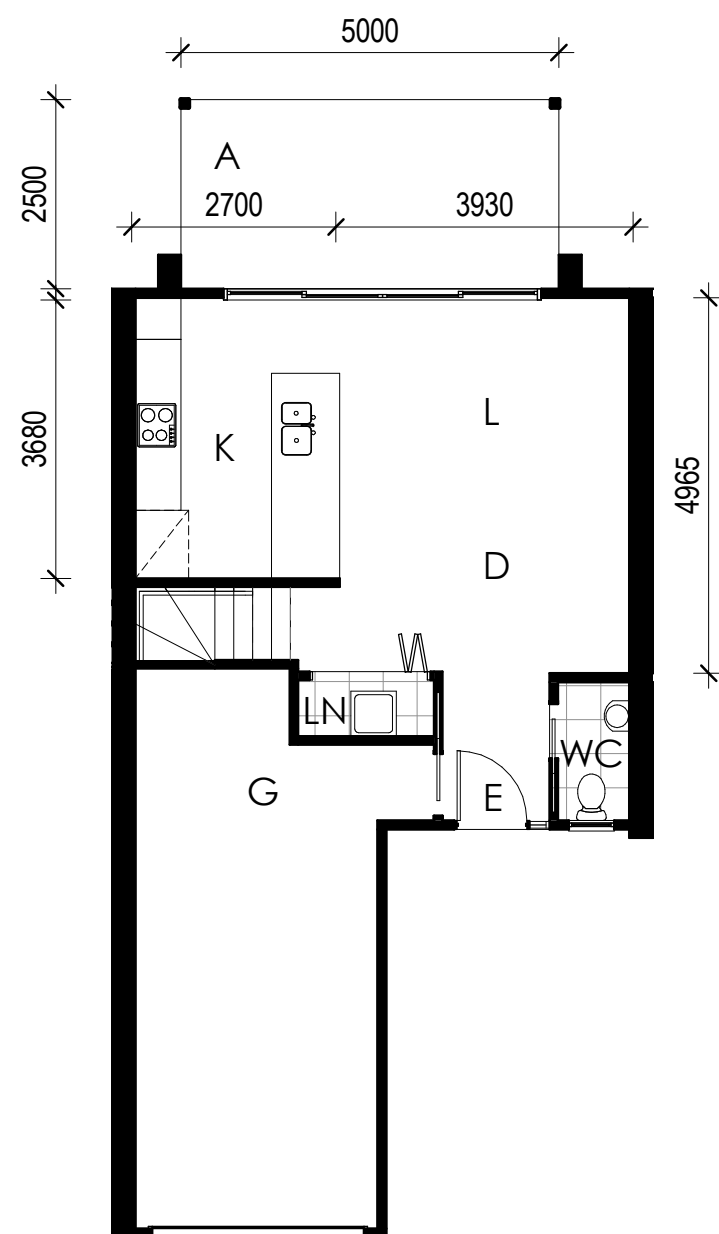


LEGEND

A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
LC	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

1 TYPICAL PLAN - UNIT TYPE A
1:100

Dimensions shown are subject to
change and variation without notice



LEGEND

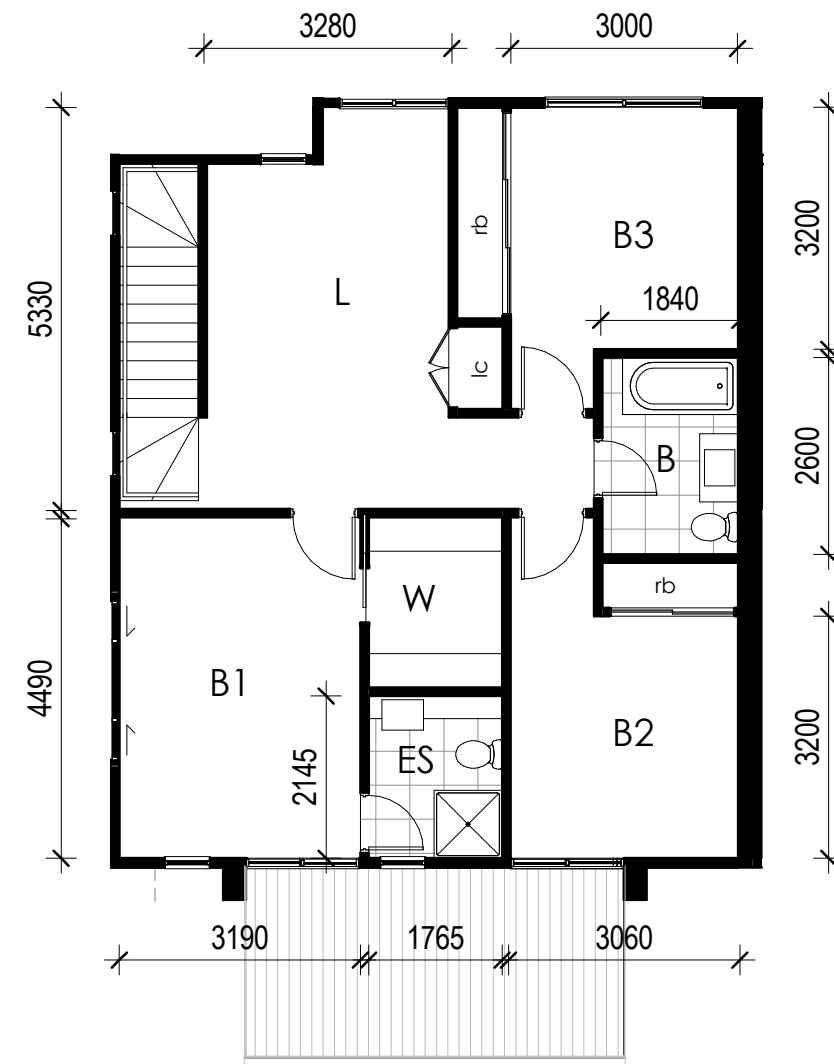
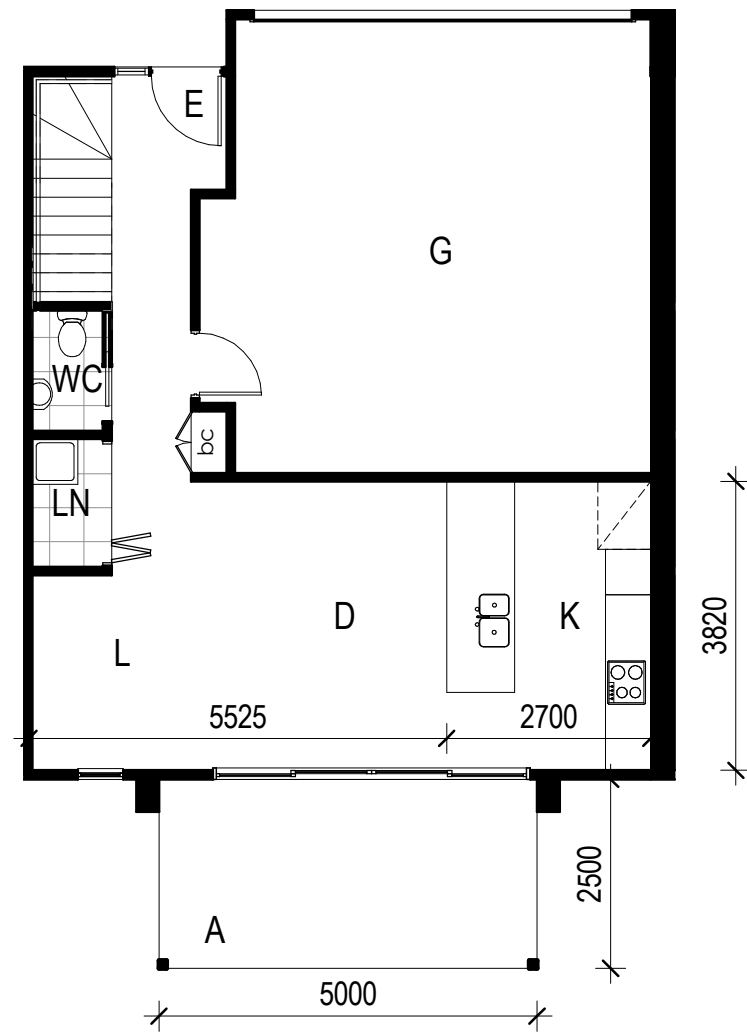
A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
lc	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

TYPICAL PLAN - UNIT TYPE B

1

1:100

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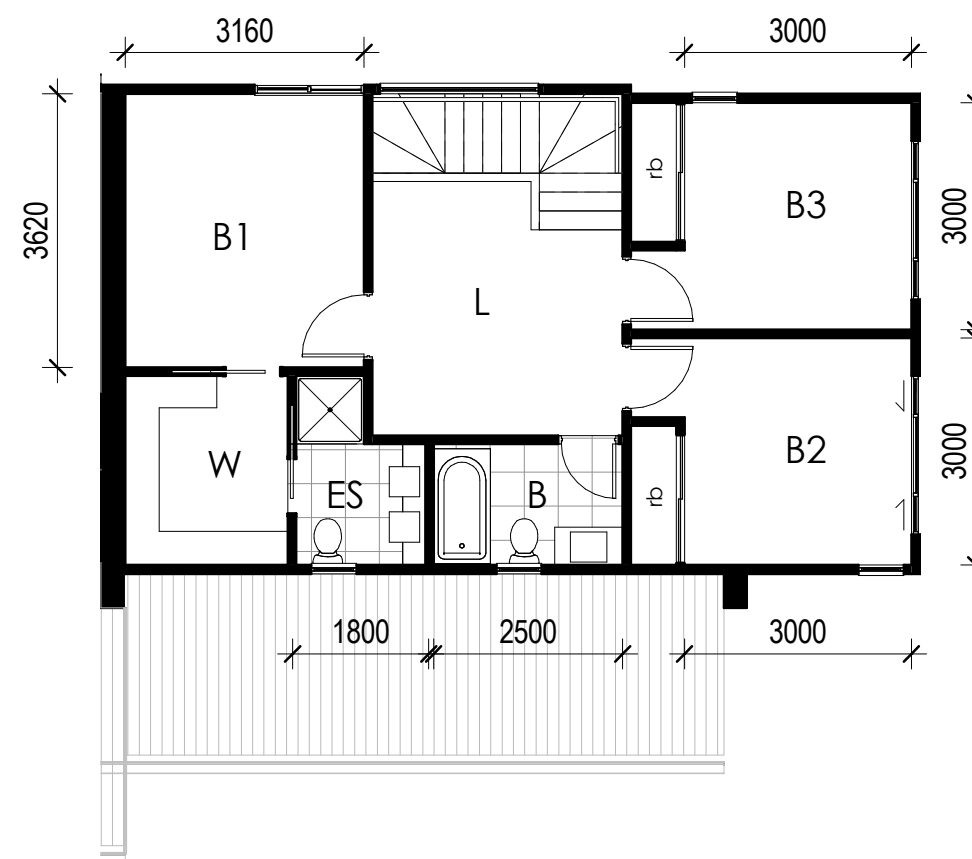
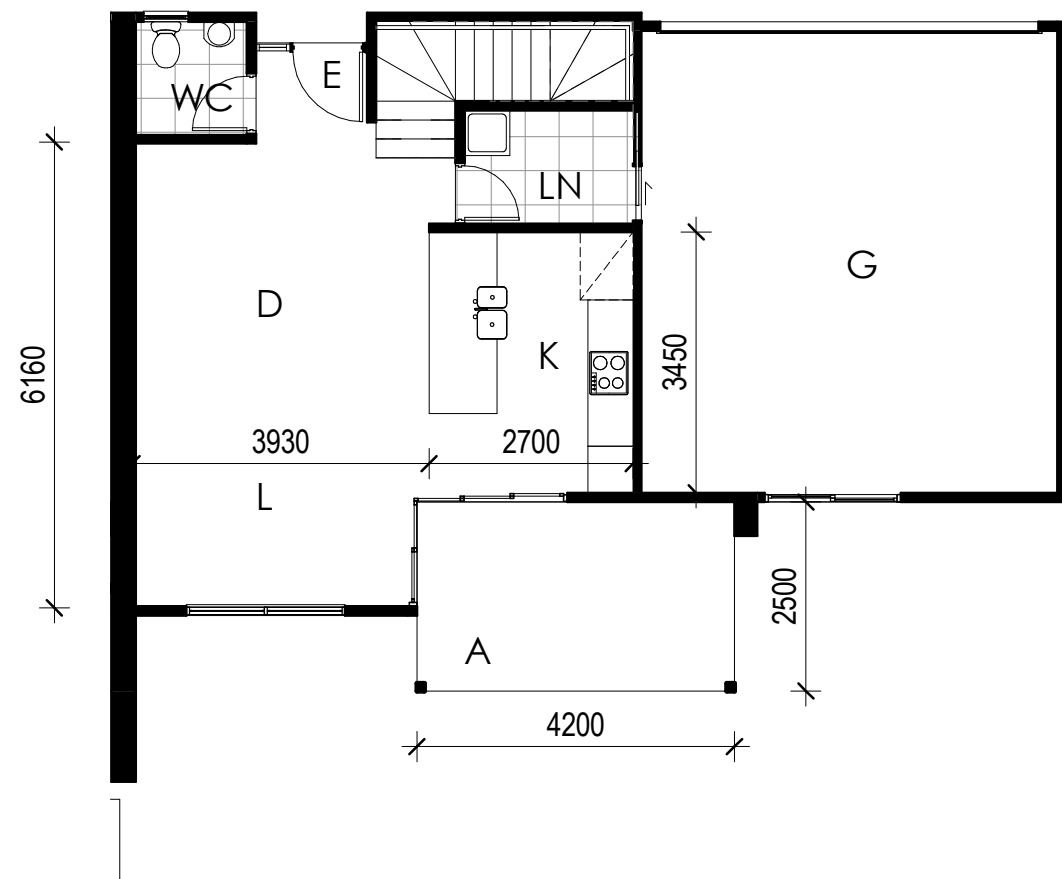


LEGEND

A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
bc	BROOM CLOSET
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
lc	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

1 TYPICAL PLAN - UNIT TYPE C
1:100

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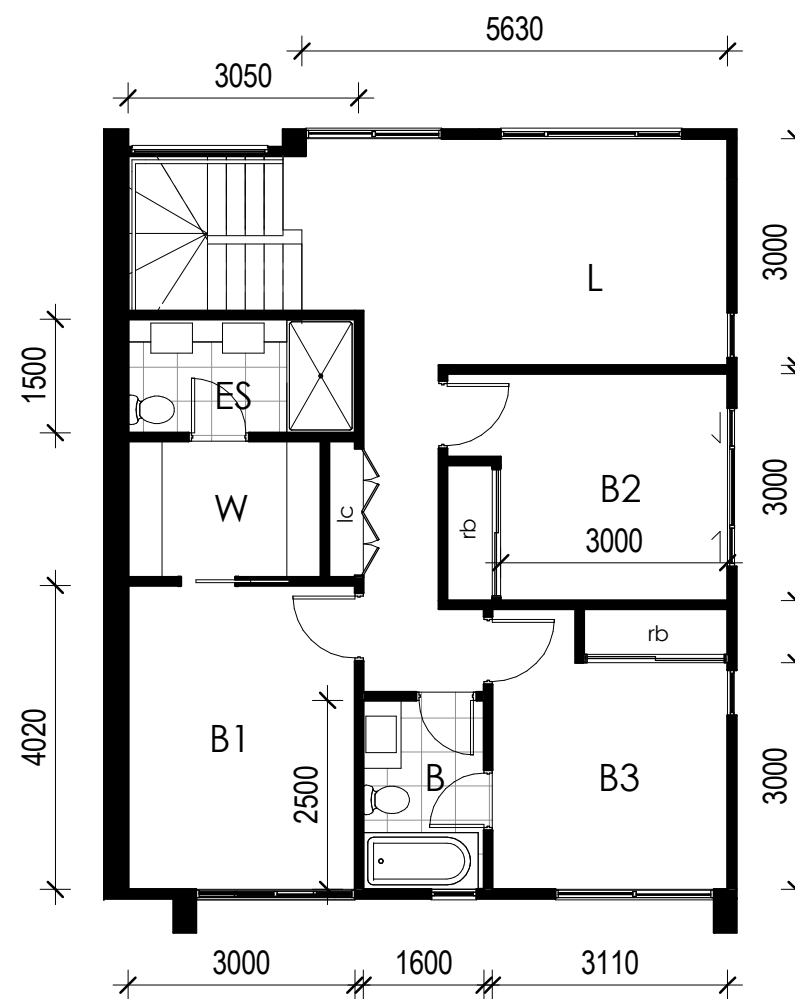
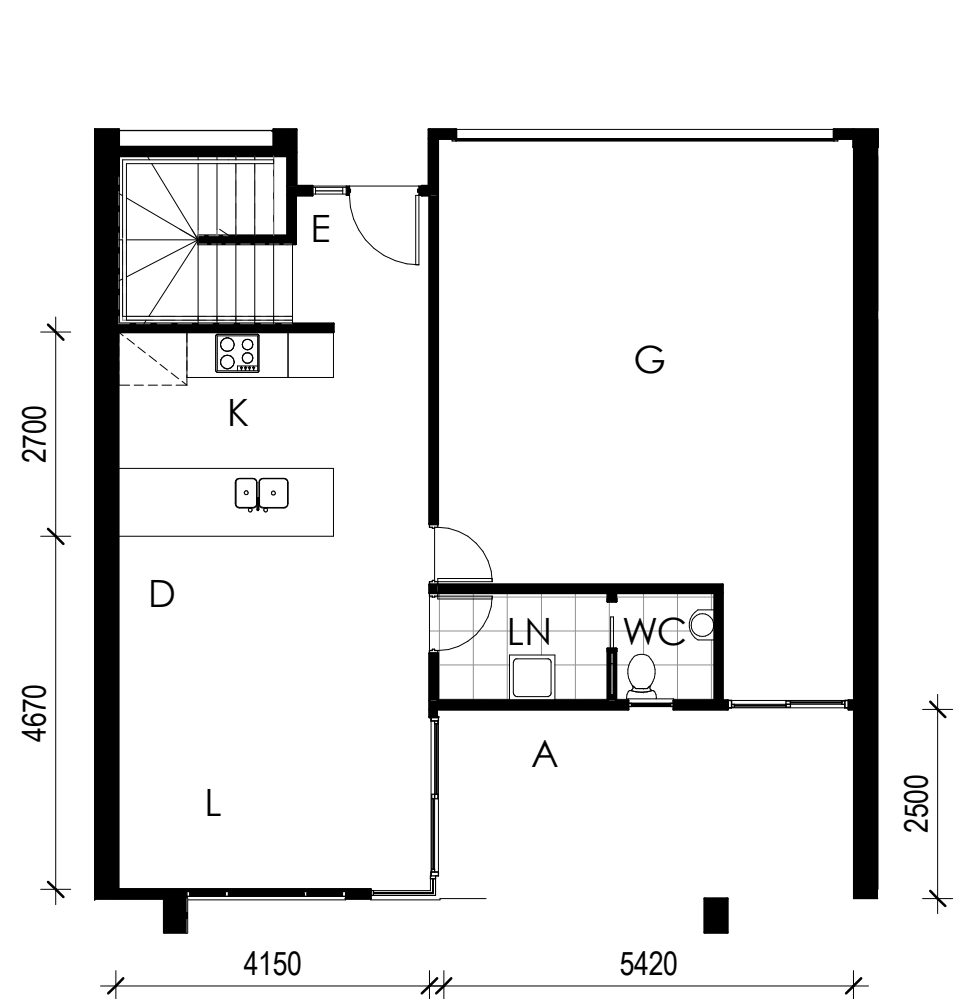


LEGEND

A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
Lc	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

1 TYPICAL PLAN - UNIT TYPE D
1:100

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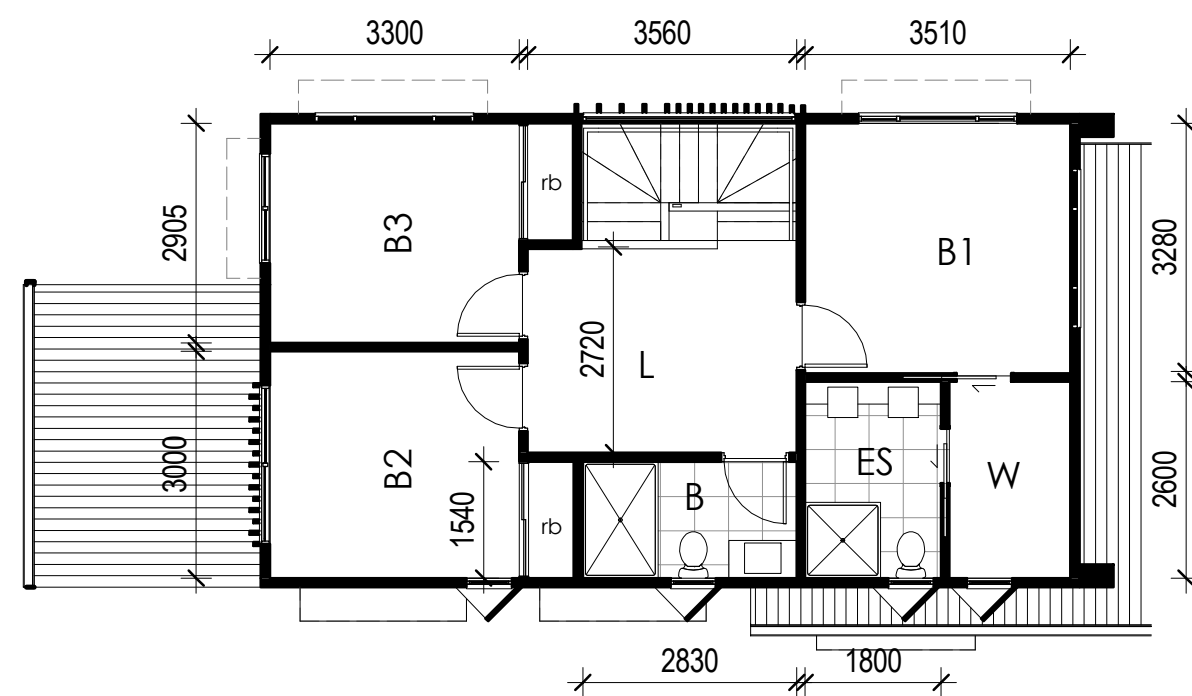
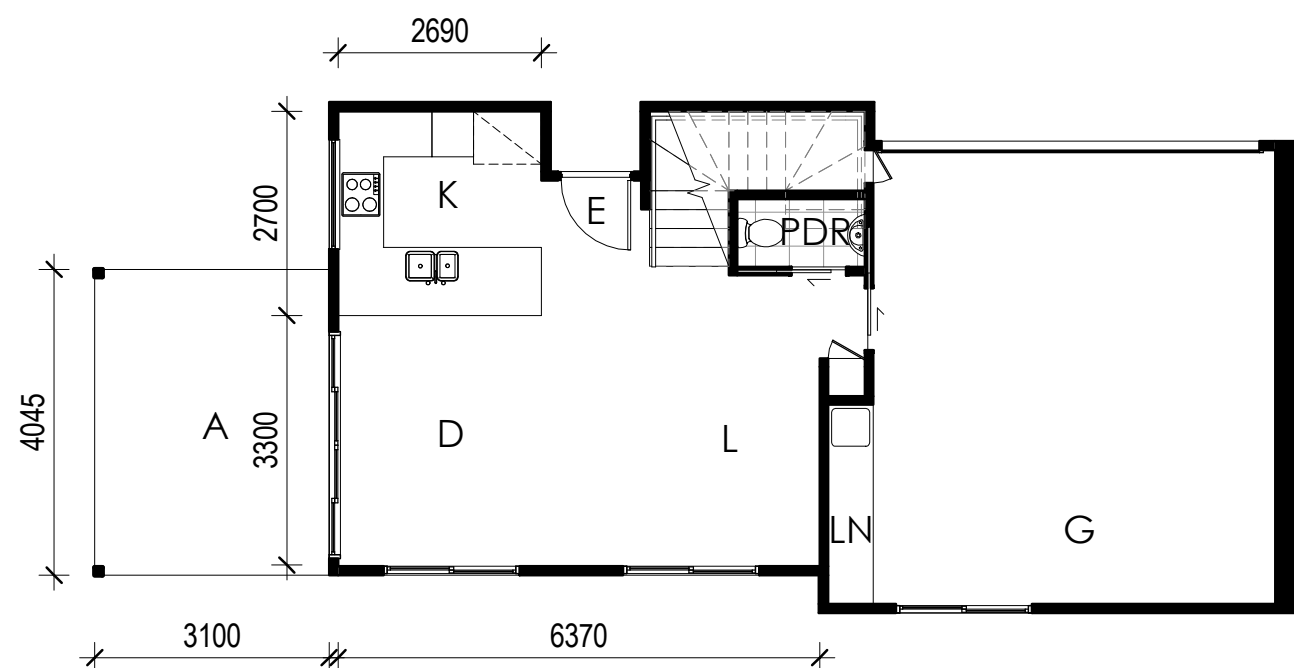


LEGEND

A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
lc	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

1 TYPICAL PLAN - UNIT TYPE E
1:100

Dimensions shown are subject to
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LEGEND

A	ALFRESCO
B	BATHROOM
B1	BEDROOM 1
B2	BEDROOM 2
B3	BEDROOM 3
D	DINING
ES	ENSUITE
E	ENTRY
G	GARAGE
K	KITCHEN
LN	LAUNDRY
LC	LINEN CLOSET
L	LIVING
rb	ROBE
W	WALK IN ROBE
WC	WATER CLOSET

1 TYPICAL PLAN - UNIT TYPE F
1:100

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Unit Number	Unit Type	Internal m ²	Patio m ²	Garage m ²	Total m ²	Pricing
1	F	106.18	12.0	35.76	153.96	SOLD
2	F	106.18	12.0	35.76	153.96	SOLD
23	A	109.67	12.5	39.99	162.87	SOLD
24	B	106.27	12.5	25.60	144.37	\$ 475,000
25	B	106.27	12.5	25.60	144.37	\$ 475,000
26	A	109.67	12.5	39.99	162.87	SOLD
27	A	109.67	12.5	39.99	162.87	SOLD
28	A	109.67	12.5	39.99	162.87	SOLD

Unit Number	Unit Type	Internal m ²	Patio m ²	Garage m ²	Total m ²	Pricing
3	D	113.89	10.50	35.69	160.08	\$ 505,000
4	E	127.47	14.12	37.28	178.87	\$ 509,000
5	E	127.47	14.12	37.28	178.87	\$ 509,000
6	C	127.36	12.5	35.99	175.85	\$ 514,000
7	C	127.36	12.5	35.99	175.85	\$ 519,000
14	A	109.67	12.5	39.99	162.87	\$ 485,000
15	B	106.27	12.5	25.60	144.37	\$ 479,000
16	B	106.27	12.5	25.60	144.37	\$ 479,000
17	A	109.67	12.5	39.99	162.87	\$ 485,000
18	A	109.67	12.5	39.99	162.87	\$ 485,000
19	B	106.27	12.5	25.60	144.37	\$ 479,000
20	B	106.27	12.5	25.60	144.37	\$ 479,000
21	B	106.27	12.5	25.60	144.37	\$ 479,000
22	A	109.67	12.5	39.99	162.87	\$ 485,000

Unit Number	Unit Type	Internal m²	Patio m²	Garage m²	Total m²	Pricing
8	A	109.67	12.5	39.99	162.87	\$ 485,000
9	B	106.27	12.5	25.60	144.37	\$ 479,000
10	B	106.27	12.5	25.60	144.37	\$ 479,000
11	B	106.27	12.5	25.60	144.37	\$ 479,000
12	B	106.27	12.5	25.60	144.37	\$ 479,000
13	A	109.67	12.5	39.99	162.87	\$ 485,000



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R E S I D E N C E S

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