NEWPORT TERRACE HOMES

Well Located
How convenient

Relaxed LifestyleBackdrop for living

Well Designed
In your element

Well Balanced
Naturally inspired

Well Styled

Matters of taste



Sails at Newport Inclusions Brochure

Artist's impression. Subject to change.



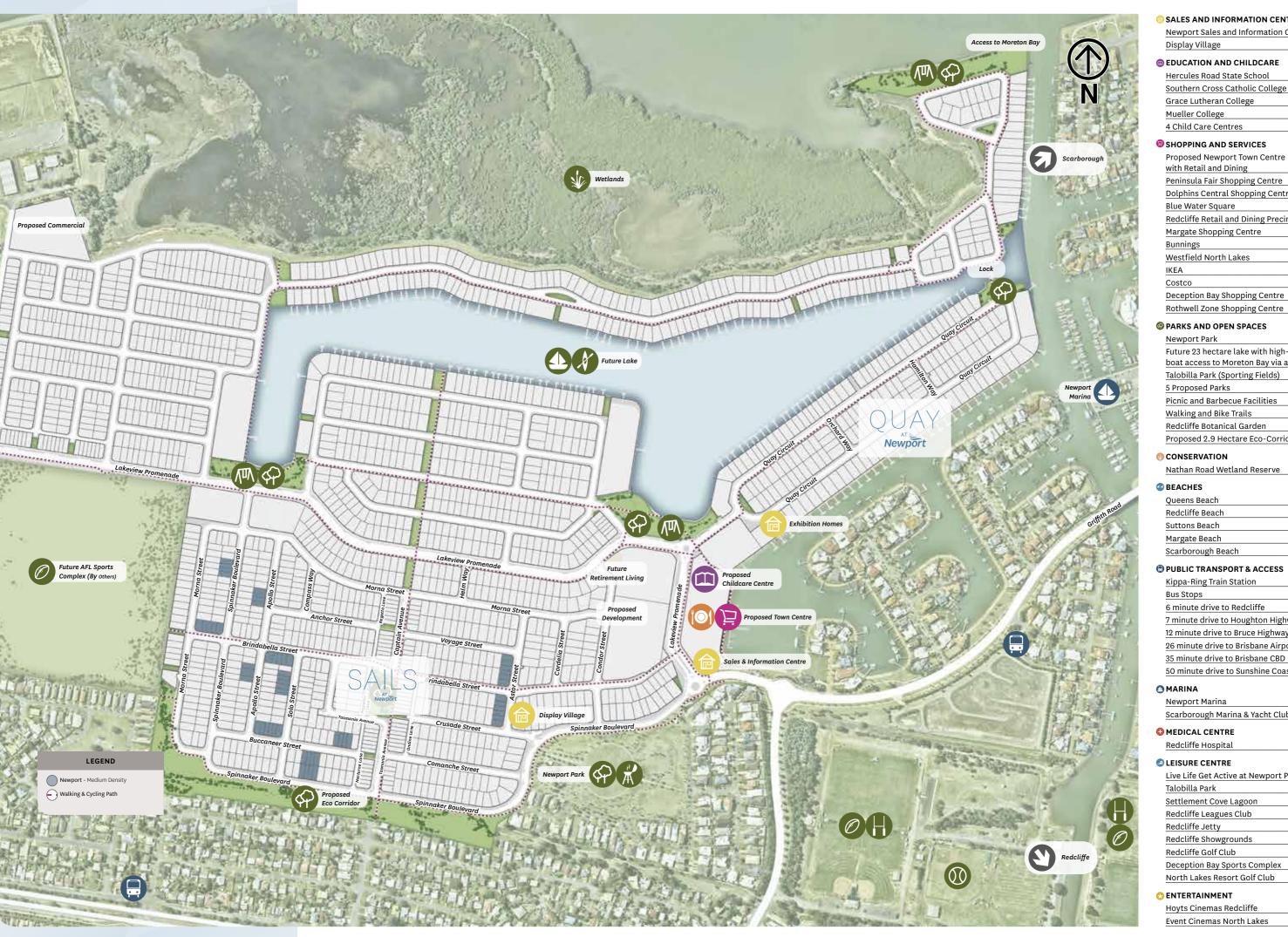


SAIL S Newport

Sails at Newport is a stunning collection of terraces in one of Brisbane's most exclusive suburbs, Newport. The latest residential offering of its kind in Newport, the terraces make the most of everything Newport has to offer.

Innovative design is a hallmark of the community, with cleverly integrated features providing the ultimate in contemporary urban living.

With Moreton Bay at your fingertips and the desirable suburb of Newport at your feet, the stunning terrace exteriors are influenced by the coastal habitat, created to reflect the bayside living of the area. Your terrace home has been designed to invite the coastal outdoors in, whilst allowing for much-needed privacy and retreat.



SALES AND INFORMATION CENTRE

Newport Sales and Information Centre Display Village

@ EDUCATION AND CHILDCARE

Hercules Road State School Southern Cross Catholic College Grace Lutheran College Mueller College

SHOPPING AND SERVICES

with Retail and Dining Peninsula Fair Shopping Centre **Dolphins Central Shopping Centre** Blue Water Square Redcliffe Retail and Dining Precinct Margate Shopping Centre Bunnings Westfield North Lakes

IKEA

Costco

Deception Bay Shopping Centre Rothwell Zone Shopping Centre

@ PARKS AND OPEN SPACES

Newport Park

Future 23 hectare lake with high-mast boat access to Moreton Bay via a lock Talobilla Park (Sporting Fields)

5 Proposed Parks

Picnic and Barbecue Facilities

Walking and Bike Trails Redcliffe Botanical Garden

Proposed 2.9 Hectare Eco-Corridor

OCCUPATION

Nathan Road Wetland Reserve

BEACHES

Queens Beach Redcliffe Beach

Suttons Beach

Margate Beach Scarborough Beach

PUBLIC TRANSPORT & ACCESS Kippa-Ring Train Station

Bus Stops

6 minute drive to Redcliffe

7 minute drive to Houghton Highway 12 minute drive to Bruce Highway

26 minute drive to Brisbane Airport

35 minute drive to Brisbane CBD 50 minute drive to Sunshine Coast

Newport Marina

Scarborough Marina & Yacht Club

MEDICAL CENTRE

Redcliffe Hospital

LEISURE CENTRE

Live Life Get Active at Newport Park Talobilla Park

Settlement Cove Lagoon Redcliffe Leagues Club

Redcliffe Jetty

Redcliffe Showgrounds

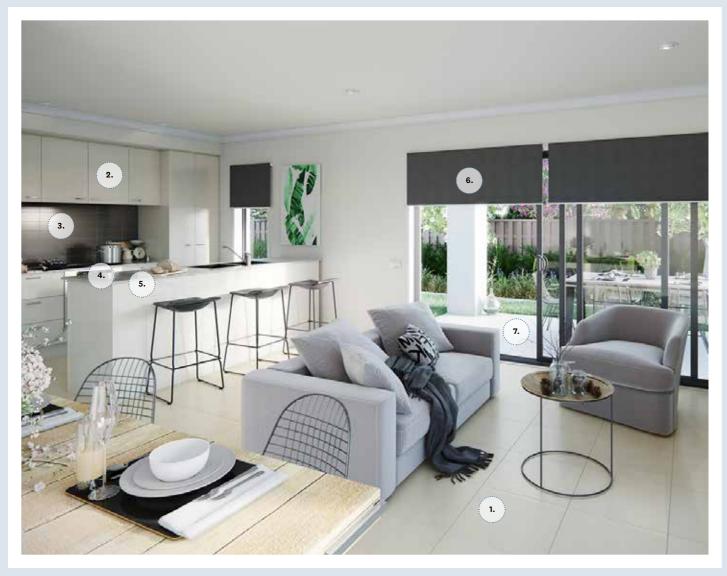
Redcliffe Golf Club

Deception Bay Sports Complex North Lakes Resort Golf Club

C ENTERTAINMENT

Hoyts Cinemas Redcliffe **Event Cinemas North Lakes**

The heart of the home



Artist's impression. Subject to change. Furniture not included.

- 1. Tiled flooring
- 2. Laminate cupboards and drawers with soft closers
- **3.** Tiled splashback
- **4.** 900mm built-in oven and cooktop
- **5.** 20mm reconstituted stone benchtops
- **6.** Block-out blinds
- 7. Tiled alfresco area

Fixtures, fittings and finishes

TERRACES NEWPORT	THE FACADE DESIGN IS TO BE ADOUTED THAT IN INTERPOTING AGAINST WITH ADOUTED ACCOUNT.
FAÇADE & EXTERNAL CLADDING	THE FAÇADE DESIGN IS TO BE ARCHITECTURALLY INTERESTING, COMPLY WITH PROJECT SPECIFIC COVENANTS AND INCORPORATE A MIX OF MATERIALS INCLUDING (BUT NOT LIMITED TO): RENDER FEATURE LIGHTWEIGHT CLADDING
ROOF COVER	· FACE BRICK
ROOF COVER	 COLORBOND STEEL ROOF COVER COLORBOND FASCIA, GUTTER & DOWNPIPES
DOORS & WINDOWS	• FRONT ENTRY EXTERNAL HINGED DOOR - FLUSH PANEL STAIN GRADE FINISH WITH TRANSLUCENT GLAZING
	 INTERNAL HINGED DOORS - FLUSH PANEL PAINT GRADE FINISH WITH CHROME LEVER HANDLES BED & ROBE SLIDING DOOR - FRAMED MIRROR DOOR WITH MATT SILVER FINISH GARAGE DOOR -AUTOMATIC COLORBOND SECTIONAL OVERHEAD DOOR, INCLUDING 2 REMOTE HANDSET WINDOWS - DOMESTIC GRADE ALUMINIUM POWDER COATED WINDOWS. SLIDING/BI-FOLD GLAZED DOORS - DOMESTIC GRADE ALUMINIUM CLEAR GLAZED POWDER COATED DOOR
	 WINDOW TREATMENTS - ROLLER BLINDS WITH BLOCK OUT FABRIC THROUGHOUT HOME, INCLUDING ALL SLIDING DOORS, EXCLUDING GARAGE
WALL AND CEILING LINING	 PLASTERBOARD LINING TO WALLS AND CEILINGS TILING TO ALL WET AREAS 90MM COVED CORNICE THROUGHOUT
CABINETRY AND ACCESSORIE	
KITCHEN	· LAMINATE FINISHED UNDER BENCH AND OVERHEAD CABINETS
	· SOFT CLOSE DRAWERS AND DOORS
	 20MM RECONSTITUTED STONE BENCH TOPS DOUBLE BOWL UNDER-MOUNT STAINLESS STEEL SINK WITH CHROME SINK MIXER TAP MICROWAVE SPACE
BATHROOM & ENSUITE	- JOINERY - LAMINATE FINISHED CABINETS FROM BUILDERS STANDARD RANGE OF LAMINATES AND DOOR HANDLES, INCLUDING SOFT CLOSE DRAWERS AND DOORS - BENCH TOP - 20MM RECONSTITUTED STONE BENCH TOPS - VANITY BASIN - WHITE SINGLE VITREOUS CHINA VANITY BASIN WITH CHROME MIXER TAP - ENSUITE - INCLUDES VANITY BASIN AND CABINETRY - BATH - WHITE ACRYLIC BATH WITH CHROME HOB OR WALL MOUNTED TAPS AND SPOUT - SHOWER SCREEN - PERIMETER FRAMED WITH FRAMELESS PIVOT DOOR - SHOWER TAPWARE - CHROME WALL MIXER AND ADJUSTABLE RAIL SHOWER HEAD - TOILET SUITE - WHITE CLOSE COUPLED DUAL FLUSH CERAMIC TOILET SUITE - MIRROR - POLISHED EDGE MIRROR ABOVE VANITY (TO BE SAME WIDTH AS VANITY) - FIXTURES - CHROME TOILET ROLL HOLDER, DOUBLE TOWEL RAIL AND SHELF/SOAP HOLDER TO SHOWER
POWDER / WC	 VANITY BASIN - WALL MOUNTED VANITY BASIN WITH CHROME MIXER TAP (ONLY FOR POWDER) TOILET SUITE - WHITE CLOSE COUPLED DUAL FLUSH CERAMIC TOILET SUITE. MIRROR - POLISHED EDGE MIRROR ABOVE BASIN FIXTURES - CHROME TOILET ROLL HOLDER AND TOWEL RING (ONLY FOR POWDER ROOM)
LAUNDRY	TROUGH - 45LTR SINGLE STAINLESS STEEL TROUGH CABINET - LAMINATE CUPBOARD EXTENDED INCORPORATING TROUGH. OVERHEAD TWO DOOR CABINET LAMINATE BENCH TOP TAPWARE - CHROME FLICK MIXER TO LAUNDRY TROUGH PLUS 2 X STOP TAPS TO WASHING MACHINE
APPLIANCES	STAINLESS STEEL 900MM STAINLESS STEEL ELECTRIC OVEN, 900MM STAINLESS STEEL COOKTOP, 750MM RANGEHOOD AND 600MM FREESTANDING DISHWASHER SPLIT SYSTEM AIR-CONDITIONING TO KITCHEN/LIVING AREA AND MASTER BEDROOM AS A MINIMUM
FLOOR COVERING & WALL TILING	 ALL FLOOR & WALL TILES FROM BUILDERS STANDARD RANGE FLOOR TILES TO FRONT PORCH, ALFRESCO, KITCHEN, BATHROOMS, ENSUITE, POWDER/WC, LAUNDRY AND ALL OTHER GROUND FLOOR AREAS (EXCEPT BEDROOMS) SKIRTING TILE TO BATHROOMS, ENSUITE, POWDER/WC AND LAUNDRY WALL TILES TO SHOWER RECESSES TILED SPLASHBACK TO VANITIES AND LAUNDRY. CARPET AND UNDERLAY TO ALL BEDROOMS AND STAIRS (WHERE APPLICABLE)
PLUMBING AND HWS	ALL PLUMBING AS REQUIRED TO BCA AND RELEVANT AUSTRALIAN STANDARDS ELECTRIC HOT WATER SYSTEM 2 X EXTERNAL GARDEN TAPS, FRONT AND REAR
ELECTRICAL	· TV POINTS PROVIDED
	· LED DOWN LIGHTS THROUGHOUT HOME, INCLUDING BEDROOMS AND BATHROOMS · PHONE DATA POINTS PROVIDED
EXTERNAL LIVING/ALFRESCO	 UNDERCOVER OUTDOOR ALFRESCO AREA INCLUDING PLASTERED CEILING, ROOF ALFRESCO AREA TO INCLUDE OUTDOOR TILES
EXTERNAL FEATURE/LANDSCAPING	HARDSCAPE - EXPOSED AGGREGATE CONCRETE DRIVEWAY TO GARAGE AND PATH TO FRONT DOOR FRONT YARD - TURE AND GARDEN BED. INCLUDING MULCH, PLANTS EDGING AND GRAVEL WITH

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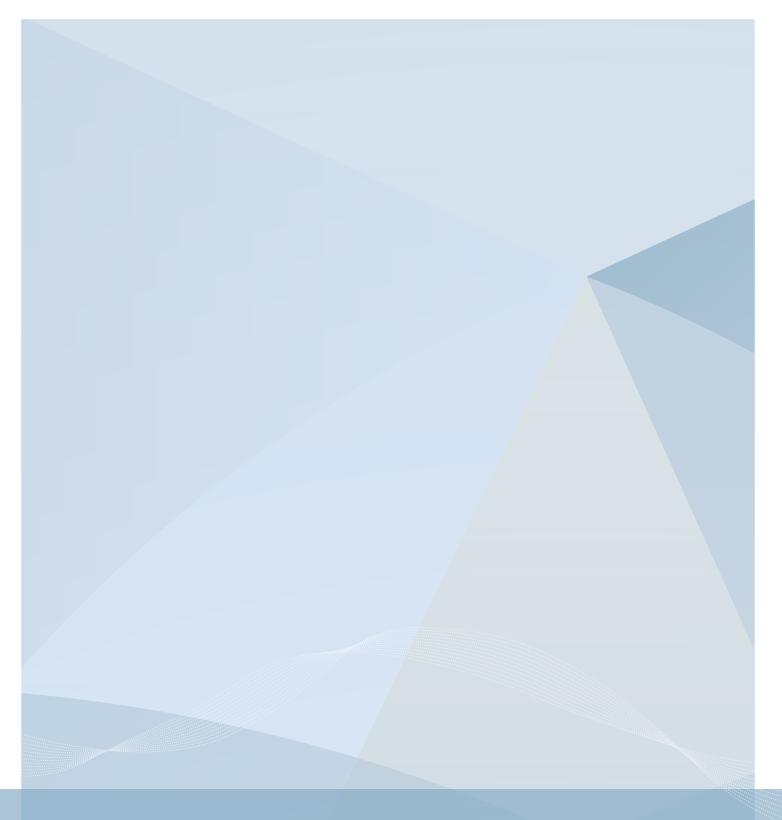
WING AND PEDESTRIAN GATE

· FRONT YARD - TURF AND GARDEN BED, INCLUDING MULCH, PLANTS EDGING AND GRAVEL WITH

· FENCING - MINIMUM 1800MM HIGH TIMBER FENCES TO SIDE & REAR BOUNDARIES INCLUDING RETURN

REAR YARD - TURF AND GARDEN BED, INCLUDING MULCH AND EDGING
LETTERBOX - FREE STANDING LETTER BOX INSTALLED BESIDE DRIVEWAY OR FRONT PATH

· CLOTHES LINE - SINGLE GROUND OR WALL MOUNTED FOLDING CLOTHES LINE



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