

NEWPORT TERRACE HOMES

Well Located

How convenient

Relaxed Lifestyle

Backdrop 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.



SAILS

AT
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
 - 4 Child Care Centres
- SHOPPING AND SERVICES**
 - Proposed Newport Town Centre 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
- CONSERVATION**
 - 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
- MARINA**
 - 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
- 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	
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): <ul style="list-style-type: none">• RENDER• FEATURE LIGHTWEIGHT CLADDING• FACE BRICK
ROOF COVER	<ul style="list-style-type: none">• COLORBOND STEEL ROOF COVER• COLORBOND FASCIA, GUTTER & DOWNPIPES
DOORS & WINDOWS	<ul style="list-style-type: none">• 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 HANDSETS• 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	<ul style="list-style-type: none">• PLASTERBOARD LINING TO WALLS AND CEILINGS• TILING TO ALL WET AREAS• 90MM COVED CORNICE THROUGHOUT
CABINETRY AND ACCESSORIES	
KITCHEN	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• ALL PLUMBING AS REQUIRED TO BCA AND RELEVANT AUSTRALIAN STANDARDS• ELECTRIC HOT WATER SYSTEM• 2 X EXTERNAL GARDEN TAPS, FRONT AND REAR
ELECTRICAL	<ul style="list-style-type: none">• TV POINTS PROVIDED• LED DOWN LIGHTS THROUGHOUT HOME, INCLUDING BEDROOMS AND BATHROOMS• PHONE DATA POINTS PROVIDED
EXTERNAL LIVING/ALFRESCO	<ul style="list-style-type: none">• UNDERCOVER OUTDOOR ALFRESCO AREA INCLUDING PLASTERED CEILING, ROOF• ALFRESCO AREA TO INCLUDE OUTDOOR TILES
EXTERNAL FEATURE/LANDSCAPING	<ul style="list-style-type: none">• HARDSCAPE – EXPOSED AGGREGATE CONCRETE DRIVEWAY TO GARAGE AND PATH TO FRONT DOOR• FRONT YARD – TURF AND GARDEN BED, INCLUDING MULCH, PLANTS EDGING AND GRAVEL WITH STEPPERS• 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• FENCING – MINIMUM 1800MM HIGH TIMBER FENCES TO SIDE & REAR BOUNDARIES INCLUDING RETURN WING AND PEDESTRIAN GATE

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