

# House and Land

At Altitude







**\$1,765,500** *Construction Started*



# Villa-Duo

*Model 1, 6 bedroom*

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

PRICE IS 'ON COMPLETION' . Includes POOL landscape and Solar Power.

**LOT 726** Mawson Blvd.



# Villa-Duo

Model 1, 6 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array



NSW Licence No: 238408C QLD Licence 15142595

LOT 726 Mawson Blvd.



UPPER FLOOR



CONSTRUCTION STARTED

2.7m High Ground floor Ceilings  
and raked Living ceiling House 1  
2.4m Doors and Windows.  
2.6m High Ground Floor ceilings  
and raked Living ceiling in House 2

POOL: **\$38,000** INCLUDED

GROUND FLOOR



# Villa-Duo

Model 1, 6 bedroom

DESIGNED to meet COMPLYING DEVELOPMENT APPROVAL NSW



DUAL LIVING 4 BED+ 2 BED

Floor Area: 280. m2  
Length: 23.4 m  
Width: 13.1 m  
Lot Width: 15.2 m NSW  
16.6 m QLD

STOCK PLAN

All Plans Copyright 2023



NSW Licence: 238408C QLD Licence 15142595



# Villa-Duo

Model 1, 6 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

NSW Licence No: 238408C QLD Licence 15142595

LOT 726 Mawson Blvd.





**\$1,495,000** *Construction Started*



# Sorrento

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

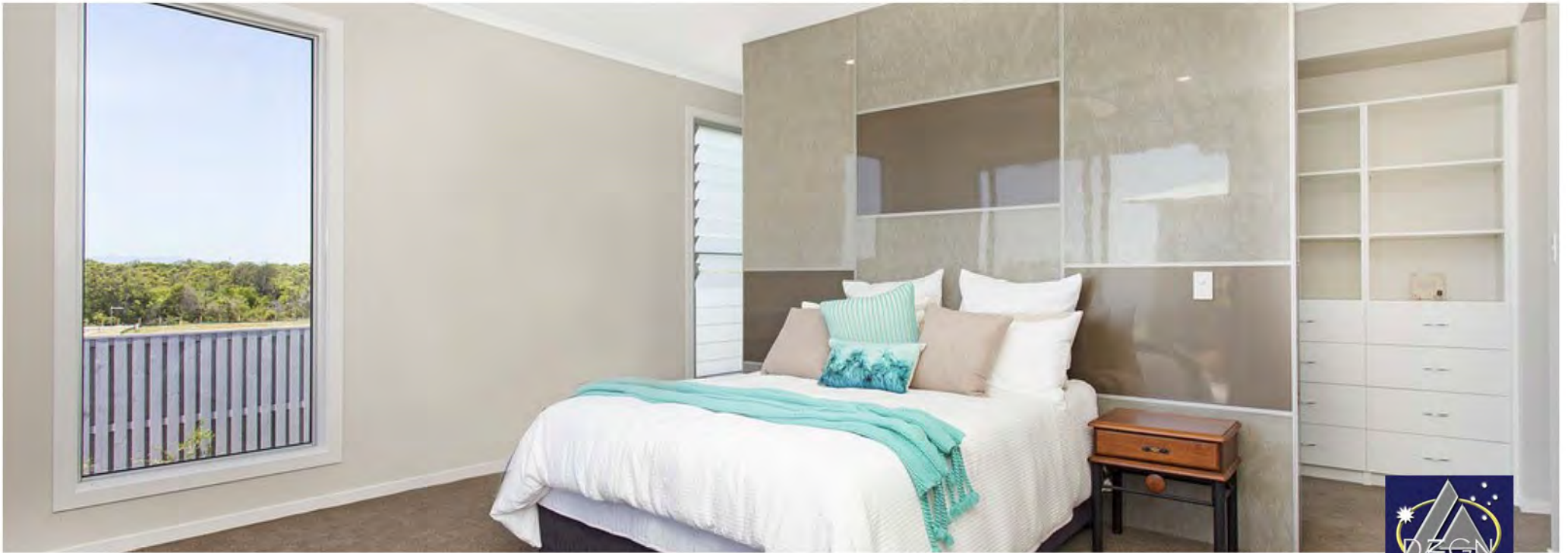
Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Powered from the Solar Array

PRICE IS 'ON COMPLETION' . Includes POOL. Landscape and Solar Power.

**LOT 724** Mawson Blvd.



STOCK PLAN



# Sorrento

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Powered from the Solar Array

NSW Licence No: 238408C QLD Licence 15142595

LOT 724 Mawson Blvd.



This Design introduced innovative ideas winning Master Builders Housing Awards at both Regional and State level

2.7m High Ceilings  
2.4m Doors and Windows



# Sorrento

Model 3, 4 bedroom

DESIGNED to meet COMPLYING DEVELOPMENT APPROVAL NSW



CONSTRUCTION STARTED

POOL: **\$38,000** INCLUDED

GROUND FLOOR



Floor Area: 225. m2  
Length: 23.0 m  
Width: 10.6 m  
Lot Width: 12.4 m NSW  
13.6 m QLD

STOCK PLAN  
All Plans Copyright 2023



NSW Licence: 238408C QLD Licence 15142595





STOCK PLAN



# Sorrento

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

derived from the Solar Array

NSW Licence No: 238408C QLD Licence 15142595

LOT 724 Mawson Blvd.





**\$1,655,000** *off plan price*



PRICE IS 'ON COMPLETION' . Includes POOL. Landscape and Solar Power.

# Amici Duo

Model 2, 5 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

**LOT 725** Mawson Blvd.





DUAL LIVING



STOCK PLAN



# Amici Duo

Model 2, 5 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

NSW Licence No: 238408C QLD Licence 15142595

LOT 725 Mawson Blvd.

# Amici Duo

Model 2, 5 bedroom

GROUND FLOOR



DESIGNED to meet COMPLYING DEVELOPMENT APPROVAL NSW



DUAL LIVING 3 BED+ 2 BED

Floor Area: 238. m2

Length: 21.6 m

Width: 14.5 m

Lot Width: 19.6 m NSW

15.7 m QLD

POOL: **\$38,000** INCLUDED

2.6 m High Ceilings

2.1 m Doors and Windows.

STOCK PLAN

All Plans Copyright 2023



NSW Licence: 238408C QLD Licence 15142595





STOCK PLAN



# Amici Duo

Model 2. 5 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

NSW Licence No: 238408C QLD Licence 15142595

LOT 725 Mawson Blvd.





**\$1,765,500** *off plan price*



PRICE IS 'ON COMPLETION' . Includes POOL. Landscape and Solar Power.

# Chalet

Model 5, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

**LOT 736** GOWER St.





STOCK PLAN



# Chalet

Model 5, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

LOT 736 GOWER St.

UPPER FLOOR

This design can be configured as either a single home with a Guest suite, or as a Home plus Secondary home

2.7m High Ceilings  
2.4m Doors and Windows.



# Chalet

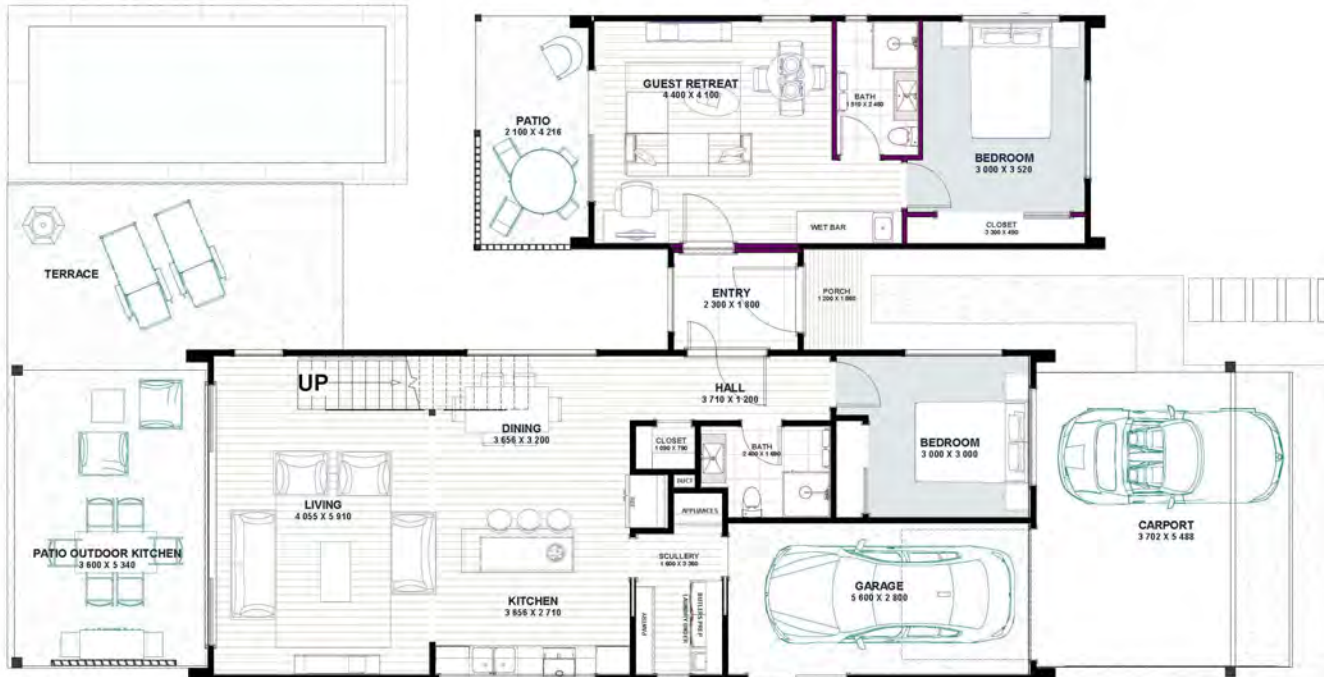
Model 5, 4 bedroom

DESIGNED to meet COMPLYING DEVELOPMENT APPROVAL NSW



GROUND FLOOR

POOL: **\$38,000** INCLUDED



DUAL LIVING 3 BED+ 1 BED

Floor Area: 256. m2  
Length: 23.7 m  
Width: 12.3 m  
Lot Width: 14.8 m NSW  
15.8 m QLD

STOCK PLAN

All Plans Copyright 2023







STOCK PLAN



# Chalet

Model 5, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

LOT 736 GOWER St.





DUAL LIVING



**\$1,855,500** *off plan price*



# Habitat

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

PRICE IS 'ON COMPLETION' . Includes POOL. Landscape and Solar Power.

**LOT 734** GOWER St.





# Habitat

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

LOT 734 GOWER St.

**UPPER FLOOR**

A Tri (split) Level Home  
for a gently Sloping Lot

The Bedroom wing can be extended  
to accommodate more Bedrooms  
Or to create a Manor House  
(3 rentals!)

2.7m High Ceilings



**GROUND FLOOR**



# Habitat

Model 5, 5 bedroom

DESIGNED to meet COMPLYING DEVELOPMENT APPROVAL NSW



DUAL LIVING 4 BED+ 1 BED

Floor Area: 277. m2  
 Length: 21.8 m  
 Width: 13.1 m  
 Lot Width: 15.5 m NSW  
 17.6 m QLD

STOCK PLAN  
All Plans Copyright 2023



NSW Licence: 238408C QLD Licence 15142595





# Habitat

Model 3, 4 bedroom

An ENVIRO-SOLAR Home

Home Solar Power System: 6 kw. Array

Reduced Air Loss = Reduced Energy Use,  
by creating air seals in the building 'wrap'

Thermal mass and controlled air / sun access

Special reflective and conductive insulations.

Hot Water Powered from the Solar Array

LOT 734 GOWER St.





**Chalet**



**Habitat Dual Living**



**Villa Duo 4 BED + 2 BED**



**Amici Duo 3 BED + 2 BED**



**Sorrento 4 BED Home**



**PARKVIEW**



**Q Building**



**Cubist**

Homes are under construction NOW!

Pictures include Models for upcoming stages

HOUSE / Land Packages are **Paid at Completion.**

LOT	LAND	\$
801		\$660,000
802		\$680,000





# Specifications

A Superior Structural Specification .... By Design



## Inclusions:

- **Greensmart Design** (Orientation, Ventilation, Insulation, Thermal mass.)
- **ALL 'Basix'** compliance requirements for maximum star rating.
- **Energy and Water Usage reductions**
- **INSULATION** to Roofs and External Walls
- **Thermal Wrap** sealed to lower air loss and increase thermal performance
- **Slimline Water Tank and Pump**, Tank Water to Toilets + External Taps
- **SOLAR Power** installation 6kw *Battery Ready systems.*
- **Hot Water** (powered from the Solar Array) 350L

**+** (Plus) We also Specify for an **Extended Structural Life**  
**and a smaller Carbon Footprint**

- **STRONGER** and **THICKER (90mm)** WALL FRAMES with GALVANISED Fixings,
- **CYCLONE RODS** (Galvanised) from the Footings to the Roof,
- **TERMICIDE INJECTED FRAMES.** Plus Cyclone Straps and Brace Ply.
- **BIGGER** Structural Elements, Posts, Engineered Beams and LVL's
- **Galvanized** Bolts and Brackets and **Stainless Steel** Decking Nails.
- **BULKHEADS** over Kitchen (allows for clean lines and exhaust ducting to outside)
- **HIGH CEILINGS** to Living Areas (**2.6m - 2.7m**). Joinery Height (2100mm –2400 mm).
- **BATHROOM FLOORS** are **SET-DOWN** (NO Shower Hob and NO Step Up into room)
- **Colorbond** Metal Roof and Fascia, **Foil backed Fibreglass Blanket Insulation.**
- Prime line Weatherboards and Sheet Finishes. **Hardies** *Painted Finish*
- Powder-Coated Aluminum Windows and Doors. Glass with Thermal Tint
- Window Types *Large:* Sliding, Awning, Double Hung, Louvre and Fixed.
- Sliding Patio Doors: with 2,3 and 4 panels up to 4.8m wide
- **Fly-Screens** to Window and Sliding Doors.
- **MULTI AWARD WINNING** Carpenters and Sub Trades, '*Proven Quality Construction*'

## Quality Finishes

- Custom Solid Entry Door with Glass . Laundry Door with glass, paint finish
- Painted Flat Panel Internal doors with Metal Door Handles.
- Electrical Light points and LED Light fittings. All Main Power points are doubles.
- AIR Conditioning and Ceiling Fans.
- White Painted Interiors. Feature walls as indicated (2 coat Flat Finish, Semi Gloss Trim.)
- Tiles to wet area Floors and Skirts. In Showers Tiled walls and as featured.
- Vanities Wall hung single or double where indicated
- Shower Glass Panels *semi-frameless*, and LARGE Freestanding Bath 1680mm.
- Chrome or Black MIXER Tap Ware . Mirrors, Towel rails, Toilet Roll Holders
- Back to wall, Dual flush Toilets with soft close lids, Exhaust Fans to all Toilets
- Space saving Stainless Steel Laundry Tub 450 mm
- Designer Kitchen and Butlers Pantry cabinetry
- DISHWASHER and Space for Fridge, with plumbing and electrical connections
- INDUCTION Cooktop and ELECTRIC OVEN 600mm wide , Ducted Rangehood.
- Stainless Steel Kitchen Sink (1 bowl or 1.5 bowl).
- Phone Point internal wiring. TV cable from Roof Antenna.. NBN hook point
- Quality Carpet to All Bedrooms
- 'Timber' plank Flooring to Living Dining, Hallway and Kitchen Floors
- Concrete Driveway, Paths and Patios.
- LANDSCAPING and FENCES

## Exclusions:

- CURTAINS and BLINDS
- WHITE GOODS and FURNITURE
- CLOTHS LINE and LETTERBOX





SE QLD

Nth NSW

BDQ Full Member 24184

Building Design Queensland

Master Builder: 1189. 30 years

HIA member: 301777

Housing Industry Association 30 years

QBCC 151425 ADzGN Pty Ltd

NSW Licence 238408c

**Anstey Homes**

[www.ansteyhomes.com](http://www.ansteyhomes.com)

Ph: 0266809333 m:0428666425

