

Completed Townhouses Just 3 Remaining



**Three Bedrooms - Deception Bay - Tenanted Now
Price \$334,900 - Units 19,20 & 25**

Currently rented for \$310 per week

Location



Deception Bay takes its name from explorer Lieutenant John Oxley who, in 1823, mistook the bay for a river and was surprised by its deceptive shallowness. Historically the area was used by Aboriginal tribes who were sustained by a plentiful supply of crabs, oysters, fish and sea birds. The area has recently become one of the fastest growing areas in Australia. (Old. Govt.)

Australian Bureau of Statistics 2001 Census figures show the Deception Bay renewal area has a population of 11,993 with 3,268 families. Over one quarter (28.5 percent) are aged under 15 and 20.8 percent were born overseas. About 7.8 percent speak languages other than English and the Indigenous population is 2.9 percent.

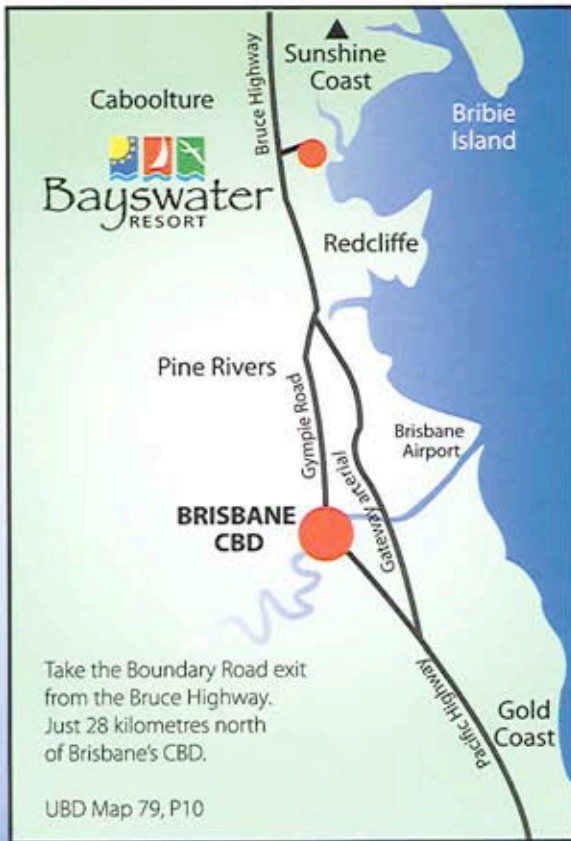


Local Shops



Bayswater RESORT

Living by the bay



For those who can't live without water

View this outstanding location on Google Earth

Another Quality Development by PDMS Group



Bayswater Resort

43 Brisbane Crescent, Deception Bay Qld, lies in the Northern Growth Corridor of Brisbane. The townhouses are situated less than one kilometer from the shores of Deception Bay with it's boating, fishing, sailing and cool afternoon breezes.

The townhouses are part of a gated security estate with a swimming pool / bar-b-que / recreation area plus on-site management all ensuring relaxation and peace of mind.

Deception Bay Shopping Centre is a short 650 metre stroll away and offers the convenience of a mid-sized regional shopping centre, housing a mix of discount department stores, supermarkets and over 40 specialty retailers. It serves the day-to-day needs of residents of Deception Bay and the surrounding area.

Brisbane CBD is 28 km south and the new North Lakes Westfield's is just 3km south along the M1.





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SCHEDULE OF FINISHES

EXTERNAL

External Walls	Combination of face brickwork to lower level with painted finish to upper levels as indicated in plans.
Balustrade	Aluminium balustrades in selected colourbond finish.
Windows & Doors	Selected aluminium windows and doors. Vertical drapes throughout.
Security & Flyscreens	Security flyscreens to all lower floor level doors and windows. Insect screens to upper levels.
Driveway & Paths	Broom finish concrete
Letter Boxes	To front entry gatehouse – One per unit
Garage Door	Selected colourbond metal with remote control.
Roof	Selected colourbond metal
Landscaping	Soft landscape features incorporating turf, planting beds, feature trees and irrigation system to approved landscape plan. Fencing and gates as per landscape plan.

TYPICAL INTERNALS

General	Floors	Carpet to all bedrooms & robes. Selected tiles to wet areas, living/dining area, entry and elsewhere as indicated on plans.
	Walls	FC to wet areas. Sound rated party walls to meet code requirements. Painted plasterboard on studs to internal walls.
	Ceilings	Painted flush set plasterboard with cornice.
	Entry Door	Solid exterior grade door and frame with lever action handle or similar.
	Other Doors	Hollow core door. Gloss paint finish.
	Door Furniture	Lever action handles or similar (with privacy set to main bedroom and bathroom). Dead lock to front door.

Joinery	Kitchen	Fully laminated bench tops and cupboards in selected finish.
	Robes	Sliding mirror doors to main bedroom. Hanging rod and overhead shelves. Vinyl sliders (colour coordinated) to all other bedrooms.
	Skirtings	Moulded pine in selected gloss paint finish.
	Window Architraves	Moulded pine in selected gloss paint finish.
	Kitchen splashbacks	Selected tile splashbacks.
White Goods	Cooktop	Selected electric stainless steel finish glass cooktop.
	Oven	Selected electric stainless steel finish fan forced oven.
	Rangehood	Selected pull out stainless steel rangehood.
	Dishwasher	Selected stainless steel dishwasher.
	Clothesline	Wall/fence mounted folding clothesline fitted to exterior.
Kitchen	Taps	Selected AAA rated chrome sink flick mixer.
	Sink	Stainless steel bowl with drainer.
Bathroom & Ensuite	Shower	Selected AAA rated fixed head mixer set. Exhaust fans as indicated on plans.
	Tiling	Skirting tiles to all wet areas (toilets, bathrooms, ensuites, laundry)
	Shower Screens	Powdercoated shower screen with clear glass.
	Bath	White acrylic bath tub
	Toilets	Selected white vitreous china dual flush suite.
	Vanity Basins	Selected vitreous china or polymarble bowl.
	Accessories	For each bathroom and ensuite as follows: 1 x towel ring, 1 x single towel rail, 1 x toilet roll holder, 1 x robe hook, 1 x soap holder to shower recess. Mirror over vanity bench.
Laundry	Taps	Selected AAA rated chrome taps.
	Laundry Tub	Selected stainless steel tub with cupboard unit.
Electrical		Selected energy efficient fittings throughout. Circuit breakers and earth leakage system as required. Adequate GPO's - all doubles Light switches and GPO to be white finish. 2 telephone outlets to each unit. 2 TV outlets with antenna to service each unit. Ceiling fans to all bedrooms. Split system reverse cycle air conditioner to living area.
Hot Water		Electric hot water system.

SITE PLAN



TOWNHOUSE STYLES

- Spinnaker
- Calypso
- Nautica
- Sorrento
- Monterey

- A Manager's Unit/Office
- B Front Entry/Security Gate
- C Pool/BBQ/Recreation Area
- D Visitor's Car Parking
- E Pathways
- F Gatehouse/Mailboxes

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Due to the continuing development of our product, all descriptions, dimensions, plans, specifications, photographs and other details are given in good faith and believed to be correct but are subject to change without notice. Intending buyers should satisfy themselves by inspection, independent advice or as otherwise necessary. Loose furniture not included. Colours and planting indicative only.

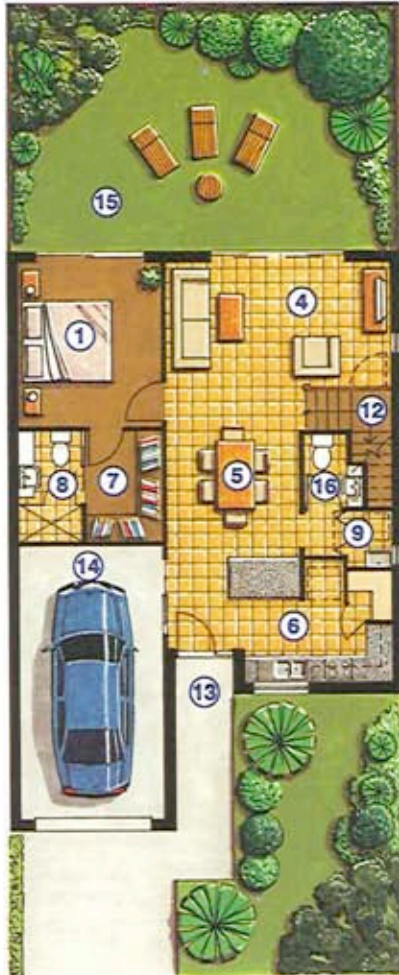
ANOTHER QUALITY DEVELOPMENT BY PDMS GROUP



Bayswater RESORT

Living by the bay

Lower Level



Upper Level



NAUTICA

(3 Bedroom)

KEY

- | | |
|----------------|---------------|
| ① Bedroom 1 | ⑨ Laundry |
| ② Bedroom 2 | ⑩ Linen/Store |
| ③ Bedroom 3 | ⑪ Bathroom |
| ④ Living | ⑫ Stairs |
| ⑤ Dining | ⑬ Front Entry |
| ⑥ Kitchen | ⑭ Garage |
| ⑦ Walk in Robe | ⑮ Courtyard |
| ⑧ Ensuite | ⑯ Powder Room |

ROOM

ROOM	DIMENSIONS
Bed 1	3.7m x 2.9m
Bed 2	3.6m x 3.3m
Bed 3	3.0m x 2.9m
Living	5.0m x 2.8m
Dining	3.7m x 3.0m

AREA

Unit	106.1
Garage	20.9
Total	127.0 m ²

PROUDLY MARKETING BY:

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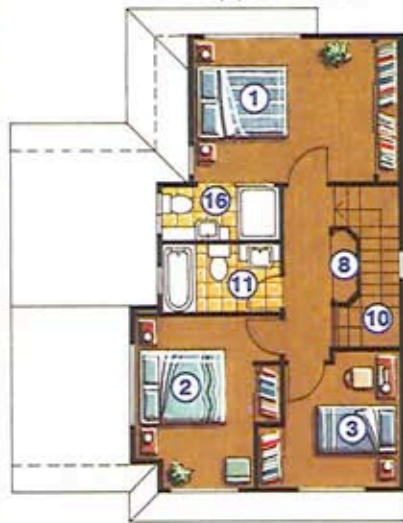
Bayswater RESORT

Living by the bay

Lower Level



Upper Level



SORRENTO

(3 Bedroom)

KEY

- | | |
|-----------------|-----------------------|
| ① Bedroom 1 | ⑨ Powder Room |
| ② Bedroom 2 | ⑩ Stairs |
| ③ Bedroom/Study | ⑪ Bathroom |
| ④ Living | ⑫ Front Entry |
| ⑤ Dining | ⑬ Garage |
| ⑥ Kitchen | ⑭ Courtyard |
| ⑦ Laundry | ⑮ Alfresco (optional) |
| ⑧ Linen/Store | ⑯ Ensuite |

ROOM

DIMENSIONS

Bed 1	3.9m x 3.2m
Bed 2	3.8m x 2.6m
Bed/Study	3.0m x 2.6m
Living	5.1m x 2.9m
Dining	3.8m x 3.0m

AREA

Unit	103.4
Garage	21.2
Total	124.6 m ²

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SITE PLAN



Bayswater RESORT

Living by the bay



SPINNAKER

(2 Bedroom)

KEY

- | | |
|-----------------|-------------------|
| ① Bedroom | ⑧ Front Entry |
| ② Bed/Study | ⑨ Courtyard |
| ③ Living/Dining | ⑩ Walk in Robe |
| ④ Kitchen | ⑪ Ensuite |
| ⑤ Bathroom | ⑫ Linen/Store (2) |
| ⑥ Laundry | ⑬ Patio |
| ⑦ Garage | |

ROOM

ROOM	DIMENSIONS
Bed	3.4m x 3.2m
Bed/Study	2.8m x 2.8m
Living/Dining	4.8m x 4.5m

AREA

Unit	82.6
Patio	6.5
Garage	20.8
Total	109.9 m ²



SITE PLAN

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Body Corporate Levies

Administrative Fund contributions and Sinking Fund Contributions are payable in accordance with the contribution entitlements. The contributions towards the insurance premium are based on the interest entitlements. All 60 lots in the development will have equal contribution entitlements and interest lot entitlements.

Based on the proposed budget and on the basis of the contribution and interest entitlements shown in the First Community Management Statement, the amounts payable by the owners will be:

Administrative Fund contributions	\$ 1792.00 per lot (includes GST)
Sinking Fund contributions	\$ 467.00 per lot (includes GST)
Insurance Premium contributions	\$ 220.00 per lot entitlement (includes GST)

Each of the lot owners will pay contributions as per the attached table.

The levy contributions will be payable by quarterly instalments, in advance.

GST

All expenses specified in the administrative fund budget are exclusive of GST. It is intended to register the body corporate for GST initially as the income for the body corporate will exceed \$50,000 in total. Accordingly, GST will be added to the levies payable by the individual lot owners.

Sinking Fund Contribution

Pursuant to Section 94 of the Body Corporate and Community Management (Accommodation Module) Regulation 1997, the body corporate must adopt a sinking fund budget. This budget must allow for raising a reasonable capital amount to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenditure over at least the next nine years.

Insurance

The developer has the obligation for the first year's insurance for the complex, but is entitled to recover that cost from the buyer of lot/s in the complex on a pro-rata basis at settlement. An estimated cost of insurance renewal for the building for the second year is included in the administrative fund budget.

Living by the bay

