



welcome home  
welcome

# Fortitude Property Pack

[fortitudehomes.com.au](http://fortitudehomes.com.au)



2  1  4  2  2 



*The Brampton*  
**\$405,050**

\*contract price review 6 months from contract date

Single Dwelling.





All the space you want



**THE BRAMPTON DESIGN**

TOTAL BUILD SIZE: 195 SQM

TOTAL LAND AREA: 718 SQM

**BUILD PRICE: \$405,050**

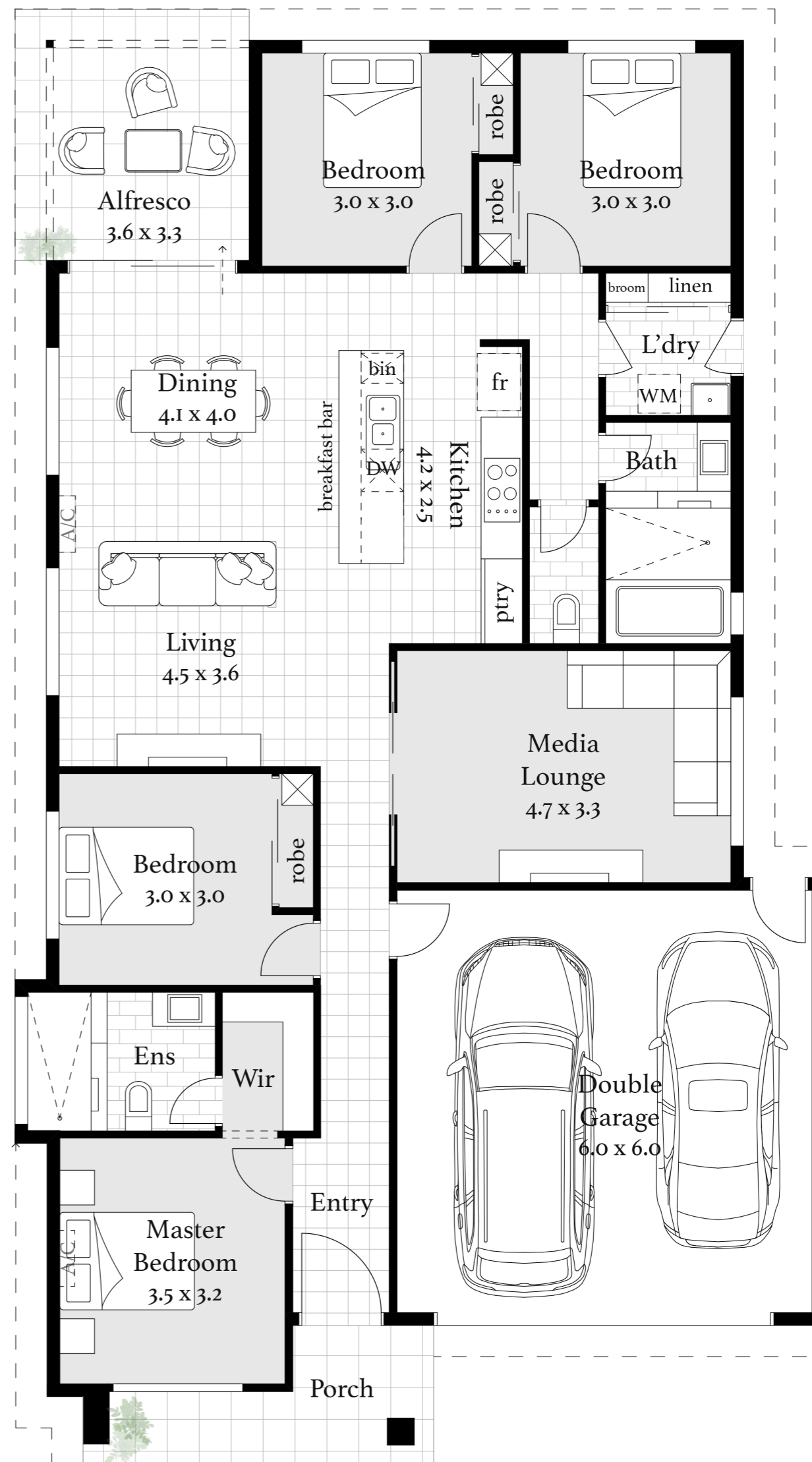
\*contract price review 6 months from contract date

Dining	4.1 X 4.0
Living	4.5 X 3.6
Media	4.7 x 3.3
Master Suite	3.5 X 3.2
Bed 2	3.0 X 3.0
Bed 3	3.0 X 3.0
Bed 4	3.0 X 3.0
Double Garage	6.0 X 6.0
Alfresco	3.6 X 3.3
Porch	4.1 X 1.7

\*indicative only

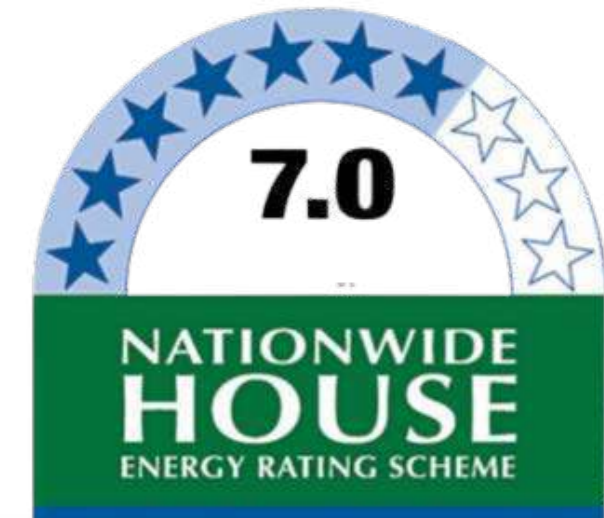


Total: 195m<sup>2</sup>



Brampton





**Exceeding Exterior expectations**

*Steel Frames*

**50 Years Warranty**

Premium quality, Australian made TRUECORE® steel from STODDART® that is backed by a structural warranty of up to 50-years. These steel frames are designed for Australian climates and do not twist or warp when installed. It is also 100% termite proof, pesticide free and builds straight and true.

*Ceiling height*

2400mm ceiling throughout the house.

**Exterior Specifications for the Brampton Design**

- 1 ROOF & ROOF INSULATION**  
Strong, secure and energy smart COLORBOND® steel roof with 55mm ANTICON blanket to entire roof. + R3.5 ceiling insulation to all internal ceilings inc garage. (ex Alfresco area). COLORBOND® is tested in Australian conditions to look great and deliver outstanding, long-life performance.
- 2 FASCIA & GUTTER**  
COLORBOND® steel fascia & gutter to complement your roof and exterior colour palette.
- 3 RENDERED CLADDING & WALL INSULATION**  
50mm AAC paneling with rendered finish to external walls. Lightweight FC cladding. All external walls have R1.5 Batts thermal insulation.

- 4 ENTRY DOOR & HANDLE**  
1200mm Feature entry door from Hume & ASSA ABLOY door handles from Nexion Vision Mechanical Lever. Creates an ultra cool urban look.
- 5 GARAGE DOORS**  
Sectional overhead COLORBOND® garage doors with contactless Centurion smart control garage App & camera opener. LED downlights.
- 6 WINDOWS & DOORS**  
Premium quality Bradnams powder coated aluminium windows & door systems to match your exterior colour palette.

- 7 ENTRY PORCH**  
Tiled Portico space with externally rated LED downlight.
- 8 LETTERBOX**  
Rendered letterbox with feature Aluminium planter box to accommodate all your succulents and vines.
- 9 DRIVEWAY**  
Exposed aggregate driveway with kerbing cut out so cars don't bottom out on entry/exit to driveway.
- 10 FENCING**  
1800mm high close paling fencing around your house (or as specified).

- 11 LANDSCAPING**  
Australian native landscaping suitable for all seasons and minimal maintenance.
- 12 WHIRLY BIRD**  
Whirly bird extraction system to keep your house cool during hot summer days.
- 13 LED DOWNLIGHTS**  
LED downlights with motion sensor to entrance and garage.
- 14 FEATURE**  
Beautiful feature tiling to complement your exterior.





## Added Living / Media Specifications for the Brampton Design

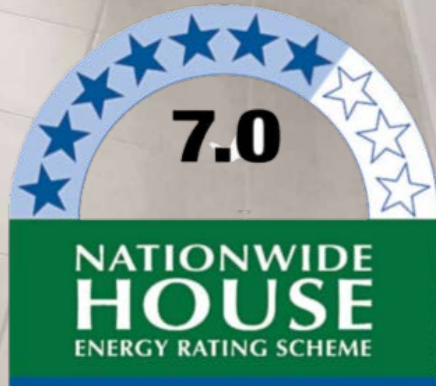
- 1 AIR CONDITIONING**  
 Enjoy enhanced living benefits with Daikin Split System Air Conditioning that delivers refined air in both heating & cooling mode.
- 2 SQUARE SET CORNICES TO ENTRY, LIVING & MEDIA**  
 Clean, simple & flush - Square set cornices to elevate the look of your space.
- 3 MODERN CEILING FANS**  
 Classy, modern, & energy efficient ceiling fan with three speed wall control. Made from New Zealand timber blades, these fans have minimum noise emission.
- 4 VERTICAL BLINDS**  
 Mildew & mould resistant Vertical blinds made with 100% block-out fabric.
- 5 T.V. POINTS**  
 Make space for movie days with additional TV & power points to media room.

**GIVING YOU  
 SOME**  
*extra*



# Living / Dining Specifications for the Brampton Design

- 1 AIR CONDITIONING**  
Enjoy enhanced living benefits with Daikin Split System Air Conditioning that delivers refined air in both heating & cooling mode.
- 2 SQUARE SET CORNICES**  
Clean, simple & flush - Square set cornices to elevate the look of your space.
- 3 MODERN CEILING FAN**  
Classy, modern, & energy efficient ceiling fan with three speed wall control. Made from New Zealand timber blades, these fans have minimum noise emission.
- 4 VERTICAL BLINDS**  
Mildew & mould resistant Vertical blinds made with 100% block-out fabric. Blinds to window & Alfresco door.
- 5 T.V. POINTS**  
T.V & data points to living room.
- 6 THREE COAT PAINT SYSTEM**  
Three coat internal paint vs industry standard two coat.
- 7 SECURITY SCREENS**  
Lockable barrier screen to Alfresco.



*Light Dimmers*  
**Set the right mood**  
Control the mood and ambiance of your living space with dimmers! They offer great flexibility and convenience by allowing you to adjust the light intensity to suit the time of the day!



*your happy space*





# Giving your Kitchen

*Some Love*



## Kitchen Specifications for the Brampton Design

- 1 900MM FRANKE URBAN GAS COOKTOP**  
A black glass finish and stunning cast iron trivets give this gas cooktop the modern classic aesthetic to make any kitchen feel like home, with a host of innovative features to optimise functionality.
- 2 900MM FRANKE URBAN RANGEHOOD**  
The Franke Designer 90cm Rangehood features a 3 speed fan, LED lights, 715 m3/hr air flow, dishwasher safe filters and soft touch button controls. These rangehoods are externally ducted so they do not spread grease or vapour into your roof like filtered rangehoods.
- 3 900MM FRANKE URBAN OVEN**  
Handle everything from quiet dinners to hosting duties with style and ease by utilising the capacious interior and elegant design with features that truly define multifunction.
- 4 FRANKE URBAN 600MM DISHWASHER**  
This designer swiss manufactured dishwasher from FRANKE is Triple A rated and perfect for clean wash and dry at low energy consumption levels.
- 5 GROHE GOOSENECK TAPWARE**  
German manufactured with precision and sound engineering, these tapware from GROHE are effortlessly stylish and ooze character. 15 YEARS WARRANTY.
- 6 FRANKE DOUBLE BOWL SINK**  
FRANKE = #1 largest sink manufacturer in the world. With a slim edge profile, this designer sink from FRANKE not only looks great but is extremely functional and practical.
- 7 DOUBLE USBCHARGING PORTS**  
Clipsal iconic dual USB charging ports.
- 8 PENDANT LIGHTS TO ISLAND**  
Beautiful handpicked pendant lights.
- 9 FRIDGE SPACE WITH WATER POINT**  
Compact and practical fridge space with a water point included for all the fancies!
- 10 PULL OUT KITCHEN BINS**  
One of our favorite Fortitude feature! These bins are very discreet, convenient to access and offer easy separation of waste.
- 11 20MM SMARTSTONE BENCHTOP**  
Invite luxury into your kitchen with these beautiful, new generation of engineered surfaces from Smartstone.
- 12 OPEN SHELVING TO ISLAND (NEW INCLUSION)**  
A brand new kitchen feature has arrived!! Cute open shelves underneath the benchtop for added storage & display.
- 13 TILED SPLASHBACK**  
Gorgeous glazed, pressed tiles to splashback to match your internal colours.
- 14 OVERHEAD CABINETRY**  
Full height overhead cupboards with melamine interior & laminate doors for a neat, modern look.
- 15 PANTRY SPACE**  
Pantry space with plenty of shelves for all your storage needs.

## SOFT CLOSE & SMOOTH

Premium soft close cabinetries throughout your house with Hettich drawer runners for smooth opening / closing. Easy on your fingers and undetectable cupboard noises for those late night cravings!

\*Please note the above kitchen image is from a similar design. The island bench for the Brampton will be a standalone design and pantry space will include shelving.

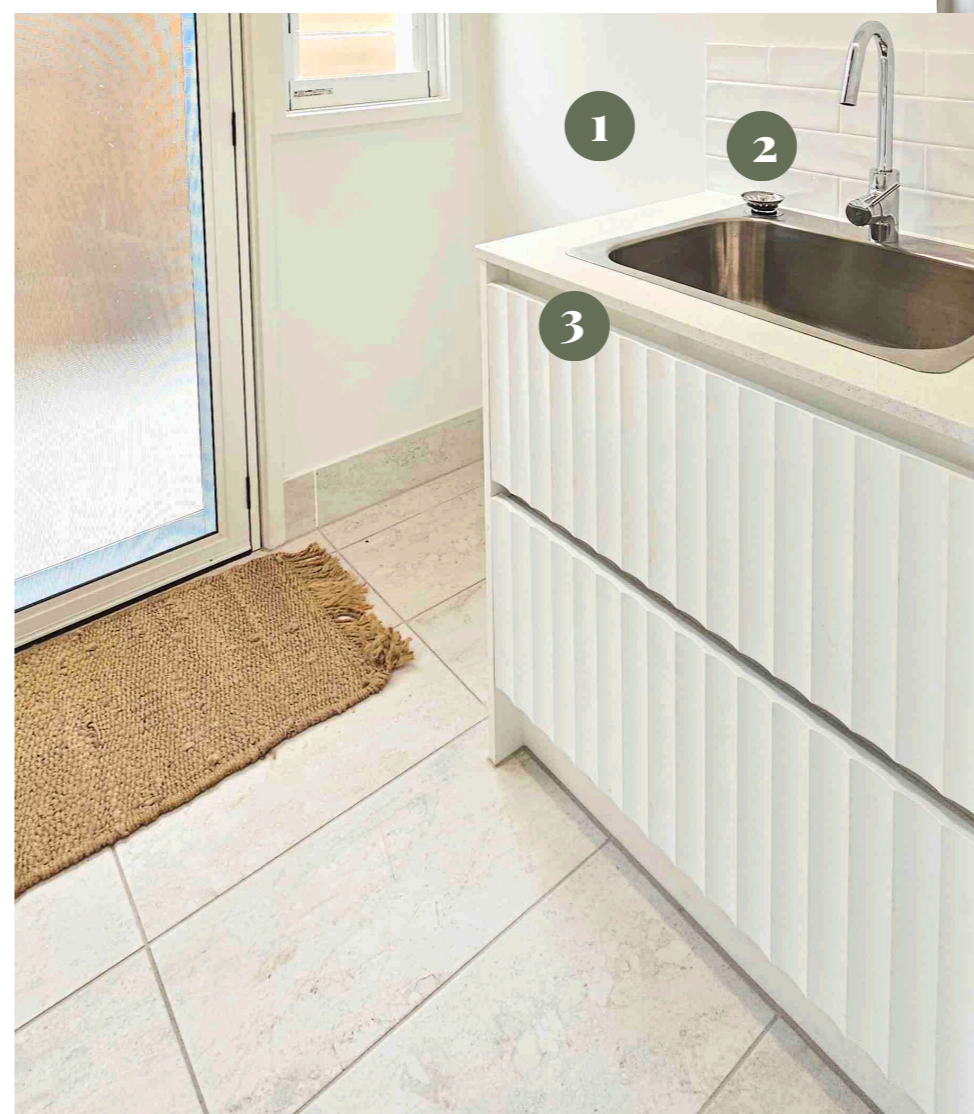


# Laundry *love*



## Laundry Specifications for the Brampton Design

- 1 ARCO STOP & NRV CHROME PLATED**  
Arco Right Angle Washing Machine Stop & Non Return Valve 20mm x 15mm Chrome Plated. The range of Arco stops are a stylish addition to any laundry. The Arco Washing Machine Stop with Non-Return Valve is the perfect look to add the finishing touch to your laundry.
- 2 FRANKE LINA NON PULL CHROME TAP**  
Elegantly combining beauty and functionality. Water-saving water thanks to Lina's high-class aerator from Neoperl. Easy-clean design. High spout for better performance and more space in the sink.
- 3 POSH SOLUS TUB**  
Made to stand severe house drills, these practical tubs are made for everyday living.
- 4 FULL LENGTH CUPBOARDS**  
Floor to ceiling cupboards with sliding doors, plenty of storage for all your laundry essentials and a tall broom space! Cupboards located next to laundry space.





**1 FLOATING VANITIES**  
 Handleless floating vanities with white melamine and Hettich drawer runners.

**2 SEMI-INSET BASIN**  
 Invite luxury into your bathroom with this clean, soft curved semi-inset basin from POSH.

**3 GROHE BASIN TAPWARE**  
 The GROHE Basin Mixer is a welcome addition to any modern bathroom with its stunning silhouette and comfortable usage. 15 Years warranty.!

**4 NIB WALL**  
 Cute, Practical, and super stylish! Nib walls not only offer great privacy, but also provide the perfect storage space for all your plants and vines.

**5 ENSUITE BATH**  
 The "BASE" bath tub is a modern, no fuss solution that creates a chic & minimalistic look to any bathroom. The white acrylic collection is a pure indulgence series with soft curves and rounded corners. Spa time is on!



## Bathroom Specifications for the Brampton Design

**6 MIZU SOOTHE BATH OUTLET**  
 Mizu Soothe embodies effortless lines and relaxed sophistication, introducing calm and tranquility to the bathroom.

**10 SMARTSTONE BENCHTOP**  
 These beautiful, new generation of engineered surfaces from Smartstone are an essential luxury for your bathroom vanities. Colours to match internal palette.

**7 NIB WALL - NICHE**  
 Perfect storage niche to stack away all your bathroom essentials out of view. Cute internal tiling to match bathroom tiles.

**8 GROHE SHOWER MIXER**  
 With the harmony of a soft paddle handle design, the Grohe Silk Move Shower mixer features a round backplate and allows you to operate any shower head.

**9 GROHE SHOWER RAIL**  
 With its crisp, cylindrical profile and chamfered detailing, the Tempesta Cosmopolitan Showers are the ideal choice for modern bathrooms.



Your private  
*Sanctuary*



**ACCESSORIES**  
 Gen X Double Towel Rail and Gen X Toilet Roll Holder to all bathrooms.

**11 POSH BACK TO WALL TOILETS**  
 The Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite combines simple, modern design with rimless technology for a solution that is easy to clean and looks classy! Soft close lids.

**12 MIRRORED MEDICINE CABINET (NEW INCLUSION)**  
 Luxurious and spacious mirrored cabinets to both bathrooms. Pencil edge finish to complement your vanity!



## Ensuite





**7.0**  
**NATIONWIDE HOUSE**  
 ENERGY RATING SCHEME

## Bedroom Specifications for the Brampton Design

- 1 MODERN CEILING FAN**  
 Classy, modern, & energy efficient ceiling fan with three speed wall control. Made from New Zealand timber blades, these fans have minimum noise emission.
- 2 AIR CONDITIONING (TO MASTER)**  
 Enjoy enhanced living benefits with the Daikin Split System Air Conditioning that delivers refined air in both heating & cooling mode.
- 3 ENSUITE (TO MASTER)**  
 Ensuite with nib walls and niches to master bedroom.
- 4 SECURITY SCREENS**  
 Security screens to all windows.
- 5 CARPETS**  
 Soft, plush and luxurious carpets
- 6 VERTICAL BLINDS**  
 Mildew & mould resistant vertical blinds made with 100% block-out fabric. Blinds to all windows & alfresco door.
- 7 FULLY MIRRORED ROBES**  
 Fully mirrored robes with plenty of open shelving, drawers and storage space.
- 8 SOUNDPROOF & INSULATION (WALLS & CEILING)**  
 Anticon R2.5 batts for ceiling insulation and R 2.0 batts high density blanket for internal walls providing privacy and quiet time.



*Master Bedroom*

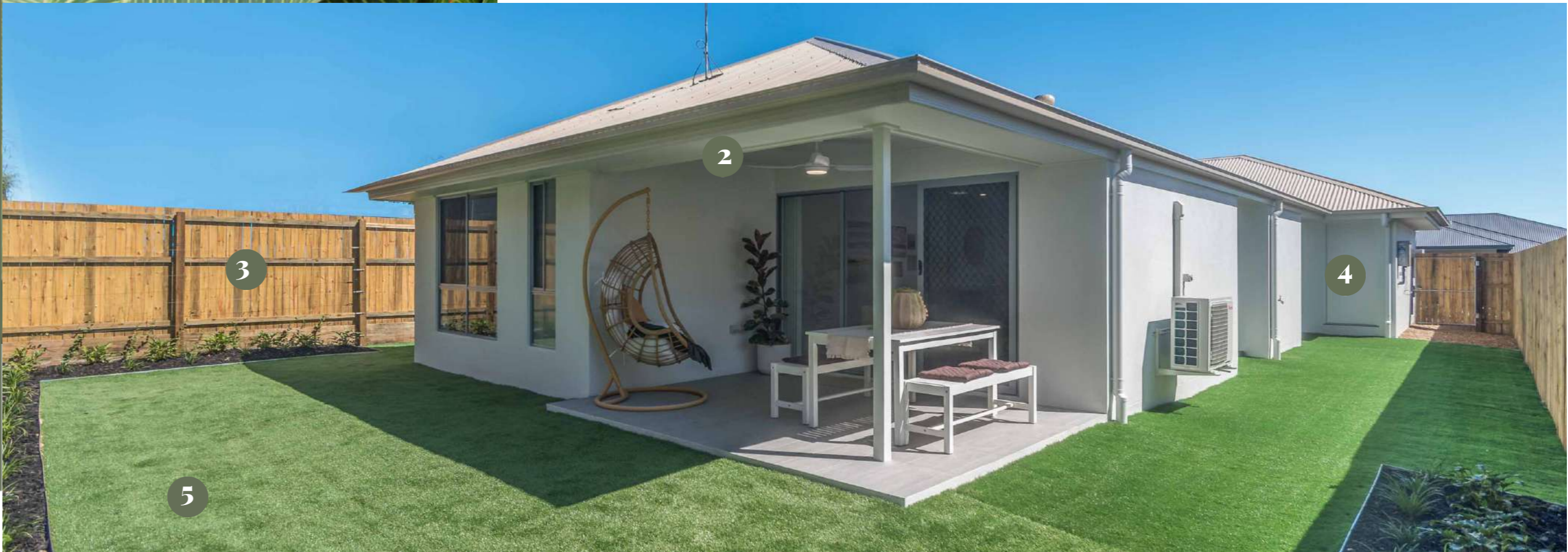
### Walk In Robe

A grand walk-in-robe to the master bedroom is a luxury we couldn't resist adding! With plenty of smart storage shelving options and lots of space to hang your clothes, this WIR is a dream come true for people wanting more storage space without compromising on looks.



# Alfresco Specifications for the Brampton Design

- 1 TILED ALFRESCO SPACE**  
Designed for external areas, these tiles from Tilecity are the perfect choice for your entertainment spaces. Easy to clean and maintain.
- 2 EXTERNALLY RATED FAN WITH DOWNLIGHTS**  
Externally rated ceiling fan with LED downlights.
- 3 FULLY FENCED YARD**  
1800mm high, close paling fence with lockable gates (where specified).
- 4 CLOTHESLINE**  
Wall mounted, powder coated clothesline.
- 5 LANDSCAPING & TURF**  
Native landscaping with turf (if applicable) or standard grassed areas.



*Awesome*  
**Alfresco**



# Four Gorgeous Palettes

Our colour artisans are obsessed with infusing the right tones to create the perfect colour match for your home. From light Hampton's breezy tones to dark rustic tones, our designers have created a mixture of dark and light shades to suit most modern facades. You will be able to make your internal colour selection during contract signing stage.

## Internal *Colour Choice*

*Haven*



*Hamptons*



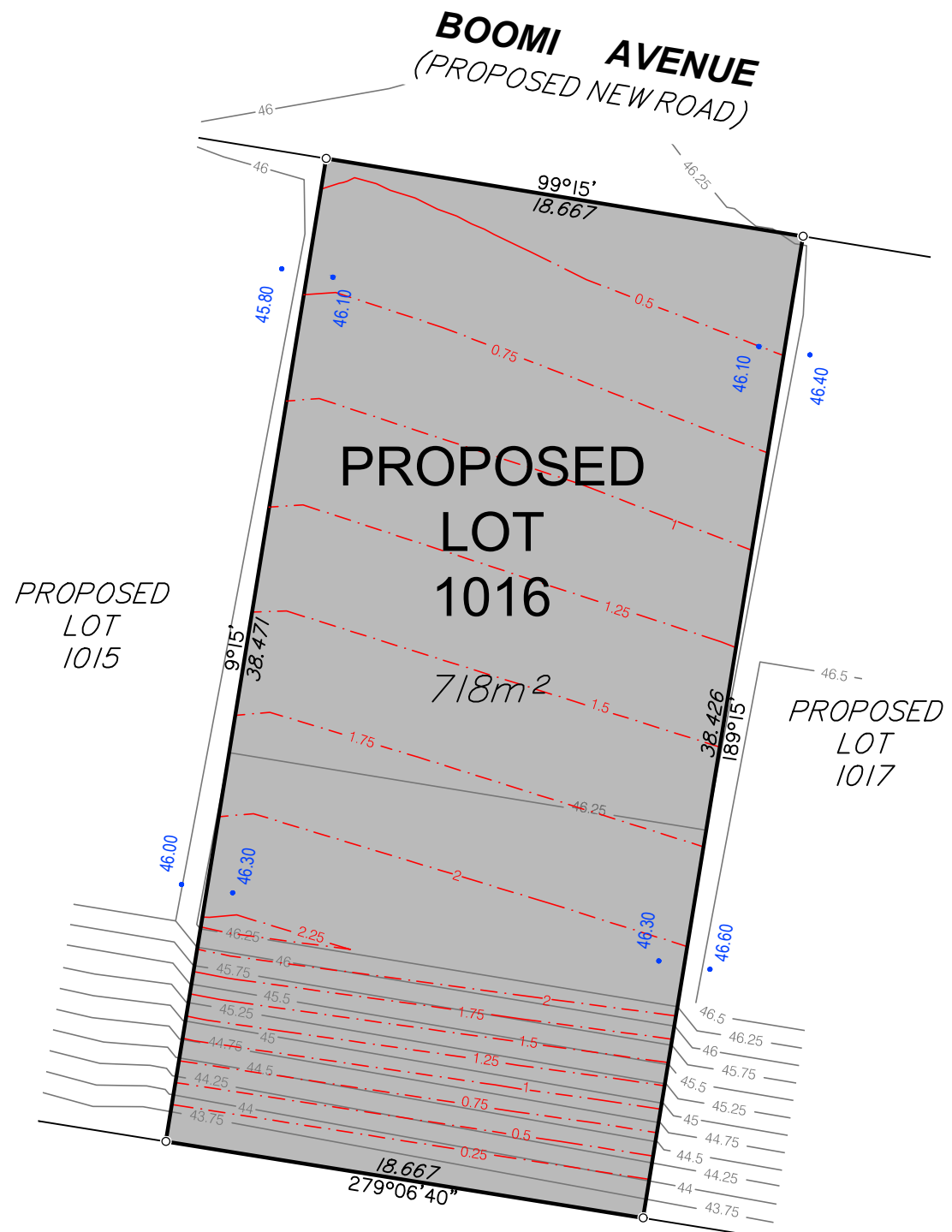
*Retreat*



*Sanctuary*



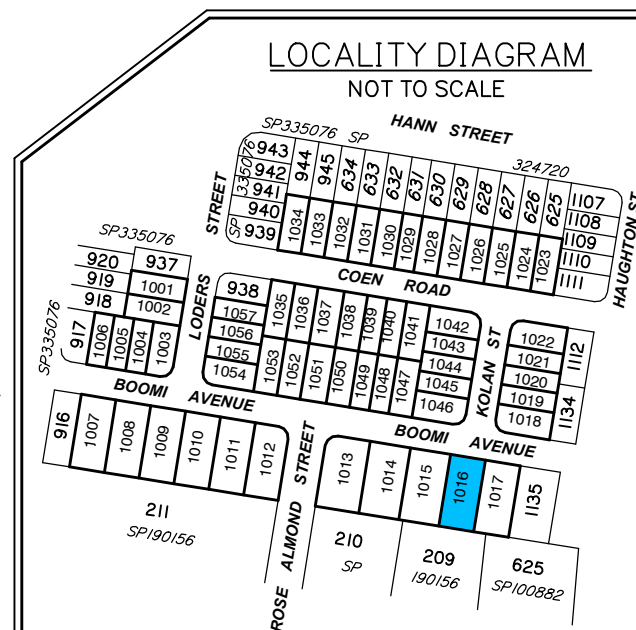




**PROPOSED  
LOT  
1016**

718m<sup>2</sup>

209  
SP190156



## DISCLOSURE PLAN FOR PROPOSED LOT 1016

This plan shows:

Details of Proposed Lot 1016 on the Approved Staging Plan 9282 P 02 Rev P STG 10 which accompanied a Request to Change the PDA Development Approval with respect to land described as Lot 6 on RP193185 and Lot 9 on SP203507 at 230 Mountain Ridge Road and 54 Rose Almond Street, South Maclean. The Request to Change the PDA Development Approval was approved by Economic Development Queensland (EDQ) on 8 August 2023 (EDQ Reference: DEV2017/887/76).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Design surface contours based on A.H.D datum at an interval of 0.25m, shown as: 48.25

Retaining Walls are shown as:

The locations of the retaining walls shown are indicative from design and not drawn to scale.

Area of Fill shown as:

Fill ranges in depth from 0.0m to 2.3m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Depth of fill contours at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to registration with the Department of Resources.

Design surface contours, fill areas and depth of fill values and retaining wall heights shown hereon have been plotted from data supplied by Peak Urban on 10 August 2023.

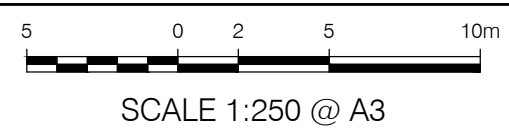
Project:  
**PEBBLE CREEK  
STAGE 10**

Client:  
**ORCHARD (PEBBLE CREEK)  
DEVELOPMENTS PTY LTD**

**Brisbane Office**  
Level 1  
18 Little Cribb Street  
Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

p: (07) 3842 1000  
e: info@landpartners.com.au  
w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM165225 RL38.006		
COMPUTER FILE	BRSS7455-010-5-1		
SCALE	1:250		
DRAWN	KDM	DATE	17/08/2023
CHECKED	SHL	DATE	17/08/2023
APPROVED	RG	DATE	17/08/2023



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Finished Surface Levels (FSL): 36.80

**NOTE:**  
This additional information is indicative only, has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

UDN  
**BRSS7455 - 010 - 021 - 1**