

# Building Brokers QLD Presents



**MEMBER**  
you're in good hands



89A Lade Street  
Gaythorne QLD 4051



## Thank you for requesting further details

Building Brokers QLD provides the most unique service in the building industry!

We are pleased to present to you a range of potential build options to give you some inspiration, however, why not call us and we can organise a meeting to discuss the home of your dreams either here or another location.


With 40 high-quality builders on the books, we will make sure your home is not only what you have envisioned but hopefully also the price you dreamed of!

Our unique build tender process means we can achieve more competitive pricing than clients can by going direct to the builders. We save our clients not only time and money but the stress of dealing with multiple companies.

We avoid the hidden surprises and blowouts often found during the build process. We will be honest with you and keep you on budget! This is a true comparative process, unlike any other.

Please review the attached information, and if you do have any questions, please do not hesitate to contact us. We will touch base with you in a day or so if we have not spoken to you previously to see if you have any questions or how we can be of further assistance.

If you do have any questions, please contact us directly on 07 3556 5310.





- ✓ Rear East facing aspect
- ✓ Private & Quiet Location
  - ✓ 650m to local Cafe
  - ✓ 650m to bus stop
  - ✓ 700m to train station
- ✓ 2.1km to Brookside Shopping Centre
  - ✓ 1 km to the Local RSL
  - ✓ 1km to Mt Maria College
- ✓ Located in the Mitchelton State High School Catchment

Quiet and Private Location. This 600sqm lot has a 15m frontage and is ready for us to assist with your dream home build!

The lot is priced at Offers over \$900,000

We have used a value of \$920,000. for the purposes of packaging.

An offer can be submitted and is subject to negotiation.  
The final price may be higher or lower.





# See what builders are going to charge you before you sign!

With us you won't select your builder until you see exactly what they are going to charge you for your exact design and inclusions. Each builder quotes on an identical plan, specification and site costs.

NO hidden charges

NO missing essentials

Real pricing from a selection of quality builders

Honest Apples for Apples comparisons

Fixed price contracts

Save yourself months of hard work

Save yourself thousands of dollars





Can't find the right design?  
We will design your dream home



at NO additional charge



# ● No Land? No Problems! – Knock Down Rebuild

Love your location and your neighbours?  
Don't want to move but noticing your home has seen its used by date?  
Can't stand the idea of going through the costly renovation process?

Why not consider a knock down rebuild!

Building Brokers QLD are specialists in knock down rebuild projects. We are able to assist you with:

- Running preliminary searches and providing estimations on demolition, site and build costs
  - Establishing a realistic timeframe for your knock down rebuild journey
  - Creating a custom design to suit your budget and requirements
- Tendering out your job to compare multiple prices and find the best builder for your new home

Don't yet have a home you are looking to knock down? We can assist in finding the perfect site!





## We Are 100% Independent From Builders & Land Agents

We work for our clients to

1. Understand what your budget can buy you in today's market. We keep it REAL for you.
2. Source the right land and help negotiate the best deal.
3. Develop the right home design to suit your needs and budget.
4. Tender your home to the right builders. Every quote will be identical.
5. You will select the builder of your choice.
6. We are your contact until your home is complete.

We don't sugar coat the facts or real pricing, we are not here to sell you anything.

We provide the real facts to you when building.

The cost for our service is the same as engaging a single builder.

**Our process has worked for hundreds of clients**



## OTHER SERVICES

- Finance Assistance – We can recommend some excellent, pro-active brokers to assist in getting your finance across the line efficiently. They understand construction and how to manage the new build finance process. They can present a wide range of suitable options for you and even assist with the First Homeowners Grant.
- Solicitors – Who understand land contracts and property. Reduced rates for our clients from just \$925.00 plus searches.
- Independent building and handover inspections.
- Color Consultation (fees apply).
- Council Pre-Certification.
- We can provide assistance with most building related services. Just ask!



## WHAT IS INCLUDED?

All approved builders quote to our specification which is a quality turn key finished product

Quality brick and Colourbond roof home  
Cladding to upper floor on double storey homes

External works: aggregate driveway, alfresco and porch  
1800mm high timber fencing & side gate  
A grade turf, mail box and clothes line

Quality carpets and tiles throughout  
20mm stone benchtops to kitchen & bathrooms  
Full electric kitchen appliances & dishwasher


2 x split system air conditioners  
5 x fans  
Up to 36 LED downlights and ample power points

NBN connection and data points  
Roller blinds to windows and sliding doors  
Fly screens

Semi frameless showers, shower on rail  
3 coat paint system  
Colour selections and choices

Option to have items credited  
Option to have items upgraded and quoted  
Its all genuinely included!

Contact us for a detailed inclusion list



How do you come up with the estimated build prices?

The homes in this document are priced using an average pricing from recently received quotes from our high-quality builders. They are based on our turnkey inclusion level.

These prices provide a very sound foundation of pricing, so you have a solid starting point for your home.

Your final design and inclusions will be tendered to the right builders, and you will generally see some better pricing than the estimations, some around the same and some naturally higher.

You will only select your builder once you have reviewed all the final quotes.



What site costs  
can apply?

Every site can have different requirements. Site costs are pre-estimated but will vary based on your design and actual requirements. The builders will calculate and advise the final costs

- Estimated for this location
- Character Façade
  - Overhead Power
  - Site access
  - Water connection from street

The provisional sum for these packages is \$ 56,000





The homes you are about to see are suggestions of homes that may suit this location.

Don't worry if you don't see a plan you love.... We will create it for you!

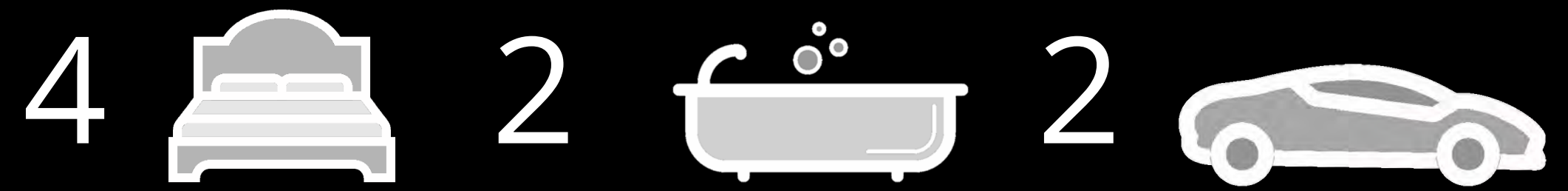
The builders will build your design just how you want it!

## **JUST ONE OTHER THING....**

---

Remember we are here to assist you on your new home journey. If you have any questions please do not hesitate to contact us on (07) 3556 5310 Monday to Friday.

# STANNARD 172 SQM




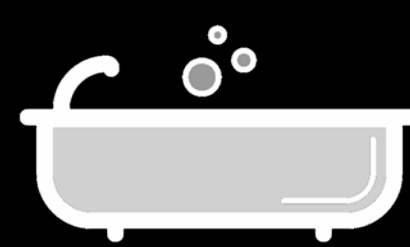

Build Cost - \$ 358,900

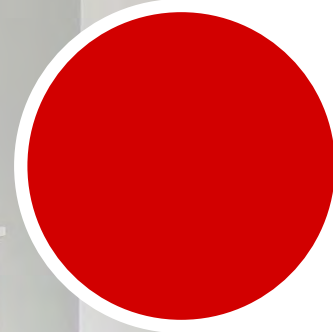
Site Cost - \$ 56,000

Land Cost - \$ 920,000

Estimation - \$1,334,900

# ● CREEKSIDE 175 SQM


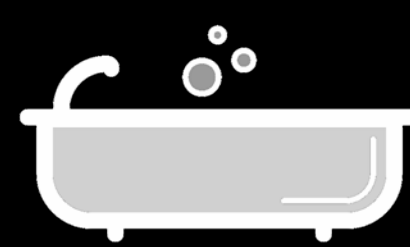

4  2  2 

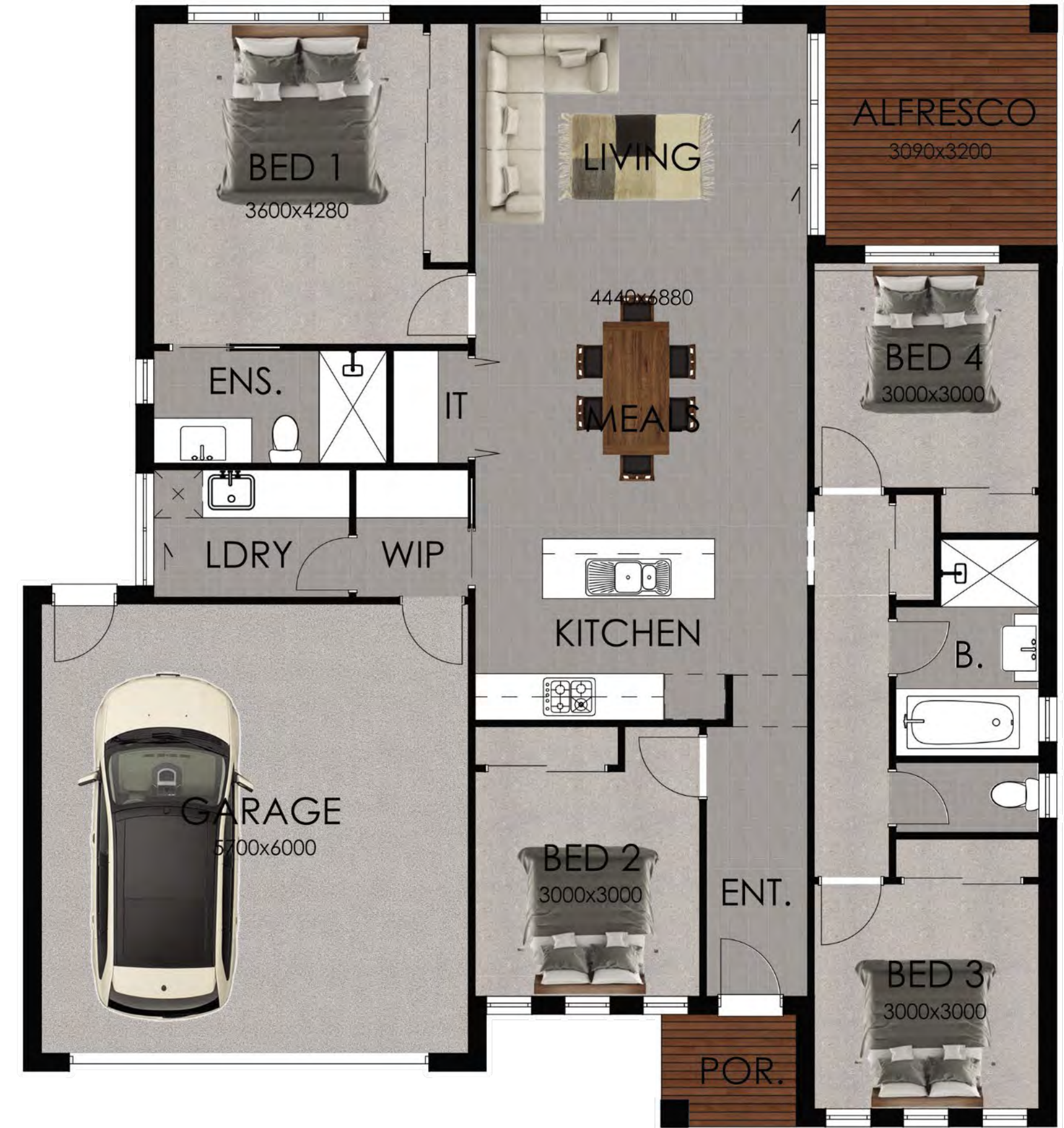


Build Cost - \$ 364,750  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,340,750

# VALLEYVIEW 186 SQM

4  2  2 


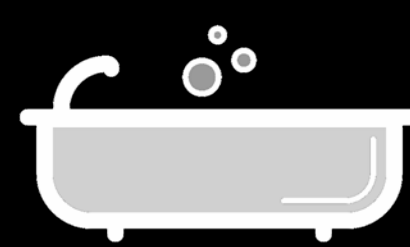



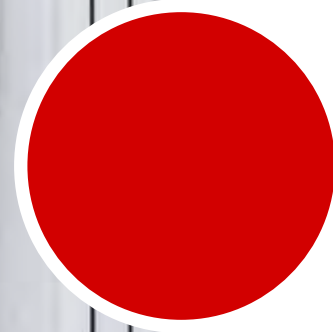
Build Cost - \$ 386,200  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,362,200



# KINGS 190 SQM

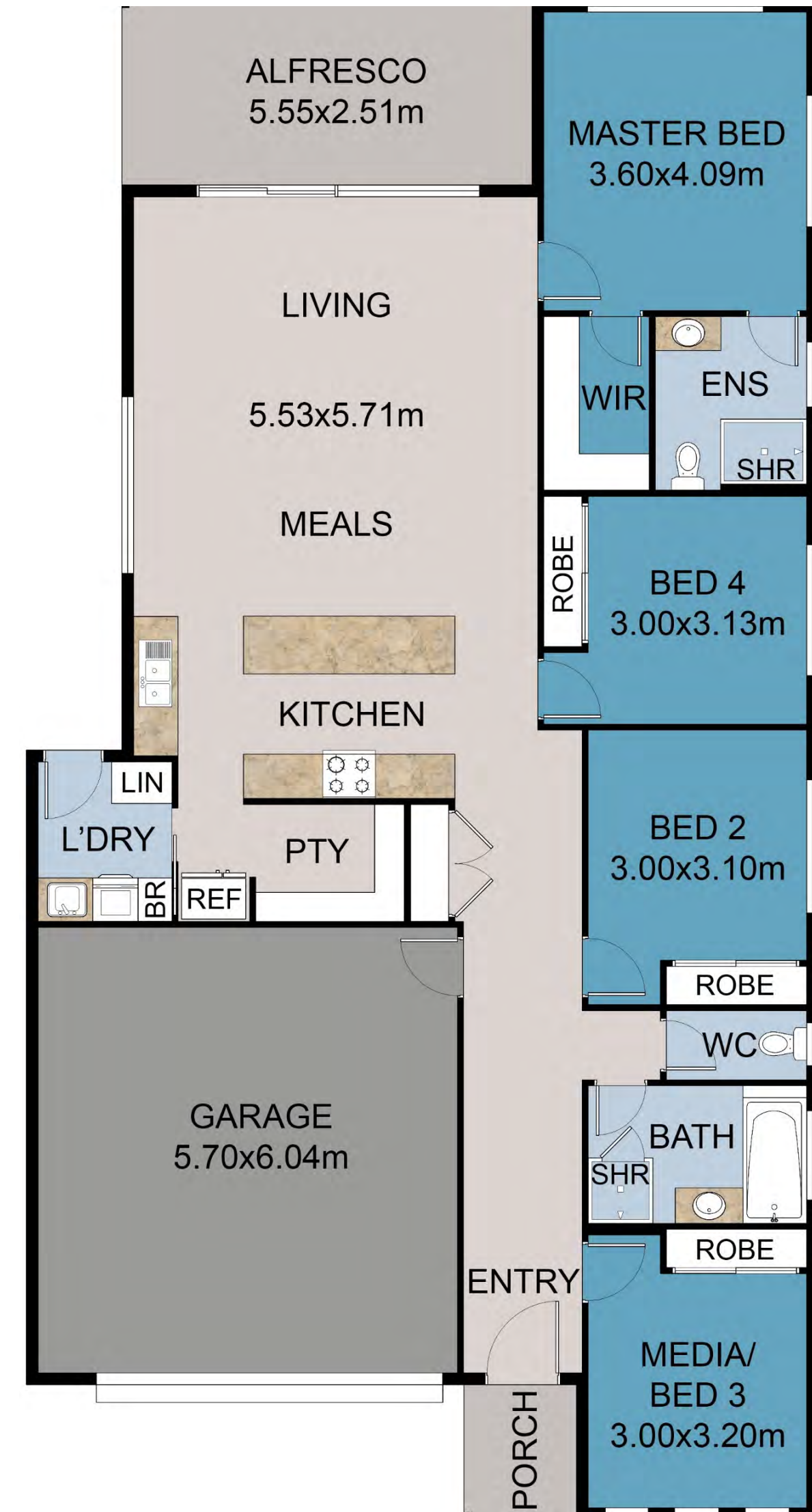
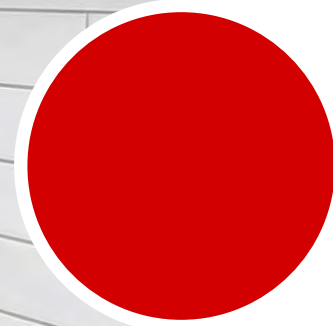
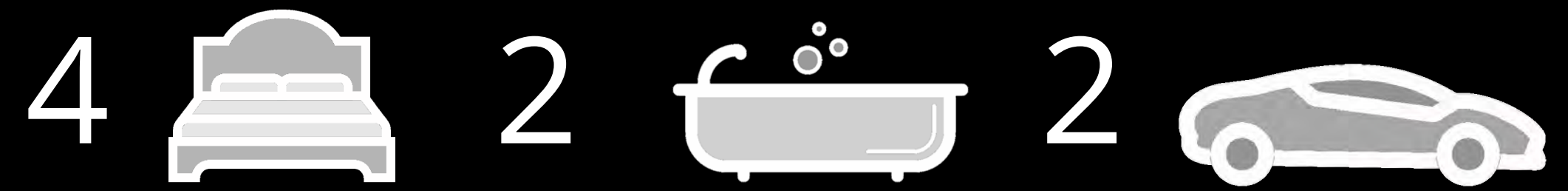
4  2  2 



Build Cost - \$ 394,000  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,370,000


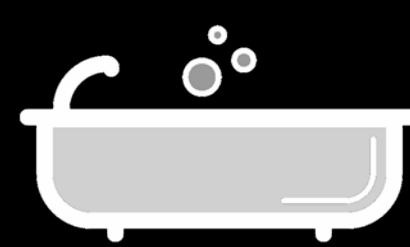

# TINGALPA 194 SQM

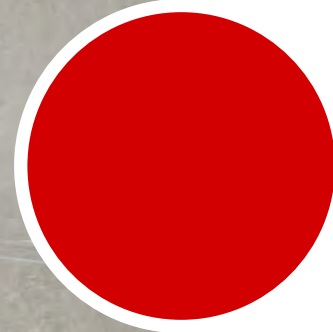


Build Cost - \$ 401,800  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,377,800


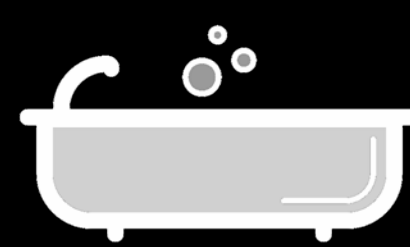

# MAYFAIR 195 SQM

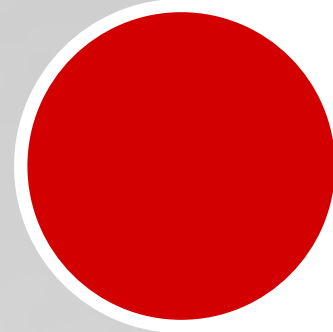
4  2  2 



Build Cost - \$ 403,750  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000  
Estimation - \$1,379,750

# HILLVIEW 195 SQM


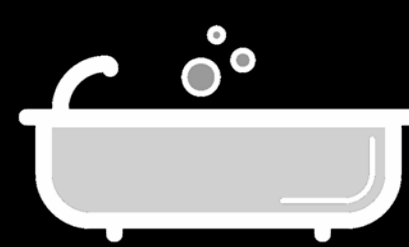

4  2  2 



Build Cost - \$ 403,750  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,379,750

# FORREST 200 SQM

4  2  2 

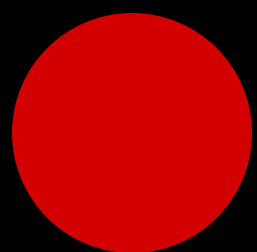


Build Cost - \$ 403,500


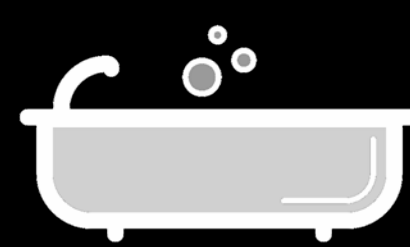
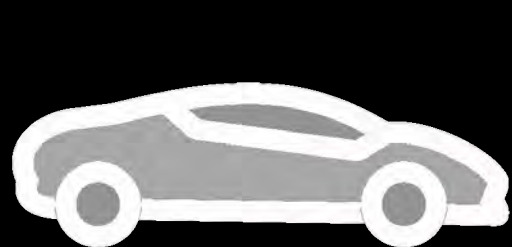
Site Cost - \$ 56,000

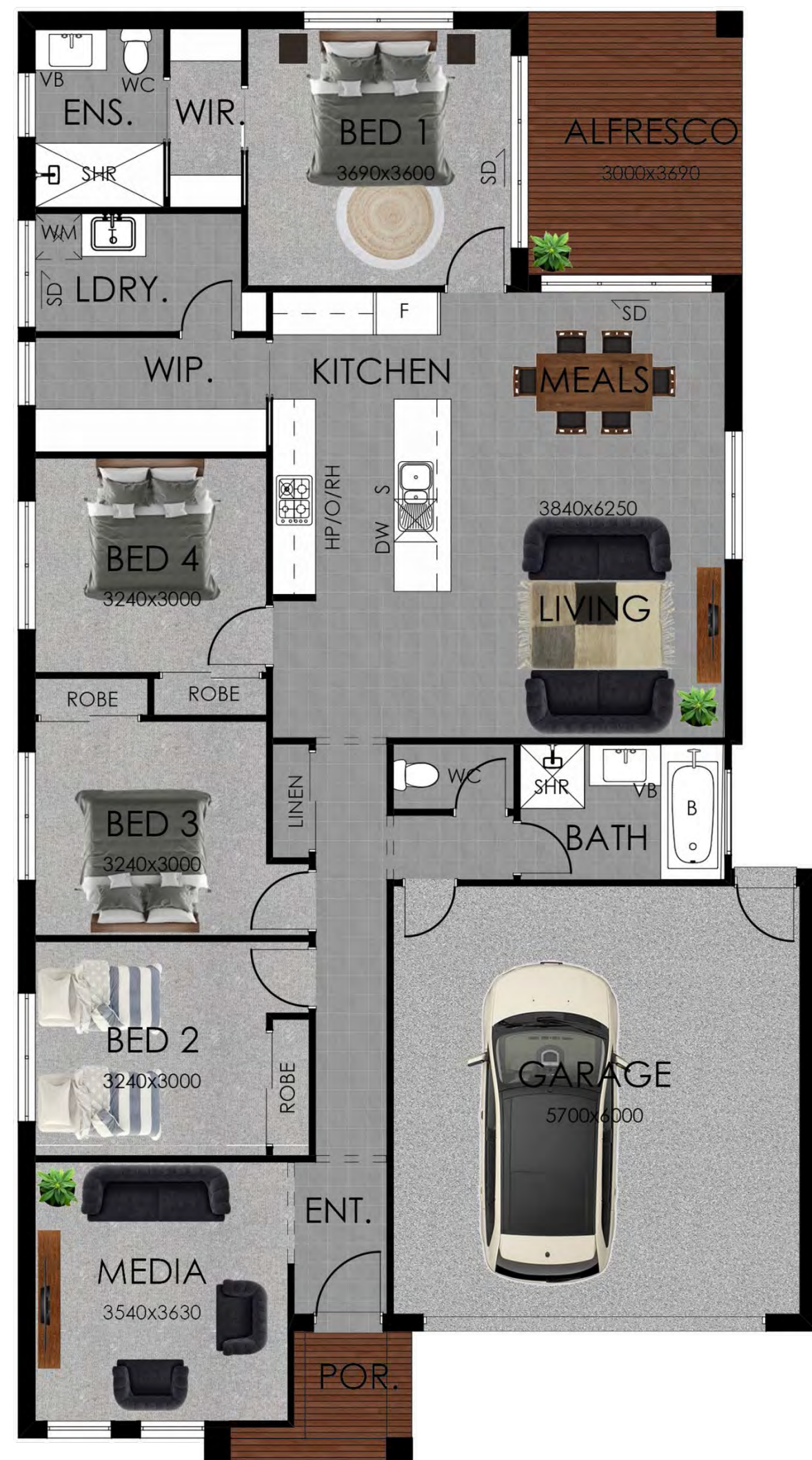
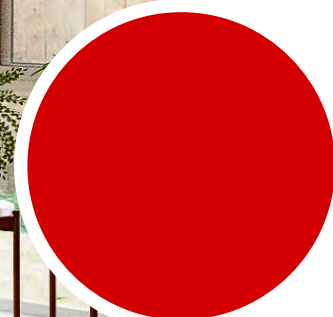
Land Cost - \$ 920,000

Estimation - \$1,379,500





# SOMERSET 204 SQM

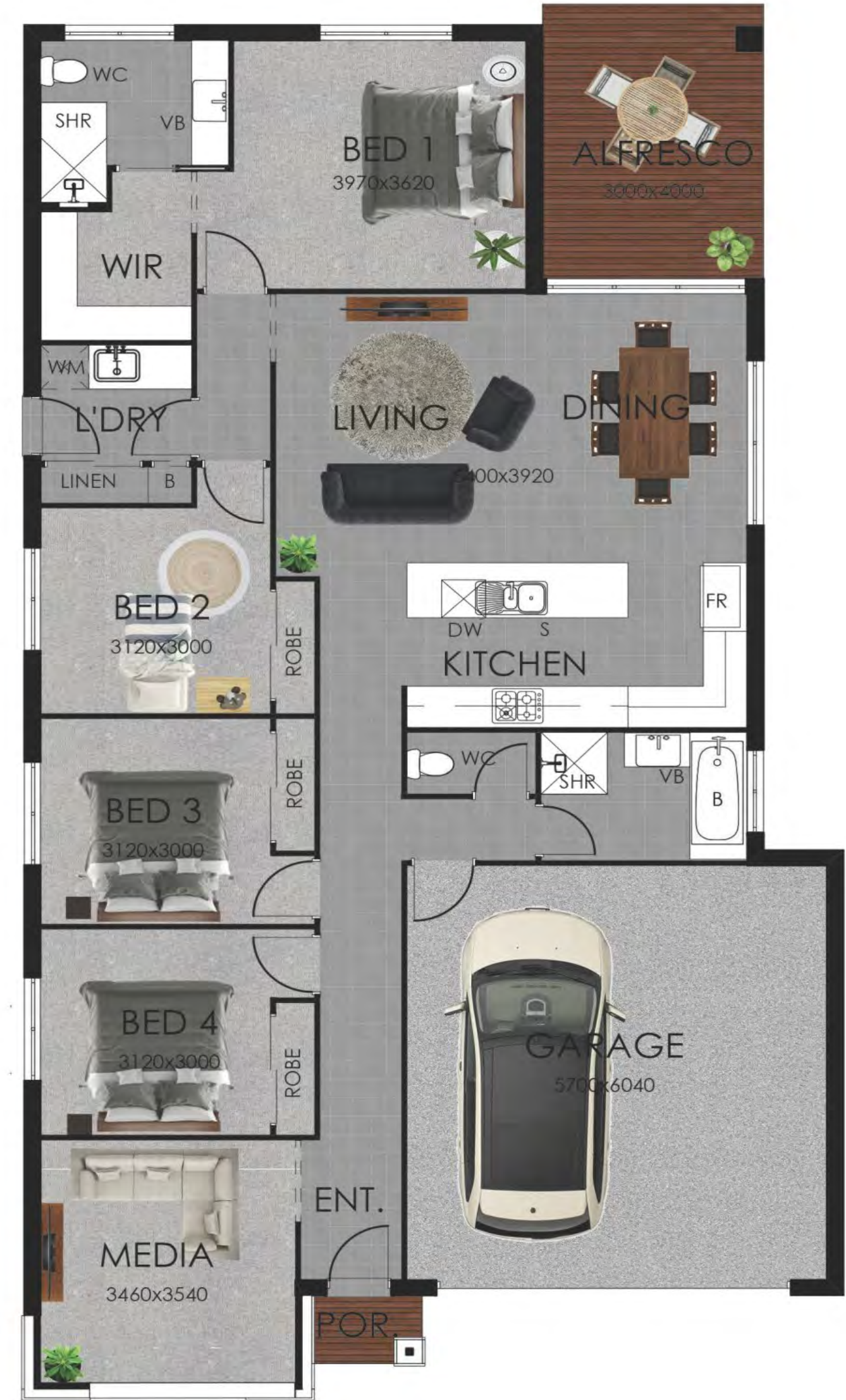
4  2  2 



Build Cost - \$ 411,100  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000  
Estimation - \$1,387,100

# ESPLANADE 204 SQM

4  2  2 



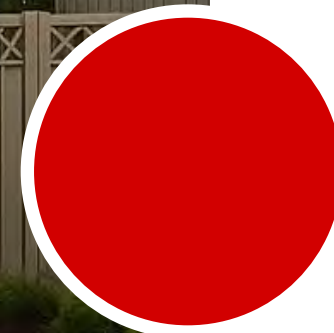
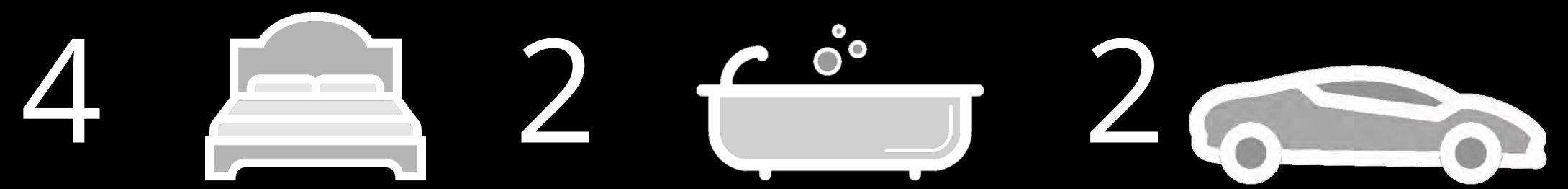
Build Cost - \$ 411,100

Site Cost - \$ 56,000

Land Cost - \$ 920,000

Estimation - \$1,387,100

# STANNAWAY 207






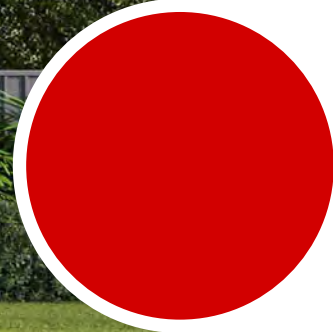
Build Cost - \$ 416,800  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,392,800






# SANDGATE 209 SQM

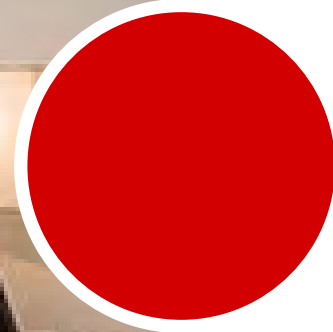
4  2  2 



Build Cost - \$ 420,600  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000  
Estimation - \$1,396,600

# ALGESTER 214 SQM


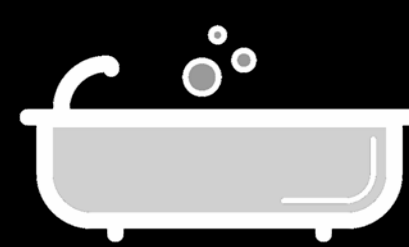
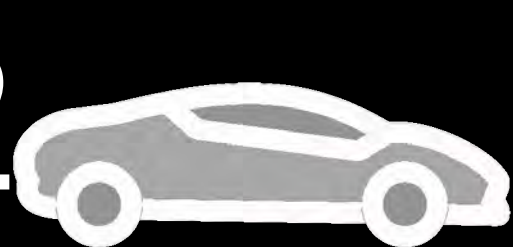
4  2  2 

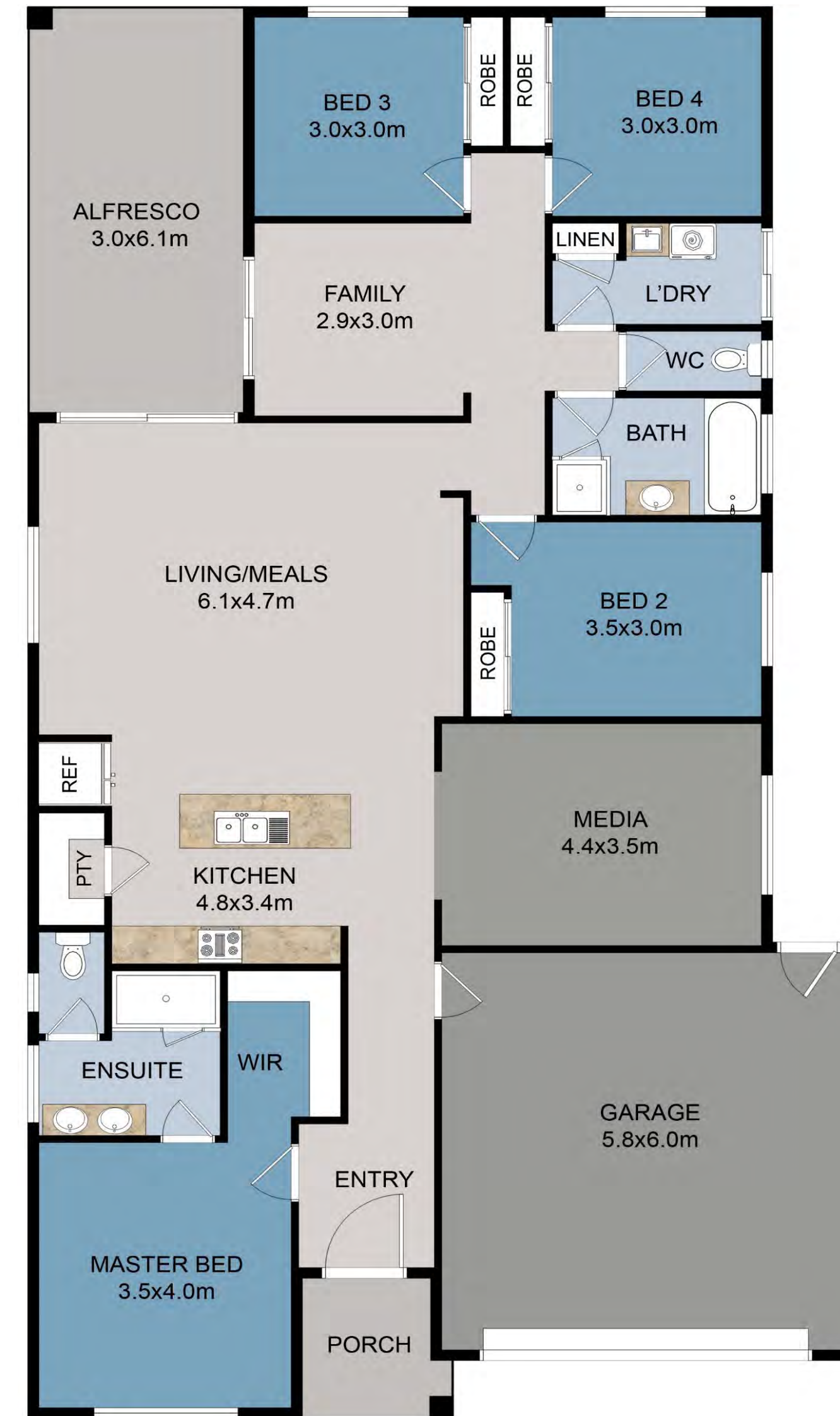


Build Cost - \$ 430,100  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$ 1,406,100

# JINDALEE 237 SQM




4  2  2 

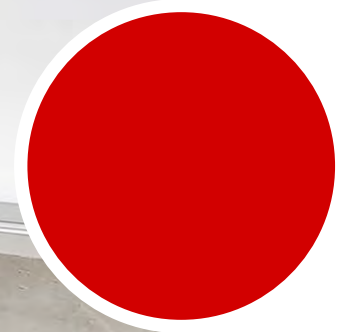


Build Cost - \$ 473,800  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

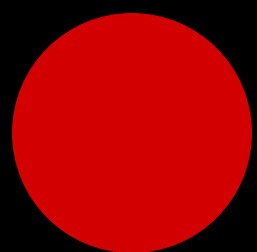
Estimation - \$1,449,800

# BRIDGERTON 260 SQM

4  3  2 



Build Cost - \$ 525,500  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000  
Estimation - \$1,501,500

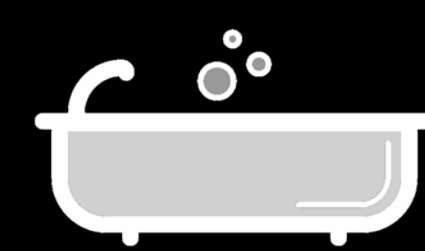


# MACARTHUR 270 SQM

4/5



2






2

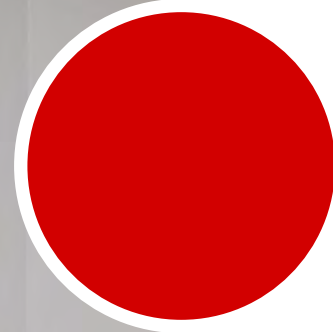


Build Cost - \$ 536,500  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

Estimation - \$1,512,500

# COOLUM 290 SQM


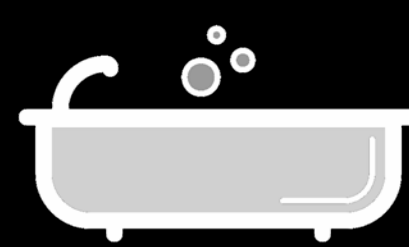

4  2  2 

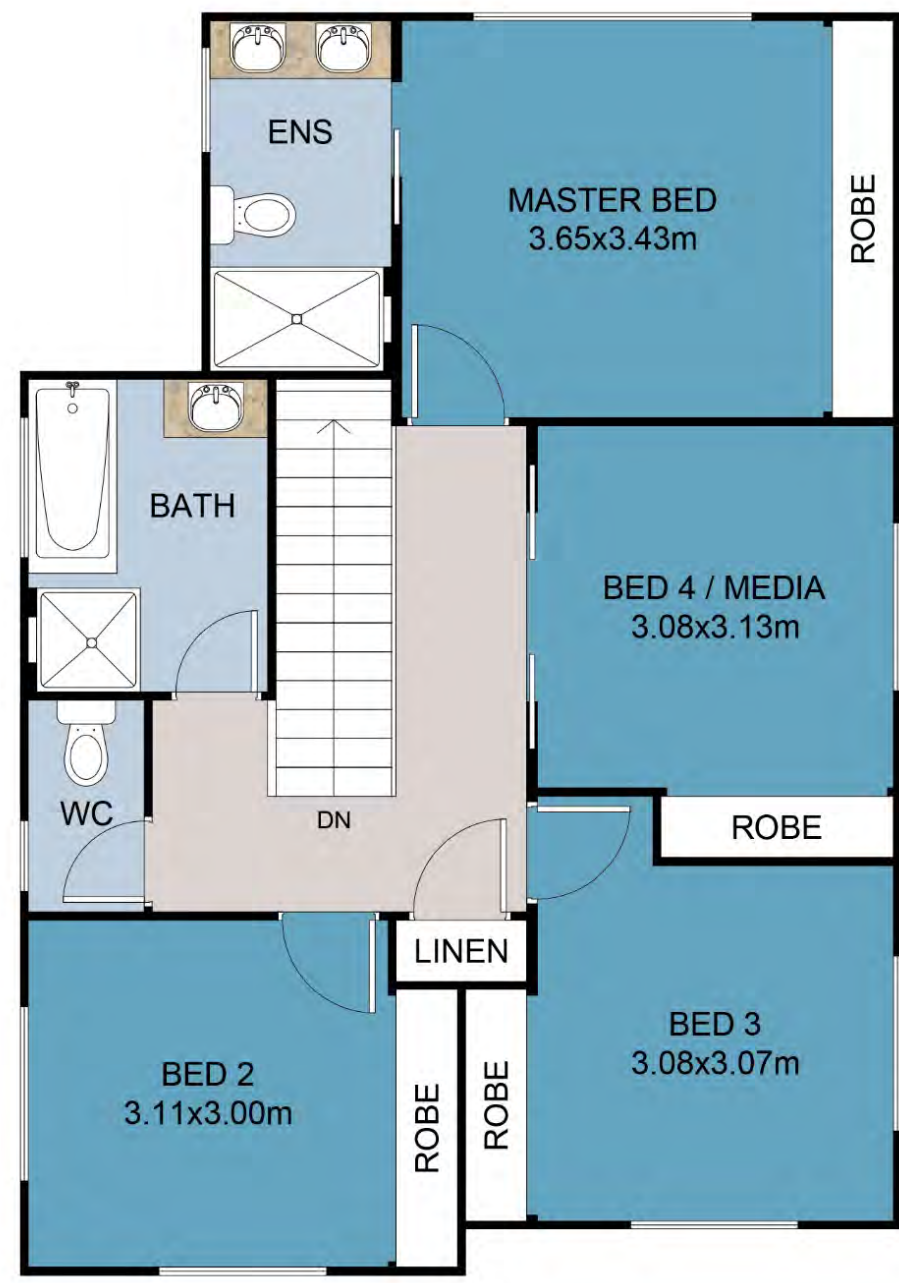


Build Cost - \$ 574,500  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,550,500

# BROCKHOUSE 202SQM

5  2.5  2 






Build Cost - \$ 467,900  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,443,900

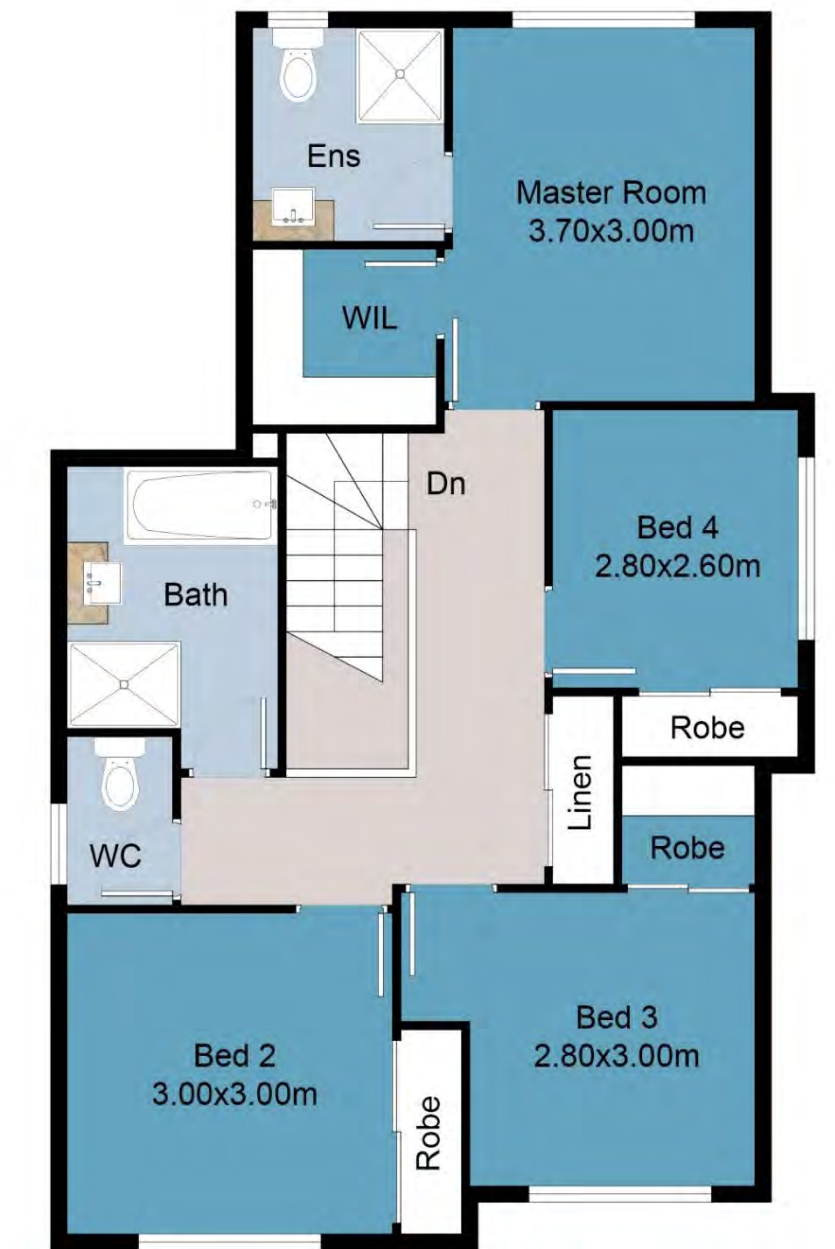
OPTION - Convert Bed 5 to a media room

# NEWPORT 205 SQM

4  2  2 



LOWER FLOOR PLAN



UPPER FLOOR PLAN

Build Cost - \$ 474,500


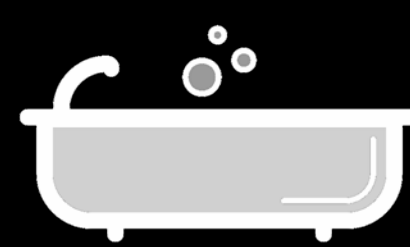

Site Cost - \$ 56,000

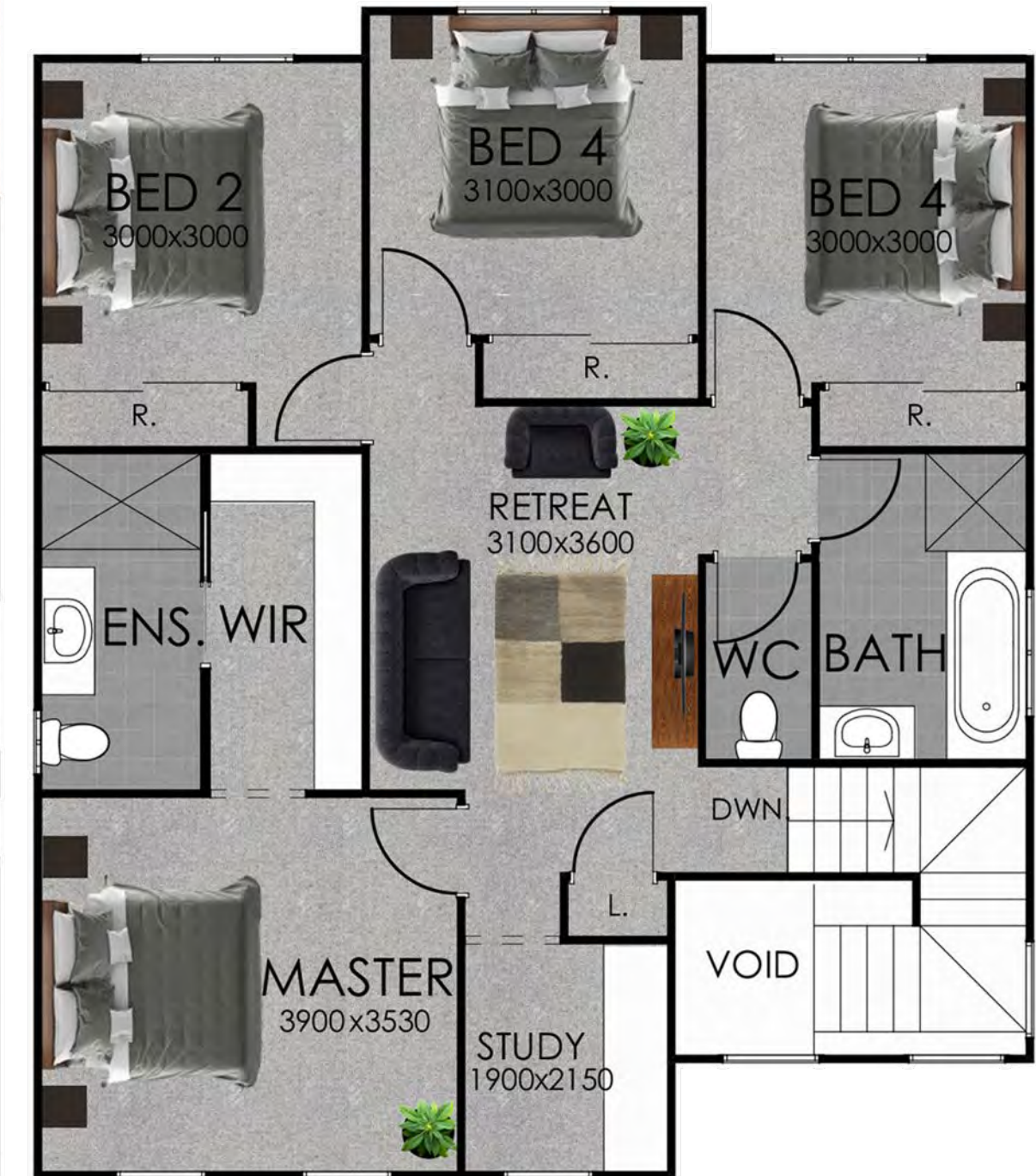
Land Cost - \$ 920,000

Estimation - \$1,450,500



# ● MANSFIELD 219 SQM

4  2  2 

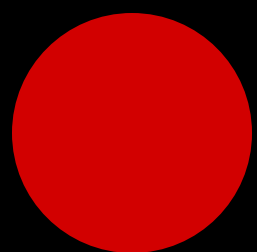


Build Cost - \$ 505,300

Site Cost - \$ 56,000

Land Cost - \$ 920,000

Estimation - \$1,481,300

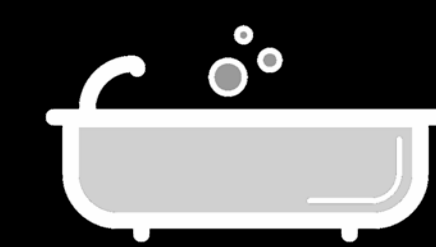


# CAMBRIDGE 220 SQM

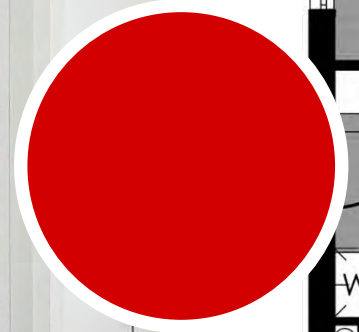
5



3






2



Build Cost - \$ 515,500  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

Estimation - \$1,491,500

# EVERSELY 229 SQM

5  3  2 






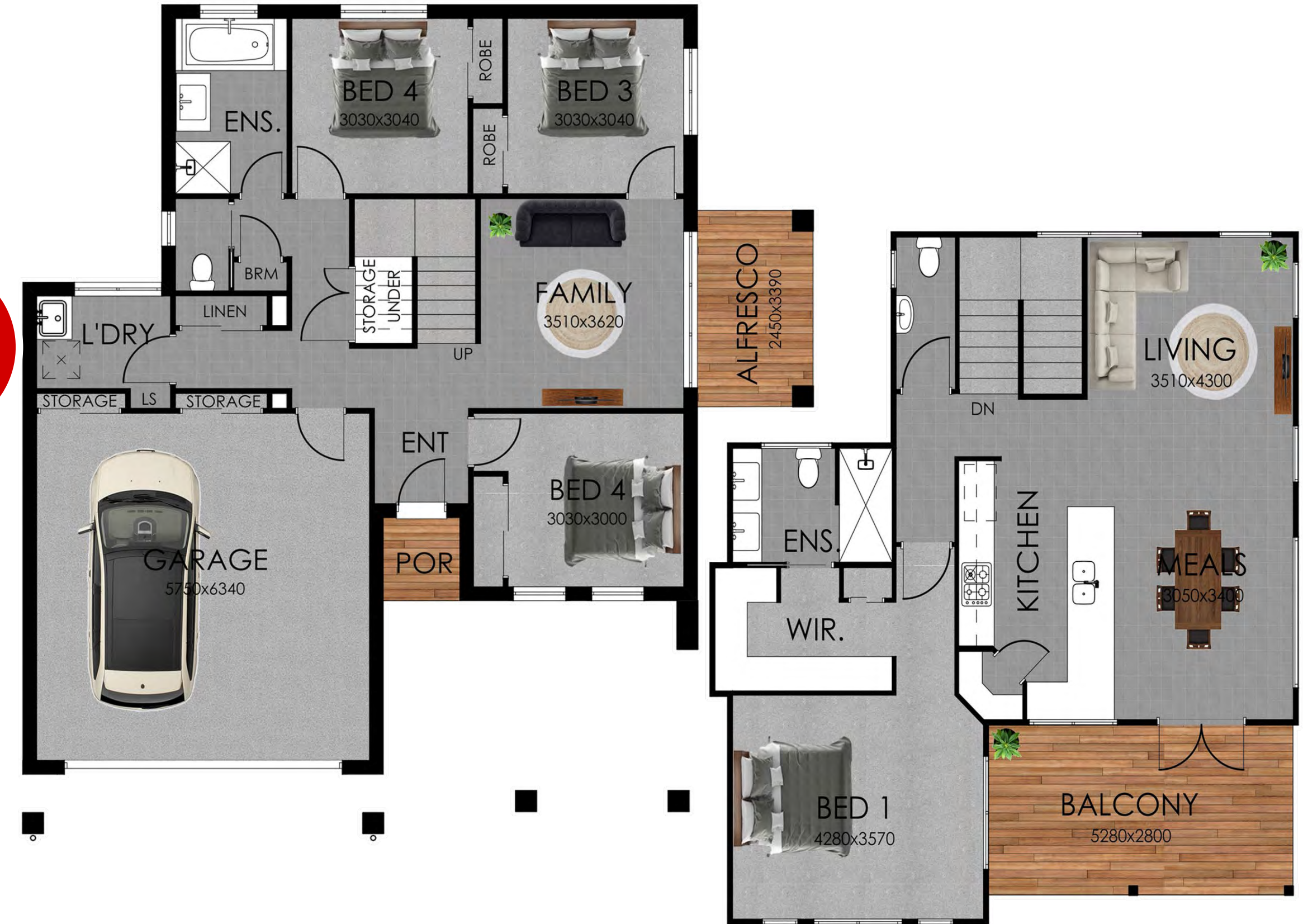
Build Cost - \$ 535,300  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,511,300

Reduces to 223sqm with cladded walls

# ELIZABETH 233 SQM

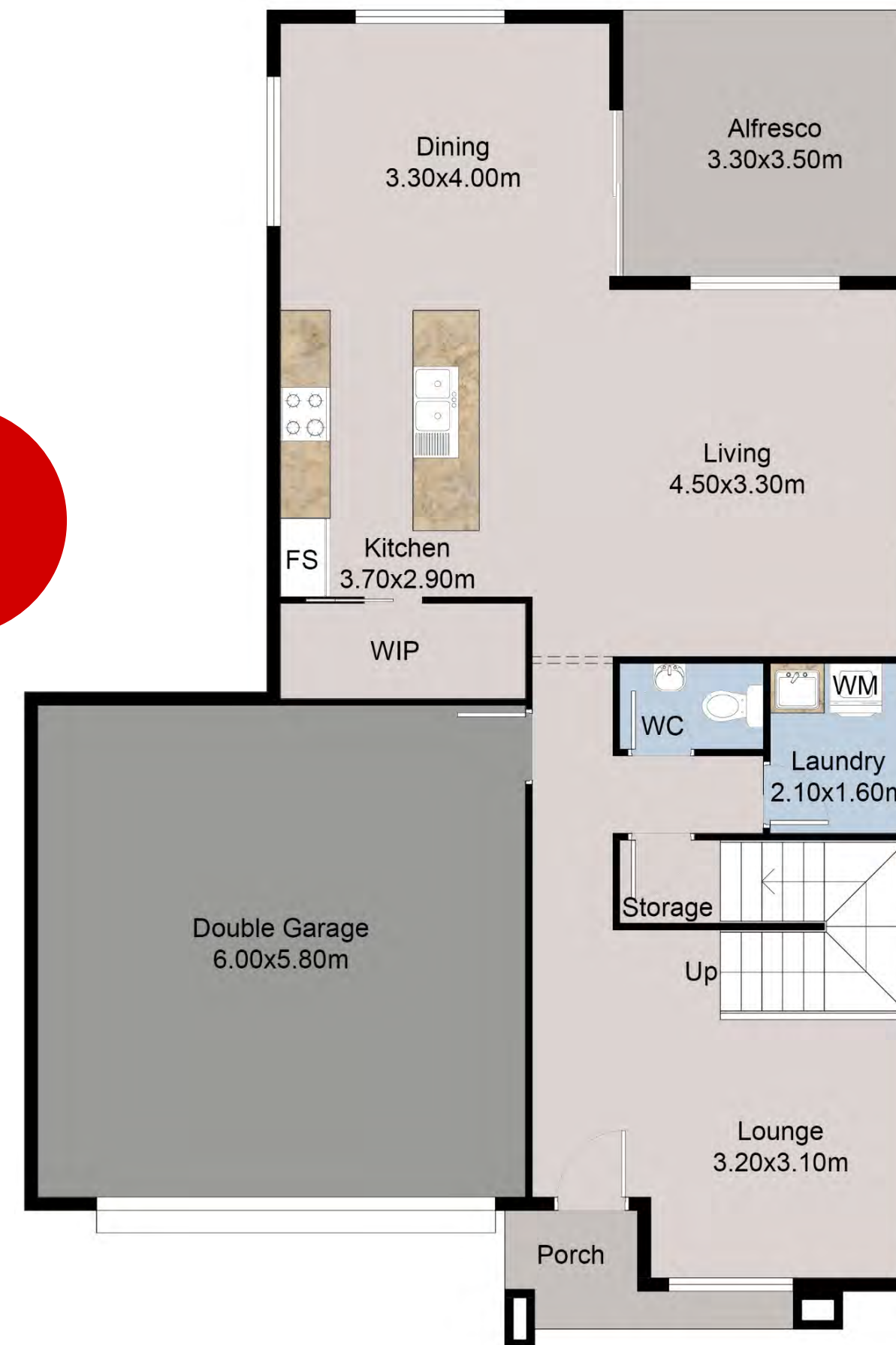
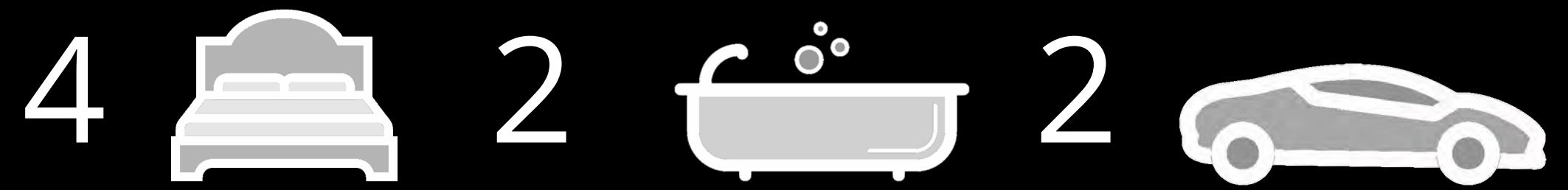
4  2  2 



Build Cost - \$ 536,100  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,512,100


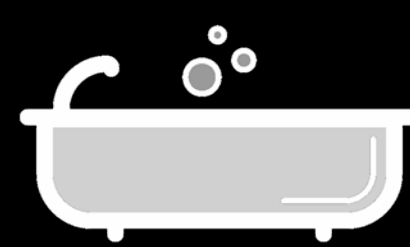

# CURRUMBIN 235 SQM

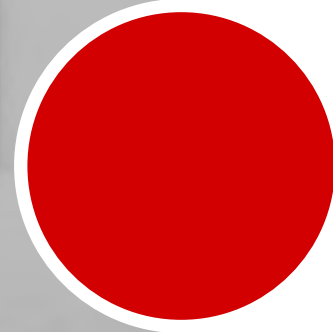


Build Cost - \$ 540,500  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,516,500

# WISHART 236 SQM


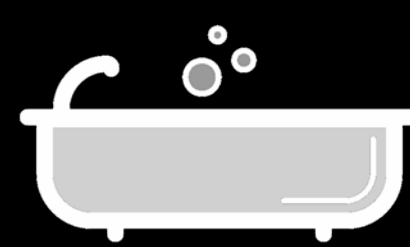

4  2  2 



Build Cost - \$ 542,700  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,518,700


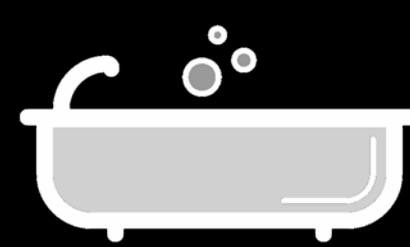

# BELMONT 240 SQM

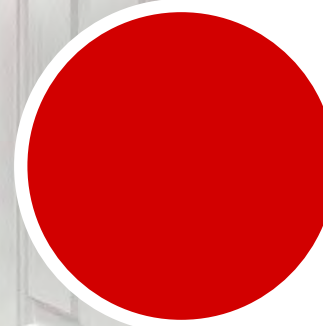
4  2  2 



Build Cost - \$ 551,500  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000  
Estimation - \$1,471,500

# MELODY 247 SQM

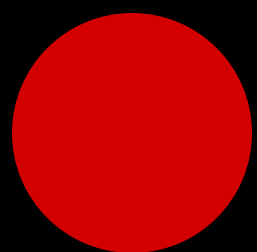
4  2  2 



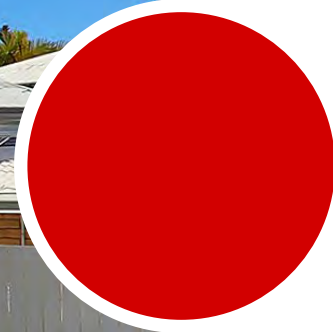
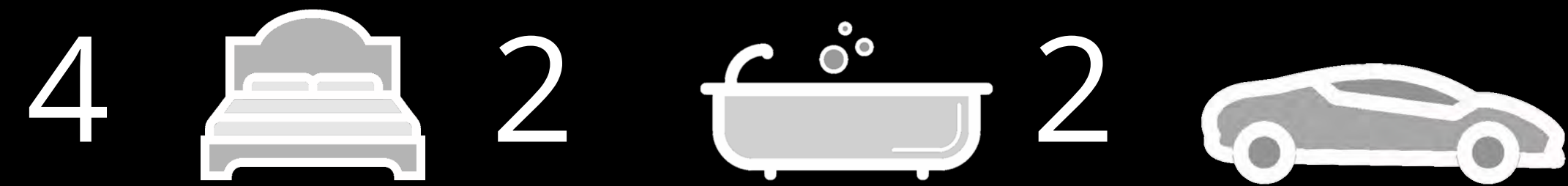
Build Cost - \$ 566,900  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,486,900








# CAMBRIDGE 255 SQM

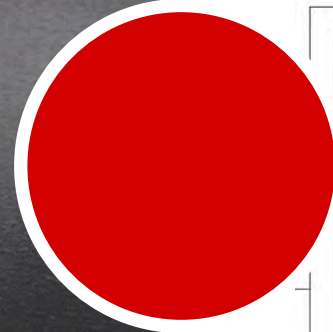


Build Cost - \$ 571,750  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

Estimation - \$1,547,750

# ELIZA 274 SQM


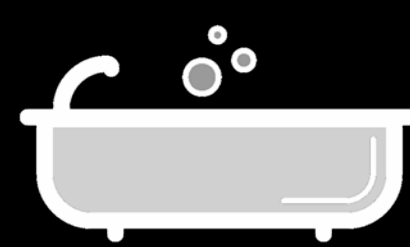

5  2  2 

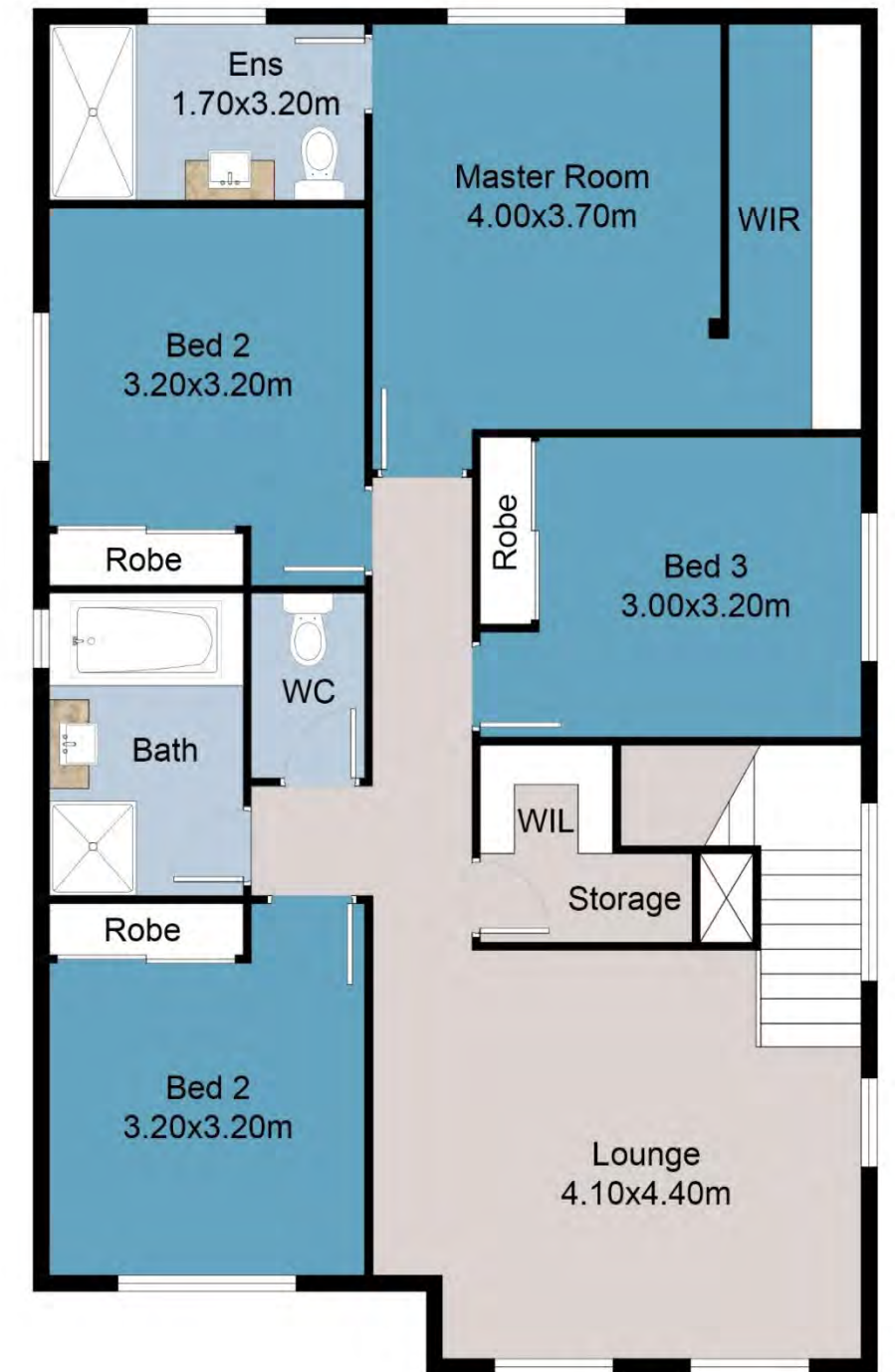


Build Cost - \$ 612,600  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

Estimation - \$1,588,600

# PEREGIAN 280 SQM


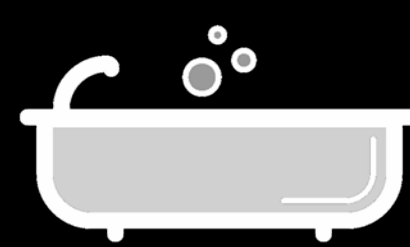

4  2  2 

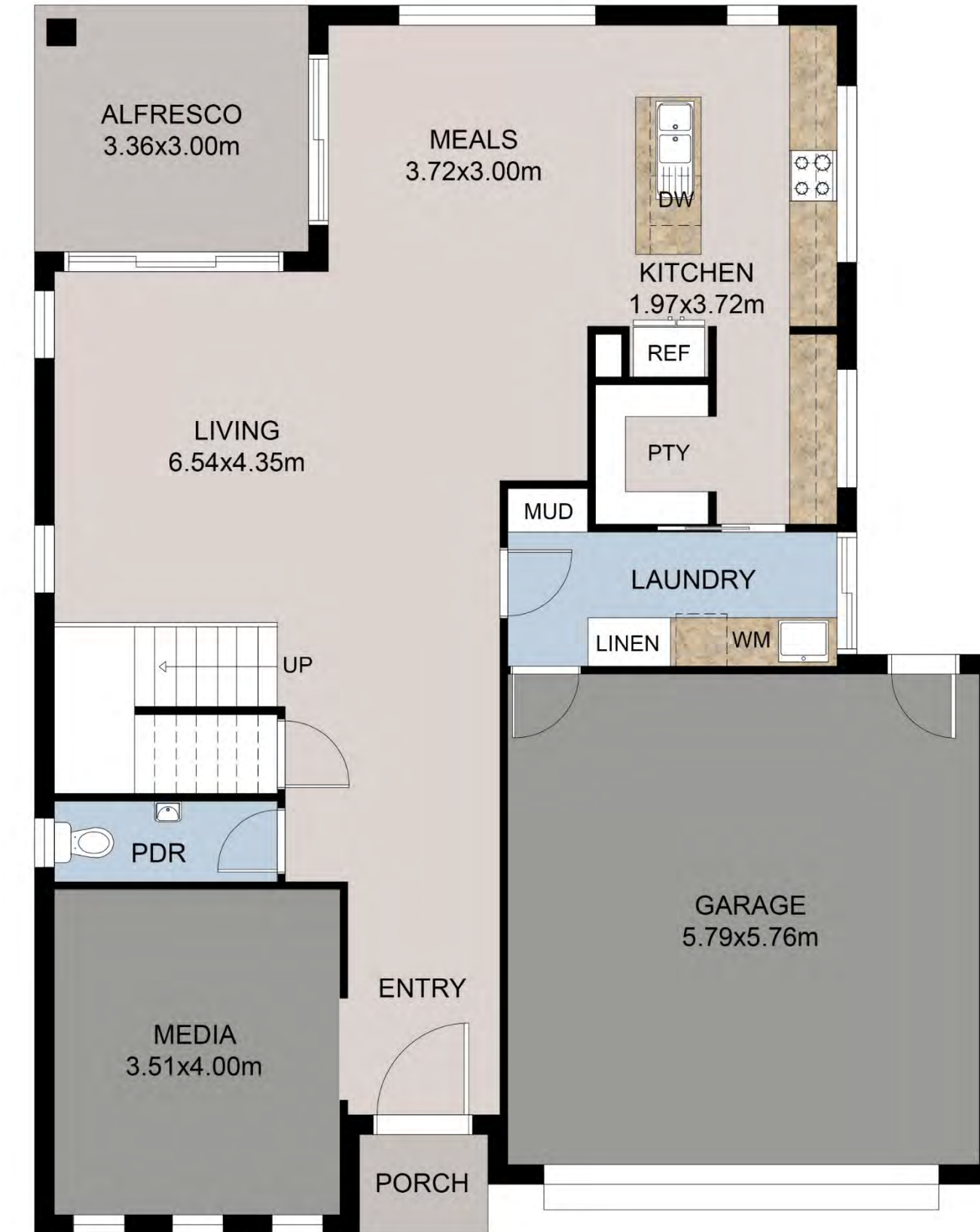


Build Cost - \$ 625,500  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,601,500

# ASHMORE 282 SQM

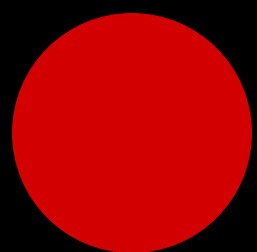
4  2  2 



Build Cost - \$ 629,800  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

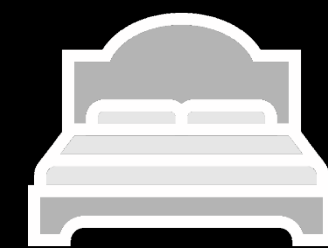
Estimation - \$1,605,800

Minor modification to lower floor width 500mm required for 12.5m lot



# MCDOWELL 301 SQM

5



3

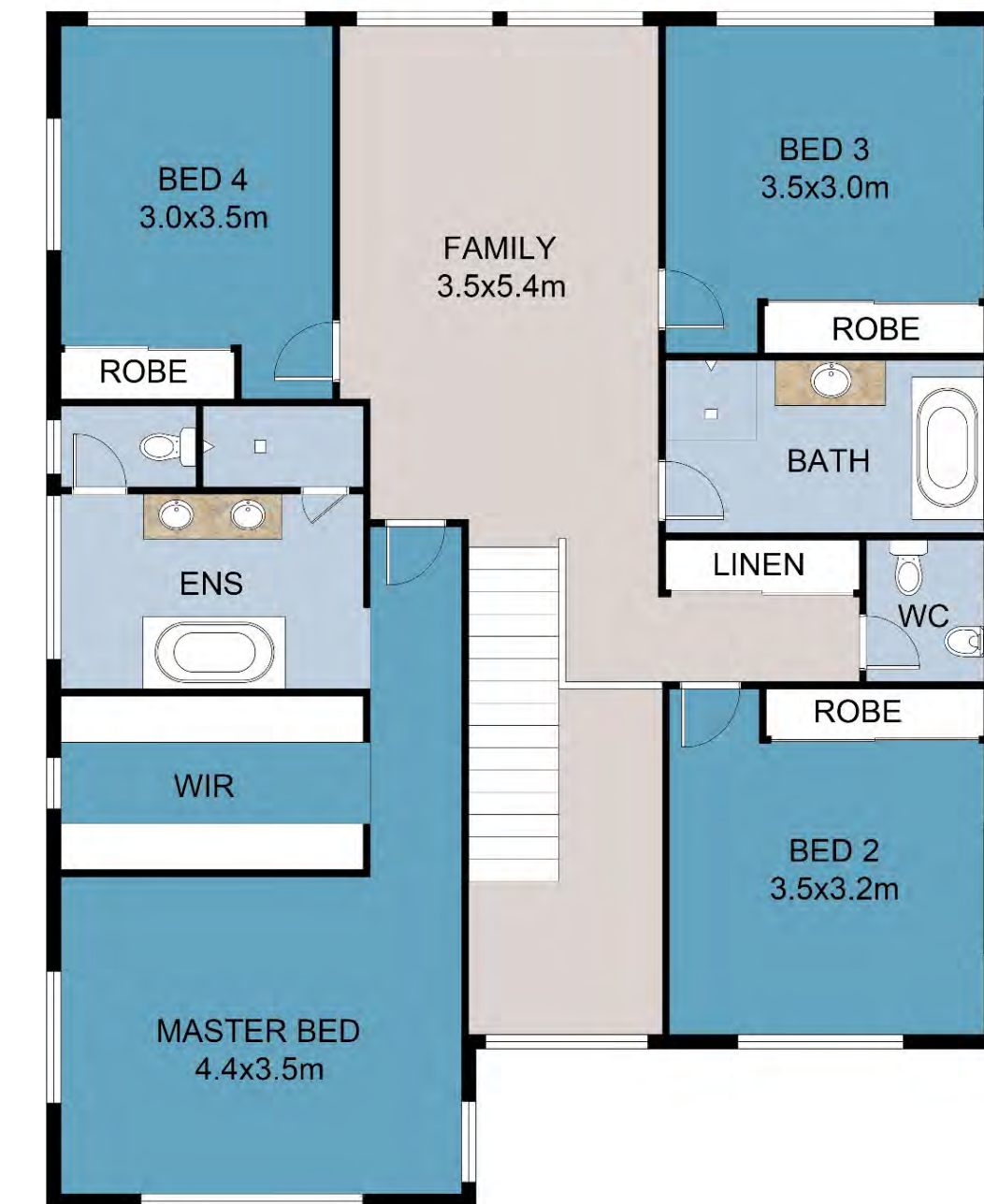
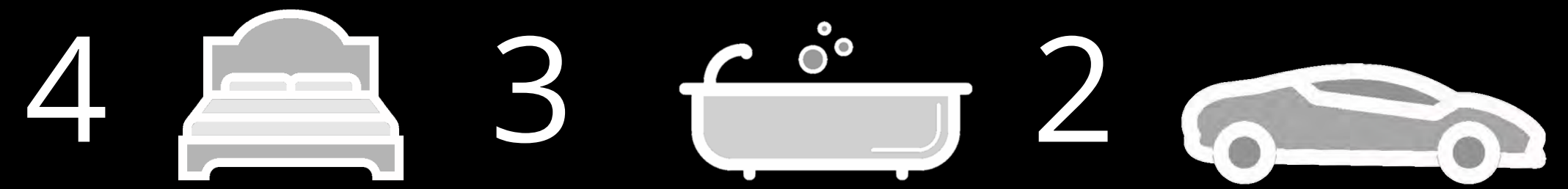


2



Build Cost - \$ 678,650  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000  
Estimation - \$1,654,650




# KEDRON 305 SQM

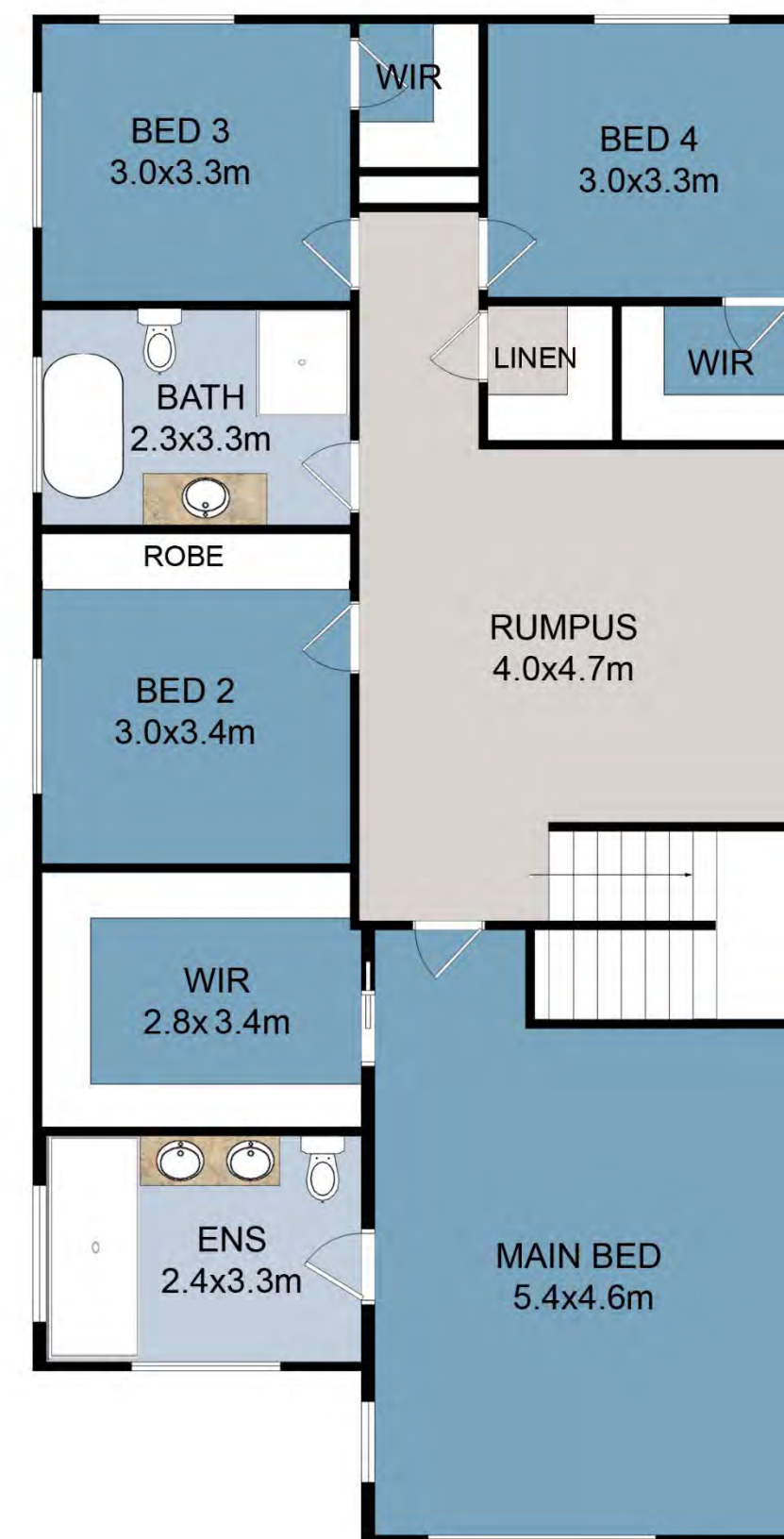


Build Cost - \$ 687,250  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

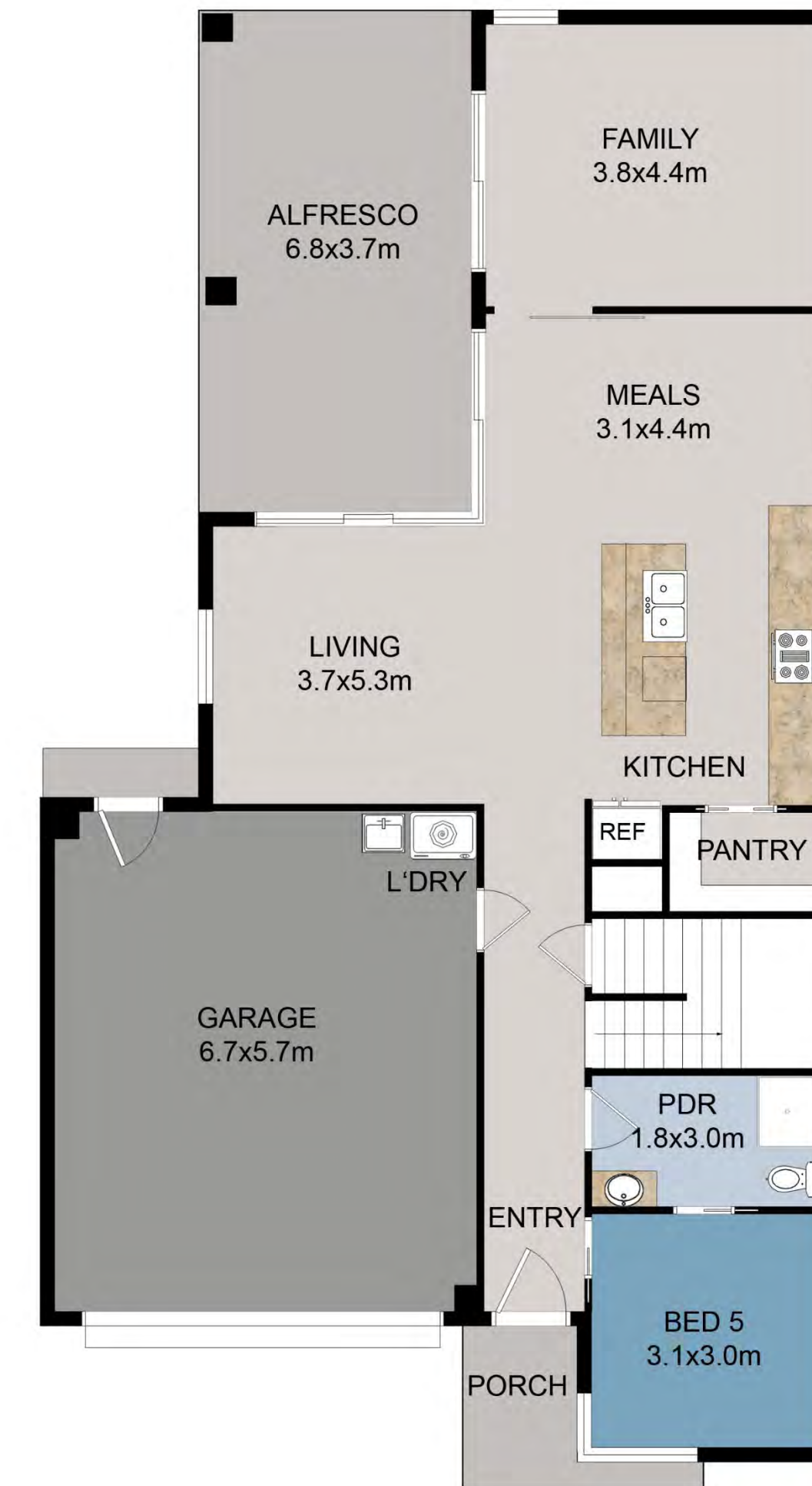
Estimation - \$1,663,250

# HEMMANT 310 SQM

5  3  2 



FIRST FLOOR PLAN

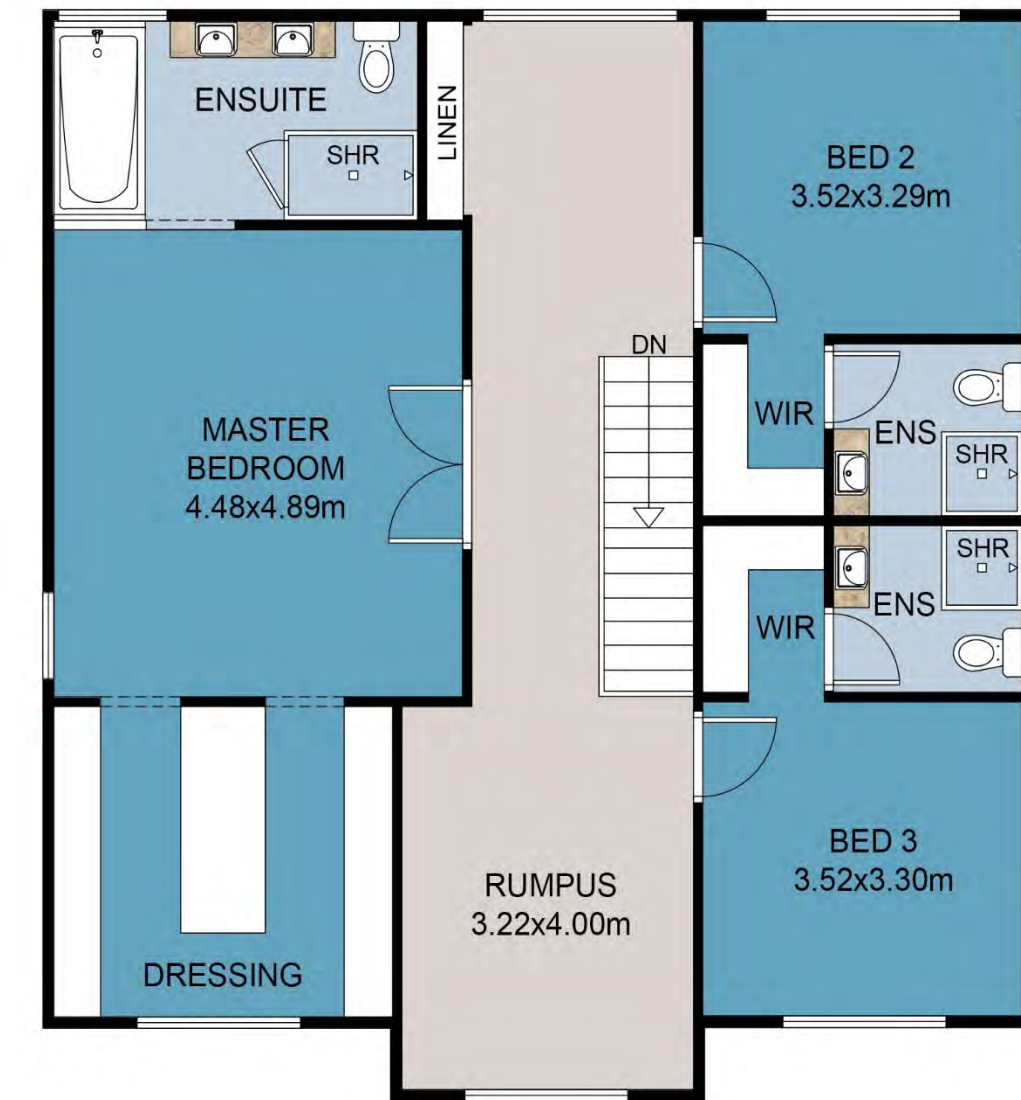
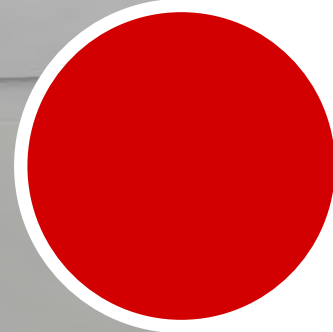
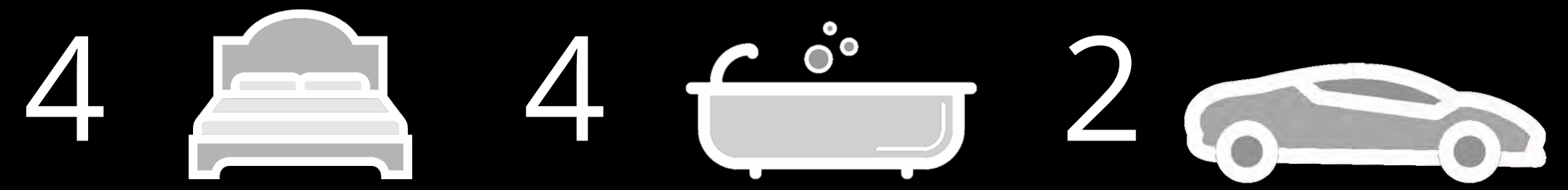


GROUND FLOOR PLAN

Build Cost - \$ 698,000  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

Estimation - \$1,674,000

# CARINA 310 SQM






Build Cost - \$ 706,000  
Site Cost - \$ 56,000  
Land Cost - \$ 920,000

Estimation - \$1,682,000



# HILLSIDE 328 SQM




5  3  2 



Build Cost - \$ 736,700  
 Site Cost - \$ 56,000  
 Land Cost - \$ 920,000

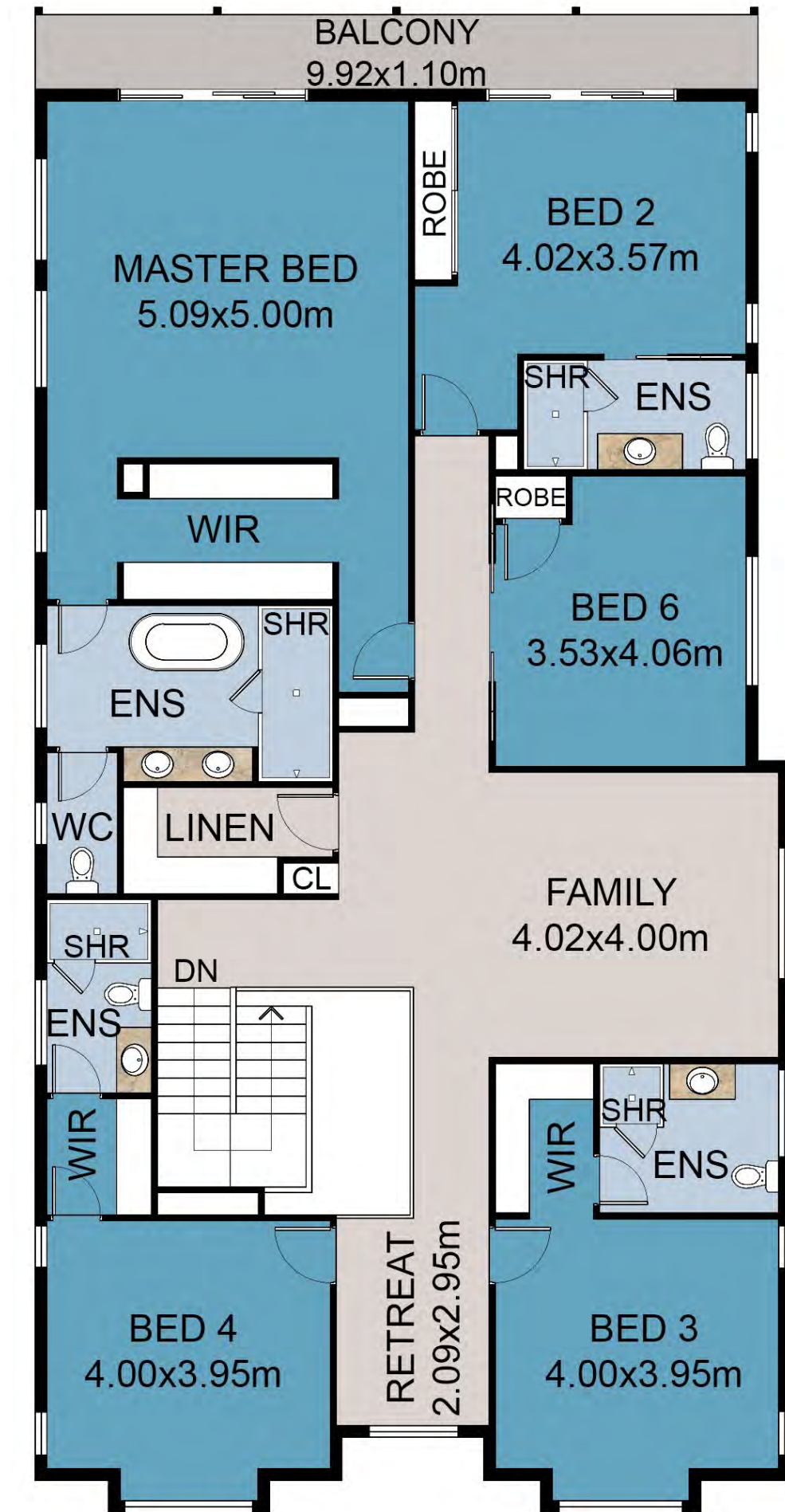
Estimation - \$1,712,700

# ST LUCIA 472 SQM

6  5  2 



PREMIUM PRODUCT



Build Cost - \$ 1,062,300

Site Cost - \$ 56,000

Land Cost - \$ 920,000

Estimation - \$2,038,300

# ● The Next Steps

## THE PROCESS FORWARD

Call Building Brokers QLD on (07) 3556 5310 Monday to Friday to discuss your interest in these properties.

We will speak with you about the options that are available and the processes of building your dream home.

We can assist with a network of exceptional finance brokers for fast pre-approvals and Solicitors with experience in land settlements and contracts at a reduced rate for our clients.

We will book a meeting with one of our experienced sales managers in our office at a suitable time.

Deposits must be paid to secure. Contracts are issued subject to titles being achieved.



### 1. CONTACT US

Call us to discuss your Interest in these great Options.

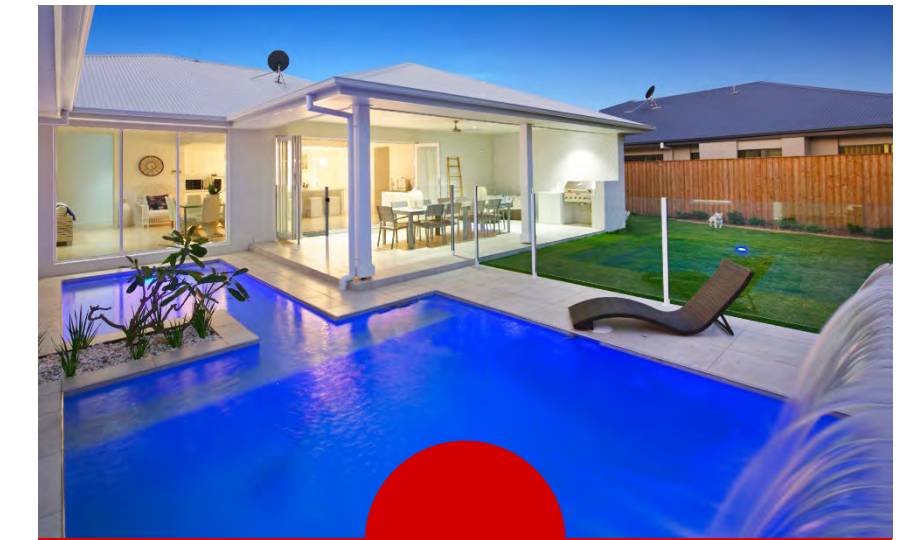
An expression of interest and a deposit is required to secure.



### 2. SECURE LAND

\$2,000 on signing land contract

Further deposit up to 5% of contract price on unconditional finance.



### 3. DESIGN HOME

Our cost:

\$3,100 - to secure  
\$6,860 - Balance for pre-building works:

- Soil test/wind rating
- Contour survey
- Drafting
- Council pre certification
- Job tender
- Build contract

Packages are subject to availability at the time of enquiry.

# Contact Details





Version 1  
Version supersedes and voids all previous versions.

Building Brokers QLD has no affiliation with any external companies. We do not accept any liability as a result of a client electing to enter into an agreement or engage the services of other businesses either directly or indirectly during the building process. We recommend clients undertake due diligence in all cases.



**CALL OUR OFFICE**  
(07) 3556 5310  
1300 EZHOME

Building Brokers QLD  
Unit 5/58  
Bullockhead Street  
Sumner Park QLD 4074

Website: [www.buildingbrokersqld.com.au](http://www.buildingbrokersqld.com.au)  
Email: [enquiries@buildingbrokersqld.com.au](mailto:enquiries@buildingbrokersqld.com.au)  
Facebook: Building Brokers QLD   
Instagram: @buildingbrokersqld 

Hours of Business  
Monday to Friday  
9:00am – 5:00pm

*\*All prices are indicative only and subject to final quoting and approval\**

All designs are subject to council approval

Prices in this document are estimations only and subject to final quotes

All prices are subject to change and may vary based on the following

- Your selection of builder
- Soil test results over H1
- Changes and alterations made to the plan or inclusions as part of the planning process
- Fees or council charges introduced or required to obtain approval
- Price increases handed down by builder between the date of estimation and moving to contract