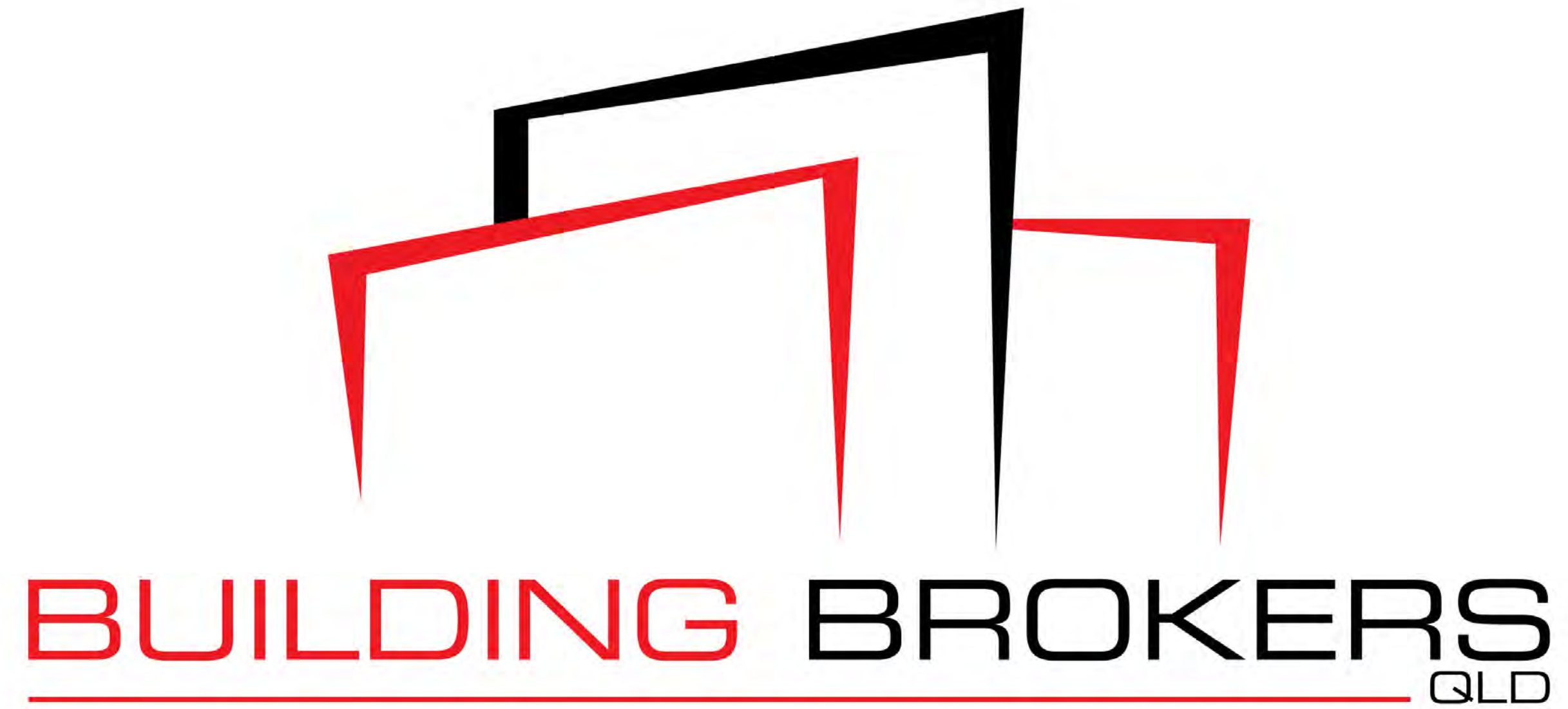


Building Brokers QLD Presents



**MEMBER**  
you're in good hands



100 Kedron Park Rd  
Wooloowin QLD 4030



## 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.





- ✓ East facing aspect in prime location
  - ✓ 1 min walk to bus stop
  - ✓ 10 min walk to train station
  - ✓ 1.1 km to HomeCo Lutwyche
  - ✓ 4km to Westfield Chermside
- ✓ Mins walk to trendy cafes & eateries & the famous German BierGarten
- ✓ Within 3km of many Elite Private Schools
  - ✓ 1 min walk to Kedron State high School
  - ✓ 3.5km to Eagle Farm Racecourse and Racecourse Rd Culinary Delights
    - ✓ 7km to Brisbane City
    - ✓ 8.5 to Brisbane Airport



Convenient Location to suit all lifestyles.  
This 450sqm lot with a 10.5m frontage is ready for us to assist with your dream home build!

The lot is priced at offers Over \$975,000  
We have used a value of \$1,000,000 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

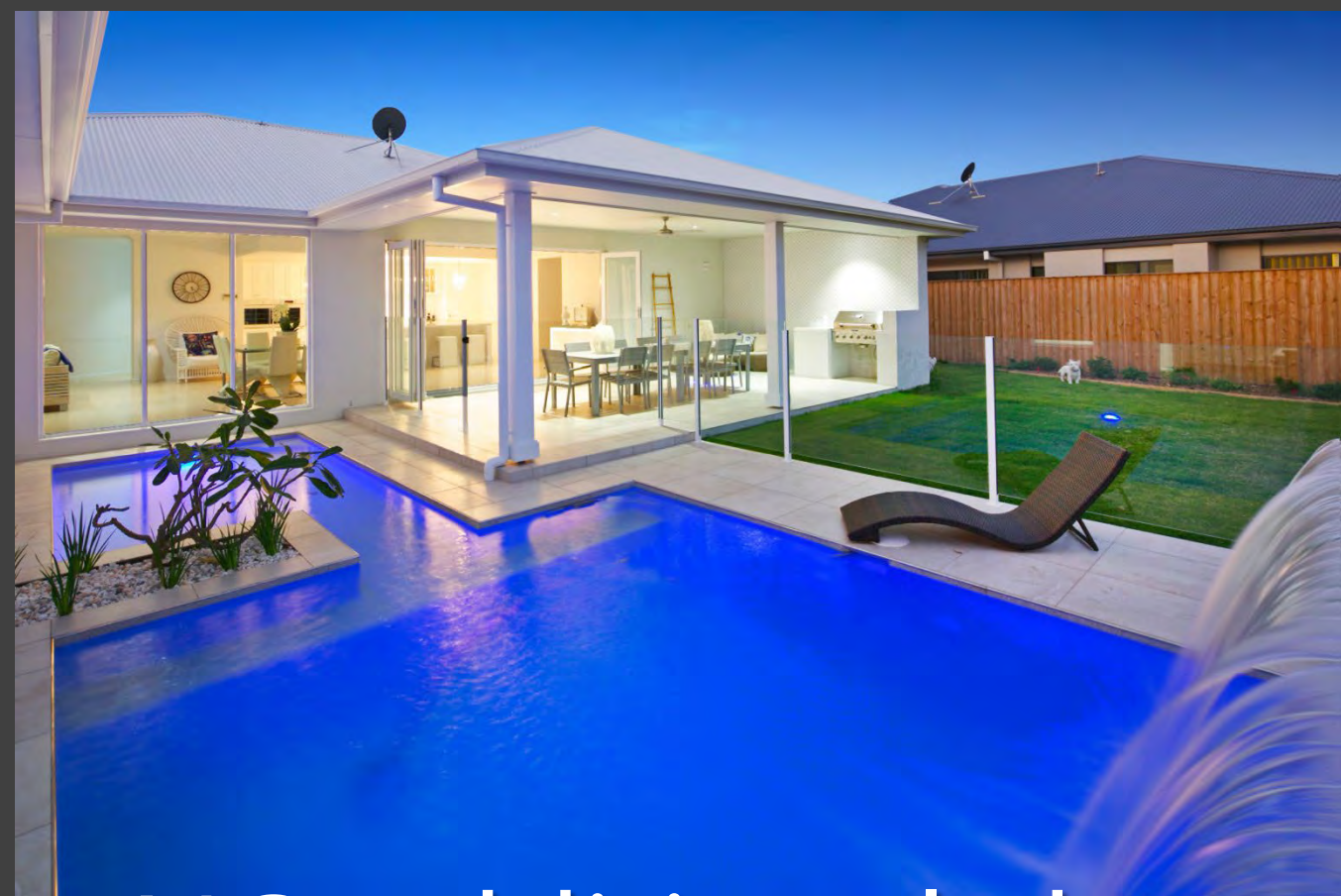
Honest Apples for Apples comparisons  
Fixed price contracts

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





## 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**

# ● 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!





## 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 \$67,000

- Contour
- Overhead Power
- Traffic Control – School Zone
- Character Façade

The provisional sum for these packages is \$67,000





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!


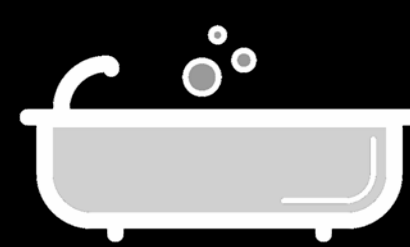

The builders will build your design just how you want it!

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

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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.


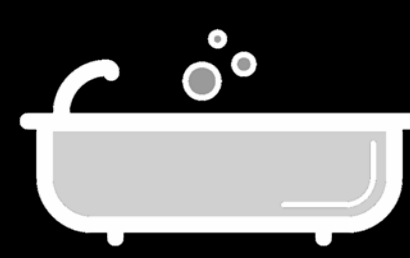
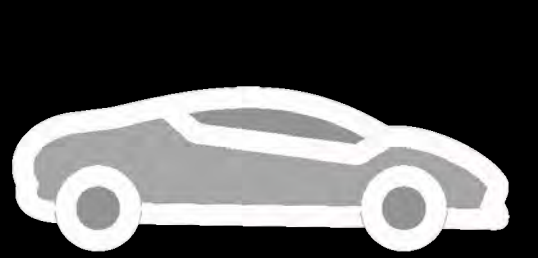
# ● BARDON 157 SQM

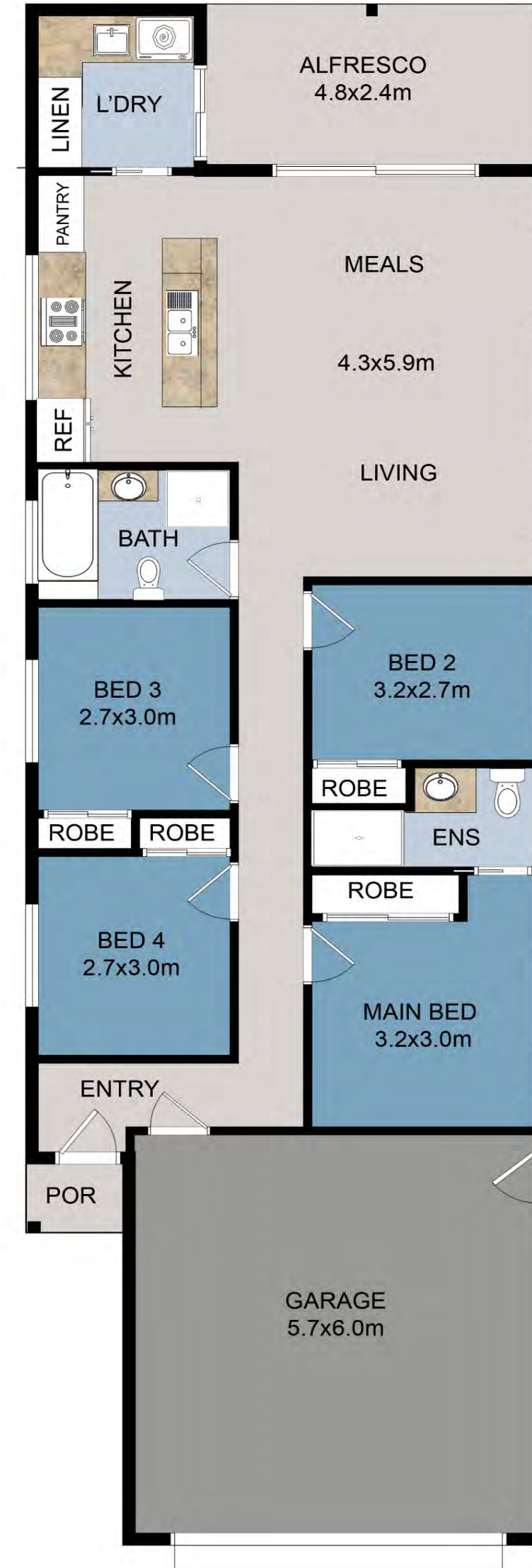
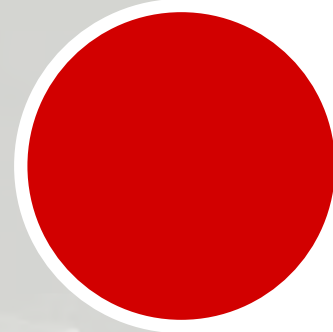
3  2  2 



Build Cost - \$ 329,650  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,396,650

# MOOROOKA 167 SQM

4  2  2 



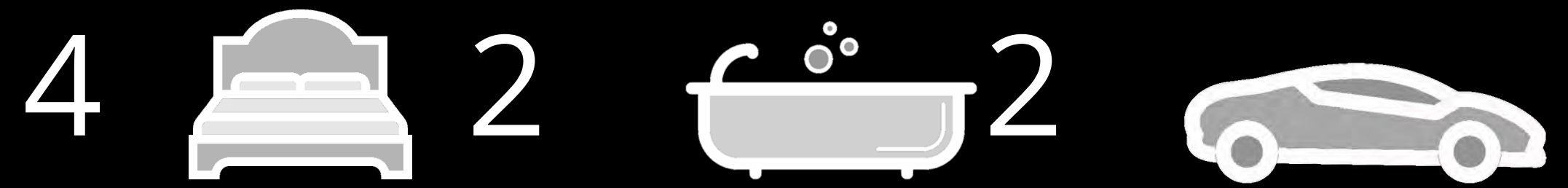
Build Cost - \$ 349,150

Site Cost - \$ 67,000

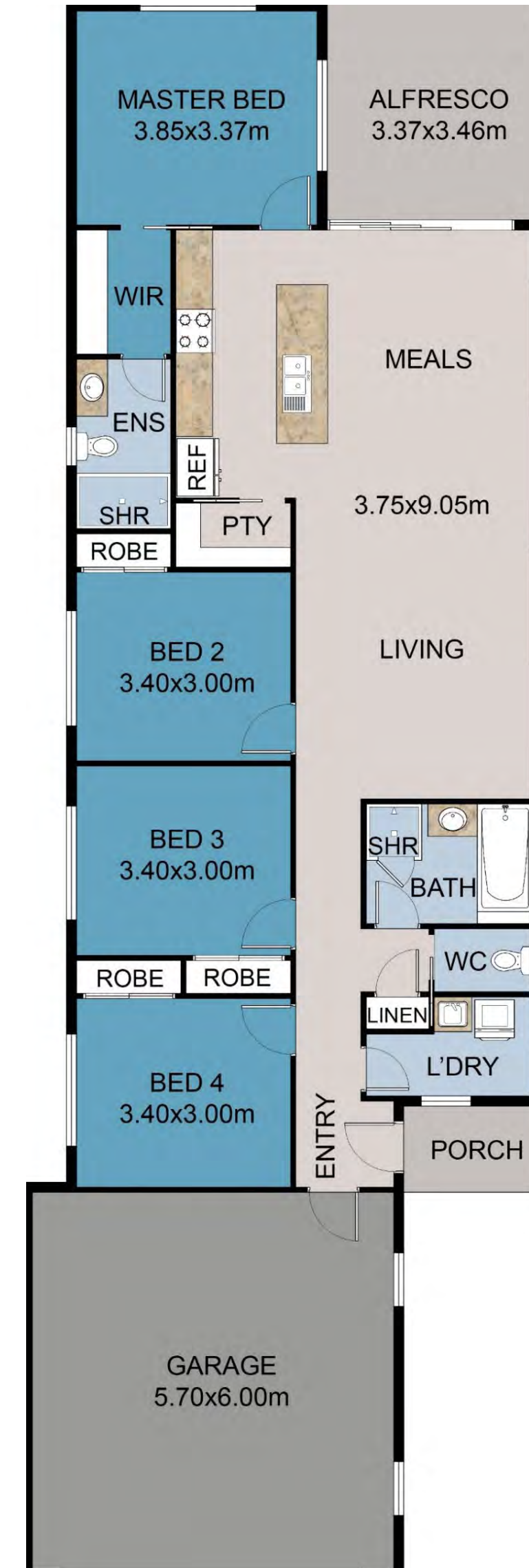
Land Cost - \$1,000,000

Estimation - \$1,416,150

# ORMEAU 174 SQM



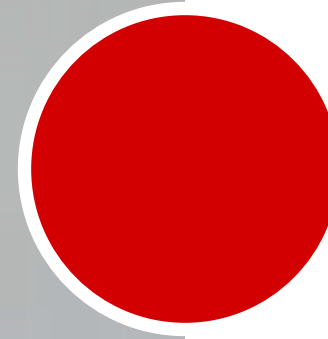
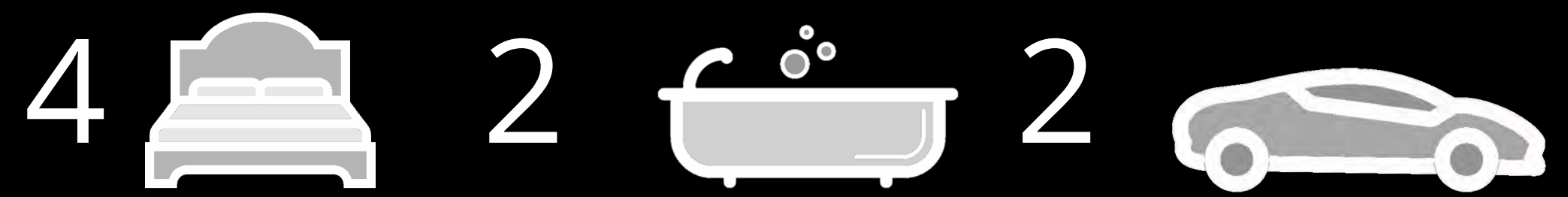
Most Popular  
Design for 10m  
Frontage  
Investment Homes



Build Cost - \$ 362,800  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,429,800

# SPRINGFIELD 180 SQM






Build Cost - \$ 374,500

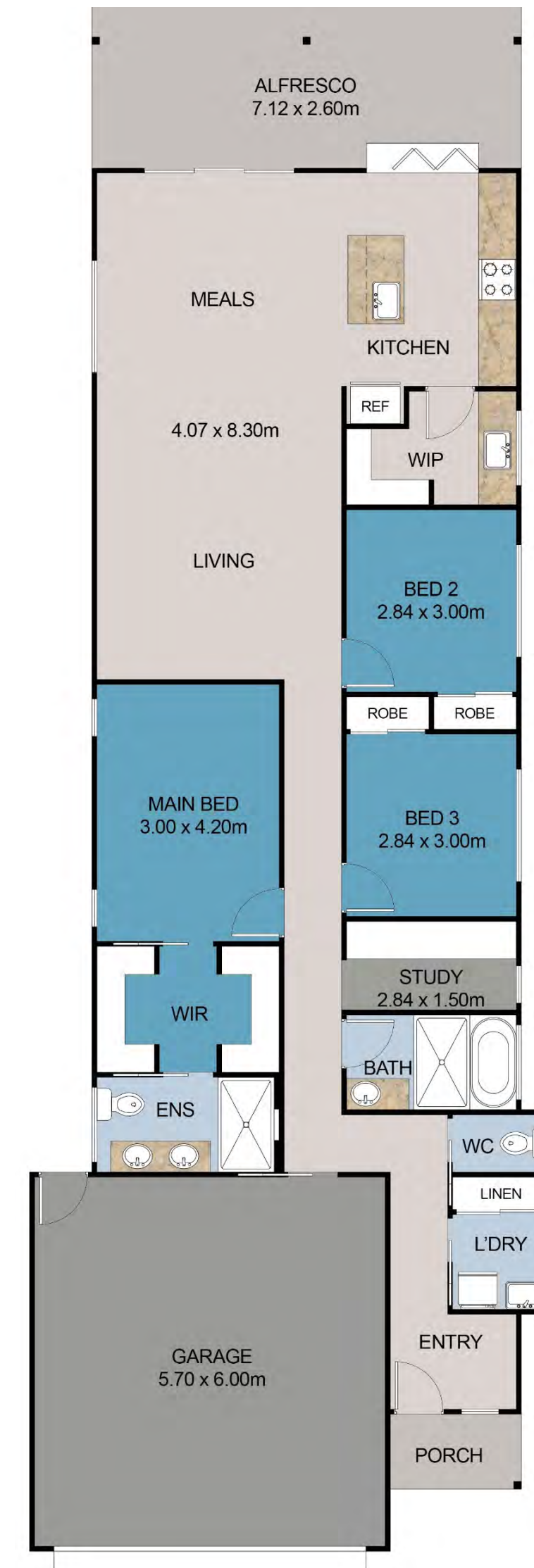
Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,441,500

# ● CEDAR 185 SQM




3  2  2 

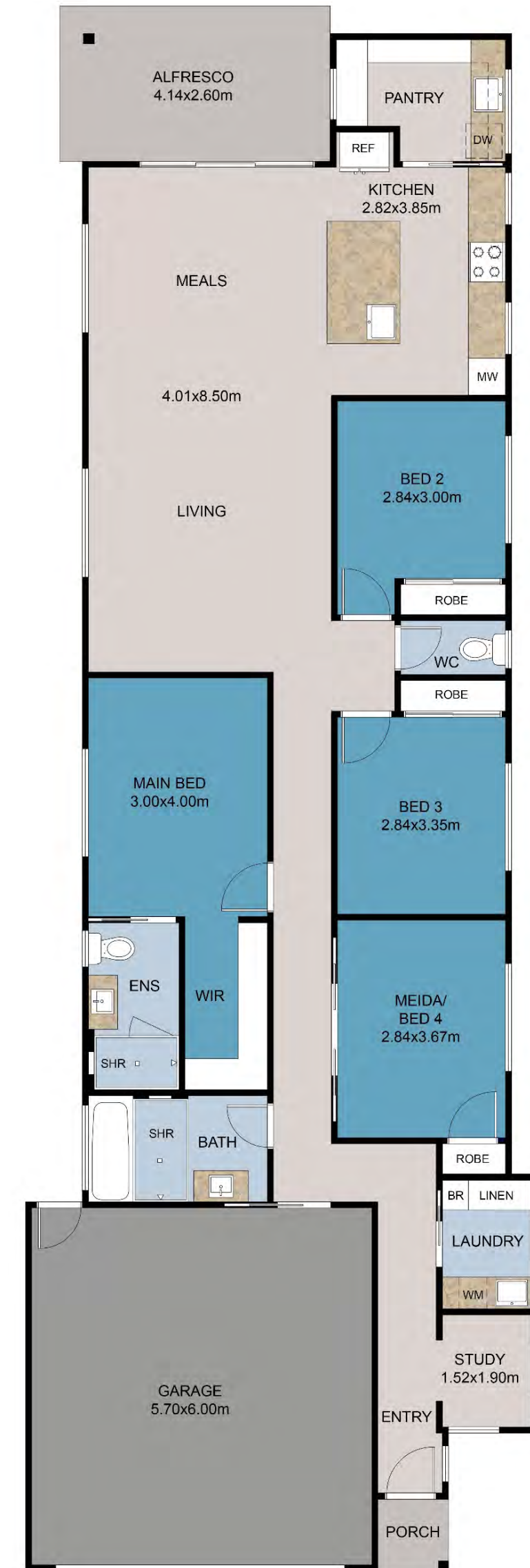
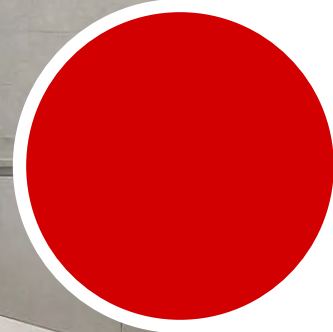


Build Cost - \$ 384,250  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,451,250

# SOUTHPORT 187 SQM

4  2  2 




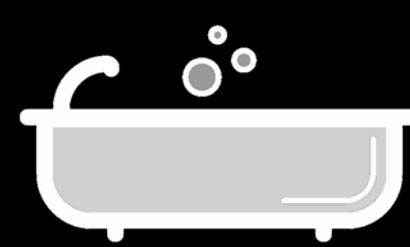

Build Cost - \$ 388,150

Site Cost - \$ 67,000

Land Cost - \$1,000,000

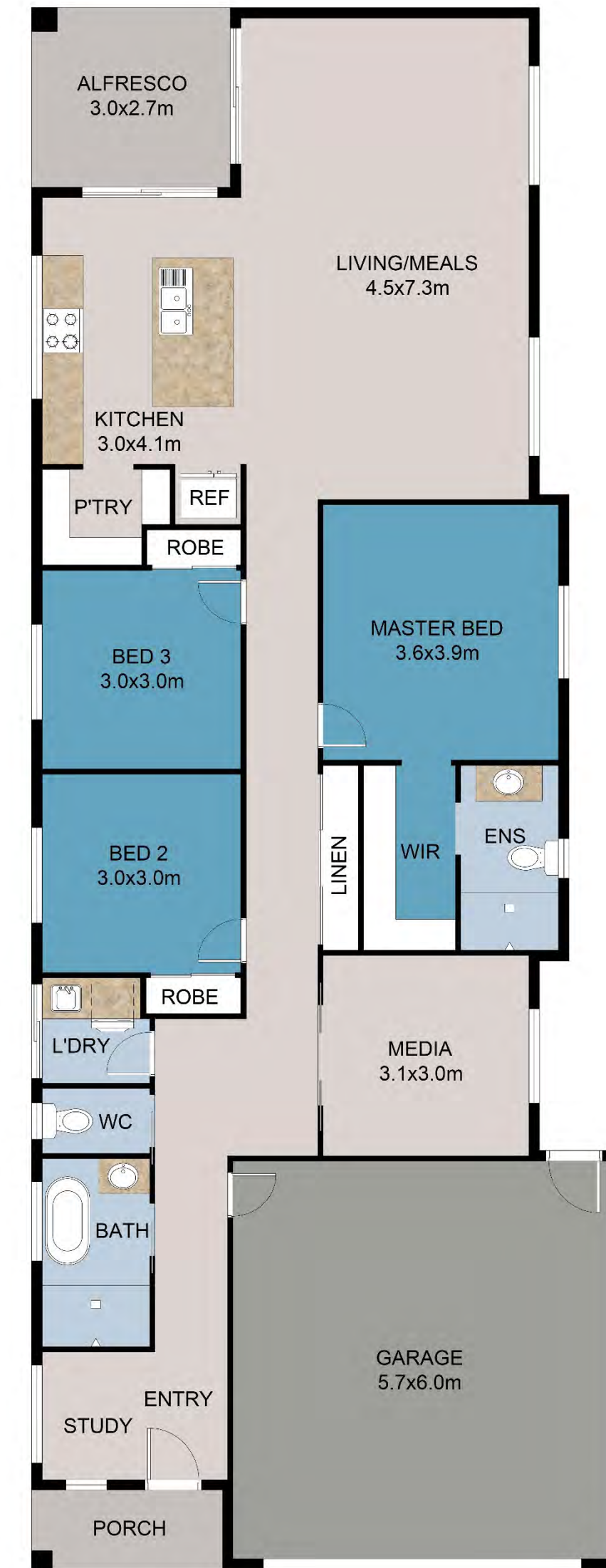
Estimation - \$1,455,150

# OXLEY 198 SQM

3  2  2 



Best suited to 10.5m frontage  
Will require modification for a 10m frontage



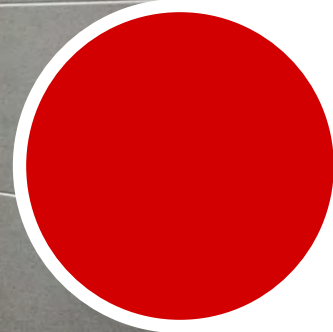
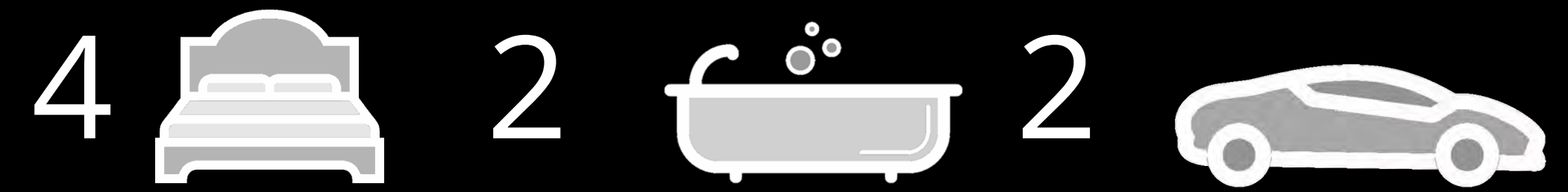
Build Cost - \$ 409,600

Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,476,600




# NORTHGATE 199 SQM



Build Cost - \$ 411,550  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,478,550

# ZILLMERE 200 SQM

4  2  2 




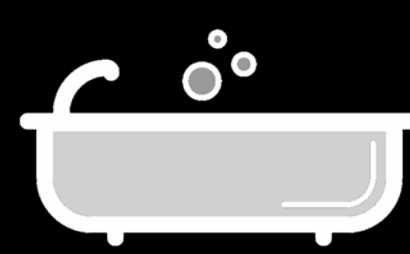
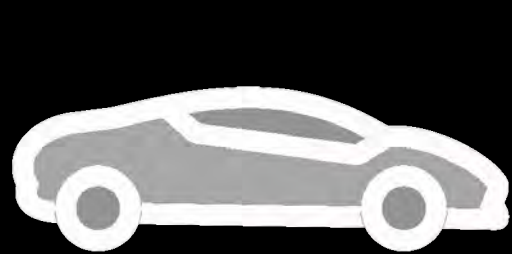
Build Cost - \$ 403,500

Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,470,500

# LAUREN 195 SQM


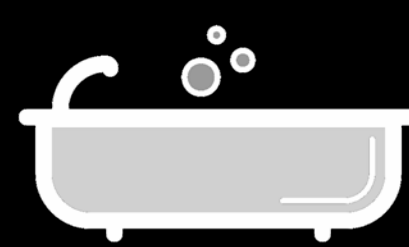

4  2  2 

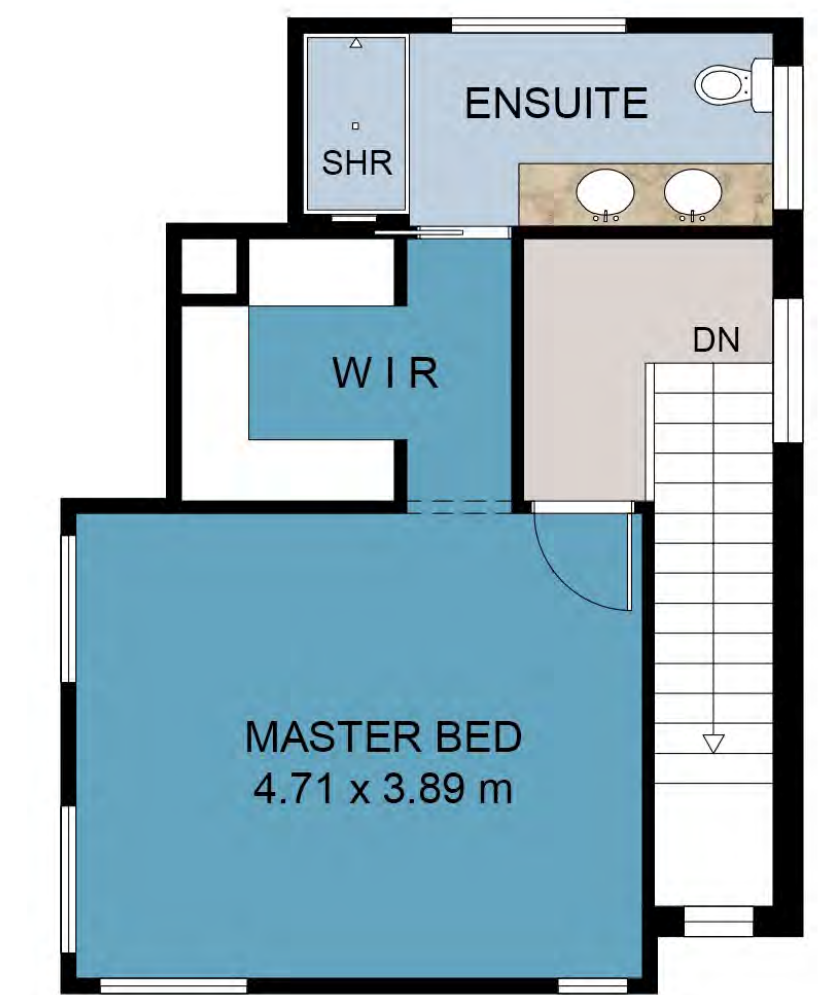
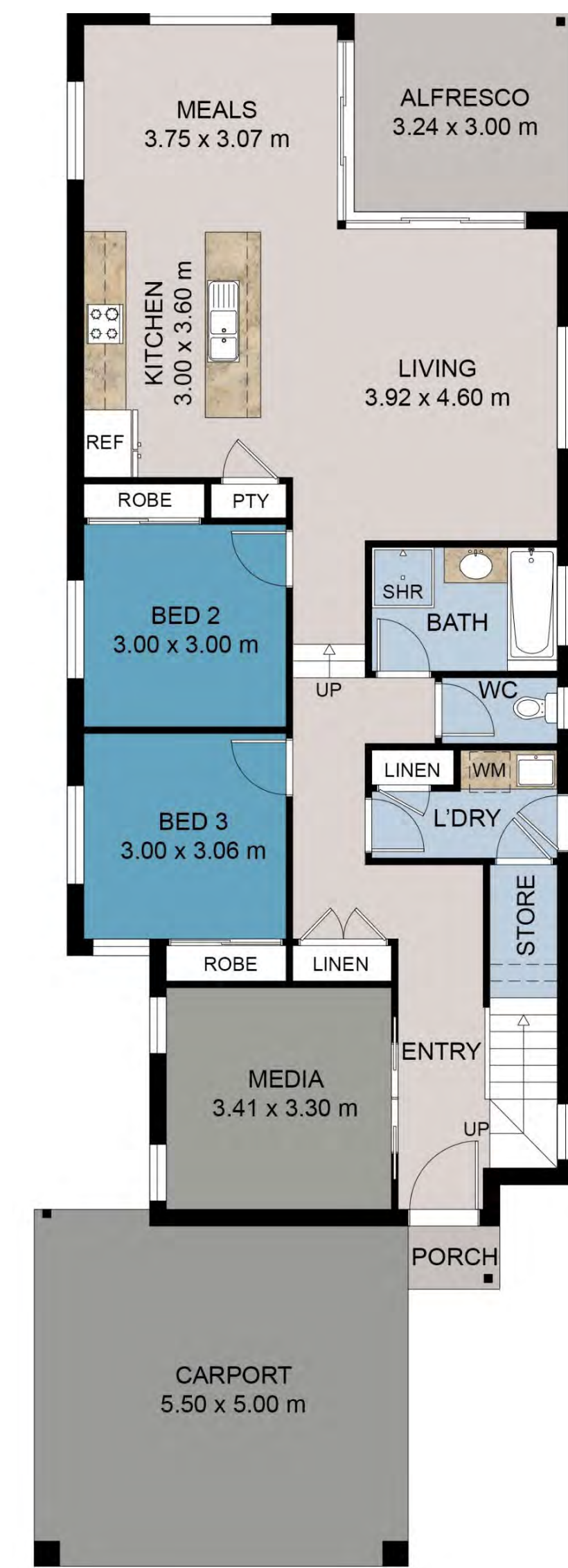
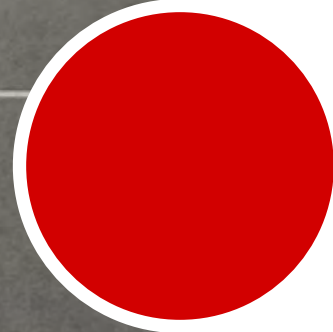


Build Cost - \$ 452,500  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,519,500




# RETREAT 199 SQM

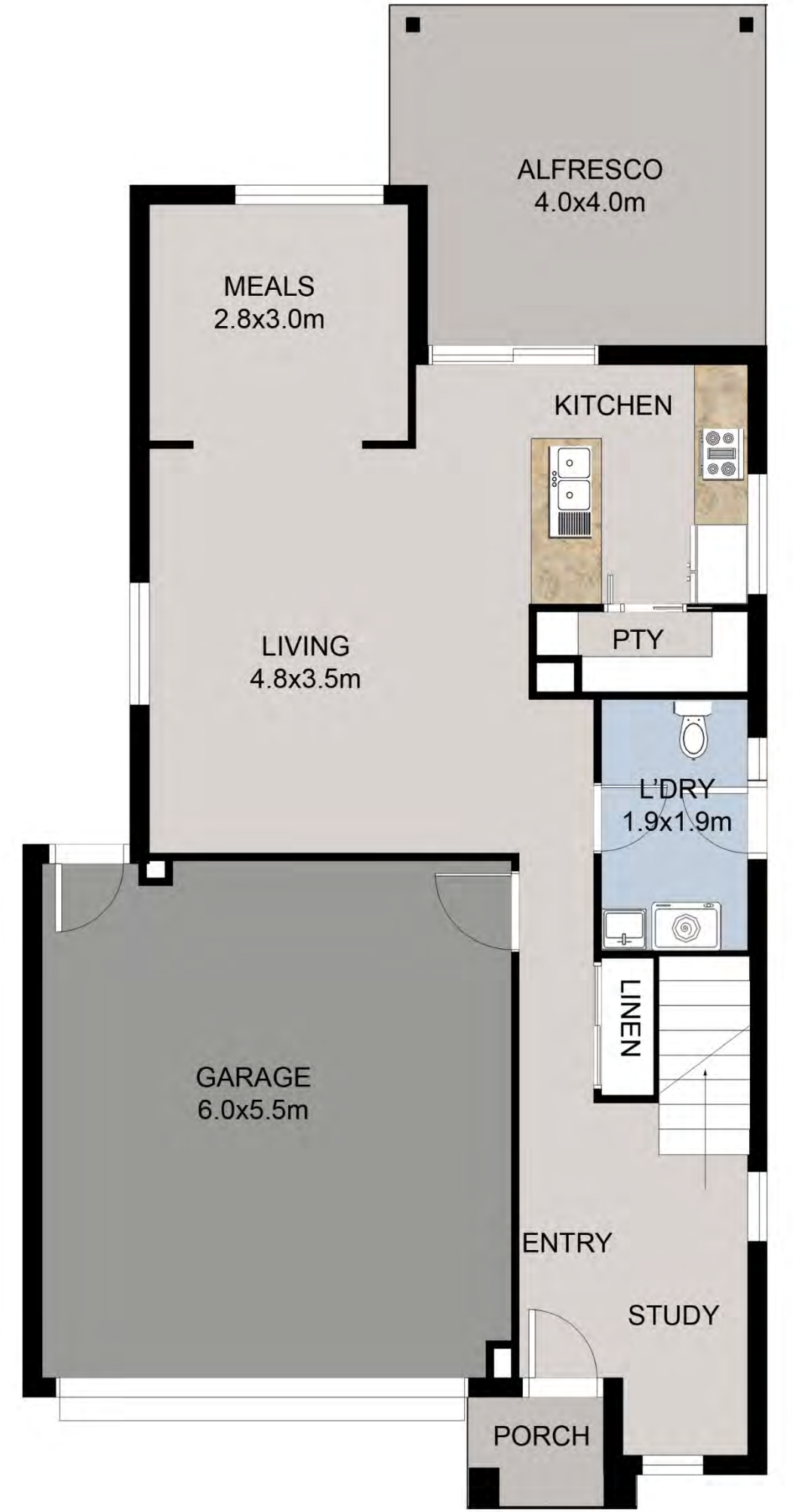
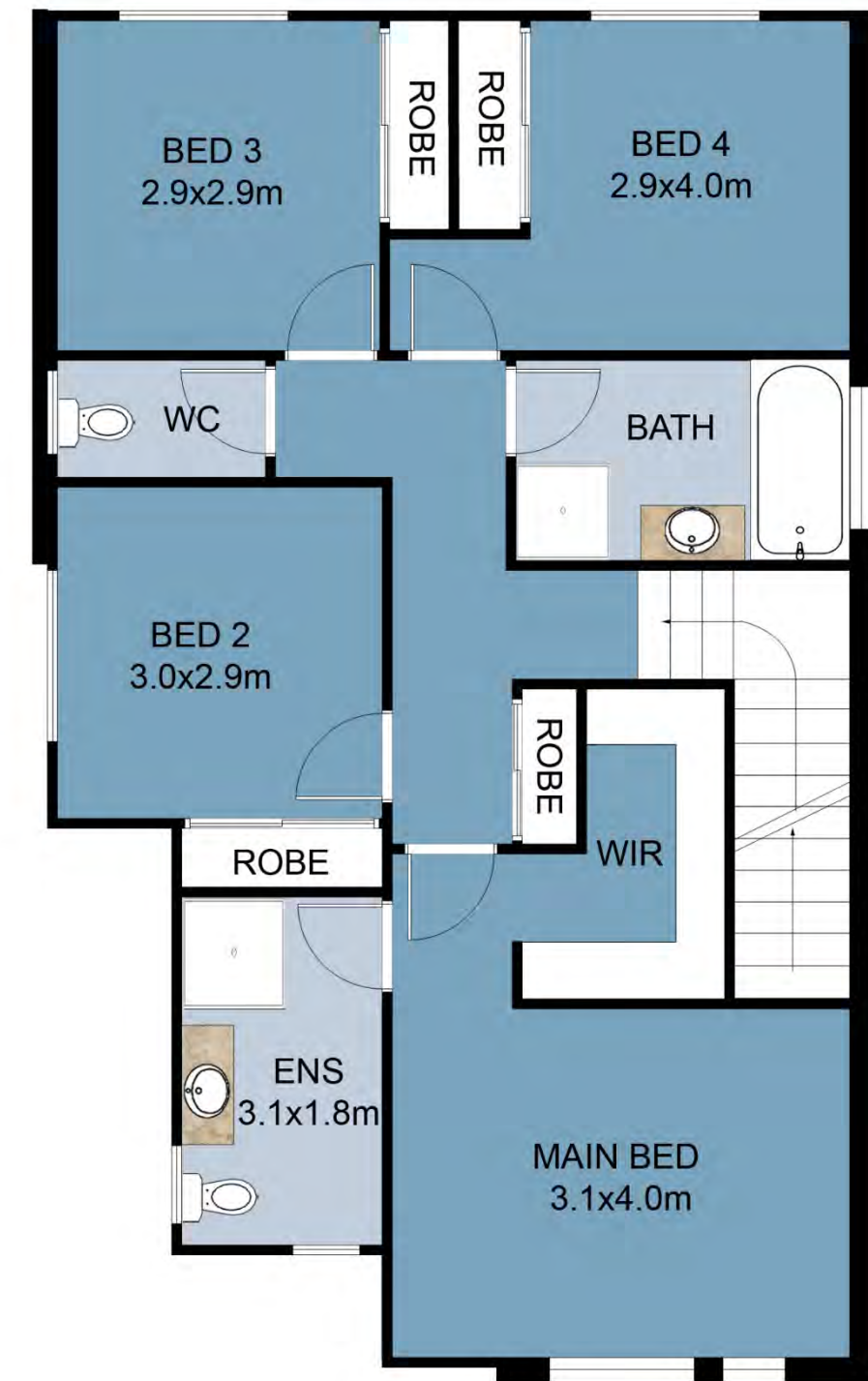
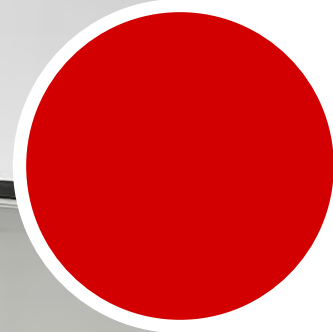
3/4  2  2 



Build Cost - \$ 461,300  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,528,300

# DUNEDIN 206 SQM


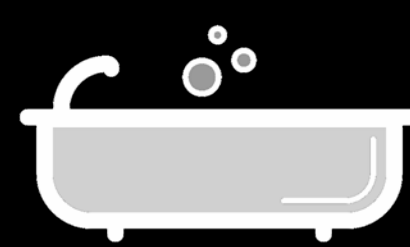

4  2  2 



Build Cost - \$ 476,700  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

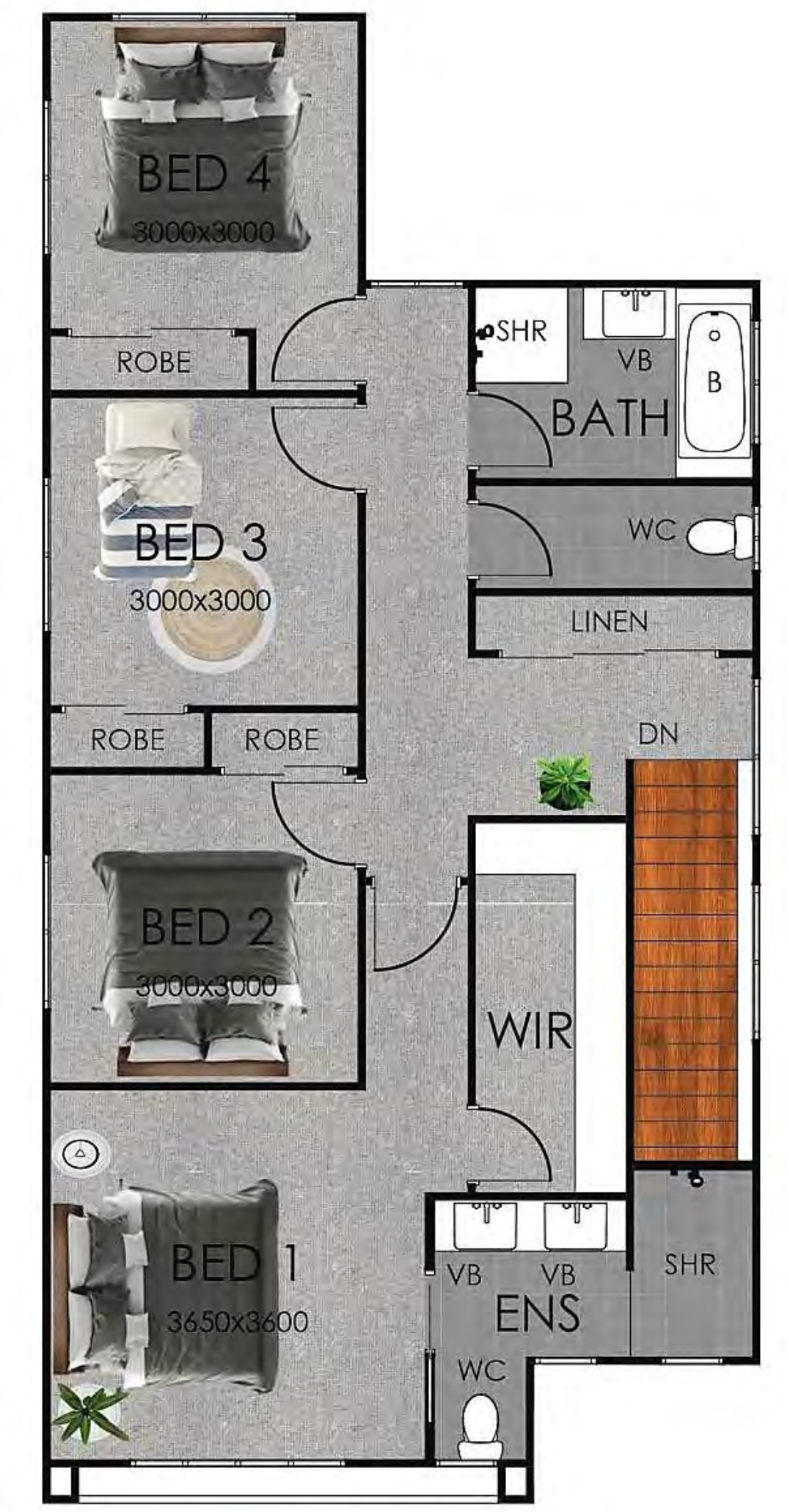
Estimation - \$1,543,700

# ● CHARLOTTE 208 SQM


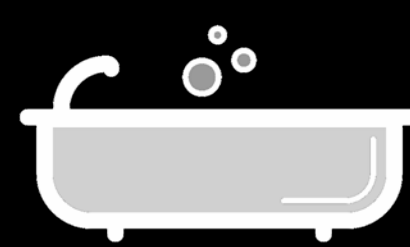

4  2  2 

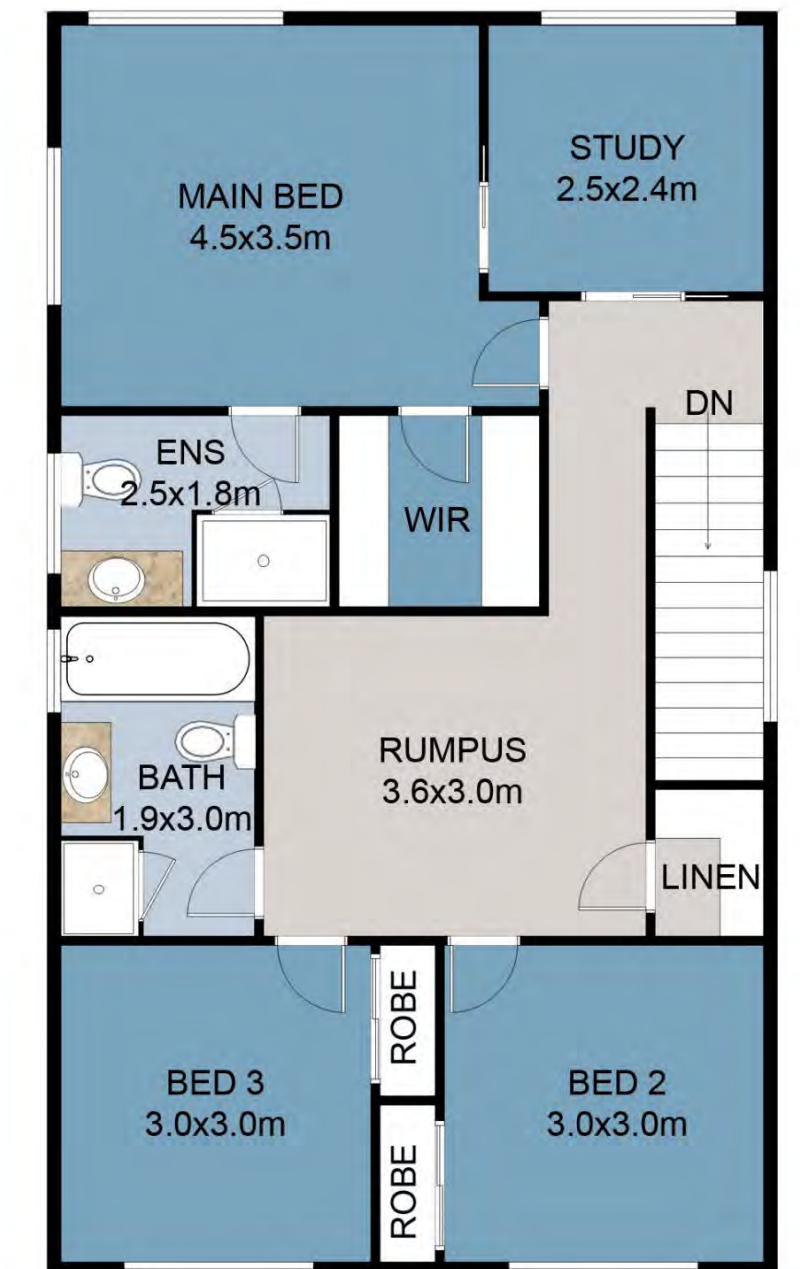
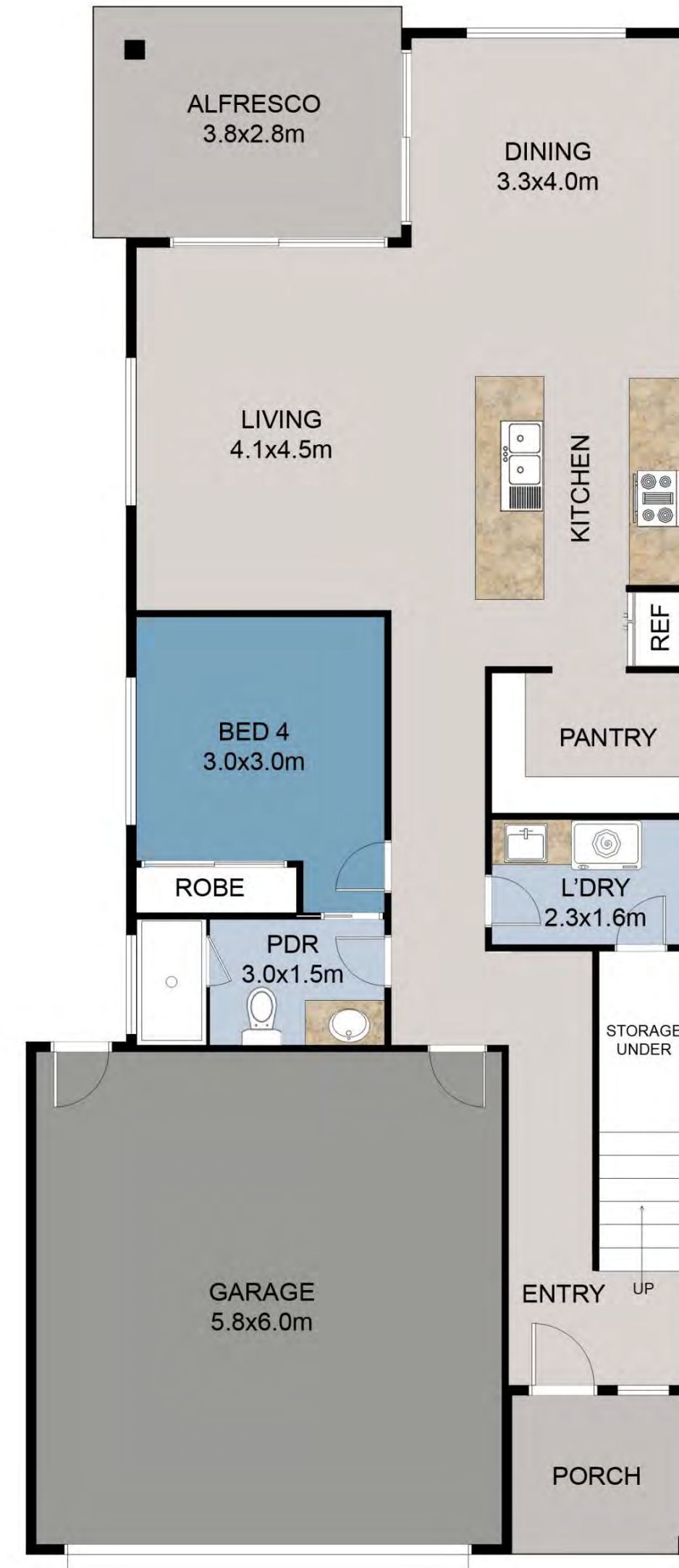
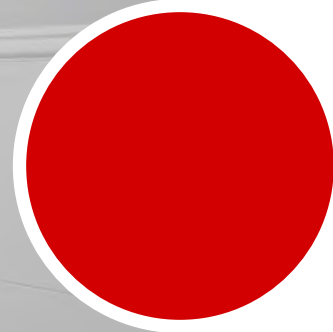


Build Cost - \$ 481,100  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
  
Estimation - \$1,548,100



# CHANDLER 214 SQM

4  3  2 





Build Cost - \$ 502,300

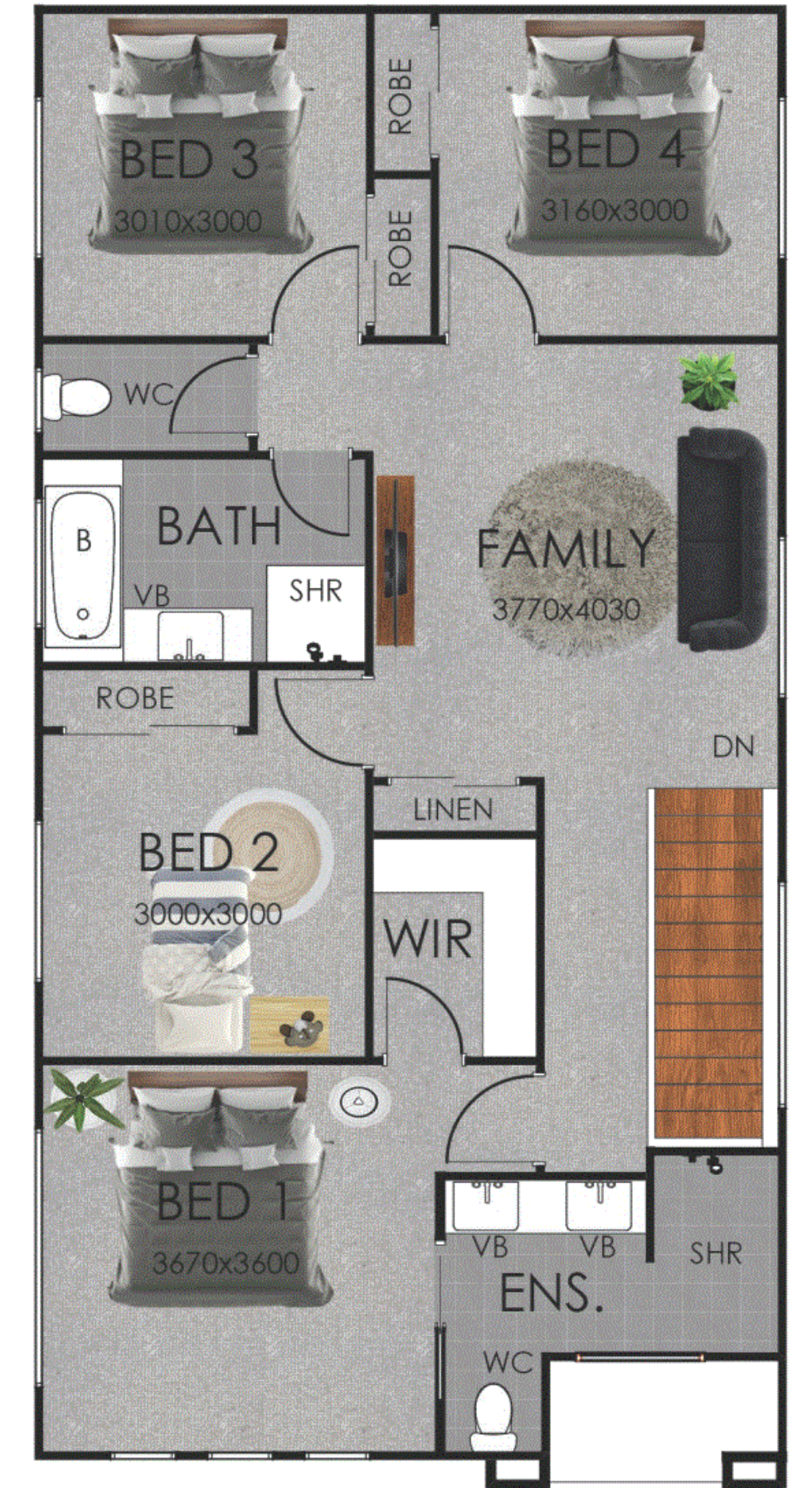
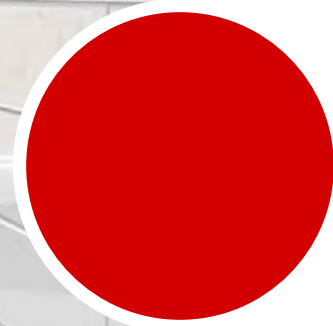
Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,569,300

# REGENT 217 SQM

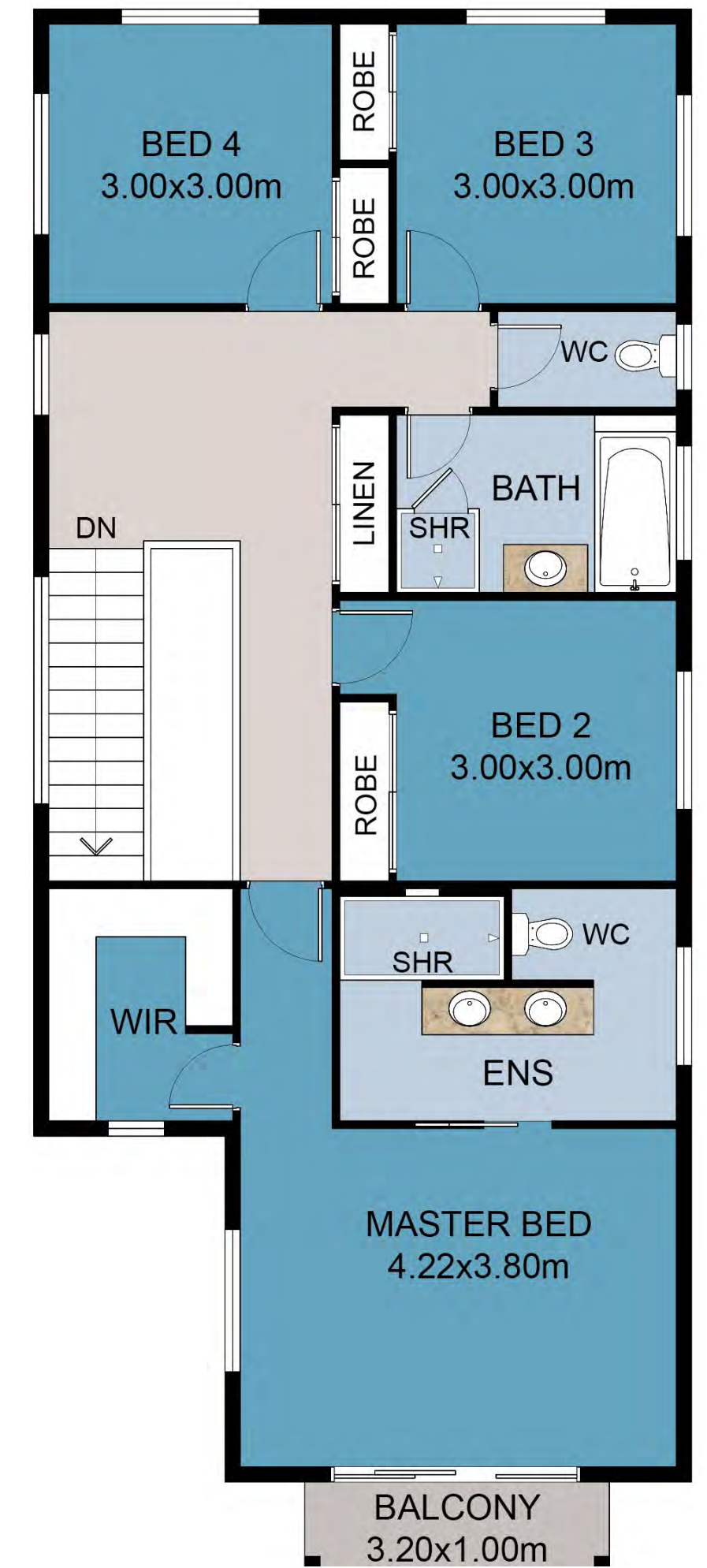
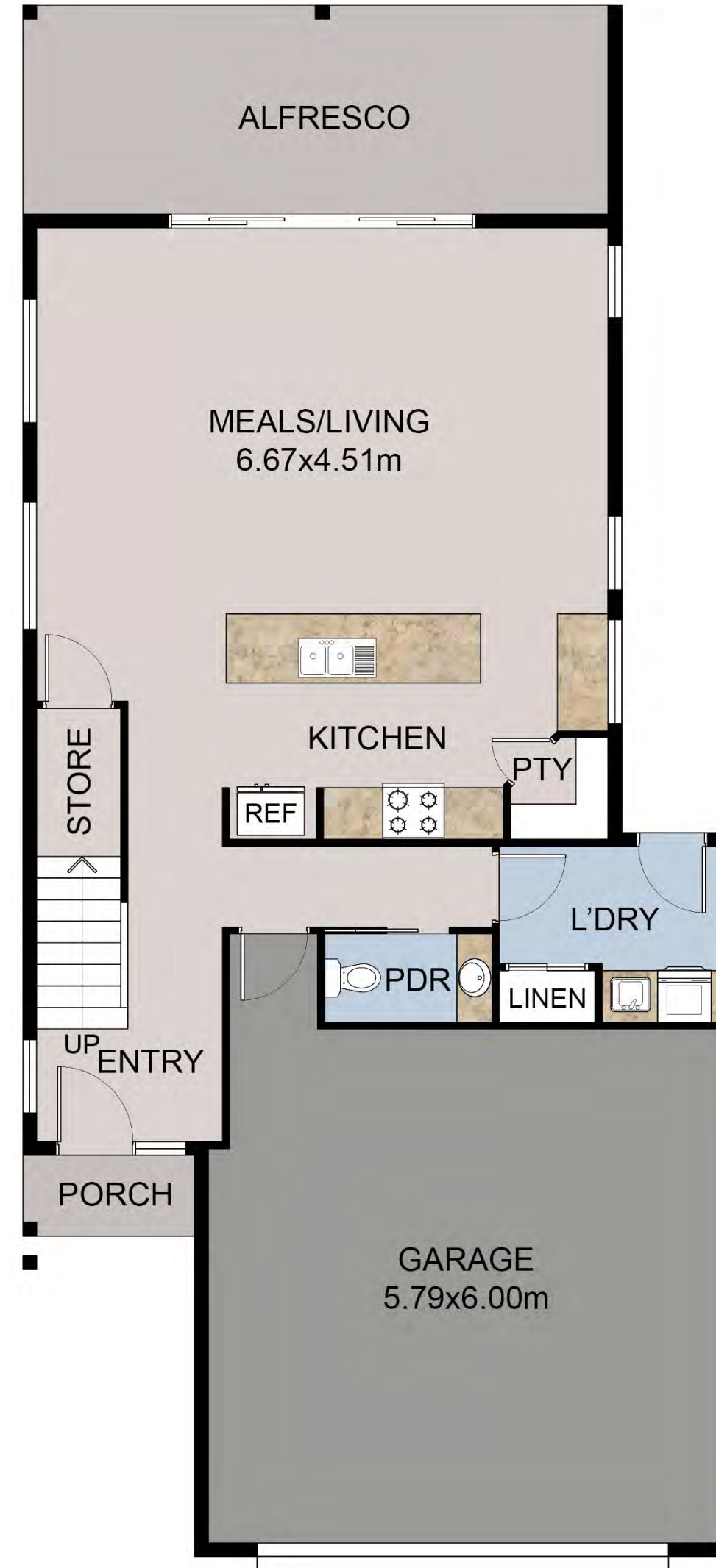
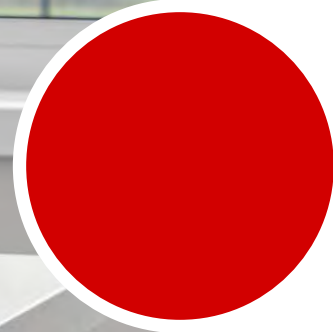
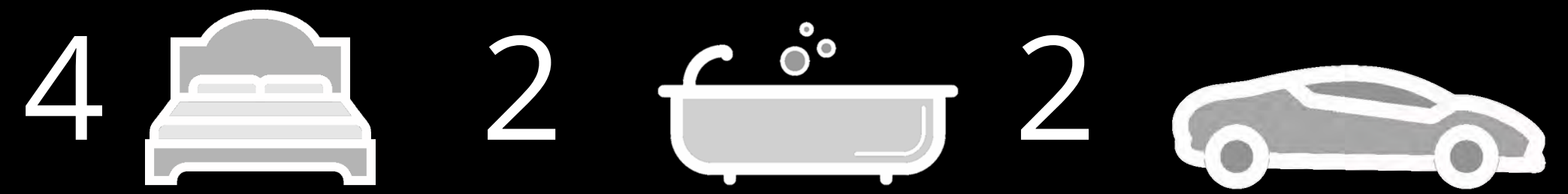
4  2  2 



Build Cost - \$ 500,900  
 Site Cost - \$ 67,000  
 Land Cost - \$1,000,000

Estimation - \$1,567,900

# BRIGHTON 227 SQM




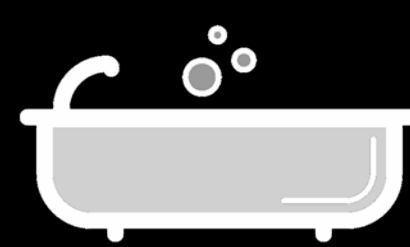

Build Cost - \$ 522,900

Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,589,900

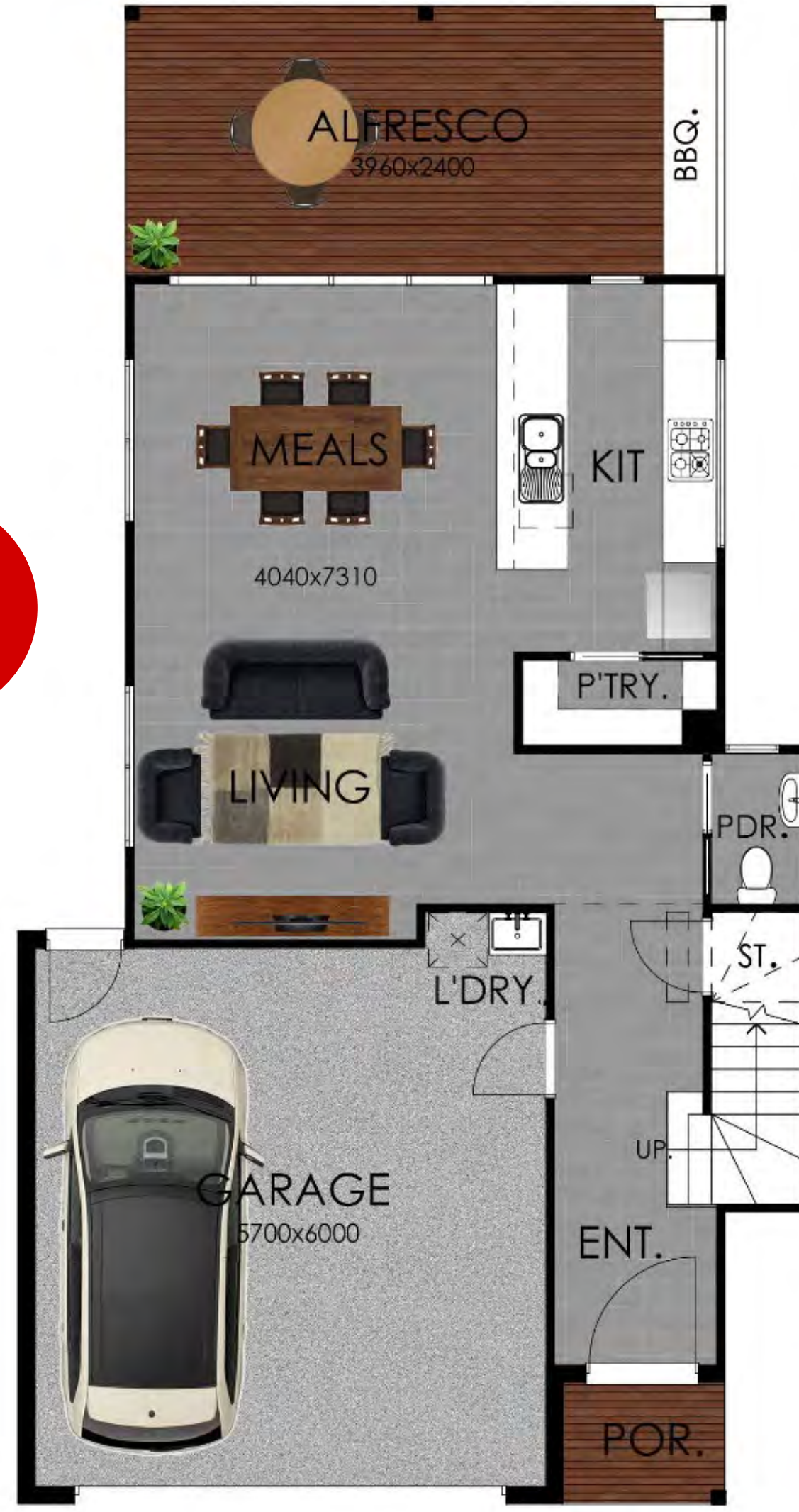
# KEPERRA 240 SQM

4  2  2 



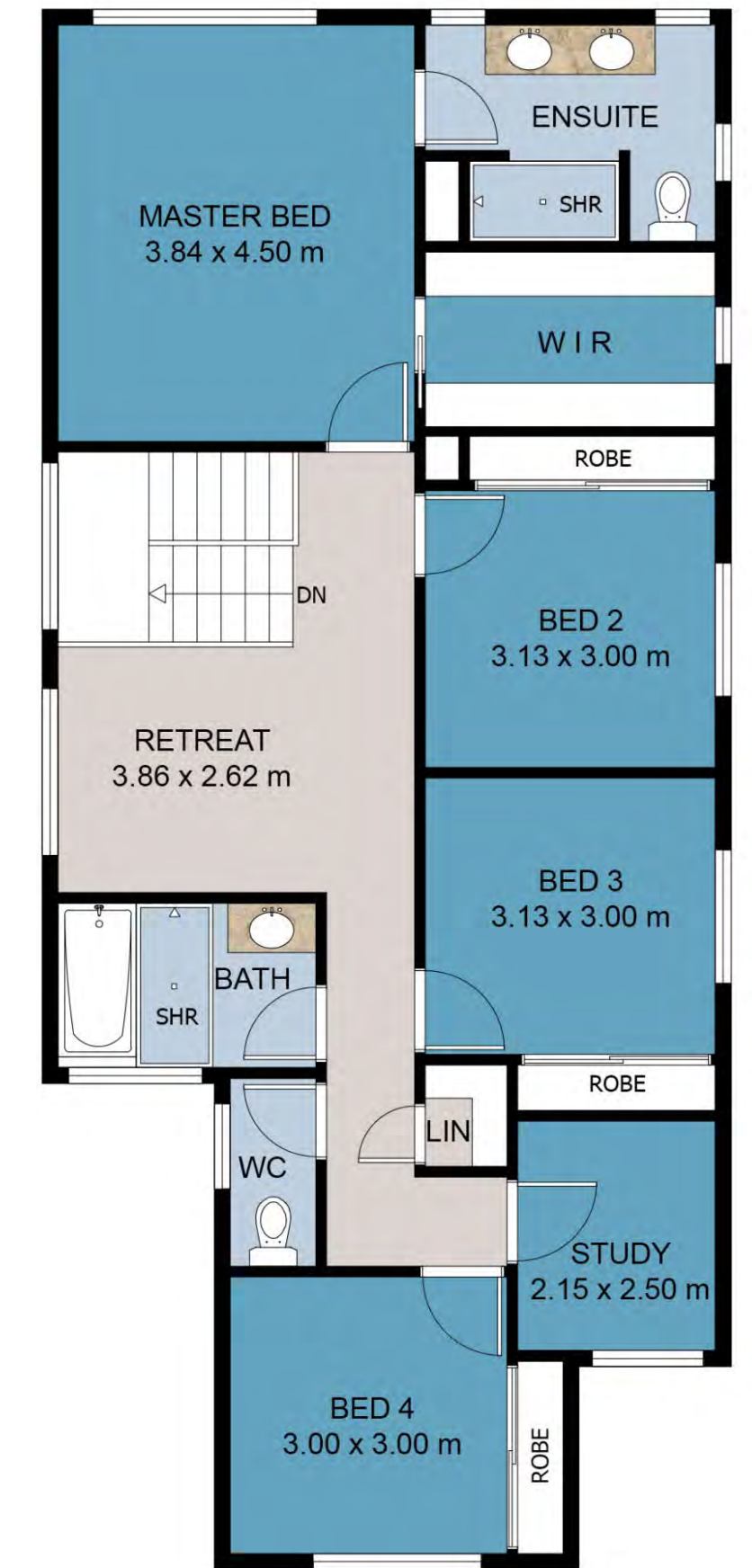
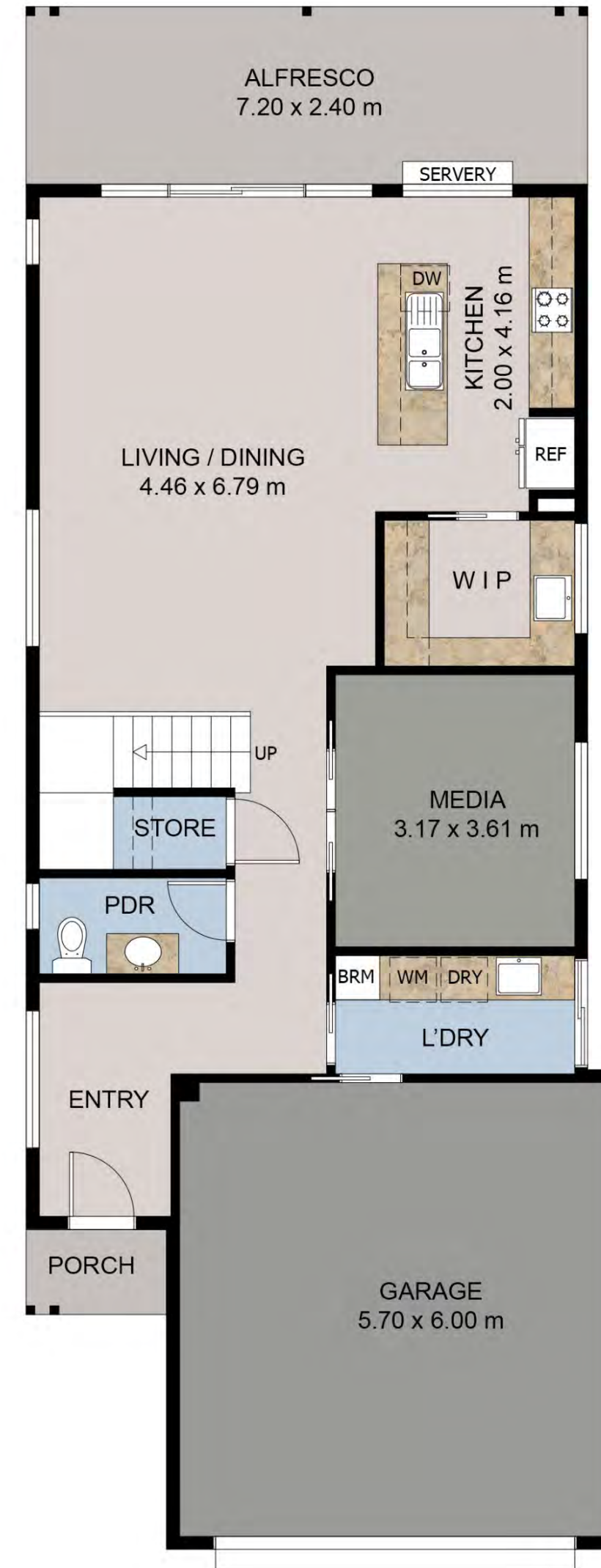
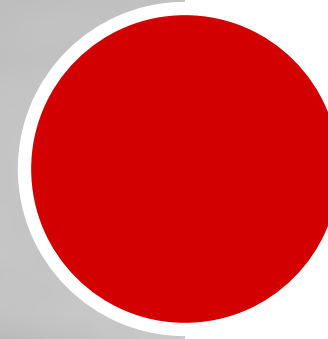
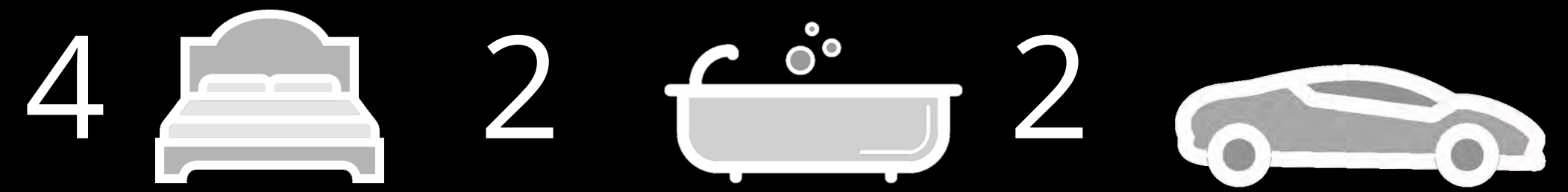
WINNER 2021  
MASTERBUILDERS  
BRISBANE

Build Cost - \$ 551,500  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,618,500



240 Sqm




# RIVER 249 SQM

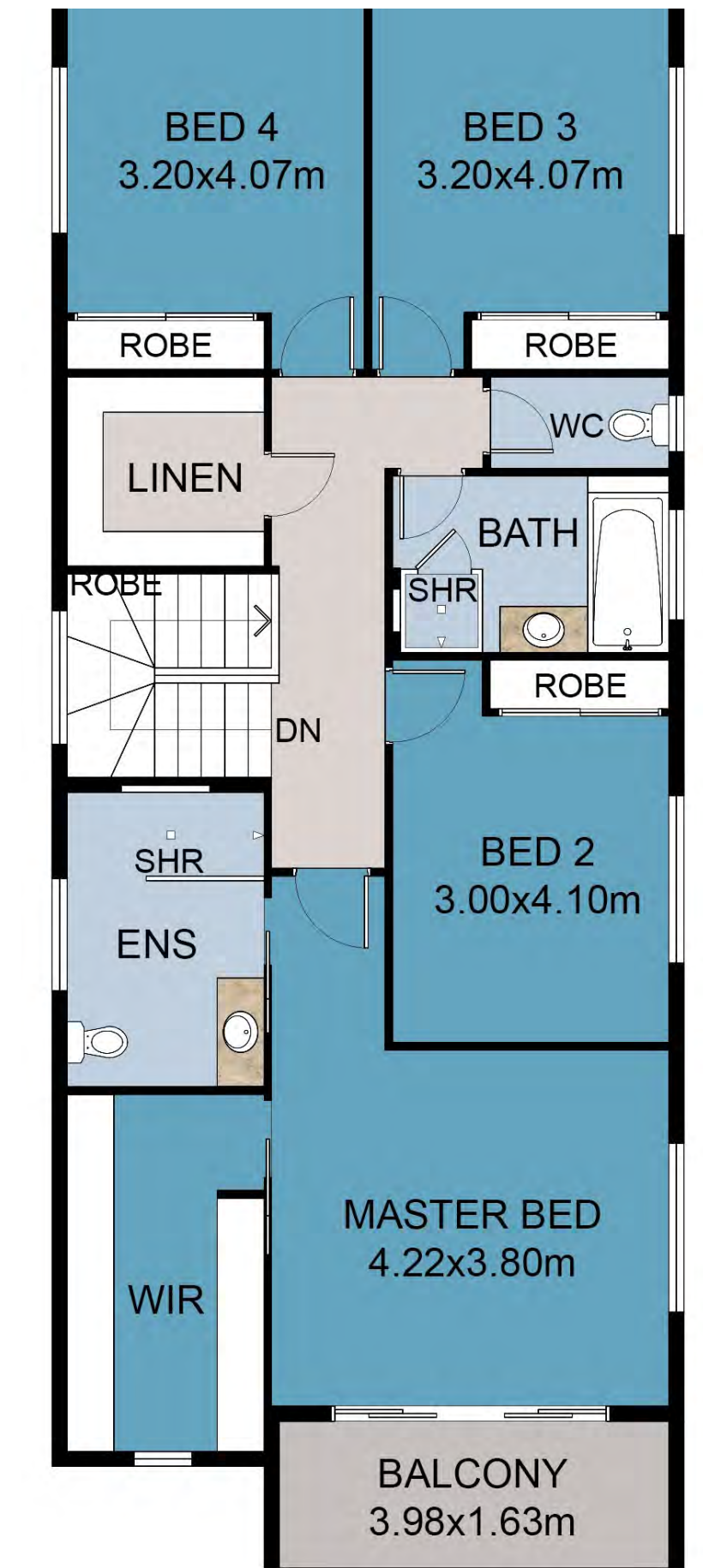
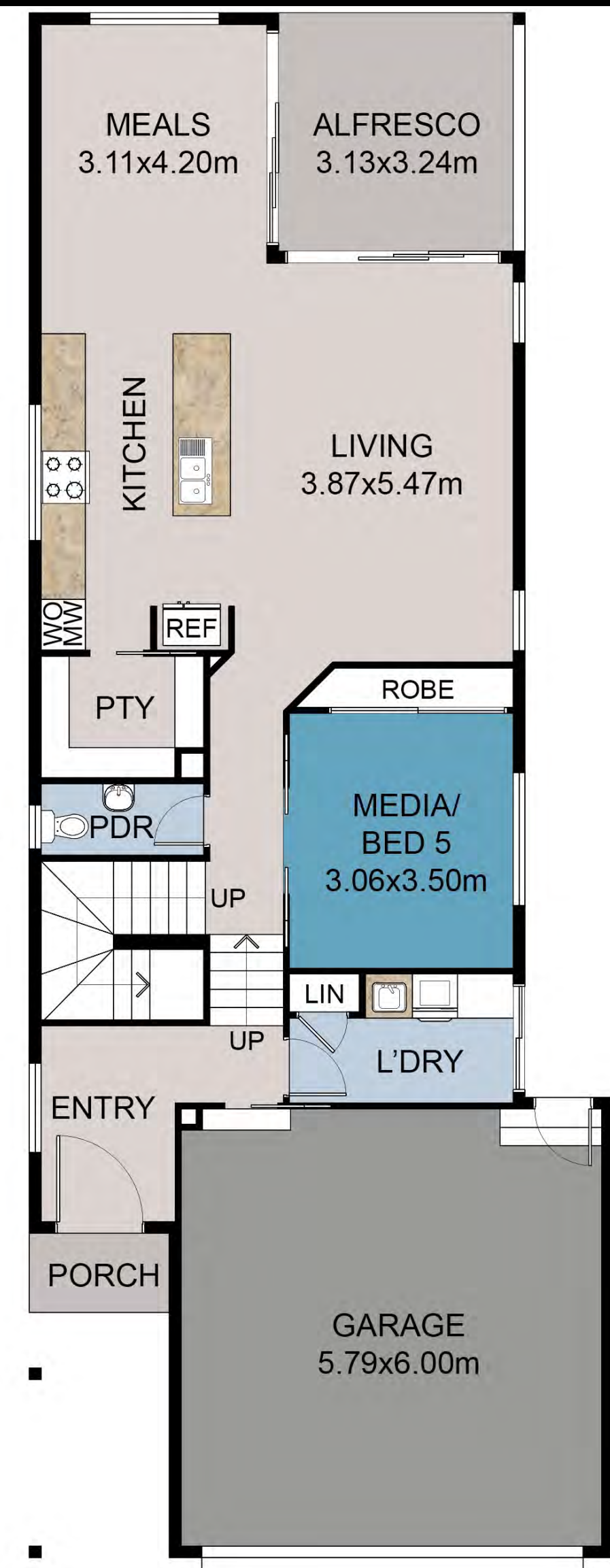


Build Cost - \$ 571,300  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,638,300


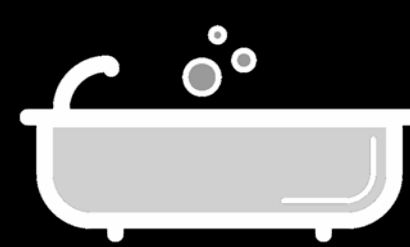

# MOLLOY 250 SQM

4/5  2  2 



Build Cost - \$ 561,000  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,628,000


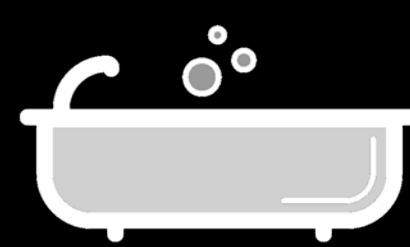

# STRADBROKE 252 SQM

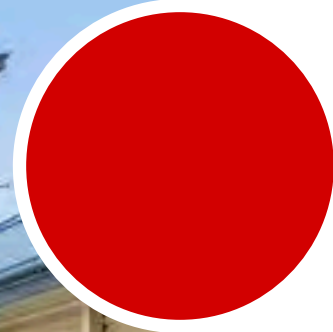
4  2  2 



Build Cost - \$ 565,300  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,632,300


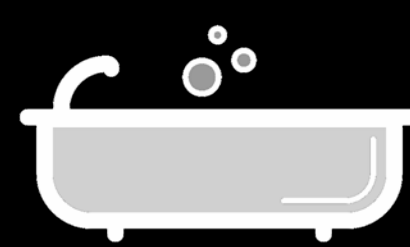

# THE AVON 262 SQM

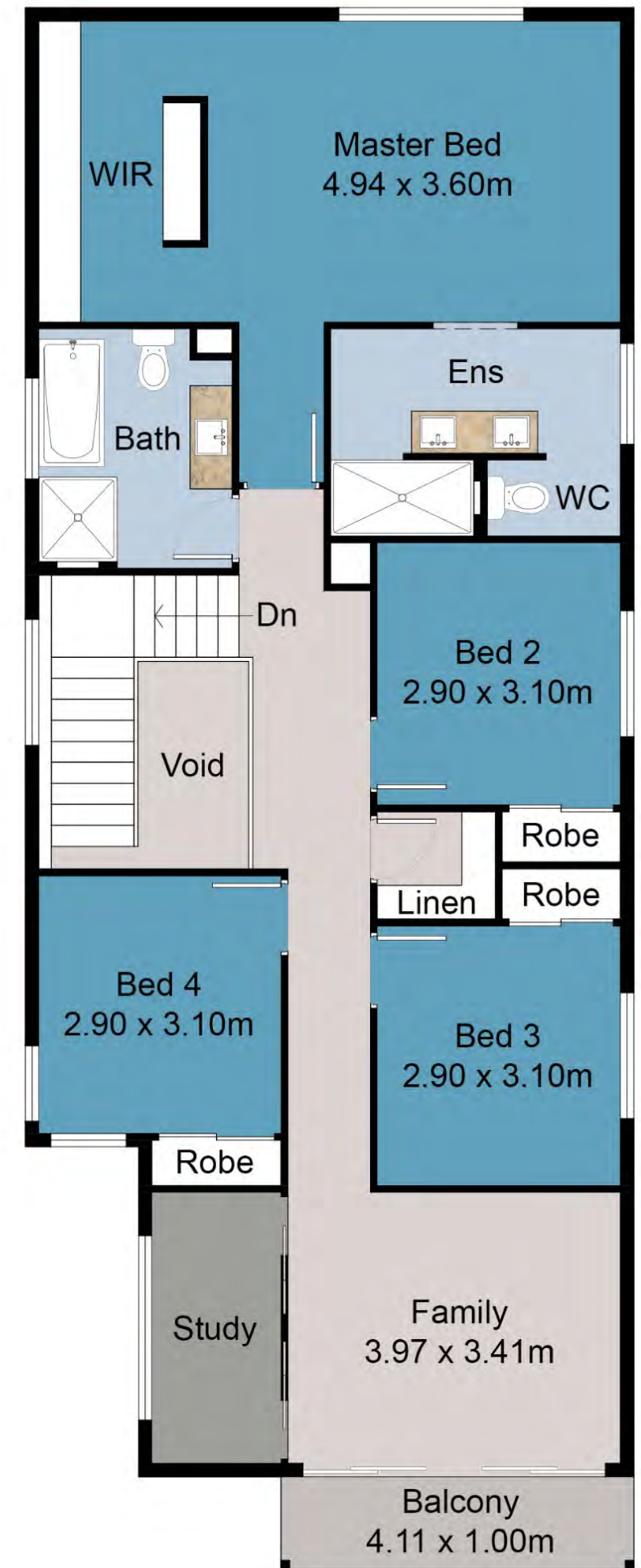
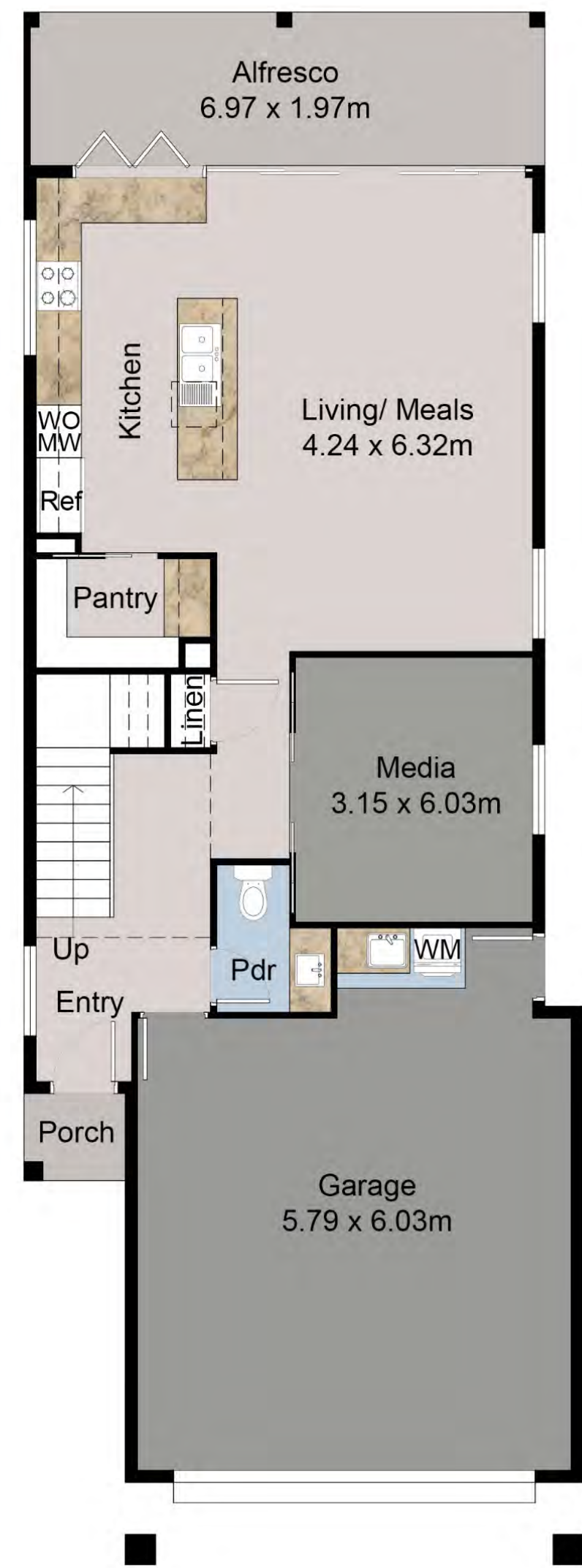
4  2  2 



Build Cost - \$ 586,800  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,653,800




# ● EVERTON 262 SQM

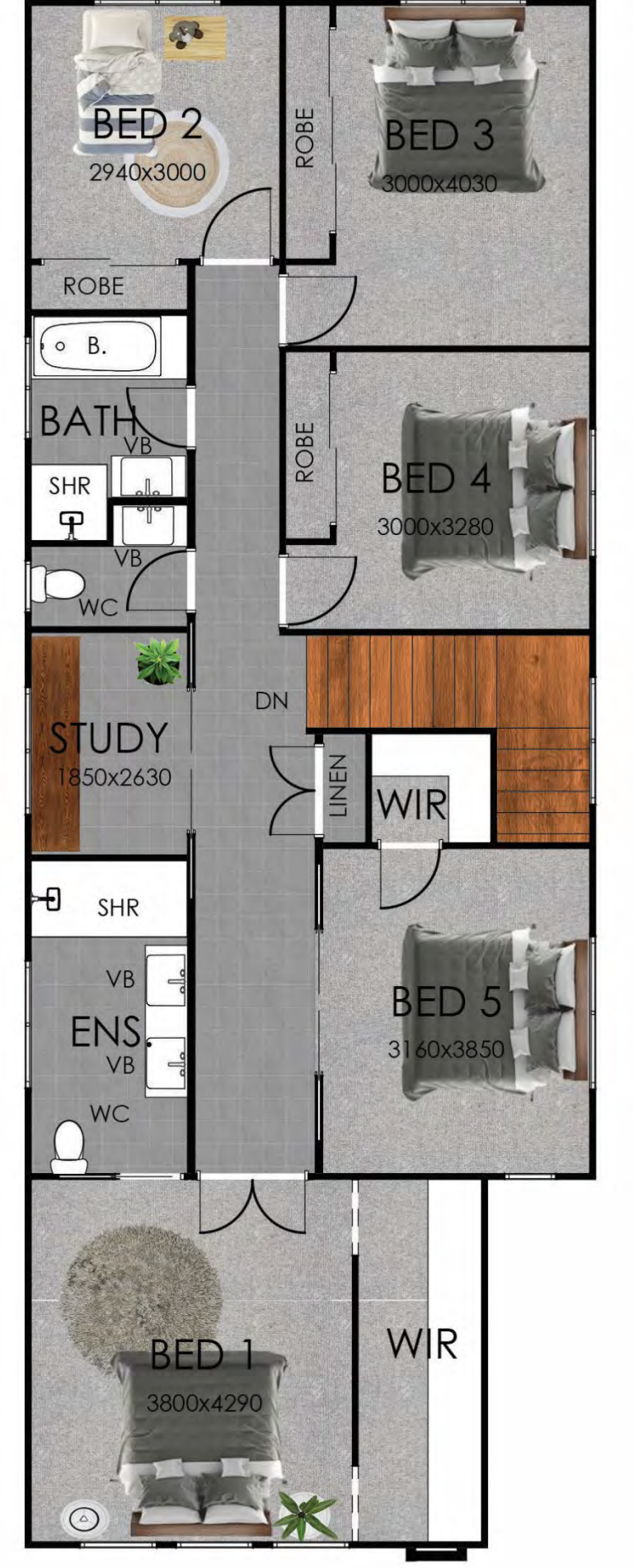
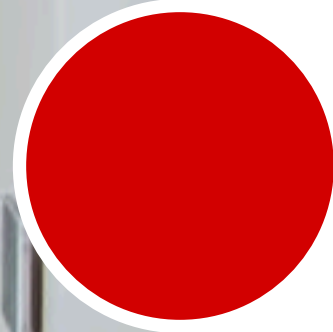
4  2  2 



Build Cost - \$ 586,800  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,653,800

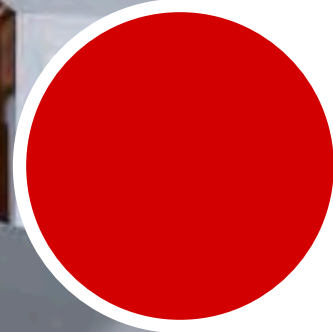
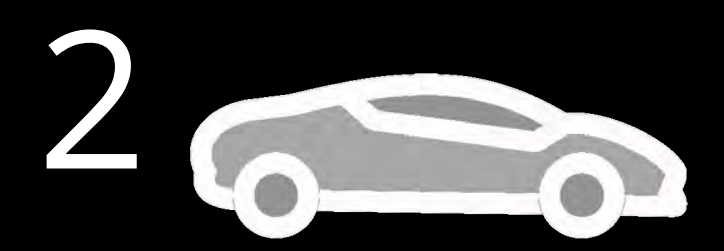
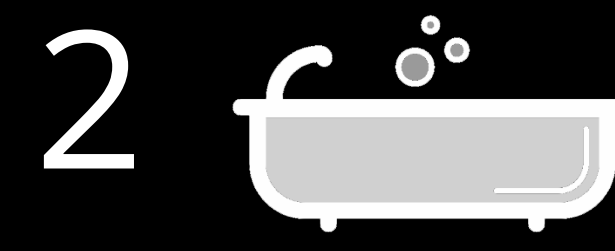
# BANYO 263 SQM

5  2  2 



Build Cost - \$ 588,950  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,655,950


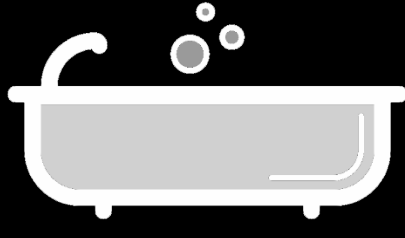

# SCARBOROUGH 268 SQM



Build Cost - \$ 599,700  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

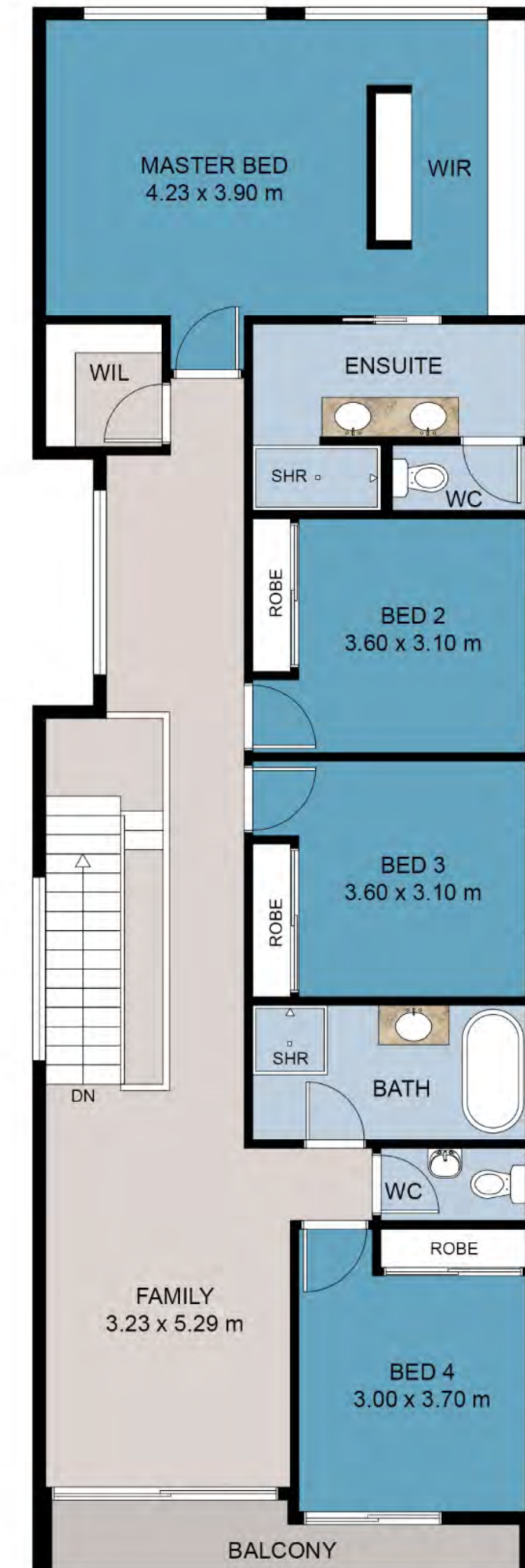
Estimation - \$1,666,700

# MARTINDALE 287 SQM


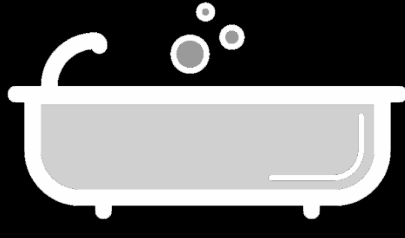

4  2  2 

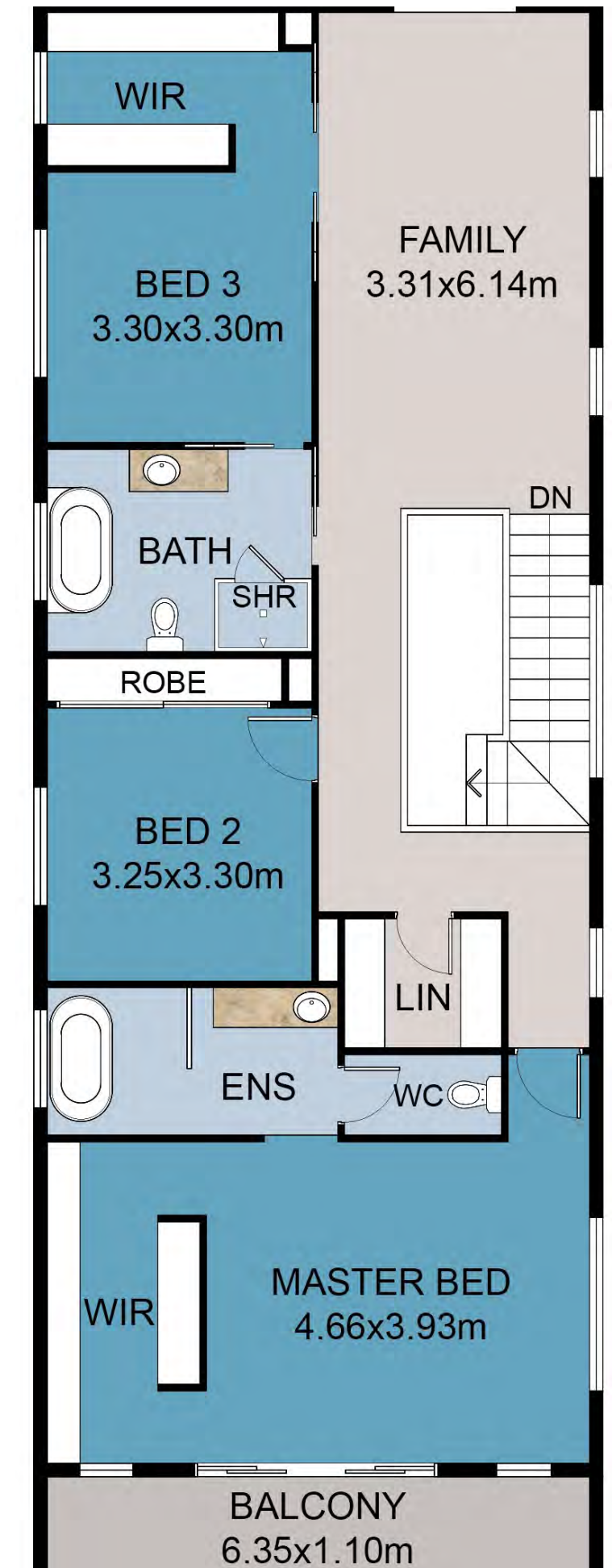
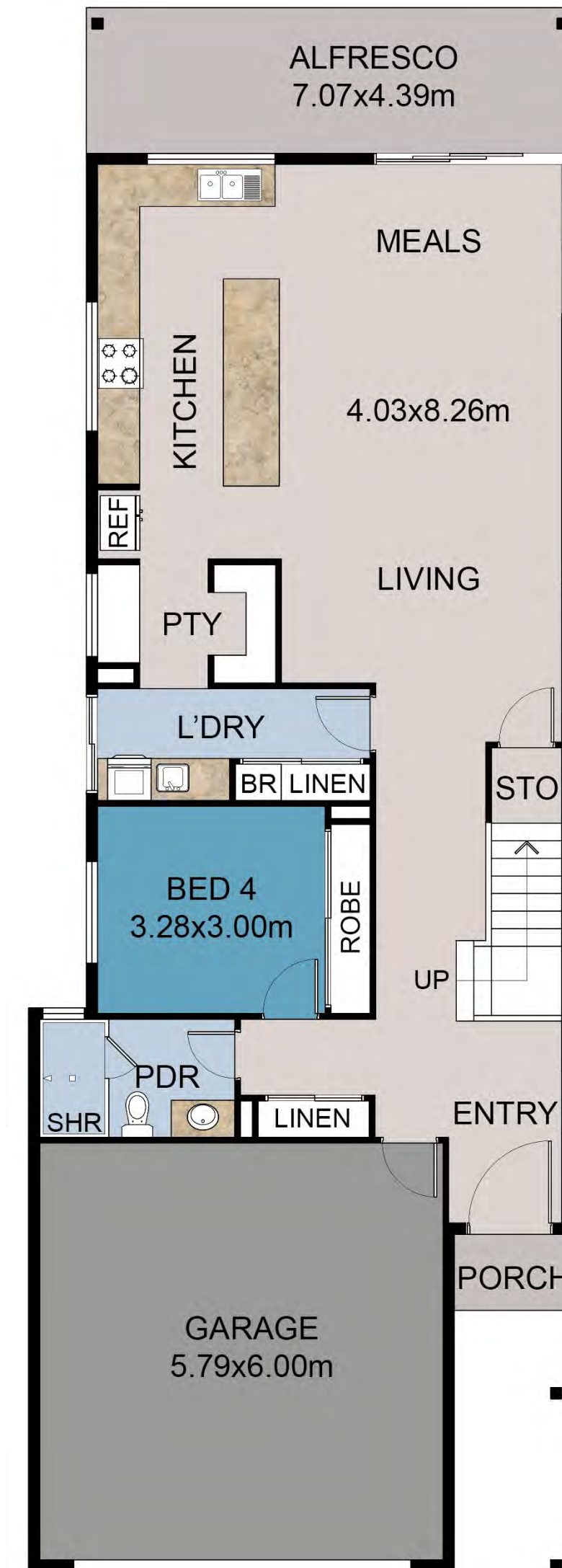
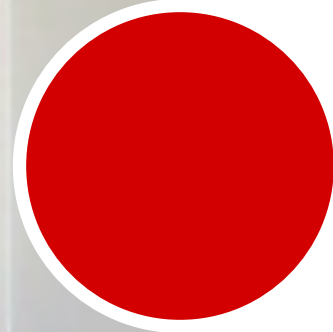


Build Cost - \$ 640,550  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000  
Estimation - \$1,707,550



# TAMAREE 291 SQM

4  3  2 



Build Cost - \$ 657,150  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

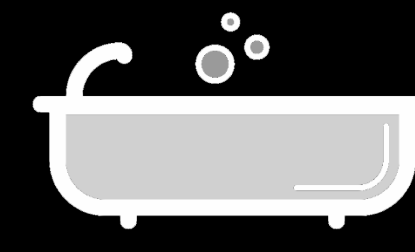
Estimation - \$1,724,150

# CORINDA 303 SQM

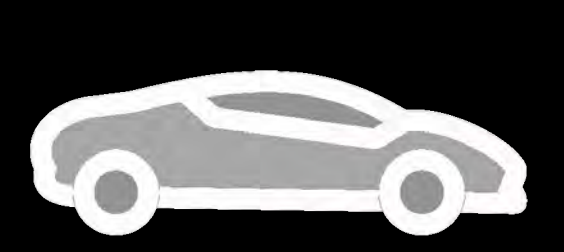
4/5



2



2


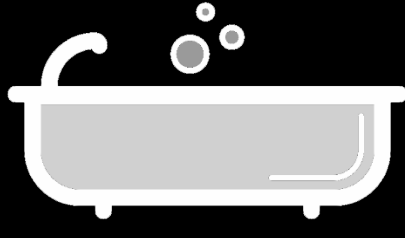



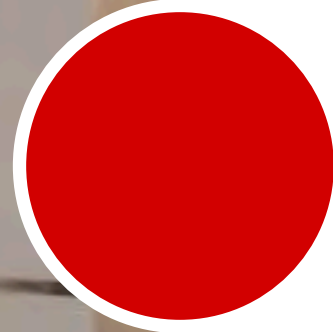
Build Cost - \$ 674,950  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,741,950



# BUDERIM 305 SQM


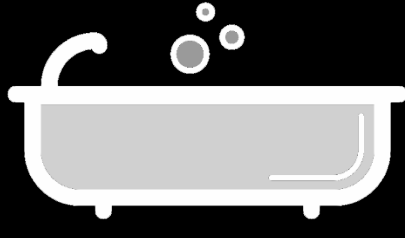

4  2  2 

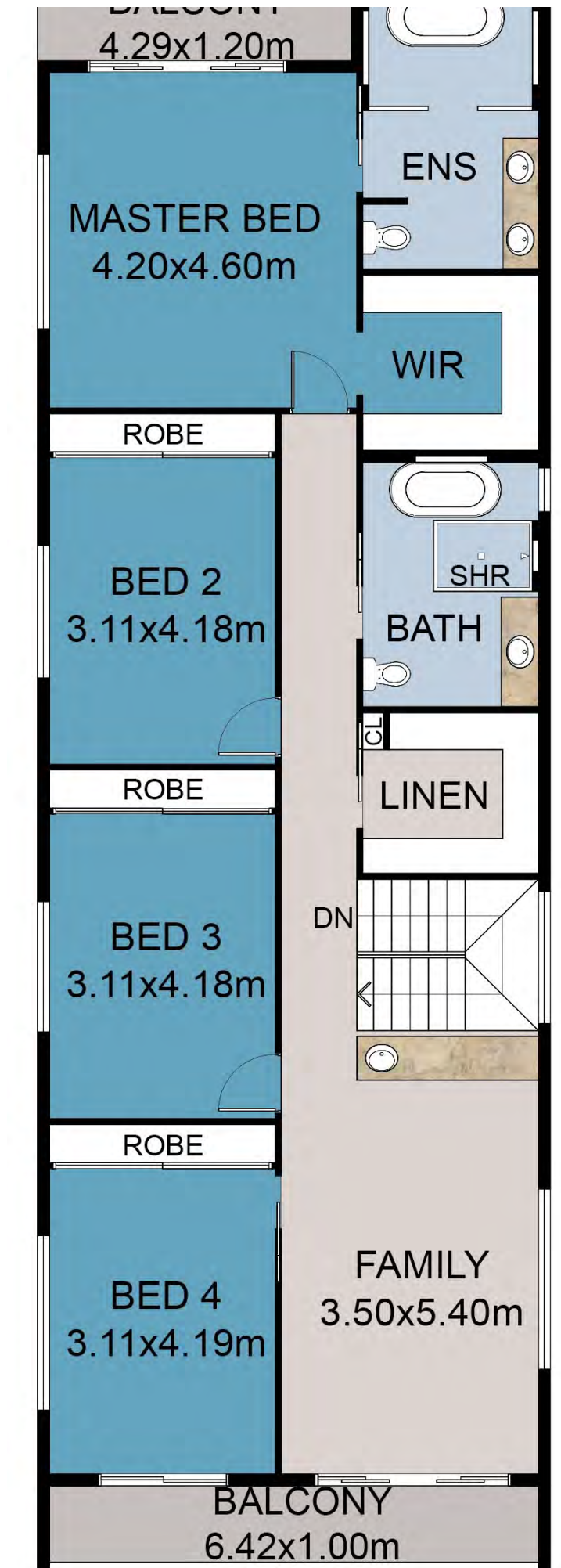
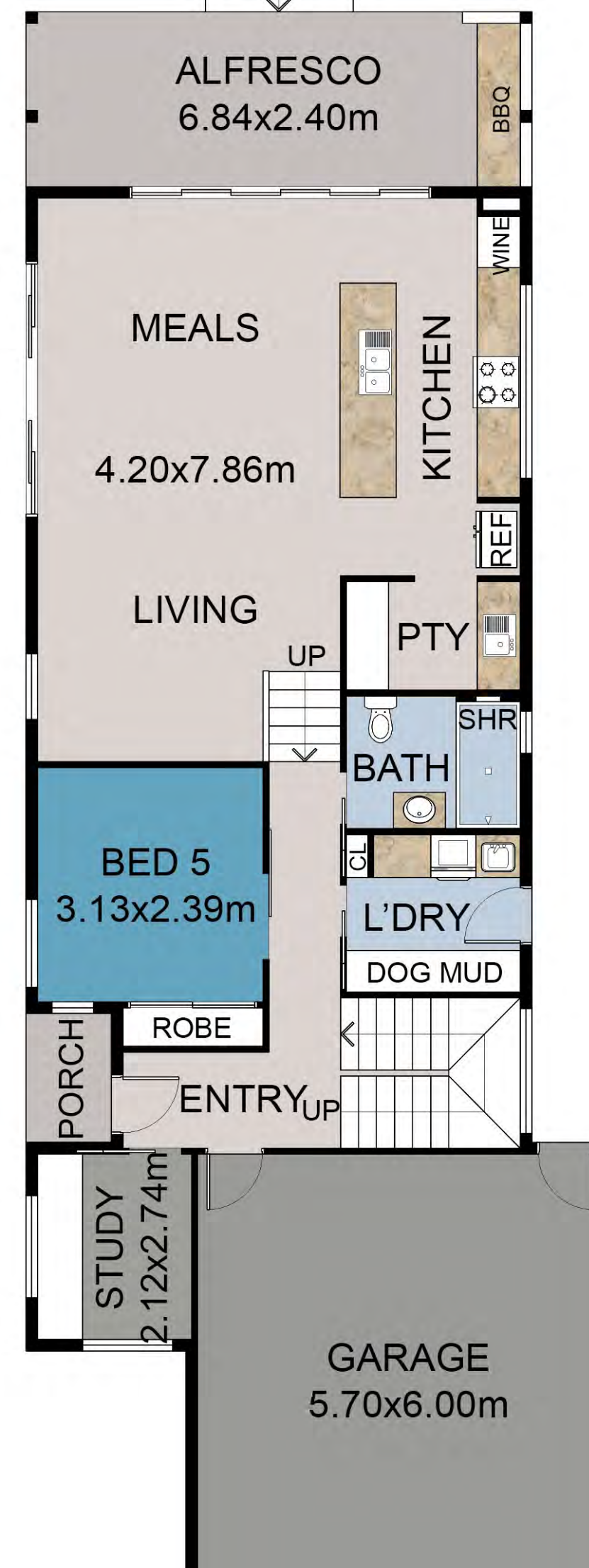


Build Cost - \$ 679,250  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

Estimation - \$1,746,250

# BULIMBA 306 SQM

5  3  2 




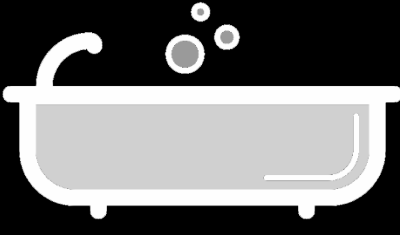

Build Cost - \$ 689,400

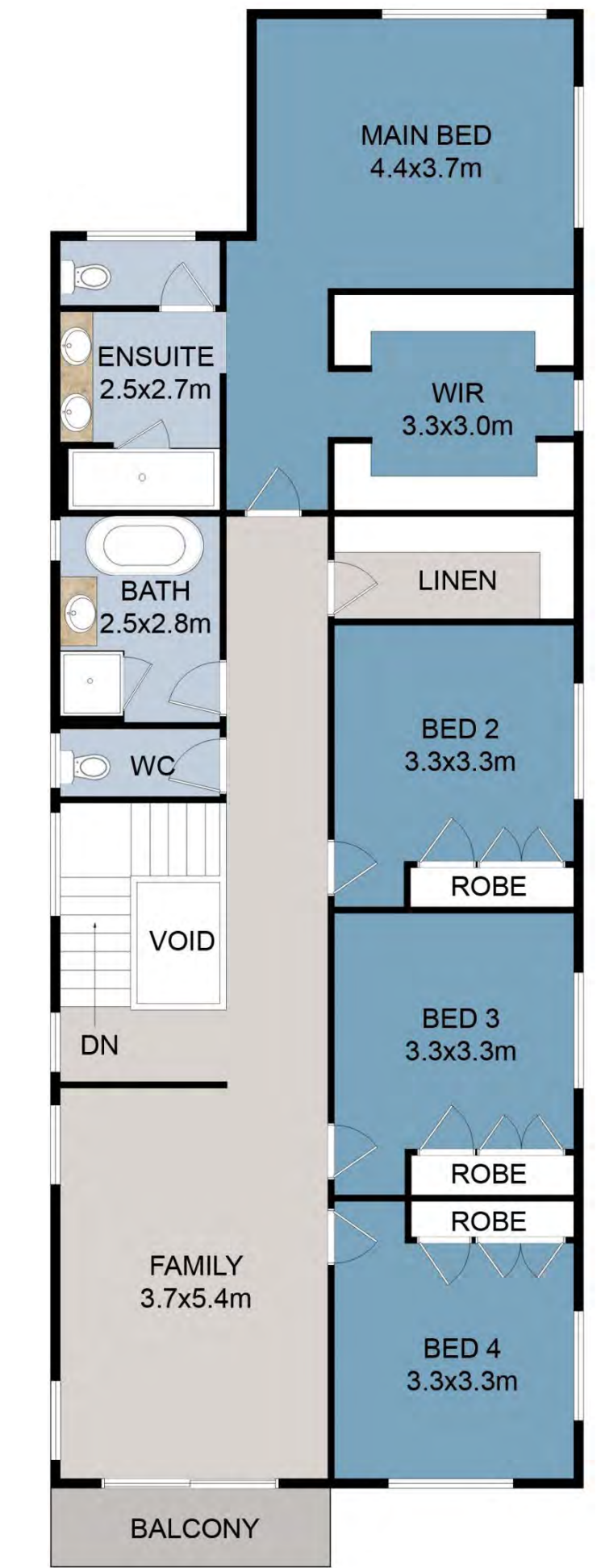
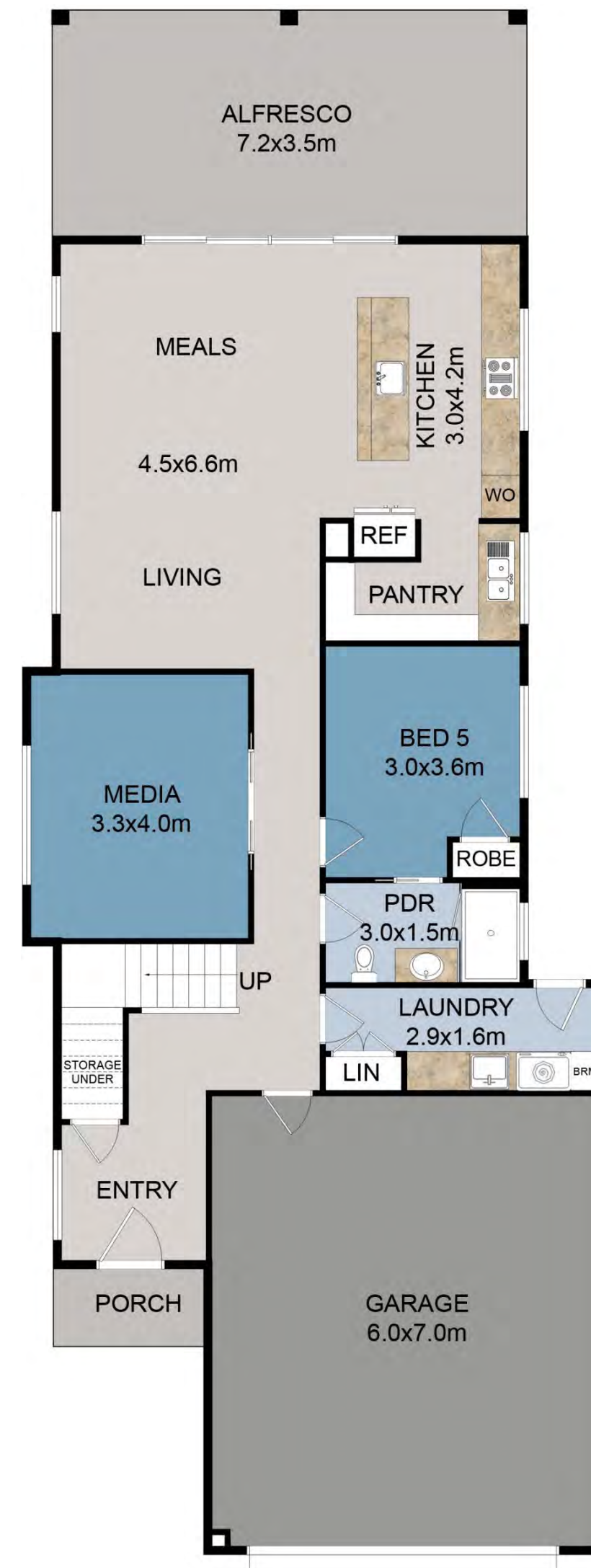
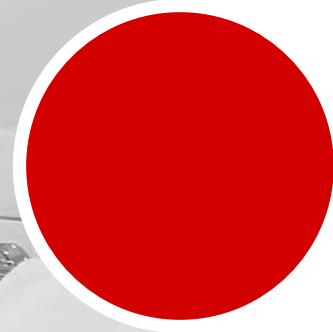
Site Cost - \$ 67,000

Land Cost - \$1,000,000

Estimation - \$1,756,400

# ANSTEAD 320 SQM


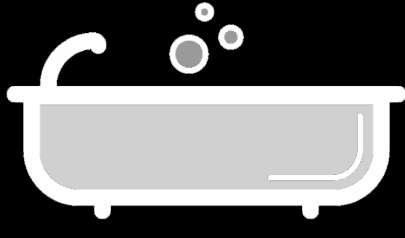

5  3  2 



Build Cost - \$ 719,500  
 Site Cost - \$ 67,000  
 Land Cost - \$1,000,000

Estimation - \$1,786,500

# PARK 322 SQM

5  3  2 



Build Cost - \$ 723,800  
Site Cost - \$ 67,000  
Land Cost - \$1,000,000

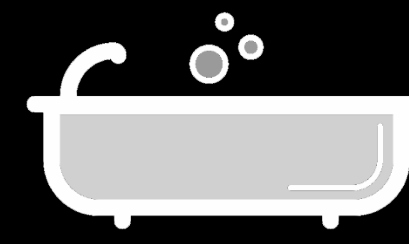
Estimation - \$1,790,800

# GRACEVILLE 324 SQM

4/5



2



2



Build Cost - \$ 720,100  
 Site Cost - \$ 67,000  
 Land Cost - \$1,000,000

Estimation - \$1,787,100



# ● 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.

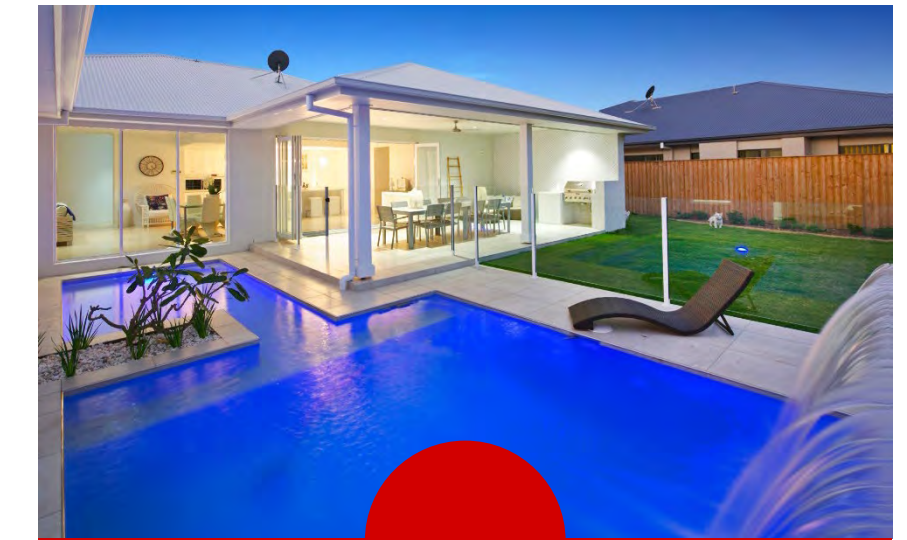
An expression of interest and a deposit is required to secure.



### 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