

TRIBECA

# SOUTH MACLEAN. QLD.

Lot 127 - Bloomfield Esplanade, South Maclean, QLD 4280



Artist's impression



HOUSE & LAND  
**\$389,980** FIXED PRICE

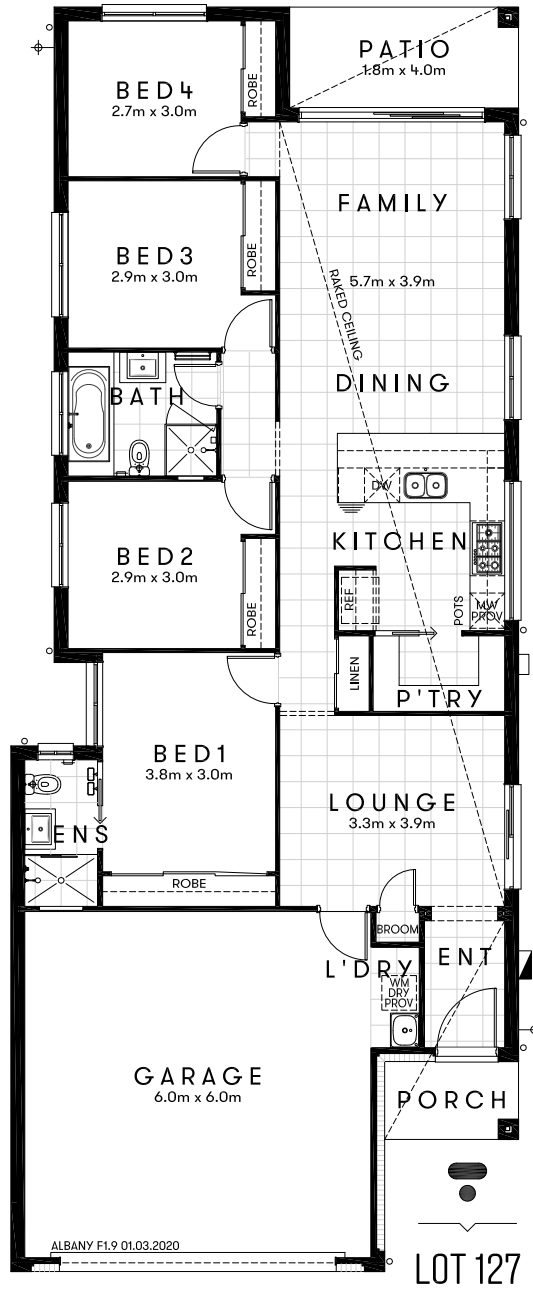


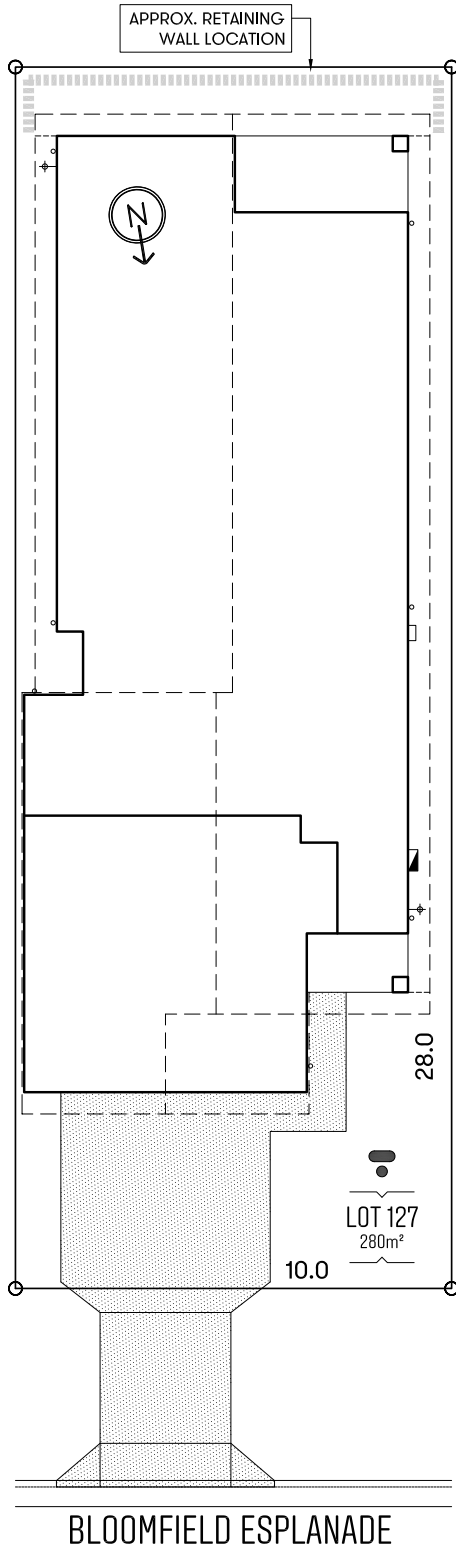
Approx. House Area 177m<sup>2</sup>

Land Area 280m<sup>2</sup>

# TRIBECA

Design Albany Mod 1.9 Approx. House Area 177m<sup>2</sup>  
Land Area 280m<sup>2</sup> Fixed Price \$389,980





## HOME OVERVIEW

Design Albany Mod 1.9

Approx. House Area 177m<sup>2</sup>

Land Area 280m<sup>2</sup>

Fixed Price \$389,980

## PREMIUM INCLUSIONS

- Fixed site costs, no surprises
- Reverse cycle split system air conditioner to main living area and master bedroom
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Under-mount sink to kitchen
- Quality stainless steel appliances with 5 year warranty on cooktop and oven
- USB power points to kitchen
- Floating vanities to bathroom and ensuite on applicable plans
- Niches to bathroom and ensuite showers
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Flyscreens provided to all windows  
quality roller blinds throughout
- Covered alfresco with fan on applicable plans
- Generously turfed and landscaped
- Quality exposed aggregate concrete driveway
- Fully fenced with clothesline & letterbox
- 3 coat paint system
- 6 STAR energy efficiency
- Professionally selected external and internal colours and materials

# WHAT IS PREMIUM?



Premium is Tribeca's tried and tested superior inclusions. These are the inclusions you're most familiar with including raised ceilings and dual air conditioning units.

## ACCESS VS PREMIUM INCLUSIONS

The main differences between 'Access' and 'Premium'

Inclusion	ACCESS	PREMIUM
Ground Floor Ceiling Height	2440	2590
Air Conditioning - Main living area	Included	Included
Air Conditioning - Master bedroom	Included	Included
Kitchen Benchtops	Stone	Stone
Kitchen Sink	Over mount	Under mount
Oven, Cooktop and Range Hood	Chef	Omega
Kitchen Appliance Warranty	2 Years	5 Years
Kitchen Bulkheads	None	Included
Bedroom Lighting	Fan lights	LED lights
Robes	Vinyl	Mirror
Bathroom Vanity Units	Cupboard doors	Drawers
Shower Shelf Storage	None	Tiled Niche
Porch	Exposed aggregate	Tiles
Patio	Tiles	Tiles



# TRIBECA PREMIUM INCLUSIONS

Tribeca's fixed price House & Land packages are ready to move into after construction, with everything included and no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



Air Conditioning



7 Year Structural Warranty



Complete Settlement Process Guidance



Customer Service & Progress Updates



Professional Colour Selection



Premium Inclusions



BASIX Rated Energy Efficiency



Six Month Defect Liability Period



Upgrade Options Available



Turn-key Fixed Price Packages



# PREMIUM INCLUSIONS

Premium inclusions display Tribeca's commitment to quality. Tribeca is continuously improving all aspects of our product, from design to product specification. Our Premium inclusions embody enduring value for your Tribeca home or investment.



## Our Premium specifications includes:

- Raised ceilings
- Air conditioning to main living area and master bedroom
- USB powerpoints to kitchen
- Plentiful LED down lights across the home and the outdoor alfresco areas
- Two double powerpoints to each room
- Handheld shower rail
- Niches to bathroom and ensuite showers
- Fully fenced with driveway
- Generous planting including turf to front and backyards
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)

••  
OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.  
••



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 5,000 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

**We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.**



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

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