

Townhome

Hattan



## ALBANY II DG -

 3  2.5  2

**\$537,950**

Build Price \$359,950  
Land Price \$178,000

LOT 1238 1238 WORRELL AVENUE  
ROCKBANK  
ACCOLADE

EST. TITLE DATE Q1 2024  
HOME SIZE 17SQ  
LAND SIZE 192m<sup>2</sup>

### HATTAN TURNKEY INCLUSIONS

- Complete Turnkey Solution
- Architectural Facade Design
- High Ceilings: 2590mm
- Elegant 20mm Stone Benchtops (Kitchen & Bathrooms)
- Quality Stainless Steel Appliances
- Split System Cooling (Living Area)
- LED Downlights
- Timber Laminate Flooring (Living Areas)
- Plush Carpeting (Bedrooms)
- Tiled Shower Bases (Bathrooms)
- Roller Blinds and Fly Screens
- Colourbond Sectional Garage (2 Remotes)
- Coloured Through Concrete Driveway
- Landscaping and Fencing
- Includes Letterbox and Clothesline



# ALBANY II DG -

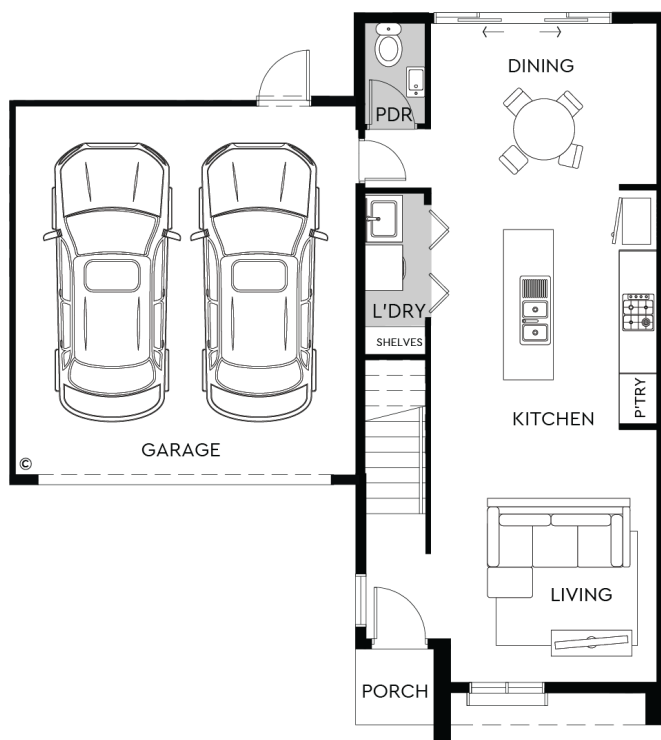
# \$537,950



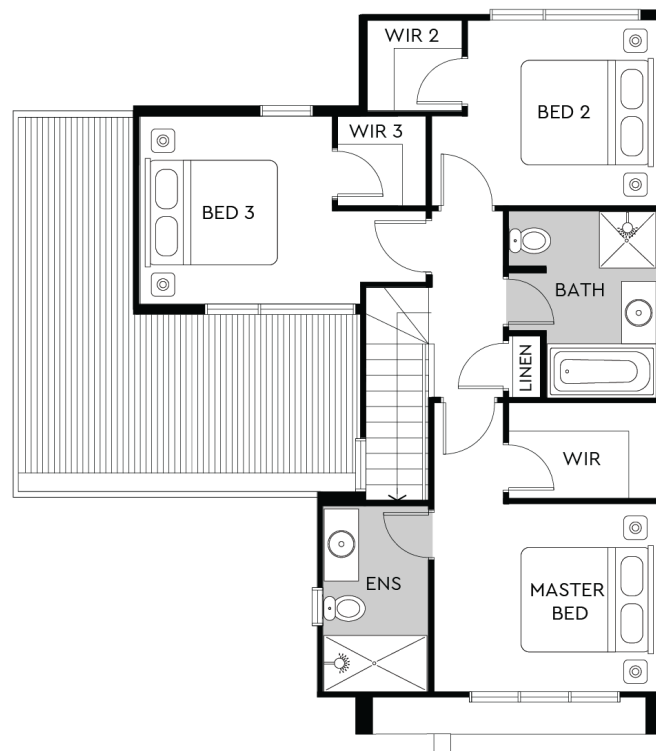
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GROUND FLOOR



FIRST FLOOR



Artistic Impression

Discover a seamless blend of sophistication and comfort in our townhomes. Experience vibrant community living, thoughtfully designed spaces and unparalleled comfort and possibilities.

## Why Townhomes?



### Low Maintenance

Townhomes maximise living space by utilising every square meter effectively. Townhomes with lower maintenance yards allow you to enjoy your weekends without worrying about upkeep.



### Low Stamp Duties

Save big on fees! Townhome living means fewer expenses upfront, leaving you with more funds to personalise your space.



### "No Body Corporate Fees, All the Benefits!"

Unlike other properties, most of our townhouses come without the burden of body corporate fees. Enjoy the freedom of homeownership without the additional costs.



### "No Shared Dwelling Walls, Maximum Privacy!"

Unlike apartments and other townhome developments, our townhouses ensure privacy with no shared dwelling walls with neighbours. Enjoy the peace and quiet of a home that's truly your own.



### Cost-Effective

Townhomes often provide a more affordable option than house and land packages, making them ideal for first-time buyers and investors or those looking for a budget-friendly housing solution.



### Urban Accessibility

Townhomes often located in urban or suburban town centers, offering easy access to schools, shopping centres, restaurants, and public transport.



### Investment Potential

Townhomes can be a lucrative investment opportunity. Their lower initial cost and ongoing demand in real estate markets make them an attractive option for investors.



### Customisation

While townhomes share certain design elements, they often allow for customisation, allowing residents to add personal touches and create a home that suits their lifestyle.



# Hattan

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Townhome Turnkey  
Inclusions

Hattan is Quality. Quality is what makes Hattan a home.



All images are for illustrative purposes only.

## SITE WORKS

Concrete waffle pod slab, engineer designed "M" up to "P" class\*, maximum 300mm site fall over the building platform, no existing fill.  
Slab costs will be adjusted if founding conditions differ.

\*Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m<sup>2</sup>, and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

## CONNECTIONS

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

## EXTERNAL FEATURES

External: Light weight cladding.

Render: Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

Infills Over Windows: Cement sheet infill over windows and doors.

Roof Cover: Colorbond/Concrete Roof Tiles(Design Specific)

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree. (Design Specific)

Front Entry Door: Stain colour to be selected from Hattan colour scheme.

Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum windows to side and rear elevations only.

Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.

Locks to all openable windows & sliding doors keyed alike.

## FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

## INSULATION

Insulation batts to home to comply with 6 Star Energy Rating.

## INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Chrome levers throughout.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly Wire screens to all openable windows.

## PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

## HEATING & COOLING

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers' recommendations for home size.

Reverse cycle split system (heating and cooling) to Living.

## HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

## KITCHEN

Haier oven 600mm.  
Haier cooktop 600mm 4 burner stainless steel gas cooktop.  
Haier rangehood 600mm stainless steel canopy.  
Haier dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Selected as per Hattan colour scheme.

Splashback: White Subway Tile.

## BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on tiled splashback.

Basin: Ceramic abovement round basin, No tap hole low

profile inset basin (white), chrome waste 1 tap hole/overflow. Vanity Unit: Vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Selected as per Hattan colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selected from Hattan colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail. Bathroom Shower – Shower hand shower on rail. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

## LAUNDRY

Trough: Stainless steel 42L Tub and Cabinet

Tapware: Sink mixer in chrome finish.

## ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser to Living, Hallways and Open Areas. Batten lights to Bedrooms and Wet Areas.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom. Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

## PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).

## TILING

Ceramic Floor Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.

Ceramic Wall Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath

## FLOOR COVERING

Carpet: Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.

Timber Laminate: Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.

## STORAGE

Shelving: Robes – One white melamine shelf and hanging rail.

Walk in Robe – One white melamine shelf and hanging rail.

Pantry/Linen – Four white melamine shelves.

Broom – One white melamine shelf (Design specific).

## STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

## CAR ACCOMMODATION

Garage Door: Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile (Design Specific) Refer to working drawings.

Remote Control: Remote control unit to front garage door with 2 handsets.

## OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: Timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway and front path.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.

## ABOUT US

Member of Master Builders Association & Housing Industry of Australia.

10-year structural guarantee.

Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability.

Imagery for illustrative purposes.





6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'

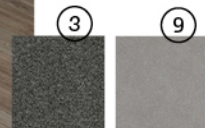
5 Kitchen Base Cabinets 'Storm Cloud'

4 Laminate Floor 'Rustic Maize'

7 Paint 'Winter Mushroom'

## Kitchen Colour Scheme Urban

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Storm Cloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Basalt'



1 | Colour Schemes



8 Tile 'Infinite Dark Grey'

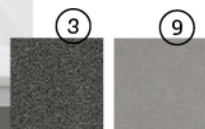
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## Bathroom Colour Scheme Urban

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1 | Colour Schemes





6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'

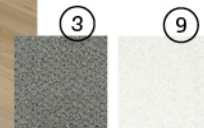
5 Kitchen Base Cabinets 'Calm White'

7 Paint 'Soho White'

4 Laminate Floor 'Rustic Oatmeal'

## Kitchen Colour Scheme Coastal

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Soho White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Grey'
- 9 Laundry Bench Top 'Fresh Snow'



2 | Colour Schemes



8 Tile 'Omniform Grey'

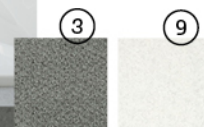
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2 | Colour Schemes



6 Kitchen Upper & Bathroom Cabinets 'Calm White'

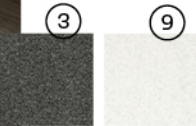
Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

5 Kitchen Base Cabinets 'Calm White'

7 Paint 'Designer White'

4 Laminate Floor 'Rye Matt'



## Kitchen Colour Scheme Echo

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'

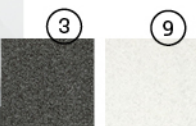


7 Paint 'Designer White'

8 Tile 'Infinite Dark Grey'

2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

6 Kitchen & Bathroom Cabinets 'Calm White'



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- 1 Splashback - White Subway Tile
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- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'



6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Alpine Mist'

5 Kitchen Base Cabinets 'Calm White'

7 Paint 'Winter Mushroom'

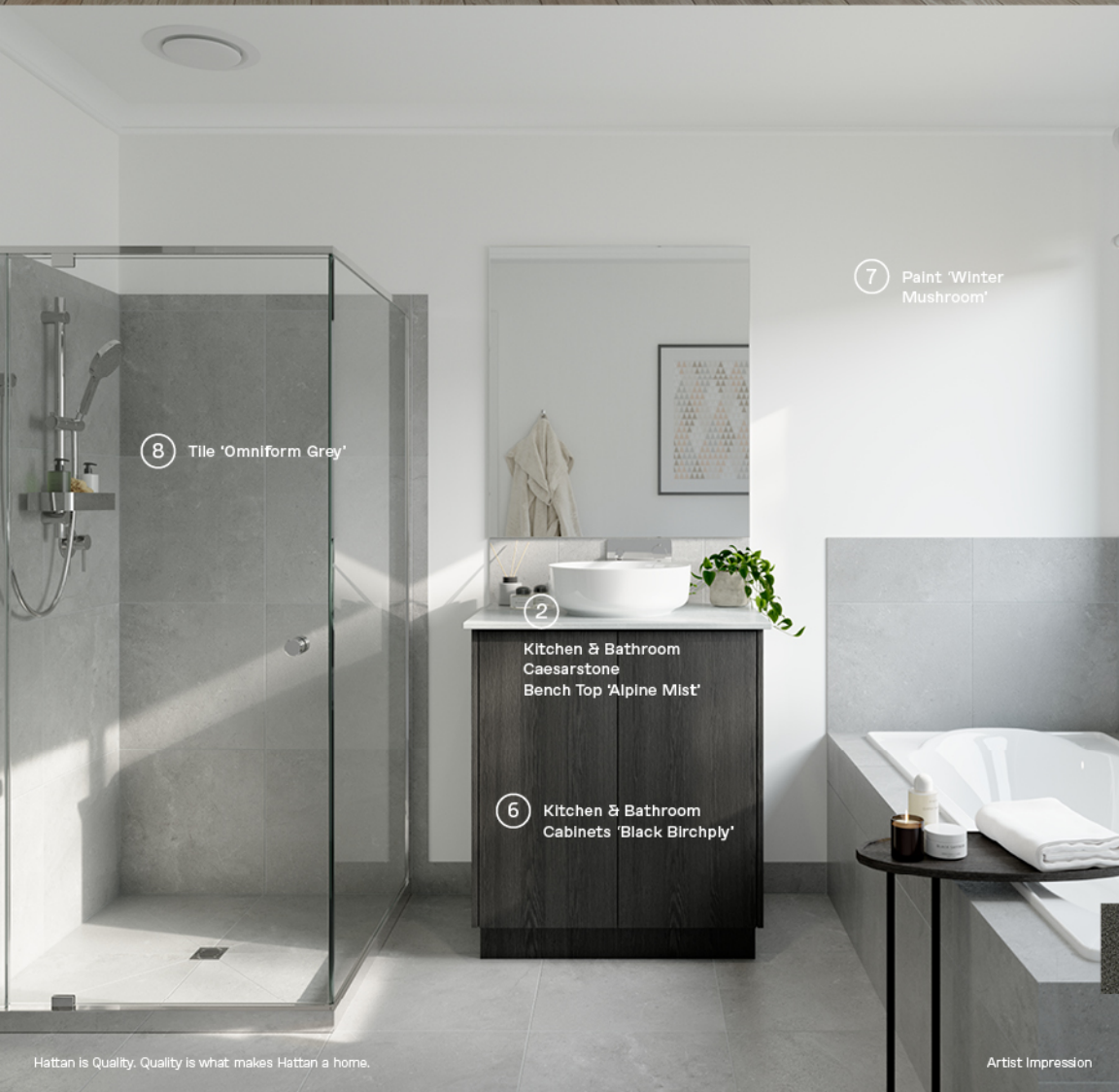
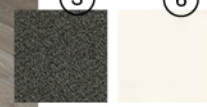
4 Laminate Floor 'Buckwheat Matt'

3

6

## Kitchen Colour Scheme Nova

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Alpine Mist'
- 3 Carpet Rumble 'Pivot Grey'
- 4 Laminate Floor 'Buckwheat Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Omniform Grey'
- 9 Laundry Bench Top 'White Valencia'



8 Tile 'Omniform Grey'

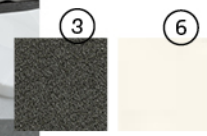
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6 Kitchen & Bathroom Cabinets 'Black Birchply'

7 Paint 'Winter Mushroom'

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- 9 Laundry Bench Top 'White Valencia'





6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'

1 Splashback - White Subway Tile

2 Kitchen & Bathroom Caesarstone Bench Top 'Organic White'

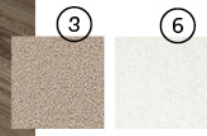
5 Kitchen Base Cabinets 'Alpine Mist'

4 Laminate Floor 'Maize Matt'

7 Paint 'Floral White'

## Kitchen Colour Scheme Botanic

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Organic White'
- 3 Carpet Rumble 'Claystone'
- 4 Laminate Floor 'Maize Matt'
- 5 Kitchen Base Cabinets 'Alpine Mist'
- 6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'
- 7 Paint 'Floral White'
- 8 Ceramic Floor & Wall Tiles 'Omniform Beige'
- 9 Laundry Bench Top 'Fresh Snow'



5 | Colour Schemes



8 Tile 'Omniform Beige'

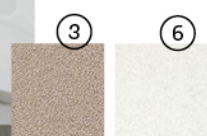
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5 | Colour Schemes