

LATITUDE25

# SECOND RELEASE

Stage 1B



THE  
**PERFECT MIX**  
OF HOME  
AND LIFESTYLE

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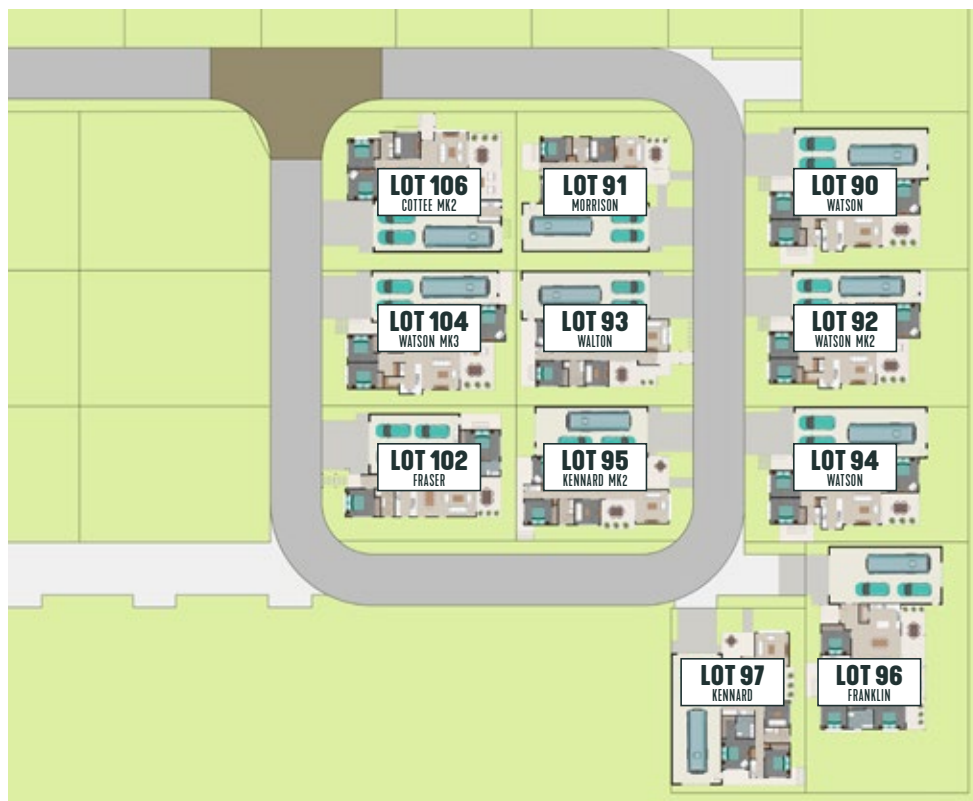
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RV Lifestyle Community

# LATITUDE25 SECOND RELEASE

Stage 1B

THE  
**PERFECT MIX**  
OF HOME  
AND LIFESTYLE



## WATSON LOTS 90, 94

3 2 RV+2

## MORRISON LOT 91

2+ MPR 2 RV+2

## WATSON MK2 LOT 92

3 2 RV+2

## WALTON LOT 93

2+ MPR 2 RV+2

## KENNARD MK2 LOT 95

2+ MPR 2 RV+2

## FRANKLIN LOT 96

3 2 RV+2

## KENNARD LOT 97

2+ MPR 2 RV+2

## FRASER LOT 102

2 2 RV+2

## WATSON MK3 LOT 104

3 2 RV+2

## COTTEE MK2 LOT 106

2+ MPR 2 RV+2

MPR = Multi Purpose Room

This is an indicative master plan and may vary pending all relevant approvals. The information on the master plan is believed to be correct but is not guaranteed. Information about the services and facilities provided in the community is correct at the time of printing but may change as the needs of residents change. The information contained in this publication has been prepared in good faith and with due care and whilst every effort has been made to provide accurate and complete information, Latitude25 gives no warranty concerning the accuracy of the material or information displayed in this publication. Any dimensions and specifications are subject to change without notice and prospective purchasers should make their own inquiries. Nikenbah Constructions Pty Ltd trading as Latitude25. August 2018.



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LOTS 90, 94

# WATSON



3



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	102.3
Living	126.6
Alfresco	17.8

*Indicative floor plan (on reverse)*

- ✓ NO STAMP DUTY
- ✓ NO EXIT FEES
- ✓ NO DEFERRED MANAGEMENT FEES
- ✓ NO REFURBISHMENT COSTS
- ✓ HOMEOWNER RECEIVES 100% OF CAPITAL GAIN ON SALE PRICE
- ✓ NO BODY CORPORATE OR STRATA FEES
- ✓ NO RENTALS – ALL HOMES WITHIN THE COMMUNITY ARE OWNER/OCCUPIER
- ✓ MODERN AND SPACIOUS LOW MAINTENANCE HOMES
- ✓ BEAUTIFULLY LANDSCAPED ENTRY GARDENS, WITHOUT YOU NEEDING TO LIFT A FINGER
- ✓ NBN READY

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# WATSON

## FLOORPLAN



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LOT 92

# WATSON MK2



3



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	79
Living	140
Alfresco	24

*Indicative floor plan (on reverse)*

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# WATSON MK2

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LOT 104

# WATSON MK3



3



2



RV+2



*smart reasons*

## TO LIVE AT LATITUDE25

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	76
Living	141
Alfresco	24

Indicative floor plan (on reverse)

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# WATSON MK3

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LOT 106

# COTTEE MK2



2+  
MPR



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	87
Living	121
Alfresco	33

*Indicative floor plan (on reverse)*

MPR = Multi Purpose Room

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# COTTEE MK2

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LOT 91

# MORRISON



2+  
MPR



2



RV+2



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Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	102.1
Living	113.2
Alfresco	19.6

*Indicative floor plan (on reverse)*

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# MORRISON

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LOT 93

# WALTON



2+  
MPR



2



RV+2



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Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	105.3
Living	124.2
Alfresco	19.4

*Indicative floor plan (on reverse)*

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LOT 97

# KENNARD



2+  
MPR



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	103.1
Living	122.6
Alfresco	15.3

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# KENNARD

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LOT 95

# KENNARD MK2



2+  
MPR



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat) 88

Living 122.6

Alfresco 15.3

*Indicative floor plan (on reverse)*

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# KENNARD MK2

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LOT 102

# FRASER



2



2



RV+2



*smart reasons*

## TO LIVE AT LATITUDE25

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat) 76

Living 108.9

Alfresco 13.4

*Indicative floor plan (on reverse)*

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# FRASER

## FLOORPLAN



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LOT 96

# FRANKLIN



3



2



RV+2



*smart reasons*  
**TO LIVE AT LATITUDE25**

Areas (estimated metric m<sup>2</sup>)

Garage (RV/car/boat)	106
Living	156
Alfresco	46

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# FRANKLIN

## FLOORPLAN



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# LATITUDE25

## Inclusions & Finishes

THE  
**PERFECT MIX**  
OF HOME  
AND LIFESTYLE

### EXTERNAL / STRUCTURAL

- ▶ Architecturally designed energy rated efficient homes
- ▶ Steel frame
- ▶ 6.5 year structural warranty
- ▶ Appliance warranties (as per individual manufacturer's warranty)
- ▶ Termite treatment as per building code
- ▶ Rendered and painted lightweight cladding (various cladding features)
- ▶ Powder coated aluminium framed windows and external sliding doors
- ▶ Insect screens to operable windows and sliding doors
- ▶ Concrete pathways straight to front door, as a minimum
- ▶ Aluminium framed entry door with feature side light windows
- ▶ Grey glass windows
- ▶ Professionally maintained, landscaped and irrigated front gardens
- ▶ Folding clothesline
- ▶ Front and rear garden tap
- ▶ Energy efficient hot water unit

### KITCHEN

- ▶ Bosch stainless steel appliances including:
  - Built-in oven with EcoClean feature includes: baking tray, grill tray, combination grid, universal pan
  - Ceramic cooktop with 4 zones
  - 4-star energy and 4-star water rating dishwasher
  - Slide out range hood with 3 settings externally ducted
- ▶ 20mm stone benchtop
- ▶ Laminated veneer cupboards with soft close drawers and melamine interiors
- ▶ Stainless steel double bowl sink
- ▶ Feature tile splash back behind cooktop
- ▶ Refrigerator water access point
- ▶ Mixer tap
- ▶ Pantry with adjustable shelving
- ▶ Garbage and recycling bins underneath sink
- ▶ Towel drying rod underneath sink

### INTERNAL LIVING AREAS

- ▶ Quality floor tiles to all living and wet areas
- ▶ 9 foot ceilings in main living areas and bedrooms
- ▶ Linen storage cupboard and broom cupboard
- ▶ Ceiling fan
- ▶ Recessed LED lights throughout
- ▶ Double power points
- ▶ TV / data outlet to living & MPR
- ▶ Timber skirting and architraves
- ▶ 75mm cove cornice to bedrooms and garage and square set to living areas



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## BATHROOMS / ENSUITE

- ▶ 20mm stone top to vanities
- ▶ Semi-frameless glass shower screen with hand-shower on rail
- ▶ Smart tile waste
- ▶ Floor to ceiling tiles
- ▶ Polished edge mirror extending to full length of vanity
- ▶ Stone benchtop with basin and chrome pop-up waste
- ▶ Basin mixer tap
- ▶ Timber grain finish vanity cupboard with soft close drawers
- ▶ Toilet seat with soft close lid and seat
- ▶ 3-in-1 ceiling heater, light and exhaust fan externally vented
- ▶ Double towel rails

## BEDROOMS

- ▶ Wool blend carpet as per internal colour selection choice
- ▶ Built in robes with ventilated shelving, basket sets and hanging rods
- ▶ Walk in robe with ventilated shelving, basket sets and hanging rods
- ▶ Ceiling fans in all bedrooms
- ▶ TV / data points to the master bedroom

## LAUNDRY

- ▶ Stainless steel drop in laundry tub
- ▶ Sink mixer tap
- ▶ Floor tiles and tiled splash back
- ▶ Drainage hole for washing machine and outlet hose
- ▶ Direct access to drying area
- ▶ Exhaust fan externally vented

## ALFRESCO

- ▶ Sliding doors to alfresco
- ▶ Floor tiles
- ▶ Ceiling fan
- ▶ LED recessed downlights
- ▶ Waterproof power outlet

## GARAGE / DRIVEWAY

- ▶ 15-amp power installed
- ▶ 3600mm garage door height
- ▶ Remote control panel lift garage door
- ▶ Direct internal access to home
- ▶ Car Space length driveway
- ▶ Epoxy finish to garage floor
- ▶ LED downlights in garage

## TECHNOLOGY / SERVICES

- ▶ Daiken air conditioning, reverse-cycle ducted, zoned
- ▶ Integrated phone, front gate and security intercom system
- ▶ Hard wired interconnected smoke detector with battery back-up
- ▶ NBN ready
- ▶ Electricity and water services individually metered and connected

## OTHER OPTIONAL EXTRAS (QUOTE AVAILABLE UPON REQUEST)

- ▶ Floor tiles in bedrooms in lieu of carpet
- ▶ Security screens
- ▶ 3.5kW Solahart solar system with 345W panels & ABB inverter



*Note: Builder may substitute specified items with similar or equivalent products in its discretion*  
\* MPR: Multi-purpose room  
Correct at time of printing as at 16/08/18

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# LATITUDE25

## Price List

THE  
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### SECOND RELEASE STAGE 1B – Price List as at 24<sup>th</sup> August 2018

LOT NUMBER	HOME DESIGN	DESCRIPTION	APPROX. LAND SIZE SQM		LIST PRICE
90	Watson	3 Bed 2 Bath RV Garage+	534		\$515,000
91	Morrison	2 Bed + MPR 2 Bath RV Garage+	422		\$472,500
92	Watson MK2	3 Bed 2 Bath RV Garage+	452		\$510,000
93	Walton	2 Bed + MPR 2 Bath RV Garage+	384		\$480,000
94	Watson	3 Bed 2 Bath RV Garage+	451	UNDER DEPOSIT	\$510,000
95	Kennard MK2	2 Bed + MPR 2 Bath RV Garage+	356		\$480,000
96	Franklin	3 Bed 2 Bath RV Garage+	637	UNDER DEPOSIT	\$585,000
97	Kennard	2 Bed + MPR 2 Bath RV Garage+	386		\$485,000
102	Fraser	2 Bed 2 Bath RV Garage+	394		\$415,000
104	Watson MK3	3 Bed 2 Bath RV Garage+	394		\$495,000
106	Cottee MK2	2 Bed + MPR 2 Bath RV Garage+	458		\$490,000

MPR = multi purpose room

Site fee per week \$180

Any prices advertised in this publication are correct at the time of printing but are subject to change.  
16 August 2018.

PHONE 1800 025 025  
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*Latitude 25*  
RV Lifestyle Community

# EARLY REWARD *Offer*

THE  
**PERFECT MIX**  
OF HOME  
AND LIFESTYLE

## LIVE “FEE FREE” FOR 6 MONTHS

Enjoy the first 6 months in your new home without the added fees.

With the construction of Latitude25 underway and Stage 1 now released off the plan, it's certainly the perfect time to select your modern stylish home in this RV lifestyle community.

With only a \$1000 deposit, you can now secure your brand new home and be ready to move in Spring 2018, which gives you the opportunity to sell your current property. We wanted to make it even more perfect and now we have another great reason to buy early off the plan. Reserve your new home in Stage 1 at Latitude25 by 30 September 2018, and you could live fee free for 6 months.

### HOW TO RECEIVE YOUR EARLY REWARD OFFER

In order to qualify for the Early Reward offer and secure your new home, you will need to place a \$1000 reservation on or before 30 September 2018.

**The total of \$4680 (total of 6 months site fees) will be waived from settlement.**

Please call me today, to book your appointment and discover how Latitude25 is coming along.

Yours sincerely,

**JANE GIULIANO**

Sales Manager, Latitude25



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# LATITUDE25

## Refer a Friend

THE  
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OF HOME  
AND LIFESTYLE

We invite you to be part of the movement to entice active and friendly people to move to Latitude25.

This amazing new community is currently selling homes off the plan. When complete, this vibrant over 50's lifestyle community will feature resort style facilities complete with Club House and Wellness Centre and beautifully appointed modern new homes.

If there are people you know who would be well suited to the Hervey Bay lifestyle and living life on their terms, while sharing and contributing to what makes the Fraser Coast one of the best addresses in Australia, then we encourage you to refer them to us. Should your referred friend purchase a home at Latitude25, then you will receive a \$500 gift card.\* This offer is only open to people who refer Latitude25 homebuyers who purchase from the 1st July, 2018.

### TWO EASY STEPS

1. Complete your details below
2. Start referring your friends or family and make sure they give your full name when they first call Latitude25.  
You could even ask them to fill in the online enquiry form and state that you have referred them.

### COMPLETE YOUR DETAILS

\* I agree to be a referrer of Latitude25 and I understand that if I refer someone and they sign a sales contract, I will receive a \$500 gift voucher within 14 days of settlement on their home.

Title: First Name: Last Name:

Address:

Suburb: State: Postcode:

Phone: Mobile:

Email:

Signature: Date:

**Latitude25 Privacy Statement:** Latitude25 respects your privacy. Our Privacy Policy outlines the way we collect, use, disclose and handle all personal information in compliance with the Privacy Act 1988 (Cth) and a copy can be requested to be sent to you via email or mail. By signing the above I understand that Latitude25 reserves the right to change or cancel this offer without further notice.

☐

Please send me a copy of the Latitude25 Privacy Statement. My email or mailing address is:

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# FREQUENTLY ASKED *Questions*

THE  
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OF HOME  
AND LIFESTYLE

## WHAT IS LATITUDE25?

Latitude25 is Hervey Bay's newest fully planned lifestyle and secure gated community. This new luxury and fully RV catered address is ideal for active over 50s lifestyle enthusiasts.

## WHERE IS LATITUDE25 LOCATED AND WHAT WILL BE DEVELOPED?

Latitude25 is being developed at 45 Spring Way, Nikenbah. The community will comprise 281 homes. The entire development is 20 hectares. A state of the art Clubhouse and Leisure Centre will be at the heart of the community. Access to Latitude25 is through The Springs residential development.

## HOW IS LATITUDE25 DIFFERENT TO OTHER RETIREMENT OPTIONS?

The advantages are:

- ▶ no stamp duty,
- ▶ no exit fees,
- ▶ no deferred management fees,
- ▶ no refurbishment costs,
- ▶ you as the homeowner receive 100% of capital gain on sale price,
- ▶ no body corporate or strata fees,
- ▶ no rentals,
- ▶ all homes are modern, spacious and low maintenance.

## WHAT HOME CHOICES ARE THERE?

A wide range of home designs and floorplans to suit a range of tastes and budgets will be available. You can choose from 2, 2 plus study and 3 bedrooms. Each home is purpose built with a spacious garage to fit your RV, cars, boat or hobbies. Each home is designed to take full advantage of the luxurious green open spaces, picturesque walkways, BBQ facilities, picnic areas and scenic tranquil lakes.

## IS IT PET FRIENDLY?

As well as being pet friendly, Latitude25 will have an off-leash secure area for your dogs.

## ARE THERE ANY ONGOING FEES?

Currently, our weekly site fee is \$180 per week. Site rental payments qualify for rental assistance subject to applicant meeting qualifying Centrelink requirements.

Latitude25 residents pay one simple weekly site rental fee (per household) which covers all aspects required to maintain the quality management and maintenance of your exclusive RV Lifestyle Community. This fee covers council general rates, upkeep of roads, community facilities, grounds maintenance, management and admin costs.

## CAN I RECEIVE RENTAL ASSISTANCE BENEFITS FROM CENTRELINK?

Rental assistance may be available to residents receiving a pension through Centrelink. For details contact your nearest Centrelink office or visit [www.centrelink.gov.au](http://www.centrelink.gov.au)

## CAN I BEQUEATH MY HOME?

Yes your home becomes part of your estate, your beneficiaries can reside in the community if they meet the criteria, or they can simply sell the home.

## ARE THERE ANY ADDITIONAL OR EXTRAORDINARY CHARGES AND COSTS?

Homeowners are responsible for building and contents insurance for their individual dwelling. They are also responsible for utilities such as electricity, water and telecoms.

\* Correct as at 16 August 2018.

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### WHO IS RESPONSIBLE FOR THE MAINTENANCE OF THE HOMES?

Homeowners are responsible for all home maintenance required beyond the normal defects period.

### WHO IS RESPONSIBLE FOR MAINTAINING THE GARDENS AND LAWNS?

Home owners are responsible for maintaining their own rear gardens. All front and communal areas are maintained by the Latitude25 team.

### ARE THE HOMES TREATED FOR PESTS AND TERMITES?

Yes. The homes are constructed with termite resistant products and are constructed in accordance with local council regulations and relevant Australian standards.

### CAN I SELECT THE INTERIOR COLOUR SCHEME OF MY HOME?

We believe the individual look and feel of your home is important. With this in mind, our design consultants have carefully selected a range of colour schemes for you to choose from.

### DO I HAVE ANY WARRANTIES FOR MY HOME?

All homes are covered by a 6.5 year structural warranty, which provides peace of mind regarding the structural integrity of your home. All appliances are covered by the standard manufacturer's warranty.

### CAN I HAVE FAMILY AND FRIENDS STAY OVER?

Of course, you're welcome to have guests stay with you and they are welcome to use the community facilities whilst in your company.

### CAN I SELL MY HOME DIRECTLY TO THE PUBLIC OR DO I NEED TO SELL IT BACK TO LATITUDE25?

Homeowners are free to list their home with a real estate agent of their choice, or conduct a private sale. Alternatively, you are welcome to ask the Latitude25 team to sell your home on your behalf.

### CAN I COME AND STAY AT LATITUDE25 FOR A TRIAL PERIOD?

Yes. We will have a hard-stand area that you can utilise for 1-2 nights which is currently under construction. Speak to your Sales Consultant for further details.

### CAN I INSTALL SOLAR PANELS ONTO MY HOME? \*OPTIONAL EXTRA

Yes. Latitude25 has partnered with Solahart offering a 3.5kW solar package with ABB inverter. Speak to your Sales Consultant for further details.

### WHEN WILL THE HOMES BE READY?

Construction has commenced for our first stage, comprising 13 homes. We expect these homes to be ready for occupation from approximately September 2018.

### IS IT PET FRIENDLY?

Latitude25 is pet friendly. Please refer to the Latitude25 Park Rules for further details.

### IS LATITUDE25 A GATED COMMUNITY?

Yes. Latitude25 is a gated secure community.

### CAN I RENT THE HOME?

The homes are for owner occupiers only and therefore cannot be rented out.

### WHO IS THE DEVELOPER OF LATITUDE25?

Latitude25 is being developed by Nikenbah Constructions Pty Ltd, a consortium consisting of Bullamon Residential, PBS Property Group and Bisa Property. Together they are a team that collectively have over 60 years in developing and building new homes in some of the largest new communities across Australia. Being local and also travel lovers themselves, they understand first hand the important role the weather, location and facilities play when choosing a home-base.

**For any other questions, please contact our sales team on 1800 025 025.**

\* Correct as at 16 August 2018.

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