

THE
PERFECT MIX
OF HOME
AND LIFESTYLE



LATITUDE25

ENTERTAINERS RELEASE

Stage 2A

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Latitude 25
RV Lifestyle Community

LATITUDE25 ENTERTAINERS RELEASE

Stage 2A

THE
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OF HOME
AND LIFESTYLE



BUSSELL LOTS 114, 165

3 2 RV+2

KENNARD LOT 162

2+ MPR 2 RV+2

PEPPER LOTS 115, 167

2+ MPR 2 RV+2

WATSON MK3 LOTS 163, 168

3 2 RV+2

WATSON LOT 160

3 2 RV+2

DAVIDSON LOT 164

2+ MPR 2 RV+2

ROBSON LOT 161

3 2 RV+2

EARHART LOTS 166, 169

3 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. July 2019.

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LOT 114
BUSSELL



smart reasons
TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	100
Living	148
Alfresco	34

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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BUSSELL

FLOORPLAN



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LOT 165

BUSSELL



3



2



RV+2



smart reasons

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Living	148
Alfresco	34

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LOT 115
PEPPER



smart reasons
TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	85
Living	142
Alfresco	24

Indicative floor plan (on reverse)

MPR = Multi Purpose Room

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PEPPER

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LOT 167

PEPPER



smart reasons
TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	85
Living	142
Alfresco	24

Indicative floor plan (on reverse)

MPR = Multi Purpose Room

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LOT 160

WATSON



smart reasons
TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	100
Living	126
Alfresco	17

Indicative floor plan (on reverse)

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WATSON

FLOORPLAN



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LOT 161

ROBSON



smart reasons

TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	64
Living	137
Alfresco	25

Indicative floor plan (on reverse)

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ROBSON

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LOT 162

KENNARD



2+
MPR



2



RV+2



smart reasons

TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	102
Living	122
Alfresco	15
Patio	15

Indicative floor plan (on reverse)

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KENNARD

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LOT 163

WATSON MK3



smart reasons

TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	80
Living	137
Alfresco	26

Indicative floor plan (on reverse)

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LOT 168

WATSON MK3



3



2



RV+2



smart reasons

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Living	137
Alfresco	26

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LOT 164

DAVIDSON



2+
MPR



2



RV+2



smart reasons

TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	69
Living	118
Alfresco	13

Indicative floor plan (on reverse)

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LOT 166

EARHART



3



2



RV+2



smart reasons

TO LIVE AT LATITUDE25

Areas (estimated metric m²)

Garage (RV/car/boat)	101
Living	157
Alfresco	29

Indicative floor plan (on reverse)

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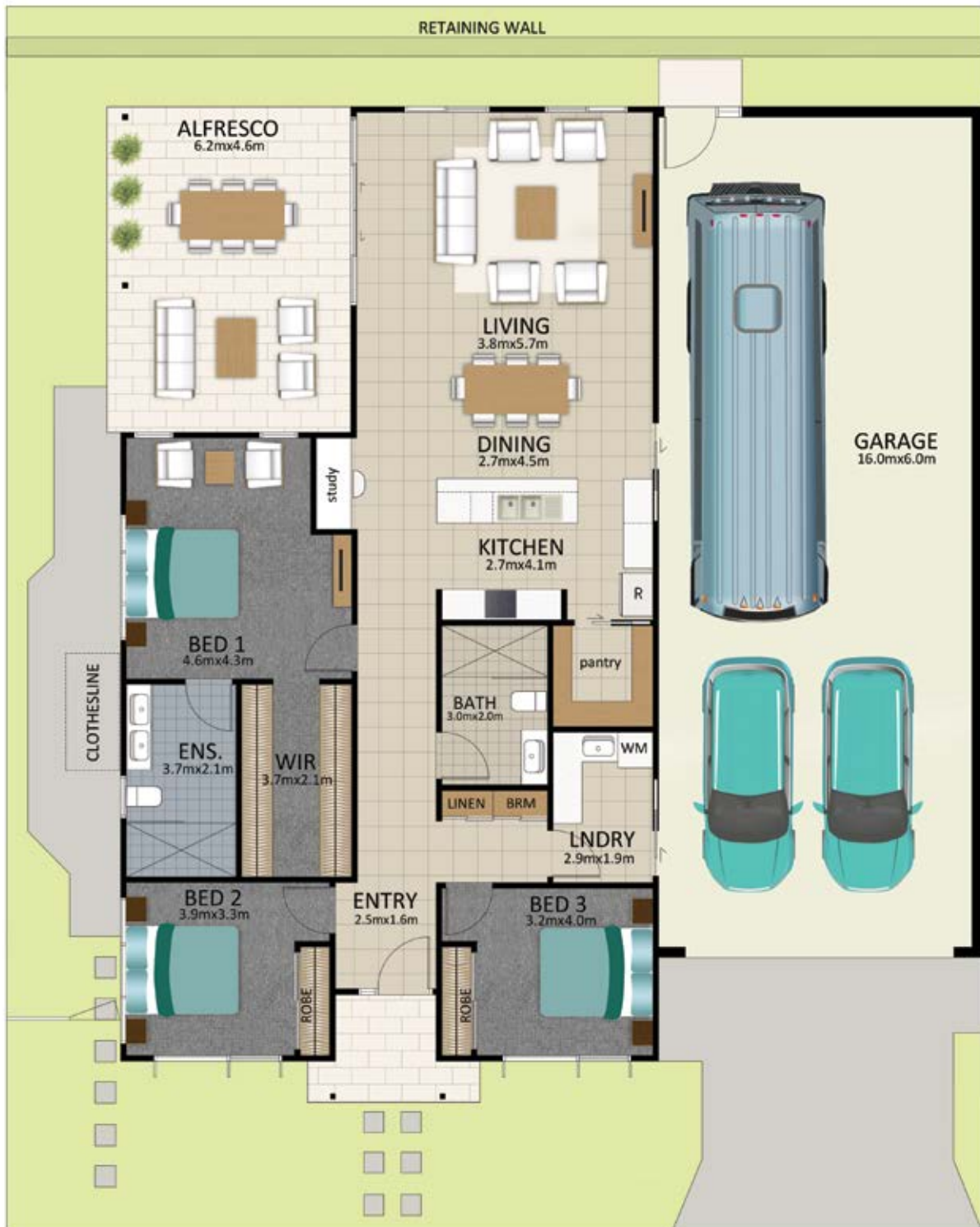
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EARHART



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RV+2



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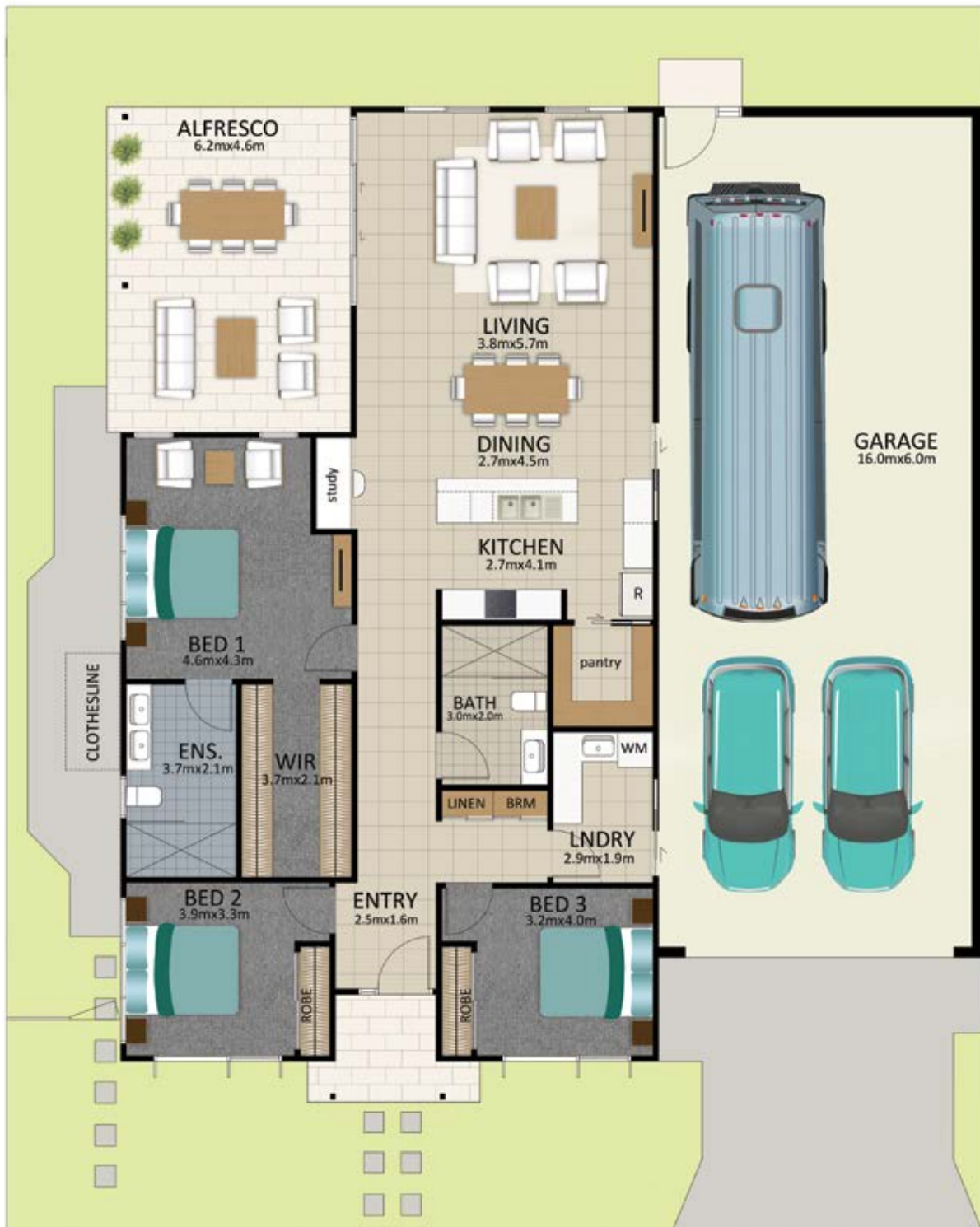
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LATITUDE25

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
- ▶ Colourbond roof

KITCHEN

- ▶ European stainless steel appliances including:
 - Built-in oven
 - Ceramic cooktop with 4 zones
 - Dishwasher
 - Slide out range hood, externally ducted
- ▶ 20mm stone benchtop
- ▶ Laminated, soft close cupboards and drawers with bulkhead to ceiling
- ▶ Stainless steel double bowl sink with mixer tap
- ▶ Feature tile splash back behind cooktop
- ▶ Refrigerator water access point
- ▶ Pantry with adjustable shelving
- ▶ Garbage and recycling bins underneath sink

INTERNAL LIVING AREAS

- ▶ Quality floor tiles to all living and wet areas
- ▶ 9 foot ceilings in main living areas and bedrooms
- ▶ Linen / broom storage cupboards
- ▶ 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
- ▶ Walk in shower with smart tile waste
- ▶ Floor to ceiling tiles
- ▶ Polished edge mirror extending to full length of vanity
- ▶ Basin mixer tap
- ▶ Timber grain finish vanity cupboard with soft close hardware
- ▶ Toilet seat with soft close lid and seat
- ▶ Light, heater combo with exhaust fan, externally vented
- ▶ Double towel rails

BEDROOMS

- ▶ Heavy-duty, stainless, 6-star rated carpet as per internal colour selection choice
- ▶ Walk in or built in robes with ventilated shelving, basket sets and hanging rods
- ▶ Ceiling fans in all bedrooms
- ▶ TV / data points to the master bedroom

LAUNDRY

- ▶ Laminate bench and cabinets
- ▶ Stainless steel drop in laundry tub
- ▶ Sink mixer tap
- ▶ Floor tiles and tiled splash back
- ▶ Drainage access 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
- ▶ 3300-3600mm 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

- ▶ Daikin air conditioning, reverse-cycle ducted, zoned
- ▶ Integrated phone, front gate and security intercom system
- ▶ Hard wired interconnected smoke detectors with battery back-up
- ▶ NBN ready, with data points throughout home
- ▶ Fibre optic cable to home
- ▶ Pre-wired Foxtel connection point
- ▶ 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
- ▶ Kitchen appliance upgrades
- ▶ 2PAC cabinetry with Blum hardware
- ▶ Stone benchtops to laundry and walk in pantry

** Builder may substitute specified items with similar or equivalent products in its discretion*

** Standard inclusions may vary depending on home design and internal scheme*

** MPR: Multi-purpose room*

** Correct at time of printing as at 19/07/19*



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Latitude 25
RV Lifestyle Community

FOURTH RELEASE STAGE 2A – Price List as at 19TH JULY, 2019

LOT NUMBER	HOME DESIGN	DESCRIPTION	APPROX. LAND SIZE SQM	LIST PRICE
114	Bussell	3 Bed + study nook, 2 Bath, RV Garage+	430	UNDER DEPOSIT \$590,000
115	Pepper	2 Bed + MPR + study nook, 2 Bath, RV Garage+	393	\$520,000
160	Watson	3 Bed 2 Bath, RV Garage+	397	\$502,500
161	Robson	3 Bed + study nook, 2 Bath, RV Garage+	414	\$520,000
162	Kennard	2 Bed + MPR, 2 Bath, RV Garage+	393	\$485,000
163	Watson MK3	3 Bed + study nook, 2 Bath, RV Garage+	370	\$520,000
164	Davidson	2 Bed + MPR, 2 Bath, RV Garage+	333	\$455,000
165	Bussell	3 Bed + study nook, 2 Bath, RV Garage+	433	\$595,000
166	Earhart	3 Bed + study nook, 2 Bath, RV Garage+	454	UNDER DEPOSIT \$582,500
167	Pepper	2 Bed + MPR + study nook, 2 Bath, RV Garage+	388	\$535,000
168	Watson MK3	3 Bed + study nook, 2 Bath, RV Garage+	397	\$507,000
169	Earhart	3 Bed + study nook, 2 Bath, RV Garage+	466	\$605,000

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.
19TH JULY 2019

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EARLY REWARD

Offer

THE
PERFECT MIX
OF HOME
AND LIFESTYLE

HALF PRICE FEES*

Enjoy your new home with reduced fees.

With the construction of Latitude25 underway, it's certainly the perfect time to select your modern stylish home in this RV lifestyle community.

We wanted to make it even more perfect for you and now we have another great reason to buy early off the plan. With only a \$1000 deposit you can reserve your new home at Latitude25, and enjoy half price fees.*

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 fully refundable \$1000 reservation on your chosen lot.

After settlement, you will only need to pay half the regular weekly site fee, until the Wellness Centre & Swimming Pool are completed!

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

Yours sincerely,

JANE GIULIANO

Sales Manager, Latitude25

* Residents are eligible for half price site fees until the Wellness Centre is completed and pool are certified. Latitude25 reserves the right to cancel or change this offer at anytime and without notice.



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LATITUDE25

Refer a Friend

THE
PERFECT MIX
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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RV Lifestyle Community

FREQUENTLY ASKED

Questions

THE
PERFECT MIX
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 1 Latitude Boulevard, Nikenbah. The community will comprise 281 homes. The entire development is 20 hectares. A state-of-the-art Clubhouse and Wellness 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.

* Correct as at 19/07/19.

IS IT PET FRIENDLY?

As well as being pet friendly (subject to P/M approval), 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

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.

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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 side & 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 have a hard-stand area that you can utilise for 1-2 nights. Speak to your Sales Consultant for further details and availability.

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.

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.

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