

THE
PERFECT MIX
OF HOME
AND LIFESTYLE

LATITUDE25

ENTERTAINERS RELEASE

FINAL STAGE!

Stage 20

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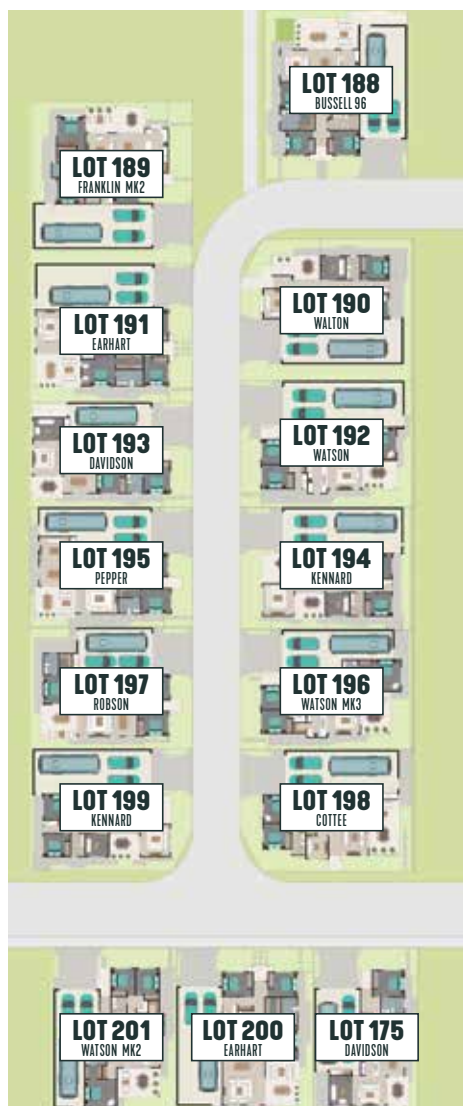
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Latitude 25
RV Lifestyle Community

LATITUDE25 ENTERTAINERS RELEASE

Stage 2C

THE
PERFECT MIX
OF HOME
AND LIFESTYLE



DAVIDSON LOTS 175, 193

2+ MPR 2 RV+2

BUSSELL 96 LOT 188

3 2 RV+2

FRANKLIN MK2 LOT 189

3 2 RV+2

WALTON LOT 190

2+ MPR 2 RV+2

EARHART LOTS 191, 200

3 2 RV+2

WATSON LOT 192

3 2 RV+2

KENNARD LOTS 194, 199

2+ MPR 2 RV+2

PEPPER LOT 195

2+ MPR 2 RV+2

WATSON MK3 LOT 196

3 2 RV+2

ROBSON LOT 197

3 2 RV+2

COTTEE LOT 198

2+ MPR 2 RV+2

WATSON MK2 LOT 201

3 2 RV+2

FRASER LOT 170

2 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. March 2020.

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LOT 175

DAVIDSON



2+
MPR



2



RV+2





The Davidson

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

This architecturally designed streamlined two-bedroom home plus extra multi-purpose room gives loads of options for visitors or an extra hobby/study. The quality designer kitchen features European appliances, stone benchtops and refrigerator water access point plus a highly desirable walk-in pantry. Two, elegant bathrooms feature stone benchtops and frameless, walk-in showers including an ensuite with double vanity and floor to ceiling tiles. Four zones of ducted air conditioning enable you stay energy smart plus enjoy gentle breezes with the elegant ceiling fans in each room including the beautiful private alfresco area. Not to mention the 11x6m RV Garage for the big rig or additional space for a hobby/storage and peace of mind with secure side gate and Colourbond fencing.

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DAVIDSON

FLOORPLAN



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LOT 188

BUSSELL 96



3



2



RV+2





The Bussell

Areas (estimated metric m²)

Garage (RV/car/boat)	96
Living	148
Alfresco	34

Indicative floor plan (on reverse)

This generous and spacious three-bedroom home features expansive raked ceilings to maximise light and showcase this Entertainer's Delight. The designer kitchen boasts high-quality finishings with European appliances, stone benchtops, refrigerator water access point and exclusive butler's pantry. Two luxury bathrooms include stone benchtops, frameless, walk-in showers and double vanity in ensuite. Extra smart spaces include a handy study nook, huge walk-in wardrobe in master bedroom and internal laundry with access to garage. Staying energy smart is easy with four zones of ducted air conditioning plus ceiling fans in all rooms including the alfresco area. The icing is the expansive 15 x 6.1m garage for your RV, big hobby and/or extra storage.

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BUSSELL 96

FLOORPLAN



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LOT 189

FRANKLIN MK2



3



2



RV+2





The Franklin

Areas (estimated metric m²)

Garage (RV/car/boat)	101
Living	150
Alfresco	30

Indicative floor plan (on reverse)

Enjoy this gorgeous three-bedroom home that boasts an expansive seamless open plan kitchen, living and dining areas. Entertaining is effortless in the Franklin's designer kitchen complete with European appliances, stone benchtops, refrigerator water access point and butler's pantry. Staying comfortable and energy smart is easy with four zones of ducted air conditioning and just the right flow through of air generated by the ceiling fans throughout the indoor areas and the massive 8 x 3.7m rear private alfresco with double sliding door access. Plus, extra-large 16x6m garage with room for your RV and two cars.

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FRANKLIN MK2

FLOORPLAN



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LOT 190

WALTON



2+
MPR



2



RV+2





The Walton

Areas (estimated metric m²)

Garage (RV/car/boat)	103
Living	121
Alfresco	19

Indicative floor plan (on reverse)

The Walton is streamlined luxury with an efficient two bedroom plus multipurpose room for your study, hobby or visitors plus two full bathrooms with stone benchtops and frameless walk-in showers. The quality kitchen featuring stone benchtops, European appliances and handy refrigerator water access point flows seamlessly to a spacious side alfresco area (6.5 x 3.2m) plus a secure side gate and Colourbond Fencing provide peace of mind. Energy efficiency is key in the Walton with four zones for the ducted air conditioning and beautiful ceiling fans throughout, to sustain the gentle fresh breezes of Latitude25 living.

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WALTON

FLOORPLAN



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LOT 191

EARHART



3



2



RV+2





The Earhart

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

The Earhart is a beautifully designed three-bedroom home maximising light and space with raked ceilings over the living area and flowing out to an expansive 6.2 x 4.6m private rear alfresco area. You will take entertaining to the next level with the designer kitchen featuring all the modern conveniences and style including European appliances, stone benchtops, refrigerator with water access point and an essential butler's pantry. Enjoy separate entry to the walk-in robe and double vanity ensuite in the large main bedroom plus full luxury bathroom with stone benchtops, frameless and walk-in shower. With handy features such as four zones of air conditioning, ceiling fans throughout, handy study nook, internal laundry with garage access and security of side gate, your search for the perfect abode is over.

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EARHART

FLOORPLAN



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LOT 192

WATSON



3



2



RV+2






The Watson

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

Enjoy this gorgeous three-bedroom home with open plan kitchen, living and dining areas. Live in style with Watson's designer kitchen complete with European appliances, stone benchtops, refrigerator water access point and butler's pantry. The Latitude25 homes feature smart energy through four zones of ducted air conditioning, plus you can achieve just the right air flow throughout with ceiling fans in each room, including the private alfresco area. Security is paramount with secure side gate and Colourbond fencing and the extra-large garage with room for your 16 x 6m RV AND two cars is the deluxe cherry on top.

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FLOORPLAN



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LOT 193

DAVIDSON



2+
MPR



2



RV+2





The Davidson

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

This architecturally designed streamlined two-bedroom home plus extra multi-purpose room gives loads of options for visitors or an extra hobby/study. The quality designer kitchen features European appliances, stone benchtops and refrigerator water access point plus a highly desirable walk-in pantry. Two, elegant bathrooms feature stone benchtops and frameless, walk-in showers including an ensuite with double vanity and floor to ceiling tiles. Four zones of ducted air conditioning enable you stay energy smart plus enjoy gentle breezes with the elegant ceiling fans in each room including the beautiful private alfresco area. Not to mention the 11x6m RV Garage for the big rig or additional space for a hobby/storage and peace of mind with secure side gate and Colourbond fencing.

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DAVIDSON

FLOORPLAN



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LOT 194

KENNARD



2+
MPR



2



RV+2



The Kennard



Areas (estimated metric m²)

Garage (RV/car/boat)	102
Living	120
Alfresco	15
Patio	15

Indicative floor plan (on reverse)

MPR = Multi Purpose Room

The Kennard is beautifully designed two-bedroom home maximising light and space with raked ceiling over the dining area and expanding into a private side alfresco area. This home design takes full advantage of aspect, with an extra front patio area that enhances the welcoming entrance. Enjoy the designer kitchen with all the modern conveniences and style including European appliances, stone benchtops and refrigerator with water access point. The luxury continues with two full bathrooms boasting stone benchtops, frameless, walk-in showers and an ensuite double vanity. Additional abundant and handy features include four zones of air conditioning for smart energy consumption, convenient ceiling fans throughout, extra multi-purpose room, internal laundry, 16x6m garage plus security of side gate and Colourbond fencing.

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KENNARD

FLOORPLAN



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LOT 195

PEPPER



The Pepper


Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

MPR = Multi Purpose Room

The Pepper is indoor to outdoor living at its best. This beautifully designed, two-bedroom home maximises light and space with raked ceilings over the living area and expanding into a large 5.5 x 4.6m private alfresco seamlessly. Revel in the designer kitchen with all the modern conveniences and style including European appliances, stone benchtops, refrigerator with water access point and essential walk-in pantry. The luxury continues with two full bathrooms boasting stone benchtops, frameless, walk-in showers and an ensuite double vanity. And, with handy features such as four zones of air conditioning, ceiling fans throughout, extra multi-purpose room and security of side gate, your search for the perfect home is over.

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PEPPER

FLOORPLAN



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LOT 196

WATSON MK3



3



2



RV+2






The Watson MK3

Areas (estimated metric m²)

Garage (RV/car/boat)	80
Living	137
Alfresco	24

Indicative floor plan (on reverse)

It's elementary – the Watson MK3 is large and in charge with spacious interiors throughout. This smart and stylish design includes three bedrooms and ultimate privacy with the master bedroom at the rear. The wonderful open plan living flows into the expansive 5.9 x 4.0m rear private alfresco and the designer kitchen boasts all the modern conveniences and style you desire including European appliances, stone benchtops, refrigerator with water access point and essential walk-in pantry. The luxury continues with two full bathrooms featuring stone benchtops, frameless, walk-in showers and an ensuite double vanity. Loads of added benefits include four zones of air conditioning, ceiling fans throughout, study nook, laundry in garage and security of a side gate plus an ample 15x6m RV garage. What more could you ask for?

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WATSON MK3

FLOORPLAN



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LOT 197

ROBSON



3



2



RV+2





The Robson

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

This beautifully designed, streamlined three-bedroom home is sure to please with plenty of room for visitors or a hobby room/study and an amazing spacious 4.9 x 5.1m rear private alfresco. The sleek kitchen features European appliances, stone benchtops and refrigerator water access point plus an amazing butler's pantry and a study nook completes this generous living space. The two, full bathrooms feature stone benchtops and frameless, walk-in showers including ensuite with double vanity plus separate entrance to walk-in robe and ensuite. Four zones of ducted air conditioning enable you to stay energy smart and enjoy the gentle breeze with the elegant ceiling fans in each room. Not to mention 10 x 6.1m RV Garage for the big rig or additional space for a hobby or storage and secure side gate with Colourbond fencing.

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ROBSON

FLOORPLAN



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LOT 198

COTTEE



2+
MPR



2



RV+2





The Cottie

Areas (estimated metric m²)

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

Indicative floor plan (on reverse)

This intelligently designed two-bedroom home with a multipurpose room, makes the most of space completed with an amazing expansive 8 x 4m rear private alfresco. The Cottie features a sleek kitchen with European appliances, stone benchtops and handy refrigerator water access point. The two, full bathrooms feature stone benchtops and frameless, walk-in showers including ensuite with double vanity plus separate entrance to walk-in robe and ensuite. Smart design means four zones of ducted air conditioning to save energy and the flexibility to enjoy nature's gentle breezes with the elegant ceiling fans in each room. Not to mention the 15x6m garage for your RV, hobby or storage and secure side gate with Colourbond fencing.

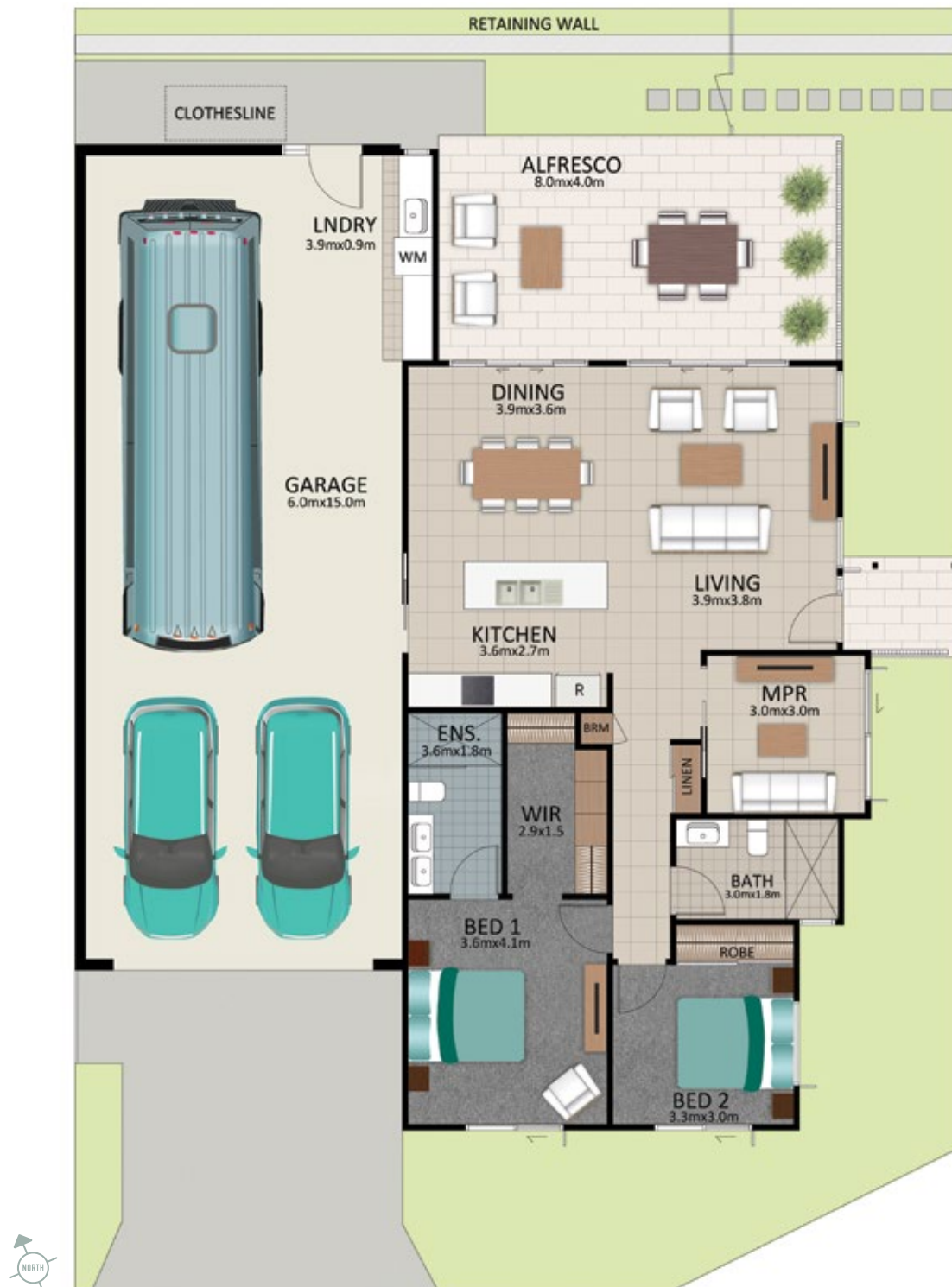
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COTTEE

FLOORPLAN



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LOT 199

KENNARD



2+
MPR



2



RV+2



The Kennard



Areas (estimated metric m²)

Garage (RV/car/boat)	102
Living	120
Alfresco	15
Patio	15

Indicative floor plan (on reverse)

MPR = Multi Purpose Room

The Kennard is beautifully designed two-bedroom home maximising light and space with raked ceiling over the dining area and expanding into a private side alfresco area. This home design takes full advantage of aspect, with an extra front patio area that enhances the welcoming entrance. Enjoy the designer kitchen with all the modern conveniences and style including European appliances, stone benchtops and refrigerator with water access point. The luxury continues with two full bathrooms boasting stone benchtops, frameless, walk-in showers and an ensuite double vanity. Additional abundant and handy features include four zones of air conditioning for smart energy consumption, convenient ceiling fans throughout, extra multi-purpose room, internal laundry, 16x6m garage plus security of side gate and Colourbond fencing.

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KENNARD

FLOORPLAN



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LOT 201

WATSON MK2



3



2



RV+2





The Watson MK2

Areas (estimated metric m²)

Garage (RV/car/boat)	82
Living	136
Alfresco	24

Indicative floor plan (on reverse)

It's elementary – the Watson MK2 is large and in charge with spacious interiors throughout. This smart and stylish design includes three bedrooms and ultimate privacy with the master bedroom at the rear. The wonderful open plan living flows into the expansive 5.9 x 4.0m rear private alfresco and the designer kitchen boasts all the modern conveniences and style you desire including European appliances, stone benchtops, refrigerator with water access point and essential walk-in pantry. The luxury continues with two full bathrooms featuring stone benchtops, frameless, walk-in showers and an ensuite double vanity. Loads of added benefits include four zones of air conditioning, ceiling fans throughout, study nook, laundry in garage and security of a side gate plus an ample 16x4m RV garage. What more could you ask for?

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WATSON MK2

FLOORPLAN



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LOT 170

FRASER



2



2



RV+2





The Fraser

Areas (estimated metric m²)

Garage (RV/car/boat)	71
Living	105
Alfresco	17

Indicative floor plan (on reverse)

The Fraser, all you could want in a 2-bedroom, 2-bathroom home with RV garage. Priced to appeal to everyone, the Fraser has generous sized bedrooms, including a private master at the rear of the home, with ensuite and great walk in wardrobe space for overall great storage. With an abundance of natural light, the open plan living and dining areas flow seamlessly to the rear private alfresco.

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FRASER

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
- ▶ 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
- ▶ Quality finishes from pre-selected colour schemes, 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 (2.7m) 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
- ▶ 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

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

- ▶ High quality, energy efficient, ducted, reverse-cycle air conditioning
- ▶ 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
- ▶ 3.45kW or 5.17kW Solahart solar system with 345W panels & ABB inverter
- ▶ Kitchen appliance upgrades
- ▶ 2PAC cabinetry
- ▶ Stone benchtops to laundry and walk in pantry
- ▶ Latitude25 travellers high speed internet with 1 month free trial

** 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 16/03/20*



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SIXTH RELEASE STAGE 2C – Price List as at 19 May, 2020

LOT NUMBER	HOME DESIGN	DESCRIPTION	APPROX. LAND SIZE SQM	LIST PRICE
175	Davidson	2 Bed + MPR, 2 Bath, RV Garage+	333	\$459,000
188	Bussell 96	3 Bed + study nook, 2 Bath, RV Garage+	450	\$660,000
189	Franklin MK2	3 Bed, 2 Bath, RV Garage+	488	\$660,000
190	Walton	2 Bed + MPR, 2 Bath, RV Garage+	448	\$490,000
191	Earhart	3 Bed + study nook, 2 Bath, RV Garage+	410	\$590,000
192	Watson	3 Bed, 2 Bath, RV Garage+	399	\$502,500
193	Davidson	2 Bed + MPR, 2 Bath, RV Garage+	309	\$459,000
194	Kennard	2 Bed + MPR, 2 Bath, RV Garage+	393	SOLD \$488,000
195	Pepper	2 Bed +MPR + study nook, 2 Bath, RV Garage+	364	\$525,000
196	Watson MK3	3 Bed + study nook, 2 Bath, RV Garage+	399	\$510,000
197	Robson	3 Bed + study nook, 2 Bath, RV Garage+	363	\$505,000
198	Cottee	2 Bed + MPR, 2 Bath, RV Garage+	389	\$518,000
199	Kennard	2 Bed + MPR, 2 Bath, RV Garage+	355	\$488,000
200	Bussell	3 Bed + study nook, 2 Bath, RV Garage+	442	SOLD \$585,000
201	Watson MK2	3 Bed + study nook, 2 Bath, RV Garage+	398	\$510,000
170	Fraser	2 Bed, 2 Bath, RV Garage+	332	\$450,000

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.
19 May 2020

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 Health Hub & 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 Health Hub 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
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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
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 Health Hub 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.

ARE THERE ANY ONGOING FEES?

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.

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, 3 and 3 bedrooms plus study nook. 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 (subject to P/M approval), Latitude25 will have an off-leash secure area for your dogs.

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, telecoms and internet.

* Correct as at 02/03/20.

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WHO IS RESPONSIBLE FOR THE MAINTENANCE OF THE HOMES?

Homeowners are responsible for all home maintenance.

WHO IS RESPONSIBLE FOR MAINTAINING THE GARDENS AND LAWNS?

Homeowners 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.

On-going maintenance and inspections are organised by the homeowner.

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 statutory 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 3.45kW or 5.17kW 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.

* Correct as at 02/03/20.

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