



Welcome to the world of possibilities with Momentum Property Solutions

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01 Momentum Property Solutions

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ABOUT MOMENTUM PROPERTY SOLUTIONS

How we do it

Momentum Property Solutions prides itself as being first and foremost a property solutions company. Momentum Property Solutions provides innovative house and land packages to both investors and homeowners.

Building homes for our clients is a great honour and we feel privileged to have been given this trust. This trust can only be earned one way – through honest and ethical business practices. Momentum Property Solutions have only one agenda: to build the most cost efficient quality home for all of our clients. After careful consideration and research, many clients have made the decision to trust Momentum Property Solutions with their new family home or their investment futures.

Custom built homes at project builder prices



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We are here to provide the perfect property solution for every client.

THE MOMENTUM PROPERTY SOLUTIONS DIFFERENCE

When you first make contact with Momentum Property Solutions you will instantly realise you are not dealing with just another real estate agent trying to sell you any property on their books. We are not real estate agents; we are property professionals who deal with new house and land packages and custom residential projects. We don't sell you what we have listed; we listen to you and provide the property that suits your every want and need, whether it be your first home, your investment home or a retirement home. We are here to provide the perfect property solution for every client and their budget.

Our principles

We stand for integrity in an industry that often puts dollars before people. We believe in long term relationships, both with our suppliers and clients. Our number one goal is to have satisfied clients with successful portfolios. Our job is to identify opportunities for our clients and give them the information to make an informed decision. We see ourselves as the preferred partner when developing new property in Australia.



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EXTERIOR

Rendered walls and Colorbond roof



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INTERIOR Kitchen & Bathroom



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Standard Builders Range Selection



- Stainless steel dishwasher 60cm



- Stainless steel multi-function 60cm oven



- Stainless steel slide out rangehood 75mm fascia
- 60cm Ceramic Cook Top



- Kitchen cabinets

Benchtop: Silestone
Blanco Maple Orna Cabinet: Polytec
Melamine Marni
Lini Matt



- 900mm high polished silver aluminium framed full width of vanity



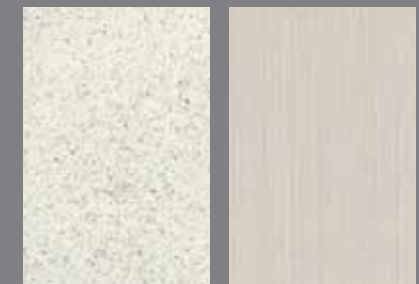
- White dual flush Casa soft close toilet suite



- White acrylic Nova bath



- Polished silver aluminium frame shower, pivot door and clear laminated glass



- Vanity unit

Benchtop: Laminex
Impressions Pure
Mineralstone Spark Cabinet: Polytec
Melamine Marni
Lini Matt

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INTERIOR

Standard Features



• Chrome towel rail



• Builders Range chrome taps



• Chrome toilet roll holder



• Roller Blinds from builders range excluding bathroom, WC and ensuite



• Plush carpet as per Builder Range. Style: Twist



• 450 x 450 ceramic floor tiles



• 2040 x 820 painted front door from builders range



• Vinyl doors on aluminium frame



• Entrance Series, Privacy Series, Passage Series, Dummy Series, door stops &/or catches

• Colorbond panel lift powered door with 2 remote controls

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EXTERIOR

Colour Selections



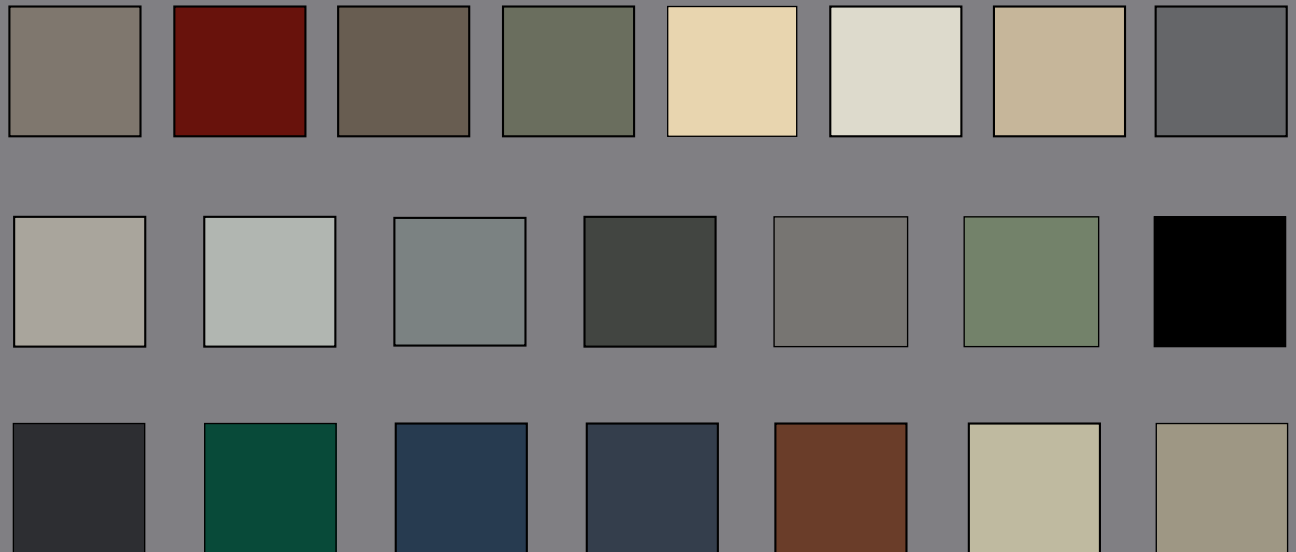
Panel lift remote control garage door in the builders standard range of colours with 2x handsets

Powder coated aluminium windows in the builders standard range of colours with clear glass.

Keyed locks to all opening windows and sliding doors.



Colorbond roof, fascia and gutter in the Builders Standard Range of colours



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SPECIFICATIONS



EXTERNAL

PRE CONSTRUCTION INCLUSIONS

- Full working drawings
- Geotechnical Report and Contour Survey
- Engineers Slab Design
- Sewer, storm water and power connections
- QBCC & Qleave Insurances
- Energy efficiency Report
- Building Approval

SITE WORKS

- H1 Concrete Slab as per Engineers Design
- Cut and fill of block. Allowance of 500mm Cut & Fill
- Supply & Install Underground Plumbing, Electrical
- Supply & Install of Slab to Engineering Design

ROOF SHEETING - METAL ROOF

- Colorbond Roof as per plan. Custom Orb

FRAMES AND TRUSSES

- Treated Pine as per Plan

FASCIAS

- Colorbond Fascia

GUTTERING

- Colorbond Gutter. Profile: Square

DOWN PIPES - PVC

- Round painted

INSULATION

- Energy Efficiency to required levels

EXTERIOR FINISH

- Autoclad Aerated Concrete

GARAGE DOOR

- Colorbond panel lift door, 2 remote controls

TERMITE PROTECTION

- Treated Pine Frame & Truss
- Kordon Chemically Treated Barrier
- Visual Barrier around Slab

PORCH & ALFRESCO

- Tiled 450x450 Ceramic Outdoor Tiles

DRIVEWAY

- Exposed aggregate concrete

FENCES

- 1800mm high timber fence
- Two single gates or as per plan

CLOTHES LINE

- Fold away clothesline

LETTER BOX

- Pillar Elite Render Letter box

LANDSCAPING

- 15m² Garden with timber edging
- Builder Cooch to Entire Block

INTERNAL

INTERNAL SHEETING

- Plasterboard, Villaboard 10mm Walls & Ceilings
- 6mm to Bathrooms

CORNICES

- Plastercove, 90mm to all areas

WINDOWS

- Aluminium powder coated windows. Key locks.

SECURITY SCREENS

- Diamond Grill Safety Screens each Window and each Sliding Door

ARCHITRAVE

- 42 x 12 FJ Pine

SKIRTING

- 68 x 12 FJ Pine

SHOWER SCREENS

- Polished Silver Aluminium Frame
- Pivot door and clear laminated glass

MIRRORS

- Polished Silver Aluminium Framed
- Full width of Vanity 900mm High

TOILET ROLL HOLDER

- Chrome Toilet Roll Holder, Flowell FC8907A

TOWEL RAILS

- Chrome Towel Rail, Flowell FC8905-900

TOWEL RING

- Chrome Towel Ring

FLOOR COVERINGS

- Plush Carpet as per Builder Range. Style: Twist
- Tiles: 450 x 450 Ceramic Floor Tiles
- Wall Tiles: 250 x 400 White Gloss

WINDOW COVERINGS

- Roller Blinds from builders range excluding Bathroom, WC and ensuite.

SANITARY WARE

TOILET SUITE

- White dual flush, Casa soft close

BATH

- White Acrylic Bath, Nova 1525 x 735

TAPS

- Builders Range Chrome Taps

LAUNDRY TUB

- Project 45 litre Laundry Tub

VANITY UNITS

- Cabinet: Polytec Melamine Marni Lini Matt
- Bench top: Laminex Impressions Pure Mineralstone, 162 Spark Finish

KITCHEN

- Cabinet as Per Plan, Painted MDF Bulkhead.
- Cabinet Polytec: Melamine Marni Lini Matt
- Bench top: Stone Silestone Blanco Maple Orna

ROBES

LINEN

- 4 Shelves 1700mm High

WARDROBES

- Top Shelf at 1700mm High

WALK IN ROBE

- 4 Shelves 450mm wide 1700mm High

TILING

FLOOR TILES

- Supply and lay floor tiles floor areas as shaded on plan square pattern (no borders). 450 x 450
- Tiles to wet areas. White Gloss 250 x 400
- Feature Tiles included

BATHROOMS:

- 1800 mm high (approximately) to shower recesses
- 450 mm (approximately) above bath
- 300 mm (approximately) above vanity

- 150 mm (approximately) skirting to other walls

LAUNDRY:

- 300 mm (approximately) splashback to tubs only

KITCHEN:

- Tiled Splashback to Kitchen from bench tops to underside of overhead cupboards

WC'S:

- 150 mm (approximately) skirting tile

ELECTRICAL

MAINS SWITCHBOARD

- All Required Circuit Breakers

LIGHT POINT

- Down Lights with Energy Efficient Globes

SINGLE & DOUBLE GPO

TV POINTS

- 1 to Main Bedroom 1 to Main Living

TV AERIAL

- Digital Aerial to roof

EXHAUST FANS

- Located in each WC

CEILING FANS

- To all bedrooms and living as per plan

SMOKE DETECTORS

- Hard Wired as per Regulatory requirements

TELEPHONE

- Pre Wire 2 Telephone Points. Connection by Service Provider

NBN

- NBN Ready where applicable

APPLIANCES

OVEN

- Stainless Steel Multi-Function Oven 60cm

COOKTOP

- Ceramic Cook Top 60 cm

RANGEHOOD

- Stainless Steel Slideout Rangehood 75mm Facia

DISHWASHER

- Stainless Steel Dishwasher, 60 cm

AIR CONDITIONING

- Main Living Area:
- 5.3kw Inverter reverse cycle
- Bedroom 1:
- 2.6kw Inverter reverse cycle

DOORS

FRONT DOOR

- Front Door 2040 x 820 painted from Builders range

INTERNAL DOORS

- 2040 x 820 Flush Panel Primecoat

SLIDING ROBE DOORS

- Vinyl Doors on Aluminium Frame

DOOR FURNITURE

- Entrance Series
- Privacy Series
- Passage Series
- Dummy Series Door Stops and or catches



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PREMIUM LIVING UPGRADE PACKAGE \$8,990

Specifications



- Upgrade to builder's range 900mm appliances inclusive of electric cooktop, and oven



- Upgrade to builder's range 900mm slide out rangehood



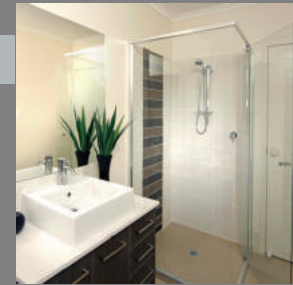
- Upgrade to 2100mm x 1200mm hinged stain grade entry door including stain grade door frame



- Provide a double bowl undermount sink (includes stone cut out polishing)



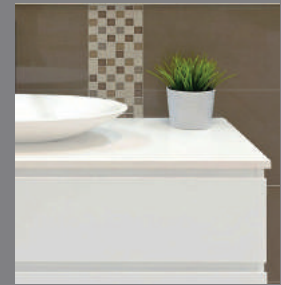
- Provide frameless mirrors above the vanity in lieu of framed mirrors



- Semi-frameless shower screens to the Ensuite and Bathroom in lieu of framed aluminium screens



- Upgrade to 2.55m high ceilings to Ground Floor (up to 250m2)



- Provide 20mm stone top vanities

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Today they can see tomorrow,
plan for years ahead and build
for generations to come.

After all a million mile
journey starts with one step
in the right direction.



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