



# Everleigh

Where your new home takes  
shape without a hitch



*Everleigh is where your dream home takes shape – without a hitch, hassle or hiccup in sight. That's the Mirvac difference.*

Whether you bring your own builder and find your ideal block or choose a home & land package that fits like a glove, building at Everleigh is easy with no hidden site costs



### It's all about the block

Building your new home is an exciting process. It's a chance to select the house plan that suits your family's lifestyle in the location you've always wanted.

Not all land sites are the same, so to help take the guess work out of selecting the right address for you, there's a few simple questions you can ask that will save you time, money and hassle.

### Block shapes

The shape of the land you intend to build on should perfectly accommodate the design of your home. A poor match could result in additional architecture fees, so take time to ensure your land shape and building plans work seamlessly together. Talk to your builder about how well your house design matches your block. This will help you budget better for your total build cost.

### Orientation

Access to natural sunlight and the overall energy performance of your home relies on the orientation of the land you are building on. North facing backyards welcome the natural light in to most parts of the home, so keep this in mind when choosing your perfect block.

### Soil types

There can be hidden building costs buried below your house in the 'foundations' due to the soil type. Make sure your builder's price allows enough cost for the soil types generally found in SEQ (M or H). While the final costs will depend on tests your builder will carry out, it is best to start with a realistic allowance.

The sales consultant at the development will be able to give you an indication of the soil type.

### Site works

We've put a lot of thought into how we manage earthworks and retaining walls at Everleigh to ensure the best outcomes for the entire community.

With careful consideration and preparation of the land during our civil works, we've made the future build process simple and effective, including:

- ✓ Reducing or eliminating the need for additional retaining walls
- ✓ Limiting or removing encumbrances to lots, such as drainage easements and manholes
- ✓ Maintaining attractive streetscapes
- ✓ Minimising retaining wall heights
- ✓ Reducing any risks around additional site works and unknown costs
- ✓ Designing lots to accommodate driveway slope suitable for most cars

- ✓ Designing lots to generally allow builders yard gullies to drain to the street
- ✓ Retaining walls with integrated fence brackets
- ✓ Retaining walls located between lots located on the common boundary

### Home inclusions

The standard set of inclusions in your home will vary from builder to builder. Obtain a copy of the contract to understand exactly what is included. The following are just some of the inclusions you can expect to see:

- ✓ Site costs
- ✓ Driveway
- ✓ Floor coverings (carpet & tiles)
- ✓ Window furnishings
- ✓ Light fittings
- ✓ Letterbox
- ✓ Clothesline
- ✓ Landscaping

# The wish list

Our handy checklist means planning your dream home has never been easier.

By comparing home packages and checking off your requirements, you'll be one step closer to making a house your home.

## Package one

### LAND

Community/Estate \_\_\_\_\_

Consultant \_\_\_\_\_

Lot No. \_\_\_\_\_

Price \_\_\_\_\_

Total Land Size \_\_\_\_\_

Useable Land Size \_\_\_\_\_

*(Note: Take off any space taken up by retaining walls and easements).*

Orientation \_\_\_\_\_

Flat or  Sloping

*(If sloping, don't forget you'll need to add extra costs for retaining walls, sloping driveway and levelling)*

Notes \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### HOME

Builder \_\_\_\_\_

Consultant \_\_\_\_\_

House Type \_\_\_\_\_

Price \_\_\_\_\_

Size \_\_\_\_\_

Single Storey or  Double Storey

Bedrooms \_\_\_\_\_

Living Rooms \_\_\_\_\_

Bathrooms \_\_\_\_\_

Garage Space \_\_\_\_\_

Notes \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### INCLUSIONS

- Site Costs
  - Earthworks
  - Retaining Walls
  - 'Slab' Foundation Costs
- Driveway
- Floor Coverings
- Window Furnishings
- Light Fittings
- Letterbox
- Clothesline
- Landscaping
- Fencing

## Package two

### LAND

Community/Estate \_\_\_\_\_

Consultant \_\_\_\_\_

Lot No. \_\_\_\_\_

Price \_\_\_\_\_

Total Land Size \_\_\_\_\_

Useable Land Size \_\_\_\_\_

*(Note: Take off any space taken up by retaining walls and easements).*

Orientation \_\_\_\_\_

Flat or  Sloping

*(If sloping, don't forget you'll need to add extra costs for retaining walls, sloping driveway and levelling)*

Notes \_\_\_\_\_

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- Clothesline
- Landscaping
- Fencing

Building at  
Everleigh  
is easy

Flat land  
is easy to  
build on

Less  
site cost  
means

More  
money  
towards  
your home

Ask us  
how

Everleigh

Call 07 3859 5960  
everleigh.mirvac.com  
Sales Centre Open Daily 10am – 5pm  
Visit us at 146 Teviot Road, Greenbank

