



Arabella  
— OXLEY —

For we who  
dare to

Khu vực làm việc

Gờ tường vuông

Đèn âm trần

Trần thạch cao

Khu bếp nổi liên

Hệ thống tủ bếp gỗ

Mặt bàn bếp lát đá

Ghế dài ngoài trời

Bếp nướng ngoài trời

Sân sau nhiều cây xanh



Ảnh tương nghệ sĩ. Hình mẫu: Loại B – The Isabella.

Sàn gạch chất lượng cao

Thảm len pha lông cừu

Phòng chứa đồ

Trần nhà cao 2.7m

Giấy sách sàn gỗ

Thiết bị Châu Âu

Chậu rửa bằng thép không gỉ

Quầy ăn điem tâm

Sân vườn lát gạch

## TYPE A The Henry



GROUND



LEVEL 1

Bedroom	4
Bathroom	2.5
Study	1
Carpark	2
Internal	163m <sup>2</sup>
Patio	17m <sup>2</sup>
<b>TOTAL AREA</b>	<b>180m<sup>2</sup></b>

## TYPE B The Isabella



GROUND



LEVEL 1

Bedroom	4
Bathroom	2.5
MPR	1
Study	1
Carpark	2
Internal	180m <sup>2</sup>
Patio	21m <sup>2</sup>
<b>TOTAL AREA</b>	<b>201m<sup>2</sup></b>

Note: The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. For example, changes may be made to the size or dimensions of the townhome, fittings, locations of fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhome. Any areas or dimensions shown are subject to final survey. Furniture is not included.

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## TYPE C The Louisa



GROUND



LEVEL 1

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	144m <sup>2</sup>
Patio	17m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>

## TYPE D The Frances



GROUND



LEVEL 1

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	141m <sup>2</sup>
Patio	20m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>

[arabellaoxley.com.au](http://arabellaoxley.com.au)

**Huon**  
PROPERTY GROUP





## QUEENSLAND'S MOST FLEXIBLE BUILDER

We know that home building is a labour of love and we're committed to doing the little things right to ensure you get exactly what you've been dreaming of. Our Queensland family-owned-and-operated business has been providing a home-building experience like no other for 25 years and we take this responsibility seriously.





DREAM IT. BUILD IT. LOVE IT.

Whether you're looking to create your dream home, or build an investment property, at OJ Pippin Homes we strive to deliver a simple, stress-free experience that delivers your ultimate outcome.

With over 100 plans to choose from and over 2000 homes built, we're confident we can deliver a quality result that you cannot wait to come home to. We love a challenge, so no block is too tricky or design too unique – if you can dream it, we can do it.

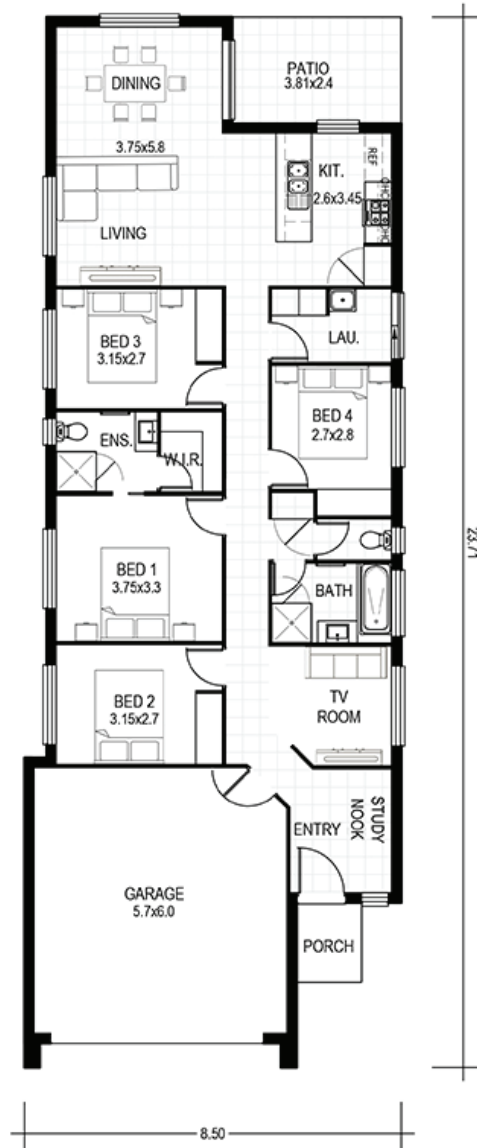
We've considered every detail to ensure your journey is as smooth as possible, and our expert team will guide you through every step of the process and work with you to achieve your vision. We'll manage the entire process, providing a smooth and seamless journey to your new home, with no surprises.





2 Façades to choose from | Windsor Façade shown

# YARRA 184



4  
Beds

2  
Baths

2  
Garage

Available on lots 2, 11, 19, 22 and 28

## KEY DESIGN FEATURES

- 2700mm high raised ceilings
- 900mm appliances
- Extra split system to Master Bedroom
- Kitchen and Bathroom Bundles (refer to page 20 and 21)

## FLOOR AREAS

Living Area:	172.3m <sup>2</sup>
Porch Area:	2.6m <sup>2</sup>
Patio/Alfresco Area:	9.1m <sup>2</sup>
Total Floor Area:	184.0m <sup>2</sup>

## HOME DIMENSIONS

Width:	8.5m
Length:	23.7m

Measured brick-to-brick

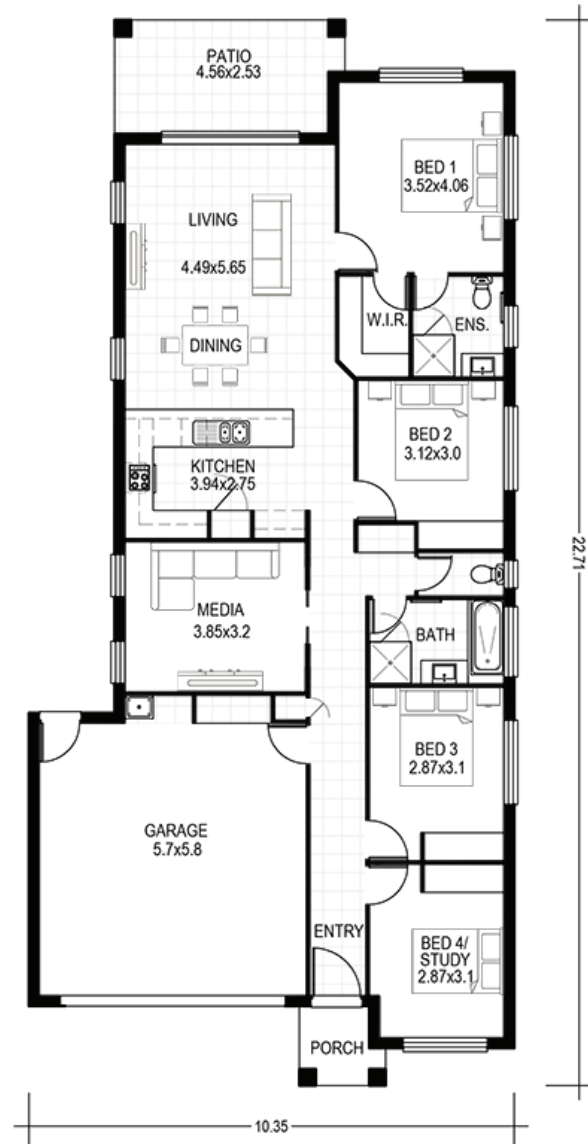




2 Façades to choose from | Samford Façade shown



# LOCKYER 192



4  
Beds

2  
Baths

2  
Garages

Available on lots 3, 5, 6, 7, 9, 10, 20, 21, 23, 24, 25 and 27

## KEY DESIGN FEATURES

2700mm high raised ceilings

900mm appliances

Extra spilt system to Master Bedroom

Kitchen and Bathroom Bundles (refer to page 20 and 21)

## FLOOR AREAS

Living Area: 177.7m<sup>2</sup>

Porch Area: 2.8m<sup>2</sup>

Patio/Alfresco Area: 11.5m<sup>2</sup>

Total Floor Area: 192.0m<sup>2</sup>

## HOME DIMENSIONS

Width: 10.3m

Length: 22.7m

Measured brick-to-brick





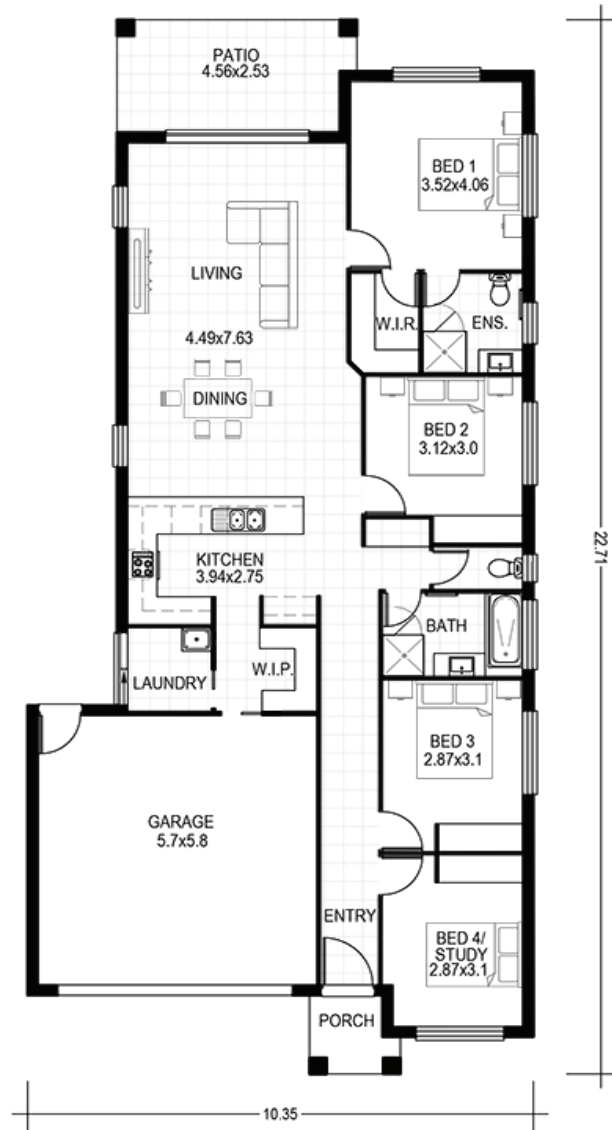
2 Façades to choose from | Windsor Façade shown

# LOCKYER 192 BP

4  
Beds

2  
Baths

2  
Garages



Available on lots 3, 5, 6, 7, 9, 10, 20, 21, 23, 24, 25 and 27

## KEY DESIGN FEATURES

- 2700mm high raised ceilings
- 900mm appliances
- Extra spilt system to Master Bedroom
- Kitchen and Bathroom Bundles (refer to page 20 and 21)

## FLOOR AREAS

Living Area:	176.0m <sup>2</sup>
Porch Area:	4.3m <sup>2</sup>
Patio/Alfresco Area:	11.5m <sup>2</sup>
Total Floor Area:	191.8m <sup>2</sup>

## HOME DIMENSIONS

Width:	10.3m
Length:	22.7m

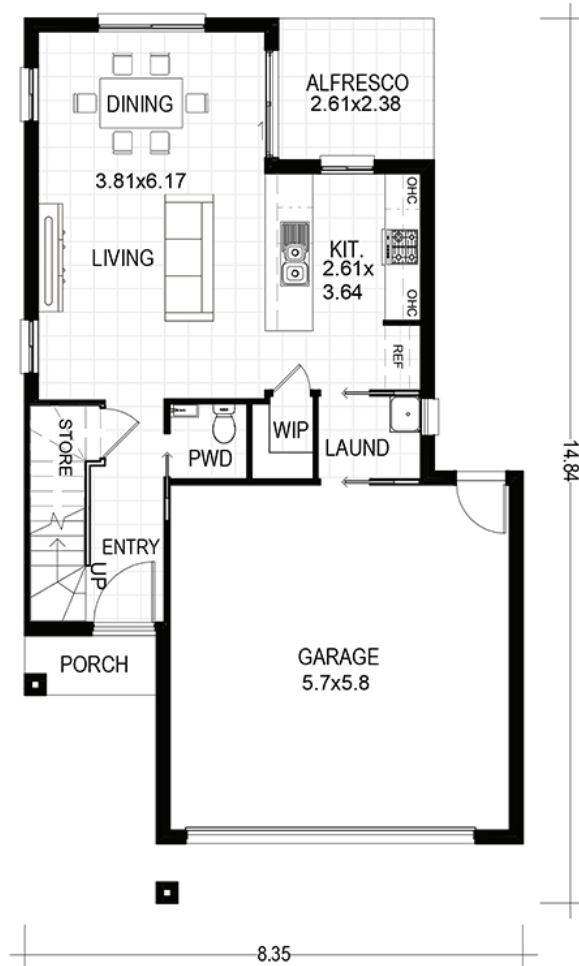
Measured to brick to brick



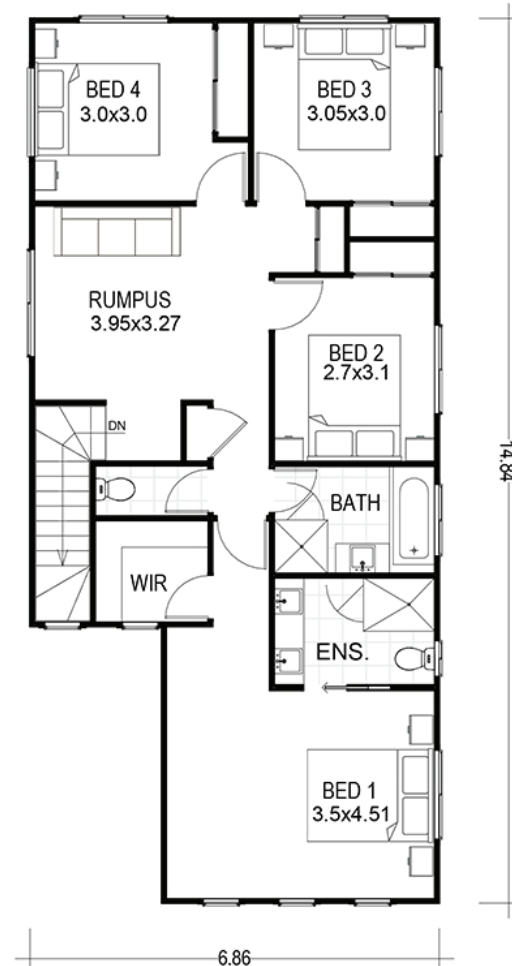
4 Façades to choose from | Samford Façade shown

# ABBY 190

4 Beds  
2 1/2 Baths  
2 Garages



LOWER LEVEL



UPPER LEVEL

Available on lots 1, 4, 13, 14, 16, 17, 19, 28 and 29

### KEY DESIGN FEATURES

2700mm high raised ceilings to lower level of home

900mm appliances

Extra split system to Master Bedroom

Kitchen and Bathroom Bundles (refer to page 20 and 21)

### FLOOR AREAS

Lower Living Area:	90.3m <sup>2</sup>
Upper Living Area:	91.5m <sup>2</sup>
Porch Area:	2.2m <sup>2</sup>
Patio/Alfresco Area:	6.2m <sup>2</sup>
Total Floor Area:	190.3m <sup>2</sup>

### HOME DIMENSIONS

Width: 8.3m

Length: 14.8m

Measured brick-to-brick

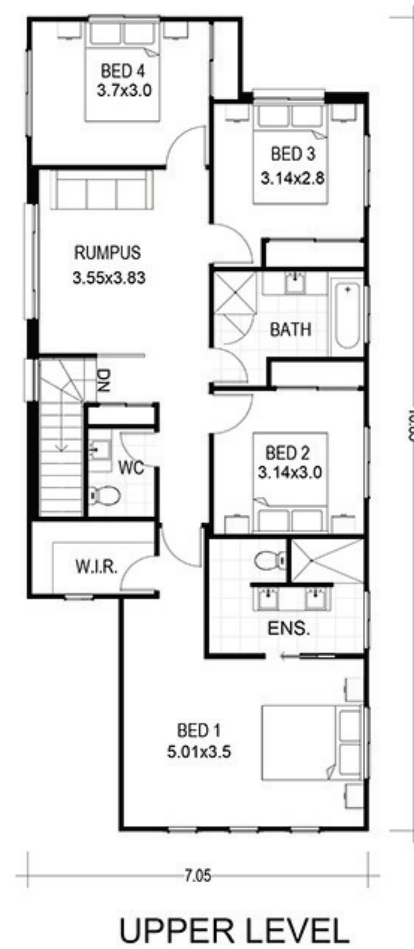




4 Façades to choose from | Bardon Façade shown (Upgrade)

# ABBY 230 BP

4 Beds  
2<sup>1/2</sup> Baths  
2 Garages



Available on lots 5, 6, 7, 8, 9, 10, 11, 15, 19, 20, 21, 23, 24, 25, 26 and 27

## KEY DESIGN FEATURES

2700mm high raised ceilings to lower level of home

900mm appliances

Extra spilt system to Master Bedroom

Kitchen and Bathroom Bundles (refer to page 20 and 21)

## FLOOR AREAS

Lower Living Area:	108.8m <sup>2</sup>
Upper Living Area:	105.6m <sup>2</sup>
Porch Area:	2.3m <sup>2</sup>
Patio/Alfresco Area:	13.3m <sup>2</sup>
Total Floor Area:	230.0m <sup>2</sup>

## HOME DIMENSIONS

Width:	8.3m
Length:	20.0m
Measured brick-to-brick	



4 Façades to choose from | Newport Façade shown (Upgrade)





4 Façades to choose from | Newmarket Façade shown

# AVA 270 BP



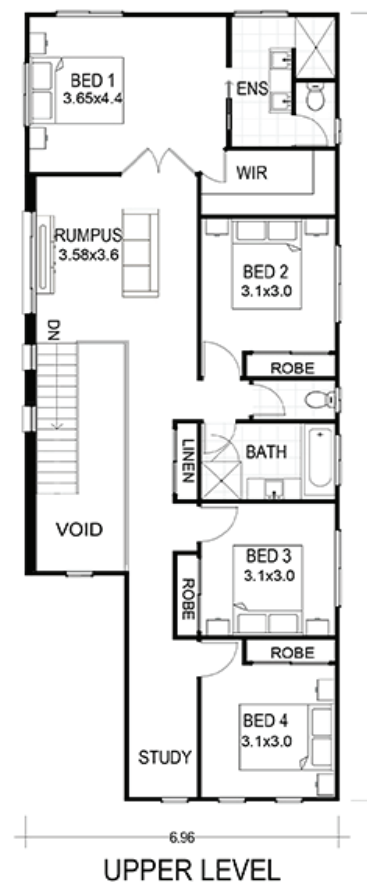
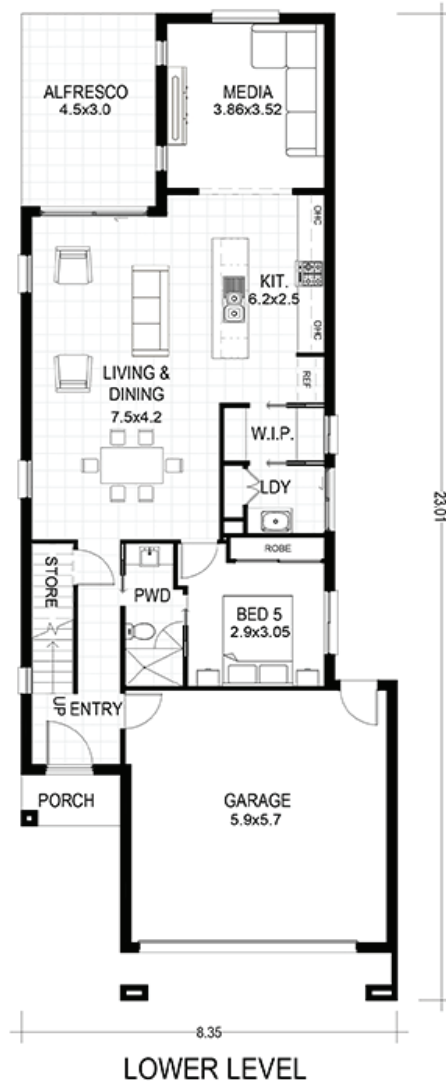
6  
Beds



3  
Baths



2  
Garages



Available on lots 5, 6, 7, 8, 9, 10, 11, 15, 19, 20, 21, 23, 24, 25, 26 and 27

## KEY DESIGN FEATURES

2700mm high raised ceilings to lower level of home

900mm appliances

Extra split system to Master Bedroom

Kitchen and Bathroom Bundles (refer to page 20 and 21)

## FLOOR AREAS

Lower Living Area:	125.8m <sup>2</sup>
Upper Living Area:	121.7m <sup>2</sup>
Porch Area:	2.0m <sup>2</sup>
Patio/Alfresco Area:	20.5m <sup>2</sup>
Total Floor Area:	270.0m <sup>2</sup>

## HOME DIMENSIONS

Width: 8.1m

Length: 21.6m

Measured brick-to-brick

### YARRA SERIES



- 1. Samford
- 2. Windsor

### LOCKYER SERIES



- 1. Samford
- 2. Windsor

### ABBY & AVA SERIES

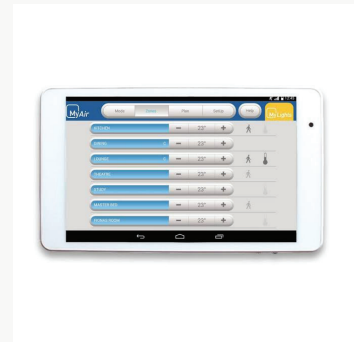


- 1. Samford
- 2. Newmarket



Façade Upgrade Options  
Abby and Ava Series

1. Newport Façade  
\$12,000
2. Bardon Façade  
\$12,000



- Ducted Air Conditioning
- Allows up to 10 zones
  - MyAir Tablet

Single storey \$8,000  
Double storey \$10,500





2



3



1. Pot Drawer
2. Undermount Sink
3. Kitchen Mixer

## INCLUSIONS

- Two (2) banks of three (3) pot drawers
- Undermount sink
- Amando Luz Kitchen Mixer
- Soft close doors to kitchen cabinets
- Soft close to pot drawers
- Soft close to cutlery drawers



1. Tony Bath Spout
2. Tony Wall Mixer
3. Tony Shower Rail
4. Shower Smart Tile Waste

## INCLUSIONS

- Two (2) shower niches  
450mm x 450mm
- Full height tiles to showers
- Semi-frameless shower screen
- Smart tile waste to bathroom and ensuite
- Four (4) Tony basin mixers
- Tony toilet roll holder
- Tony towel rail
- Tony shower rail
- Tony bath spout
- Three (3) Tony wall mixers



Images are for illustrative purposes only.

## GENERAL

- General foundations designed to a "H" soil classification
- Engineers report and contour survey (soil test, slab and footing design)
- Minor earthworks and block scraping only
- Building application fees included for all council authorities
- Temporary power pole if required
- Temporary fencing if required
- Build to boundary requirements
- Six (6) years and three (3) months structural guarantee
- 12 month defect liability period
- Quality control final inspection conducted by Company Director or General Manager

## ELECTRICAL

- NBN Ready – your new home will be set up for future connection to the National Broadband Network. Note: This does not include connection to the NBN or the installation of fibre optic cables and equipment.
- Ceiling fans to bedrooms, living and alfresco areas
- Exhaust fan to bathrooms and ensuites. Note: One (1) to WC and powder room only if a window is not on the plan
- Gas connection to mains if available including meter box
- Double internal power points, one (1) external
- 6.0kW (split system) air conditioning to living room
- LED downlights throughout

## KITCHEN

- Abey stainless steel 1 & 3/4 top mounted kitchen sink
- Mixer Tap
- 20mm Silestone® benchtops in the kitchen with laminated cabinets
- 60cm stainless steel under bench oven, gas hot plates, dishwasher and slide-out or canopy ducted rangehood
- Plumbed water tap in fridge space (hidden behind overhead cupboards)
- Bulkhead above kitchen overhead cupboards

## BATHROOMS

- Vitreous china round or square basins
- Builders Range of quality mixer taps
- Framed glass shower screens – with glass pivot doors
- 20mm Silestone® benchtops in ensuite and bathroom with laminated cabinets
- Bathtub – white acrylic – size as specified on plans
- Shower base – tiled as shown on plans
- Privacy locks to bathrooms and toilet
- Dual Flush toilets with soft close lid and seat

## INTERNAL

- Front door entry lock - Trilock
- Plasterboard lining with 90mm cornice
- 68mm x 12mm skirting – splayed
- 42 mm x 12mm architraves – splayed
- Choice of wall and floor tiles up to 500mm x 500mm from Builders Range to areas as indicated on plans
- Blockout roller blinds to all windows and sliding doors, from Builders Range (excludes stairwells, obscured glass and kitchen windows)
- Vinyl sliding doors to wardrobes
- Quality light fittings supplied and fitted from Builders Range



## EXTERNAL

- Maintenance free Colorbond® fascia and gutter system
- Corrugated Colorbond® roofing
- R 2.5 batt insulation to ceiling
- Builders thermal wrap to all external walls
- Quality entrance doors by Corinthian or equivalent
- H2 treated frame and roof trusses
- Alfresco under main roof with tiled floor
- 45m of sewer drain including under slab
- 6m setback for electrical main single phase
- Termite barrier installed in accordance to the National Construction Code of Australia
- Rendered front façade with 1 metre returns
- Face brick to side and rear of home with off white mortar (double storey homes may vary)
- Gas continuous flow hot water system
- Aluminium windows and sliding doors – powder coated with locks to windows and doors
- Barrier (security) screens to glass sliding and hinged doors and opening windows (excluding garage rear door)
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) wall remote
- Site clean up
- Two (2) up-and-down lights to front elevation
- Landscape package including driveway, path to entry, timber fencing, turf, plants and shrubs, letterbox, clothesline with slab, stone pathway to side of house
- 1020mm front entry door from Builders Range (plan permitting)
- Deadlock to garage rear door



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