

—SO CLOSE  
SO LIVEABLE  
SO NATURAL



# —28 BOUTIQUE ARCHITECT DESIGNED HOMES



griffin pocket  
—THE TERRACES—





## THE TERRACES ON GRIFFIN POCKET FEATURE A LIMITED RELEASE OF 28 BOUTIQUE HOMES ON THE DOORSTEP OF OVER 100HA OF NATURAL NATIVE AND MAINTAINED PARKLANDS.

This is the lifestyle you've been looking for. The Terraces on Griffin Pocket offer a premium lifestyle in a contemporary, urban community. Imagine access to an extended backyard complete with play zones and equipment, picnic tables, bbq shelters, toilets and seating, multi-purpose sporting fields and netball courts, walking trails and boardwalks, exercise circuits and equipment, running creeks and natural fauna trails. Moreton Shire Regional's Councils planned Elizabeth Road Reserve truly is an amazing recreation space, right at your back door and immaculately maintained for you.

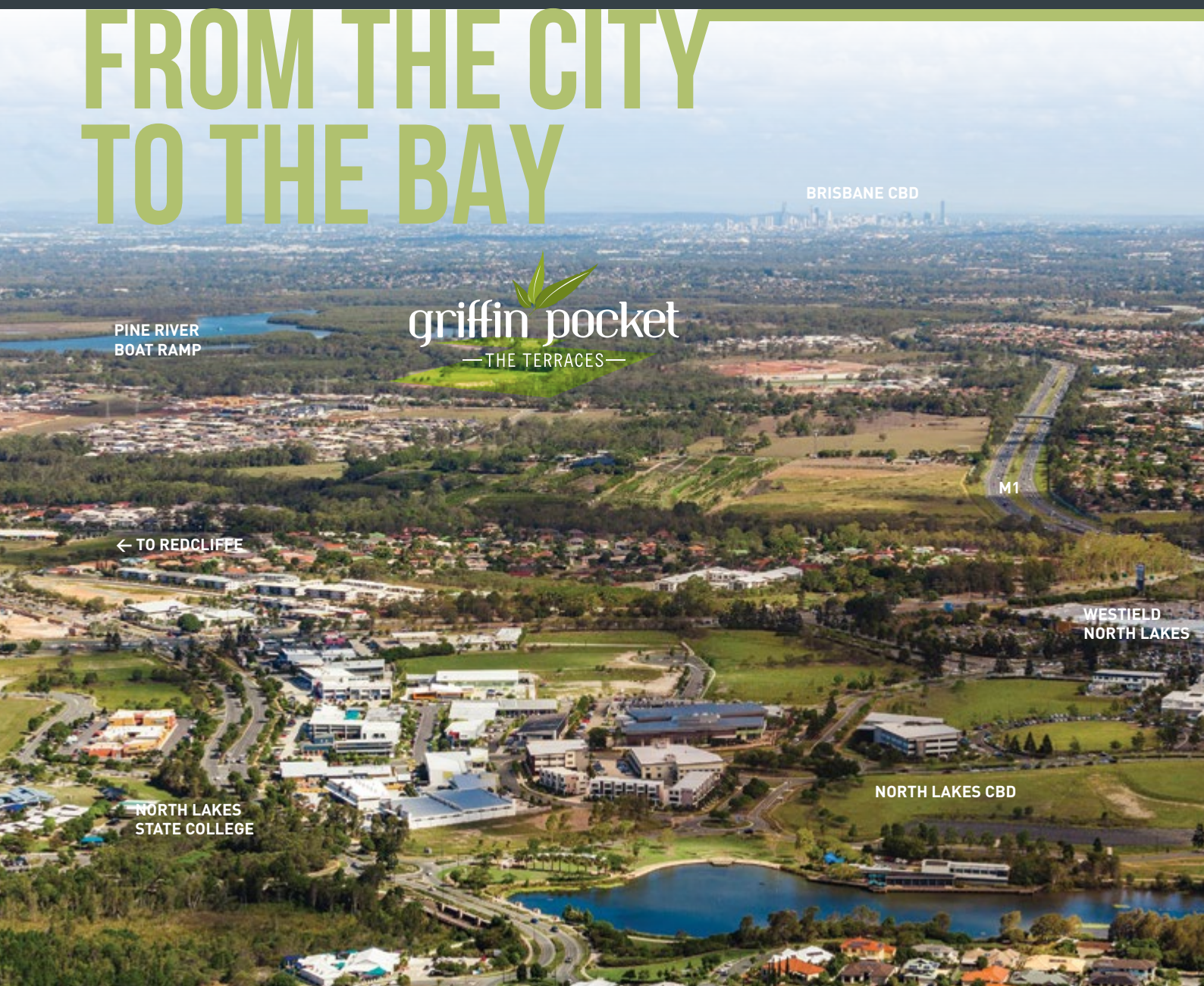
The architectural designed homes feature 3 or 4 bedrooms, 2 or 2.5 bathrooms and 2 car garages. With interiors straight from the pages of a magazine, the homes are a showcase of stylish design, sophisticated colour schemes and high quality finishes. You will love the modern kitchen with European stainless steel appliances and stone bench tops. Opening out from the internal living spaces, it's perfect for entertaining friends or just whipping up a family classic.

- Air conditioning
- European Stainless steel appliances
- Stone bench tops
- Tiled living areas
- Tiled patios perfect for entertaining





# A GREAT PLACE TO ENJOY LIFE FROM THE CITY TO THE BAY



BRISBANE CBD

PINE RIVER  
BOAT RAMP

griffin pocket  
—THE TERRACES—

M1

← TO REDCLIFFE

WESTFIELD  
NORTH LAKES

NORTH LAKES  
STATE COLLEGE

NORTH LAKES CBD

griffin pocket  
—THE TERRACES—





## PERFECTLY POSITIONED WITH EVERYTHING FROM THE CITY TO THE BAY.

Griffin Pocket is perfectly positioned just 25 minutes from the Brisbane CBD and 45 minutes from the Sunshine Coast. Buy your dream home and give your family the lifestyle they deserve, with everything you could ever want close by.

Enjoy the very best of coastal living, with easy access to Moreton Bay and The Pine River offering fishing and boating just a few minutes from home.

The local neighbourhood enjoys a strong community base with nearby North Lakes offering numerous schools, childcare, a Westfield shopping centre and countless amenities.

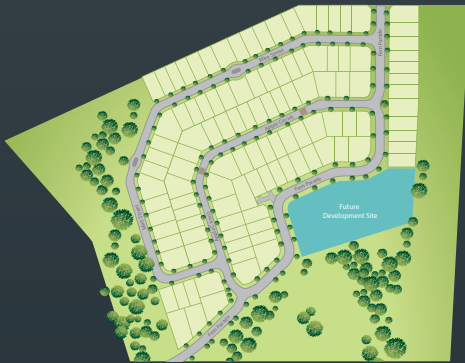
### NEARBY AMENITIES

- 25 minutes to Brisbane CBD
- 1.3km Dohles Rocks boat ramp
- 1.1km Murrumba Downs Shopping Centre
- 1.3km Griffin State School
- 2km Murrumba Downs Tavern
- 2.3km Undurba Primary and State School
- 2.4km Murrumba State Secondary College
- 3km Westfield North Lakes
- 3km North Lakes Tavern
- 3.5km North Lakes State College
- 3.5km North Lakes Business Centre
- 3km Mango Hill State School
- 5.5km North Lakes Resort Golf Club
- 3.5km to Costco, Ikea and Bunnings
- 10km Redcliffe
- 70km Sunshine Coast
- 



# MASTERPLAN

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# TYPE A



Ground Floor	49.6m <sup>2</sup>
Porch	5.2m <sup>2</sup>
Patio	15.2m <sup>2</sup>
Garage	40.8m <sup>2</sup>
First floor	54.8m <sup>2</sup>
Balcony	3.4m <sup>2</sup>
<hr/>	
Total Area	169.1m <sup>2</sup>



## First Floor

## Ground Floor

# TYPE A M/R



## AREA SCHEDULE

Ground Floor	49.6m <sup>2</sup>
Porch	5.2m <sup>2</sup>
Patio	15.2m <sup>2</sup>
Garage	40.8m <sup>2</sup>
First floor	54.8m <sup>2</sup>
Balcony	3.4m <sup>2</sup>
Total Area	169.1m <sup>2</sup>



Ground Floor



First Floor

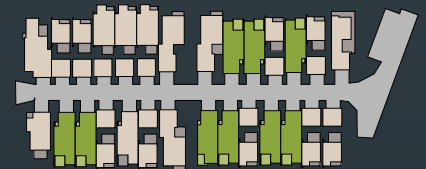


# TYPE B



## AREA SCHEDULE

Ground Floor	83.4m <sup>2</sup>
Garage	37.3m <sup>2</sup>
Porch	2.0m <sup>2</sup>
Patio	55.9m <sup>2</sup>
First floor	55.9m <sup>2</sup>
Total Area	192.7m <sup>2</sup>



Ground Floor



First Floor

# TYPE C

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## AREA SCHEDULE

Ground Floor	100.1m <sup>2</sup>
Garage	39.9m <sup>2</sup>
Porch	3.6m <sup>2</sup>
Patio	12.5m <sup>2</sup>
Total Area	156.2m <sup>2</sup>



Ground Floor



# TYPE D



## AREA SCHEDULE

Ground Floor	100.9m <sup>2</sup>
Garage	38.5m <sup>2</sup>
Porch	6.3m <sup>2</sup>
Patio	14.9m <sup>2</sup>
Total Area	160.7m <sup>2</sup>



Ground Floor

# TYPE D M/R



Ground Floor	101.0m <sup>2</sup>
Garage	38.5m <sup>2</sup>
Porch	6.3m <sup>2</sup>
Patio	15.0m <sup>2</sup>
<hr/>	
Total Area	160.7m <sup>2</sup>
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## Ground Floor



# TYPE E



## AREA SCHEDULE

Ground Floor	62.9m <sup>2</sup>
Garage	36.9m <sup>2</sup>
Porch	4.5m <sup>2</sup>
Patio	29.3m <sup>2</sup>
First Floor	87.0m <sup>2</sup>
Total Area	220.7m <sup>2</sup>



Ground Floor



First floor

# TYPE F

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## AREA SCHEDULE

Ground Floor	75.9m <sup>2</sup>
Garage	39.7m <sup>2</sup>
Verandah	45.3m <sup>2</sup>
First Floor	80.4m <sup>2</sup>
Total Area	241.3m <sup>2</sup>



Ground Floor



First floor



# TYPE G

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## AREA SCHEDULE

Ground Floor	117.2m <sup>2</sup>
Garage	37.8m <sup>2</sup>
Porch	1.9m <sup>2</sup>
Patio	12.3 m <sup>2</sup>
Total Area	169.1m <sup>2</sup>



Ground Floor

# SCHEDULE OF INCLUSIONS

## EXTERNAL

<b>Flooring system</b>	Concrete slab on ground to engineer's specification and structural timber floor to upper level	<b>Gutters</b>	Colorbond quad or squareline profile
<b>Termite control</b>	Termite protection system in accordance with AS3660.1	<b>Down pipes</b>	90mm round pvc painted
<b>Cladding</b>	FC sheet and boards to various profiles (as per dwelling type) Polytek or equivalent (as per dwelling type)	<b>Garage door</b>	Automatic panel lift door with remote control
<b>Applied finishes</b>	Acrylic paint or texture finish	<b>Entrance door</b>	Corinthian: Madison range, or similar: clear glazing (as per dwelling type)
<b>Metal roofing</b>	Colorbond finish with insulation	<b>Door furniture</b>	Entrance combo dead lock satin chrome or chrome
<b>Insulation</b>	Insulation to satisfy BERS requirements	<b>Hot water system</b>	Gas Hot water system
<b>Roof pitch</b>	Various roof pitches as per dwelling type and design	<b>Eaves</b>	FC sheet
<b>External Glazed Doors and Windows</b>	External aluminium sliding doors with integrated flyscreen to ground floor and level 1 (All powder coated aluminium) External aluminium sliding windows with integrated flyscreen to all windows on ground and level 1 (All powder coated aluminium)	<b>TV antenna</b>	Roof mounted aerial
<b>Fencing and bargeboards</b>	Colorbond finish	<b>Fencing</b>	Fencing between dwellings, varied fencing to frontages
		<b>Patio</b>	Tiled
		<b>Letterbox</b>	Polytek (or equivalent) letterbox to each dwelling

## INTERNAL

<b>Floor coverings</b>	Carpet: to all Level 1 areas, excluding wet areas Ceramic tiles: to all ground floor areas and wet areas Concrete: to garage	<b>Internal door furniture</b>	Lever passage, privacy and dummy set in satin chrome or chrome
<b>Internal doors</b>	Flush panel throughout	<b>Skirtings</b>	68mm x 12mm pine bevelled
		<b>Architraves</b>	68mm x 12mm pine bevelled



## INTERNAL (cont.)

<b>Built-in robe</b>	Painted sliding doors to all robes
<b>Robes / walk in robe</b>	1 melamine hat shelf with chrome hanging rail and one shelf tower
<b>Electrical</b>	External light points, internal light points, double power points, single power points, TV points, two way switches, exhaust fans, phone points to kitchen and main bedroom, hard wired smoke detectors with battery back-up, safety switch
<b>Ceiling fans</b>	To all bedrooms, living area and one patio per townhouse
<b>Air conditioning</b>	To master bedroom and living area
<b>Painting</b>	Walls: low sheen acrylic Ceiling: flat acrylic Wet areas: semi-gloss acrylic Door and woodwork: gloss enamel
<b>Cornice</b>	90mm cove
<b>Door stops</b>	Metal doorstops to all doors opening onto walls or baths
<b>Window locks</b>	To all opening windows
<b>Laundry tub</b>	35 litre stainless steel laundry tub recessed into a laminated bench top or freestanding laundry tub unit
<b>Vanity cupboards</b>	2 Pac doors and vitreous china benchtop
<b>Water proofing</b>	Sealed waterproof membrane to all wet areas
<b>Mirrors</b>	Mirror over length of vanity
<b>WC suites</b>	Dual flush toilet suite
<b>Bath tubs</b>	1500mm white acrylic bath

<b>Floor waste</b>	Chrome steel round or square
<b>Taps</b>	Chrome mixers and spouts
<b>Accessories</b>	Chrome towel rails, towel ring, toilet roll holders and soap holders
<b>Shower screens</b>	Powder coated aluminium frames with clear laminated glass and pivot or sliding doors
<b>Wall / floor tiles to bathrooms and ensuite</b>	Floor: ceramic tiling Wall: 2000mm height to shower recess, skirting tile to balance of walls in bathroom and skirting tile to separate WC and laundry
<b>Joinery doors / visible ends</b>	Standard laminate colours
<b>Kitchen bench top</b>	20mm composite stone top including overhang to breakfast bar
<b>Oven</b>	European 600mm multi-function electric stainless steel oven
<b>Cook top</b>	European 600mm stainless steel gas cook top
<b>Dishwasher</b>	European stainless steel dishwasher
<b>Range hood</b>	European 600mm stainless steel range hood
<b>Microwave provision</b>	To all kitchens
<b>Splashback</b>	Splashback above bench to underside of overhead cupboards
<b>Sink</b>	1 3/4 bowl under slung stainless steel sink
<b>Tap</b>	Chrome flick mixer

# AN AFFORDABLE LIFESTYLE

## SET AMONGST A NATURAL ENVIRONMENT



**For enquiries Call 1300 GRIFFIN**

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