



SONGBIRD TERRACES

O X L E Y

TYPE A
TERRACE 23

VISION



Elevating Oxley.

Songbird Terraces is your riverside sanctuary, surrounded by extensive parklands and the vibrancy of contemporary village life. As the final residential precinct within the Songbird Oxley master plan, Songbird Terraces will continue to breathe new life into the area and contribute to a suburb destination rich in lifestyle amenity.

Both refined and comfortable, this collection of just 34 beautiful family terrace homes offers the perfect blend of tranquility and sophistication. It's a place you'll love coming home to.

RESIDENCES

Curated to enhance every day.

The homes at Songbird Terraces have been architecturally designed and cater to a diverse range of lifestyles, with features including:

- A multi-purpose room, which can serve as a second living area, teen retreat, study or fourth bedroom
- Designer kitchens featuring engineered stone benchtops & European appliances
- An elegant, neutral colour palette complemented by warm tactile finishes & light timber accents
- Spacious outdoor living areas & landscaped courtyards perfect for alfresco dining
- Generous internal & external spaces, designed to take advantage of views overlooking park & bushland
- Single level living options, with 8 of the homes achieving Gold Level in the Liveable Housing Design Guidelines
- Low maintenance, energy efficient & two car accommodation
- Access to a heated resort-style pool, outdoor entertaining terrace & beautiful landscaped gardens & park



SUSTAINABILITY

Live a sustainable life.

Not only has the Songbird Oxley master plan retained more than 50% of the lush bushland on the site, but you'll be joining an entire neighbourhood of sustainable, low energy emission homes.

Each home at Songbird Terraces features a number of energy efficient inclusions to help minimise costs and will achieve at least a 6 Star NatHERS rating including:

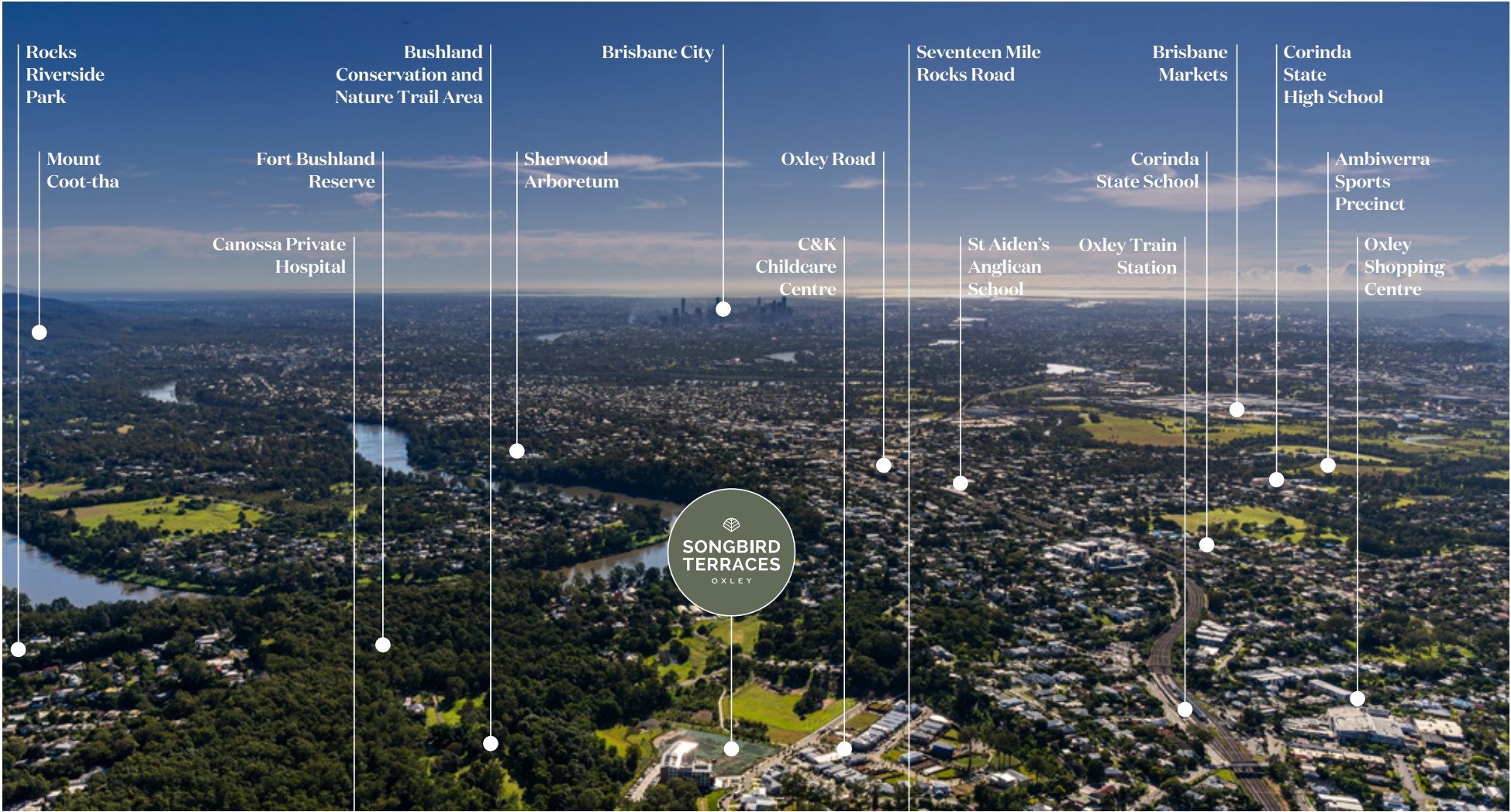
- A 6kW solar system mounted to the roof
- A 10kWH battery with inverter
- Three phase power
- Heat pump hot water systems
- Energy-efficient ducted air-conditioning systems, appliances & LED lighting
- Light coloured roofs with solar absorption rating of 0.5 or less



ARTIST IMPRESSION

LOCATION

A beloved, boutique suburb.



ROCKS RIVERSIDE PARK

Oxley is one of Brisbane's most liveable suburbs, immersed in picturesque bushland less than 17km from the CBD.

- Walking distance to Oxley train station
- 900m to The Station Oxley shopping village
- Direct access to the Ipswich Motorway, M5 & Oxley Rd
- Close proximity to schools, childcare & universities
- Huge selection of local parks, playgrounds & sports fields close by
- Bushland & walking tracks just outside your front door
- Shopping, dining, doctors & more just down the road

Finishes Schedule

General	
Hot Water Service	Electric heat pump hot water unit
Entry Door	Solid core timber doors
Internal Doors	Painted flush panel doors or similar with gloss paint finish
Skirtings	Timber with painted finish
Door/Cabinet Hardware	Gainsborough door/cabinet hardware or similar
Lighting	Selected light fittings to ceilings or wall mounted as nominated
Smoke Detectors	Installed as required by code
Air conditioning	Ducted air-conditioning throughout
Recreation area	Pool, recreation area, gardens, walking paths
Driveway	Exposed aggregate or coloured concrete

Kitchen, Living & Dining	
Floor	Apollo 1500 Timber look Hybrid flooring (or similar)
Walls	Washable low sheen paint
Ceiling	Painted plasterboard with square set finish
Ceiling Fan	Ceiling fan to living space
Bench Tops	Selected 20mm stone, Crystalline Silica-Free or similar as approved under new regulations
Splash Back	Finger tile splash back
Cupboards	Selected laminate externally and surf finish (offwhite) melamine finish to carcass
Sink	Stainless steel under mount sink – double bowl or 1.5
Tapware	Caroma or similar sink mixer
Cook Top	600mm Smeg four burner induction cooktop or similar
Oven	600mm Smeg electric oven or similar
Rangehood	Smeg rangehood or similar
Dishwasher	Smeg integrated dishwasher or similar
Microwave	Provision for microwave to all kitchens. Microwave excluded
Water Point	Water point in fridge cavity

Bedrooms, Robes, Stairs, Upper levels, MPRs	
Floor	Solution Dyed Nylon Carpet from Godfrey's Fiesta range to all bedrooms and upper-level multi-purpose rooms
Ceiling	Painted plasterboard with square set finish
Walls	Washable low sheen paint
Built-in Robes	Fixed shelves with single hanging rail and framed vinyl or mirrored sliding doors where nominated
Ceiling Fans	Ceiling fan to bedrooms and MPRs

Laundry	
Floor	Tiles as selected or floor finish to match adjoining area
Walls	Washable low sheen paint. Splash back tiles to sink
Skirting	Tiles as selected
Tapware	Caroma (or similar) tap set
Tub	Compact laundry tub, Caroma 35L or similar
Dryer	Standard dryer to laundry

Balcony / Alfresco	
Flooring	External slip resistant grade tiles 300x600mm
General Power Outlets	Waterproof double power point to ground floor alfresco
Lighting	Selected light fittings wall mounted as nominated
Doors to Balconies/ Alfresco	Sliding doors
Balustrade	Powder-coated framed glass, solid balustrade, or aluminium balustrade as nominated
Tap	Stainless steel hose cock to wall (front and back)

Bathrooms & Fittings	
Floor	300x600 tiles as selected
Walls	Feature tile to one wall in shower cavity, floor tile to full height to other walls in shower cavity. Skirting tile outside of shower cavity
Ceiling	Painted plasterboard square set finish
Lighting	Waterproof light to shower recess and two additional downlights
Exhaust Fans	As required to bathrooms without windows
Shower Tapware	Caroma (or similar) shower on rail and flick mixer tapware with chrome finish
Accessories	Double hanging rail in all ensuites and single in second bathroom. Single hand towel hook to all bathrooms. Single toilet roll holder to all bathrooms
Vanity Unit & Basin	Wall hung vanity unit, stone top or similar with semi-recessed basin and drawer
Mirror & Shelf	Shaving cabinet with mirror to ensuites Fixed shelf and mirror on wall to other bathrooms
Vanity Splash back	Tile splash back
Shower Screen	Frameless fixed panel
Shower Shelf	Glass shelf fixed to wall in shower recess
W.C. Pan & Seat	Caroma (or similar) floor mounted, closed coupled
Vanity Tapware	Caroma (or similar) flick mixers

Garage	
Floor	Floor paint
Walls	Washable low sheen paint
Ceiling	Painted plasterboard square set finish
Power Point	DGPO suitable for electrical vehicle charging. EV Charger excluded
Roller Door	Automatic sectional door
Electrical	Selected light fittings to ceiling
Access	Garage remote access panel to wall

External / Structural	
Floor	Reinforced concrete slab and/or light weight floor to upper levels with the required acoustic insulation as required
External Walls	Painted, rendered blockwork and feature cladding on framing. Masonry and lightweight wall systems with paint finish with feature cladding on framing
Walls between Dwellings	Fire/acoustic rated block, brick, concrete, and/or metal stud lined painted plasterboard or an acoustic partitioned system to achieve required acoustic ratings
Roof Sheetting	Colorbond steel or similar, to be determined by builder's final design
Internal Walls	Lightweight steel or timber frame with painted plasterboard lining
Windows	Glazed, powder coated aluminium frames. Sliding and louvers where nominated on elevations
Balustrade	Varied as per elevations, including powder coated aluminium, framed glass, solid or aluminium balustrade as per design

Energy	
Solar System	6kW system mounted on the roof of each townhouse
Battery Storage	10kWh battery with inverter
Three Phase Power	To all townhouses

Security & Communications	
Telephone	Telephone line via NBN or equivalent with points to all MPR, living/dining room and ready-cabled NBN or equivalent Internet access
Fly Screens	Fly screens to all operable windows
Security Screens	Security screens to ground level sliding doors and rear entry doors
Internet	Provision for central Wi-Fi / Internet system for access from all townhouses
Windows	Locks to all operable windows

Type A



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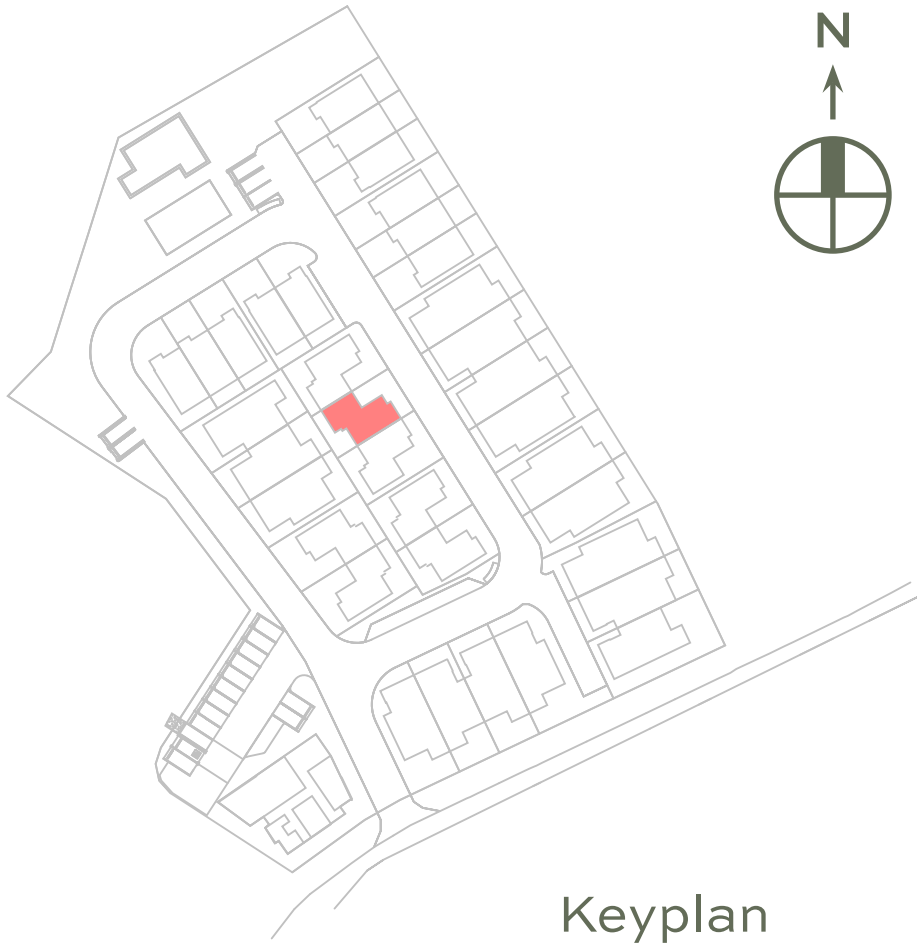


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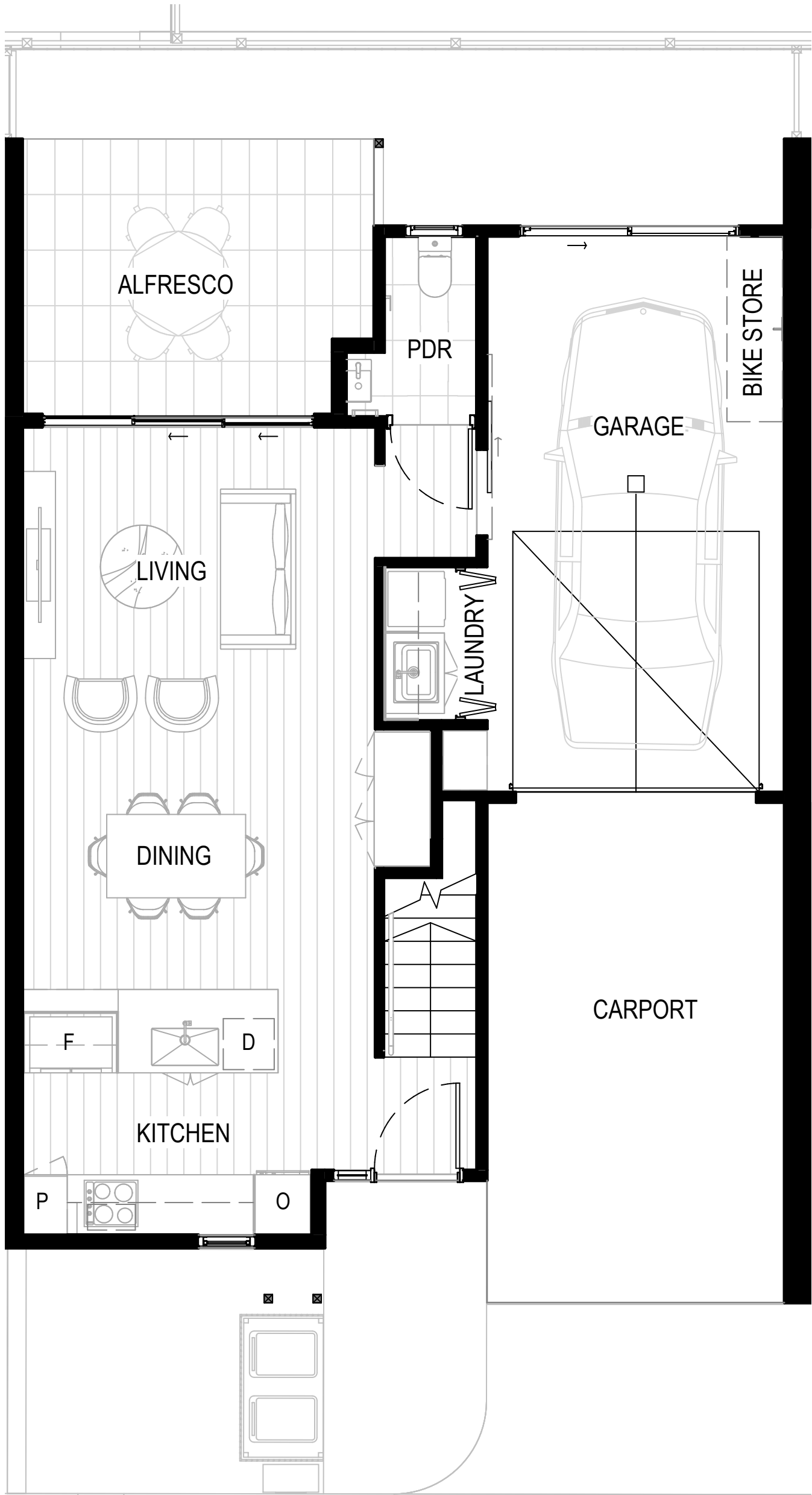
Exclusive Use	12m ²
Ground Floor (External - Alfresco)	11m ²
Ground Floor (External - Entry & Carport)	20m ²
Ground Floor (Internal)	41m ²

Garage	21m ²
First Floor (Internal)	85m ²
Total Area	190m ²

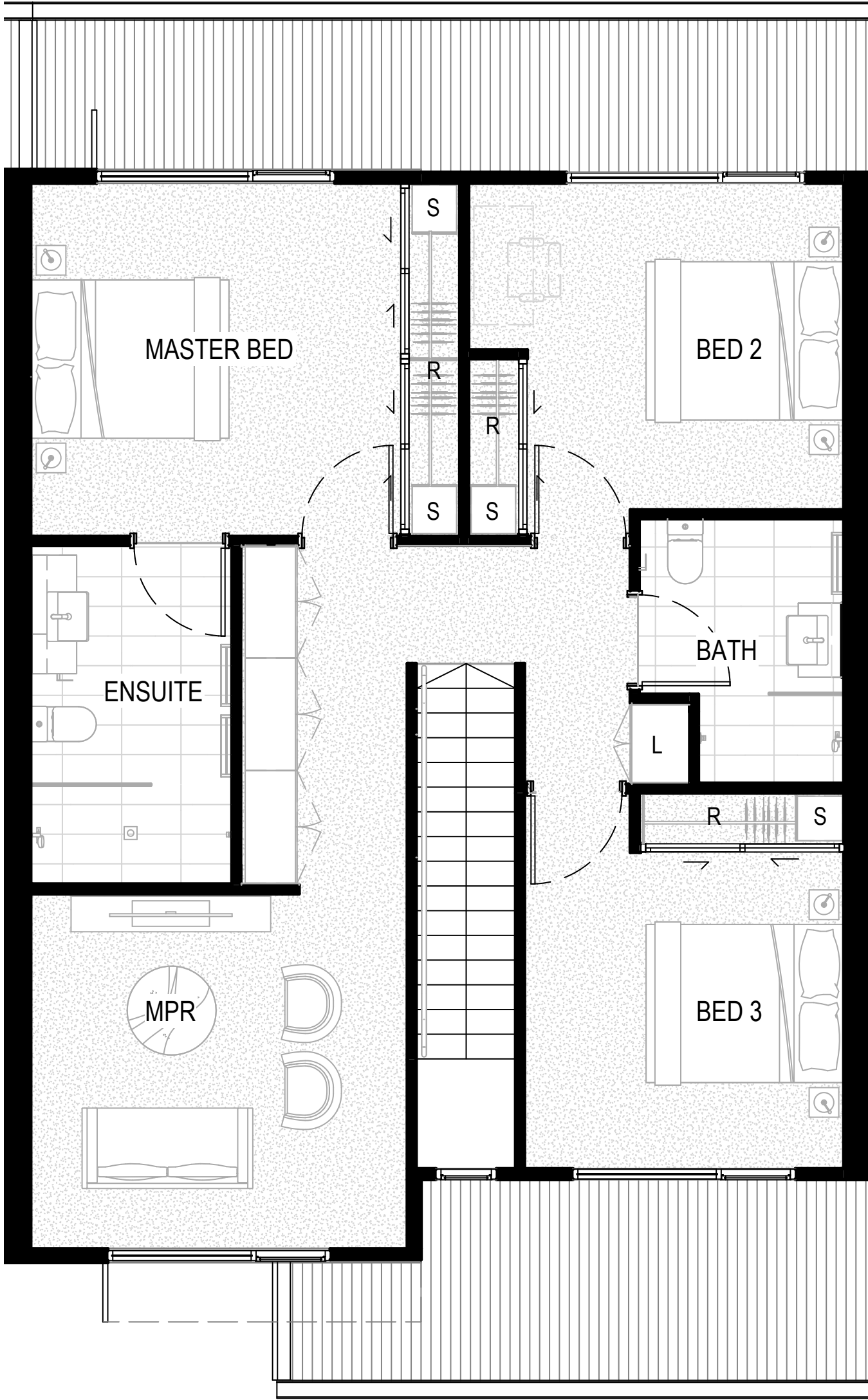
Note: Areas and dimensions are approximate only



Floorplan



Ground Floor



First Floor



SONGBIRD TERRACES

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