

East Hampton Residences

MOUNT GRAVATT EAST

Incredible spacious townhomes with designer flair



15-21 Springwood Street, Mount Gravatt East
www.ehresidences.com



Welcome to East Hampton Residences!

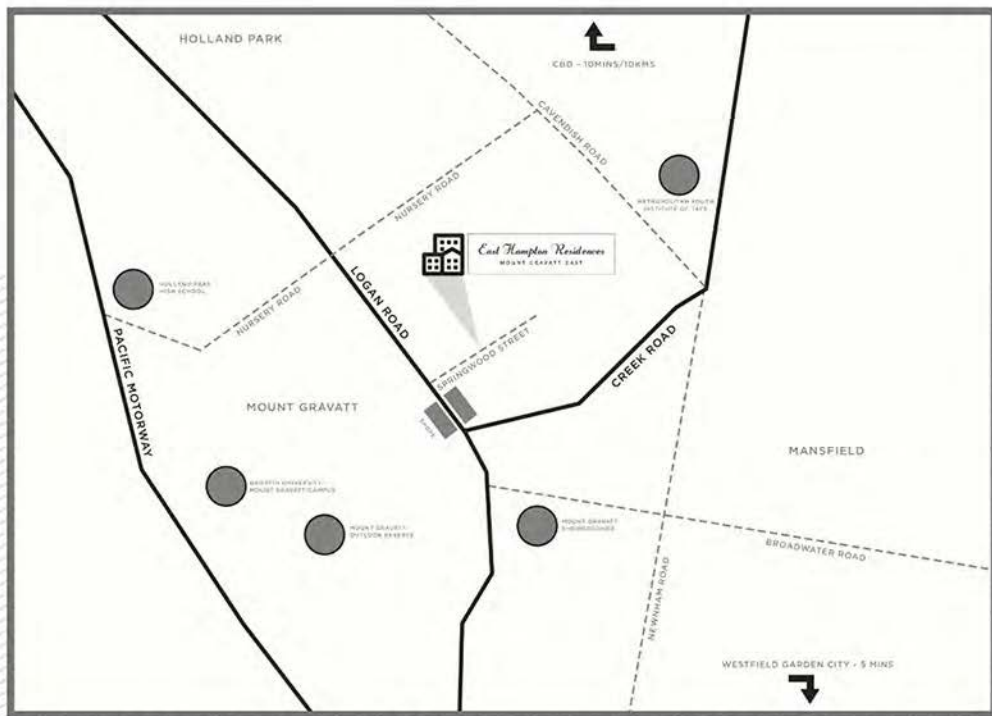
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|-----------------|---|--|
| LOCATION | 10km South of Brisbane CBD | |
| DESCRIPTION | Boutique luxury residential development comprising: 22 Spacious 3 storey townhouses with 3 bedrooms, 2.5 bathrooms and 2 car garage. | |
| PRICING SUMMARY | From \$559,000 | |
| DEPOSIT | \$1,000 on contract signing and 10% cash on unconditional | |
| SIZE | Total Internal | 144m ² to 159m ² |
| | External | 25m ² to 63m ² |
| | Total | 169m ² to 222m ² |
| RENTAL RETURN | \$550 - \$600 per week | |
| RENTAL YIELD | 5.2% (gross/average/unfurnished) - approximately | |
| BODY CORPORATE | \$47.94 per week + Insurance (approx \$300 annually). | |

Incredible spacious townhomes with designer flair!

East Hampton Residences are an answer to all your desires. On average, over 200m² of residence including large private courtyard, internal 2 car garage, 3 bedrooms, 2.5 bathrooms and a beautiful, homely feel.

- 22 Luxury townhomes with private courtyard and double garage
- Desirable 'Hampton' styling with timber, stone and designer finishes
- Intelligently architect designed for spaciousness
- Located in a quiet, desirable, elevated location walking distance to shopping, dining, university and major transport options





Designed and finished to a beautiful and timeless "Hampton's" style, this boutique development is located only walking distance to public transport, shops, cafe's, Griffith University and more and is only a 5 minute drive to the north or south motorway or Westfield Garden City shopping centre.

East Hampton Residences are a true house alternative with a private entrance into your spacious courtyard off the street level. The large and stylish kitchen, living, dining and even a powder room are all on this "off street" level also. Upstairs you are greeted with 3 bedrooms, the master features it's very own balcony, ensuite bathroom and built in wardrobe and is adorned with stylish features like designer wallpaper, thick pile carpet and plentiful glass to allow natural light to fill the room.

Overall, an exceptional location yet in a quiet residential street, very spacious and practical layout and inclusions that allow for both living and storage whilst having your very own outdoor area, a timeless and desirable architectural design and only a limited quantity will mean the available townhomes within this boutique development will sell very quickly!









SCHEDULE OF FINISHES

LIVING & DINING

| | |
|---------------------|---|
| Floor | Timber tiles. |
| Wall | Painted plasterboard stud partitions. |
| Ceiling and Cornice | Painted plasterboard ceiling and cornice. |
| Lighting | Selected LED downlights. |

KITCHEN

| | |
|---------------------|--|
| Floor | Timber tiles. |
| Wall | Painted plasterboard stud partitions. |
| Ceiling and Cornice | Painted plasterboard ceiling and cornice. |
| Lighting | Selected designer pendant lights and LED downlights. |
| Bench Top | Pure white stone. |
| Splashback | Pure white stone. |
| Joinery | White satin laminate finish to cupboards. |
| Appliances | European appliances - selected stainless steel rangehood, ceramic glass cooktop, oven, dishwasher. |
| Sink Mixer | Selected polished chrome feature mixer. |
| Sink | Designer stainless steel over mount sink. |

BALCONY

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|------------|--|
| Floor | Quality matte finished floor tiles. |
| Balustrade | Powder coated balustrade and handrail. |

BEDROOM & ROBE

| | |
|---------------------|--|
| Floor | Selected quality floor carpet. |
| Wall | Painted plasterboard stud partitions. |
| Ceiling and Cornice | Painted plasterboard ceiling and cornice. |
| Lighting | LED downlights. |
| Built-in Robe | All robes to have chrome hanging rail. Mirrored sliding door with aluminium powder coated frames. |

BATHROOM & ENSUITE

| | |
|-------------------|---|
| Floor | Selected porcelain floor tiles |
| Wall | Wall tiles for skirting with tiles floor to ceiling around shower area |
| Vanity Bench Tops | Selected designer vanity unit with pure white stone bench top. |
| Shower | Selected semi frameless shower screen with clear laminated glass. Tiled Shower Tray. |
| Tiled | China toilet suite, dual flush cistern. |
| Toilet | Polished chrome basin mixer |
| Fittings | Brushed chrome toilet roll holder and towel rail. Black framed mirrors above vanities. |
| Ventilation | Exhaust fan to all bathrooms, ensuite & WC. Light and heater to bathroom & ensuite. |

GENERAL INTERNAL

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|---------------------------|--|
| Air Conditioning | Split system air conditioners to master room and living area. |
| Telephone Outlet | To be installed in main bedroom and kitchen area. |
| Sliding Doors and Windows | Aluminium powder coated frames with clear glass, and with obscured glass for bathroom & ensuite windows. |
| Doors | Internal selected doors, gloss painted finish. |

EXTERNAL AREA

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|----------|--|
| Roof | Selected colourbond roof. |
| Wall | Rendered blockwork, rendered fibre cement and painted weatherboards. |
| Driveway | Concrete driveway with stencilled concrete paths. |
| Fence | Selected white timber picket fences. |

LAUNDRY

| | |
|-------------|---|
| Floor | Selected porcelain floor tiles. |
| Splashback | Selected wall tile splashback to laundry tub. |
| Laundry Tub | Stainless steel square bowl to cabinet unit. |



Boutique Developments in Premium Locations!

Established in 1982, TYD Group is an award winning large scale company specialising in construction, development, machinery manufacture, and property management, which has more than 1500 employees in over 10 sub-companies, aiming at developing 300,000 square meters boutique commercial office buildings, service apartments, and residential properties annually, both in China and Australia.

In the Brisbane area, TYD Group latest projects include the completed luxury townhouses and apartments in Calamvale, Eight Mile Plains, Mount Gravatt and Yeronga. The Group has launched multiple townhouses and apartments projects in Mount Gravatt and Eight Mile Plains, and is about to launch more boutique projects in Calamvale, West End and Stretton.

TYD Group's long term objective is to develop and build the highest quality residences across the Brisbane area, providing their customers the best level of lifestyle living and enjoyment.



