




Lot 35 Lynch Street
Drayton QLD 4350

Custom 195

CUSTOM GABLE FACADE

	4		2		2
Living	141.53 m ²	Alfresco	10.42 m ²		
Garage	41.34 m ²	Porch	2.35 m ²		
House Area:	195.64 m ²	Land Area:	437.0 m ²		

EST. REGISTRATION: February 2026

Drayton - Drayton Heights

Living in Drayton feels like the perfect blend of comfort and convenience. It has a relaxed, welcoming vibe with friendly neighbours, quiet streets, and a real sense of community. You're close to everything you need—shops, parks, cafes—yet far enough from the city rush to enjoy peaceful afternoons. It's the kind of place where you can slow down, breathe, and genuinely enjoy where you live.

PREMIUM INCLUSIONS

- Full Turnkey finish
- Fully fenced, turfed & landscaped
- 2550mm high ceilings
- Colorbond roof
- Reverse cycle/split system air-conditioner in living and main bedroom
- 20mm manufactured stone kitchen benchtop
- Approximately 1.8kw solar power system
- 600mm Stainless steel kitchen appliances
- Cold water to fridge space
- Roller blinds throughout
- Ceiling fans to bedrooms
- Undercover tiled alfresco area

Contact: James Donnelly | 0411 333 869 | James@32Projects.com.au

ABN: 77 116 332 220
QBCC Licence: 1086689
NSW Licence: 257206C
09-12-2025

The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.

QLD House & Land

BUILD PRICE: \$470,460 LAND PRICE: \$355,000

EST. RENTAL P/W: \$625

FULL TURN KEY

\$825,460



PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door from the standard builders' range of colours and two (2) handsets.

KITCHEN

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft close cabinetry to cupboards
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome gooseneck sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

CERAMIC TILING

- Bathroom & ensuite floors, and - 2000mm high to showers,
- 600mm above bath (nominal),
- 200mm skirting tile.
- Kitchen tiled splashback:
- 600mm high off bench.
- Toilet & Laundry floors and, - 400mm splash back over tub - 200mm skirting tiles

No allowance has been made for frieze, decorator tiles, or laying of border tiles, 45-degree patterns or floor feature tile layouts.

BATHROOM, ENSUITE & TOILETS

- Wall-hung vanities with 20mm stone bench tops from the standard builder's range
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic back to wall freestanding bath
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- One (1) 240-volt downlight point to per car space in garage as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 90mm steel frame.
- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint: - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work, - Two (2) coats to ceiling to Paint Manufacturers standard specifications, - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

TURN KEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean

G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Owner Approval

Owner 1 Name	Owner 1 Signature	Date
Owner 2 Name	Owner 2 Signature	Date

Owner 1 Initial _____ Owner 2 Initial _____



Notes:
Images are diagrammatic only, Refer to elevations for details

GDev

ACN: 116332220
ABN: 77116332220
QBCC: 1086689

Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdev.au

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GENERAL NOTES:
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.

DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements.
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This siting based on preliminary disclosure information plan pending on soil test,
survey and as-constructed information to finalise locations / earthworks

Product:
**Custom
Custom Facade
Garage to Right**

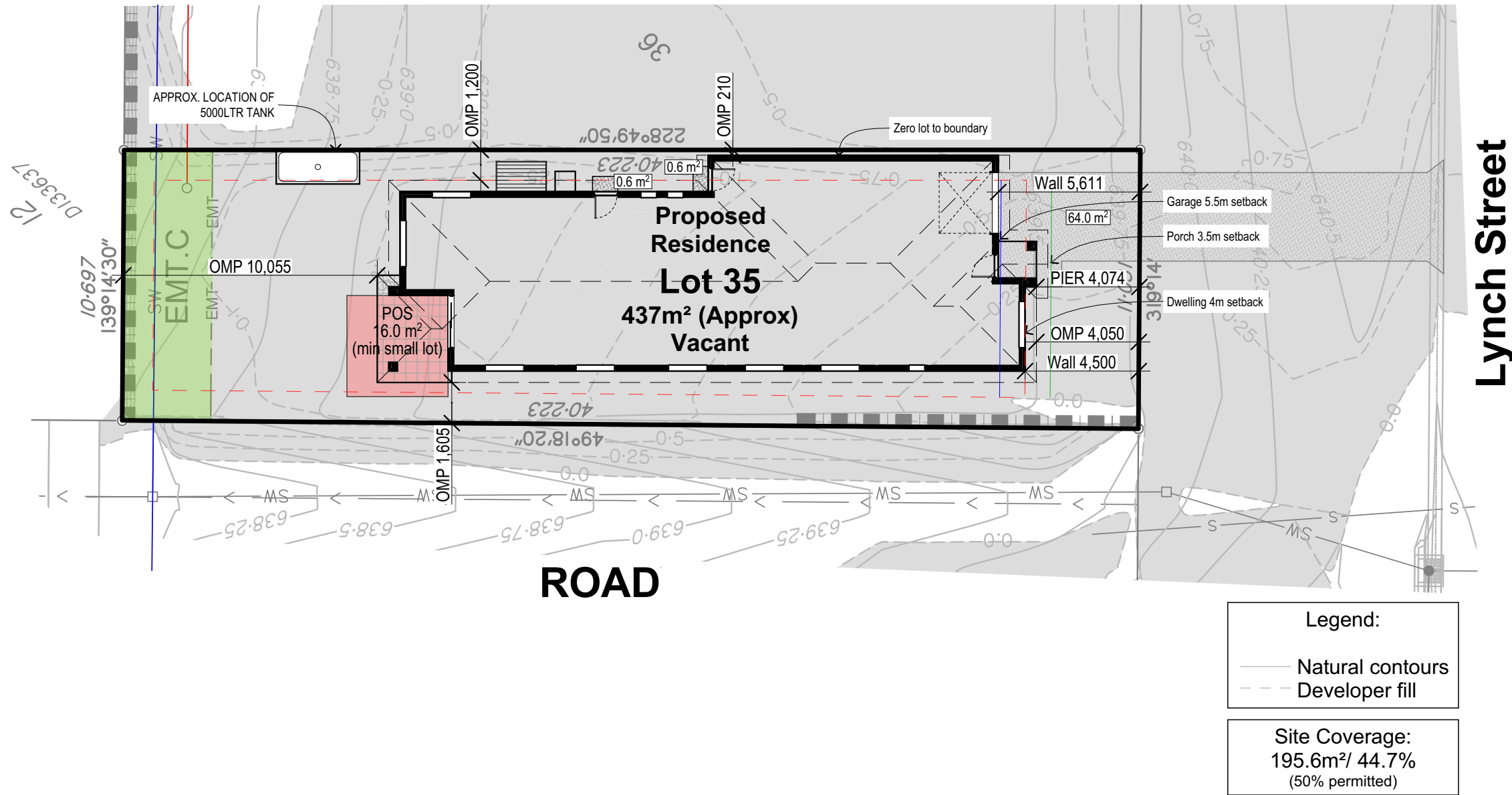
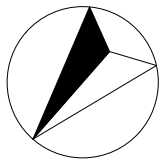
Site Address:
**Lot 35
- Lynch Street
-
Drayton QLD 4350**

LGA: Toowoomba Regional Council

SALES - 3D images		
Plot Date: 1/12/2025	Drawn: B.G.	Rev: A
Scale:		
Sheet: 1	Job No: 501672	

PRELIMINARY SITE PLAN ONLY - 1/12/2025

Client's Signature: _____ Date: _____



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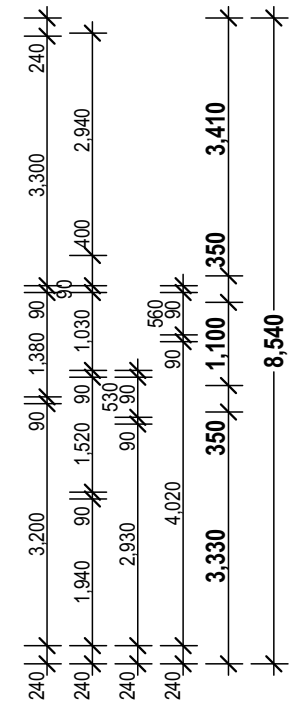
Product:
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Site Address:
Lot 35
- Lynch Street
-
Drayton QLD 4350

LGA: Toowoomba Regional Council

SALES - Site Plan

Plot Date: 1/12/2025	Drawn: B.G.	Rev: A
Scale: 1:200		
Sheet: 2	Job No: 501672	



Floor Areas	
Living	141.53
Garage	41.34
Alfresco	10.42
Porch	2.35
	195.64 m²

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Custom Facade
Garage to Right

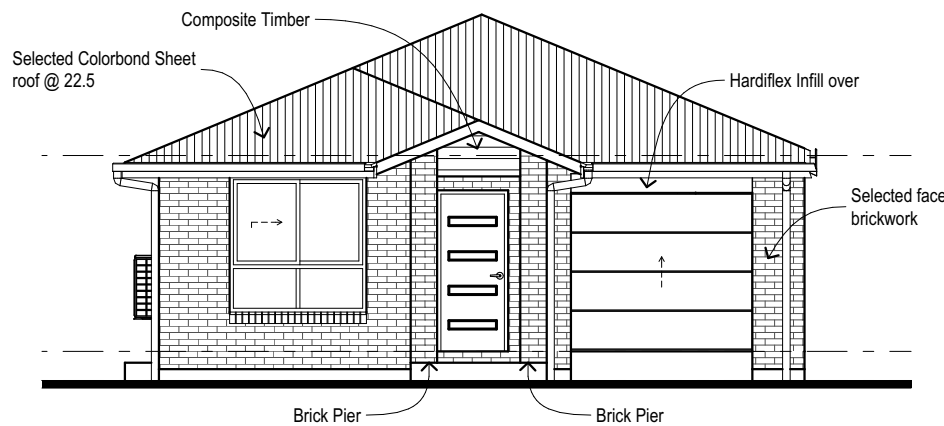
Site Address:
Lot 35
- Lynch Street
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Drayton QLD 4350

LGA: Toowoomba Regional Council

Plot Date: 1/12/2025	Drawn: B.G.	Rev:
Scale: 1:100		A
Sheet: 3	Job No: 501672	

Client's Signature: _____ Date: _____

PRELIMINARY SITE PLAN ONLY - 1/12/2025



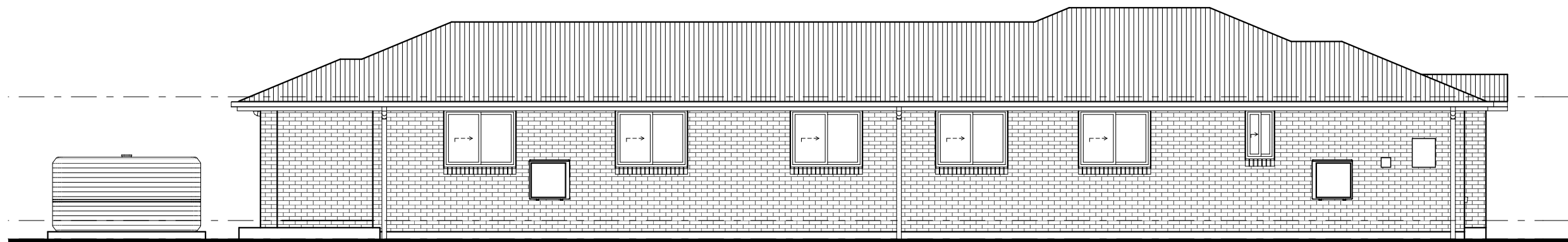
Elevation 1



Elevation 3



Elevation 2



Elevation 4

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SALES - Elevations

Plot Date: 1/12/2025	Drawn: B.G.	Rev: A
Scale: 1:100		
Sheet: 4	Job No: 501672	

PRELIMINARY SITE PLAN ONLY - 1/12/2025

Client's Signature: _____ Date: _____

South East Queensland

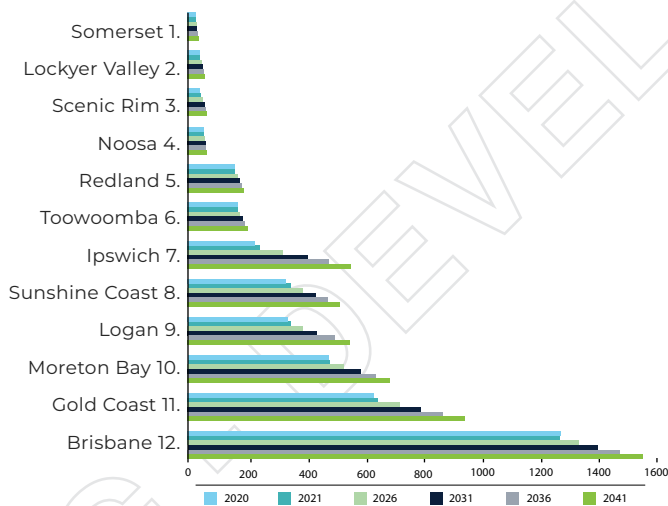


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population



SEQ Population Forecast in 2041 5.44 Million an increase of 1.65M, 43.4% from 2020



2.62 Million Projected Employment in 2041



SEQ New Dwellings 794,000 added between 2016 and 2041



SEQ Gross Domestic Product \$170 Billion



SEQ \$1.8 Billion 20 Year City Deal 730,00 New Jobs

Brisbane Olympic Bid 2032

The Games are set to deliver \$8.1B in benefits to Queensland including a \$4.6B economic boost to tourism and \$3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a \$20B uplift from 2021-2036.

SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than \$1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.



New Toowoomba Bypass

41km Bypass connects Enterprise Hub

\$1.6 Billion Opened in 2019

Warrego Highway - Gore Highway

Faster Access to New England Highway

Primary freight route for heavy vehicles over 4.5t

Railway Parklands PDA

\$850 Million public & private sector investment

Historic industrial heart of Toowoomba

53.1 hectares | 5 Precincts

Active, high quality, mixed density urban village

TOOWOOMBA BYPASS

NEW TOOWOOMBA HOSPITAL PRECINCT

INLAND RAIL PROJECT

RAILWAY PARKLANDS PDA

TOOWOOMBA CBD

TOOWOOMBA ENTERPRISE HUB

WELLCAMP AIRPORT MASTERPLAN

Wellcamp Masterplan

Domestic & International Flights & Freight

\$150M Airport Opened in 2014

3 Airlines | 70 Domestic Flights

New Wellcamp Aerospace & Defence Precinct

Contributing \$1 Billion over next 10 years

Enterprise Hub

Wellcamp, Witmack, Charlton & InterlinkSQ

\$350 Million Combined Investment

Airport | logistics | 2,000ha industrial land

Major Road, Rail & Air Interchange

Supports planned \$14.5B Inland Rail Project

Toowoomba Hospital

\$1.3 Billion New Health & Knowledge Precinct

75ha | 118 beds | Baillie Henderson Campus

3,127 construction jobs

Expected to open late 2027

Inland Rail Project

\$14.5B | 1,700km

Linking Melb, Syd & Bris Shipping Ports

Toowoomba is the QLD Freight Terminal

1,600 contracts underway worth \$2 Billion

21,500 jobs supported during construction

Toowoomba



Toowoomba Population

Toowoomba Regional Council covers an area of 12,973 km² and includes the main urban centre of Toowoomba, the regional centres of Oakey, Pittsworth, Millmerran, Highfields, Crows Nest, Clifton, Greenmount and Yarraman.

Annual Population Growth Rate

The 2020-2021 population growth was 0.83%. Population growth in Greater Brisbane was 0.73%

New Dwellings

The total number of dwellings in Toowoomba increased by 5,574 between 2016 and 2021 to 74,057.

Overall the Toowoomba Region is forecast to grow by 32,830 households by 2031. Major growth areas are forecast to be Toowoomba West, Toowoomba South-East, Highfields, and Westbrook.

Toowoomba Economy

The region has transformed its agricultural base into a diverse and strong economy, offering a range of business, employment and investment opportunities including, \$4.3B projects underway, \$10.2B projects approved and \$4.3B proposed projects. This is an increase of \$5.7B from 2020.



Population 175,316
2021 Toowoomba ABS ERP



Population Forecast
34% Growth 2021 - 2051
59,684 New Residents over 30 yrs

2021 Economy
\$11.74B
(NIEIR 2021 Gross Regional Product)

Major Projects
\$18.8B
(2022 Development Status Report)

New Job Forecast
36,000
(Growing to 119,000 total jobs in 2051)



Major Agriculture Producer

Toowoomba and its surrounding regions, which include the Maranoa, Western Downs, Southern Downs, Goondiwindi, Burnett and Moree regions, is a food producing powerhouse for Australia. Toowoomba produces 85.4% of QLD's eggs worth \$127M p.a. and 80% of all of Australia's avocados.



Property Demand

It is expected the population of the Darling Heights area, which also takes in Kearneys Spring, will grow 57.4% by 2031. Other significant population growth forecasts include, West Toowoomba 53.7%, Highfields 50.2%, North Toowoomba – Harlaxton 34.2%, Drayton–Harristown 45.9% by 2031.

Growth Drivers



University Education

UniSQ Toowoomba Main Campus

The University of Southern Queensland supports 27,563 students and 700 courses. Toowoomba Campus has 3,608 students.

UQ Gatton Campus

Agricultural, environmental and veterinary sciences. 1000ha working farm; dairy, pig, crop & grazing units.



Railway Parklands PDA

The PDA covers 51.3ha and 5 Precincts; Central Parkland, City Link, Ruthven St, Mort St and Railway St. The CBD and PDA has attracted over \$850M of investment in over 40 projects, including a \$500M investment by the QLD Investment Corporation.

\$25M Committed from SEQ City Deal

SEQ City Deal will invest \$25M in Railway Parklands.

\$1.3B New Toowoomba Hospital 118 Beds | \$20M Committed | 75ha



Baillie Henderson campus and the existing Toowoomba Hospital converted into a major health centre



Services such as day surgery, dental, specialist outpatients, education and training could open in 2027



Transport Infrastructure

Toowoomba \$1.6B Bypassed opened in 2019 significantly improving access to Toowoomba.

Inland Rail Project

1,700km, \$14.5B project started in 2018, connecting Toowoomba as QLD's road/rail/air freight terminal.

Toowoomba Enterprise Hub

One of the most significant transport, logistics and business hubs in Australia. Incorporating Wellcamp Airport, the 500ha Wellcamp Business Park, Witmack Industry Park, Charlton Logistics Park and the InterLinkSQ offer air, road and rail transport.

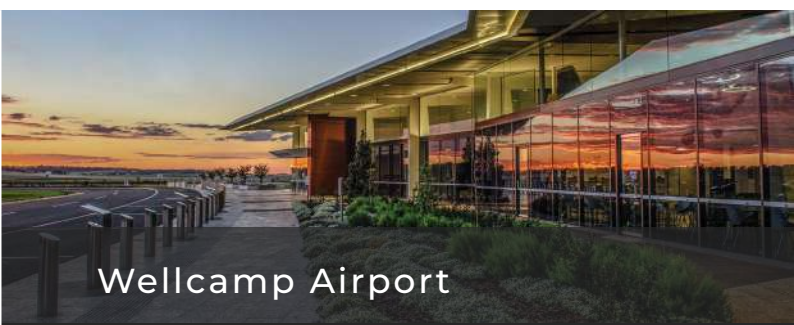
Wellcamp Entertainment Precinct

\$175M major arts arena, driver training centre, conference facilities and accommodation for 5,000.



Defence & Aerospace Precinct

A new Aerospace and Defence Precinct is planned at Wellcamp to produce and assemble the Boeing Airpower Teaming System and the Loyal Wingman. It will be the first ever facility outside Nth America. The project could generate up to \$1B for the economy and create 300 construction and 70 high-skilled jobs.



Wellcamp Airport

Toowoomba Wellcamp Airport (WTB)

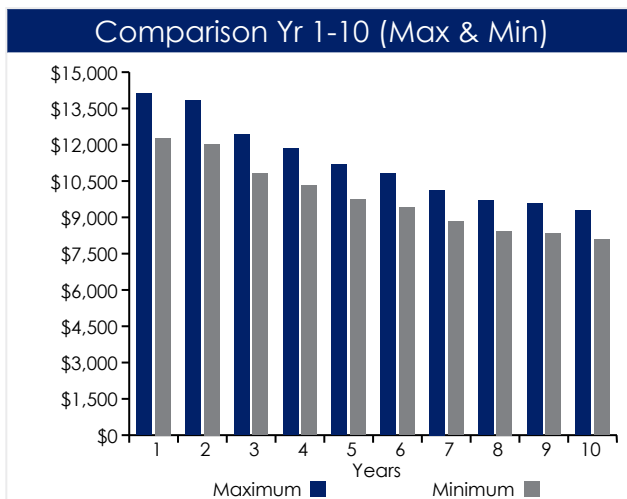
70 domestic passenger flights, through 3 airlines and an international freighter service.

Wellcamp Airport Regional Distribution Centre

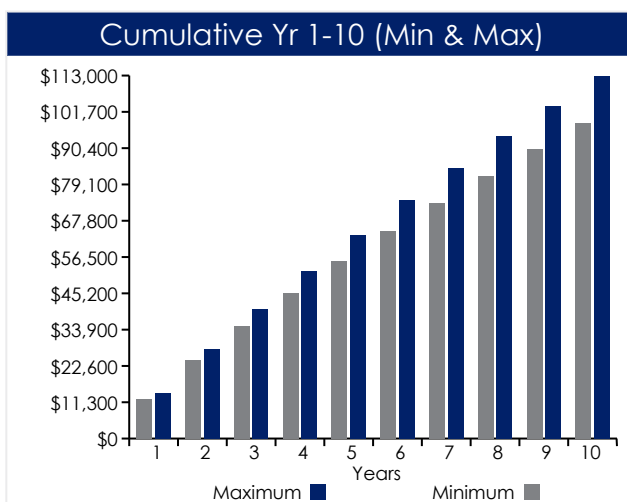
\$17.8M 4,000m2 facility, regional QLD's largest fresh food exporting hub with 1,500m2 chilled storage.

Estimate of Depreciation Claimable Lowset Plan 4 Bed, Double Garage, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,303	8,812	14,115
2	5,008	8,812	13,820
3	3,624	8,812	12,436
4	3,038	8,812	11,850
5	2,367	8,812	11,179
6	2,012	8,812	10,824
7	1,322	8,812	10,134
8	877	8,812	9,689
9	748	8,812	9,560
10	470	8,812	9,282
11 +	782	264,331	265,113
Total	\$25,551	\$352,451	\$378,002



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,615	7,669	12,284
2	4,359	7,669	12,028
3	3,155	7,669	10,824
4	2,644	7,669	10,313
5	2,060	7,669	9,729
6	1,751	7,669	9,420
7	1,151	7,669	8,820
8	763	7,669	8,432
9	651	7,669	8,320
10	409	7,669	8,078
11 +	681	230,066	230,747
Total	\$22,239	\$306,756	\$328,995



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

Maximising Property
Tax Depreciation Deductions

Expression of Interest

Land Details

Lot Number:	Estate:
Street Name:	Suburb / Postcode:
Land Size:	Estimated Registration:
Land Price:	Land Deposit Amount:

House Design Details

House Design:	Facade:
House Price:	Deposit Amount:

Upgrades

DESCRIPTION	ITEM COST	QTY	TOTAL (\$)

Package Details

Build Price:	Build Deposit:
Upgrade Price:	Upgrade Deposit:
Land Price:	Land Deposit:
Package Price:	Package Deposit:

Purchaser Details

☐ Owner Occupier ☐ Investor

Purchaser 1 Name:	Purchaser 1 Phone:
Purchaser 1 Address:	
Purchaser 1 Email:	
Purchaser 2 Name:	Purchaser 2 Phone:
Purchaser 2 Address:	
Purchaser 2 Email:	

Client Solicitor / Conveyancer Details

Solicitor Company:	Contact Number:
Contact Name 1:	Contact Name 2:
Postal Address:	Email:

Agent Details

Selling Agent:	Email:
Point of Contact 1:	Contact Number 1:
Point of Contact 2:	Contact Number 2:



Advertising copy and mandatory disclaimer

The Supplier must include the following approved information in all advertising of DHA-committed properties to investors, including the disclaimer:

AN INVESTMENT WITH A SECURE, LONG-TERM TENANT – DEFENCE HOUSING AUSTRALIA

If you're looking for an investment option with less stress – you can lease this property to DHA!

DHA has assessed this property location, plans and inclusions and has committed to a long-term lease on completion of construction, if delivered to the agreed specifications.

The benefits of leasing to DHA include:

- reliable rental income
- long-term leases up to 12 years
- rent paid in advance
- property care including most non-structural repairs
- For more visit www.dha.gov.au/investing/#investingbenefits

DHA is not the vendor of the property and therefore makes no representation in relation to the land, the builder, the construction of the property or any other matter unrelated to the DHA Lease Agreement or Property Care Contract. Investment in a DHA property is subject to the terms of the DHA Lease or other contractual documentation and those terms take precedence over any information contained in this advertising material.

Investors should always seek appropriate independent advice before making any investment decisions with DHA.