



Lot 177 Austen Pl, Norman Gardens

\$905,000



Inclusions

Fixed Price, Turn-key H&L package

Land Size: 1,106m² - Side vehicular access

6.6kW solar power system

Open plan design

Designer kitchen + walk-in pantry

Stone benchtops (Kitchen), Induction cooktop

Spacious Family / Dining area, separate Media rm

Master Bed with WIR & luxurious Ensuite

Roomy secondary bedrooms with built-in robes

Generous Alfresco under main roof

Air-Conditioners (Split) to Bed 1 & Living Rooms

Ceiling fans to Living area, Bedrooms, Alfresco

Tiles to Living areas, Carpet to Bedrooms

Full ht tiling to Ensuite & Bathroom

Diamond grille screens throughout

Blinds to all windows

Grey tint glass throughout (excl. wet areas)

Superior fixtures and fittings

Fully fenced & landscaped

Exposed aggregate driveway

Leading local builder

Notes:

- Elevations and floor plans indicative - confirm lot specific details in working drawings and specification.
- Design copyright Keppel Developments Pty Ltd 2026

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Nigel Gray 0448 333 666

INTENTION TO PURCHASE

DATE:

HOLD PERIOD: Maximum of 7 days

Lot / H&L Pkge Preference (in order of preference):

(1st) (2nd) (3rd) (Crestwood Rise Estate)

I/we wish to express my/our interest in purchasing the above mentioned block(s) and request that you hold this block on my/our behalf until a contract is prepared for signing with the terms and conditions stated below. By signing this form, I/we acknowledge that it does not bind me/us to purchase, or for the developer to sell to me/us, the above mentioned land. In the event I/we proceed with this purchase, my/our Land Deposit will become due 3 days after a contract has been signed.

BUYER 1

FULL GIVEN NAME(S):

ADDRESS:

PHONE:

EMAIL:

BUYER 2 (IF APPLICABLE)

FULL GIVEN NAME(S):

ADDRESS:

PHONE:

EMAIL:

SOLICITOR (IF KNOWN):.....

SOLICITOR CONTACT: PHONE:

SOLICITOR EMAIL:

SUBJECT TO FINANCE: YES

SETTLEMENT TIME: 14 Days after finance approval / lot registration.

DEPOSIT: \$5,000 payable 3 days after contract execution.

SIGNED (BUYER 1): BUYER 2:



Keppel Developments Pty Ltd

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CRESTWOOD
NORMAN GARDENS



CRESTWOOD RISE

Terms & Conditions of Purchase

- A separate land and build contract will be issued for each lot / H&L package;
- We have awarded 3 x local builders the 30 x H&L packages to be constructed in Crestwood Rise. The first batch of H&L packages will be built by Highline Homes, the Capricorn Coast's biggest builder. The second batch of H&L packages will be built by Chris Warren Homes, one of Central Qld's leading builders. Allocation of builder for each package is at the absolute discretion of Keppel Developments;
- Designs have been allocated to specific lots – swapping of designs between lots isn't possible;
- Each builder will offer a number of colour palettes. Each buyer has a choice of colour scheme for their home but mix and matching between colour palettes isn't possible given the number of packages on offer in this stage – colour palettes will be issued once each build contract has been signed;
- Lot registration is expected during July 2026 with builds to start as soon as each client's finance has been finalised / each build application has been approved by the local authority;
- Each build will be prioritised based on the following:- (1) Payment of the Build Deposit; and (2) Building approval from the local authority having been received by the builder;
- Prompt payment of the Build Deposit triggers all preliminary works by the builder including your soil test, full working drawings, engineering, payment of home warranty insurance premium. These works are required to lodge each client's build application with the local authority;
- Contracts for each H&L package will be issued for signing once each client's working drawings have been finalised;
- The builder will lodge the build docs for building approval ASAP after each buyer settles their land. The builder will make a start on site usually within a couple of weeks after receiving building approval from the local authority;
- In the event the buyer is relying on their lender to process the builder's 'Build Deposit' progress claim at or just after land settlement, the **builder will begin preparation of build docs as soon as the build deposit payment has been received;**
- A list of available upgrades to the standard specification for each package will be forwarded to each successful applicant after receipt of each buyer's completed 'Intention to Purchase' form;
- H&L packages will be allocated on a strictly 'first come, first served basis'. It may be advantageous to select more than one package in order of preference in case you miss out on your first preference;
- We are yet to finalise the packages for the third and last release. The third batch will consist generally of larger family sized homes on lots ranging in size between 704m2 and 1,373m2. Packages in the third

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release will probably not fit under the \$750,000 maximum limit for First Home Buyers wishing to lodge an application for the \$30K FHOG;

- On signing of the land contract, the buyer will be required to pay a \$5,000 deposit with the balance not due until land settlement;
- Land deposits are to be paid into the buyer's solicitor's trust account with a copy of the trust account receipt emailed to Keppel Developments on issue of the trust account receipt;
- An \$1,100 non-refundable deposit is required to finalise each buyer's working drawings including any NON STRUCTURAL variations / upgrades to the standard specification;
- Account details for payment of each buyer's initial build deposit will be forwarded to each buyer once each buyer's upgrades / non-structural variations have been established;
- Each buyer is allowed a MAXIMUM of FIVE non-structural variations – where a buyer elects to increase the size of their Al Fresco area, this does NOT constitute one of the five allowable non-structural variations allowed under the build contract – it will however impact the build price which could make the package no longer eligible for the \$30K FHOG;
- Discuss any requested non-structural variations with Nigel as soon as your lot has been allocated so any price difference can be calculated / included in the build contract price;
- If you have any questions, don't hesitate to email, text or call – email is always best!
sales@kepdev.com.au

I / We agree to the above Terms & Conditions of Purchase

Lot Number / Street Name

Buyer 1 Name

Buyer 2 Name

Buyer 1 Signature

Buyer 2 Signature

Date

Date

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