



* Artist impression
indicative only and subject to change





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Residences

Arriving at home should always feel welcoming and comfortable. Keeping this in mind, Marina Villas Townhouses follow a practical layout that divides public and private spaces into separate functional zones in the home.

The open plan living allows you to entertain guests in the comfort of your air-conditioned lounge and dining. Simply enjoy dining out on the patio on a balmy evening.

These spacious three or four bedroom townhouses span over two floors, with internal entry from the garage.

Architecturally designed with all the modern features. Surrounded by beautifully landscaped gardens. Community open spaces to enjoy the grounds within the complex or simply read a book under the tree.



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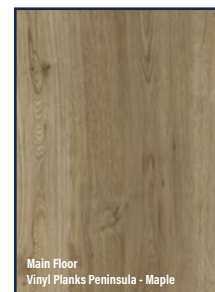
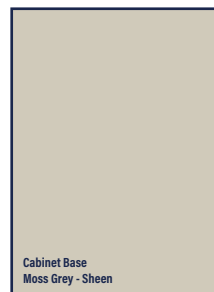
Master Bedroom

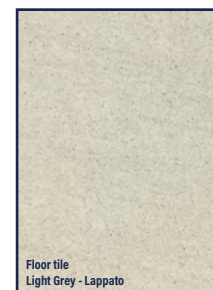
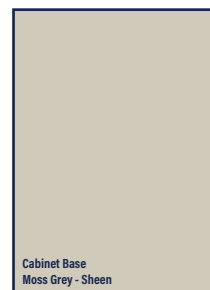
Marina Villas boasts oversized master bedroom with ensuite and walk in robe, creating your own private retreat.

Colour Scheme - Light

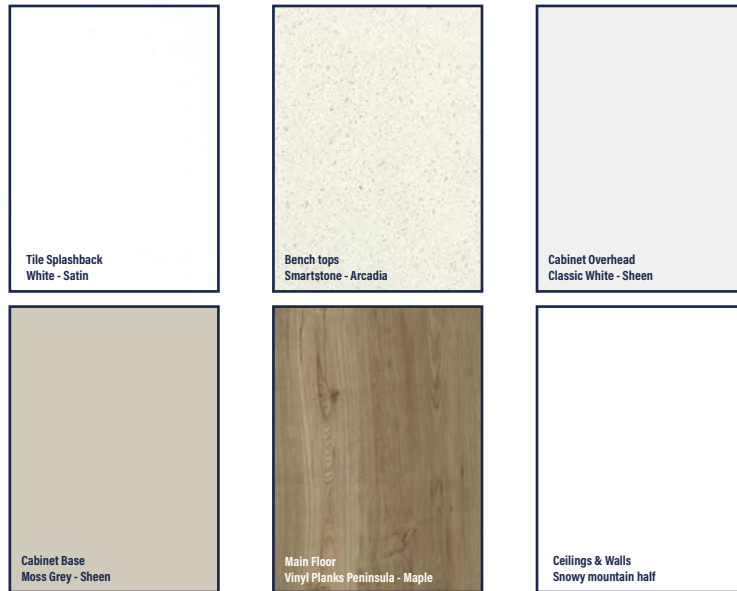
"The purpose of our lives is to be happy."

- Dalai Lama





Kitchen & Living



Bathroom & Ensuite



Colour Scheme (light)

PAINT

Ceilings	Ceiling White
Walls	Snowy mountain half
Doors	Snowy mountain half - Gloss
Skirtings & Architraves	Snowy mountain half - Gloss

FLOORING

Vinyl planks	Peninsula -Maple
Carpet	Saratoga - Silver Drop

KITCHEN

Bench tops	20 mm Smartstone - Arcadia
Tile Splashback	White - Satin - White Grout
Cabinets overhead	Classic White - Sheen
Cabinets base	Moss Grey - Sheen

BATHROOM & ENSUITE

Bench tops	20 mm Smartstone - Arcadia
Cabinets base	Moss Grey - Sheen
Wall Tiles	White - Gloss
Floor Tiles	Basaltina Lappato - Light grey

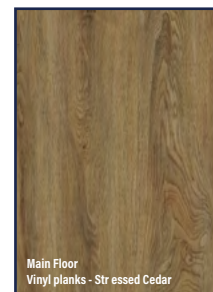
LAUNDRY

Tile Splashback	White - Satin
Floor Tiles	Basaltina Lappato- Light grey
Freestanding laundry tub	

Colour Scheme - Dark

"All life is an experiment. The more experiments you make the better."

-Ralph Waldo Emerson





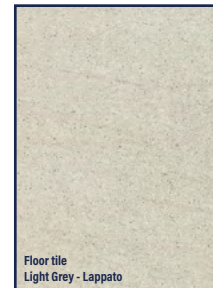
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Bench tops
Smartstone - Arcadia

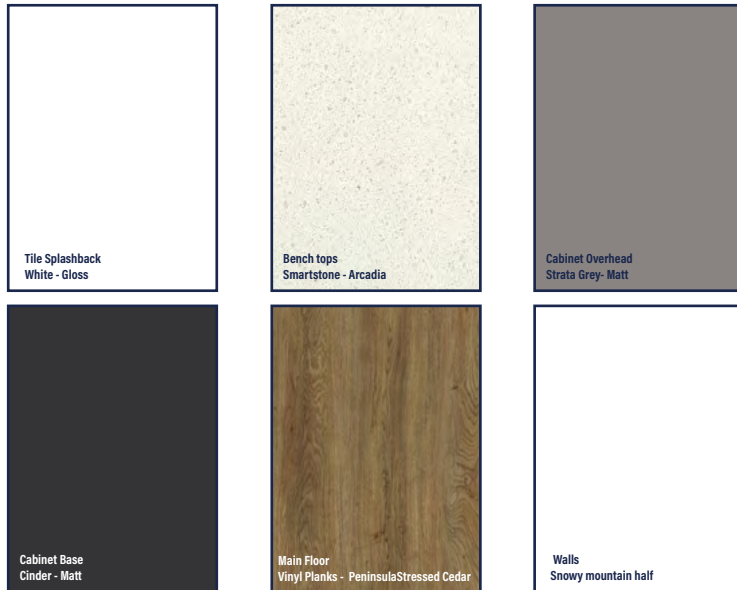


Cabinet Base
Cinder - Matt

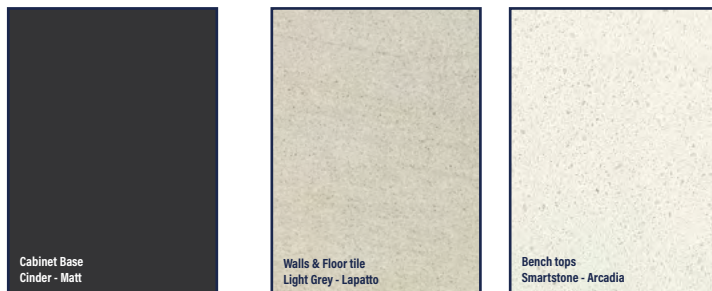


Floor tile
Light Grey - Lappato

Kitchen & Living



Bathroom & Ensuite



Colour Scheme (dark)

PAINT

Ceilings	Ceiling White
Walls	Snowy mountain half
Doors	Snowy Mountain half - Gloss
Skirtings & Architraves	Snowy Mountain half - Gloss

FLOORING

Vinyl Planks	Peninsula - Stressed Cedar
Carpet	Saratoga - Silver Drop

KITCHEN

Bench tops	20 mm Smartstone - Arcadia
Tile Splashback	White - Gloss - Light Grey Grout
Cabinets overhead	Strata Grey - Matt
Cabinets base	Cinder - Matt

BATHROOM & ENSUITE

Bench tops	20 mm Smartstone - Arcadia
Cabinets base	Cinder - Matt
Wall & Floor Tiles	Basaltina Lappato - Light grey

LAUNDRY

Tile Splashback	White - Gloss
Floor Tiles	Basaltina Lappato - Light grey
Freestanding laundry tub	

Finishes Schedule

BEDROOMS & ROBES

Cornice	90mm Cove
Light Fittings	LED Downlights
Flooring	Carpet
Power Outlets	Min 2 power outlets. Integrated USB charger to master
Built in Robes	Built in robes with custom joinery and mirror sliding doors

ELECTRICAL, MECHANICAL & COMMUNICATIONS

Heating / Air Conditioning	Ducted Heating and cooling to all bedrooms & living
Hot Water Service	Gas
TV	Standard TV and Foxtel Ready
Data	Data points in living, media room & master
240v Smoke Detector	As required by building code
Telephone & Internet	Cable and NBN ready. Points to living and master bedroom

GARAGE

Cornice	90mm Cove
Light Fittings	Fluorescent batten
Flooring	Plain concrete
Garage Door	Slimline sectional

ALFRESCO

Light Fittings	LED downlights
Flooring	Tiled
Power Outlets	External outlet
Landscaping	Garden beds, mulching & planting

GENERAL INTERNAL CONSTRUCTION

Ceilings	Plasterboard
Internal Walls	Plasterboard
Internal Doors	Flush Panel
Skirtings & Architraves	Splayed profile
Front door	Digital Smart Lock Lever Style
Staircase	Carpet

ENTRY, LOUNGE, LIVING & DINING

Cornice	90mm Cove
Light Fittings	LED downlights
	Feature 3 pendants
Flooring	Timber vinyl planks

KITCHEN

Cornice	90mm Cove
Light Fittings	LED downlights
	Feature pendants
Flooring	Timber Vinyl Planks
Splashback	Tiles
Bench Tops	20mm Smartstone
Cabinets	Polytec laminate 1mm edge
Handles	Finger pull to overheads and handles to lower

BATHROOM & ENSUITE

Cornice	90mm Cove
Light Fittings	LED downlights
Flooring	Tile
Exhaust	3 in 1 exhaust, heat, light
Wall	Tiles
Showerbase	Tiled with square tile insert waste
Vanity Bench Top	20mm Smartstone
Vanity Basin	Ceramic basin
Vanity Cabinet	Polytec laminate 1mm edge

LAUNDRY

Cornice	90mm Cove
Light Fittings	LED downlights
Flooring	Tile
Laundry Cabinet	Freestanding Tub
Tapware	Chrome sink mixer
Floor Waste	Round brass

Kitchen



SINK

Stainless steel Double undermount sink including accessories



OVEN

Built in wall oven



RANGEHOOD

Concealed Ducted Range Hood



COOKTOP

4x Gas burner cooktop



DISHWASHER

60 cm Free Standing Dishwasher

Fixtures & Fittings



SINK TAPWARE

Chrome Gooseneck Mixer



BASIN

Bathroom, Ensuite Powder Room



TOILET

Back-to-Wall Suite Bathroom, Ensuite, Powder Room



SHOWER HOSE / RAIL

Chrome Shower Rail Set Bathroom, Ensuite



SHOWER TAPWARE

Chrome Shower Rail Set Bathroom, Ensuite



BUILT-IN BATH

Bath



BATH TAPWARE

Chrome Wall Mounted Mixer & Spout

Bathroom



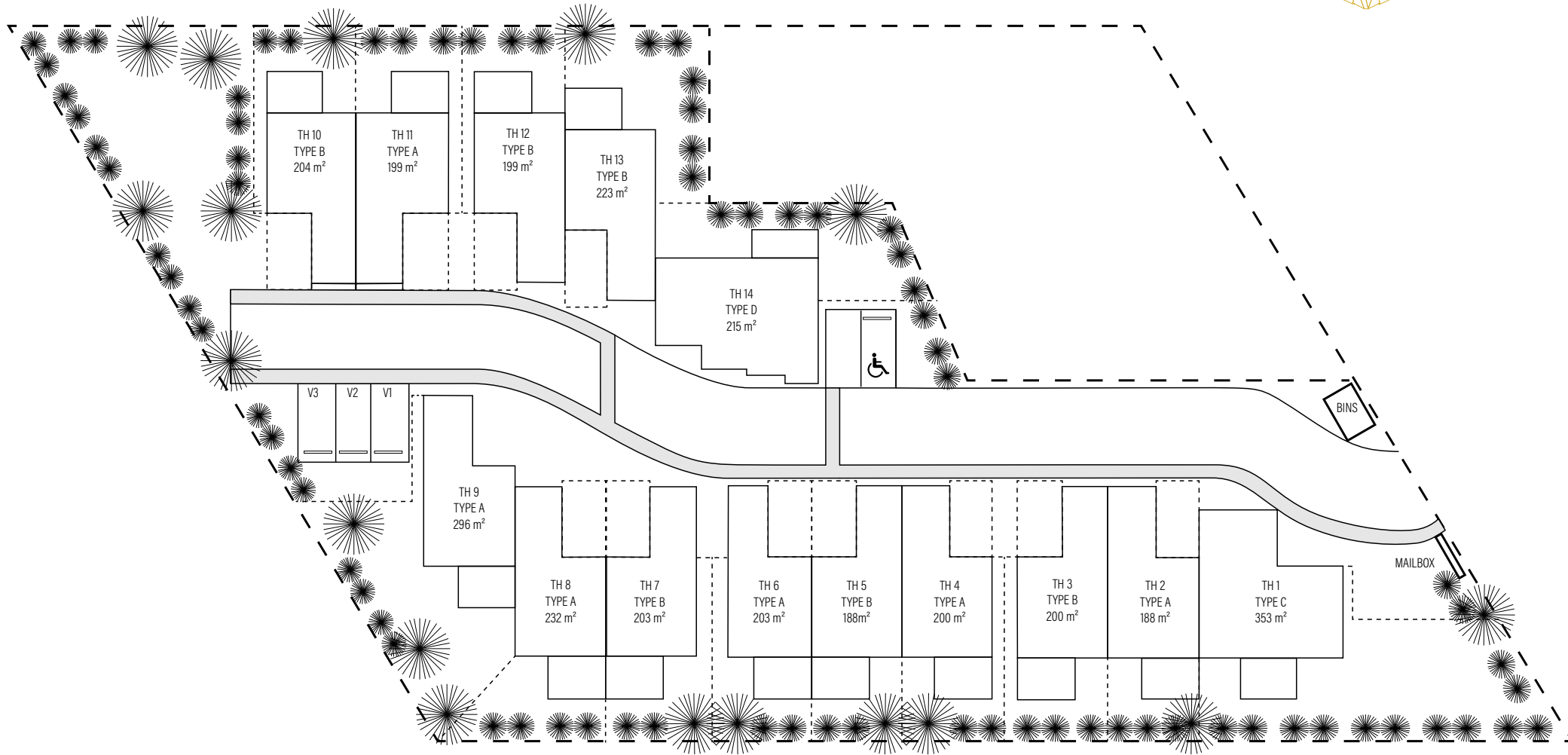
BASIN TAPWARE

Chrome Basin Mixer Bathroom, Ensuite, Powder Room

Floor Plans

"The best investment on earth is earth."

-Louis Glickman



Site Plan

*Sizes are approximate

For further enquire 0402 255 281

Disclaimer: The layout area, dimensions and other particulars set out in these draft plans are provided as a general outline only. This representation is intended as a guide for intending buyer(s) and does not constitute an offer or contract. Intending buyer (s) should satisfy themselves by inspection or otherwise as to the correctness of each description or reference. Residence layout and the area and dimensions are subject to detail design and construction requirements. For balustrade type and extent refer to marketing elevations for clarification. Plans exclude drop ceilings required for services. Any furniture shown in renders are illustrative only and are not included in the sale of any residence or as part of the purchase price for any lot. The location of the residence on the lot may change as permitted by the contract. The seller reserves the right to make changes to the layout and design and specifications of a residence including the size of any rooms as permitted in accordance with the contract of sale. Any measurement noted is taken to be indicative only and not to scale. If room sizes are provided they are dimensioned through the centre of the room. Buyer(s) must refer to the contract and disclosure documents.



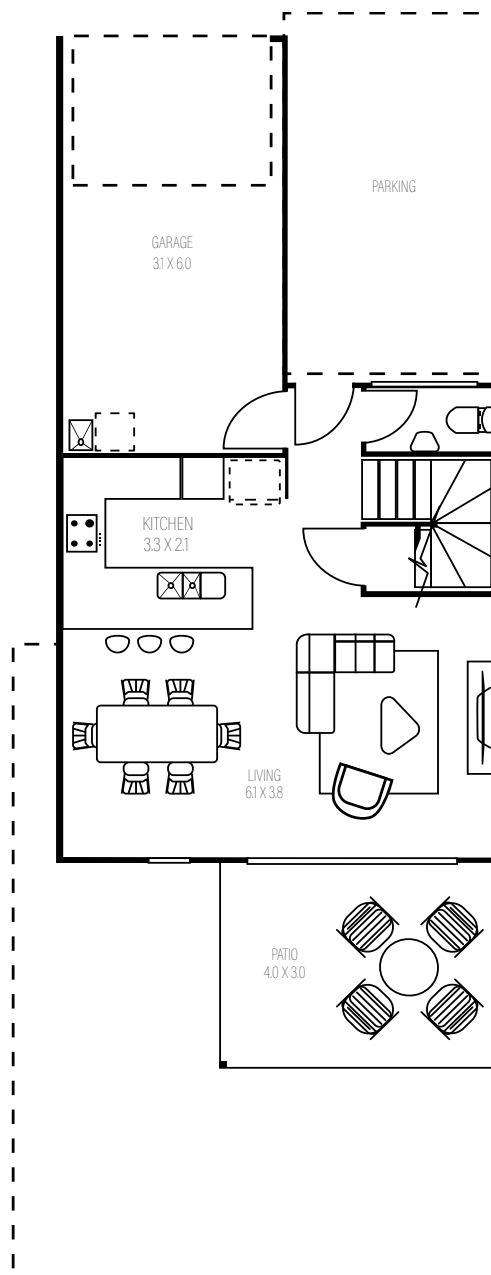
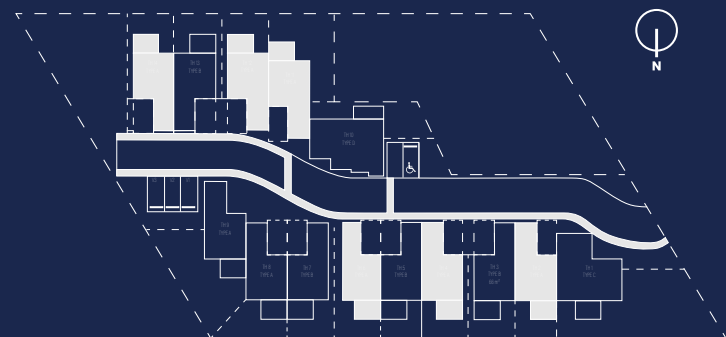


Townhouse type A

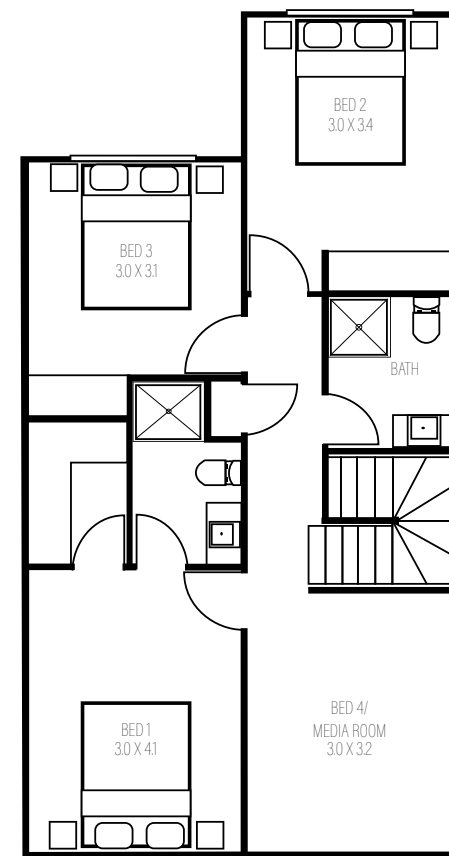
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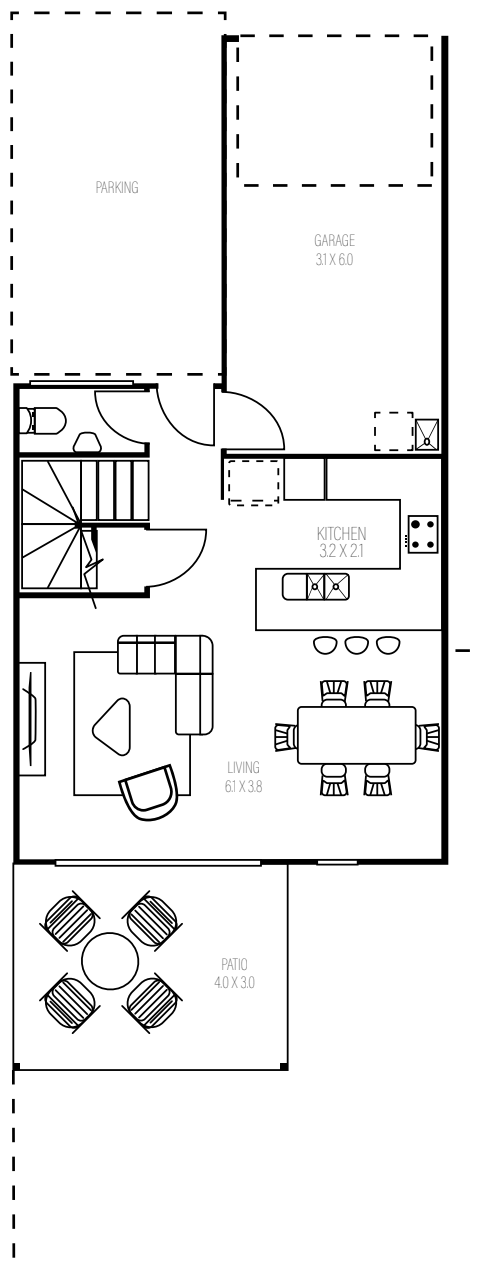
Townhouse	2	4	6	10	12	13
Internal area	150 m ²	150 m ²	150 m ²	150 m ²	150 m ²	150 m ²
External area	38 m ²	50 m ²	53 m ²	54 m ²	49 m ²	73 m ²
Total Area	188 m ²	200 m ²	203 m ²	204 m ²	199 m ²	223 m ²
Orientation	South	South	South	North	North	North



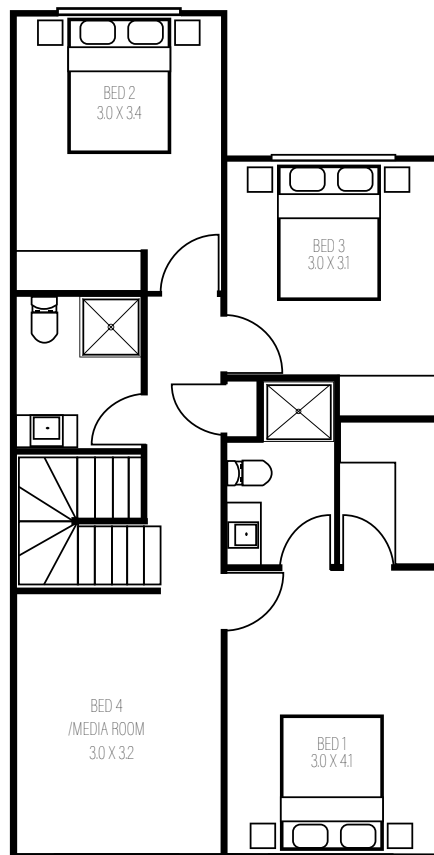
Ground Floor



First Floor



Ground Floor



First Floor

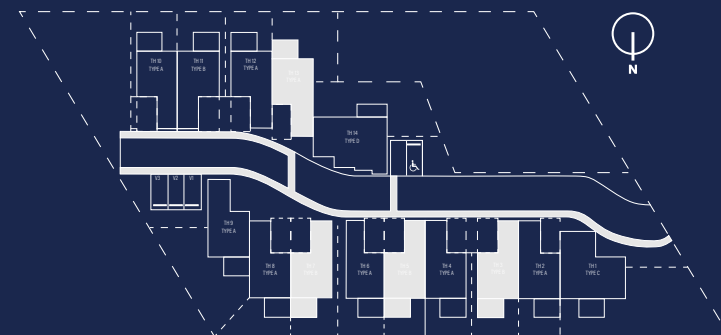


Townhouse type B

*Sizes are approximate



Townhouse	3	5	7	11
Internal area	150 m ²	150 m ²	150 m ²	150 m ²
External area	50 m ²	38 m ²	53 m ²	49 m ²
Total Area	200 m ²	188 m ²	203 m ²	199 m ²
Orientation	South	South	South	North



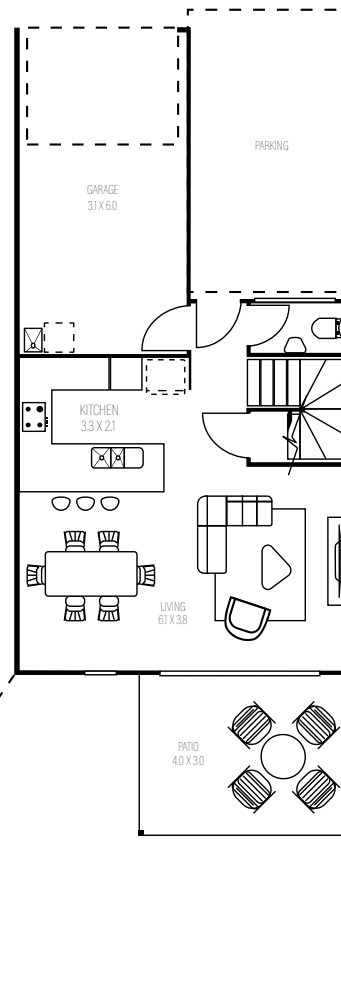
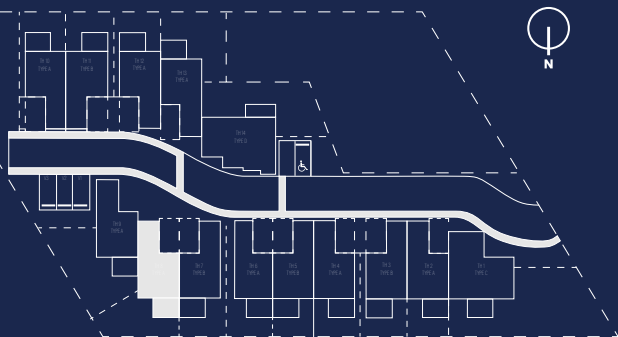


Townhouse type A

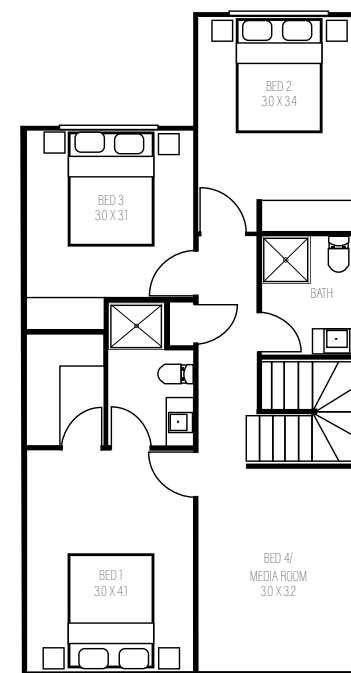
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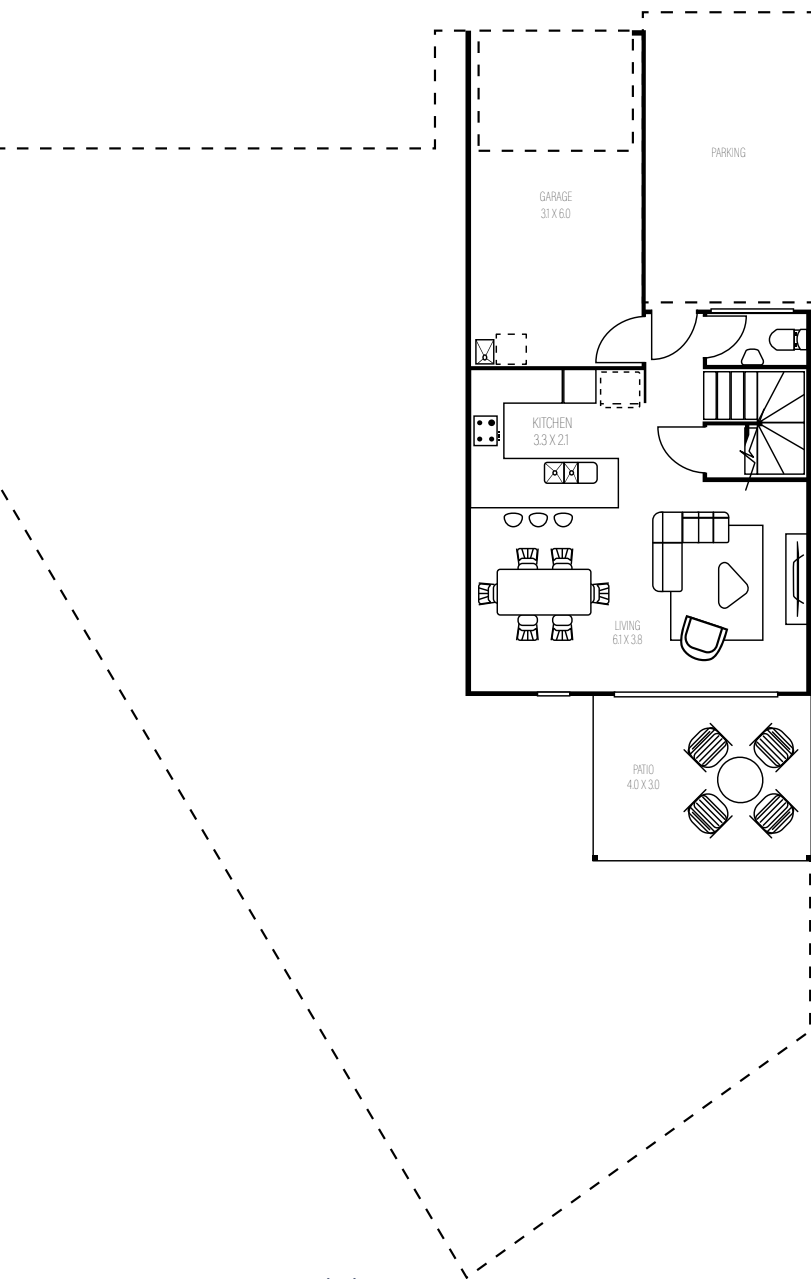
Townhouse	8
Internal area	150 m ²
External area	82 m ²
Total Area	232 m ²
Orientation	South



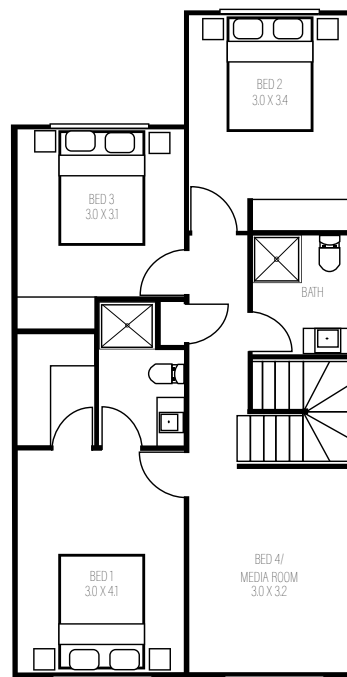
Ground Floor



First Floor



Ground Floor



First Floor

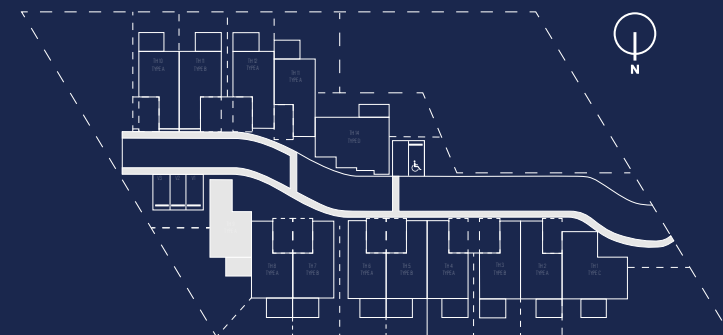


Townhouse type A

*Sizes are approximate



Townhouse	9
Internal area	150 m ²
External area	146 m ²
Total Area	296 m ²
Orientation	South



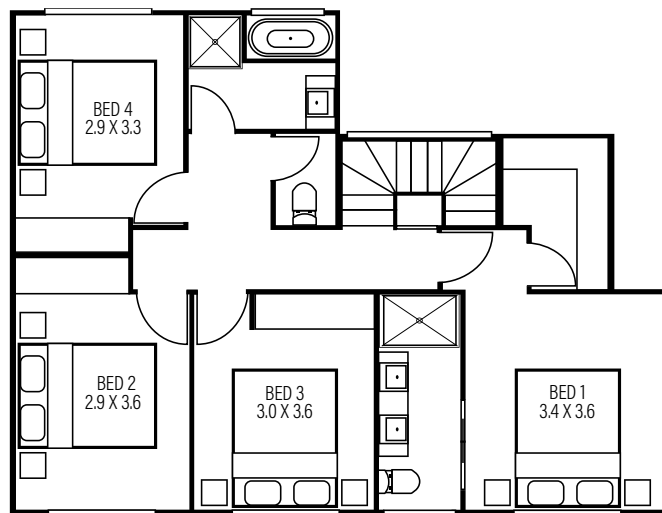
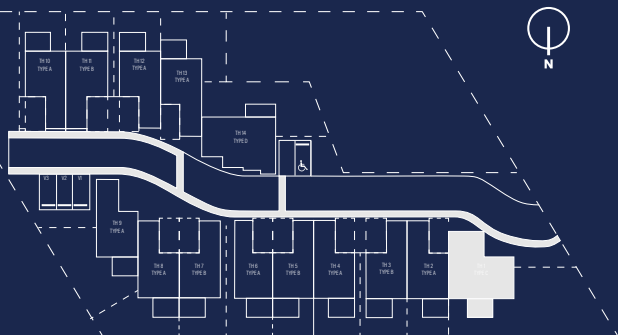


Townhouse type C

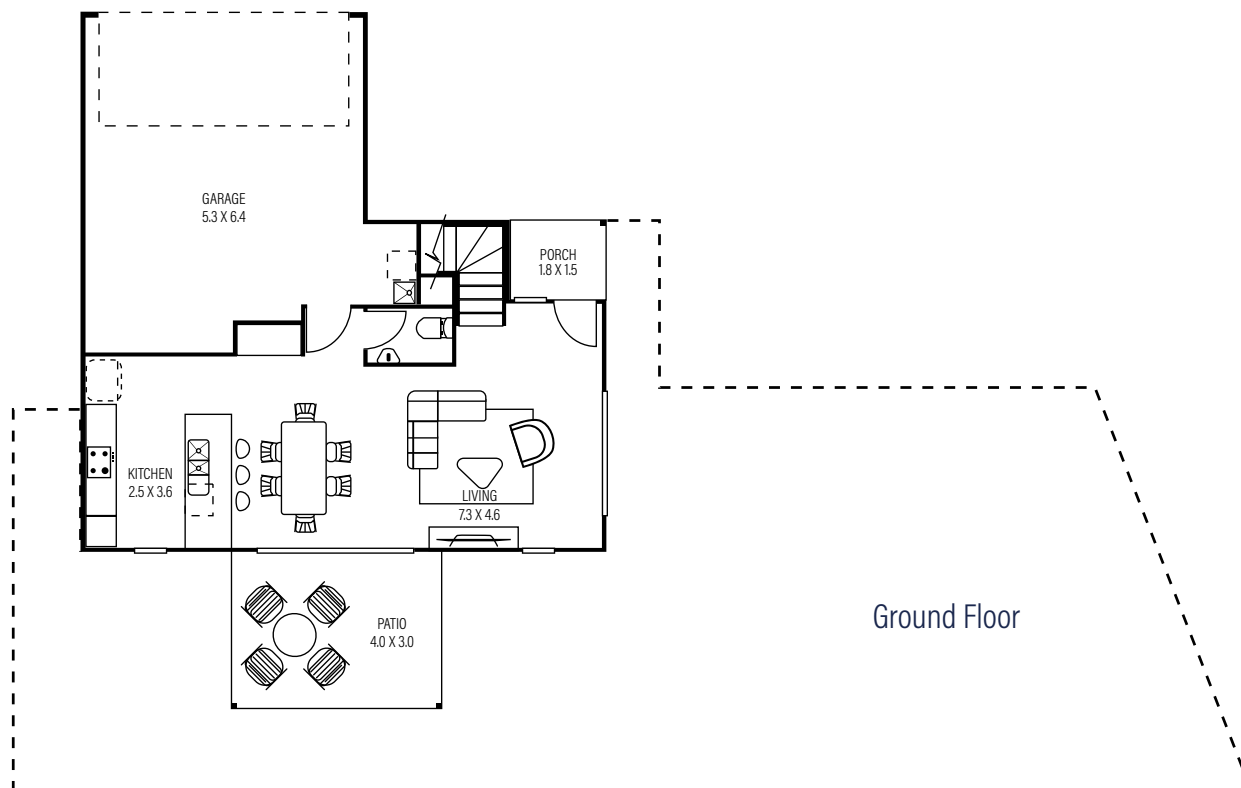
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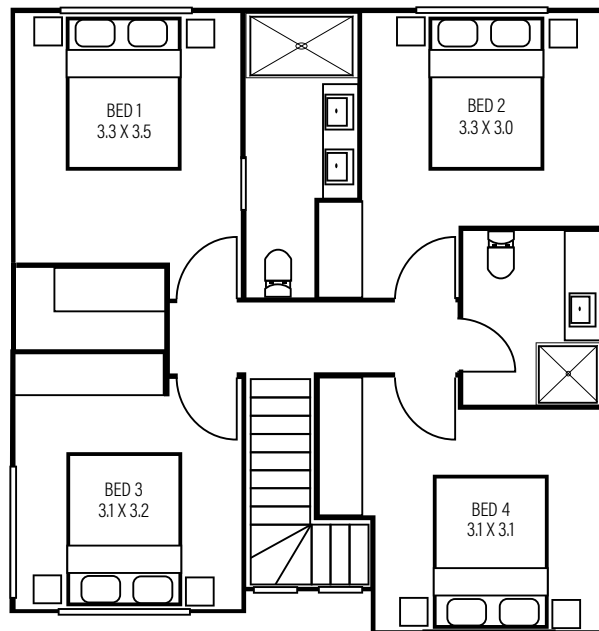
Townhouse	1
Internal area	154 m ²
External area	199 m ²
Total Area	353 m ²
Orientation	South



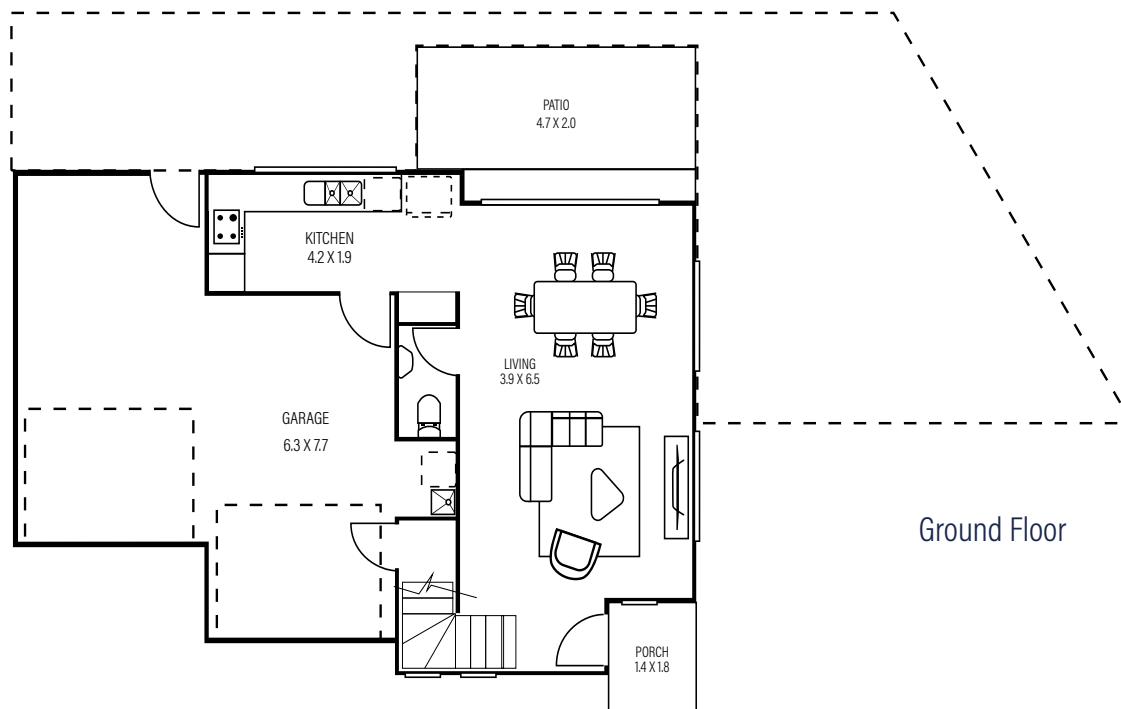
First Floor



Ground Floor



First Floor



Ground Floor

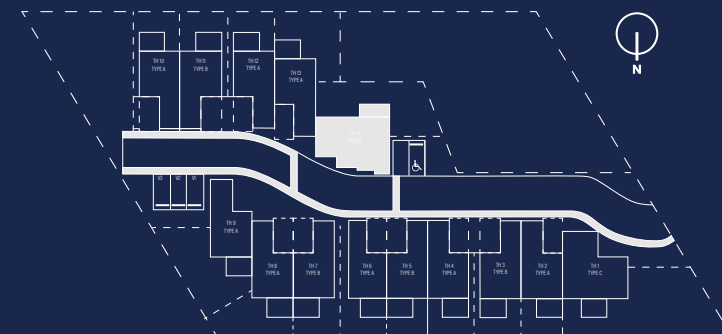


Townhouse type D

*Sizes are approximate



Townhouse	14
Internal area	152 m ²
External area	63 m ²
Total Area	215 m ²
Orientation	North

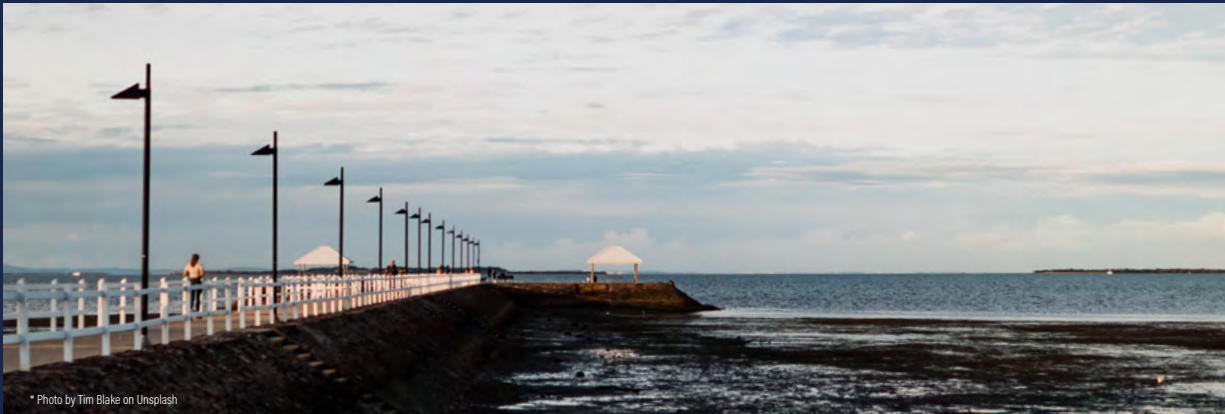


Location

Lota is a great Brisbane bayside location, minutes from the Wynnum Manly foreshore and mangrove wetlands. Enjoy the many water activities available including fishing, boating and island access as well as plenty of parks and walking trails.

The Gateway Motorway is the main arterial road, only a 10min drive from Marina Villas, connecting you to the Brisbane airport and Sunshine and Gold Coasts. Easy public transport at your doorstep, with only a 3min walk to the bus stop or a 9min walk to the train station.

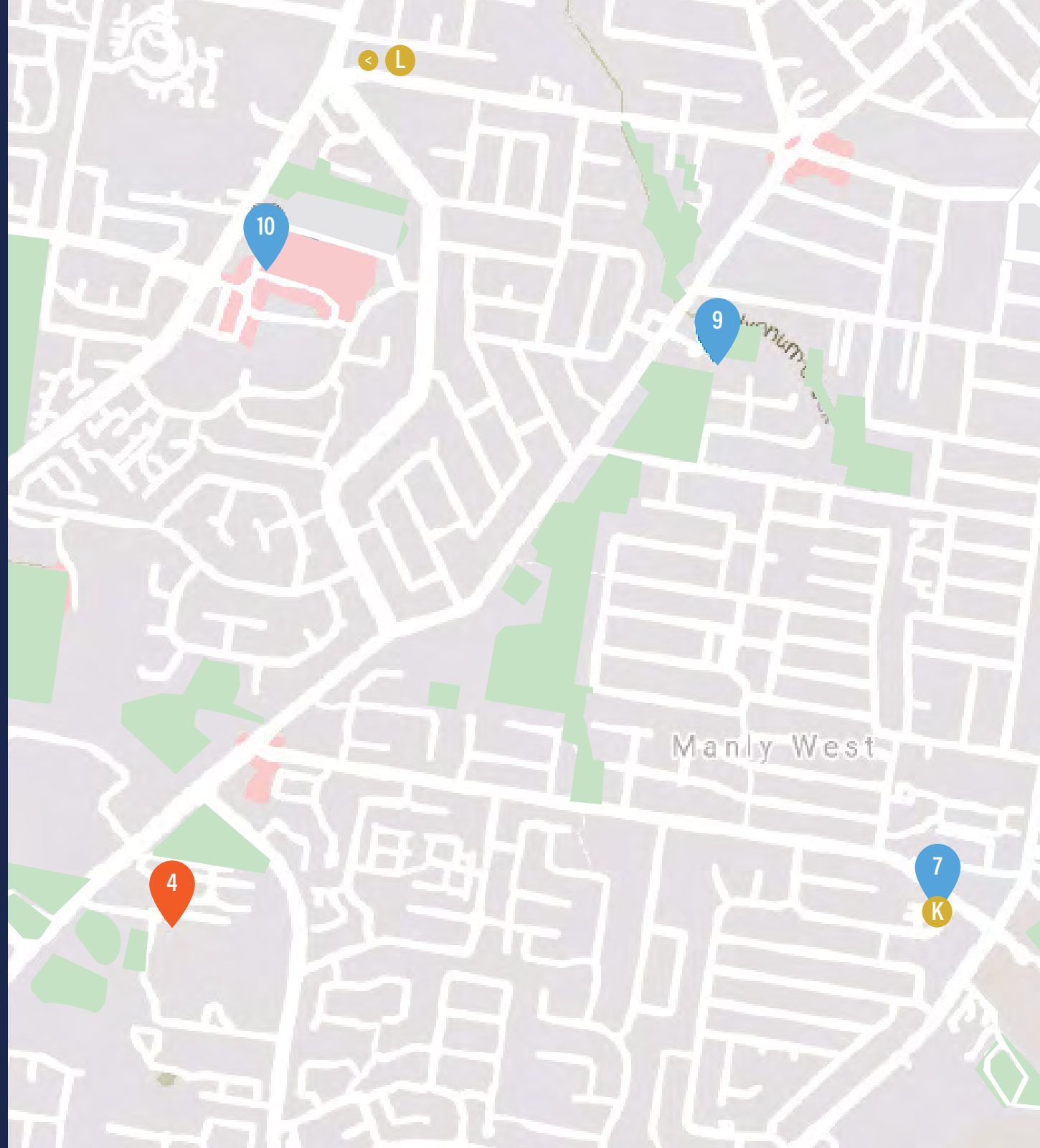
The East Coast Marina and Royal Queensland Yacht Squadron are nearby. This great location has everything you need with many shopping centres available in Wynnum Central, Manly and Wynnum Plaza including a large Kmart, gym, specialty shops and eateries. There are numerous cafes and restaurants in the area and cinema due to open in November 2020.

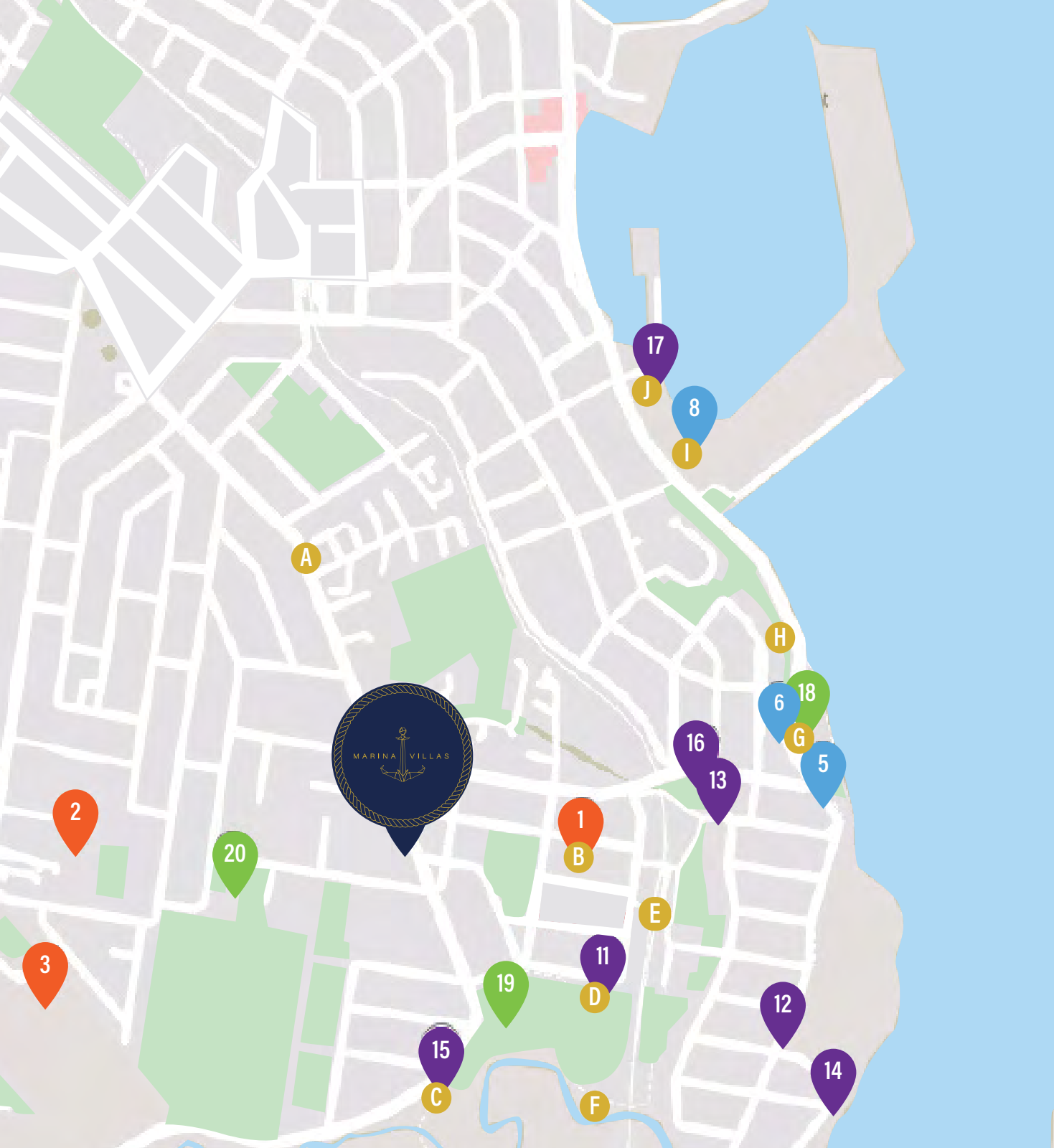




Distance from Marina Villas

A	Bus Stop	280 m
B	Lota State School	500 m
C	Lota Boardwalk	500 m
D	Bayside United FC	650 m
E	Lota Train Station	700 m
F	Lota Creek	1.0 Km
G	Lota Camping Reserve	1.4 Km
H	Wynnum Foreshore	1.4 Km
I	Boardwalk Cafe & Bar	2.4 Km
J	East Coast Marina	2.5 Km
K	Tida Thai Restaurant	2.8 Km
L	CBD Brisbane	17 Km





Education

- 1 Lota State School
- 2 Manly West State School
- 3 Moreton Bay Boys College
- 4 Moreton Bay College

Retail & Dining

- 5 Lota Takeaway
- 6 Bart's Place
- 7 Tida Thai Restaurant
- 8 Boardwalk Cafe & Bar
- 9 Wynnum Manly Leagues Club
- 10 Wynnum Plaza

Fitness & Activities

- 11 Bayside United Soccer Club
- 12 4K Mark Parkrun
- 13 Lota Skatepark
- 14 Queen Victoria Boat Ramp
- 15 Lota Creek Boardwalk
- 16 PCYC Bayside
- 17 East Cost Marina

Parks

- 18 Lota Camping Reserve, Lota
- 19 Lota Dog Park
- 20 Herbert St. Park



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