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Artist impression only. James Hardie Lightweight exterior.

Lot 223 Jason Day Drive, Beaudesert

SECONDARY DWELLING

4 + 2 | 1 + 1 | 2 + 1 | 1 + 1

$978,980

[Approx House Area: 215.79m^2] [House Price: $479,980] [Approx Land Area: 719m^2][Land Price: $499,000] [Design: Mayfair]

Preliminary Drawings

1	Cover Sheet	N/A
2	Site Plan	1:200 @ A3
3	Floor Plan	1:100 @ A3
4	Elevations 1 of 2	1:100 @ A3
5	Elevations 2 of 2	1:100 @ A3

Issue	Date	Description
PA	13/09/26	Preliminary A

STRIKE

DEVELOPMENT PROJECTS

Proposed New Building For:

Strike Developments

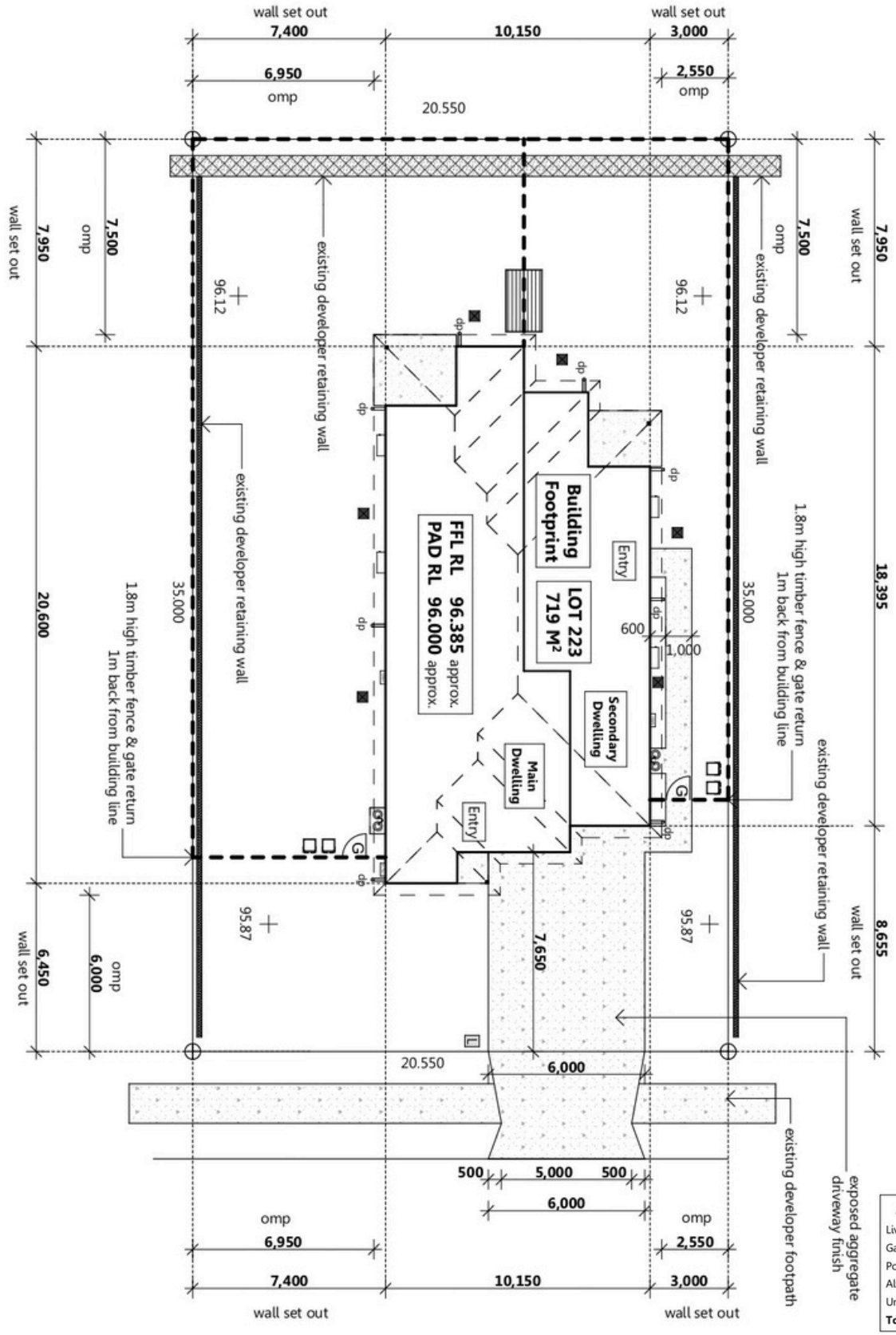
Lot 223 Jason Day Drive, Beaudesert



NOTES:
Images Are Diagramatic Only
Refer To Elevations For Details

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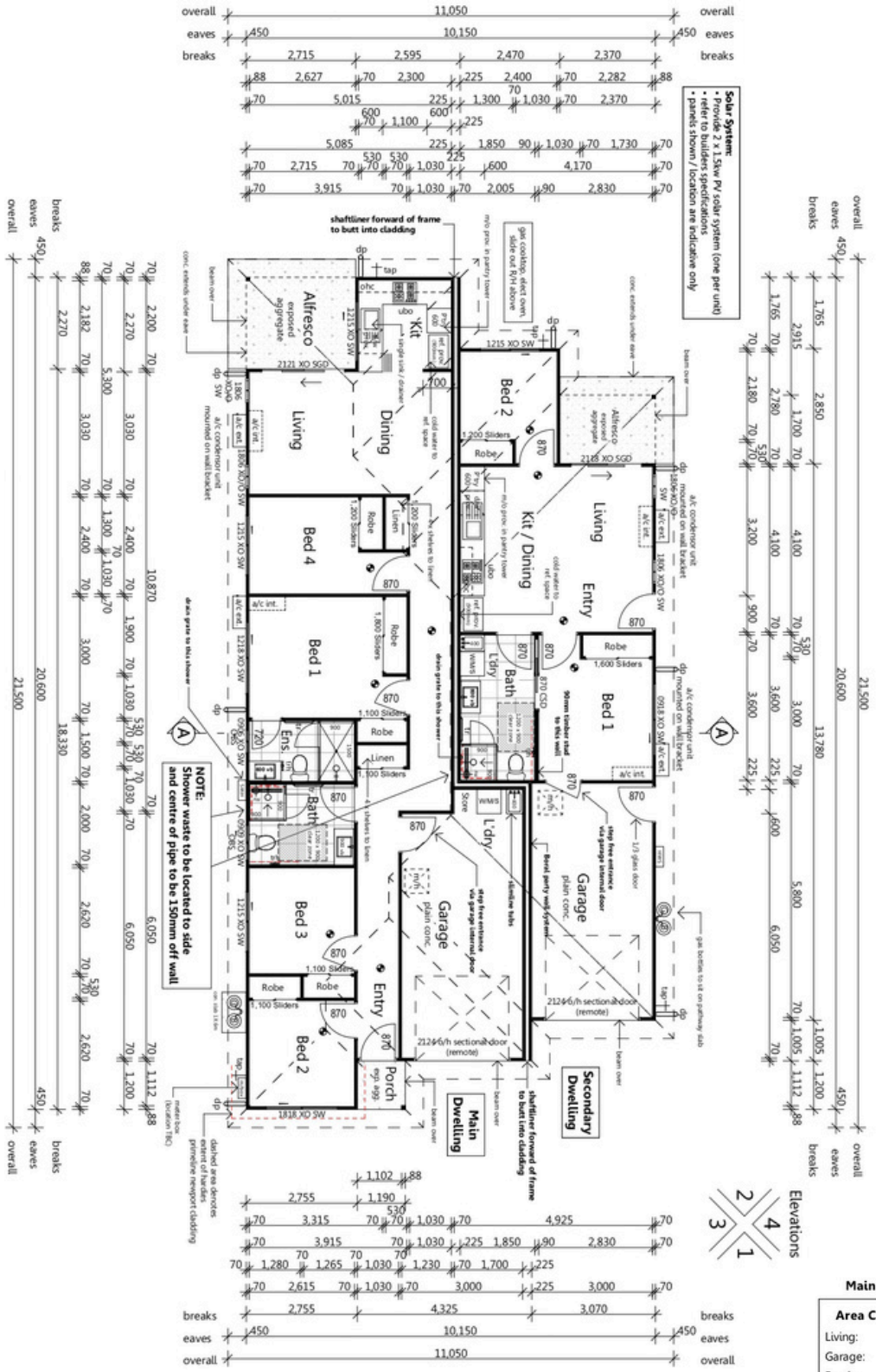
[Design Mayfair] [Approx. House Area 215.79m^2] [Approx. Land Area 719m^2]



Main Dwelling		S'dy Dwelling	
Area Calculations		**Area Calculations**	
Living:	91.16 sqm	Living:	44.99 sqm
Garage:	21.29 sqm	Alfresco:	6.06 sqm
Porch:	1.43 sqm	Garage:	18.24 sqm
Alfresco:	8.61 sqm	Under eave:	10.66 sqm
Under eave:	13.35 sqm	**Total:**	**79.95 sqm**
Total:	**135.84 sqm**	**Total 215.79 sqm**	

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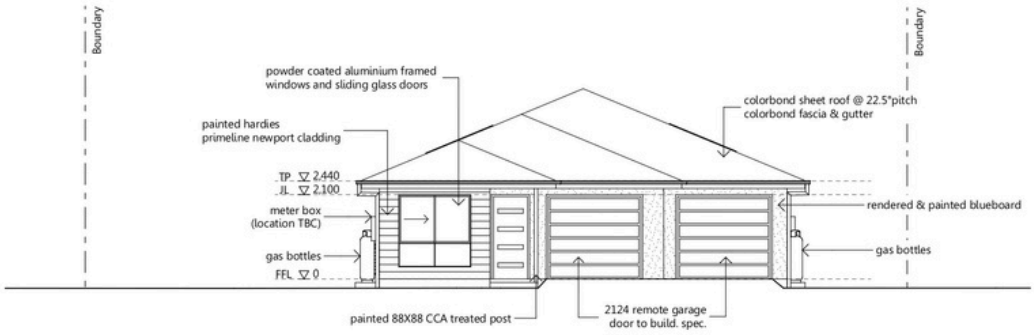
[Design Mayfair] [Approx. House Area 215.79m^2] [Approx. Land Area 719m^2]



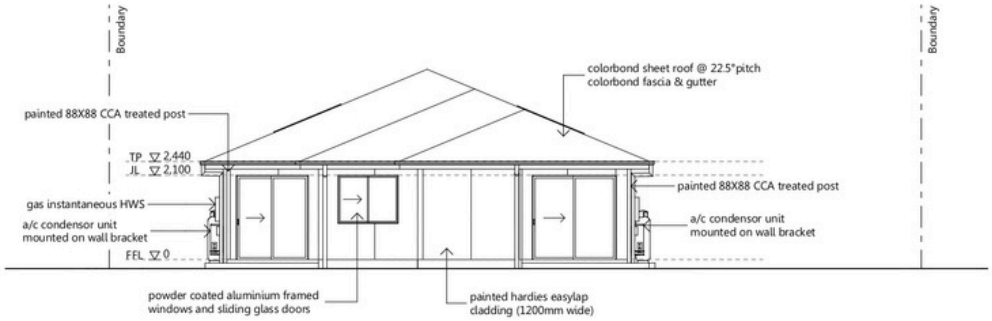
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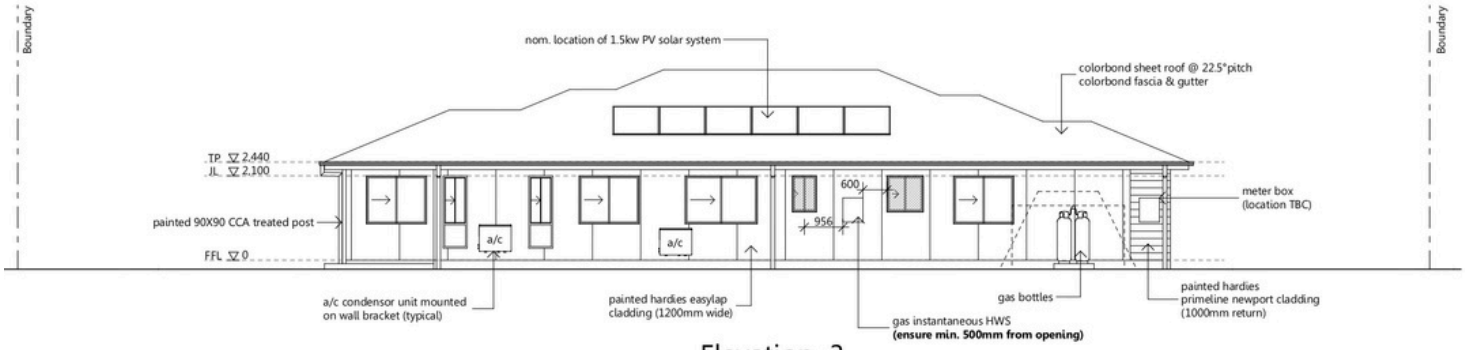
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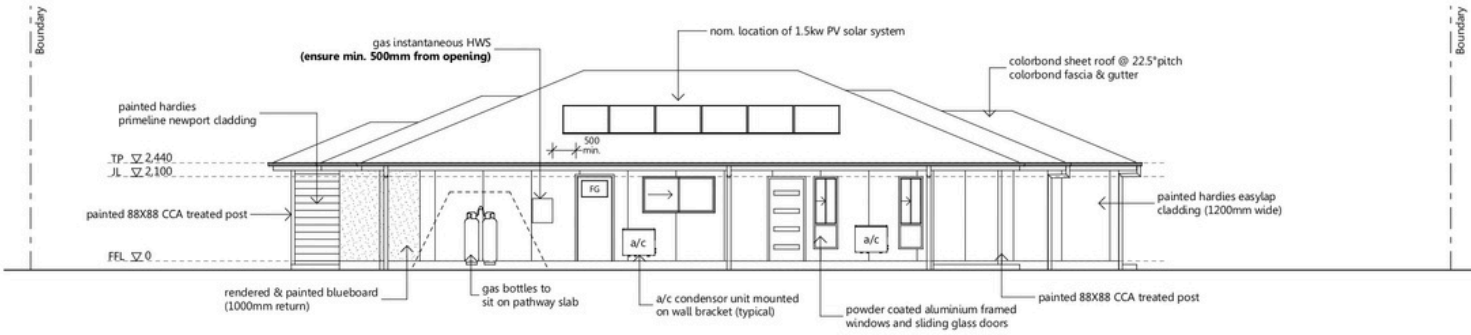
Elevation 1



Elevation 2



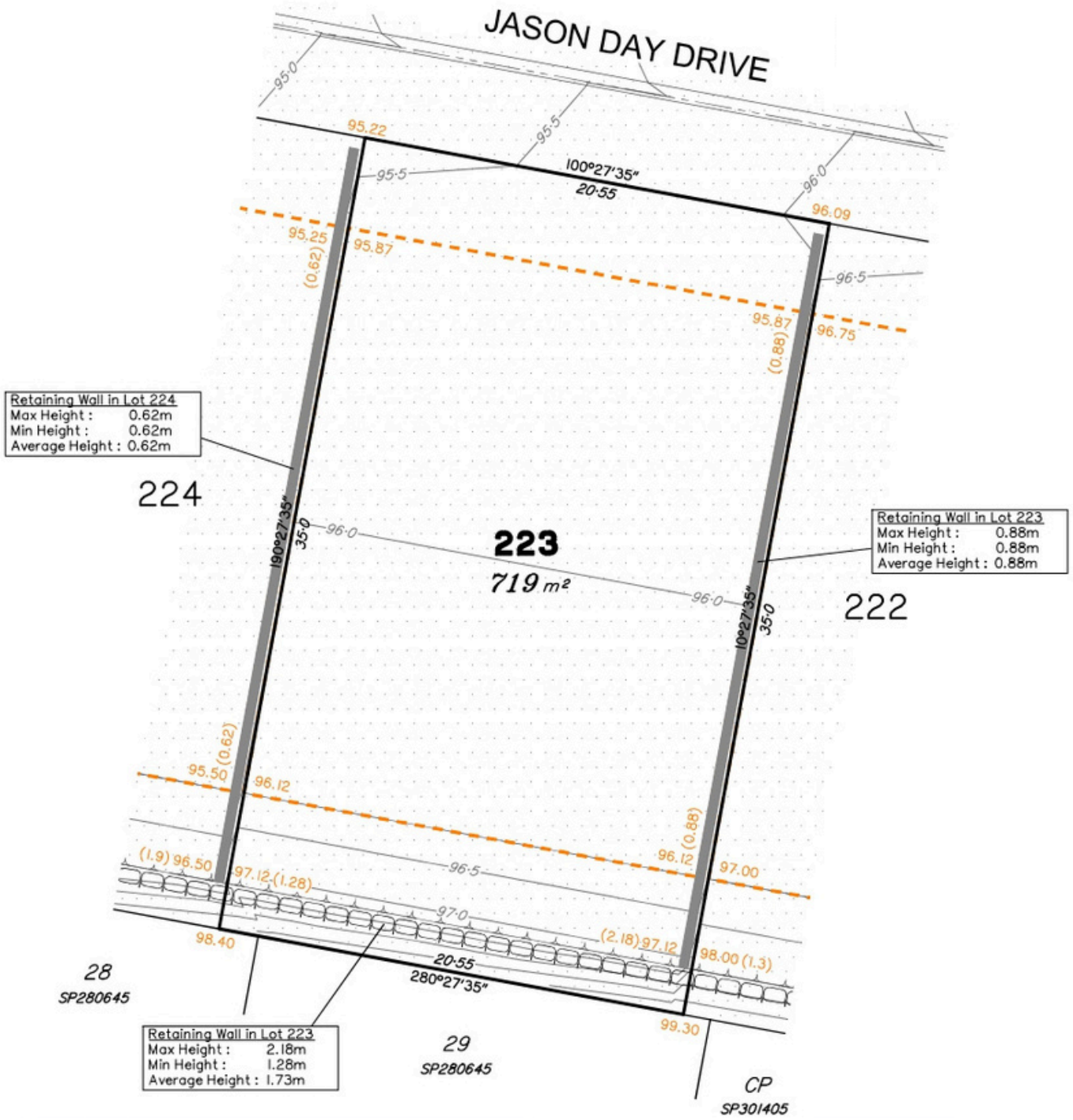
Elevation 3



Elevation 4

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SITE INFORMATION



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ESTATE INFORMATION



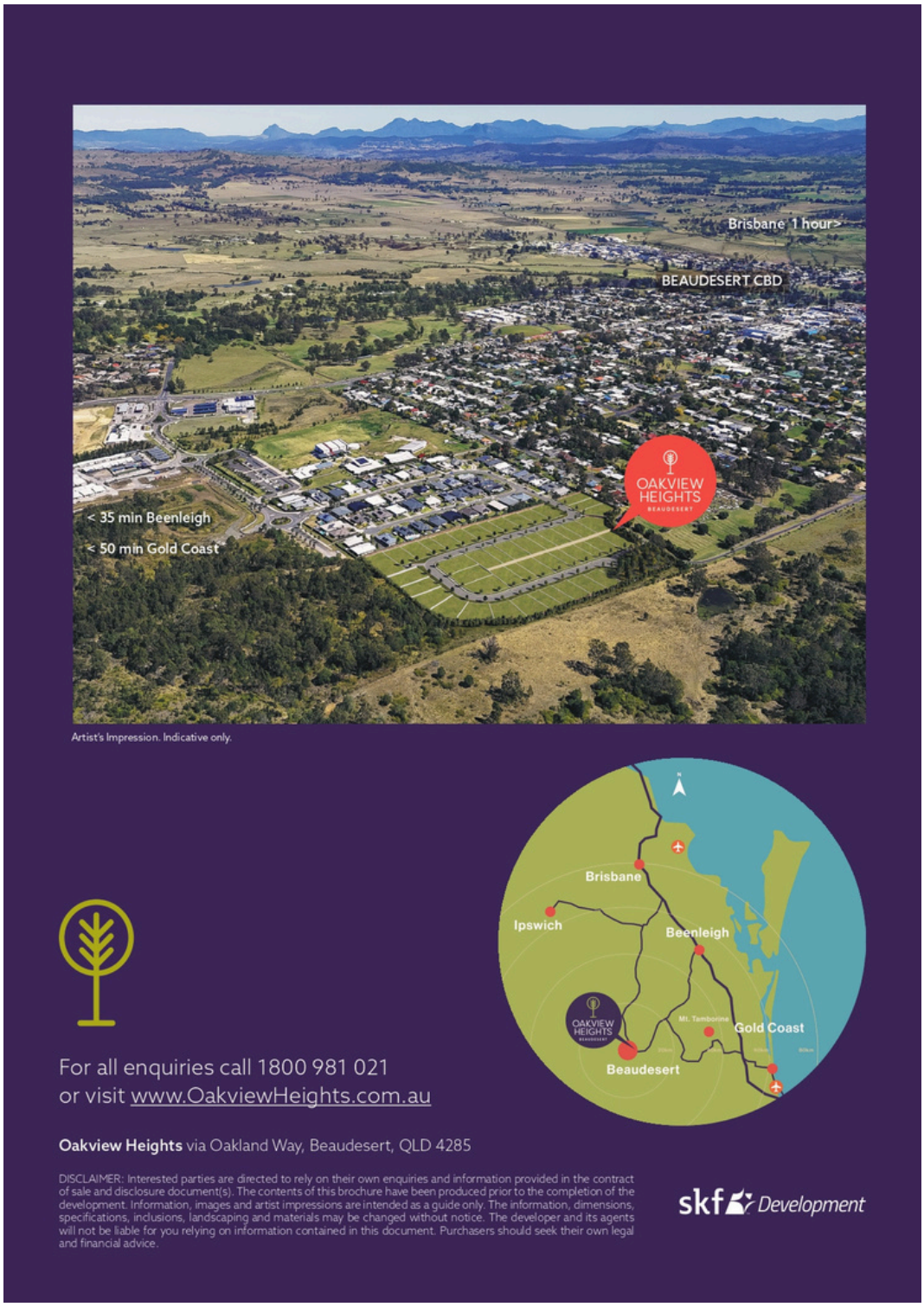
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ESTATE INFORMATION



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ESTATE INFORMATION



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SPECIFICATIONS/INCLUSIONS LIST

Strike prides itself on building your home fully completed as per the following specifications. You will receive all of the below full turnkey inclusions as part of your building contract.

INSURANCE & GENERAL INFORMATION

- Building application, including full approval to build your home
- Fixed-price building contract
- Construction drawings and specifications
- Soil test and foundation engineering
- All building certification fees, approvals and final certification
- Builder's public liability insurance
- Home Warranty Insurance
- 7-Star Energy Rating
- 6 year structural builder's warranty
- 12-month maintenance period

PRELIMINARIES

- Architecturally designed home
- Termite protection, including physical termite barrier to prevent termite entry
- Electrical: Single-phase power connection as per Energex instructions (up to 8 linear metres)
- Complete plumbing and drainage connections (up to 8 linear metres)
- Telecommunications lead-in
- Gas connection to meter with compliance (if applicable)

BASE WORKS & EXTERNAL

- Concrete slab to suit foundation engineering and soil type up to H1
- Engineering certification
- Roof design as per plan
- Feature alfresco with exposed aggregate as per plan
- External materials as per design
- Aluminium-framed windows with clear glazing
- Stained or painted timber front entrance door with clear glass inserts (XN5 as per façade image)
- Stainless steel deadlock, door furniture, and lever
- Colorbond gutters, fascia, and painted PVC downpipes
- Diamond Grill barrier screens to all opening doors
- Flyscreens to all opening windows
- Reinforced exposed aggregate porch, driveway and alfresco to match façade

INTERIOR

- 2440mm ceiling height
- Ceiling insulation and wall insulation as required in energy report
- Flush panel doors throughout
- Quality metal lever door furniture
- Walk-in robe to master with hanging rail and top shelf
- All other robes include top shelf, hanging rail and vinyl sliding doors
- 68mm skirting and 42mm architraves
- 90mm cove cornice
- Clients will have the option to select one (1) of our three professionally curated internal colour schemes:

KITCHEN

- 20mm stone benchtops
- Melamine overhead cupboards, pantry and drawers with microwave provision
- Stainless or brushed steel contemporary handles
- 1 3/4-bowl stainless steel sink (design and size to fit dependent)
- Flick mixer tap
- Water point for fridge

APPLIANCES

- Quality stainless steel appliances
- Beko 600mm dishwasher
- Beko 600mm oven
- Beko 600mm cooktop
- Beko 600mm rangehood

BATHROOM AND ENSUITE

- 20mm stone benchtops
- Melamine cupboards and drawers
- White acrylic bathtub
- Vitreous china basins
- Quality tapware
- Semi-frameless pivot or sliding shower screens
- Frameless mirror to suit vanity length
- Dual-flush toilet suites

LAUNDRY

- Quality tapware
- Tub and cabinet

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SPECIFICATIONS/INCLUSIONS LIST

ELECTRICAL

- Recessed energy-efficient LED downlights throughout living/dining/bathrooms
- Ceiling fans with light to bedrooms
- Double power points throughout
- Exhaust fan/heat lamp combo to bathroom and ensuite
- Smoke detectors and safety switches
- 2 data points (1 x media room, 1 x main bedroom)
- NBN wired and ready
- 1 TV antenna
- 1.5kW solar system and inverter

WALL TILING

- Ceramic tiles to all shower walls to 1800mm high with feature tile
- Ceramic skirting tile to wet areas
- Ceramic tiles to kitchen, laundry and wet area splashbacks

MAIN FLOOR THROUGHOUT

- Ceramic floor tiles to all wet areas with a choice of ceramic tiles/vinyl to all living areas and kitchen

CARPET

- Quality carpet and underlay to bedrooms and media rooms (where applicable)

HOT WATER SERVICE

- Mains-pressure instantaneous electric or gas hot water service (varies by estate)

HEATING/COOLING

- Air conditioning: 2.5HP to living room, 1HP to master bedroom (location determined by engineer)

WINDOW COVERINGS

- Roller blinds or verticals to all windows and sliding doors (excluding garage and wet areas, as per covenant)

GARAGE

- Auto double garage under roofline (as per plan)
- Colorbond remote-controlled panel lift door with 2 handsets
- Internal access door to home
- Light and power points
- 1/3 glass panel painted back door

PAINTING

- 2-coat paint system
- Washable matt sheen acrylic to interior walls
- Enamel to trims and doors
- Exterior acrylic to external surfaces

FENCING

- Treated timber fencing and gates to side and rear boundaries (as per plan/covenant)

LANDSCAPING

- Garden beds and plants, timber edging (up to $10m^2$)
- A-grade turf to front and rear yards
- Freestanding letterbox with house number
- Front and rear garden taps
- Landscaping pebbles
- Clothesline (retractable)

DUAL LIVING INCLUSIONS

- Electricity: 2 single-phase supplies with 2 meters in one meter box
- Phone: Individual phone line to each dwelling
- Water: One water meter to main dwelling & sub-Meter to auxiliary (or as per council requirements)
- Utility accounts paid by landowner
- Heating/cooling: 1 split system to living, 1 to master bedroom per dwelling
- One retractable clothesline per dwelling
- 1 TV antenna per dwelling
- 1.5kW solar system and inverter per dwelling

Specifications may vary depending on house design and site conditions. Items are not redeemable for cash or credit. Strike Development Projects reserves the right to substitute items with equivalent products and to use alternative suppliers as required.

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MAIN FLOOR THROUGHOUT

- Ceramic floor tiles to all wet areas with a choice of ceramic tiles/vinyl to all living areas and kitchen

CARPET

- Quality carpet and underlay to bedrooms and media rooms (where applicable)

HOT WATER SERVICE

- Mains-pressure instantaneous electric or gas hot water service (varies by estate)

HEATING/COOLING

- Air conditioning: 2.5HP to living room, 1HP to master bedroom (location determined by engineer)

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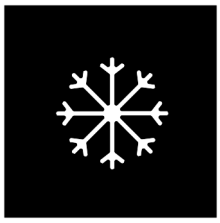
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*Specifications may vary depending on house design and site conditions. Items are not redeemable for cash or credit. Strike Development Projects may substitute equivalent products or suppliers at its sole and absolute discretion without client approval. Any item not required due to design, site conditions, or regulatory requirements will be omitted from the scope with no credit, allowance, or replacement provided.

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CUSTOMISED INCLUSIONS

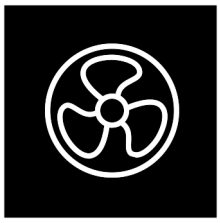
- **Ceiling height (single storey): 2440mm**
- **Heating/cooling:** Main living area & master bedroom
- **Kitchen benchtops:** Stone
- **Bedroom lighting:** Fan light
- **Bathroom/ensuite:** Exhaust fan/heat lamp combo
- **Hot water:** Mains-pressure instantaneous gas (where available)
- **Flooring:** Choice of tiles/vinyl to main living; carpet to bedrooms
- **Kitchen:** Water point for fridge
- **Lighting:** Recessed energy-efficient LED downlights
- **NBN lead-in (1)**
- **7-Star Energy Efficiency Rated**



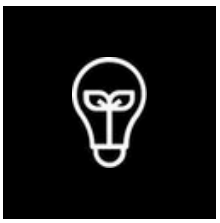
Air Conditioning



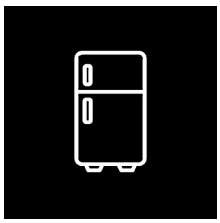
Gas Appliances



Exhaust Fan/Heat



Energy Efficiency 7 Star



Fridge Tap

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OUR PROMISE

At Strike Developments, we are dedicated to delivering more than just a home. Our commitment lies in providing a seamless, reliable experience for our customers. From transparent pricing and substantial design to dedicated support and lasting warranties, our process ensures confidence and value every step of the way.



Fixed Price Package

We offer a total and complete fixed-price building package that takes the stress out of your construction from the moment your contract is signed, providing certainty and confidence throughout the build process



7 Star Energy Rating

All our homes meet the new National Construction Code (NCC) 7-Star Energy Rating, ensuring sustainable, energy-efficient construction, providing comfort and sustainable living.



Dedicated Support

From contract signing to handover, you will have a dedicated team to provide updates and support throughout the construction process, offering a seamless experience every step of the way.



12 Months Maintenance

From handover we are committed to providing you with an ongoing 12-month maintenance period, offering added peace of mind for your new home with support for any maintenance needs that may arise.



6.5 Year Warranty

From handover, we are committed to providing you with our 6.5-year structural warranty, which reflects our confidence in the structural integrity of your home and provides you security that your new home is built to last.



100+ Year Experience

With well over 100 years of combined experience in our senior leadership team ensures that every home we deliver reflects the highest standards.

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ABOUT US

Looking for a reliable residential building and construction company in Australia?

Look no further than Strike Development Projects! Established in 2014 by the Company's Director, Strike is a privately owned and operated Australian Residential Building and Construction company.

The Director's experience quickly established Strike's reputation for quality. Strike specializes in building homes that cater to the needs of modern Australian families and offer a great addition to any savvy investor's property portfolio. Our extensive range of turn-key homes, dual-key homes, and duplexes are suitable for homeowners, investors, and development partners alike.

At Strike, we always deliver projects on time and within budget.

Our team has significant experience in design, building and construction, property development, and investment. Strike has strong relationships with some of Australia's most recognised developers, channel partners, and local Queensland land suppliers, which enable Strike to deliver homes with high-level desired inclusions that are also affordable and offer incredible investment value.

Strike are active in selected Southeast Queensland hotspots/growth corridors of the Gold Coast, Logan, Brisbane, and Ipswich. Learn more about why Strike Development Projects is one of the fastest-growing residential building and construction companies in Queensland, where we always put our customers first.



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ADMIN@STRIKEDEV.COM.AU | WWW.STRIKEDEV.COM.AU
ABN: 18 602 596 501 – QBCC: 1302229

Image Realty Springwood
16 Cinderella Drive
Springwood, QLD, 4127
springwood@imagerealty.com.au
1300 031 261

Image Realty Ipswich
100 Brisbane St
Ipswich QLD 4305
ipswich@imagerealty.com.au
1300 031 261

Rental Appraisal

15th September 2026

Property Address: Lot 223 Jason Day Drive, Beaudesert QLD 4285

Property Details: Duplex/Semi-detached 6 Bedrooms | 3 Bathrooms | 2 Car Garages

Recommended Rent: Unit 1 $600 - $650 and Unit 2 $550 - $600 per week

Dear Investor,

Thank you for the opportunity to provide this rental appraisal for your property. I have carefully assessed the home's features, location, and current market conditions to determine its rental value. By analyzing similar properties recently leased or currently available, I have ensured that this recommendation reflects the most competitive rate in today's market.

If you have any questions or would like to discuss how we can assist in securing the best return on your investment, please don't hesitate to reach out.

Kind regards

K WATSON

Kristen Watson
Client Services Manager



0426 455 314
kristenw@imagerealty.com.au
www.imagerealty.com.au
Servicing all of South East Queensland

Whilst all reasonable effort is made to ensure the information in this appraisal is current & correct, Image Realty does not warrant the accuracy or completeness of the data and information contained in this appraisal.

Image Realty Springwood
16 Cinderella Drive
Springwood, QLD, 4127
springwood@imagerealty.com.au
1300 031 261

Image Realty Ipswich
100 Brisbane St
Ipswich QLD 4305
ipswich@imagerealty.com.au
1300 031 261

Form 1-11

Rental Return Guarantee

Landlords Full Name(s): _____

Property: Lot 223 Jason Day Drive, Beaudesert QLD 4285 Duplex/Semi-detached 4,2,1 + 211

Appraisal Date: 15/09/2026

Guaranteed Weekly Rental Return Amount: $1150 per week

Term: Three (3) Years

RECITALS

A. Image Realty Pty Ltd ACN 607 345 568 ("Image Realty"), as the Managing Agent of the Property, hereby offers the Landlord a guaranteed rental amount for the Term in accordance with the Terms and Conditions of this agreement.

B. The Guaranteed Weekly Rental Return Amount offered by Image Realty may not be the maximum rental return that is possible for the Property.

C. The Landlord wishes to enter into this agreement as a way to ensure guaranteed income for the Property.

TERMS AND CONDITIONS

1. The Landlord has engaged Image Realty to manage the Property, such engagement is reflected in the Form 6 (Appointment of a Property Agent) executed on or about the same date as this agreement.

2. The Landlord acknowledges and accepts this guarantee is only operational from the date the Property is first leased by Image Realty and only enforceable against Image Realty whilst the Form 6 is valid and subsisting. Any valid termination of the Form 6 by either party will result in this guarantee being terminated immediately with the Landlord prevented from relying on it after the date of termination for any reason.

3. The Landlord acknowledges and accepts the following:
   (i) Prior to entry into this guarantee, Image Realty provided the Landlord with a rental appraisal of the Property which was undertaken by Image Realty. The Landlord has had sufficient opportunity prior to entry into this agreement to conduct its own due diligence enquiries to confirm the appraisal represents a fair and reasonable rental amount for the Property.
   (ii) The Guaranteed Weekly Rental Return Amount is not necessarily the highest market rental return which could be achieved for the Property;

IMAGE REALTY
Where Your Property is Our Priority

Web: www.imagerealty.com.au
Email: kristenw@imagerealty.com.au
Mobile: 0426 455 314

(iii) This guarantee is designed to provide certainty to the Landlord and is in no way guaranteeing that the rental amounts received by the Landlord during the Term will represent the maximum rental amount achievable for the Property;

(iv) The guarantee is based upon four (4) weeks vacancy in any fifty-two (52) week period.

(v) If the average rental amount received during the Term (this is calculated by dividing the total amount of rent received throughout the Term by the number of weeks in the Term, less the allowed four (4) week permitted vacancy period for each year of the Term) is below the Guaranteed Weekly Rental Return Amount, Image Realty will pay to the Landlord the difference within fourteen (14) days of the end of the Term; and

(vi) From the Guaranteed Weekly Rental Return Amount, Image Realty is permitted to deduct all such amounts it is authorised to deduct pursuant to the terms of the said Form 6.

4. During the Term, the Landlord must ensure it undertakes the following:

(i) Take out and maintain a Landlord Insurance Policy which is to include cover for loss of rent. Evidence of such insurance must be provided to Image Realty when requested;

(ii) Be available (or have a lawful representative available) to provide instructions to Image Realty with regard to the Property and ensure such instructions are provided within two (2) days of Image Realty seeking same;

(iii) Not unreasonably refuse to accept any proposed tenant, suggested rent or rental increase in line with the current market that Image Realty suggests for the Property;

Should the Landlord breach any of the undertakings contained in this clause, Image Realty will be entitled to terminate this agreement, in writing to the Landlord without notice.

Client Name: _____

Client Signature: _____ **Date** ____/____/____

Client Name: _____

Client Signature: _____ **Date** ____/____/____

Agent Name: Image Realty Pty Ltd

Client Signature: _____ **Date** ____/____/____

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Our Panel Conveyancers and Mortgage Broker

NSW CONVEYANCER

Gordana Lumakovski

JNL Lawyers

0414 799 363
gordana@jnllawyers.com.au
www.jnllawyers.com.au

WA CONVEYANCER

Carly Beesley

Alpha Conveyancing

(08) 9371 5005
info@alphaconveyancing.com.au
www.alphaconveyancing.com.au

VIC CONVEYANCER

Neha Agarwal

BLUE GEM Conveyancing

+61 452 391 571
info@bluegemconveyancing.com.au
www.bluegemconveyancing.com.au

QLD CONVEYANCER

Greg Reynolds

KRG Conveyancing

1300 132 088
info@krg.com.au
www.krg.com.au

ALL STATES CONVEYANCER

Peter Ishak

Ishaks Conveyancing

1300 474 257
info@ishaks.com.au
www.ishaks.com.au

MORTGAGE BROKER

Mehul Parekh

Dayal Mortgages

0431 108 591
admin@dayalmortgage.com.au
www.dayalmortgage.com

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WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

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LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

ACKNOWLEDGEMENT

This EOI is non-binding and subject to acceptance. I authorise Let's Buy Property to collect, use and disclose my personal information to relevant parties as required to facilitate my property purchase and comply with applicable AML/CTF and legal requirements.

CONSENT

By approving this EOI, you consent to receive property updates and marketing from Let's Buy Property. Unsubscribe anytime.