

LOT 1



Lot 1 Daniel Street, Elizabeth

*image for illustration purpose only.

FIXED PRICE CONTRACT

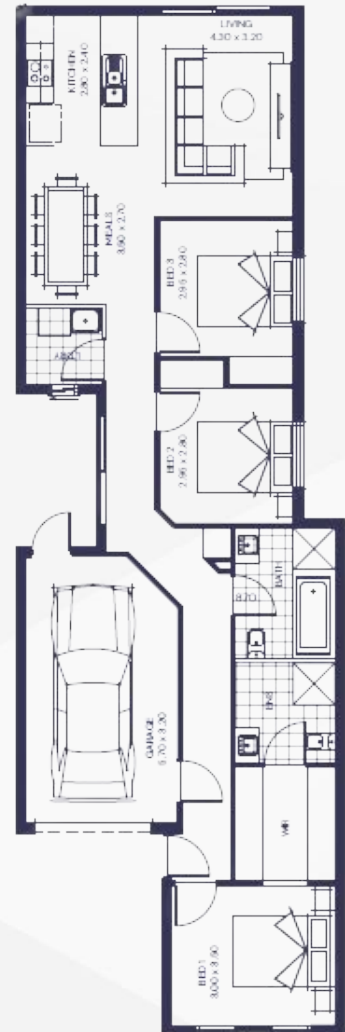
\$730,000



Build Price	\$435,000	Living	104.60 m ²
Land Price	\$295,000	Porch	3.74 m ²
Frontage	7m	Garage	20.60 m ²
Land Size	232.91 m ²	Total	128.94 m ²

PACKAGE INCLUSIONS

- Fixed price footings
- Fixed price construction
- Concrete driveway
- Concrete perimeter paths
- Perimeter fencing
- 2.4m high ceilings
- Alarm system
- NBN provisions
- Quality kitchen appliances
- Quality bathroom fixtures
- Clothesline
- TV antenna
- Colour scheme Dark



DANIEL NINE

NINE HOMES. ONE ADDRESS.

A BOUTIQUE COLLECTION
OF NINE ARCHITECTURALLY
DESIGNED HOMES.

9 H&L IN DANIEL ST,
ELIZABETH PARK SA 5113



DANIEL NINE



CONSIDERED. CONNECTED. CONTEMPORARY.

COLOUR PALETTE



Daniel Nine is a curated collection of nine architecturally designed homes in Elizabeth Park. Contemporary living in a connected and established location.

TYPOGRAPHY

HEADING
MONTSERRAT

BODY
OPEN SANS



ARCHITECTURALLY
DESIGNED HOMES



QUALITY
FINISHES



GREAT
LOCATION



STRONG
INVESTMENT



BUILT BY
HM DEVELOPMENTS



DEVELOPMENTS

INCLUSIONS



INCLUSIONS

Structural

- Timber frame (AS 1684, N3 wind load), 90mm structural wall framing
- AAC panel with render finish, Axon cladding (painted)
- Ceiling height: 2430mm, eaves as per plan
- Structural beams as per plan
- Raft footing/slab: 100mm thick SL72 mesh, termite barrier (perimeter & penetrations)
- 25-year structural guarantee
- Home indemnity & liability insurance
- Survey, working drawings, approvals, engineering reports, energy compliance report, contour site plan
- 3-month maintenance after handover

Roof & Gutters

- Colorbond roof, fascia & gutters (as per plan)
- Boundary gutters, 900mm downpipes, whirlybird

External Doors & Windows

- Aluminium windows & sliding doors (powder-coated, keyed alike)
- Obscured glazing to wet areas
- Flyscreens to sliding doors
- Solid core external door & feature entry door
- Window architraves & reveals (67mm)

Internal Linings & Finishes

- 10mm plasterboard (walls & ceilings), water-resistant to wet areas
- 55mm cove cornices
- Skirtings & architraves: 67mm square
- Internal doors: 2040mm (builder's range)
- Door stops to all doors
- Paint: 2 coats matte to walls, ceilings, cornices, doors, architraves, eaves

Flooring

- Laminate to living, kitchen, passage and bedrooms

Kitchen / Joinery

- Laminate benchtops & cupboards (builder's range)
- 600mm oven, cooktop, rangehood, dishwasher (builder's range)
- Double bowl stainless steel sink & mixer tap
- Island bench (laminated, builder's range)

Laundry

- 1200mm laminate cabinet & trough
- Stainless steel inset sink & tapware
- Splashback 300mm above trough, tiled skirting

INCLUSIONS

Bathroom / Ensuite

- 900mm vanity (laminated, builder's range)
- Shower screens, polished edge mirrors
- Basins, taps, showerheads, toilets (builder's range)
- Bath to main bathroom
- Towel rails, toilet roll holders

Tiling

- Kitchen splashback to underside of overhead cupboards (up to 700mm)
- Bathroom walls: 150mm skirting tiles, 2000mm to showers (600x300)
- Bathroom & ensuite floors: 300x300 tiles
- Laundry skirting & splashback
- Porch floor: 450x450 stack bond

Air Conditioning & Services

- 2 x split systems (2.5kW master, 5.0kW living/meals)
- Electric heat pump hot water
- Sewer, stormwater, gas, water connections
- Rainwater tank (1000L) with pump
- NBN provision, TV antenna, alarm system

Electrical

- Internal LED downlights (as per plan)
- Ceiling fans to bedrooms 2 & 3
- 3-in-1 heat/light to bathrooms
- External LED porch light, batten lights to laundry/rear
- Power points, data points, switches (as per plan)
- Smoke detectors, safety switch

Robes & Storage

- Master: walk-in robe as per plan
- Bedrooms 2 & 3: mirror/vinyl sliding doors
- Linen cupboard

External Works & Landscaping

- Good neighbour fencing & side gate
- Concrete driveway, crossover, and paths
- Landscaping to front & rear
- Letterbox, clothesline, external tap
- Blackout blinds to windows

DARK SCHEME

EXTERNAL COLOURS



COLOURBOND MONUMENT
Roof sheeting
Gutters
Panel lift garage door



COLOURBOND SURFMIST
Fascia
External AAC cladding



COLOURBOND WINDSPRAY
Feature front cladding
Front door



MARFIL CHARCOAL MATTE
External porch tile

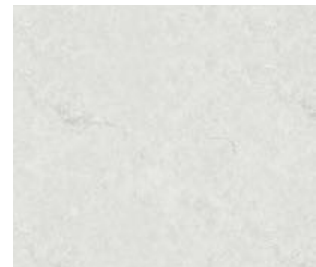
INTERNAL COLOURS



CABINETRY
Polytec Graphite Matte
To kitchen, main
bathroom and ensuite



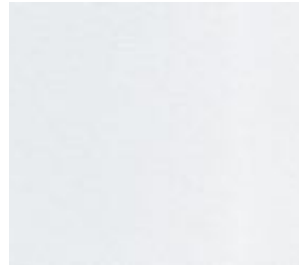
WET AREA TILE
Marfil Charcoal Matte
To main bathroom,
ensuite and laundry



LAMINATE BENCHTOP
Polytec Argento Stone Matte
To kitchen, main bathroom
and ensuite



LAMINATE FLOORING
Castal Stone
To living/dining, kitchen
and hallway



BLOCKOUT BLINDS
Sunset Stone
To living/dining and
bedrooms

LOCATION

1 Munno Para Shopping City – 4 minutes away

2 Playford Alive Town Centre – 11 minutes away

3 Elizabeth Football Club & Tennis Centre – 3 minutes away
Join the local Footy spirit or catch a game at this historic and vibrant community sports hub.

4 Elizabeth North Primary School & Preschool – 4 minutes away
A caring and inclusive environment for early education, just minutes from home.

5 Elizabeth City Centre – 4 minutes away
Your go-to destination for Fashion, food, entertainment, banks, and essential services, all in one place.

6 Broadmeadows Train Station – 5 minutes away

7 Womma Train Station – 3 minutes away

8 Lyell McEwin Hospital – 8 minutes away. One of South Australia's leading healthcare Facilities, offering peace of mind for your Family's wellbeing.

9 Adelaide CBD – 31 km away
Enjoy a simple commute into the heart of the city for work, entertainment, dining, and cultural experiences.



Rent Appraisal

4th December 2025

RE: Lots 1 - 9 Daniel St Elizabeth Park SA 5113

To whom it may concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, we have taken into account a number of factors including the market, conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.



3



2



1

Recommended Rent
\$600 - \$620 per week

If I can be of any further assistance, please feel free to contact me on the details below.

Yours sincerely,

Silvertail

RLA: 340314

95 OG Road,
Klemzig SA 5087



Nidal Rasheed
Principal

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