

# LOT 9



Lot 9 Daniel Street, Elizabeth

\*image for illustration purpose only.

FIXED PRICE CONTRACT

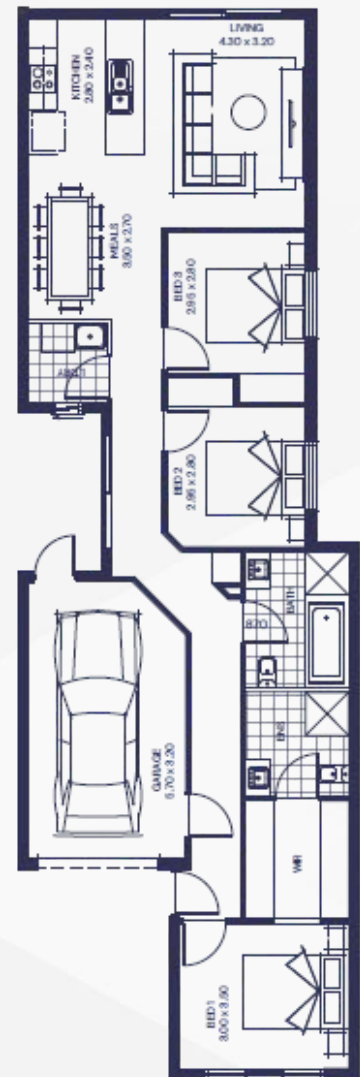
# \$775,000



Build Price	\$440,000	Living	104.60 m <sup>2</sup>
Land Price	\$335,000	Porch	3.74 m <sup>2</sup>
Frontage	7m	Garage	20.60 m <sup>2</sup>
Land Size	307.30 m <sup>2</sup>	Total	128.94 m <sup>2</sup>

#### 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

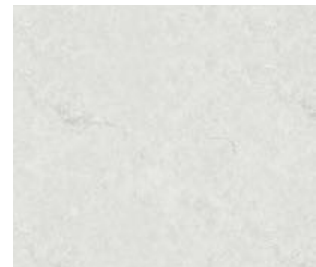
## INTERNAL COLOURS



**CABINETRY**  
Polytec Graphite Matte  
To kitchen, main  
bathroom and ensuite



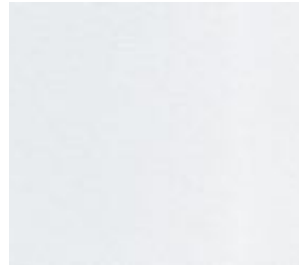
**WET AREA TILE**  
Marfil Charcoal Matte  
To main bathroom,  
ensuite and laundry



**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

4<sup>th</sup> 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**

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Klemzig SA 5087



**Nidal Rasheed**  
**Principal**

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