HOUSE & LAND PACKAGE

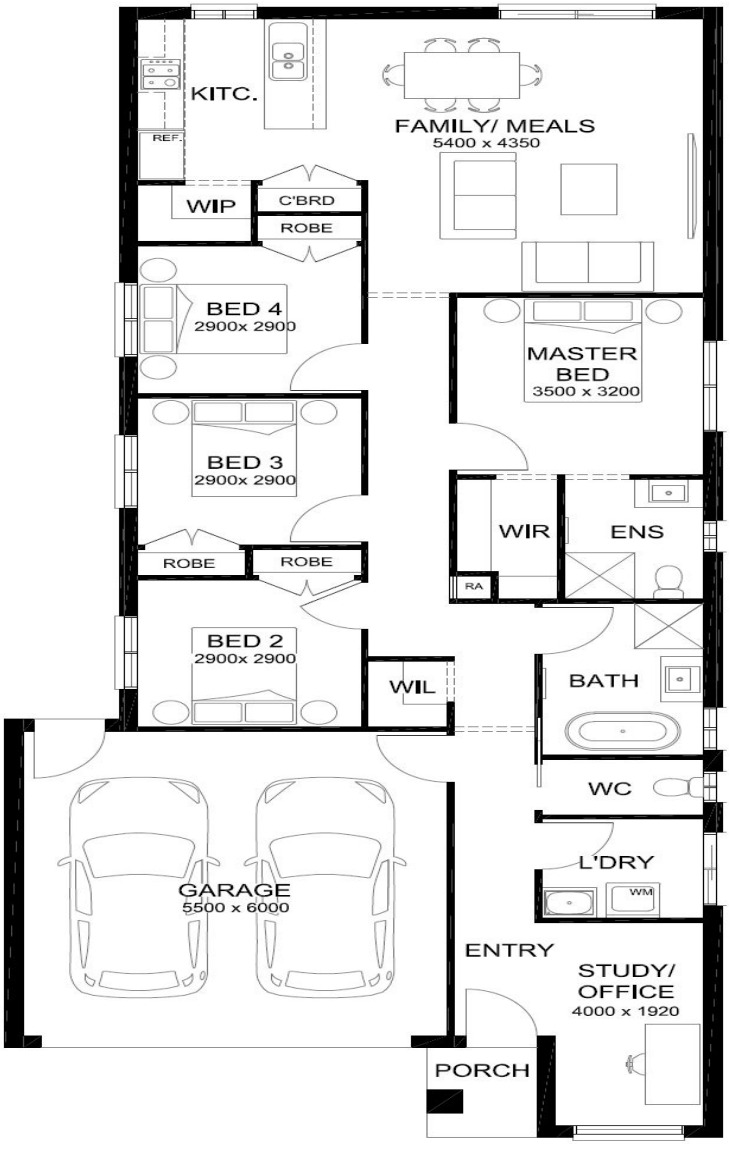
LOT 102 - SAMARA ESTATE, FRASER RISE

TITLES: TITLED



BROOKLYN 177

4 2 2



$706,000*

Land Size: 310.00 sqm | House Size: 177.00 sqm

FULL TURNKEY PROMOTIONS:

- **20mm Caesarstone Benchtop to Kitchen**
- **2590mm high ceiling throughout**
- **900mm Kitchen Cooktop, Oven and Rangehood**
- **Dishwasher - Stainless Steel**
- **Split System Air Conditioner (cooling only) to Living**
- **Coloured Concrete Driveway**
- **Flooring Covering throughout**
- **LED Recessed Downlights & Digital TV Antenna**
- **Concrete Letterbox to match design guidelines**
- **Clothesline with Concrete Pad**
- **Window Coverings throughout**
- **Front and Rear Landscaping**
- **Fencing & Wing Fence.**
- **Solar panel to roof space**
- **Flyscreens & Flydoors to alfresco**
- **Tiled shower bases to all bathrooms**
- **External flood light to side & rear**
- **Alarm System with 3 sensors**
- **Steel lintel with brick infill above Doors & Windows.**
- **Fixed Site cost, Bushfire & Estate Covenants**

Builder reserves right to amend specification & price without notice. All plans & facades are indicative concepts not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approx., refer to contract documentation for details. The First Homeowners Grant is a government incentive and is subject to change. VIC Builder's Licence: CDB-U 50038

TURNKEY OPTIONS



Colour on Concrete Paving
Driveway (up to 30m²**).**

Fencing
Full share fencing to sides and rear boundaries (note **fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side).** 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate **compliant).**

Wing Fence
1800mm high and 900mm wide gate to side of house **(if required). Fencing type allowed Colorbond® / timber** paling capped with 125 x 75mm exposed posts.

Front Landscaping
includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.

Rear Landscaping
Includes mulched garden bed with trees and / or plants to rear boundary, 12m² of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of colour on concrete pad and 12m² of colour on concrete paving to rear or alfresco area
(plan specific).

TV Antennae
Connection to roof including connection to internal TV points.

Split System Air Conditioner
(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.

Alarm System
Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Reconstituted Stone
Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.

Holland Blinds
Comes with metal chain and Vibe Block out
(design specific).

Flyscreens
Aluminium framed to all openable windows - colour
to match window colour.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.

STANDARD SPECIFICATIONS:

Oven
Stainless steel 600mm fan forced oven.

Hot plate
Stainless steel 600mm induction cooktop.

Rangehood
Stainless steel 600mm wide canopy range hood.

Dishwasher
Stainless steel dishwasher.

Sink
Double bowl stainless steel sink.

Tap
Flickmaster tap, chrome finish.

Cabinetry

Cupboards
Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1. (Design Specific).

Doors/Drawers
Standard laminate from builder's predetermined colour boards.

Microwave provision
Standard laminate including single power point.

Kitchen Bench top
Laminate square edge from builder's predetermined colour boards with dedicated food preparation area.

Vanity Bench tops
850mm high laminate square edge benchtop from builder's predetermined colour boards.

Handles
Selected from builder's predetermined colour boards.

Bathroom & ensuite

Basins
Vitreous china vanity basin (white).

Mirrors
1150mm high polished edge mirror to full width of vanity.

Bath
Vega 1500mm freestanding bath (white) or 1525mm bath in hob with shower over (Design Specific).

Shower Bases
Tiled shower bases with waterproof system throughout.

Shower screens
2000mm high semi-framed with Pivot door.

Taps
Chrome mixer tapware.

Shower Outlet
Handheld shower, rail and slider with 3-Star water efficiency rating in chrome finish to ensuite and bathroom.

Toilet Suite
Vitreous china, close coupled toilet suite in white with soft close top.

Accessories
600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.

Exhaust Fans
Exhaust fans vented to outside air via a duct.

Ceramic tiling

Wall Tiles
Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor tiles
Floor tiles to ensuite, bathroom, laundry and WC. Selection as per builder's predetermined colour boards.

Floor Coverings

Laminate Flooring
Builder's range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet
Carpet to areas not tiled or with laminate flooring. Selections as per builder's predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

Timberwork
Satin paint to internal doors, jambs & mouldings.

Ceilings
Flat acrylic to ceilings.

Internal Walls
Washable low sheen acrylic to internal walls.

Entry Door
Gloss enamel to front entry door.

Colours
Colours selected as per builder's predetermined colour boards.

Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

External Features

External Wall finishes
Clay brick selection or rendered Hebel panels from builder's predetermined colourboards to single storey homes and ground floor of double storey homes. (Product Specific).

Mortar Joints
Face Brickwork - Natural colour rolled joints. (Product Specific).

Light Weight Cladding
Rendered lightweight foam to single and double storey facades including first floor of double storey facades. Finish and colour to be selected from builder's predetermined colour boards (Design Specific – refer to working drawings for extent of cover).

Front Elevations
As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows and Doors:

Single Storey Homes
Feature aluminium single glazed windows with latches to front elevation (Product Specific). Sliding aluminium single glazed windows with latches to side and rear elevations. Double glazed standard awning windows and lockable sliding door to Family/Meals area as required to meet 7-Star energy rating.

Double Storey Homes
Double glazed standard awning windows and lockable sliding doors throughout to meet 7-Star energy rating.

Entry Frame
Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (Design Specific).

Front Entry Door
2040mm high feature front door as per facade.

Door Furniture
Front Door: Entrance locks in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door
Entrance locks in polished stainless steel to external door.

Infill Over Windows
Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

Door Seal
Door seal and weather seal to all external hinged doors.

Balcony Balustrade
Facade Specific

Balcony Tiling
Builder's range external ceramic tile.

Insulation

Ceiling
Ceiling insulation as required to meet 7-Star energy rating (excludes garage ceiling).

Walls
Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7-Star energy rating.

Garage

General
Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.

External Walls
Brick veneer.

Pedestrian Door
Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame
Aluminium powder coat finish.

Door Furniture
Entrance lockset.

Internal Features

Doors
2040mm high flush panel hinged or sliding doors
(House Design Specific).

Door Furniture
Lever door furniture in polished chrome finish to all rooms.

Mouldings
67 x 18mm Bevelled MDF skirting & 67 x 18mm MDF Bevelled architraves.

Door Stops
Plastic white door stops to hinged doors (where applicable).

Door Seals
Door seal to nominated internal doors.
Note: This will be in accordance with energy rating assessor's report.

Hot Water System (Estate Specific)

Hot Water
Air-water electric heat pump system with a minimum 200 litre storage tank to service all bathrooms, kitchen and laundry.

Laundry

Trough
Stainless steel tub and melamine cupboard with bypass.

Tap
Flickmaster tap, chrome finish.

Washing Machine
Chrome washing machine stops/grubs.

Exhaust Fan
Exhaust fan vented to outside air, applicable to Euro style laundry (Product Specific).

Plaster

Plasterwork
10mm plasterboard to ceiling and wall, water resistant plaster where required to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

Plumbing

Taps
2 No. external taps.
(1 to front water meter and 1 next to laundry door). Product Specific.

Roofing

Pitch
Roof pitch to be 22.5 degrees.

Material
Dark colour on roof tiles from builder's predetermined colour boards to meet 7-Star energy rating.

Fascia & Guttering
Colorbond® fascia, guttering and downpipes.

Heating / Cooling

Heating/Cooling
Multi head split system air conditioning to bedrooms and main living/meals room (excludes wet areas and secondary living spaces)

Framing

Framing
Engineered pine wall frame and roof trusses.

Storage

Shelving
Walk In Robe: One white melamine shelf with single hanging rail.

Robe
One white melamine shelf with single hanging rail.

Pantry/Linen
Four white melamine shelves.

Doors
Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen
2040mm high readicote flush panel, hinged door(s).

Handles
Handles in polished chrome finish.

Ceilings

Height
2440mm (nominal) height throughout.

Electrical

Solar PV
Solar PV (Photovoltaic) System 3.5kW (minimum).

Internal Light Points
100mm diameter 240V downlights fittings (colour – white) throughout including to hallways as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights
100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points
Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

TV Points
Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point
Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only.*

Switch Plates
White wall mounted switches.

Smoke Detector(s)
Hardwired with battery backup.

Safety Switches
RCD safety switch and circuit breakers to meter box to meet the minimum electrical standards.

Site Conditions / Foundations

Foundation class
Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

Temporary Fencing
Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence
Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance
Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment
Termite spray system where required by relevant authority.

Angle of Repose
Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).

Structural

Warranty
10 year structural warranty and 3 month maintenance warranty apply, confirming the property is structurally sound and weather-tight.

Service Connections

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provided within the building lot, three phase underground power (up to 10 metres from pit where available and same side dry water tapping). Does not include electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

7-Star Energy

Minimum 7-Star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

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EXTERNAL COLOURS

Your selection:

- ❑ Zurich A
- ❑ Zurich B

Zurich A



Atura in Salt Spray **Monier roof tile**	PGH Putty **Brick**	Wattyl Surfmist **render 1**	Surfmist Slimline **Garage Door**
Surfmist **Gutter, Fascia D/Pipes & Windows**		Wattyl Cloudy Sky **render 2**	Wattyl Surfmist **Front Door**

Zurich B



Atura in Babylon **Monier roof tile**	PGH Putty **Brick**	Wattyl Surfmist **render 1**	Basalt Slimline **Garage Door**
Basalt **Gutter, Fascia D/Pipes**		Wattyl Cloudy Sky **render 2**	Wattyl Monument **Front Door**

All images are for illustrative purposes only. Colour and shades of product may vary due to print and this document should be used as an example only.

INTERNAL COLOURS

Your selection:

- ❑ Florence
- ❑ Samara

Florence





San Remo **timber laminate Flooring**	Formica Mellow Oak **Kitchen overhead Cabinetry**	Formica Mellow Oak **Bathroom Cabinetry**	Travertine Ash **Floor & Wall tiles (wet areas)**	Slightly **Wattyl Paint**
Mohaka River **Carpet**	Formica Birch **Kitchen Base Cabinetry**	Mod Fingers White Matt **Kitchen splashback**		Organic White **stone Bench (Upgrade)**

Samara





San Remo **timber laminate Flooring**	Formica Provincial Walnut **Kitchen overhead Cabinetry**	Formica Provincial Walnut **Bathroom Cabinetry**	Spark Beige **Floor & Wall tiles (wet areas)**	Slightly **Wattyl Paint**
North Island **Carpet**	Formica Streetlight **Kitchen Base Cabinetry**	Mod Fingers White Matt **Kitchen splashback**		Organic White **stone Bench (Upgrade)**

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