

# HOME & LAND PACKAGE

Lot 446 Cordata Road, Point Cook - Boardwalk Estate



## Bristol 13 South

York Facade



# \$636,812

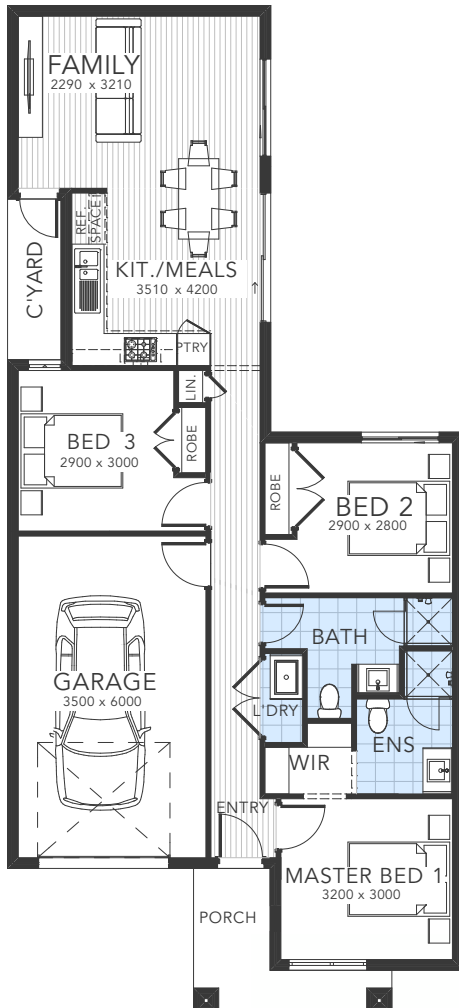
Price Valid Until: 31/12/2023

WIDTH: 8.5m

LENGTH: 21m

LAND SIZE: 179m<sup>2</sup>

HOUSE SIZE: 13SQ



### PACKAGE INCLUSIONS - FIXED SITE COSTS

- 2590mm Ceiling Height
- 20mm Stone Bench tops to Kitchen
- 20mm Stone Bench tops to Bathroom, Ensuite & Laundry
- 600mm In-Built Oven, Cooktop & Canopy Range hood
- Dishwasher – Stainless Steel
- Timber Laminate Flooring to Living, Entry & Passageways
- Carpets to all Bedrooms
- LED Down lights to all internal rooms & porch
- Ducted Heating to all rooms
- Three Coat Paint System
- Fibre Optic Ready - NBN network or equivalent (estate specific)
- 6- Star Energy Compliant
- All Developer Guidelines including eaves, water tank & recycled water (where required)
- BAL 12.5 Bush fire Compliant (where applicable)
- Corner Treatment (where required)
- 4 x Independent Building Inspections
- Fixed Site Costs for all known costs including P-Class Slab and Rock Extraction & Removal (up to 5 cubic metres)

### INCLUDED TURNKEY UPGRADES

- Split System Air Conditioner to Living room
- Blinds & Flyscreens to ALL Windows
- Concrete Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping
- Full Fencing
- Clothesline & Letterbox
- TV Antenna

**LAND CONTRACT: \$349,000**

**BUILD CONTRACT: \$287,812**

**LAND TITLE DATE: DECEMBER 2023**

The Builder reserves the rights to amend specifications and pricing without notice. All drawings & facades are indicative conceptions and are not intended to be a replicated depiction of the design. Fencing, Paths, Driveways & Landscape are not to scale. All dimensions are approximate. All working architectural drawings will take precedence over Brochure\*.

# HOME & LAND PACKAGE

Lot 433 Prudence Parade, Point Cook - Boardwalk Estate



## Bristol 15 South

York Facade



# \$687,101

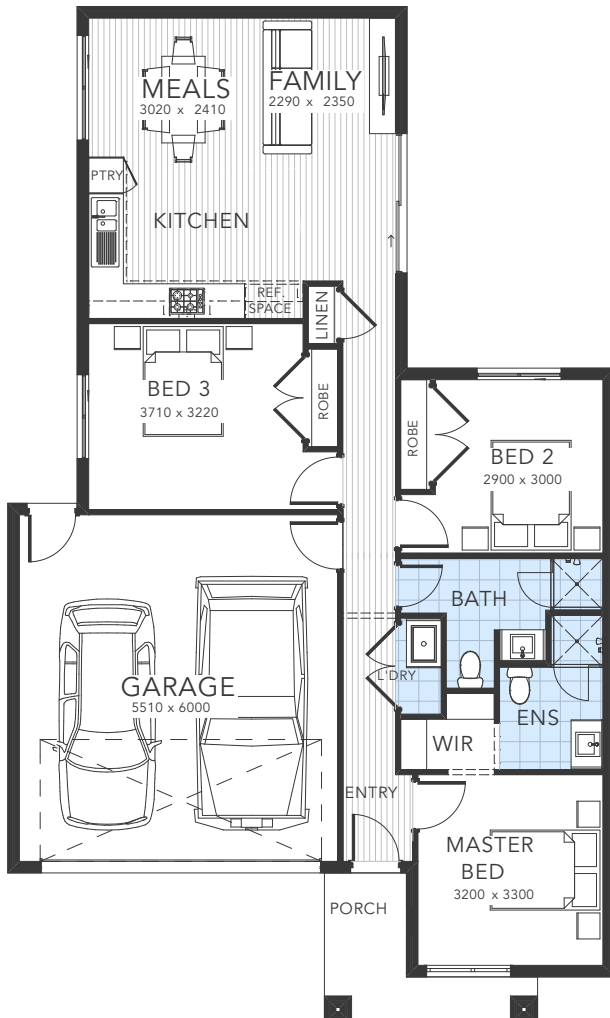
Price Valid Until: 31/12/2023

WIDTH: 8.5m

LENGTH: 25m

LAND SIZE: 212m<sup>2</sup>

HOUSE SIZE: 15SQ



### PACKAGE INCLUSIONS - FIXED SITE COSTS

- 2590mm Ceiling Height
- 20mm Stone Bench tops to Kitchen
- 20mm Stone Bench tops to Bathroom, Ensuite & Laundry
- 600mm In-Built Oven, Cooktop & Canopy Range hood
- Dishwasher – Stainless Steel
- Timber Laminate Flooring to Living, Entry & Passageways
- Carpets to all Bedrooms
- LED Down lights to all internal rooms & porch
- Ducted Heating to all rooms
- Three Coat Paint System
- Fibre Optic Ready - NBN network or equivalent (estate specific)
- 6- Star Energy Compliant
- All Developer Guidelines including eaves, water tank & recycled water (where required)
- BAL 12.5 Bush fire Compliant (where applicable)
- Corner Treatment (where required)
- 4 x Independent Building Inspections
- Fixed Site Costs for all known costs including P-Class Slab and Rock Extraction & Removal (up to 5 cubic metres)

### INCLUDED TURNKEY UPGRADES

- Split System Air Conditioner to Living room
- Blinds & Flyscreens to ALL Windows
- Concrete Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping
- Full Fencing
- Clothesline & Letterbox
- TV Antenna

**LAND CONTRACT: \$399,000**

**BUILD CONTRACT: \$288,101**

**LAND TITLE DATE: DECEMBER 2023**

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# HOME & LAND PACKAGE

Lot 453 Cordata Road, Point Cook - Boardwalk Estate

Multi-Generational Living



## Clayton 15

York Facade



# \$713,049

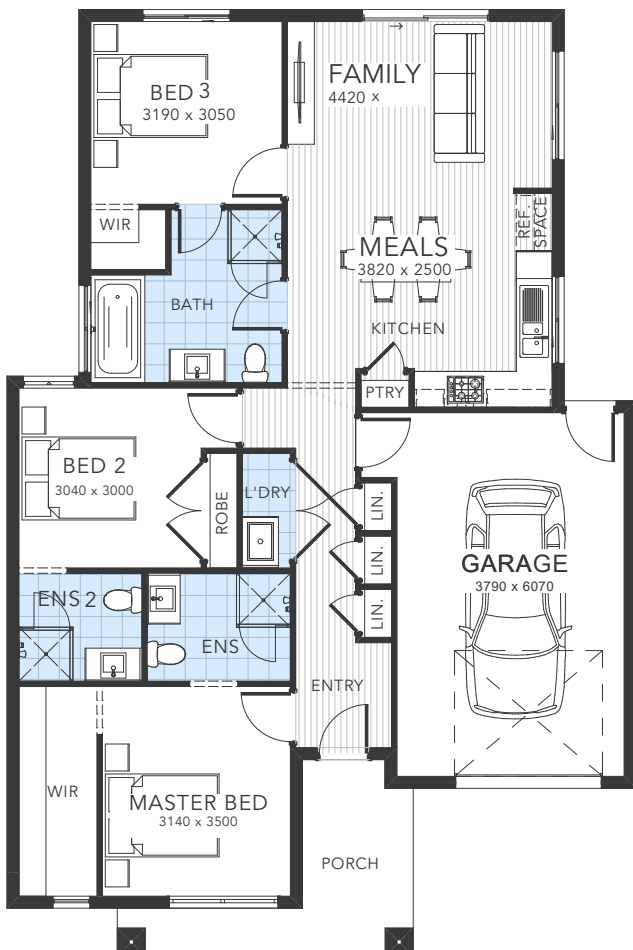
Price Valid Until: 31/12/2023

WIDTH: 10.5m

LENGTH: 21m

LAND SIZE: 221m<sup>2</sup>

HOUSE SIZE: 15SQ



### PACKAGE INCLUSIONS - FIXED SITE COSTS

- 2590mm Ceiling Height
- 20mm Stone Bench tops to Kitchen
- 20mm Stone Bench tops to Bathroom, Ensuite & Laundry
- 600mm In-Built Oven, Cooktop & Canopy Range hood
- Dishwasher – Stainless Steel
- Timber Laminate Flooring to Living, Entry & Passageways
- Carpets to all Bedrooms
- LED Down lights to all internal rooms & porch
- Ducted Heating to all rooms
- Three Coat Paint System
- Fibre Optic Ready - NBN network or equivalent (estate specific)
- 6- Star Energy Compliant
- All Developer Guidelines including eaves, water tank & recycled water (where required)
- BAL 12.5 Bush fire Compliant (where applicable)
- Corner Treatment (where required)
- 4 x Independent Building Inspections
- Fixed Site Costs for all known costs including P-Class Slab and Rock Extraction & Removal (up to 5 cubic metres)

### INCLUDED TURNKEY UPGRADES

- Split System Air Conditioner to Living room
- Blinds & Flyscreens to ALL Windows
- Concrete Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping
- Full Fencing
- Clothesline & Letterbox
- TV Antenna

**LAND CONTRACT: \$409,000**

**BUILD CONTRACT: \$304,049**

**LAND TITLE DATE: DECEMBER 2023**

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# HOME & LAND PACKAGE

Lot 449 Cordata Road, Point Cook - Boardwalk Estate

Multi-Generational Living



## Clayton 15

York Facade



# \$719,049

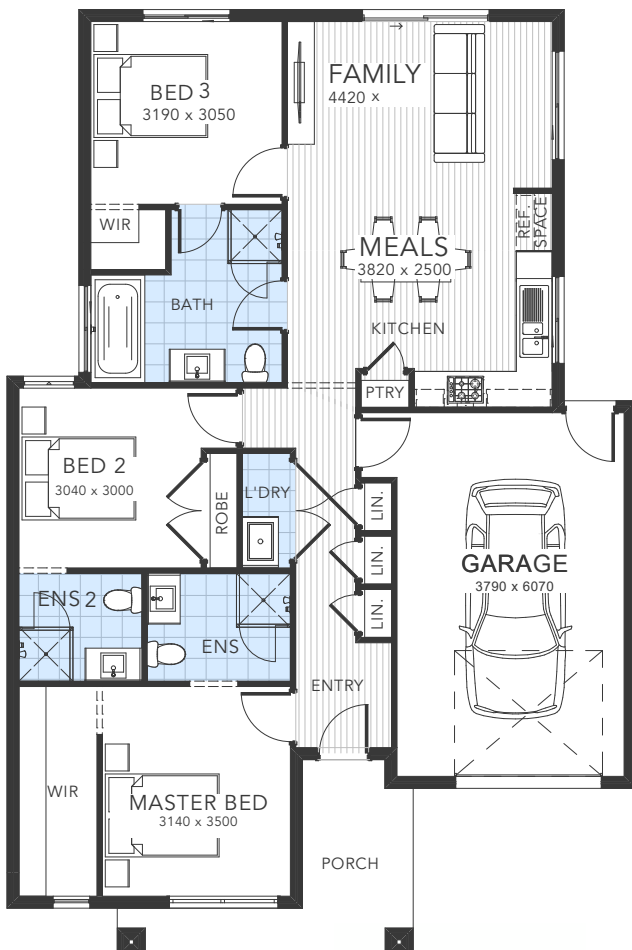
Price Valid Until: 31/12/2023

WIDTH: 10.5m

LENGTH: 21m

LAND SIZE: 221m<sup>2</sup>

HOUSE SIZE: 15SQ



### PACKAGE INCLUSIONS - FIXED SITE COSTS

- 2590mm Ceiling Height
- 20mm Stone Bench tops to Kitchen
- 20mm Stone Bench tops to Bathroom, Ensuite & Laundry
- 600mm In-Built Oven, Cooktop & Canopy Range hood
- Dishwasher – Stainless Steel
- Timber Laminate Flooring to Living, Entry & Passageways
- Carpets to all Bedrooms
- LED Down lights to all internal rooms & porch
- Ducted Heating to all rooms
- Three Coat Paint System
- Fibre Optic Ready - NBN network or equivalent (estate specific)
- 6- Star Energy Compliant
- All Developer Guidelines including eaves, water tank & recycled water (where required)
- BAL 12.5 Bush fire Compliant (where applicable)
- Corner Treatment (where required)
- 4 x Independent Building Inspections
- Fixed Site Costs for all known costs including P-Class Slab and Rock Extraction & Removal (up to 5 cubic metres)

### INCLUDED TURNKEY UPGRADES

- Split System Air Conditioner to Living room
- Blinds & Flyscreens to ALL Windows
- Concrete Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping
- Full Fencing
- Clothesline & Letterbox
- TV Antenna

**LAND CONTRACT: \$409,000**

**BUILD CONTRACT: \$310,049**

**LAND TITLE DATE: DECEMBER 2023**

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# Facade Options



## 100% Peace of Mind Options...

We FIX our prices for ALL known costs. The below are the unknown costs that others hide in their fine print and charge you later (if they are required). We allow you to choose whether you include these potential costs NOW or pay the same amount listed below (if they are found to be necessary). Either way, the below prices will not change.

### Provide Bored Piers to the slab foundations.

We already provide up to a P-Class Slab (for problematic sites) to all homes. However, every site in Victoria is different. Some sites will require bored piers for additional slab stiffening/re-enforcement (which can only be determined with the 100% certainty once the home is close to achieving a Building Permit).

**\$5,550**

### Rock Guarantee - Rock Extraction & Removal:

We already include up to 5 cubic meters of rock extraction & removal. However, the amount of rock on a site can only be determined once site works commence. No matter how much rock is found, this guaranteed price is all you will pay.

**\$4,950**

# STANDARD SPECIFICATIONS

## Ceilings

- ☑ **Height** – 2590mm Ceiling Height to interior of home

## Kitchen

- ☑ **Oven** – Stainless steel 600mm in-built oven
- ☑ **Hot Plate** – Stainless steel 600mm in-built cook-top
- ☑ **Rangehood** – Stainless steel 600mm rangehood
- ☑ **Dishwasher** – Stainless steel 600mm dishwasher
- ☑ **Sink** – Double bowl stainless steel kitchen sink with drainer
- ☑ **Tap** – Designer chrome gooseneck kitchen mixer
- ☑ **Benchtop** – 20mm Reconstituted Stone Benchtop as per plan
- ☑ **Cabinets** – Soft Close Matt laminate cabinets as per plan
- ☑ **Drawers** – Soft Close Matt laminate drawers & pot drawers as per plan
- ☑ **Microwave** – Provision for microwave with single power point
- ☑ **Splash back** – Tiled splash back as per plan
- ☑ **Hamper (Bulkhead)** above Walk-in-Pantry entry

## Bathroom & Ensuite

- ☑ **Vanity** – 20mm Reconstituted Stone Benchtop from pre-determined colour boards
- ☑ **Basins** – Vitreous China white vanity basin
- ☑ **Mirrors** – Polished edge mirror to full length of the vanity
- ☑ **Toilet Suites** – Vitreous China toilet suites with self-closing lid
- ☑ **Taps** – Chrome flick mixer to basins and bath
- ☑ **Bath** – 1525mm acrylic bath (pending design)
- ☑ **Shower Bases** – Tiled 900mm x 900mm shower bases
- ☑ **Shower Screens** – 2000mm frameless shower screen height
- ☑ **Shower Rail** – Designer adjustable shower rail flick mixer
- ☑ **Towel Rail** – 600mm Chrome double towel rail (design specific)
- ☑ **Accessories** – Toilet roll holders in chrome finish
- ☑ **Exhaust Fans** – 250mm exhaust fans externally vented
- ☑ **Privacy Locks** – Bathrooms and WCs
- ☑ **Hamper (Bulkhead)** above Ensuites & Walk-in-Robes entry

## Tiling

- ☑ **Wall Tiling** – to Bathroom & Ensuite where shown on plan
- ☑ **Floor Tiling** – to Bathroom, Ensuite & WC where shown on plan
- ☑ **Skirting Tiles** – Tiled skirting to Bathroom, Ensuite, Laundry & WC

## Laundry

- ☑ **Cabinet & Trough** – 20mm Reconstituted Stone Benchtop, with 45 Litre Stainless steel tub & melamine cupboard
- ☑ **Tap** – Single chrome flick mixer with chrome finish
- ☑ **Washing Machine** – hose connections inside trough cabinet including chrome washing machine stops

## Flooring

- ☑ **Laminate Flooring** – to Entry, Kitchen, Meals and Family areas
- ☑ **Carpet** – Builders range carpet and underlay to bedrooms and lounge (pending design)
- ☑ **Note:** selections based on pre-determined colour boards

## Internal Features

- ☑ **Doors** – Flush panel, 2040mm, hinged or sliding (as per plan)
- ☑ **Door Furniture** – Chrome lever door handles
- ☑ **Walls** – Plasterboard lined internal walls and ceilings
- ☑ **Cornice** – 75mm cove cornice throughout
- ☑ **Skirting** – 67mm x 12mm MDF primed skirting and architraves
- ☑ **Storage Doors** – Flush panel hinged doors to linen & pantry
- ☑ **Shelving** – White Melamine to all shelving (as per plan)

## Storage

- ☑ **Robe Shelving** – Single melamine shelf including 1 hanging rail
- ☑ **Pantry & Linen Shelving** – 4 x melamine shelves
- ☑ **Broom Cupboard** – 1 x melamine shelf (pending design)
- ☑ **Robe Doors** – Flush panel, 2040mm, hinged or sliding (as per plan)
- ☑ **Robe Door Furniture** – handles in polished chrome finish

## Heating

- ☑ **Heating** – Gas ducted heating to all bedrooms & living room

## Hot Water System

- ☑ **Gas-boosted continuous flow hot water system**
- ☑ **175 Litre Storage Tank** (with 2 x solar panels to roof)

## Paint – 3 Coat Application

- ☑ **Timberwork** – Gloss enamel to internal doors
- ☑ **Ceilings** – Flat acrylic paint to ceilings
- ☑ **Internal Walls** – Washable low sheen acrylic paint
- ☑ **Entry Door** – Gloss enamel to front entry door
- ☑ **External** – Durable exterior acrylic with climate protection
- ☑ **Note:** Colours selected from pre-determined colour boards

## Insulation

- ☑ **Ceiling** – Glasswool ceiling Batts to roof space to meet 6-Star Energy requirements (excludes garage ceiling)
- ☑ **External Walls** – Glasswool wall batts to meet 6-Star Energy requirements
- ☑ **Wrapping** – Full siltation wrap to external side of frame in accordance with rating assessor's report to achieve 6-Star standard

## Staircase

- ☑ **Timber Staircase** – Closed timber stringers, with timber treads and risers with carpet cover. Pine wall rail. Dwarf wall. No balustrade

## Roofing

- ☑ **Roofing** – Coated Steel roofing with 20-year warranty
- ☑ **Fascia, Gutters & Downpipes** – Coated Steel to all
- ☑ **Roof Pitch** – 22.5 degrees

# STANDARD SPECIFICATIONS

## External Features

- ☑ **External Cladding** – Fully rendered, engineered aerated concrete paneling from pre-determined colour boards to single storey homes and ground floor of double storey homes. Rendered lightweight cladding or painted FC sheet cladding to first floor of double storey homes (design specific)
- ☑ **Framing** – Engineered Pine timber framing to all walls and roof trusses according to Australian standards
- ☑ **Eaves** – 450mm eaves to front Façade (design specific)
- ☑ **Outdoor Taps** – 2 x brass garden taps to front and rear (location as per plan)

## External Doors

- ☑ **Front Entry Door** – feature front with clear glass (as per plan)
- ☑ **Front Door Furniture** – Deluxe Entrance lockset in polished stainless steel from builders range
- ☑ **Entry Frame** – Timber door frame
- ☑ **Sliding Doors** – Aluminum powder coated sliding doors including locks
- ☑ **Infill Over Doors** – Fully rendered, engineered aerated concrete paneling
- ☑ **Weather Seals** – to house/garage internal access door

## Windows

- ☑ **Feature Windows** – Fixed or awning windows (plan specific) to front elevation
- ☑ **Sliding Windows** – Aluminum powder coated sliding windows including locks to all side and rear elevations
- ☑ **Infill over Windows** – Fully rendered, engineered aerated concrete paneling

## Garage

- ☑ **Garage Roof** – Coated Steel roofing with 20-year warranty
- ☑ **Garage Door** – Sectional coated steel garage door made (as per plan)
- ☑ **External Garage Walls** – Fully rendered, engineered aerated concrete paneling
- ☑ **Remote Control** – 2 x handheld remote controls & wall mount
- ☑ Infill over Garage - Fully rendered, engineered aerated concrete panelling

## Electrical

- ☑ **Internal Lighting** – 90mm diameter 13 watt white LED downlights throughout (refer to electrical plans)
- ☑ **Power Points** – Double power points throughout (as per electrical plan) excluding dishwasher, fridge & microwave spaces. Single power points to Dishwasher, Refrigerator & microwave provision
- ☑ **TV Points** – 2 x TV points including cable to roof space
- ☑ **NBN / Fibre Optics** – NBN provision infrastructure on garage wall for future connection
- ☑ **Data Points** – 2 x Data points (as per plan)

- ☑ **Safety Switches** – RCD safety switch and circuit breakers to meter box
- ☑ **Smoke Detectors** – Hardwired smoke detectors with battery back-up (as per plan)
- ☑ **Porch Lighting** – 1 x 90mm white LED downlight to porch
- ☑ **External Flood Lighting** – 2 x external flood light to rear and side of home (as per plan)
- ☑ **Garage Lighting** – 1 x batten light to double garage and single garage homes

## Preliminaries

- ☑ **6-Star Energy** – home will be built to 6-Star energy standard
- ☑ **Pre site inspection**
- ☑ **Soil Report & Contour Survey** – from our independent Geotechnical Engineers
- ☑ **Developer Approval** – DA applications (where required)
- ☑ **Building Permit** – BP and associated application fees
- ☑ **BAL 12.5 (Bushfire Attack Level)** – provided FREE if required

## Connection of Services

- ☑ **Electricity** – Single phase underground electricity
- ☑ **Water Mains & Gas Supply**
- ☑ **Sewer & Stormwater connection**
- ☑ **Dry tapping water connection** (Recycled Water provided FREE, if required)
- ☑ **NBN / Fibre Optics** – conduit and draw wire
- ☑ **Note:** All connection points to be within the boundary of the home. Telephone and electricity consumer account opening fees not included

## Site Conditions / Foundations

- ☑ **Slab** – Engineer-designed Class “P1” rigid concrete slab with a maximum of 500mm fall over allotment and up to 200mm of fill. If fill is shown on block, a lot-specific Level 1 compaction report is required, or extra charges may apply. Blocks up to 650m2
- ☑ **Rock** – Rock extraction & removal (up to 5 cubic metres)
- ☑ **Soil Removal**
- ☑ **Temporary Fencing** (hire & supply)
- ☑ **Termite Barrier Protection** (if required)
- ☑ **Council Asset protection**

## Warranty

- ☑ **Price Lock Period** – 12 months from date of HIA Contract issue
- ☑ **Structural** – 7-year structural guarantee
- ☑ **Maintenance** – 3-month maintenance inspection & warranty
- ☑ **Independent Inspections** – 4 x Independent quality inspections throughout the build process at Fixing stage, Final Inspection, Final Re-Inspection & 3-Month Maintenance stage

*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 Residential Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.*

# SINGLE STOREY FACADES



**FLEET**

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**YORK**

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**HART**

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# SINGLE STOREY FACADES



\$3,000

**KENT**

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\$5,000

**CLARE**

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\$6,000

**RYDE** *Ryde facade not available where Bushfire Assessment is required*

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# STANDARD SPECIFICATIONS RANGE

## Kitchen



600mm Cooktop



Double Kitchen Sink



Kitchen Mixer



20mm Stone Benchtop



600mm Electrical Fan Forced Oven



600mm Canopy Rangehood



600mm Dishwasher

## Bathroom



Shower Mixer



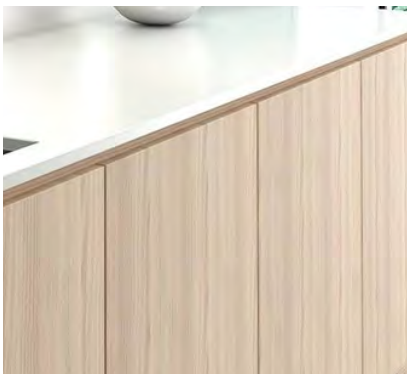
Basin Mixer



Bath Mixer



Shower Head and Rail



20mm Stone Benchtop & Cabinets



Above counter Basin

# STANDARD SPECIFICATIONS RANGE

## Laundry



Laundry Sink



Laundry Mixer



20mm Stone Benchtop & Cabinets

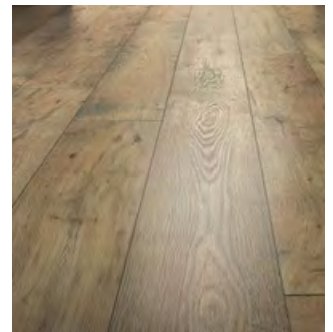
## Garage, Roofing & Flooring



Remote controlled Eco Garage door



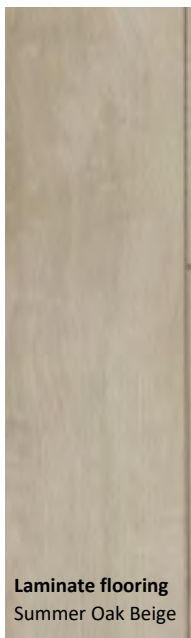
Colorcote Metal Roofing



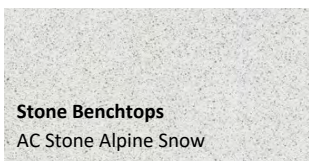
Laminate Flooring



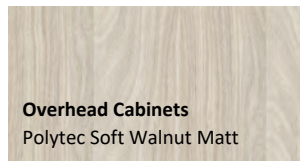
*Radiant  
Coastal  
fresh*



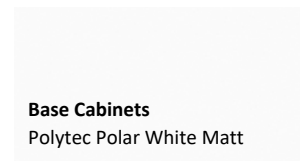
Laminate flooring  
Summer Oak Beige



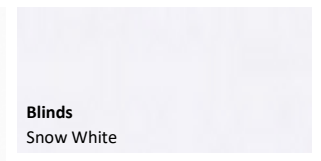
Stone Benchtops  
AC Stone Alpine Snow



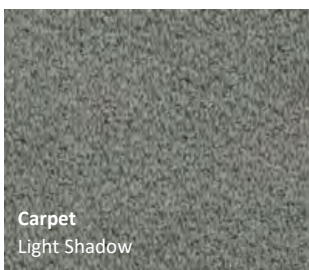
Overhead Cabinets  
Polytec Soft Walnut Matt



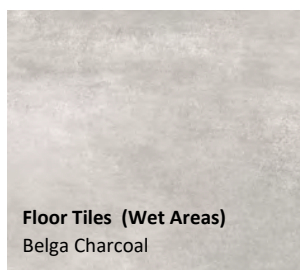
Base Cabinets  
Polytec Polar White Matt



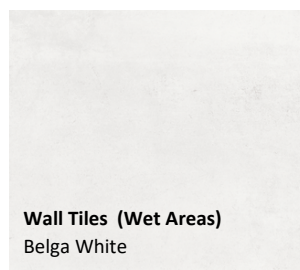
Blinds  
Snow White



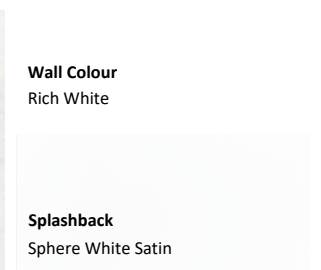
Carpet  
Light Shadow



Floor Tiles (Wet Areas)  
Belga Charcoal



Wall Tiles (Wet Areas)  
Belga White



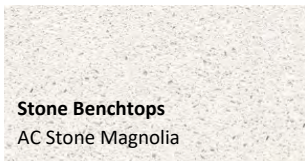
Splashback  
Sphere White Satin



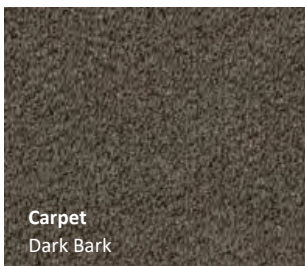
*Charming  
Subtle  
Classic*



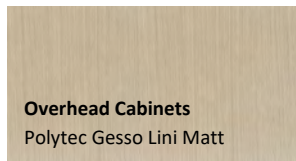
Laminate flooring  
Trend Oak Grey



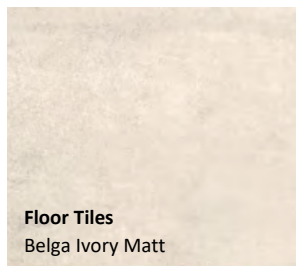
Stone Benchtops  
AC Stone Magnolia



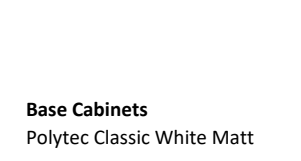
Carpet  
Dark Bark



Overhead Cabinets  
Polytec Gesso Lini Matt



Floor Tiles  
Belga Ivory Matt



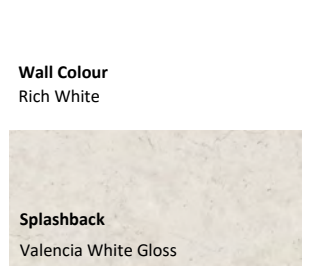
Base Cabinets  
Polytec Classic White Matt



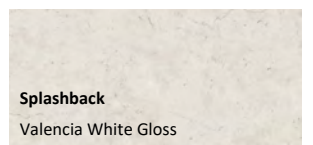
Wall Tiles  
Belga Ivory Matt



Blinds  
Snow White



Wall Colour  
Rich White



Splashback  
Valencia White Gloss

# INTERNAL COLOURS

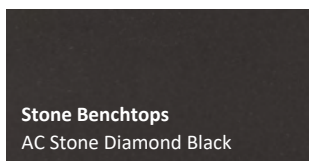
# ASHFORD



*Distinguished*  
*Luxurious*  
*Elegant*



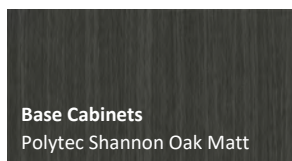
Laminate flooring  
Welsh Oak



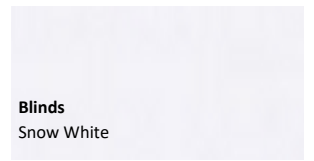
Stone Benchtops  
AC Stone Diamond Black



Overhead Cabinets  
Polytec Nouveau Grey Matt



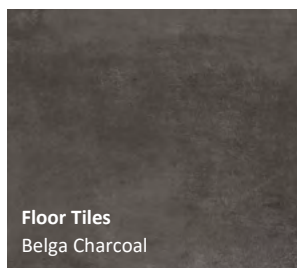
Base Cabinets  
Polytec Shannon Oak Matt



Blinds  
Snow White



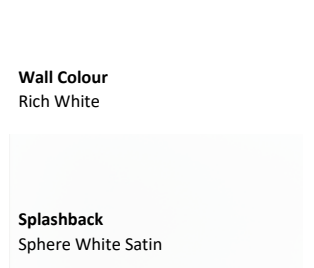
Carpet  
Pivot Grey



Floor Tiles  
Belga Charcoal



Wall Tiles  
Belga Charcoal



Wall Colour  
Rich White

Splashback  
Sphere White Satin

# EXTERNAL COLOURS

## BEVERLEY

Gutter, Fascia, downpipes, front entry door, Rendered piers



Roof, Garage door



Main render



## HALIFAX

Roof, Gutter, Fascia, Downpipes, Front Entry Door, Garage Door, Windows



Main Render



Rendered Piers



# EXTERNAL COLOURS

## HAMPTON

Roof, Front Entry Door, Garage door

Windspray

Gutter, Fascia, Downpipes, Windows

Dover white

Rendered Piers

Shale Grey



## KENDAL

Roof, Gutter, Fascia, Downpipes, Front Entry Door, Garage Door, Windows

Monument

Rendered Piers

Gully

Main Render

Surfmist

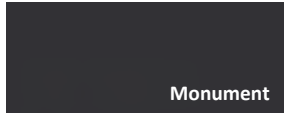




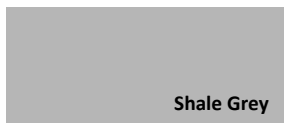
# EXTERNAL COLOURS

## NELSON

Roof, Gutter, Fascia, Downpipes,  
Front Entry Door, Garage door,  
windows



Main Render

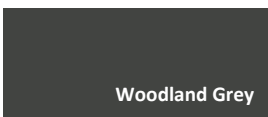


Rendered Piers

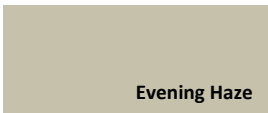


## PORTLAND

Roof, Gutter, Fascia, Downpipes,  
Front Entry Door, Garage Door,  
Windows



Main Render



Rendered Piers



# LANDSCAPE PLAN



1. Screening Trees - Mulched garden bed

5. Pebbles

2. Instant turf natural grass

6. 1m-2m Feature Tree

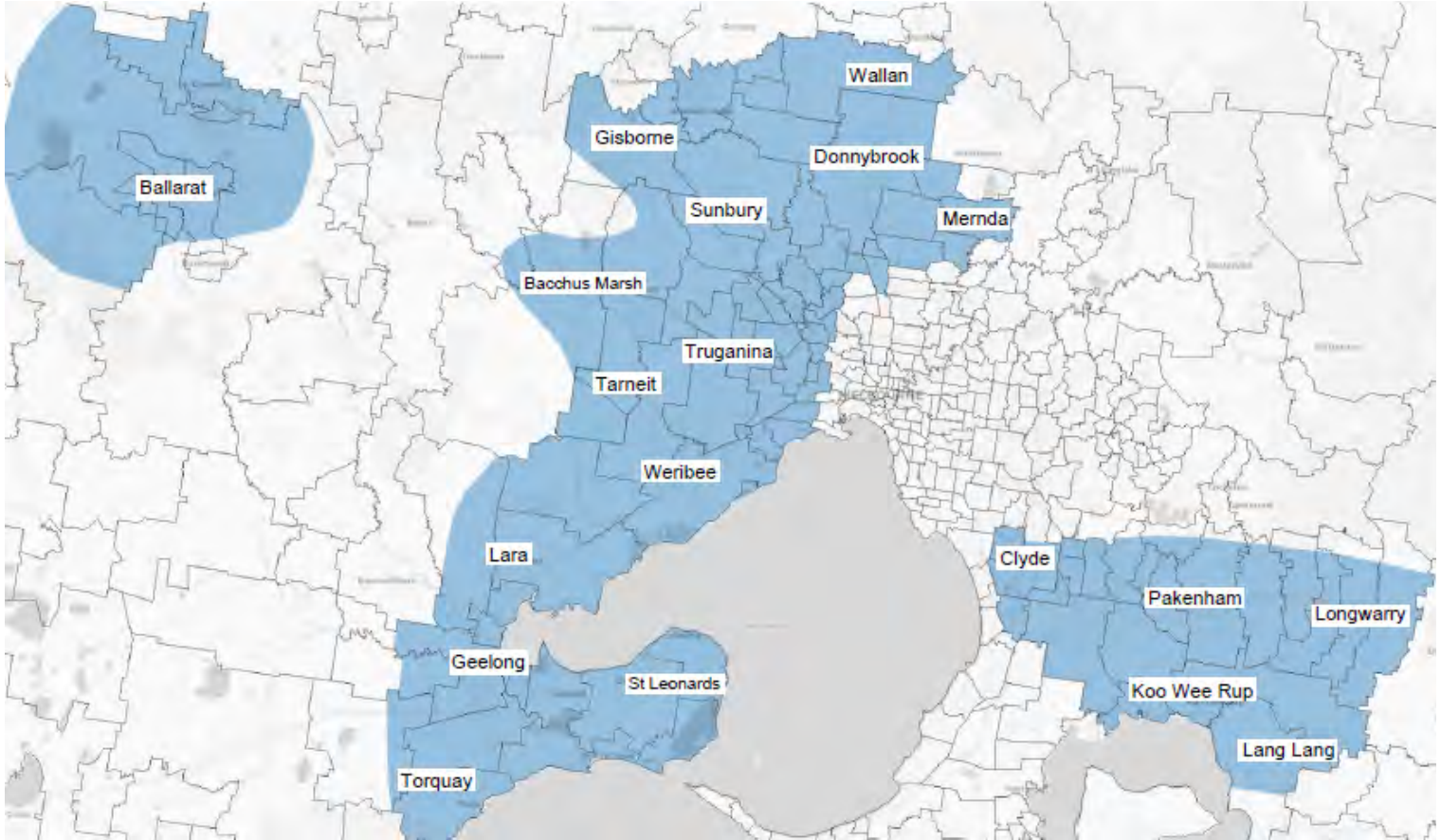
3. Colour through concrete driveway

7. Lilydale/Tuscan toppings

4. Mixed variety Australian Native plants -  
150 & 250mm (Mulched garden bed)

Please note that all images shown are for illustrative purposes only. The actual plants used in your landscaping project may vary depending on the size and conditions of your specific site, and their availability at the time of installation. Additionally, the landscaping plan may need to be adjusted to suit the specific characteristics of your block.

# BUILD AREAS



We have a robust presence, constructing homes throughout metropolitan Melbourne and Ballarat.

Our Display Home is conveniently located in Beaconsfield and available to view by appointment.