



ALDRICH HOMES

2024 COLLECTION

01.01.2024



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SINGLE STOREY HOMES

Boundary to Boundary	Block Width (m)	Home	Block Depth (m)	Home size (m2)	Home size (SQ)	Beds	Bath	Living	Garage (Cars)	Study	WIP	Alfresco	Page No.
Y	8.5	Bristol 13	21	115.54	12.51	3	2	1	1	N	N	N	9
Y	8.5	Wolverhampton 16	25	145.75	15.69	4	2	1	1	N	N	N	10
Y	8.5	Ipswich 17	28	158.67	17.08	4	2	1	1	N	Y	Y	11
Y	8.5	Windsor 17	28	163.94	17.65	3	2	2	1	Y	Y	N	12
Y	8.5	Windsor 20	32	181.41	19.52	4	2	2	1	Y	Y	N	13
N	10	Cambridge 17	28	154.87	16.67	4	2	1	1	N	Y	N	14
Y	10.5	Bristol 15	21	136.54	12.44	3	2	1	2	N	N	N	15
N	10.5	Sussex 14	21	127.70	13.75	3	2	1	1	N	N	N	16
N	10.5	Bradbury 16	25	145.04	15.61	3	2	1	1	N	N	N	17
Y	10.5	Hastings 19	25	174.45	18.78	4	2	1	2	N	Y	Y	18
N	10.5	Bradbury 18	28	166.32	17.89	4	2	1	1	N	Y	Y	19
Y	10.5	Luton 18	28	170.43	18.39	4	2	1	2	N	Y	N	20
Y	10.5	Luton 20	28	184.03	19.82	4	2	1	2	N	Y	Y	21
N	12	Camden 18	25	166.88	17.97	4	2	1	2	N	Y	N	22
N	12	Camden 21	28	190.58	20.51	4	2	2	2	N	Y	N	23
N	12.5	Buxton 17	21	158.93	17.10	4	2	1	2	N	N	N	24
N	12.5	Dundee 16	21	150.28	16.17	3	2	1	2	N	N	N	25
N	12.5	Melrose 17	21	155.06	16.68	3	2	1	2	N	Y	N	26
N	12.5	Newcastle 19	25	175.96	18.94	4	2	1	2	N	Y	N	27
N	12.5	Preston 19	25	177.38	19.09	4	2	1	2	N	Y	N	28
N	12.5	Swindon 20	25	182.83	19.68	4	2	2	2	N	Y	N	29
N	12.5	Birmingham 22	28	207.48	22.33	4	2	2	2	Y	Y	Y	30
N	12.5	Preston 22	28	201.05	21.64	4	2	2	2	Y	Y	Y	31
N	12.5	Preston 25	32	227.68	24.50	4	2	3	2	Y	Y	Y	32
N	14	Milton 19	21	176.88	19.03	4	2	1	2	N	Y	N	33
N	14	Wimbledon 19	22	172.37	18.56	4	2	1	2	N	Y	N	34
N	14	Mansfield 22	25	202.69	21.82	4	2	2	2	N	Y	Y	35
N	14	Darlington 25	28	227.91	24.53	4	2	3	2	Y	Y	Y	36
N	14	Darlington 27	30	247.17	26.61	4	2	3	2	Y	Y	Y	37
N	16	Ashton 14	16	129.51	13.95	3	2	1	1	N	Y	N	38

MULTI GENERATIONAL LIVING

Boundary to Boundary	Block Width (m)	Home	Block Depth (m)	Home size (m2)	Home size (SQ)	Beds	Bath	Living	Garage (Cars)	Study	WIP	Alfresco	Page No.
Y	8.5	Margate 14	23	129.54	13.95	3	3	1	1	N	N	N	40
Y	10.5	Clayton 15	21	138.83	14.93	3	3	1	1	N	N	N	41
Y	10.5	Clayton 18	25	168.48	18.13	4	4	1	1	N	N	N	42
Y	10.5	Stanley 19	25	171.84	18.50	4	3	1	1	N	Y	N	43
Y	12.5	Clayton 17	21	154.38	16.61	3	3	1	2	N	Y	N	44
N	12.5	Mayland 23	28	209.81	22.59	4	3.5	1	2	Y	Y	Y	45
N	12.5	Mitcham 23	28	209.81	22.59	4	4.5	1	2	N	Y	Y	46
N	14	Bayswater 23	25	209.53	22.56	4	4.5	1	2	N	Y	Y	47
N	14	Benson 23	25	209.53	22.56	4	3	2	2	N	Y	Y	48

ALDRICH HOMES

BUILDING SUCCESS TOGETHER

Aldrich Homes is a premier wholesale building company that provides quality housing stock for families and communities in metropolitan Melbourne and Ballarat. Since its establishment in 1993, the company has helped more than 1500 families across Australia achieve their dream of owning a new home. Aldrich Homes Director, Stan Kraljevic, recognised that the varying challenges and needs of metropolitan and regional housing markets and communities require a structured group model that leverages infrastructure for productivity, growth, and quality, affordable housing across all market sectors.

Aldrich Homes was born when its director re-fashioned over 30 years building experience in the luxury homes and directed that legacy of quality and streamlined efficiency into the volume building world.

Drawing on our extensive experience, our strategic approach combines the proficiency and insight necessary to deliver quality homes that meet market demands. We focus on achieving the perfect balance between quality and affordability, in conjunction with delivering contemporary homes that reflect the needs of today's most discerning buyers.

Our Aldrich Homes specialists leverage their skills and extensive market knowledge to carefully select blocks within sought-after land estates. They consider key infrastructure potential, such as schools, shops, recreation, and transport, to design turnkey home and land packages that maximize efficiency and return on investment, delivering the best possible outcome for each of our clients.

At Aldrich Homes we take pride in our masterfully crafted designs, carefully balancing the needs of the investment market. Our turnkey price includes premium features, and our interior design consultants have created sophisticated colour palettes that offer simplicity, ease, and enduring appeal.

Our Directors and Management team leverage our extensive network of building experts, trades, and suppliers, along with our operational efficiencies, to offer our clients unparalleled value for money. All of our homes are built to a high standard, with a focus on attention to detail and quality craftsmanship. To ensure the highest level of quality, we conduct independent inspections during construction and provide a full maintenance check three months after handover. Additionally, we provide a 7-year structural guarantee for all of our homes, giving our clients peace of mind and assurance in their investment.

Collectively, we believe that our dedication to quality, efficiency, and value for money is what sets us apart in the building industry. Our goal is to deliver exceptional homes that our clients can be proud of, while also providing a stress-free and enjoyable building experience.

All of this adds up to an exceptional investment opportunity, at a fixed cost, backed by one of the paramount building groups in Victoria.



WHY WORK WITH US?

We streamline your client investment build process for maximum peace of mind



Economic Strength

Aldrich Homes is a reliable Australian company for 30 years, privately owned. Director Stan Kraljevic is experienced in property investments and actively manages the business.



Turnkey Home & Land Solutions

We offer turnkey packages for property investment, handling preconstruction to move-in, including fencing, front, side and rear landscaping, blinds, flooring, clothesline, driveway, letterbox and TV Antenna, providing a stress-free experience for investors.



Build Speed & Efficiency

With 30 years of experience in custom and volume home building, Aldrich Homes is known for its speed and efficiency. Count on us to deliver your project with precision and excellence.



Extensive Product Range

Choose from 40+ modern home designs customizable for any block size. Our Small Lot Housing Code expertise offers affordable options without sacrificing quality or design. Trust us to find cost-effective solutions for your narrow lot or limited space.



Victorian Market Expertise

Aldrich Homes targets prime locations with developers to ensure profitable property investments. Our experts evaluate rental yields and capital increase potential, helping clients make informed decisions for financial success.



Vast Supplier Network

Aldrich Homes delivers construction projects on time with industry-leading speed and efficiency, thanks to our trusted relationships with reliable suppliers. Trust us to exceed your expectations and meet project deadlines.



Dependable Trade Network

Expert trade teams in Melbourne and Ballarat manage high volume construction with unwavering commitment to quality. Count on them for exceptional results.



Impartial Building Inspections

Aldrich Homes delivers quality builds that exceed client expectations. We ensure high standards of quality and safety by conducting independent building inspections throughout construction, providing peace of mind to investors.



7-Year Structural Guarantee

Aldrich Homes offers a 7-Year Structural Guarantee and full maintenance check three months after handover. As HIA and MBA members, we maintain high standards.



SINGLE STOREY HOMES



SINGLE STOREY FACADES



FLEET



YORK



HART

SINGLE STOREY FACADES



\$3,000

KENT



\$5,000

CLARE



\$6,000

RYDE

Ryde facade not available where Bushfire Assessment is required. Ryde facade must also be used in conjunction with the Hampton colour scheme

BRISTOL 13

Minimum Lot Size 8.5m x 21m



3



2



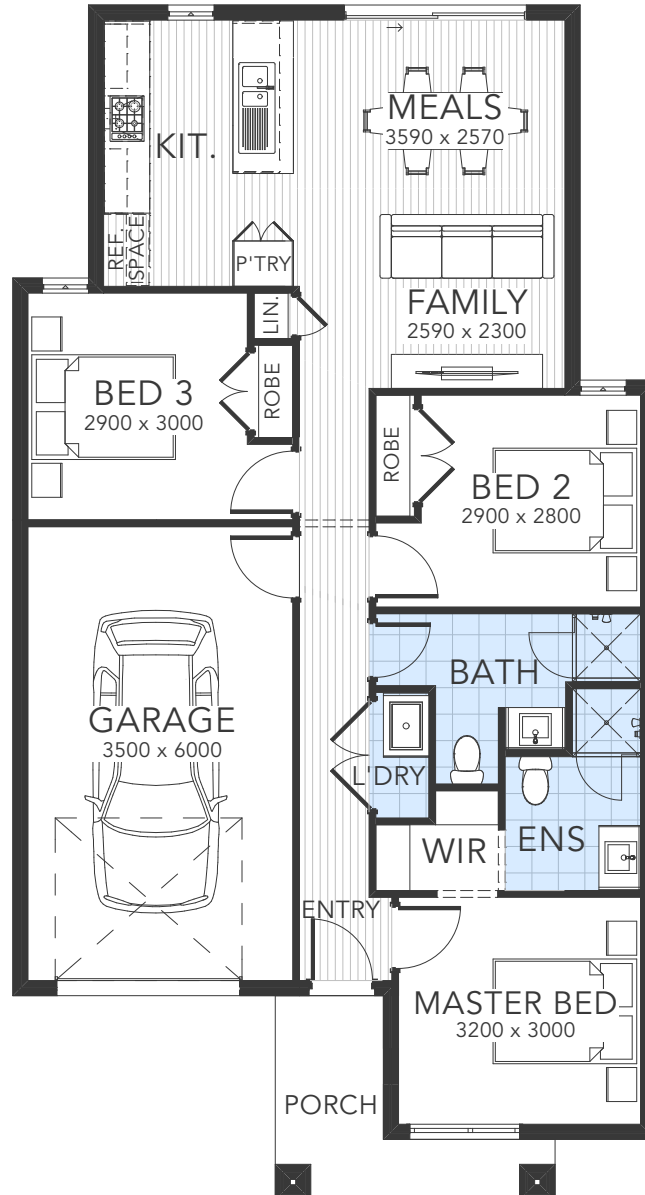
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1

*Small Lot Housing Code Compliant

8.5m Frontage



GROUND FLOOR:	85.78m ²	9.23sq
GARAGE:	23.84m ²	2.57sq
PORCH:	5.68m ²	0.61sq
TOTAL:	115.30m²	12.41sq

Note: not available in FLEET facade

WOLVERHAMPTON 16

Minimum Lot Size 8.5m x 25m



4



2



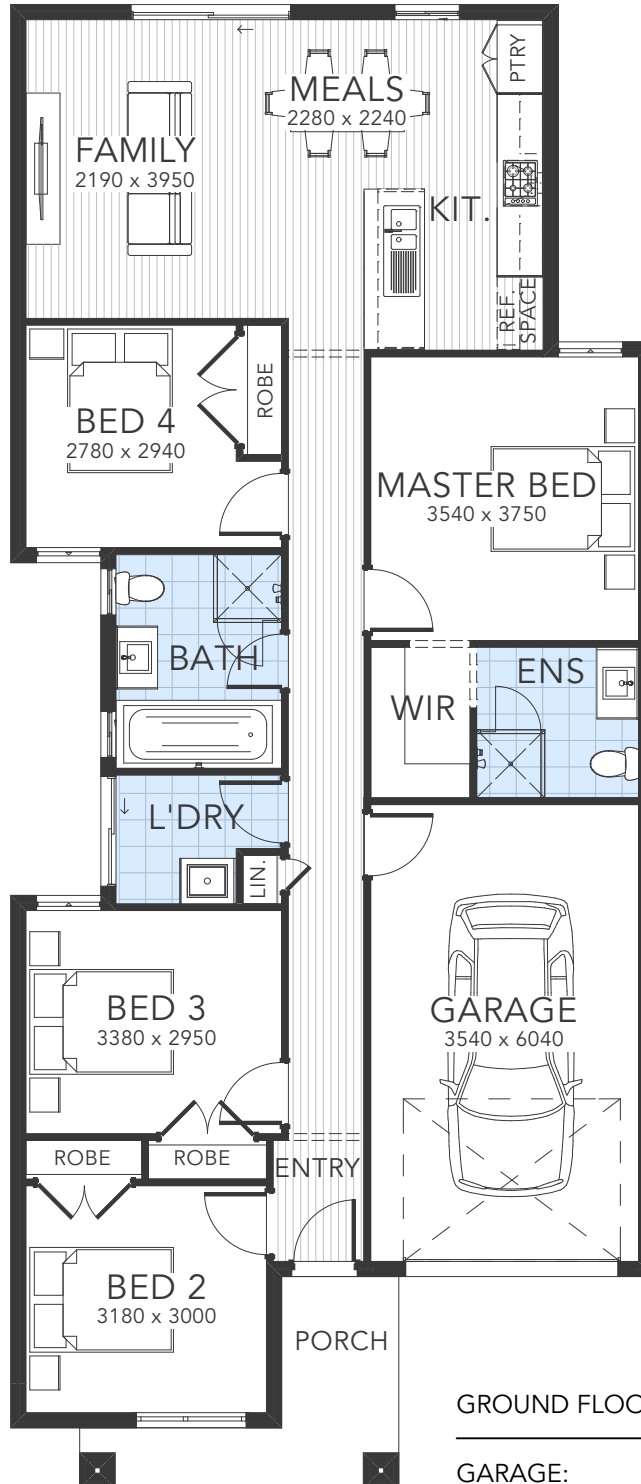
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*Small Lot Housing Code Compliant

8.5m Frontage



GROUND FLOOR:	115.03m ²	12.38sq
GARAGE:	24.24m ²	2.61sq
PORCH:	6.48m ²	0.70sq
TOTAL:	145.75m²	15.69sq

Note: not available in FLEET facade

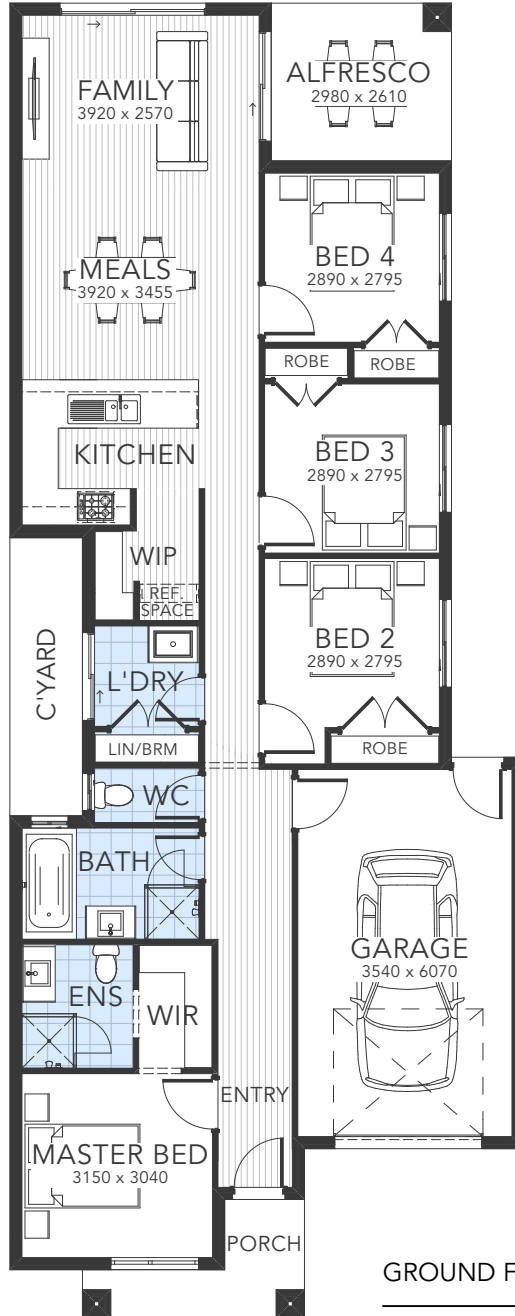
IPSWICH 17

Minimum Lot Size 8.5m x 28m



*Small Lot Housing Code Compliant

8.5m Frontage



GROUND FLOOR:	116.65m ²	12.56sq
GARAGE:	24.25m ²	2.61sq
PORCH:	4.47m ²	0.48sq
ALFRESCO:	7.78m ²	0.84sq
COURTYARD:	5.52m ²	0.59sq
TOTAL:	158.67m²	17.08sq

Note: not available in FLEET facade

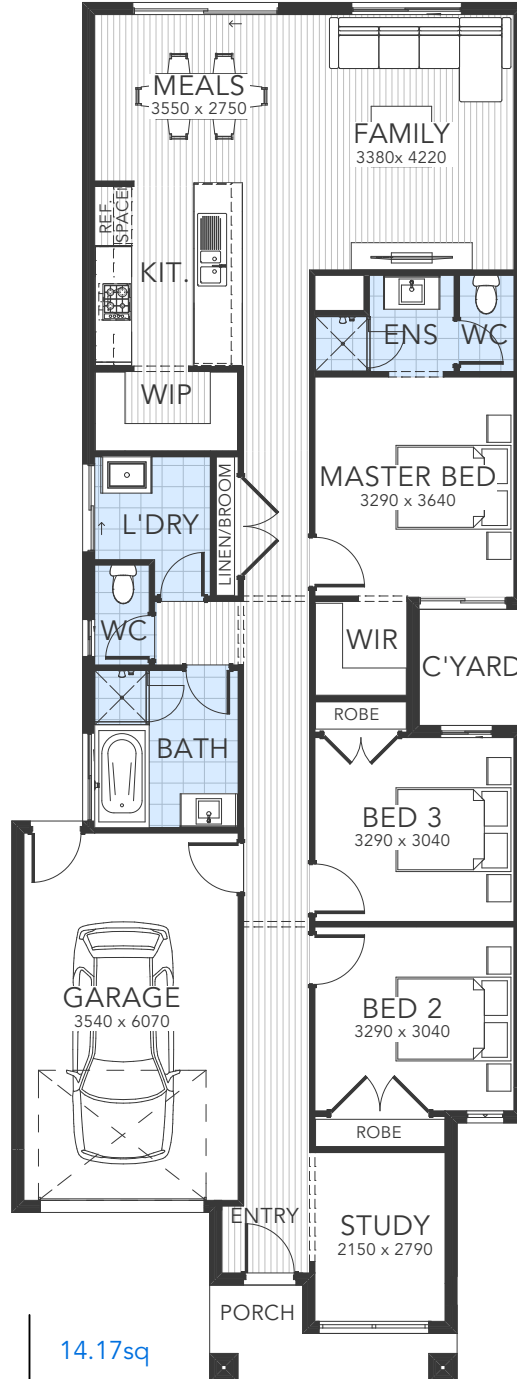
WINDSOR 17

Minimum Lot Size 8.5m x 28m



*Small Lot Housing Code Compliant

8.5m Frontage



GROUND FLOOR:	131.61m ²	14.17sq
GARAGE:	24.43m ²	2.63sq
PORCH:	4.50m ²	0.48sq
COURTYARD:	3.40m ²	0.37sq
TOTAL:	163.94m²	17.65sq

Note: not available in FLEET facade

WINDSOR 20

Minimum Lot Size 8.5m x 32m



4



2

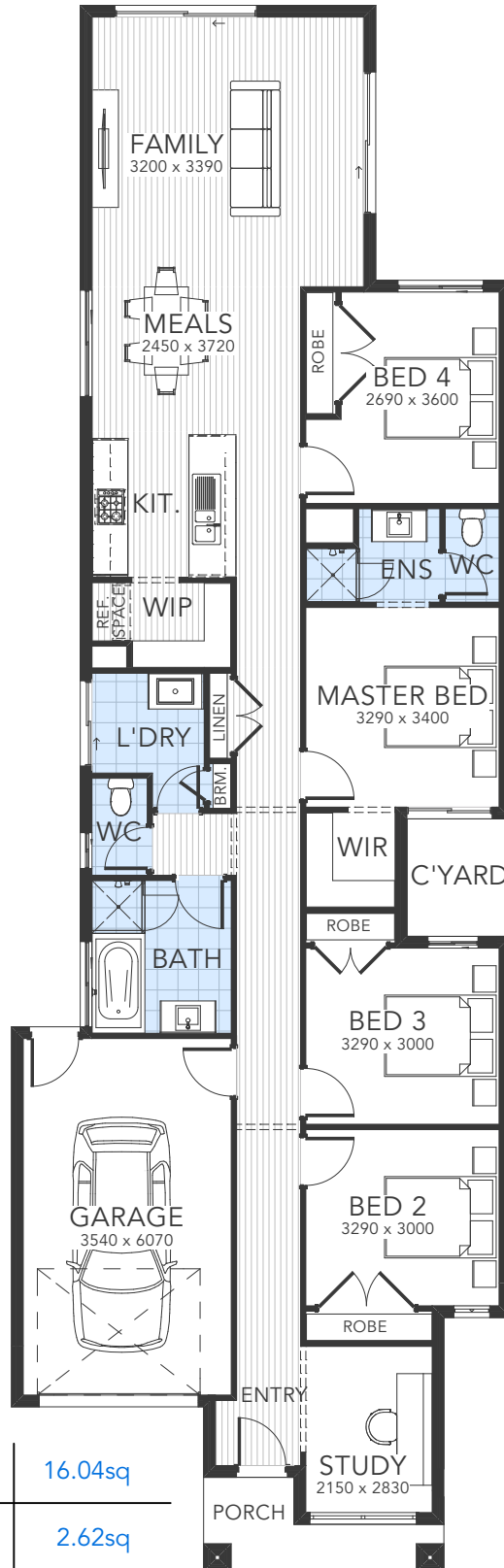


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*Small Lot Housing Code Compliant



GROUND FLOOR:	149.05m ²	16.04sq
GARAGE:	24.32m ²	2.62sq
PORCH:	4.50m ²	0.48sq
ALFRESCO:	3.54m ²	0.38sq
TOTAL:	181.41m²	19.52sq

Note: not available in FLEET facade

CAMBRIDGE 17

Minimum Lot Size 10m x 28m



4



2

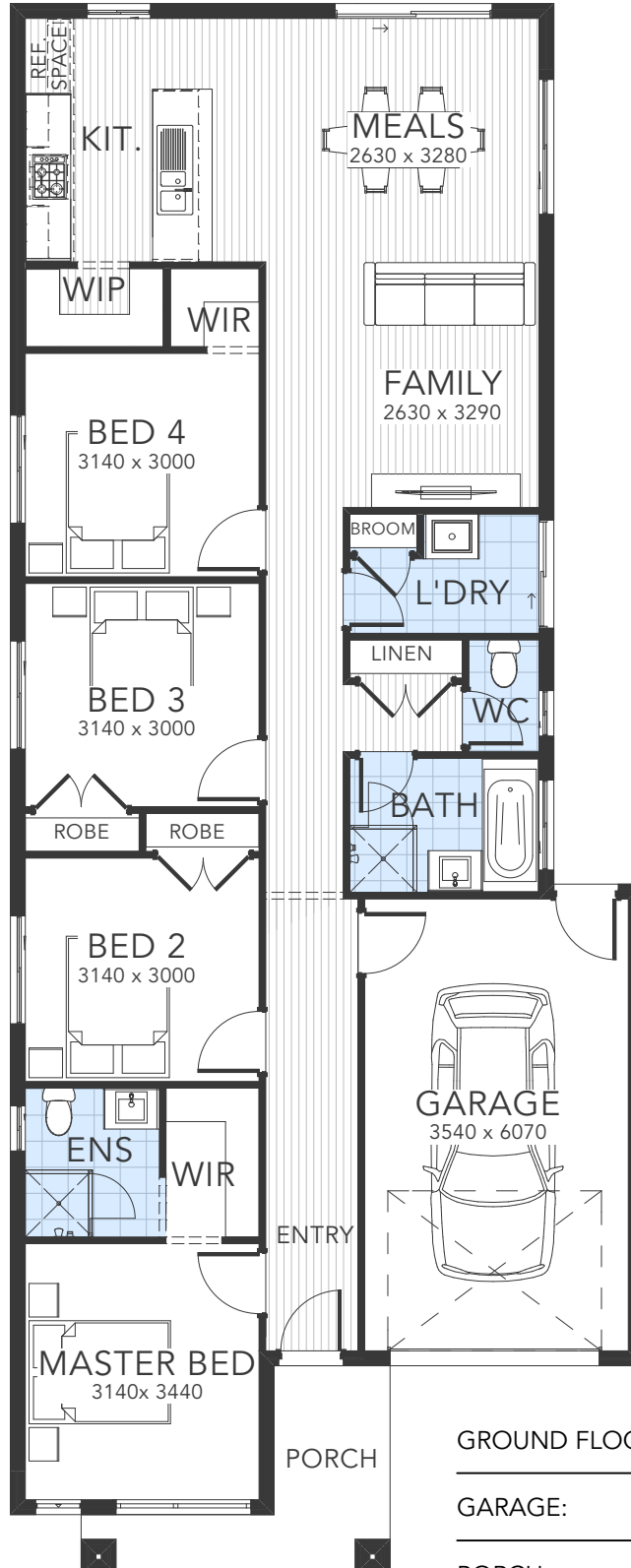


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*Small Lot Housing Code Compliant



10 m Frontage

GROUND FLOOR:	123.94m ²	13.34sq
GARAGE:	24.49m ²	2.64sq
PORCH:	6.44m ²	0.69sq
TOTAL:	154.87m²	16.67sq

BRISTOL 15

Minimum Lot Size 10.5m x 21m



3



2

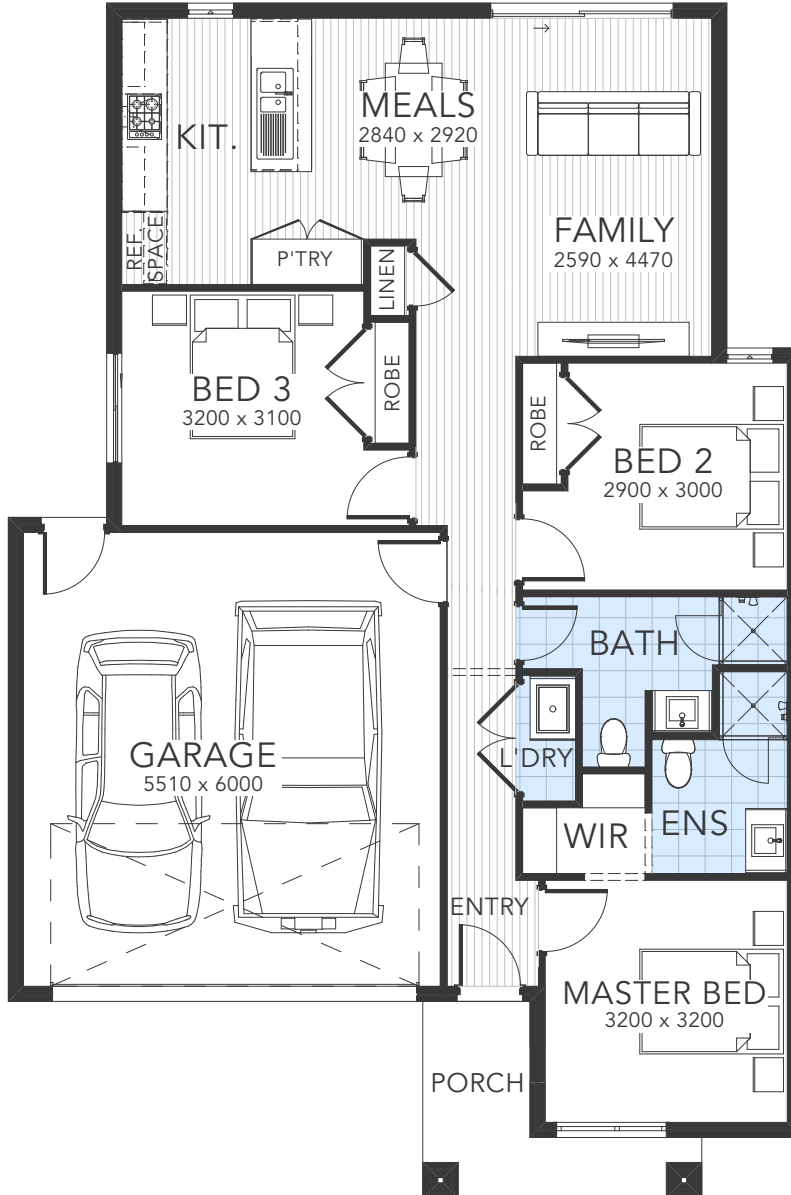


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*Small Lot Housing Code Compliant

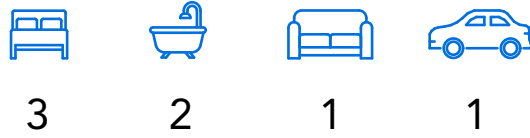


10.5m Frontage

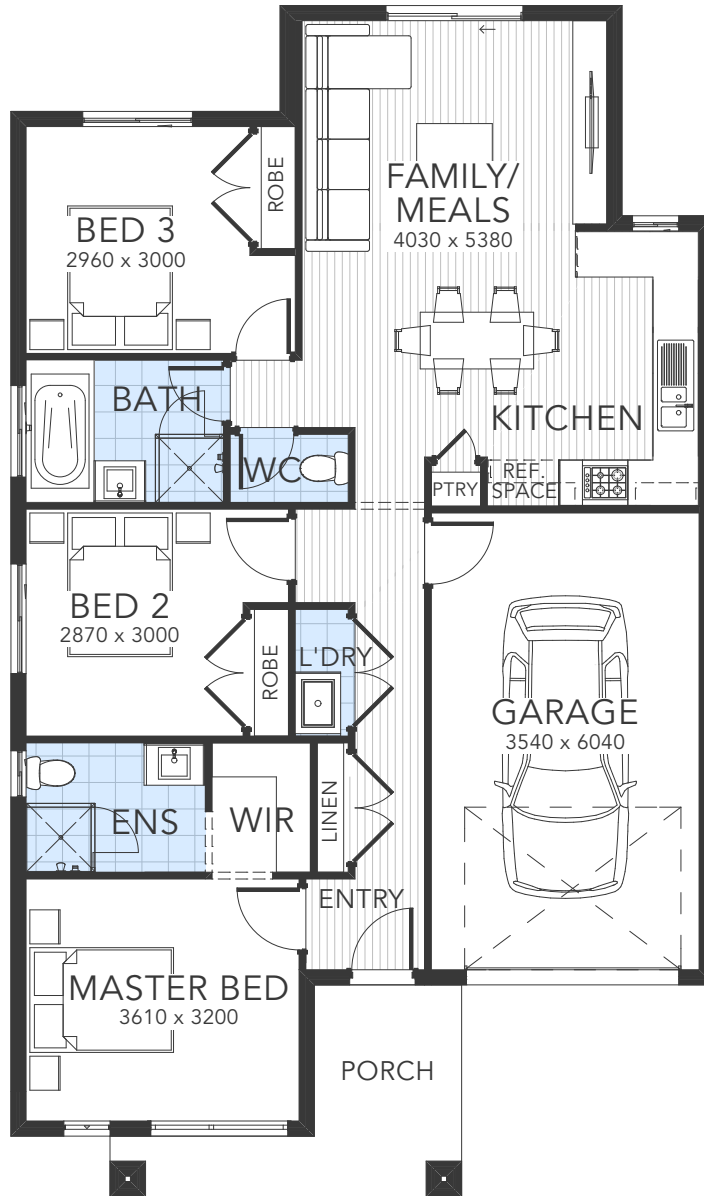
GROUND FLOOR:	95.05m ²	10.23sq
GARAGE:	36.63m ²	3.94sq
PORCH:	5.51m ²	0.59sq
TOTAL:	137.19m²	14.76sq

SUSSEX 14

Minimum Lot Size 10.5m x 21m



*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	95.84m ²	10.32sq
GARAGE:	24.24m ²	2.61sq
PORCH:	7.62m ²	0.82sq
TOTAL:	127.70m²	13.75sq

BRADBURY 16

Minimum Lot Size 10.5m x 25m



3



2

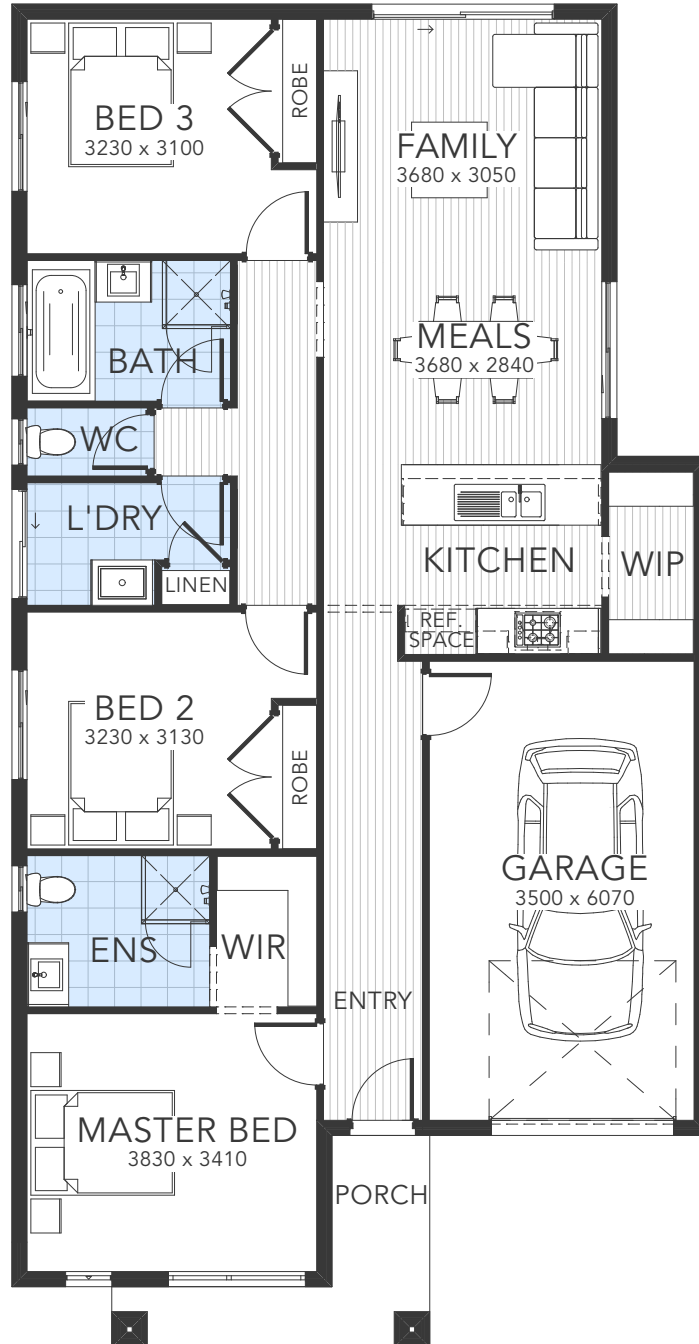


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*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	114.99m ²	12.38sq
GARAGE:	24.10m ²	2.59sq
PORCH:	5.95m ²	0.64sq
TOTAL:	145.04m²	15.61sq

HASTINGS 19

Minimum Lot Size 10.5m x 25m



4



2

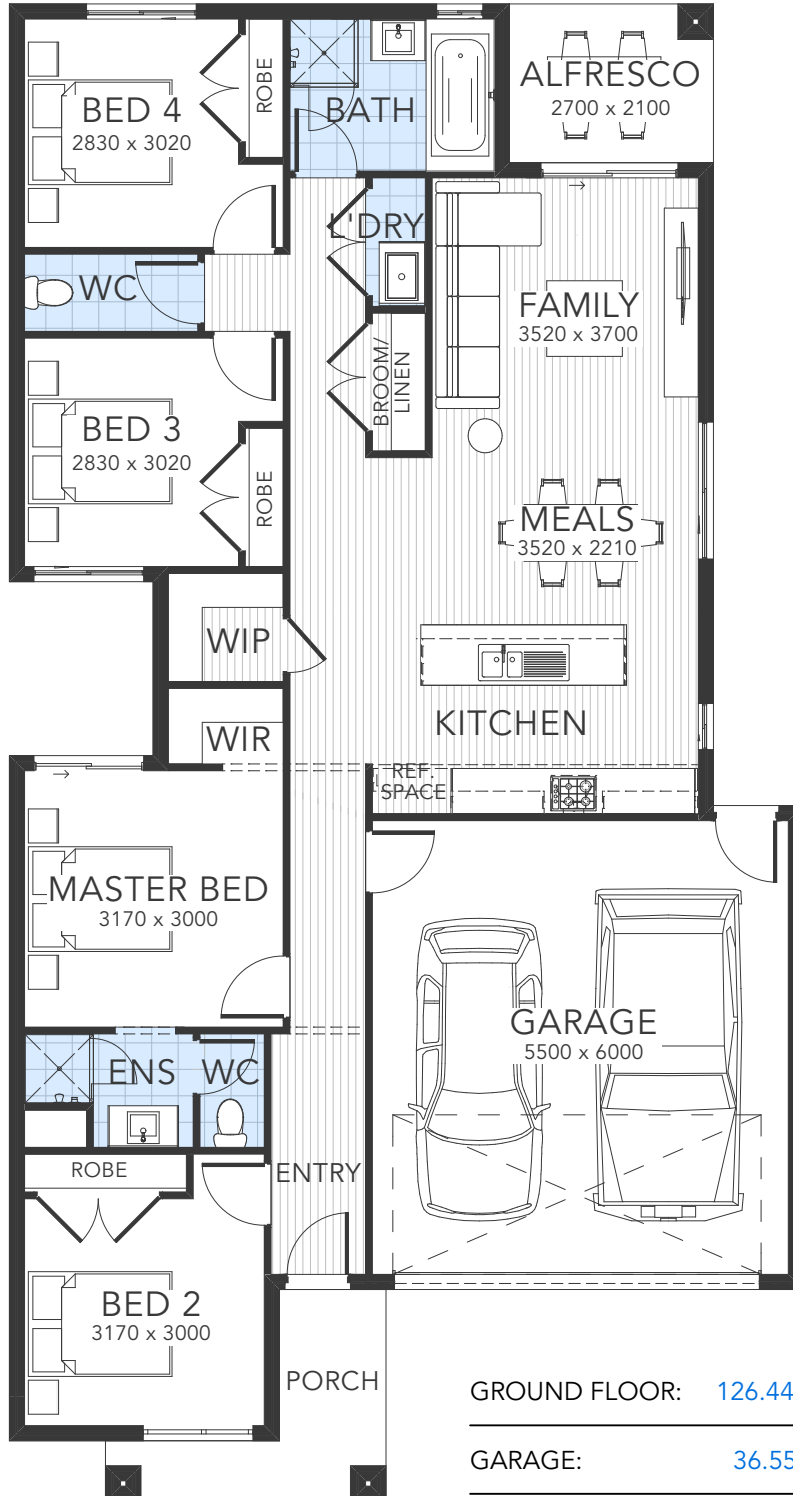


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2

*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	126.44m ²	13.61sq
GARAGE:	36.55m ²	3.93sq
PORCH:	5.79m ²	0.62sq
ALFRESCO:	5.67m ²	0.61sq
TOTAL:	174.45m²	18.78sq

BRADBURY 18

Minimum Lot Size 10.5m x 28m



4



2

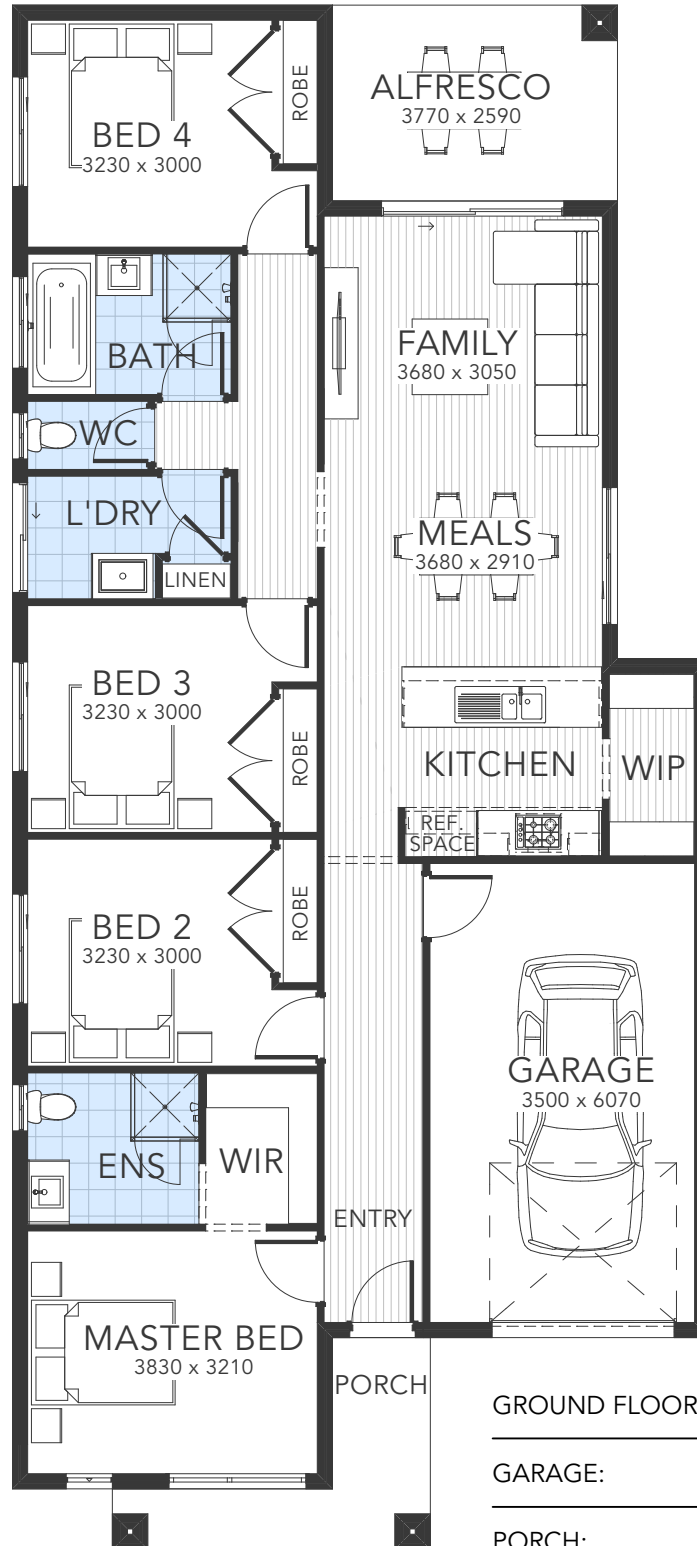


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*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	126.51m ²	13.61sq
GARAGE:	24.10m ²	2.59sq
PORCH:	5.95m ²	0.64sq
ALFRESCO:	9.76m ²	1.05sq
TOTAL:	166.32m²	17.89sq

LUTON 18

Minimum Lot Size 10.5m x 28m



4



2

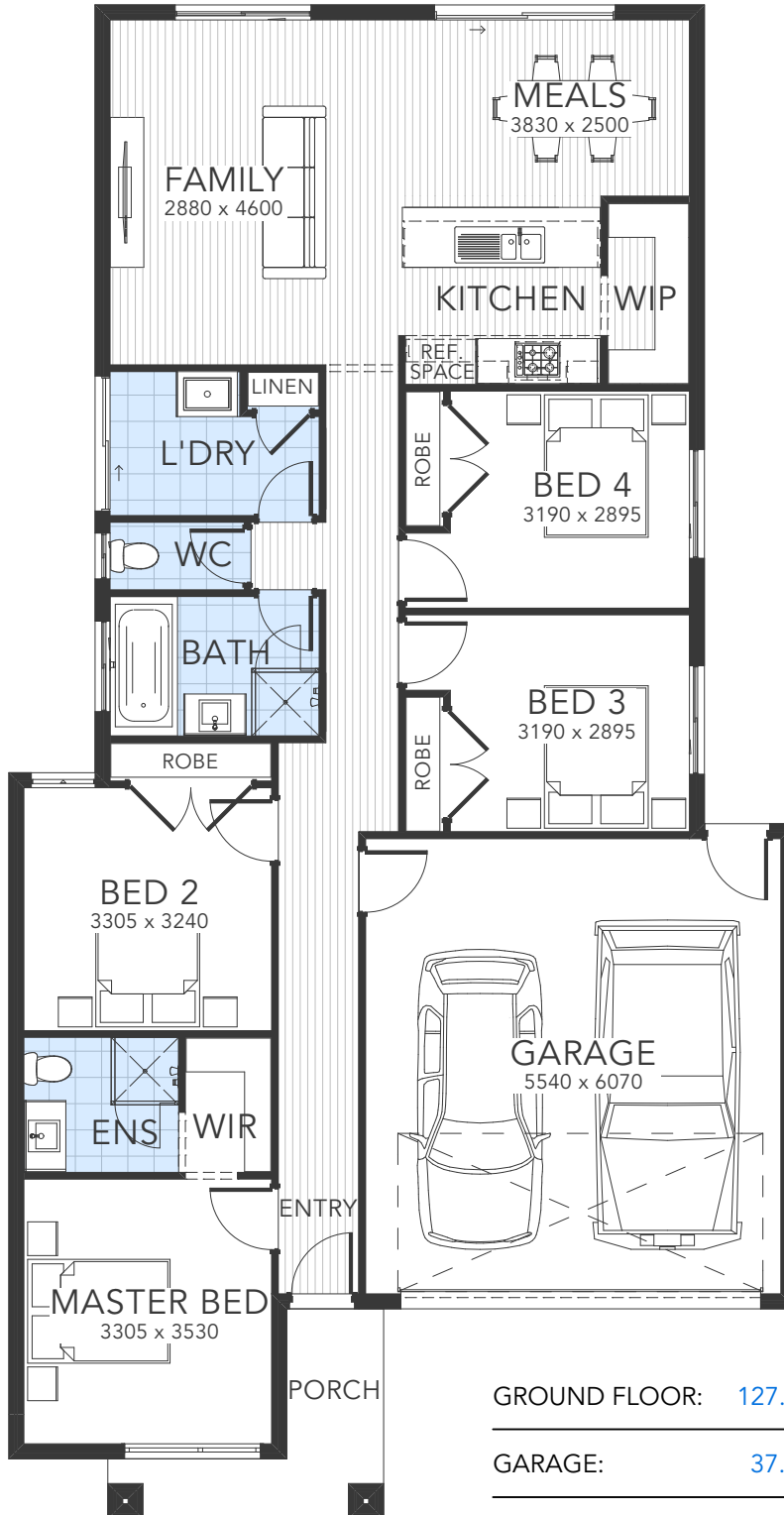


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2

*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	127.69m ²	13.78sq
GARAGE:	37.21m ²	4.01sq
PORCH:	5.53m ²	0.60sq
TOTAL:	170.43m²	18.39sq

LUTON 20

Minimum Lot Size 10.5m x 28m



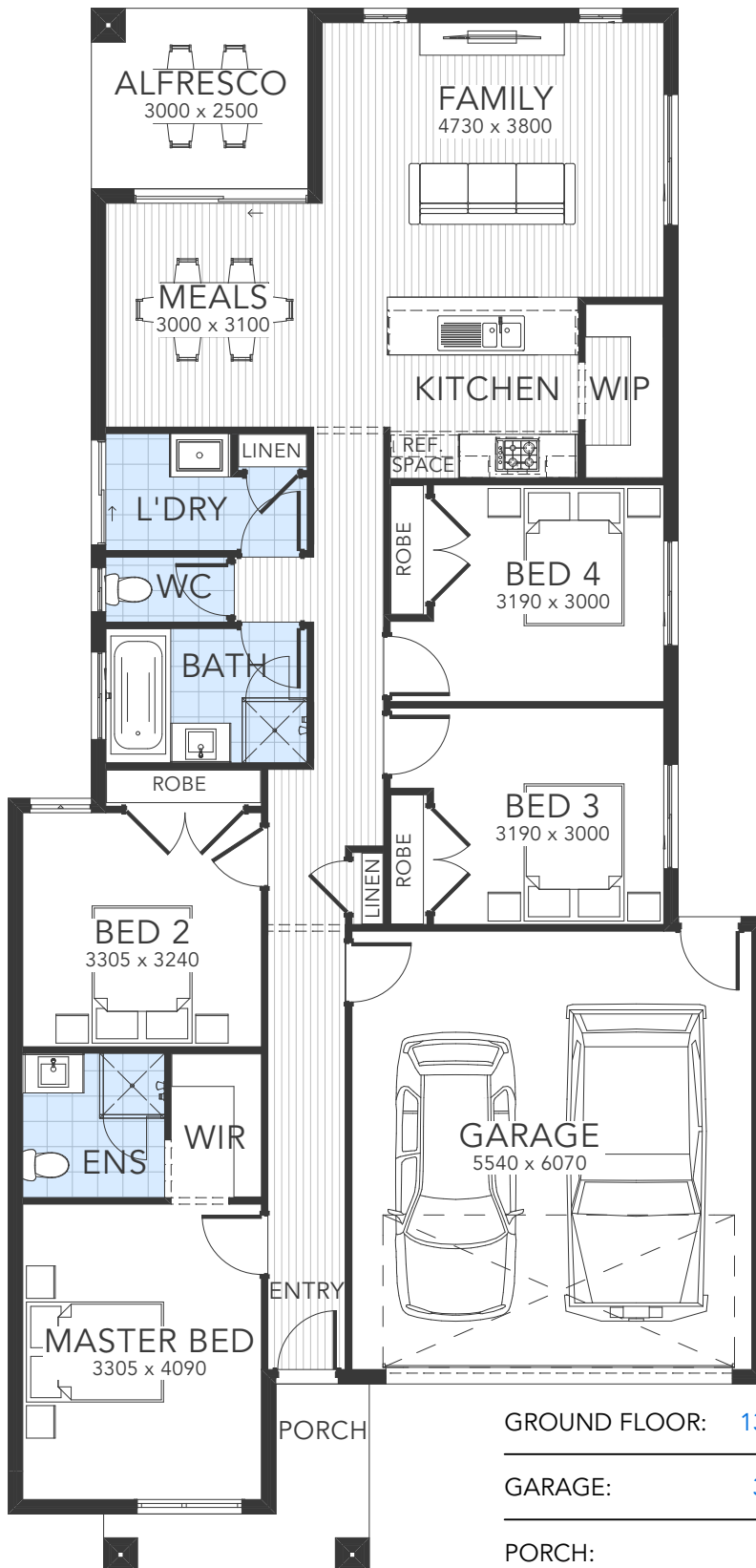
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*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	134.05m ²	14.43sq
GARAGE:	37.21m ²	4.01sq
PORCH:	5.27m ²	0.57sq
ALFRESCO:	7.50m ²	0.81sq
TOTAL:	184.03m²	19.82sq

CAMDEN 18

Minimum Lot Size 12m x 25m



4



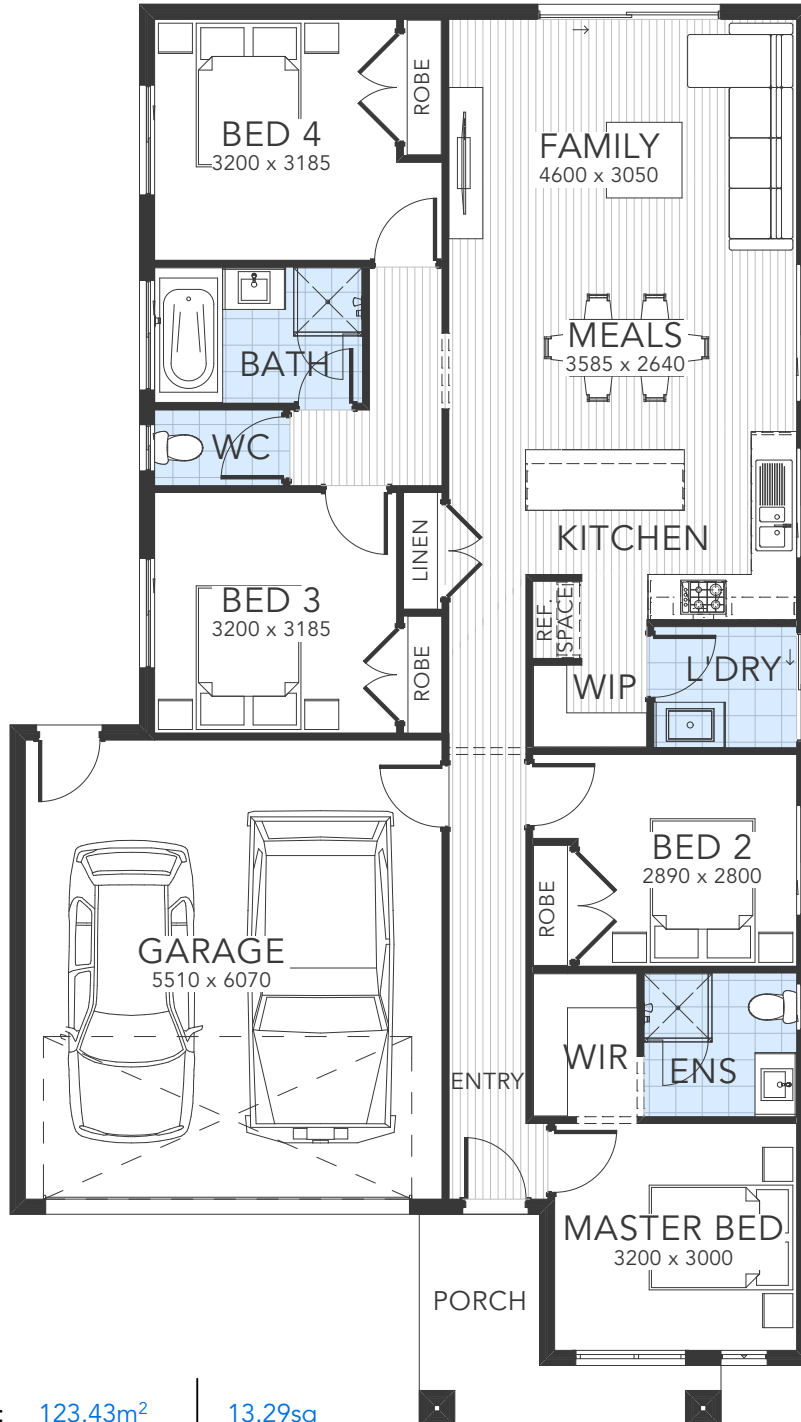
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2



12.0m Frontage

GROUND FLOOR:	123.43m ²	13.29sq
GARAGE:	37.08m ²	3.99sq
PORCH:	6.37m ²	0.69sq
TOTAL:	166.88m²	17.97sq

CAMDEN 21

Minimum Lot Size 12m x 28m



4



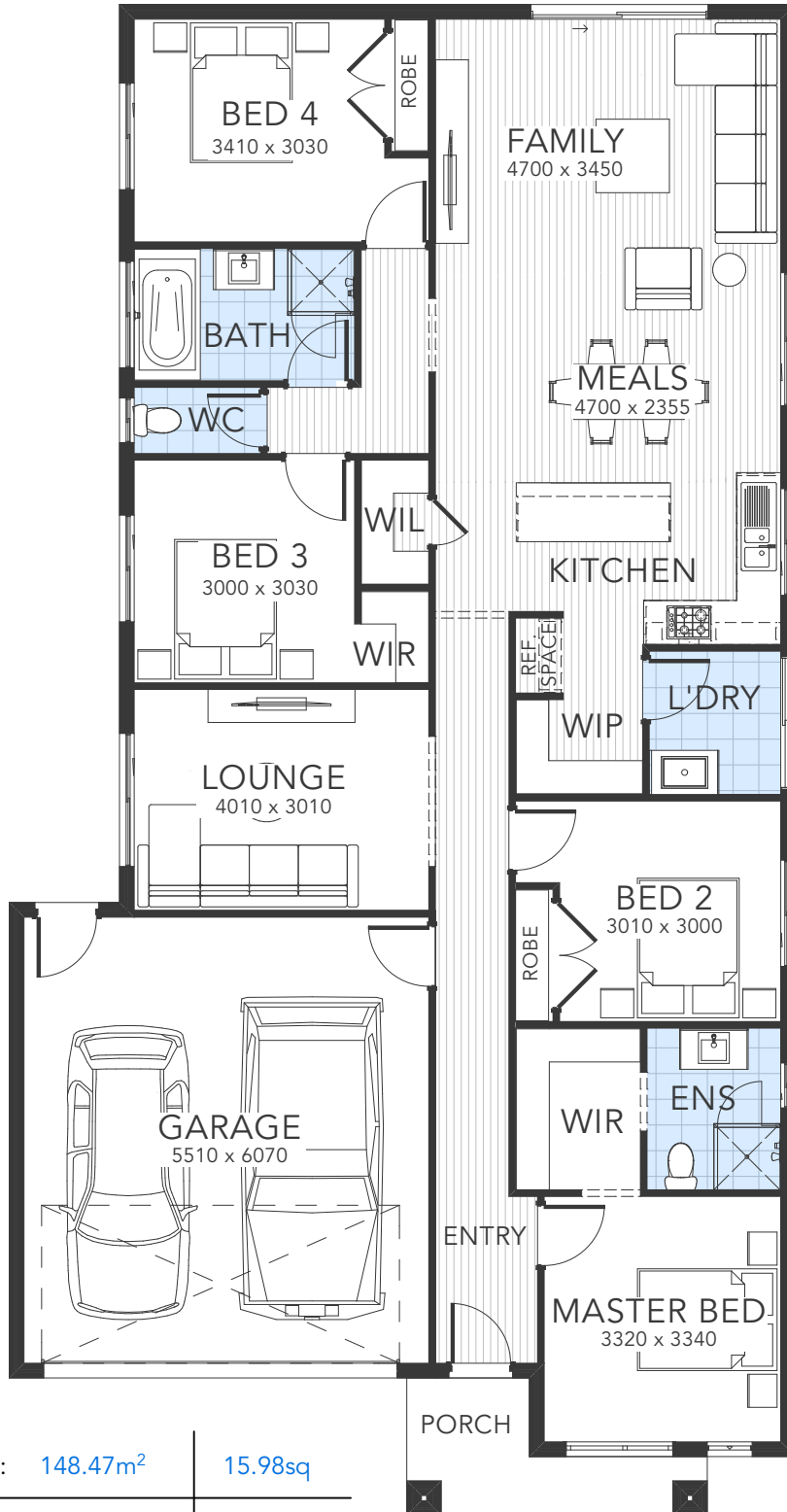
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2



2



GROUND FLOOR:	148.47m ²	15.98sq
GARAGE:	37.05m ²	3.99sq
PORCH:	5.06m ²	0.54sq
TOTAL:	190.58m²	20.51sq

12.0m Frontage

BUXTON 17

Minimum Lot Size 12.5m x 21m



4



2

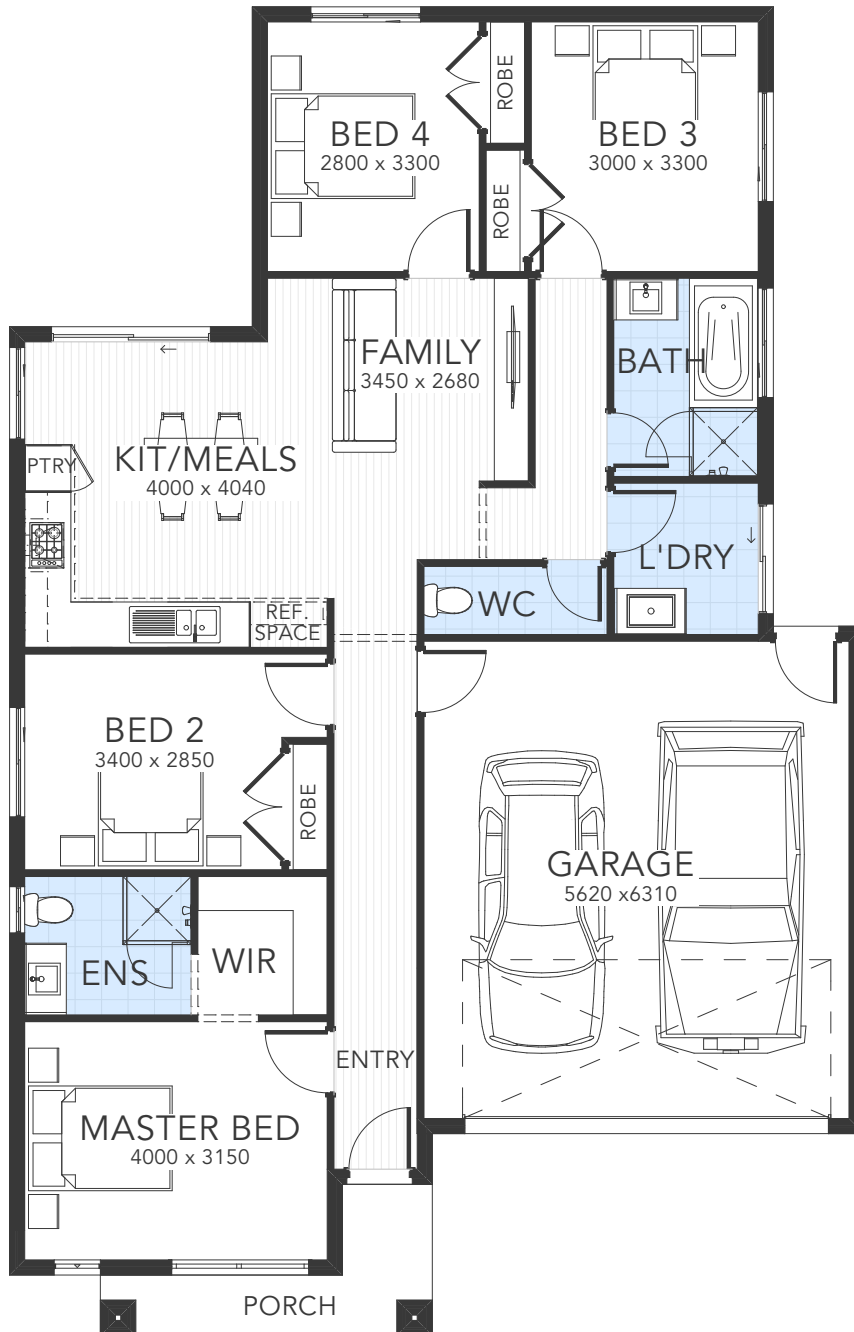


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2

*Small Lot Housing Code Compliant



12.5m Frontage

GROUND FLOOR:	114.85m ²	12.36sq
GARAGE:	39.14m ²	4.21sq
PORCH:	4.94m ²	0.53sq
TOTAL:	158.93m²	17.10sq

DUNDEE 16

Minimum Lot Size 12.5m x 21m



3



2

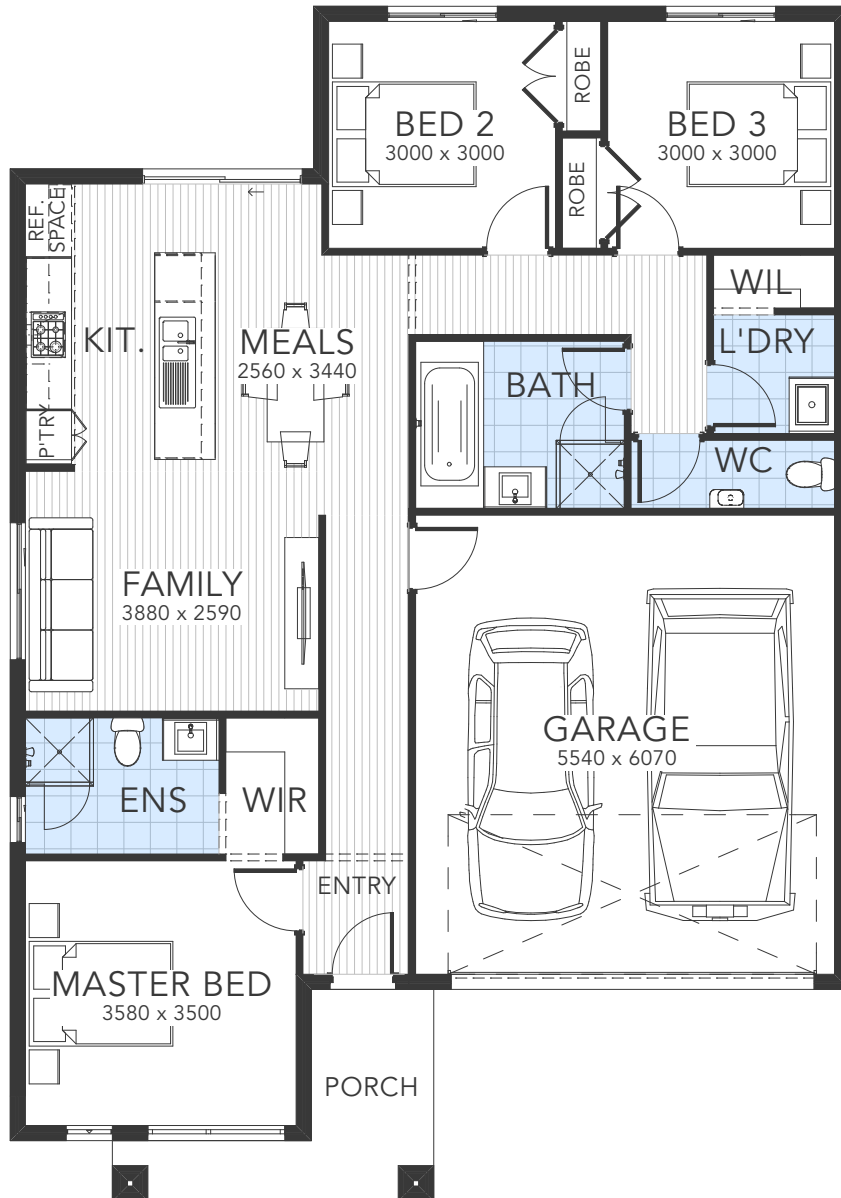


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*Small Lot Housing Code Compliant



12.5m Frontage

GROUND FLOOR:	106.56m ²	11.47sq
GARAGE:	37.08m ²	3.99sq
PORCH:	6.64m ²	0.71sq
TOTAL:	150.28m²	16.17sq

MELROSE 17

Minimum Lot Size 12.5m x 21m



3



2

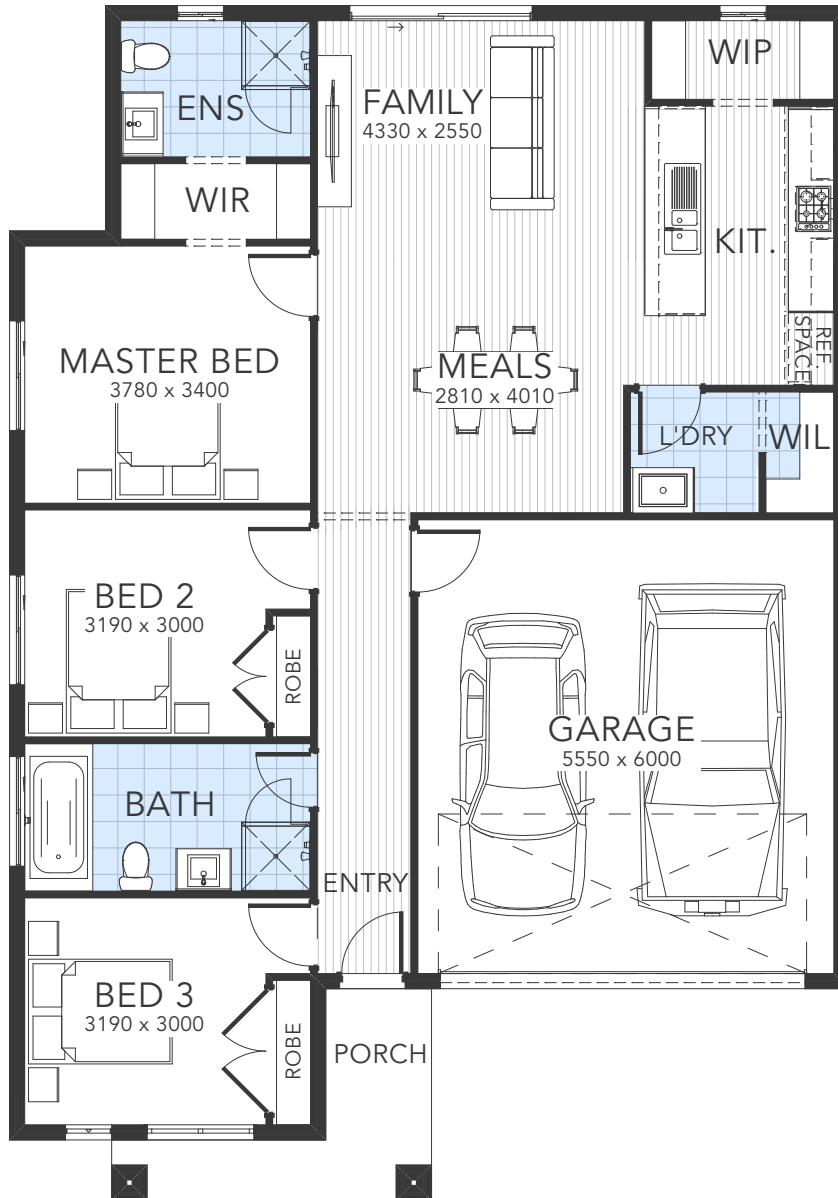


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*Small Lot Housing Code Compliant



12.5m Frontage

GROUND FLOOR:	112.46m ²	12.11sq
GARAGE:	36.42m ²	3.92sq
PORCH:	6.18m ²	0.65sq
TOTAL:	155.06m²	16.68sq

NEWCASTLE 19

Minimum Lot Size 12.5m x 25m



4



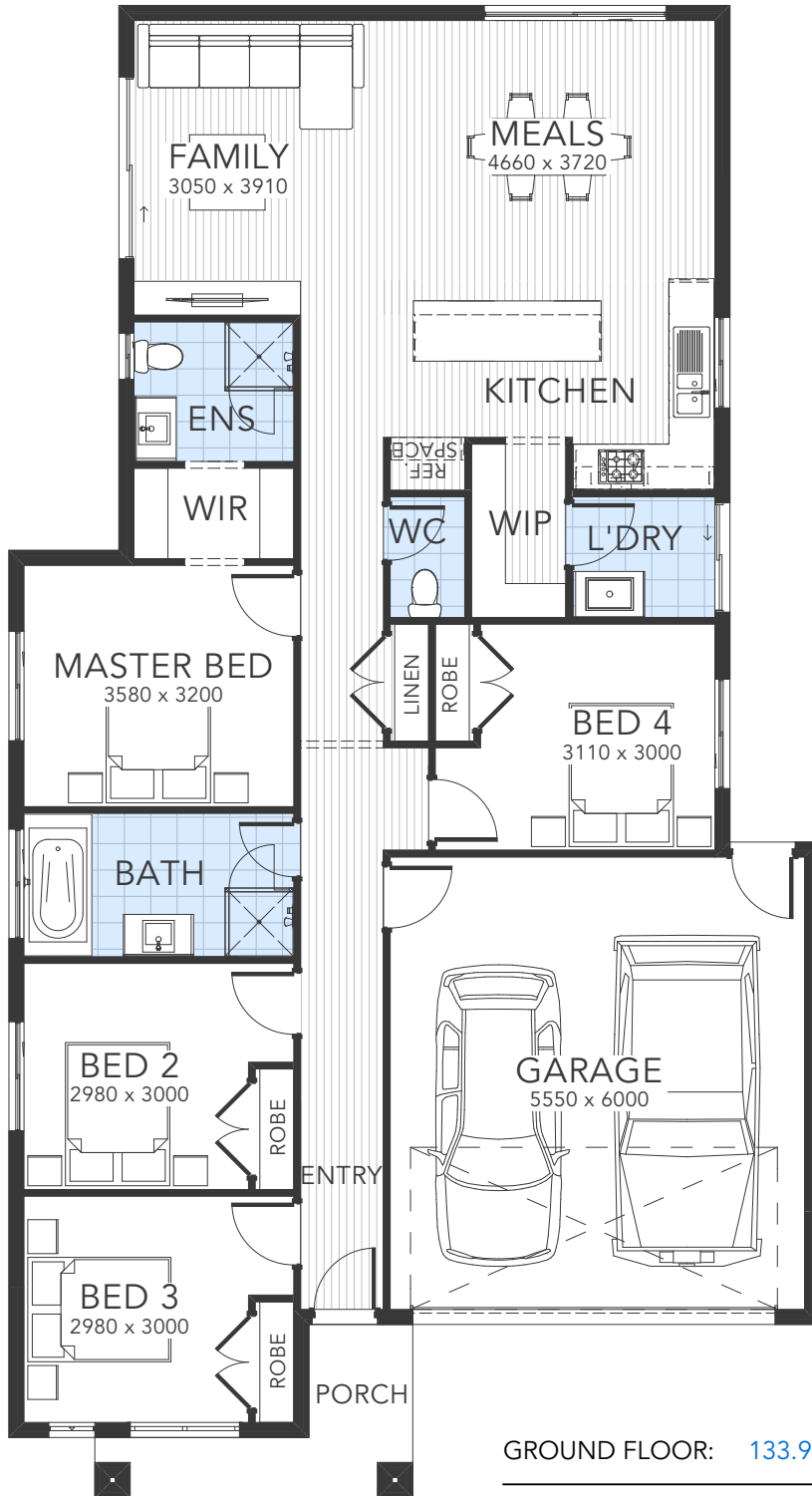
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2



GROUND FLOOR:	133.96m ²	14.42sq
GARAGE:	36.55m ²	3.93sq
PORCH:	5.45m ²	0.59sq
TOTAL:	175.96m²	18.94sq

12.5m Frontage

PRESTON 19

Minimum Lot Size 12.5m x 25m



4



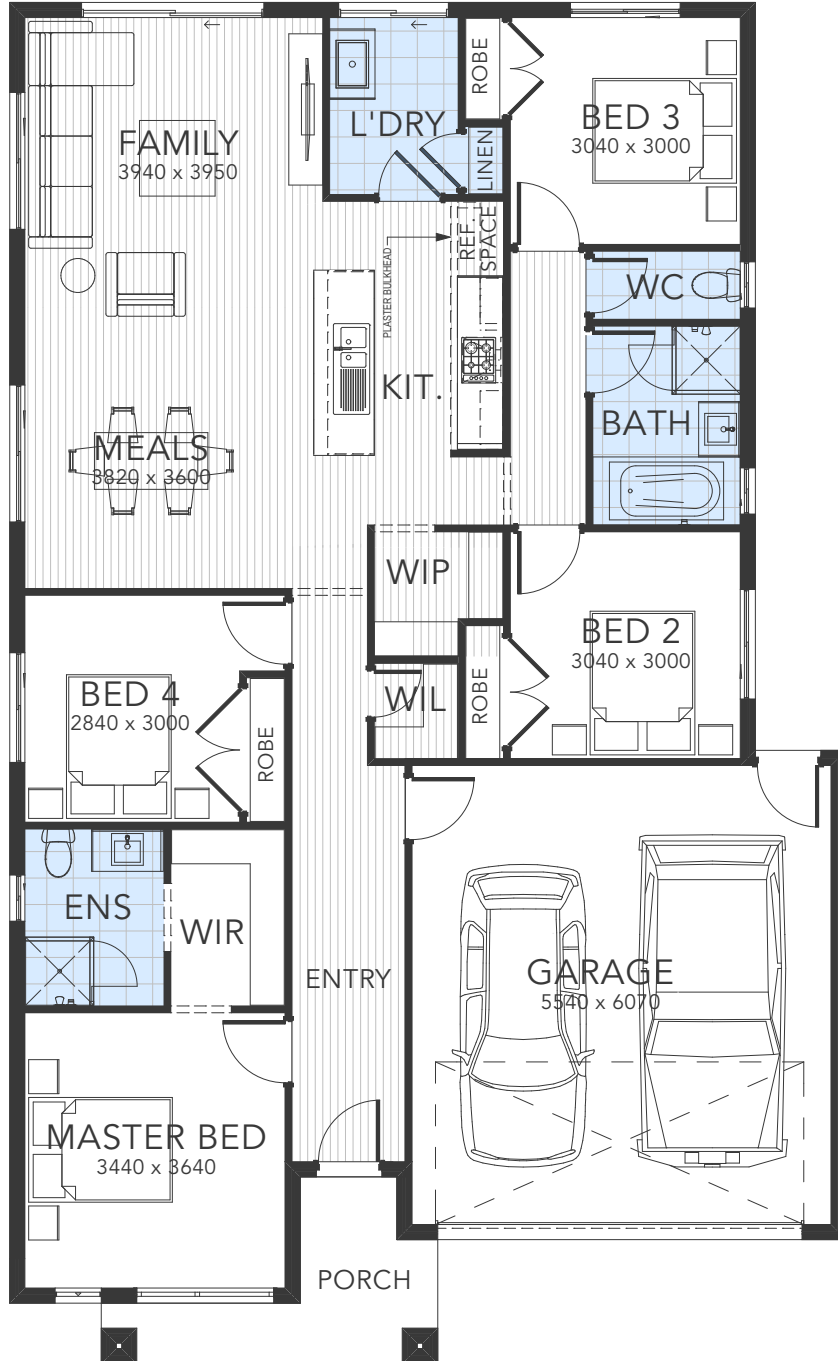
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12.5m Frontage

GROUND FLOOR:	133.93m ²	14.42sq
GARAGE:	37.30m ²	4.01sq
PORCH:	6.15m ²	0.66sq
TOTAL:	177.38m²	19.09sq

SWINDON 20

Minimum Lot Size 12.5m x 25m



4



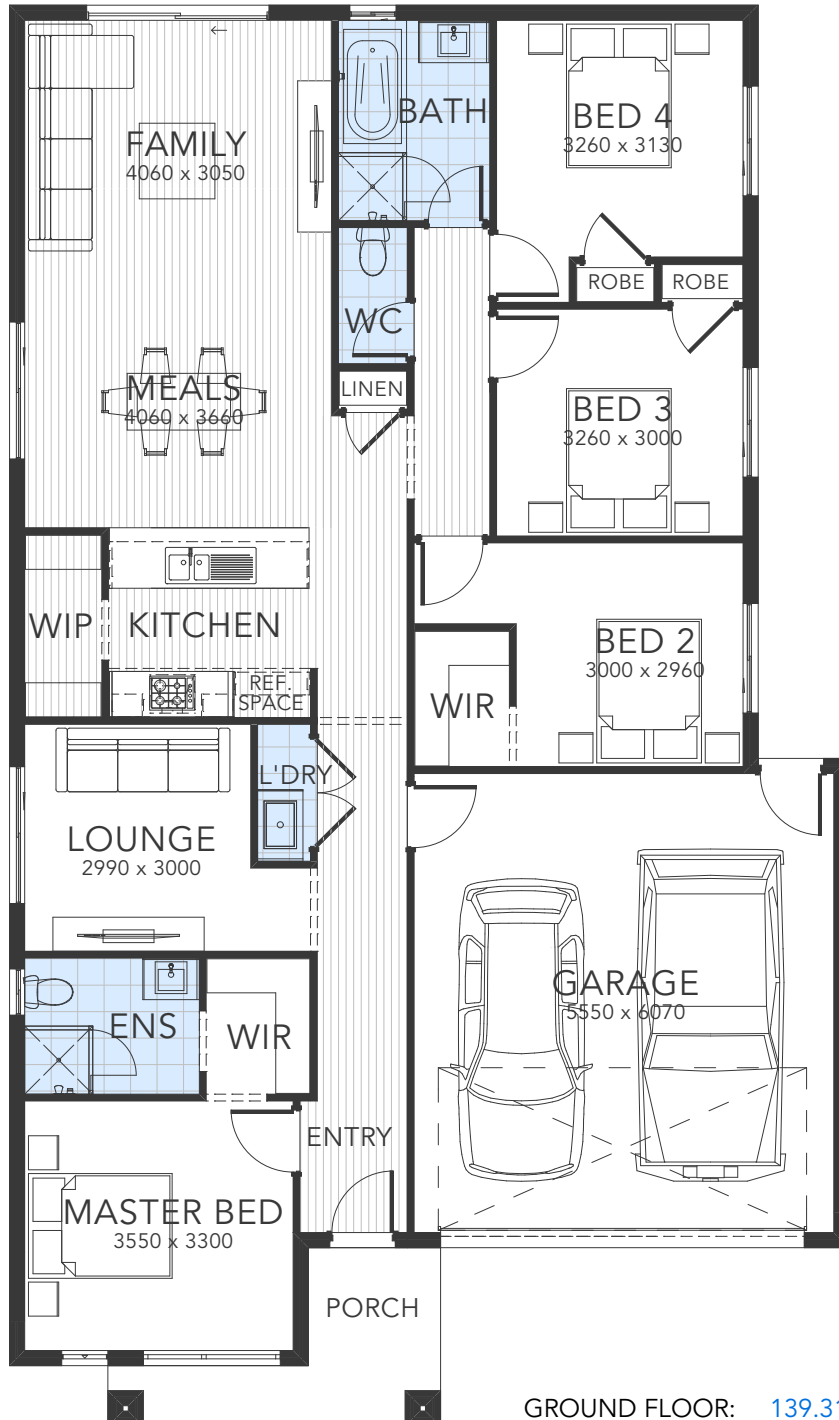
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2



2



12.5m Frontage

GROUND FLOOR:	139.31m ²	15.00sq
GARAGE:	37.27m ²	4.01sq
PORCH:	6.25m ²	0.67sq
TOTAL:	182.83m²	19.68sq

BIRMINGHAM 22

Minimum Lot Size 12.5m x 28m



4



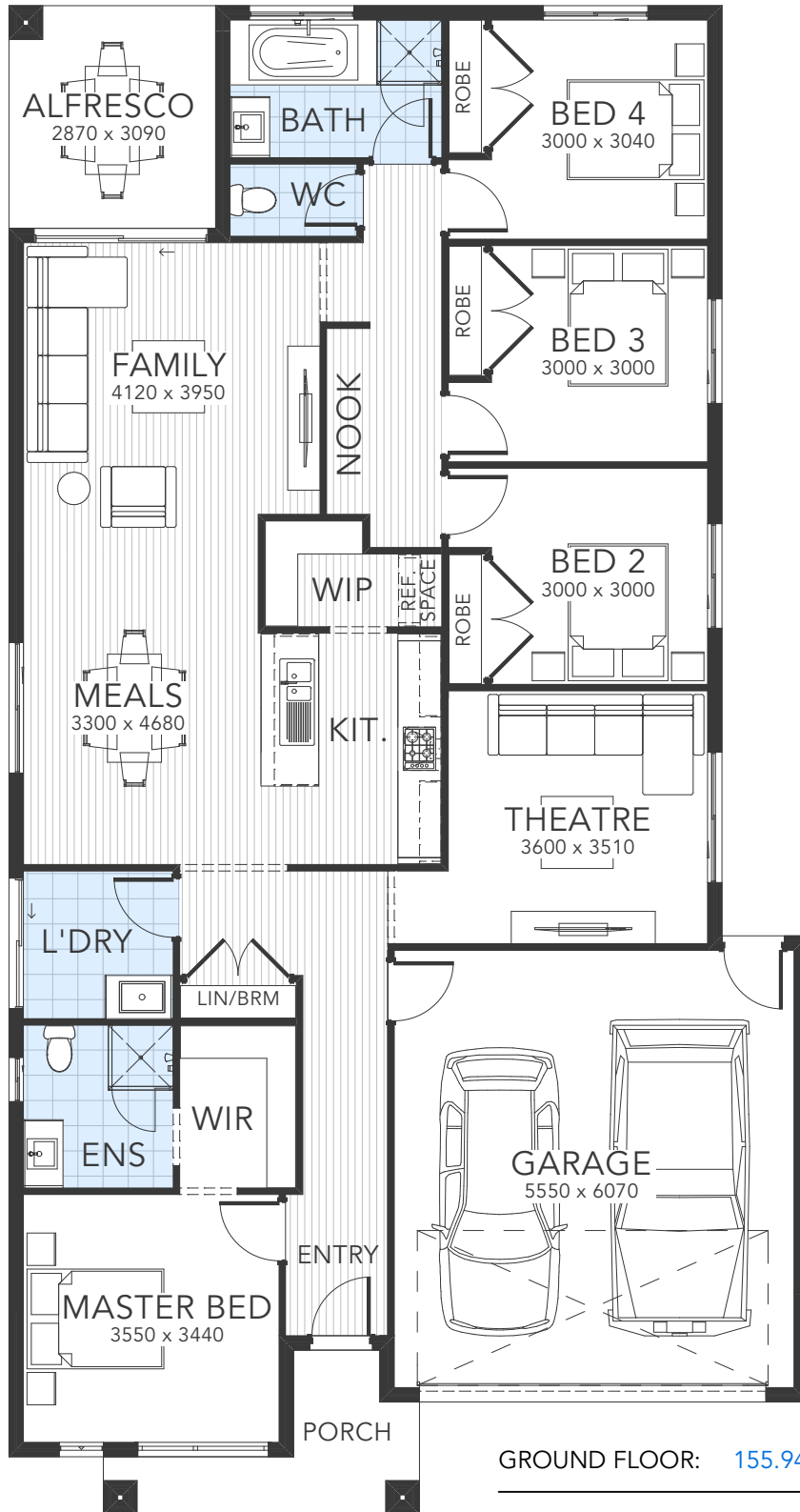
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2



2



GROUND FLOOR:	155.94m ²	16.79sq
GARAGE:	36.96m ²	3.98sq
PORCH:	5.71m ²	0.61sq
ALFRESCO:	8.87m ²	0.95sq
TOTAL:	207.48m²	22.33sq

12.5m Frontage

PRESTON 22

Minimum Lot Size 12.5m x 28m



4



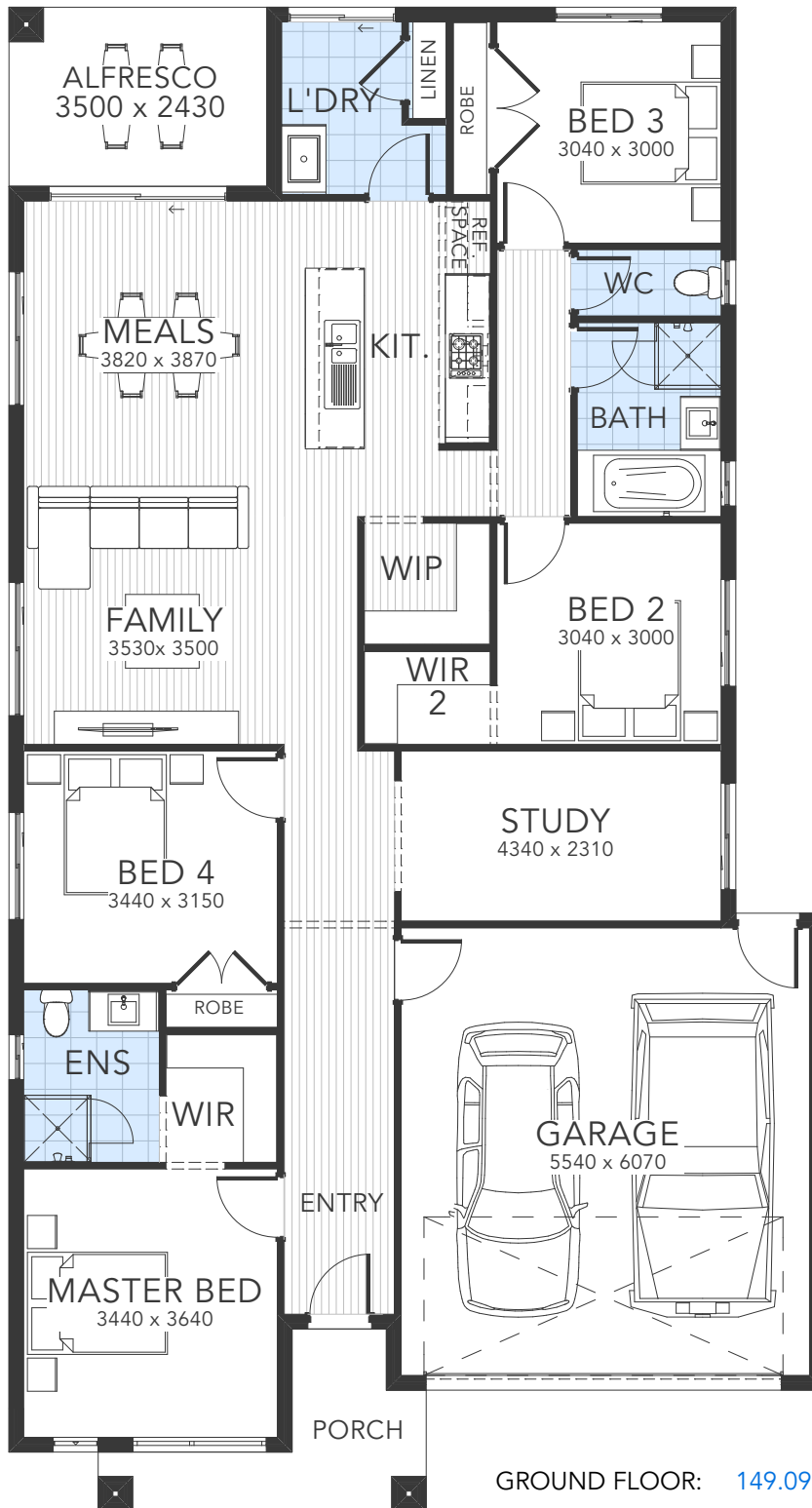
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1



2



GROUND FLOOR:	149.09m ²	16.05sq
GARAGE:	37.30m ²	4.01sq
PORCH:	6.15m ²	0.66sq
ALFRESCO:	8.51m ²	0.92sq
TOTAL:	201.05m²	21.64sq

12.5m Frontage

PRESTON 25

Minimum Lot Size 12.5m x 32m



4



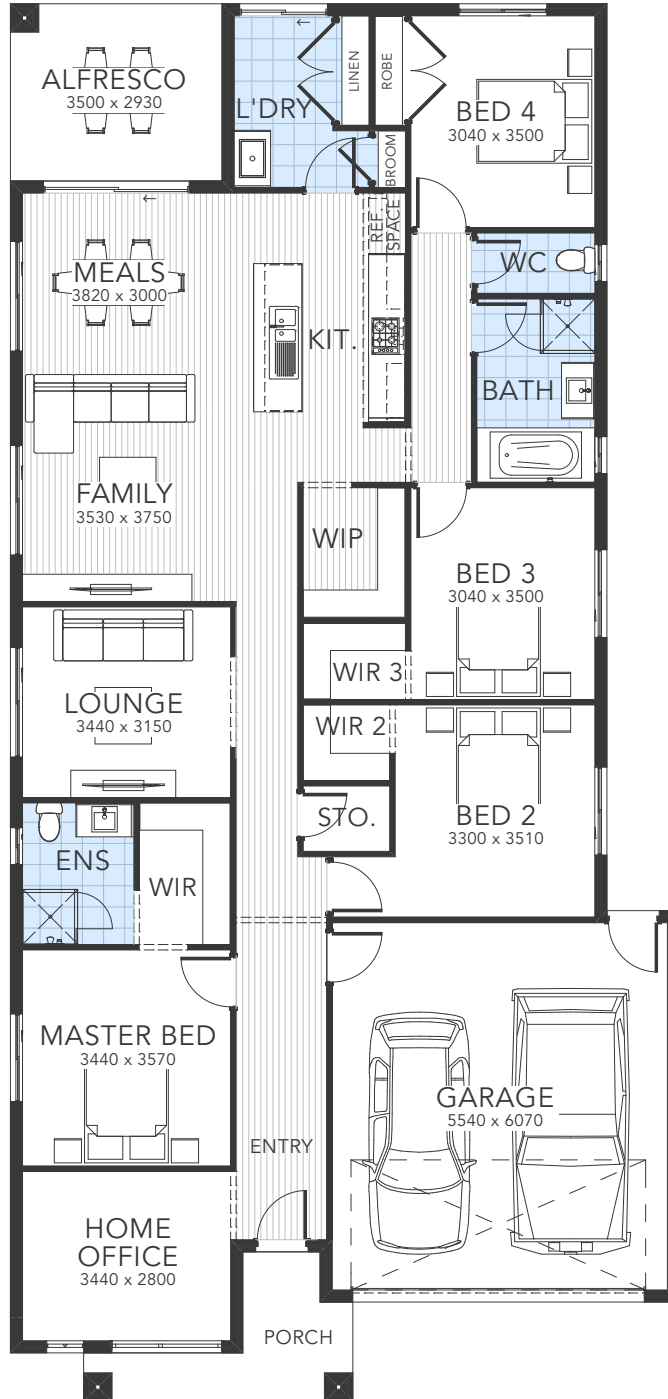
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3



2



12.5m Frontage

GROUND FLOOR:	173.97m ²	18.73sq
GARAGE:	37.30m ²	4.01sq
PORCH:	6.15m ²	0.66sq
ALFRESCO:	10.26m ²	1.10sq
TOTAL:	227.68m²	24.50sq

MILTON 19

Minimum Lot Size 14m x 21m



4



2

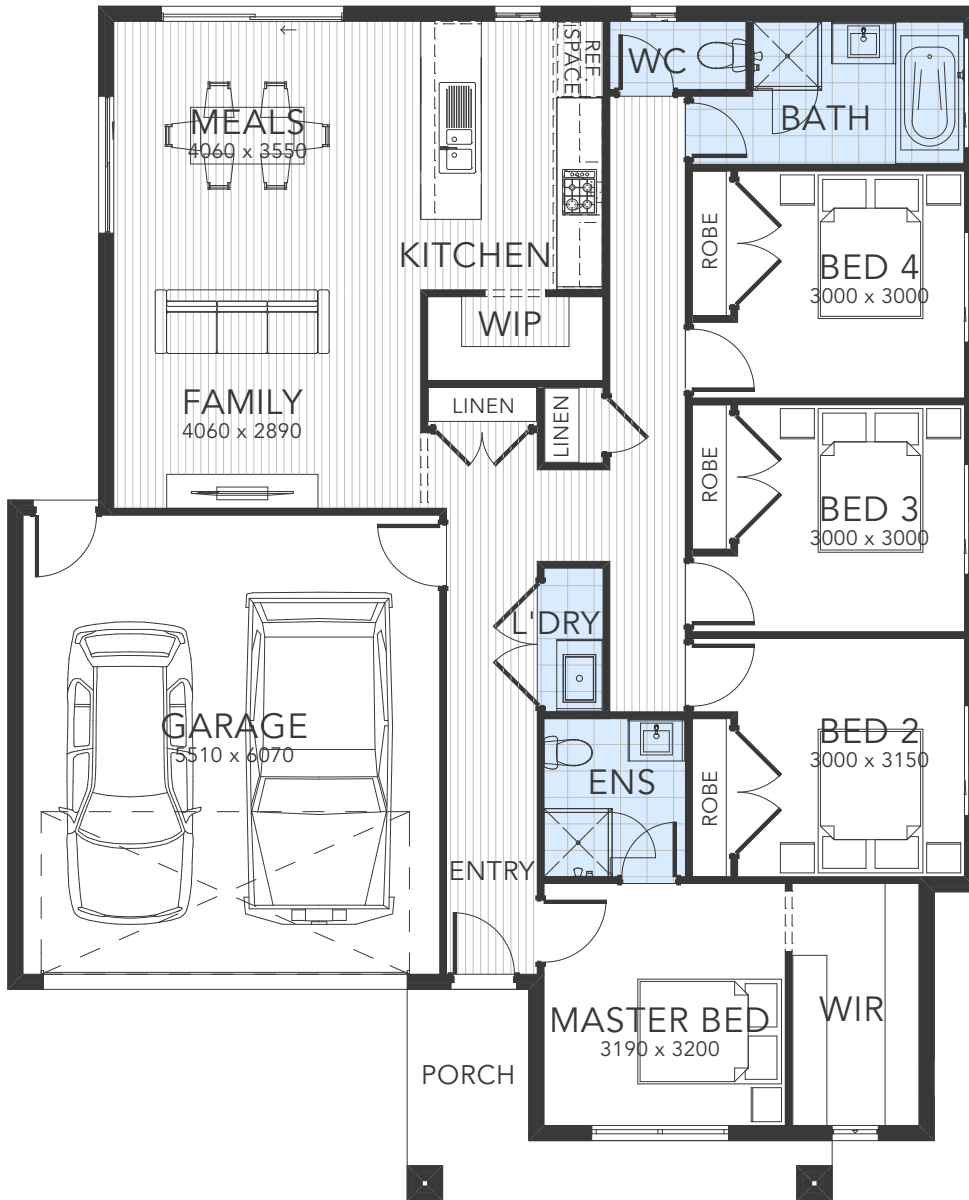


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*Small Lot Housing Code Compliant



GROUND FLOOR:	132.14m ²	14.22sq
GARAGE:	37.02m ²	3.98sq
PORCH:	7.72m ²	0.83sq
TOTAL:	176.88m²	19.03sq

14.0m Frontage

WIMBLEDON 19

Minimum Lot Size 14m x 22m



4



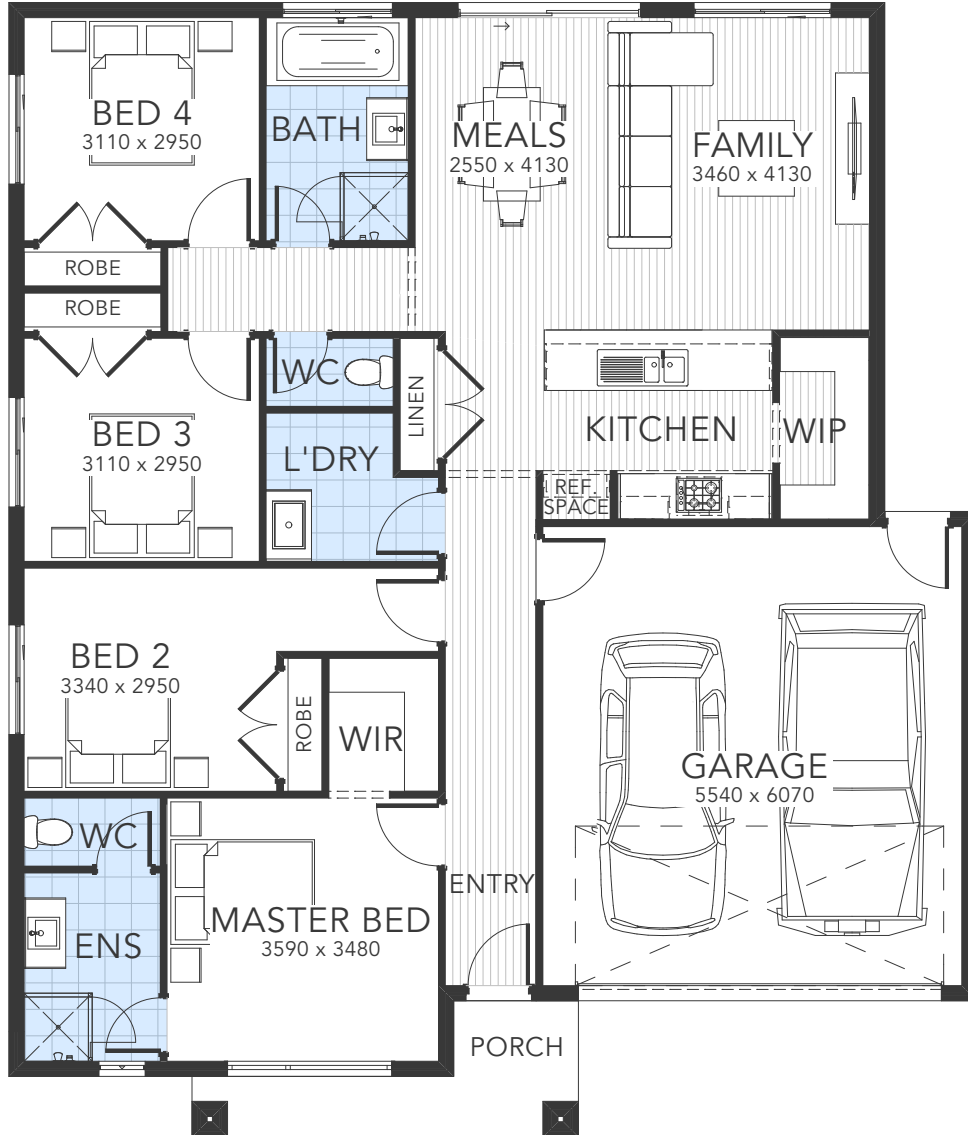
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2



GROUND FLOOR:	129.42m ²	13.93sq
GARAGE:	37.21m ²	4.01sq
PORCH:	5.74m ²	0.62sq
TOTAL:	172.37m²	18.56sq

14.0m Frontage

MANSFIELD 22

Minimum Lot Size 14m x 25m



4



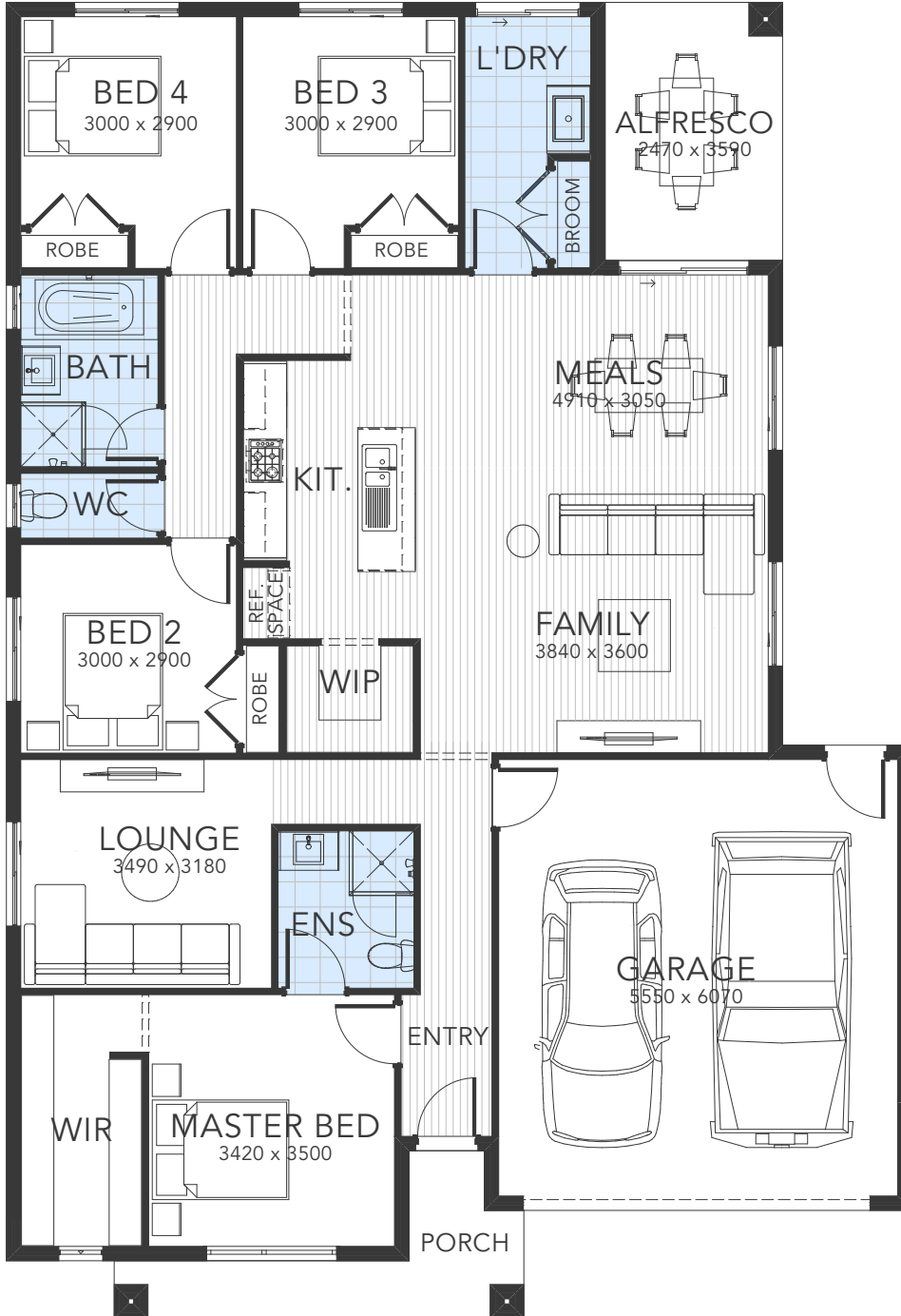
2



2



2



GROUND FLOOR:	149.84m ²	16.13sq
GARAGE:	37.43m ²	4.03sq
PORCH:	6.55m ²	0.71sq
ALFRESCO:	8.87m ²	0.95sq
TOTAL:	202.69m²	21.82sq

14.0m Frontage

DARLINGTON 25

Minimum Lot Size 14m x 28m



4



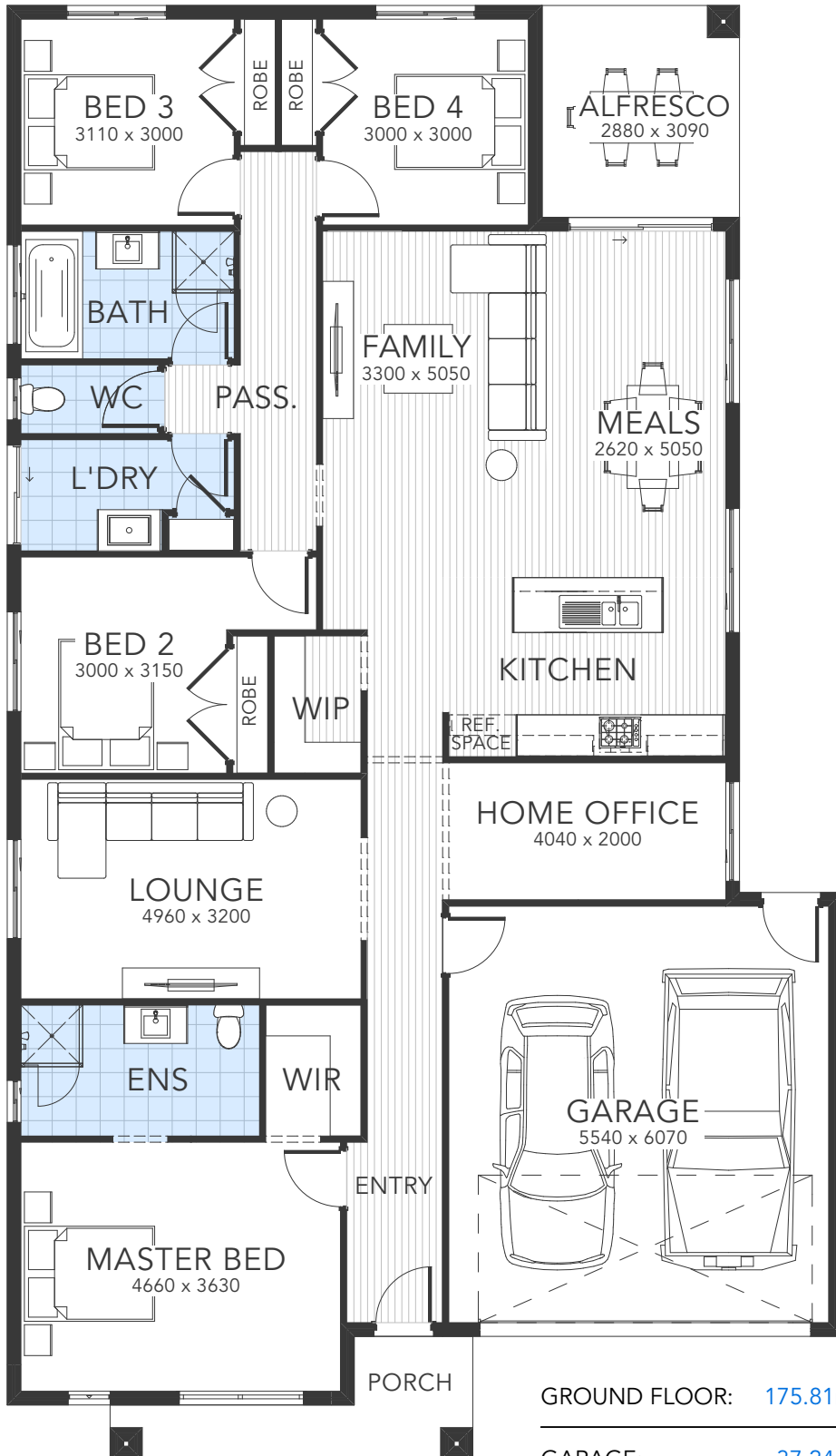
2



3



2



GROUND FLOOR:	175.81m ²	18.92sq
GARAGE:	37.24m ²	4.01sq
PORCH:	5.96m ²	0.64sq
ALFRESCO:	8.90m ²	0.96sq
TOTAL:	227.91m²	24.53sq

14.0m Frontage

DARLINGTON 27

Minimum Lot Size 14m x 30m



4



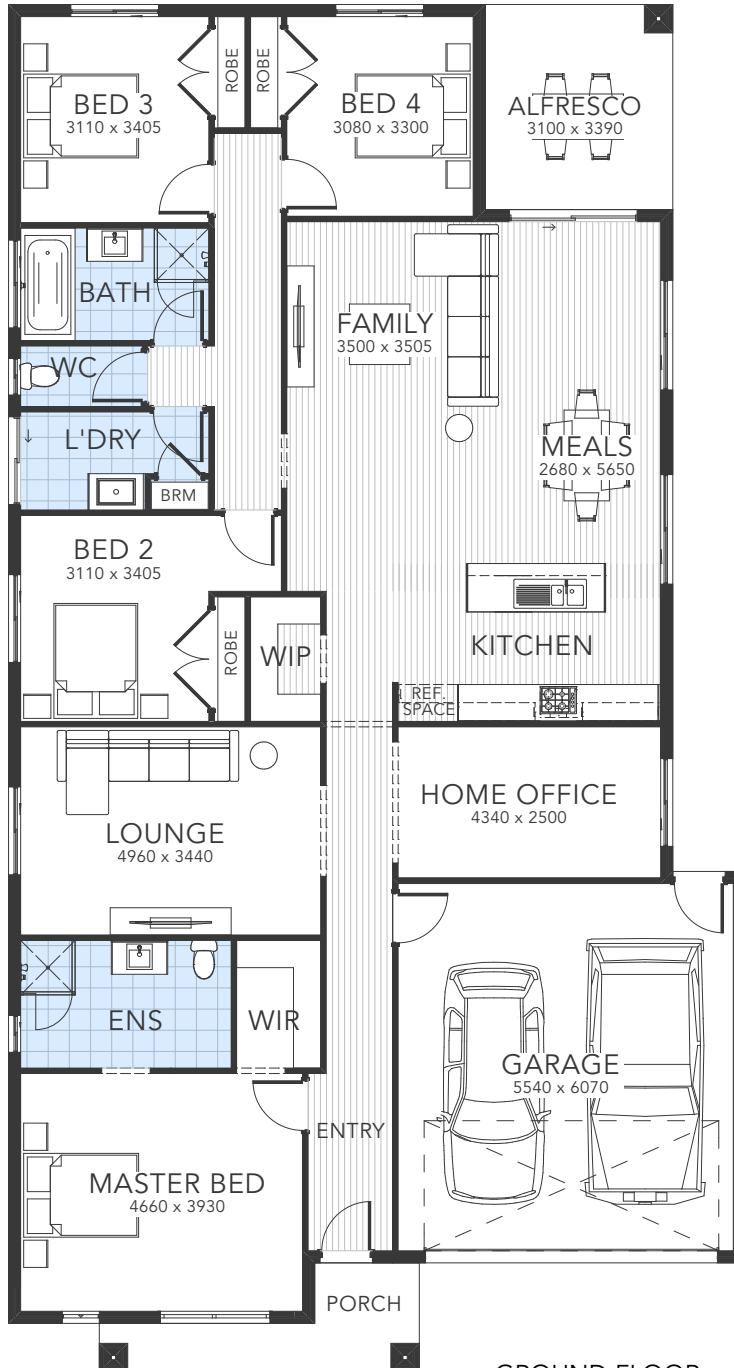
2



3



2



GROUND FLOOR:	193.49m ²	20.83sq
GARAGE:	37.21m ²	4.01sq
PORCH:	5.96m ²	0.64sq
ALFRESCO:	10.51m ²	1.13sq
TOTAL:	247.17m²	26.61sq

14.0m Frontage

MULTI GENERATIONAL LIVING



MARGATE 14

Minimum Lot Size 8.5m x 23m



3



3



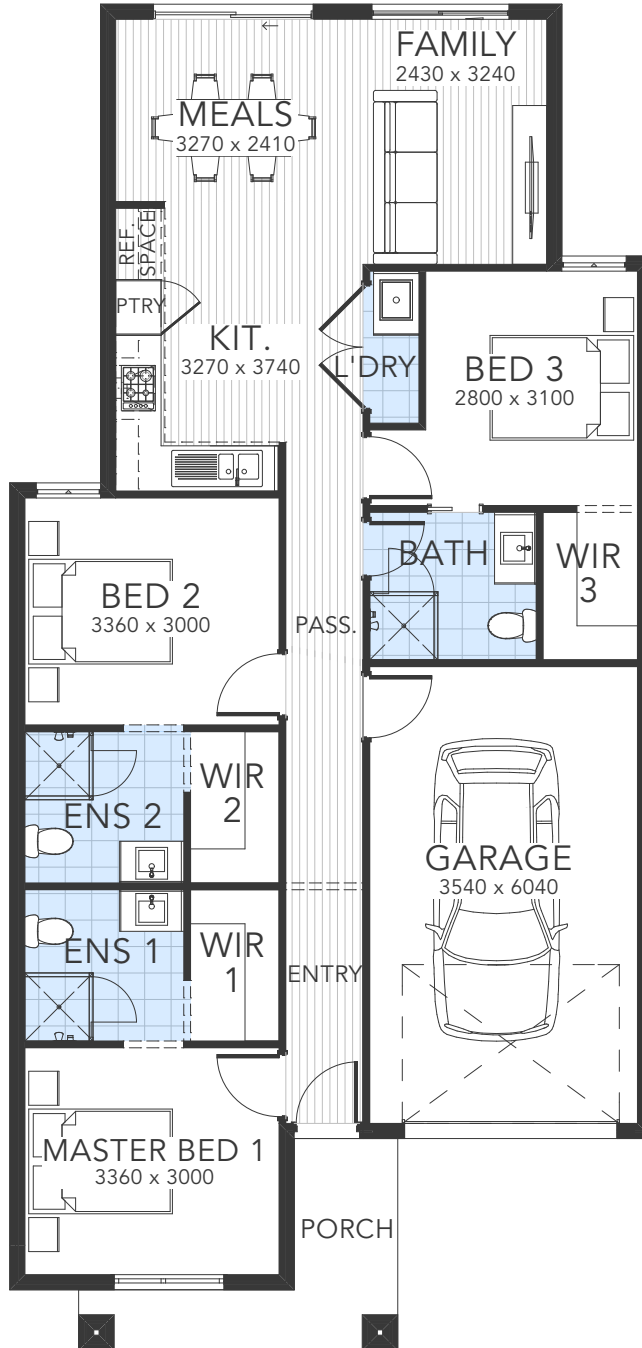
1



1

*Small Lot Housing Code Compliant

8.5m Frontage



GROUND FLOOR:	99.18m ²	10.68sq
GARAGE:	24.24m ²	2.61sq
PORCH:	6.12m ²	0.66sq
TOTAL:	129.54m²	13.95sq

Note: not available in FLEET facade

CLAYTON 15

Minimum Lot Size 10.5m x 21m



3



3

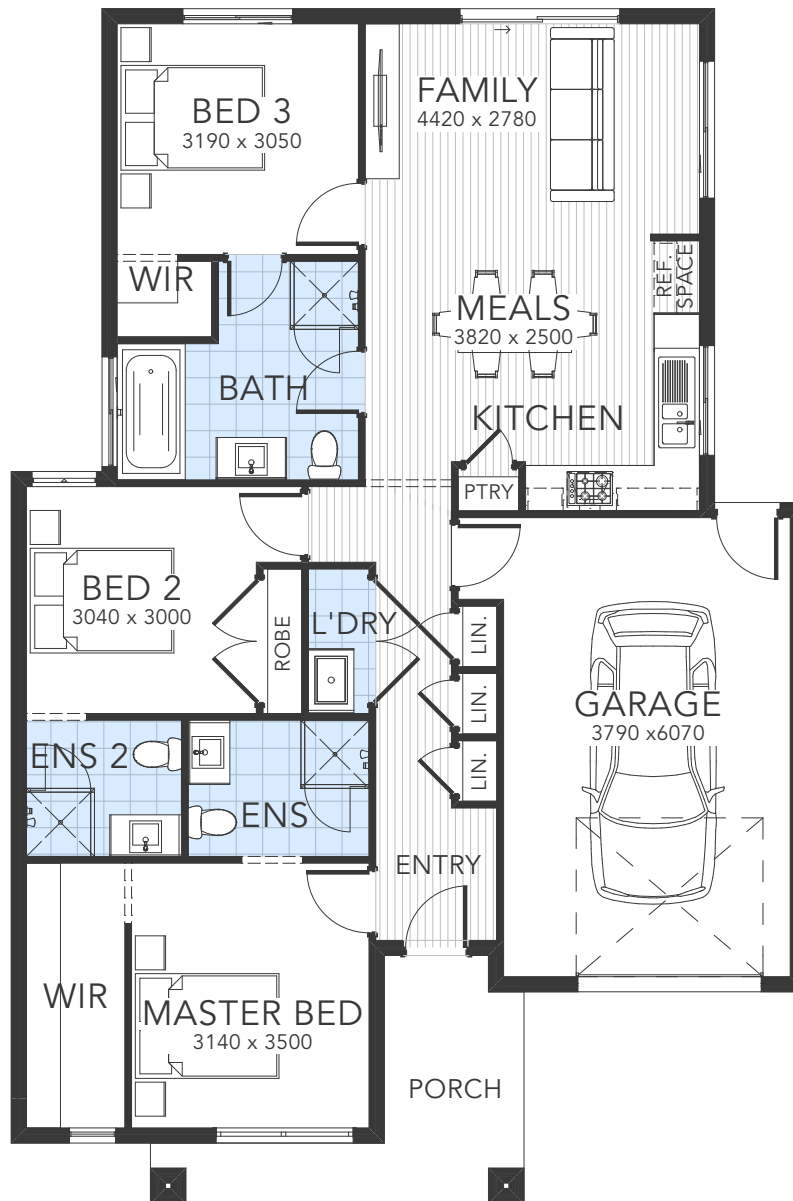


1



1

*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	103.63m ²	11.15sq
GARAGE:	26.89m ²	2.89sq
PORCH:	8.31m ²	0.89sq
TOTAL:	138.83m²	14.93sq

CLAYTON 18

Minimum Lot Size 10.5m x 25m



4



4

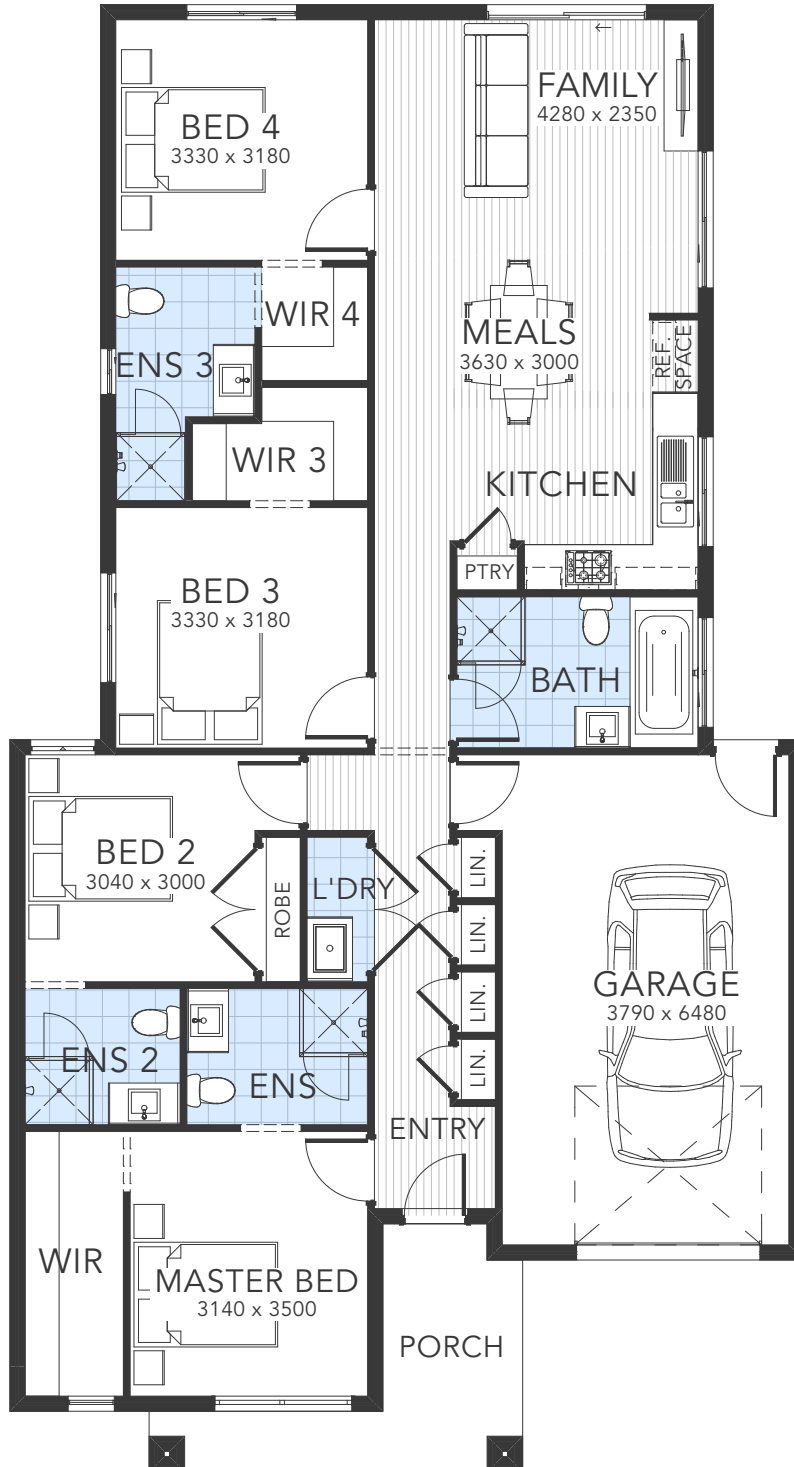


1



1

*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	131.66m ²	14.17sq
GARAGE:	28.51m ²	3.07sq
PORCH:	8.31m ²	0.89sq
TOTAL:	168.48m²	18.13sq

STANLEY 19

Minimum Lot Size 10.5m x 25m



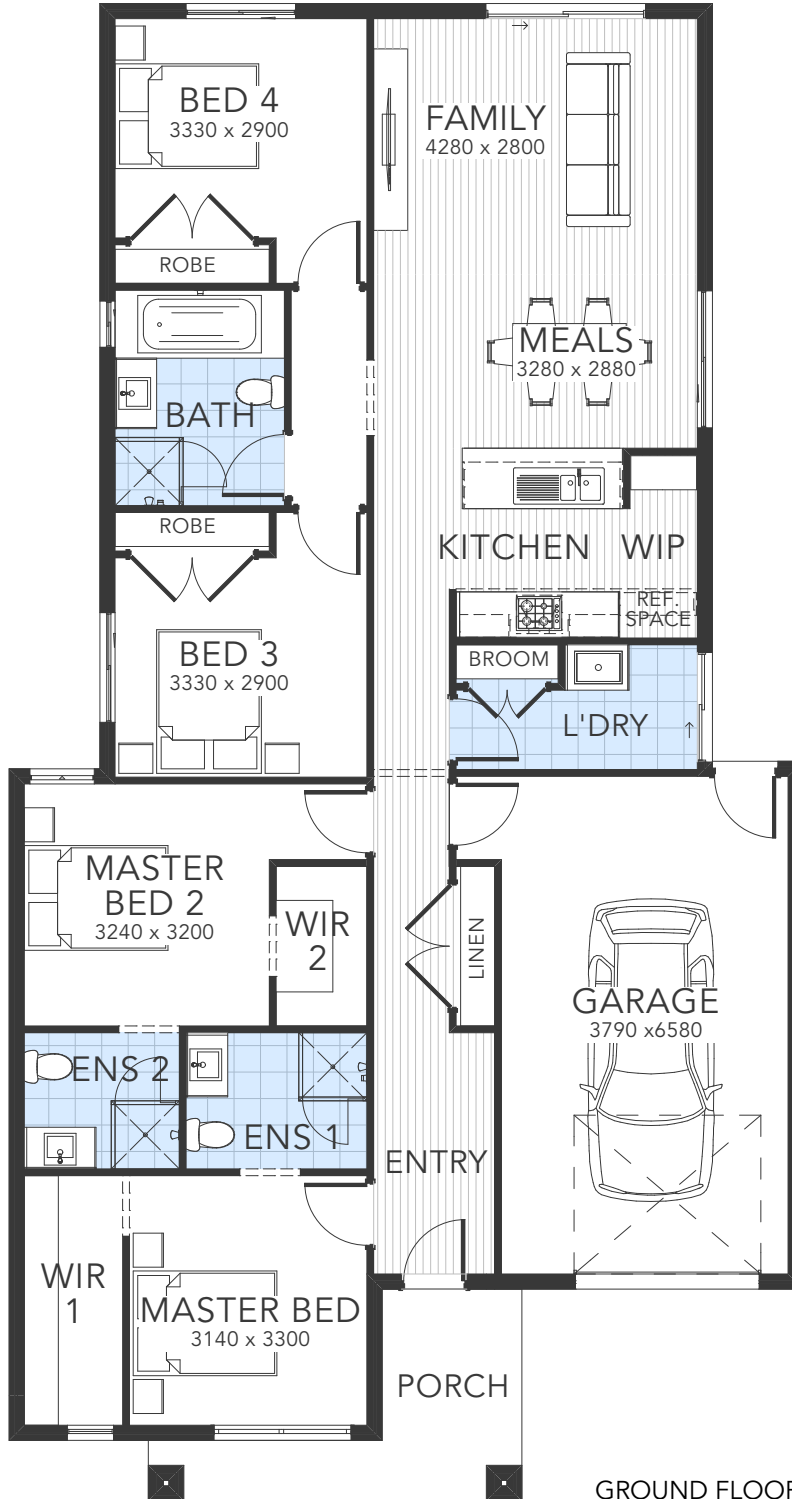
4

3

1

1

*Small Lot Housing Code Compliant



10.5m Frontage

GROUND FLOOR:	135.26m ²	14.56sq
GARAGE:	28.93m ²	3.12sq
PORCH:	7.65m ²	0.82sq
TOTAL:	171.84m²	18.50sq

CLAYTON 17

Minimum Lot Size 12.5m x 21m



3



3

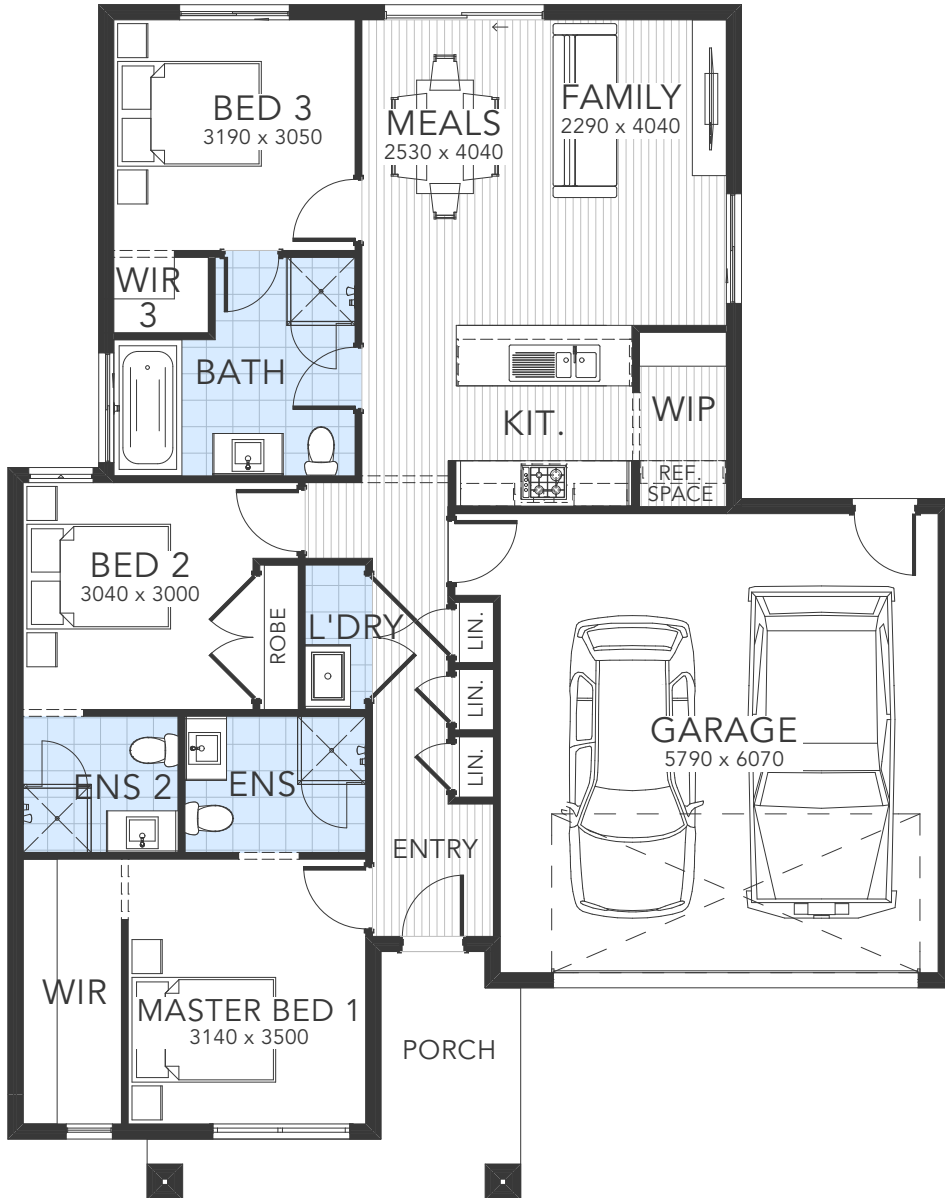


1



2

*Small Lot Housing Code Compliant



12.5m Frontage

GROUND FLOOR:	106.28m ²	11.44sq
GARAGE:	39.79m ²	4.28sq
PORCH:	8.31m ²	0.89sq
TOTAL:	154.38m²	16.61sq

MAYLAND 23

Minimum Lot Size 12.5m x 28m



4



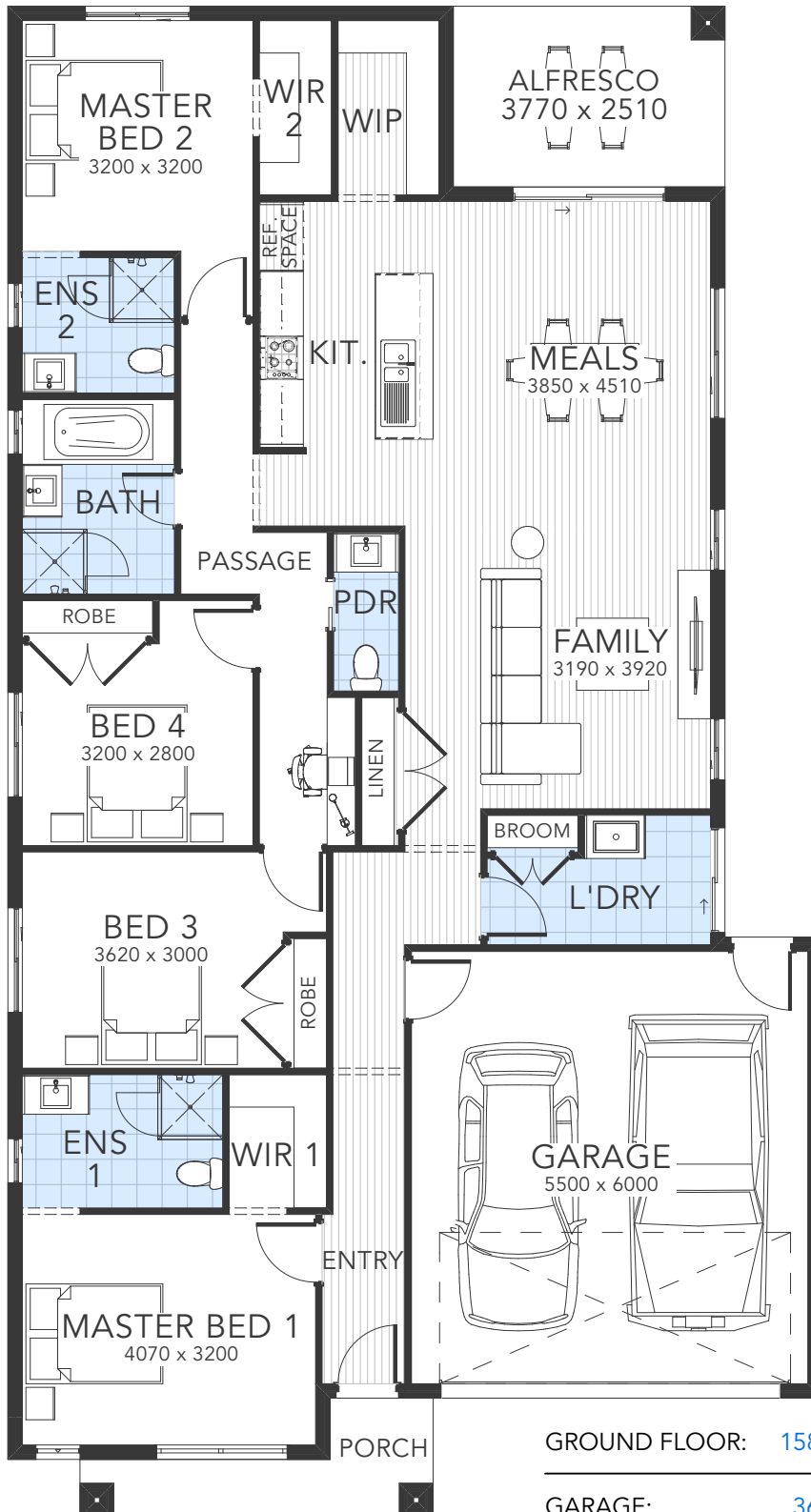
3.5



1



2



GROUND FLOOR:	158.64m ²	17.08sq
GARAGE:	36.57m ²	3.94sq
PORCH:	5.14m ²	0.55sq
ALFRESCO:	9.46m ²	1.02sq
TOTAL:	209.81m²	22.59sq

12.5m Frontage

MITCHAM 23

Minimum Lot Size 12.5m x 28m



4



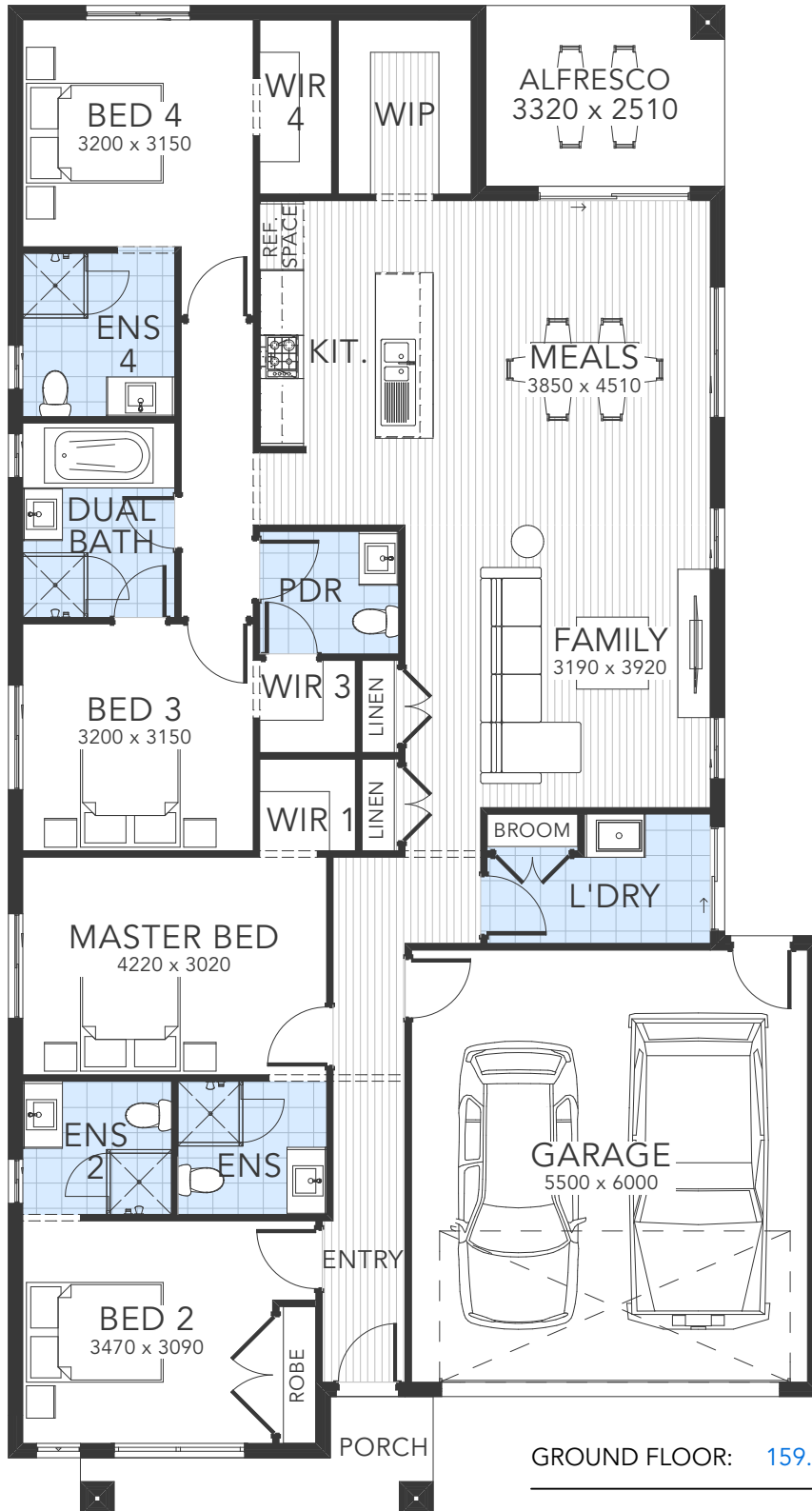
4



1



2



12.5m Frontage

GROUND FLOOR:	159.77m ²	17.20sq
GARAGE:	36.57m ²	3.94sq
PORCH:	5.14m ²	0.55sq
ALFRESCO:	8.33m ²	0.90sq
TOTAL:	209.81m²	22.59sq

BAYSWATER 23

Minimum Lot Size 14m x 25m



4



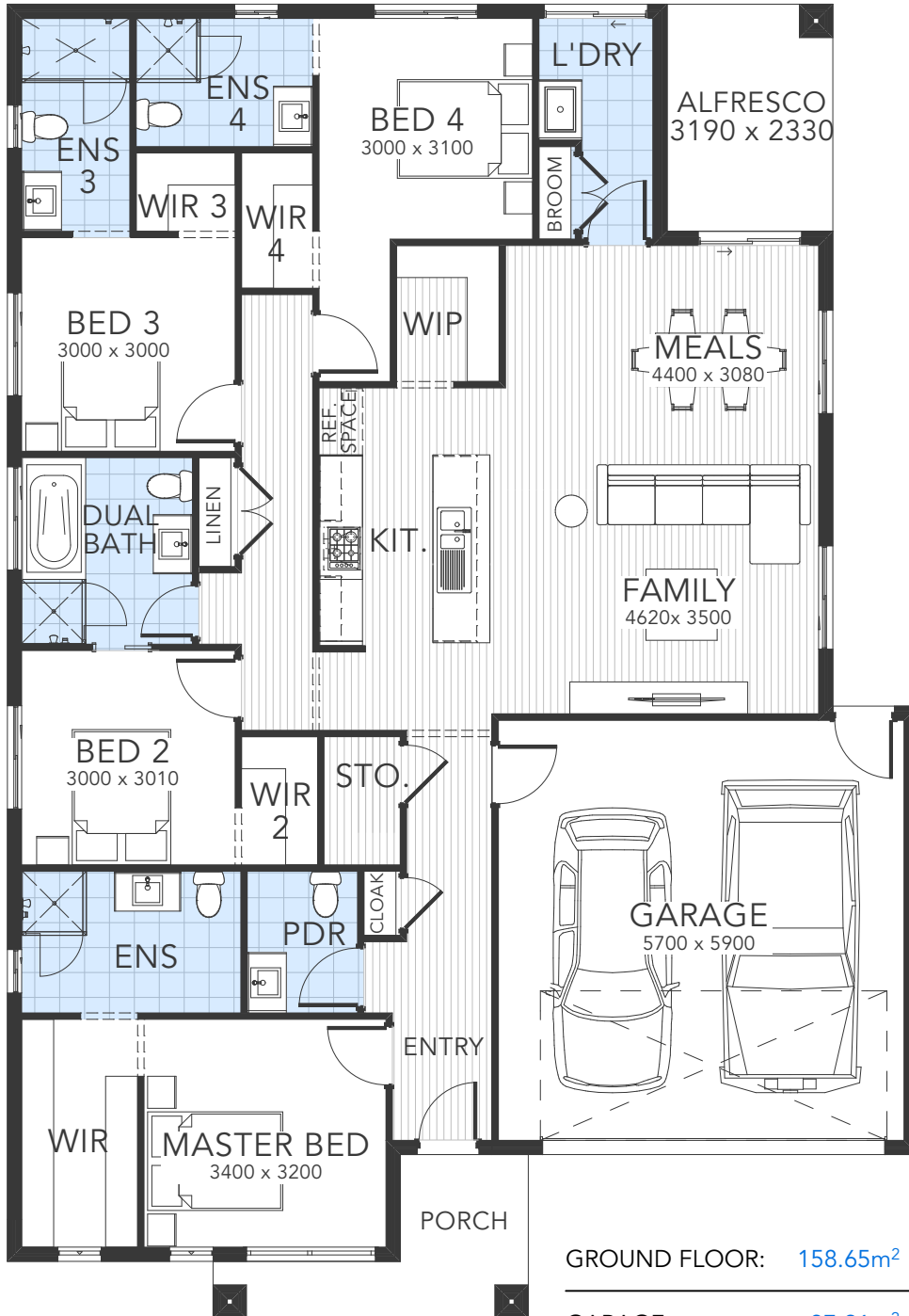
4.5



1



2



GROUND FLOOR:	158.65m ²	17.08sq
GARAGE:	37.21m ²	4.01sq
PORCH:	6.24m ²	0.67sq
ALFRESCO:	7.43m ²	0.80sq
TOTAL:	209.53m²	22.56sq

14.0m Frontage

BENSON 23

Minimum Lot Size 14m x 25m



4



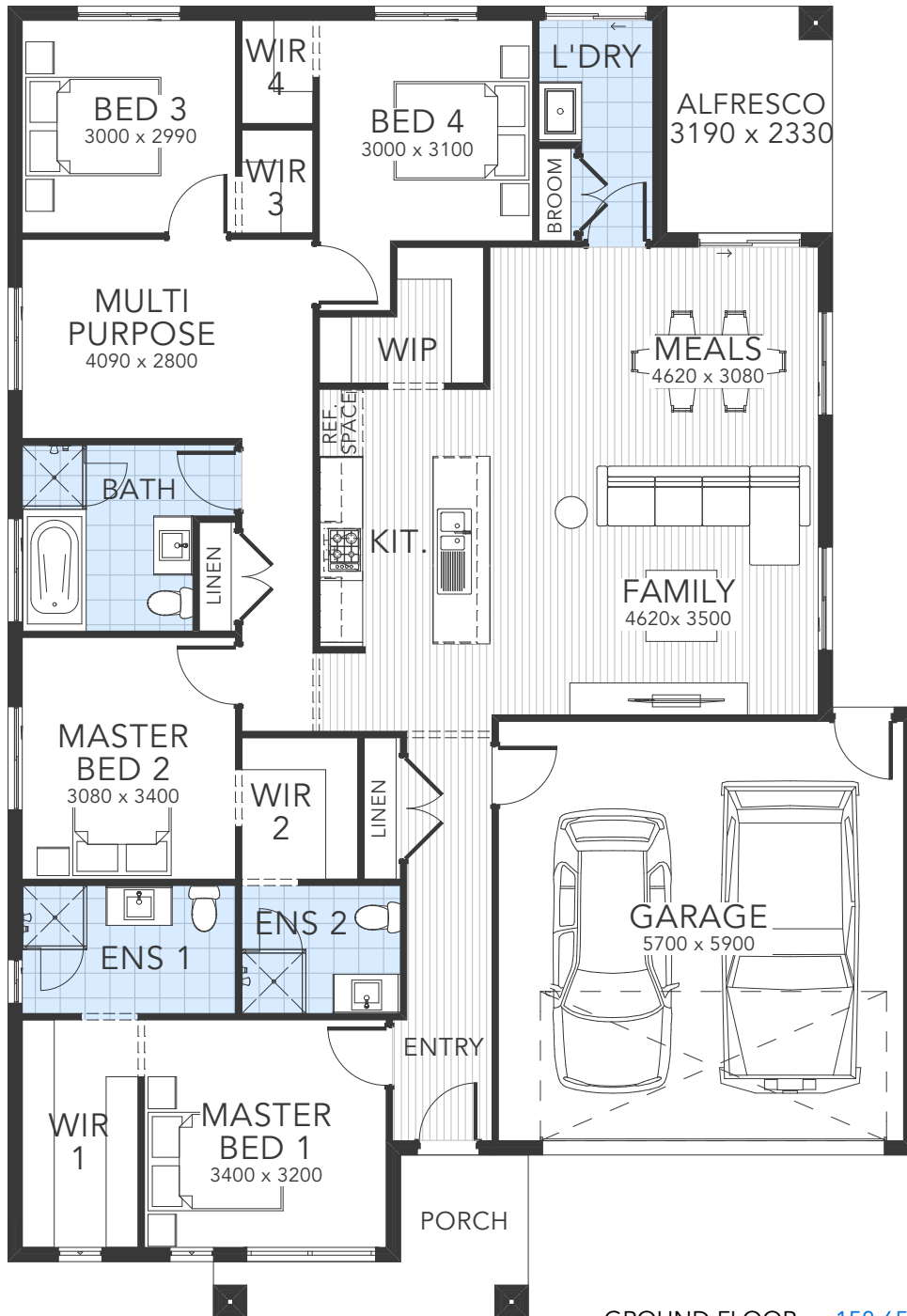
3



2



2



GROUND FLOOR:	158.65m ²	17.08sq
GARAGE:	37.21m ²	4.01sq
PORCH:	6.24m ²	0.67sq
ALFRESCO:	7.43m ²	0.80sq
TOTAL:	209.53m²	22.56sq

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 Eco Crystal 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 Eco Crystal 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 Eco Crystal 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 - Electric

- ✓ **Electric continuous flow hot water system**
- ✓ **260 Litre All-In-One Electric Heat Pump**

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.

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



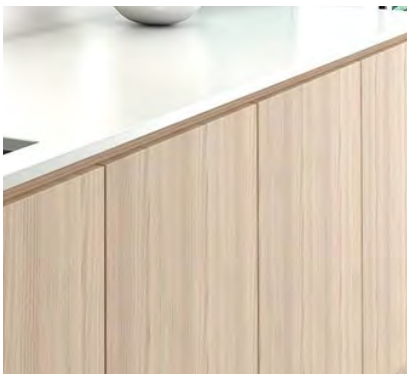
Basin Mixer



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

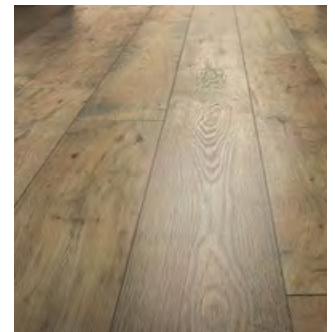
Garage, Roofing & Flooring



Remote controlled Eco Garage door



Colorcote Metal Roofing



Laminate Flooring

EXTERNAL COLOURS

BEVERLEY

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



Roof, Garage door

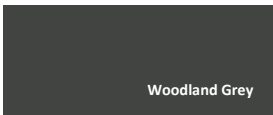


Main render



HALIFAX

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



Main Render



Rendered Piers



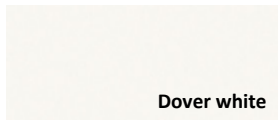
EXTERNAL COLOURS

HAMPTON

Roof, Front Entry Door, Garage door



Gutter, Fascia, Downpipes, Windows



Rendered Piers



NOTE: Hampton colour scheme MUST be used on the RYDE facade

KENDAL

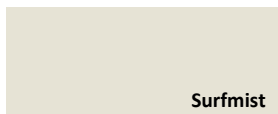
Roof, Gutter, Fascia, Downpipes, Front Entry Door, Garage Door, Windows



Rendered Piers



Main Render



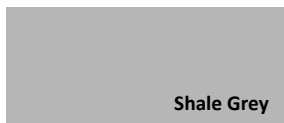
EXTERNAL COLOURS

NELSON

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



Main Render

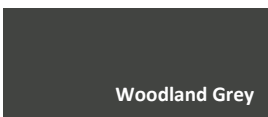


Rendered Piers

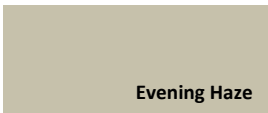


PORTLAND

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



Main Render



Rendered Piers

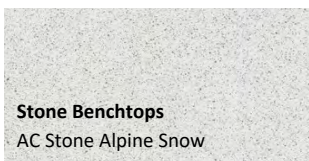




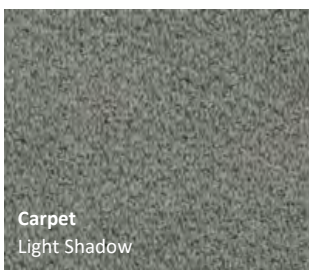
*Radiant
Coastal
fresh*



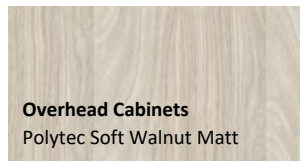
Laminate flooring
Summer Oak Beige



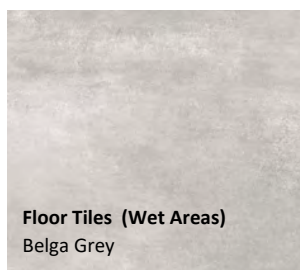
Stone Benchtops
AC Stone Alpine Snow



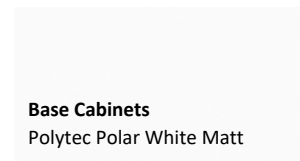
Carpet
Light Shadow



Overhead Cabinets
Polytec Soft Walnut Matt



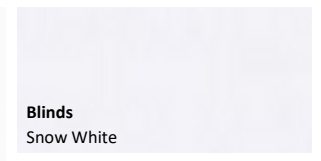
Floor Tiles (Wet Areas)
Belga Grey



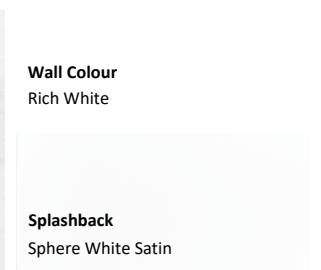
Base Cabinets
Polytec Polar White Matt



Wall Tiles (Wet Areas)
Belga White



Blinds
Snow White



Wall Colour
Rich White

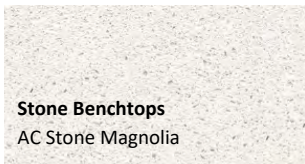
Splashback
Sphere White Satin



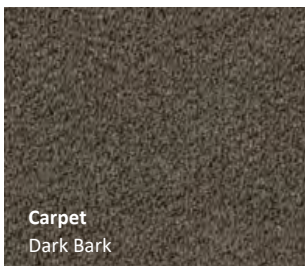
*Charming
Subtle
Classic*



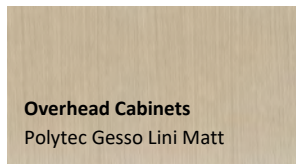
Laminate flooring
Trend Oak Grey



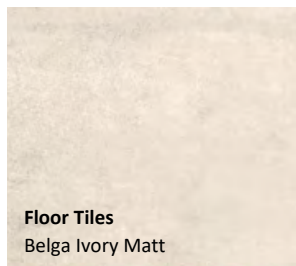
Stone Benchtops
AC Stone Magnolia



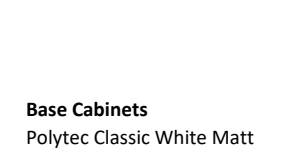
Carpet
Dark Bark



Overhead Cabinets
Polytec Gesso Lini Matt



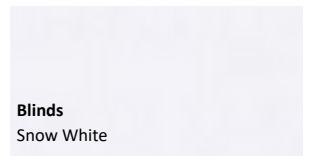
Floor Tiles
Belga Ivory Matt



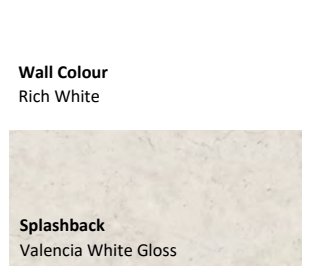
Base Cabinets
Polytec Classic White Matt



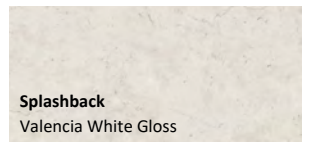
Wall Tiles
Belga Ivory Matt



Blinds
Snow White



Wall Colour
Rich White



Splashback
Valencia White Gloss

INTERNAL COLOURS

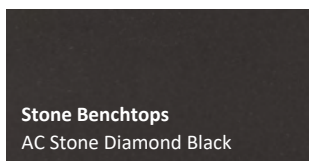
ASHFORD



Distinguished
Luxurious
Elegant



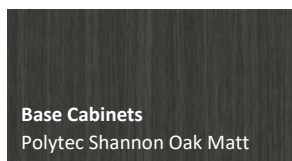
Laminate flooring
Welsh Oak



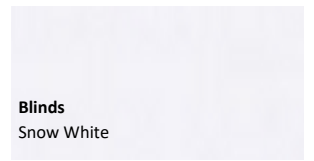
Stone Benchtops
AC Stone Diamond Black



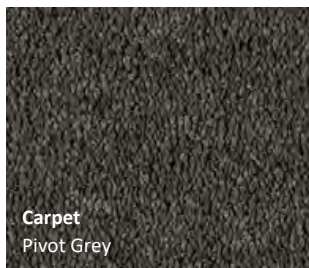
Overhead Cabinets
Polytec Nouveau Grey Matt



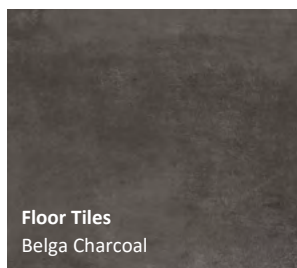
Base Cabinets
Polytec Shannon Oak Matt



Blinds
Snow White



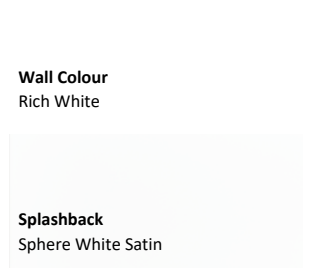
Carpet
Pivot Grey



Floor Tiles
Belga Charcoal



Wall Tiles
Belga Charcoal



Wall Colour
Rich White

Splashback
Sphere White Satin

TURNKEY PACKAGE

When you transform your home into a comfortable and stylish haven with our turnkey package, you'll enjoy the perfect blend of functionality and aesthetics with our expertly crafted upgrades:



Front landscaping:

Immerse yourself in a lush and serene outdoor environment with a mixture of instant turf, mulch, pebbles, rocks, a garden bed with 150mm plants, a dripper system, an electronic battery-operated timer, and an approx. 1200mm high tree. Your nature strip will be levelled, top-soiled, and lawn seed applied to create a botanic or lush landscape of your choice.



Rear & Side landscaping:

Create a beautiful and functional outdoor space with a mulched garden bed, instant turf up to 50m², topping to the remainder of the land to the rear and side boundaries, and a dripper system connected to the tap.



Clothesline & Letterbox:

A fold-away clothesline to add practicality and style to your backyard and a Letterbox to your front yard



Concrete paving:

Enhance the look of your driveway, front path and porch colour through concrete paving.



Fencing:

Enjoy privacy and security with full share 1800mm high fencing to the sides and rear boundaries. The fence will be timber paling or Colorbond steel, as per the developer's requirements. A 1800mm high wing fence and 900mm wide gate to the side of the house will provide an additional level of security (if required).



Roller blinds:

Block out unwanted light and enhance your privacy with Vibe Block Out Roller Blinds for up to 15 windows and 2 sliding doors in your single-story home.



Air conditioning:

Stay cool and comfortable with a split system air conditioner, capable of cooling up to 5kw, including an isolation switch and a wall-mounted condenser.



TV antenna:

Stay connected and entertained with a TV antenna, connected to your TV points.

LANDSCAPE PLAN



1. Screening Trees - Mulched garden bed

2. Instant turf natural grass

3. Colour through concrete driveway

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

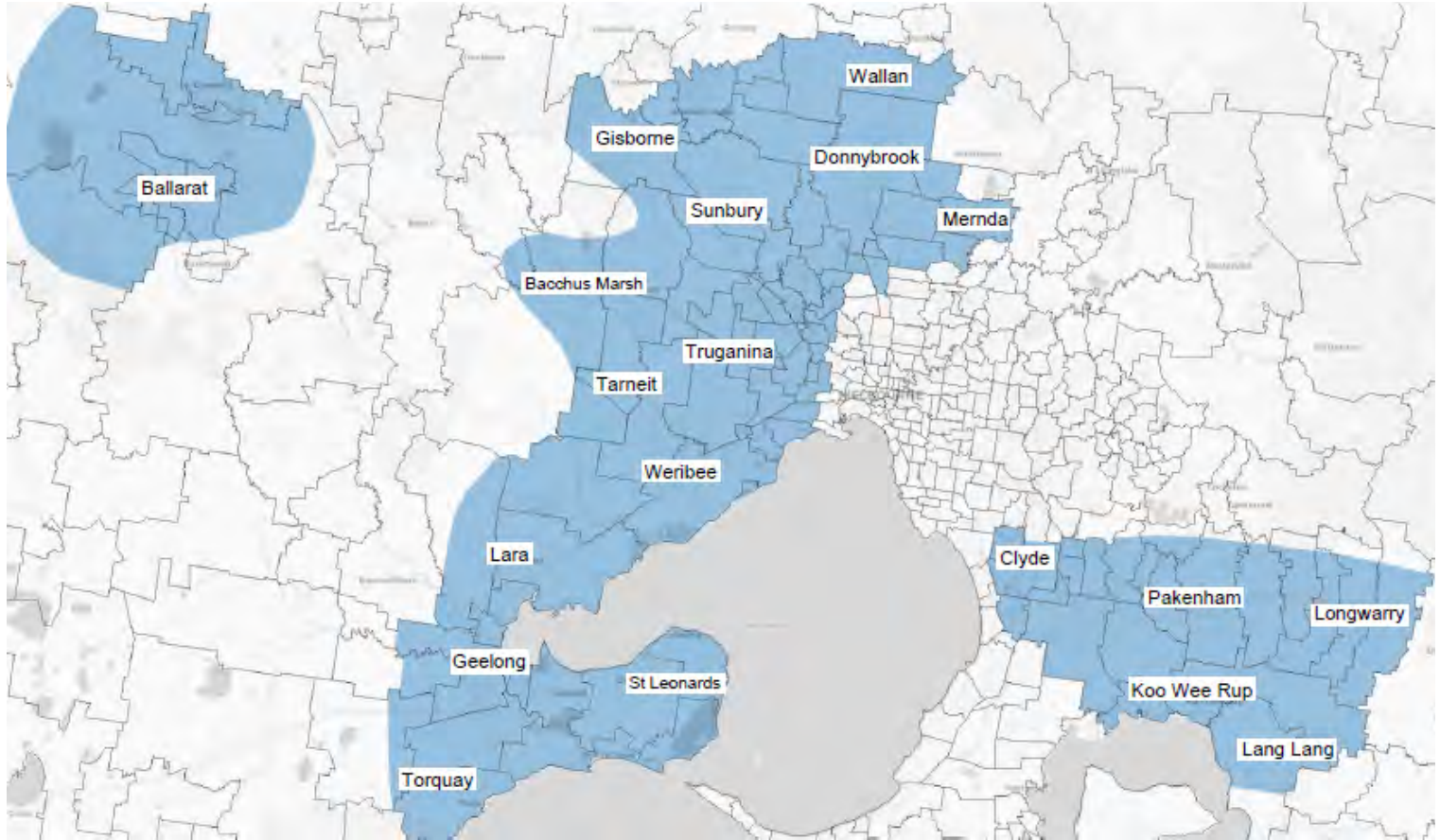
5. Pebbles

6. 1m-2m Feature Tree

7. Lilydale/Tuscan toppings

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 Geelong.

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

OUR SUPPLIERS



We're proud to partner with some of the most trusted and well known brands in Australia to build quality homes for our customers





