

# HOUSE & LAND PACKAGE

LOT 12 FLINTWOOD STREET, TARNEIT

GRACE ESTATE



AUGMENT  
GROUP

Concept to Creation



\* All images are for illustrative purposes only and are not to be reproduced.

CLARKSON 16



FIXED PRICE CONTRACT

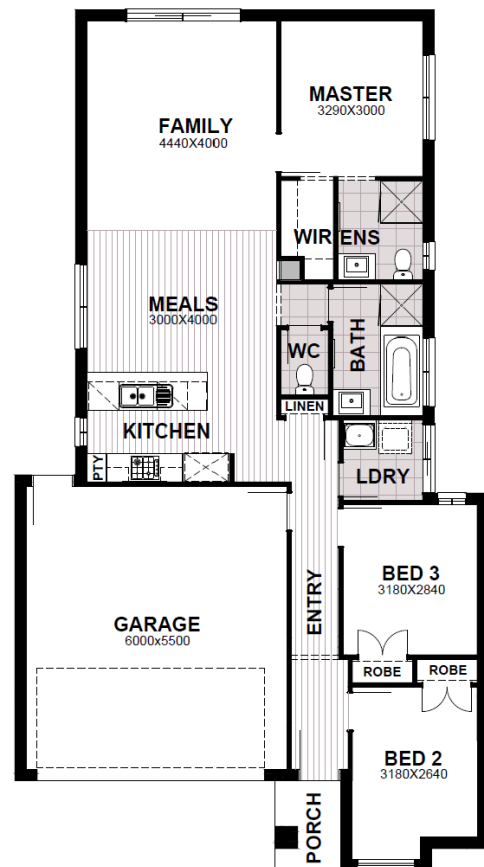
**\$628,000\***

Land Size : 315.00sqm

House Size : 147.85 sqm

## TURN KEY INCLUSIONS

- 20mm Composite Stone Benchtop with Square Edge to Kitchen
- Dishwasher - Stainless Steel
- Heating throughout
- Split System Air Conditioner (Cooling only) to Living
- Flooring throughout
- Downlights
- Letterbox
- Window Coverings throughout
- Premium Facade
- Front and Rear Landscaping
- Fencing
- Flyscreen
- Alarm System



Land Contract: **\$345,000**

Build Contract: **\$283,000**

3|3

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

AVAILABLE FOR A  
LIMITED TIME ONLY!

# \$25K\* OF BONUS UPGRADES!

FOR A LIMITED TIME, GET  
\$25K OF OUR MOST WANTED  
UPGRADES FOR ONLY \$8K  
WITH ROYSTON HOMES.  
UPGRADE YOUR TURNKEY  
PROPERTY WITH THESE  
IN-DEMAND HOME FINISHES.

- 2590mm ceiling height<sup>6</sup>
- Evaporative cooling in lieu of split system<sup>7</sup>
- Extended timber laminate coverage
- 20mm stone benchtops to all standard vanities
- Overhead melamine cupboard to laundry
- 900mm upright oven and 900mm canopy
- Glass splashback
- Tiled shower niche to showers
- Upgraded façade features with timber look garage door and 2no up/down feature lights



**\*Terms and Conditions:** based on all new Build Contracts entered into with Royston Homes Pty Ltd. Offer may be extended at the discretion of the builder. VIC Builder's Licence: CDB-U 50038. Offer limited to the first 60 sales meeting the following criteria: **1.** Offer is applicable to land that is titled or land that titles up to 150 days of the Contract Request. **2.** HIA Building Contract must be signed within 14 days of contract being issued by Royston Homes. **3.** Client is to provide the builder with all essential information to commence construction administration within 30 days of contract signing **4.** If any delays are caused by the client or are outside the builder's control, offer may be voided. **5.** Offer is valid on homes with no structural changes or design modifications. **6.** 2590mm Ceiling Height upgrade is to all single storey designs and the ground floor only of double storey designs. **7.** Evaporative Cooling is based on split system already being purchased as option or within Turnkey Pack. Evaporative cooling will be installed to all single storey designs or first floor only of double storey designs. 30.03.22

# CLASSIC

(Included)

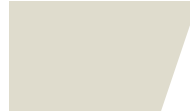
## EXTERNAL COLOURS - HAVANA



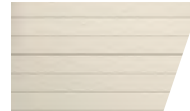
1. **Brickwork**  
Putty



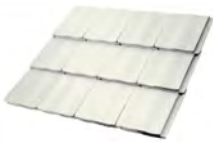
2. **Render 1**  
Cloudy Sky



3. **Render 2**  
Surfmist



4. **Garage Door**  
Surfmist



5. **Roof Tiles**  
Salt Spray



6. **Gutters**  
Surfmist



7. **Fascias**  
Surfmist



8. **Front Entry Door**  
Titanium White



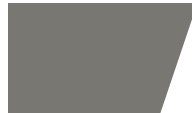
# CLASSIC

(Included)

## EXTERNAL COLOURS - OLYMPIA



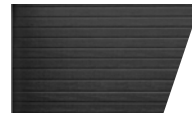
1. **Brickwork**  
Bark



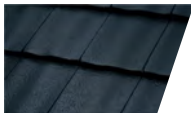
2. **Render 1**  
Wallaby



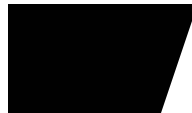
3. **Render 2**  
Dune



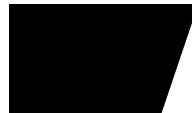
4. **Garage Door**  
Monument



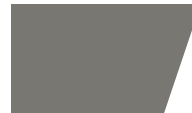
5. **Roof Tiles**  
Sambuca



6. **Gutters**  
Night Sky



7. **Fascias**  
Night Sky



8. **Front Entry Door**  
Wallaby



# CLASSIC

(Included)

## EXTERNAL COLOURS - SAHARA



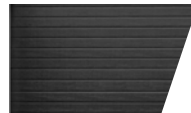
1.  
**Brickwork**  
Red Rock



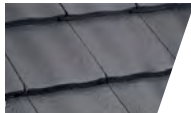
2.  
**Render 1**  
Shale Grey



3.  
**Render 2**  
Fossil Creek



4.  
**Garage Door**  
Monument



5.  
**Roof Tiles**  
Barramundi



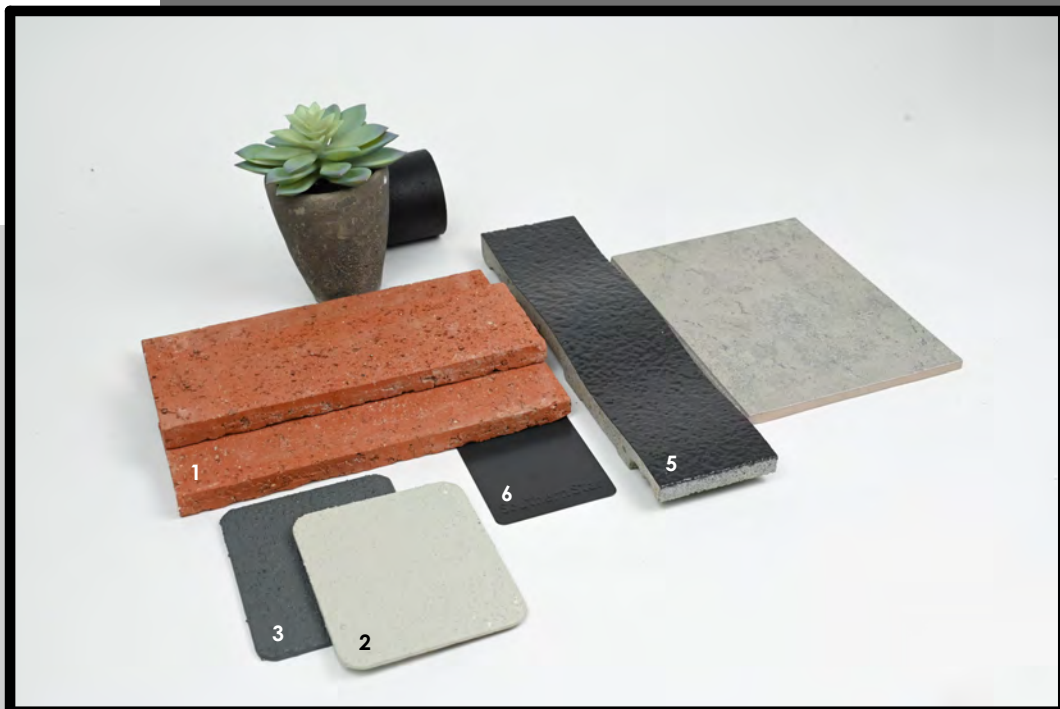
6.  
**Gutters**  
Monument



7.  
**Fascias**  
Monument



8.  
**Front Entry Door**  
Monument



# CLASSIC

(Included)

## EXTERNAL COLOURS - VERONA



1.  
**Brickwork**  
Mocha



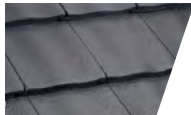
2.  
**Render 1**  
Shale Grey



3.  
**Render 2**  
Basalt



4.  
**Garage Door**  
Monument



5.  
**Roof Tiles**  
Barramundi



6.  
**Gutters**  
Monument



7.  
**Fascias**  
Monument



8.  
**Front Entry Door**  
Monument



# INTERNAL COLOURS - CASHMERE

**1. Splashback**  
United Ice Grey

**2. Overhead cupboards**  
Idyllic

**3. Base cupboards**  
Seal Grey

**4. Kitchen Benchtop**  
Pure Marble



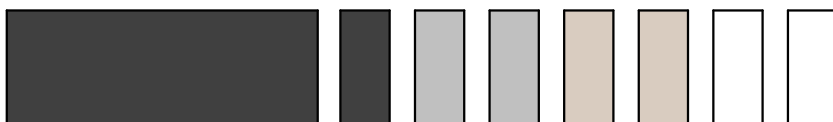
**5. Laminate flooring**  
Maize

**6. Carpet**  
Rainstorm

**7. Floor tiles**  
Belga Grey

**8. Cupboards**  
Idyllic

**9. Vanity benchtop**  
Pure Marble



*Disclaimer:*  
Images provided are for illustration purpose only. 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.

# INTERNAL COLOURS - CLOUDBURST

**1. Splashback**  
United White

**2. Overhead cupboards**  
Autumn Oak

**3. Base cupboards**  
Crystal White

**4. Kitchen Benchtop**  
Pure Marble



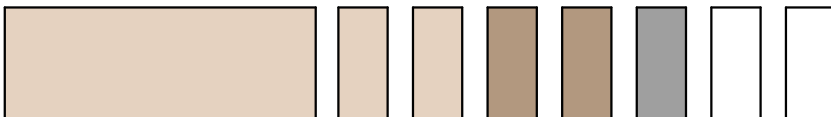
**5. Laminate flooring**  
Rustic Oatmeal

**6. Carpet**  
Vintage Pewter

**7. Floor tiles**  
Belga White

**8. Cupboards**  
Autumn Oak

**9. Vanity benchtop**  
Pure Marble



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# INTERNAL COLOURS - TEMPO

**1. Splashback**  
United Ice Grey

**2. Overhead cupboards**  
Silver Riftwood

**3. Base cupboards**  
Crystal White

**4. Kitchen Benchtop**  
Pure Marble



**5. Laminate flooring**  
Rye

**6. Carpet**  
City Shadow

**7. Floor tiles**  
Warehouse Dark

**8. Cupboards**  
Seal Grey

**9. Vanity benchtop**  
Pure Marble



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# PREMIUM

(\$2,500)

## EXTERNAL COLOURS - INDIANA



**1. Brickwork**  
Heathwood



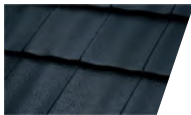
**2. Render 1**  
Thunderbolt



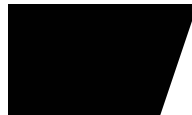
**3. Render 2**  
Floral White



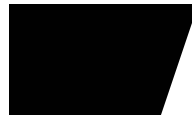
**4. Garage Door**  
Timberlook  
Blushed Teak



**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Wallaby



# PREMIUM

(\$2,500)

## EXTERNAL COLOURS - VALENCIA



**1. Brickwork**  
Black Ash



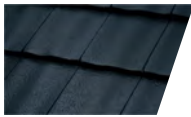
**2. Render 1**  
Morning Grey



**3. Render 2**  
Charcol



**4. Garage Door**  
Timberlook  
Ashen Black Oak



**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



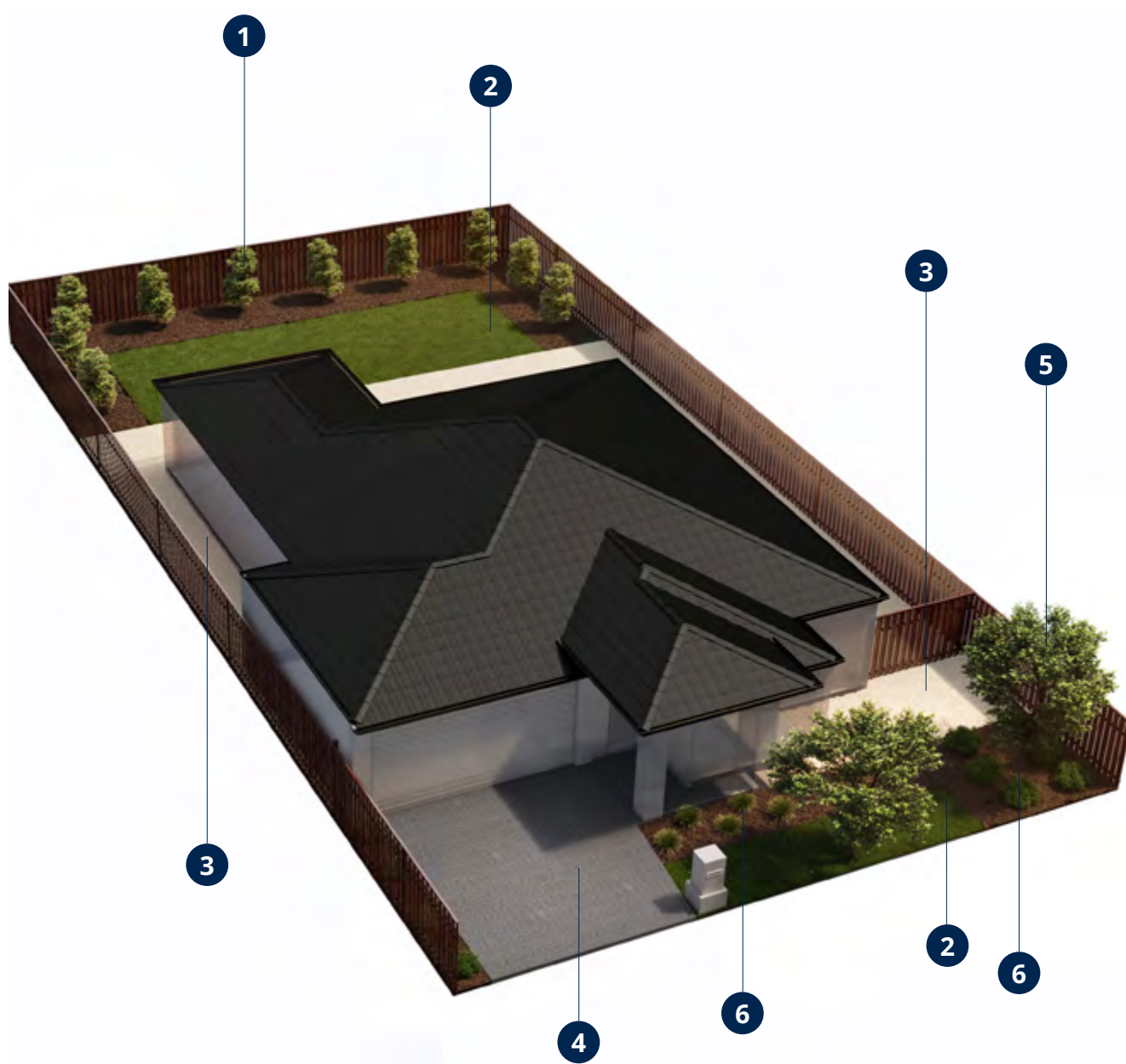
**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Black



# LANDSCAPE OPTION A



1. 1-2m Screening Trees (Pittosprum or Delonia)
2. Turf
3. Lilydale/Tuscan Toppings

4. Colour-on Concrete
5. 1.2m Australian Native Trees
6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.

Effective date: 03.05.2021

Replace date: 30.09.2019

# SPECIFICATIONS

## Kitchen Appliances

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### Oven

Stainless steel 600mm fan forced oven.

### Hot Plate

Stainless steel 600mm gas cook top with wok burner.

### Rangehood

Stainless steel 600mm wide canopy range hood.

### Dishwasher

Stainless steel dishwasher.

### Sink

Double bowl stainless steel sink.

### Tap

Flickmaster tap, chrome finish.

## Cabinetry

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### Cupboards

Fully lined melamine modular cabinets.

### 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.

### Vanity Bench Tops

Laminate square edge from builder's predetermined colour boards.

### Handles

Selected from builder's predetermined colour boards.

## Bathroom & Ensuite

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### Basins

Vitreous china vanity basin (white).

### Mirrors

Polished edge mirrors full length of vanity.

### Bath

Acrylic bath (white) in tiled podium.

### Shower Bases

Tiled shower bases with waterproof system throughout.

### Shower Screens

Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

### Taps

Chrome mixer tapware.

### Shower Outlet

Handheld shower, rail and slider 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 rails and toilet roll holders in chrome finish.

### Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

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### 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

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### Laminate Flooring

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

### Carpet

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

## Paint - 2 Coat Application

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### Timberwork

Gloss enamel 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)

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

## External Features

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### External Cladding

Clay bricks from builder's pre determined colour boards to single storey homes and ground floor of double storey homes.

*Note: For homes constructed under the Small Lot Housing Code and with walls on boundary to boundary, the entire home will be constructed in rendered hebel panels.*

Rendered lightweight cladding or painted FC sheet cladding to first floor of double storey homes (design specific).

### Mortar Joints

Natural colour rolled joints.

### Front Elevations

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

### Windows

Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.

### Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

### Front Entry Door

Feature front door as per facade with clear glass.

### Door Furniture

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

### Ext. Hinged Door

Entrance lockset 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

Builders range external ceramic tile.

## Insulation

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### Ceiling

Glasswool Batts to ceiling of roof space only (excludes garage ceiling).

### External Brickwork

Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

*Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).*

## Garage

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### General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

### External Walls

Brick veneer (on boundary wall or product specific if required).

### 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

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### Doors

Flush panel, 2040mm high. Either hinged or sliding as per plan.

### Door Furniture

Lever door furniture in polished chrome finish to all rooms.

### Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled 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)

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### Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure gas booster (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit).

### OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

## Laundry

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### Trough

Stainless steel tub and melamine cupboard with bypass.

### Tap

Flickmaster tap, chrome finish.

### Washing Machine

Chrome washing machine stops/grubs.

## Plaster

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### Plasterwork

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

## Plumbing

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### Taps

2 No. external taps.  
(1 to front water meter and 1 next to laundry exit)

## Roofing

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### Pitch

Roof pitch to be 22.5 degrees.

### Material

Concrete colour on roof tiles from builder's predetermined colour boards.

### Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

## Heating

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### Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

## Framing

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### Framing

Engineered pine wall frame and roof trusses.

## Storage

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### Shelving

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

### Robe

One white melamine shelf with 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

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### Height

2440mm (nominal) height throughout.

## Electrical

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### Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout 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 and fridge space.

### 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.

## Site Conditions / Foundations

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### Foundation Class

Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m<sup>2</sup> with a maximum setback of 5m to the house.

### 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 to a minimum of three metres off easement. (If sited closer than additional charges may apply).

## Structural

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### Warranty

10 year structural warranty and 3 month maintenance warranty

## Connection Costs

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Connection of services

Dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed. Does not included 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.

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# INCLUSIONS RANGE

## Bathroom

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Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

## Laundry & Hot Water Service

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Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)



# INCLUSIONS RANGE

## Kitchen & Flooring

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Double bowl sink



600mm dishwasher  
12 settings, 7 programs



600mm electric fan  
forced inbuilt oven with  
manual timer



600mm canopy  
range hood



Benchtop (Laminate)



600mm cooktop 4  
burner w/wok cast iron  
trivets



Sink Mixer - Chrome



Bolero timber look  
laminate flooring

## Garage & Roofing

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Remote controlled Colorbond®  
Sectional overhead garage door  
with 2 remotes



Monier Atura roof tile

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