

FIXED PRICE TURNKEY PACKAGE

BROOKFIELD LAKES
LOT 58
205 GREAT ALPINE RD,, BAIRNSDALE 3875

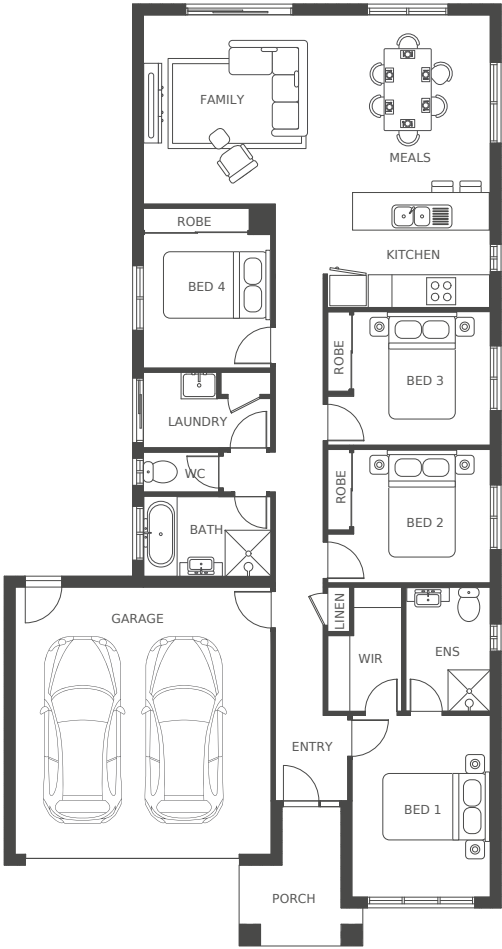


Coventry 186
20sq

LOT 58 517M²
Title date N/A

Land \$130,000
Build \$375,400

4 2.5 2



PACKAGE PRICE

\$505,400*

KEY FEATURES

- ✓ Fixed site costs and turnkey
- ✓ Colourbond roof and garage door
- ✓ Blackout blinds throughout
- ✓ Timber laminate flooring
- ✓ Reconstituted stone bench to kitchen & bathroom
- ✓ Flyscreens to windows
- ✓ LED downlights throughout
- ✓ Landscaping front and rear
- ✓ Driveway, fencing and paving
- ✓ Estate guidelines included

What is Fixed
Price Full Turnkey?



Fixed Site Works
(pay no more)



7 year Structural
Guarantee



Stainless
steel appliances



6 Star Energy rating
(Soon to be 7)



LED downlights



Split system to
main living area



Front and Rear
Landscaping



Carpet to
all bedrooms



Timber Laminate flooring to
main living area, meals, kitchen
and entry



Fencing



Letter Box



Driveway

House & Land Inclusions

Preliminary and Site Works	Survey, soil test and site inspections	
	Building permit application fees (Excludes Community Infrastructure Levy)	
	Earthworks including levelling of building platform, bored piers and rock excavation, where required*	
	Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively	
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction	
	Connection of underground gas and water supply including metering	
	6-star energy rating	
	Concrete waffle slab as per engineer's design	
	Bushfire compliance upgrade (up to BAL 12.5 and where applicable)	
External Features	Garage door	Colorbond® sectional garage door with auto opener & two handsets and one transmitter
	Hot water	Hot water unit in accordance with estate design guidelines
	External light	2 x up/down external lights to facade
	Antenna	TV antenna with quad shield coaxial cable
Exterior Detailing	Roofing	Zincalume® and/or Colorbond® roof
	Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
	Flyscreen	Flyscreens to all opening windows and sliding doors
	Front door	Featured front door and timber entry doorframe
Landscaping and Fencing	Landscape	Garden and plants to the front and rear. Instant turf to rear yard or as per landscape design on drawings
	Driveway	Concrete driveway, front entry porch & path to suit covenants and/or guidelines
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants
	Letterbox	Pre cast concrete letterbox with colour to match house
	Clothesline	Fold out clothesline in rear yard
	Water taps	2 x garden taps one located to the front water meter and one adjacent the external Laundry door
Heating and Cooling	Heating	Gas ducted heating to all bedrooms and living areas (Wet areas excluded and design specific). Programmable thermostat to ducted heating system
	Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only
Peace of Mind	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
Interior Detailing	Carpet	First quality carpet with underlay to non tiled and non timber laminate areas including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2440mm (nominal) ceiling heights to ground and first floors
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 coats in Living, Hallway and Entry. 2 coats in the remaining of the house as per industry standard). Haymes paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas
Electrical and Safety	Smoke alarm	Hard wired smoke detectors with battery back-up
	Cable points	2 x free to air TV points
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable
	Downlights	Recessed LED downlight in white non-metallic polyamide housing with diffuser
	Garage light	Single batten fluorescent tube
	Exhaust fans	Where applicable

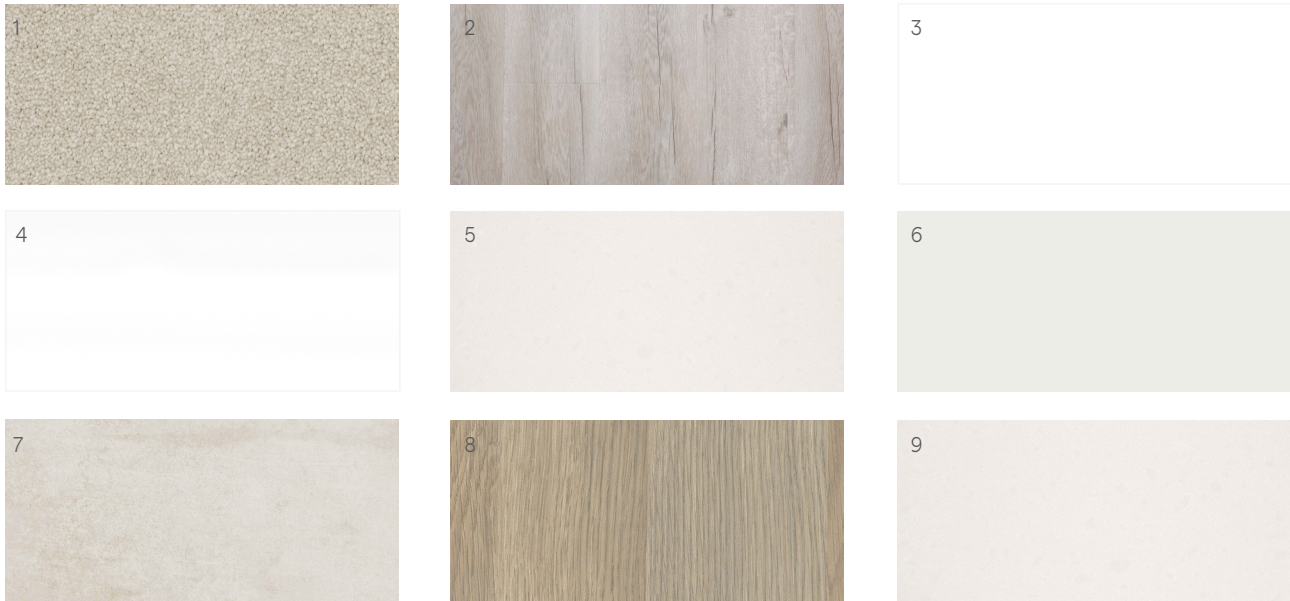
Kitchen	Appliances	Stainless steel appliances <ul style="list-style-type: none">600mm gas cooktop600mm fan forced electric oven600mm undermount rangehood600mm dishwasher
	Benchtops	20mm engineered stone benchtop
	Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers, and push to open to pantry cupboard
	Splashback	Brick pattern subway tile splashback 75mm x 300mm
	Sink	Stainless steel undermount double bowl sink
	Tapware	Pin lever gooseneck sink mixer in chrome
Ensuite and Bathroom	Shower screen	Semi frameless, clear safety glass ‘pivot’ shower screens
	Joinery	20mm engineered stone benchtop to bathroom and ensuite
	Basin	Above counter basin (or semi recessed basin where required)
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Shower	Hand shower on rail with tiled base and stainless steel grate
	Bath	Inset acrylic bath in white with tiled bath hob
Powder Room (House specific)	Glazing	Obscure glazing windows (where applicable)
	Accessories	Single towel rail, hand towel ring and toilet roll holder in chrome
	Joinery	Wall hung basin with mirror
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Glazing	Obscure glazing windows (where applicable)
	Accessories	Hand towel ring and toilet roll holder in chrome
Laundry	Laundry Tub	Stainless steel trough in metal cabinet with tiled splashback
	Floor	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Tapware	Tap on wall if trough & cabinet
	Splashback	Brick pattern subway tile splashback 75mm x 300mm



Artist's impression

Internal Light

1. Carpet
2. Laminated Floorboard
3. Kitchen Doors & Drawers
4. Kitchen Tiled Splashback
5. Kitchen Stone Benchtop
6. Wall, Ceiling & Cornice Paint
7. Floor & Wall Tiles
8. Bathroom Doors & Drawers
9. Bathroom Benchtop



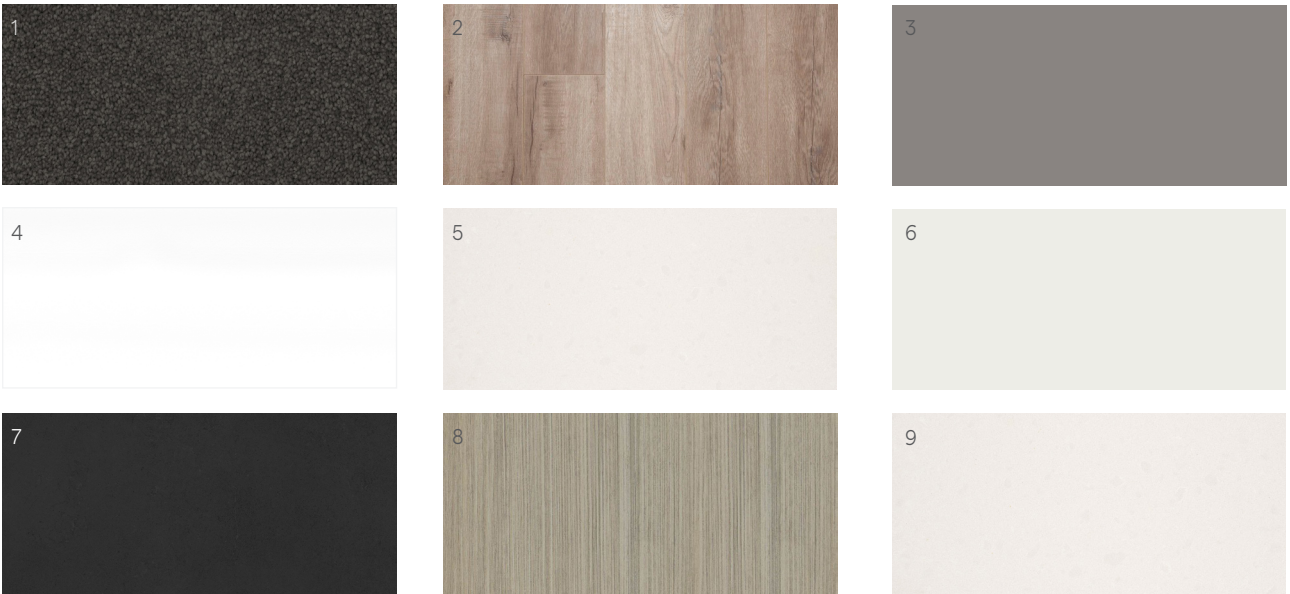
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Artist's impression

Internal Dark

1. Carpet
2. Laminated Floorboard
3. Kitchen Doors & Drawers
4. Kitchen Tiled Splashback
5. Kitchen Stone Benchtop
6. Wall, Ceiling & Cornice Paint
7. Floor & Wall Tiles
8. Bathroom Doors & Drawers
9. Bathroom Benchtop



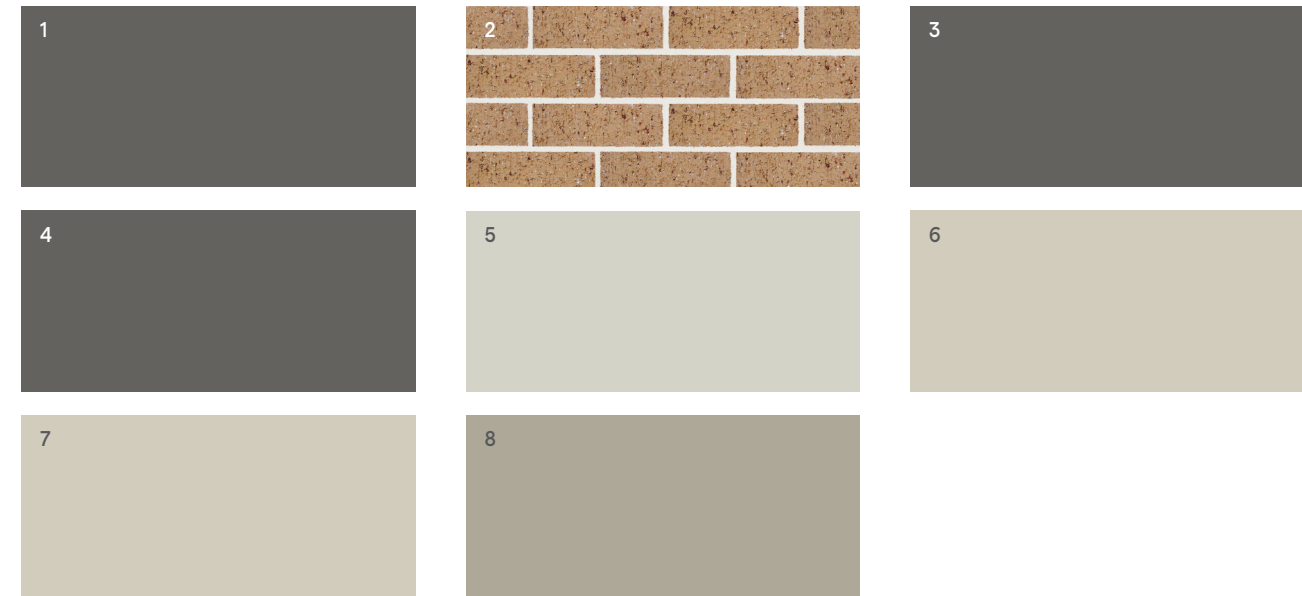
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EXTERNAL COLOUR SCHEMES



Fawn

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



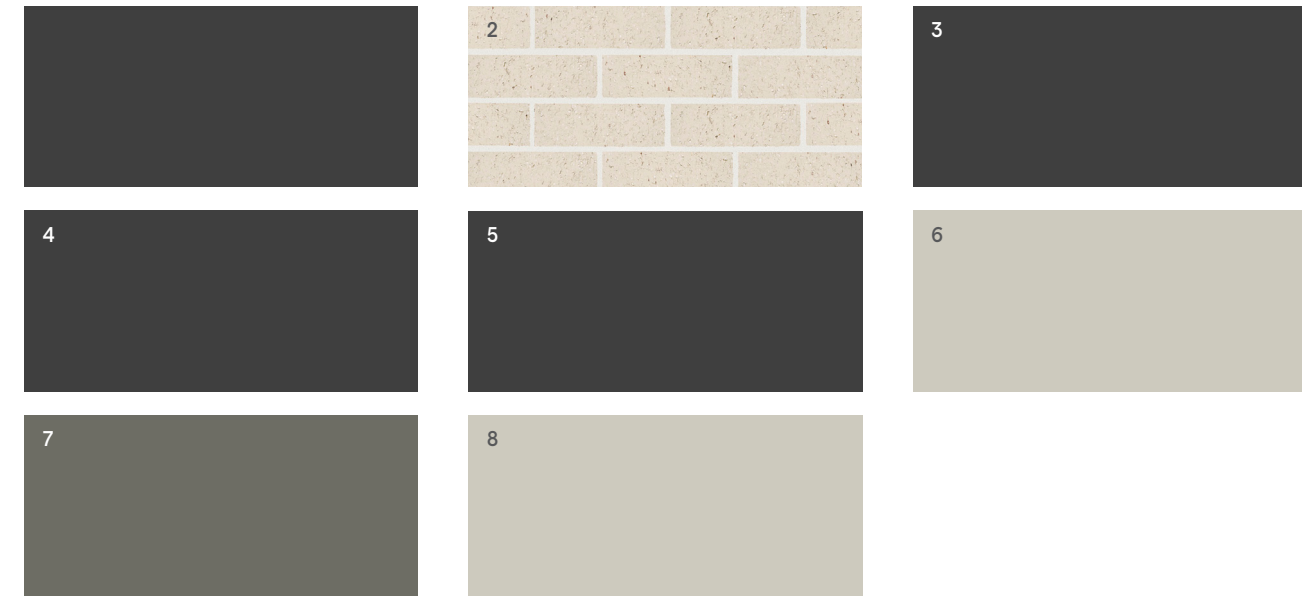
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EXTERNAL COLOUR SCHEMES



Ash

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



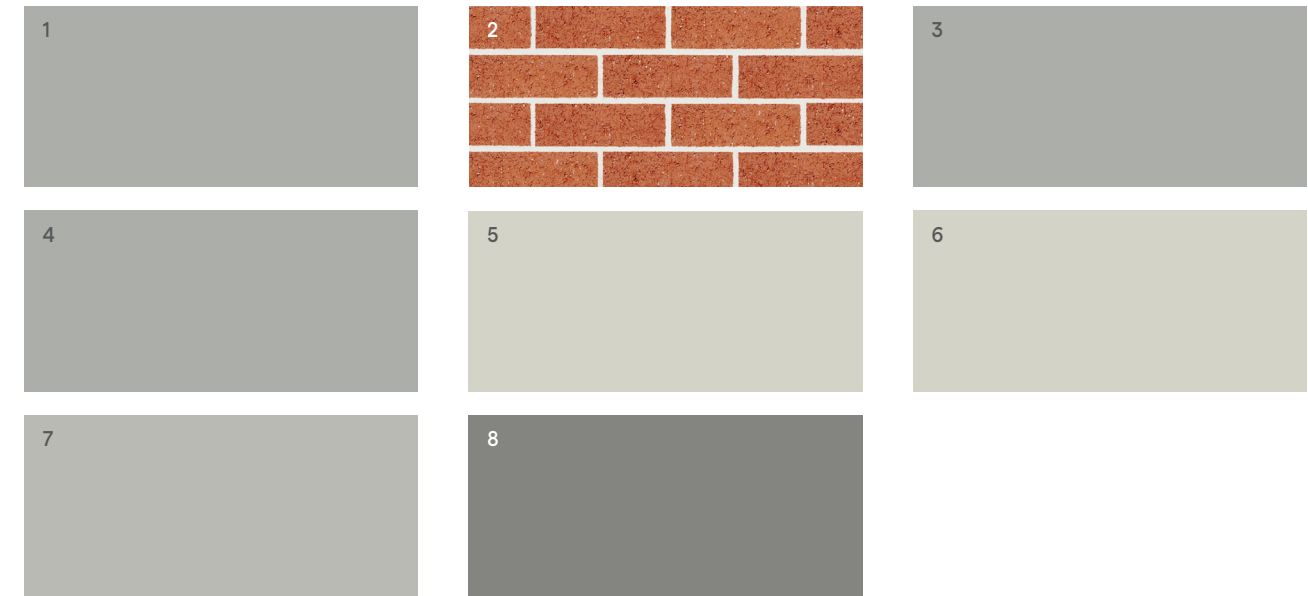
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EXTERNAL COLOUR SCHEMES



Ruby

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



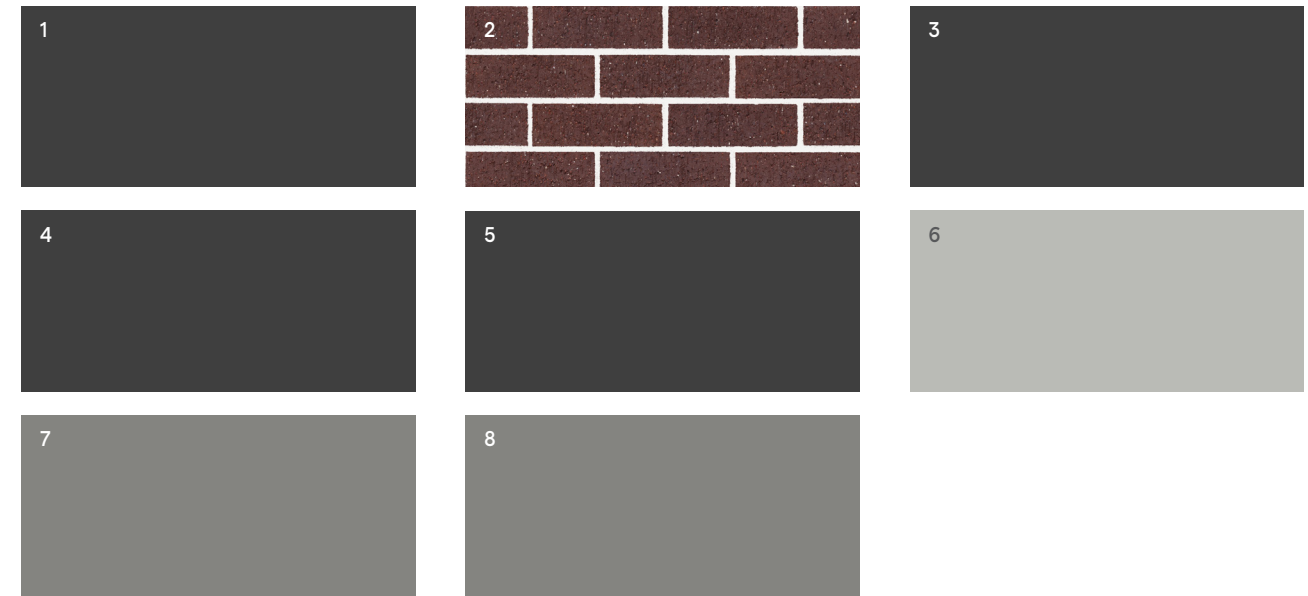
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EXTERNAL COLOUR SCHEMES



Tan

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



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