

House and Land Package



# Harmony

---

Lot 198 Presto Rd  
Strathtulloh, VIC

# House and Land Package



## LX18D



4



1



2



2

Land Size: 262.00m<sup>2</sup>

House Size: 173.16m<sup>2</sup>

Land Price: \$315,000

House Price: \$333,400

Package Price: \$648,400

TITLES: April 2024

### Turn Key Inclusions

- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > Solar, gas boosted hot water system
- > 2 TV points and antenna
- > 2 telephone points



# LX

# 18D



4

1

2

2

### House Dimensions

12.5m x 15.0m

### Designed to fit\* at least

12.5m x 21m  
(263m<sup>2</sup>)

### House Specifications

Living Area	134.64m <sup>2</sup>	14.49sq
Garage	35.82m <sup>2</sup>	3.86sq
Porch	2.70m <sup>2</sup>	0.29sq
<b>Total</b>	<b>173.16m<sup>2</sup></b>	<b>18.64sq</b>



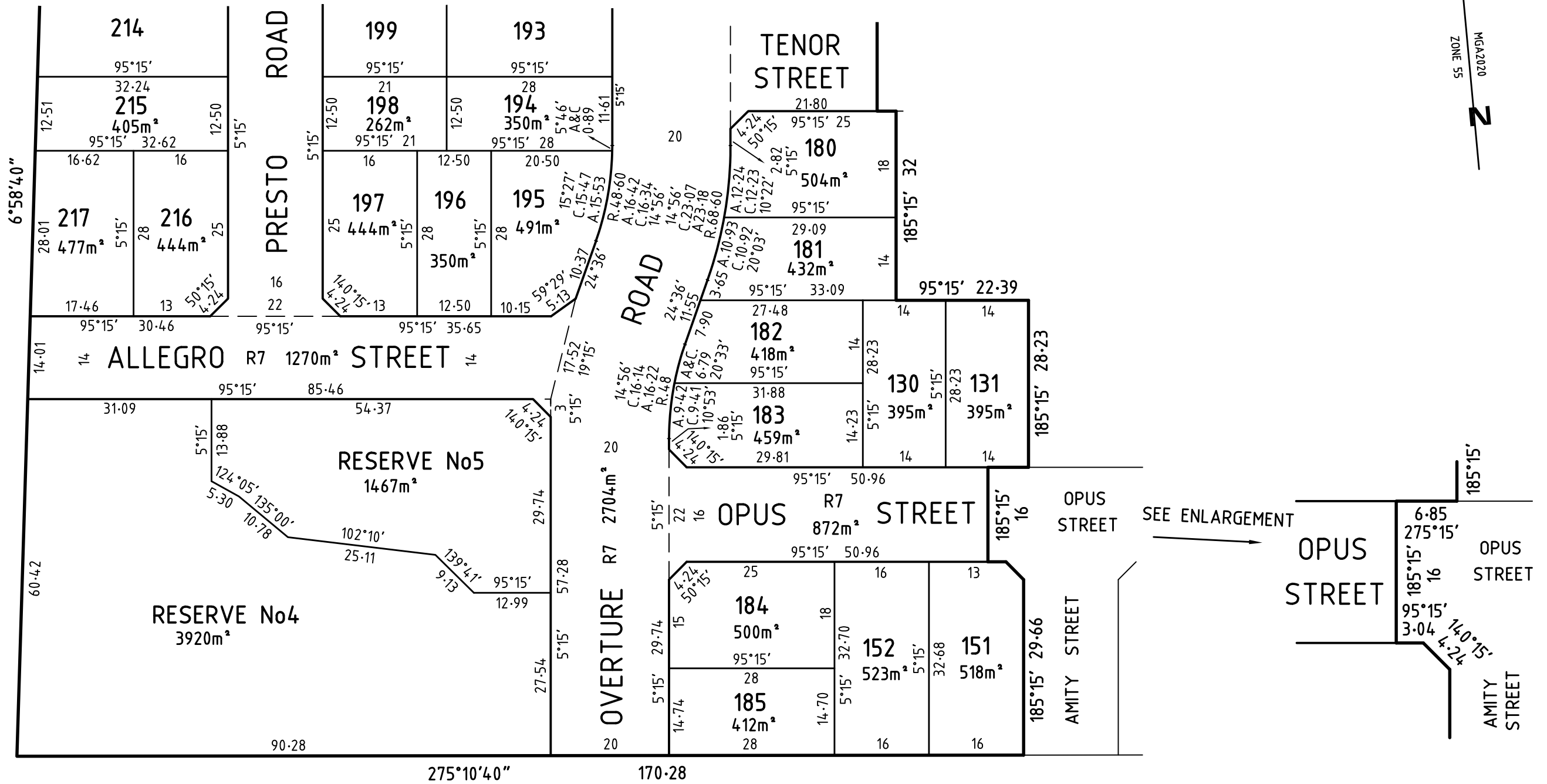
### House Specifications

Kitchen	3.00 x 2.50m	Bedroom 4	2.96 x 2.90m	Laundry	1.80 x 1.60m
Master Bedroom	3.35 x 3.25m	Family/Meals	4.35 x 7.01m	Walk In Robe	2.26 x 1.45m
Bedroom 2	2.96 x 2.90m	Ensuite	1.80 x 2.25m	Walk In Pantry	1.21 x 1.61m
Bedroom 3	2.96 x 2.90m	Bathroom	3.01 x 1.92m	Garage	5.50 x 6.00m

\* Subject to council and developer requirements and guidelines

# All room dimensions are approximate only

SEE SHEET 4







FUTURE STREET ACCESS



FUTURE ARTERIAL ROAD

MOUNT COTTRELL ROAD

# Internal Colour Legend



## Internal Colour Legend



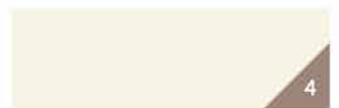
1



2



3



4



5



6



7



8

### Scheme 1 – Nordic

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile

Colour legends are intended to be used as an example only. The colour and shades of the final product may vary due to printing. Images are artist's impression for illustrative purposes only.



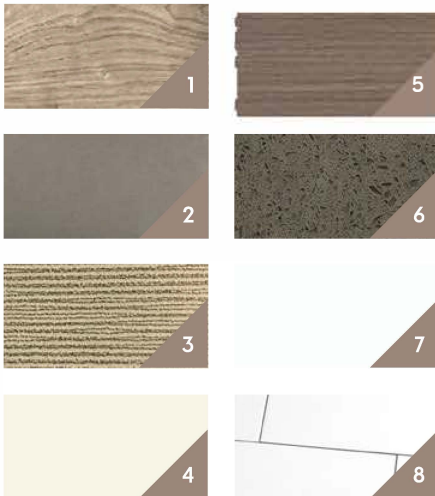


# Internal Colour Legend



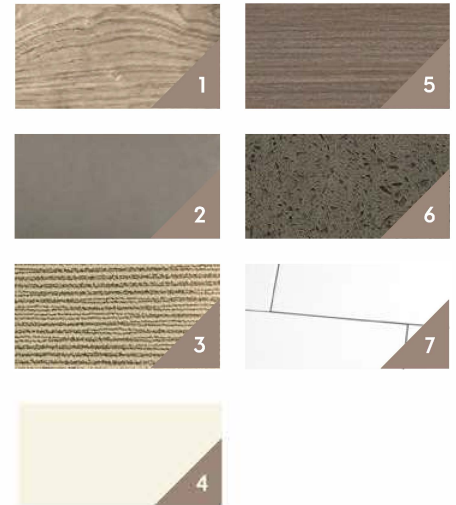
## Scheme 2 – Nature

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminated Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminated Base Cabinets
8. Kitchen, Laundry Splashback Tile



## Scheme 3 – Earth

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Kitchen Laminated Joinery
6. Kitchen Stone Benchtop
7. Kitchen, Laundry Splashback Tile

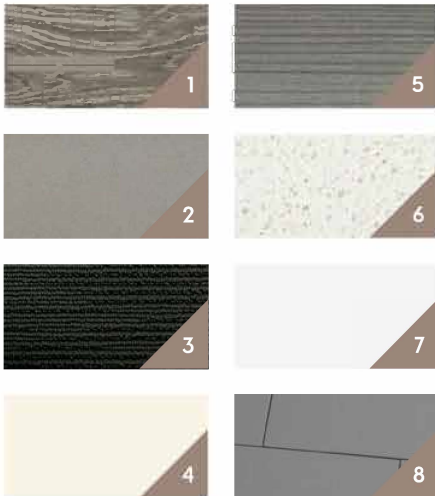


# Internal Colour Legend



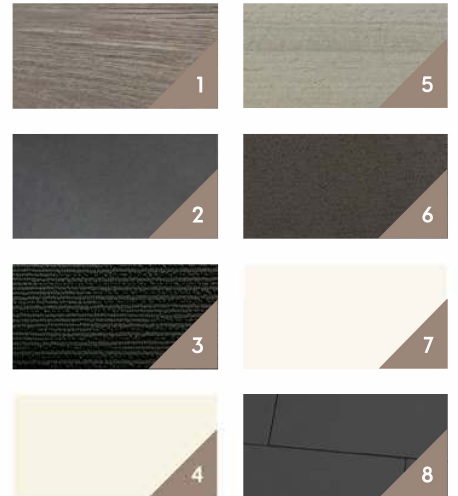
## Scheme 4 – Fog

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminated Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminated Base Cabinets
8. Kitchen, Laundry Splashback Tile



## Scheme 5 – Twilight

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminated Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminated Base Cabinets
8. Kitchen, Laundry Splashback Tile





# Single Storey Specifications



At Luxton Homes our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.

## Kitchen Appliances

<b>Dishwasher:</b>	European Style Free Standing Dishwasher.
<b>Oven:</b>	European Style 600mm Electric Inbuilt Oven.
<b>Cook Top:</b>	European Style 600mm Cook Top.
<b>Range Hood:</b>	European Style 600mm Undermount Range Hood.
<b>Sink:</b>	Double bowl stainless steel sink.
<b>Tap:</b>	Chrome flickmaster tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets.
<b>Doors/Drawers:</b>	Laminate doors.
<b>Kitchen Bench Top:</b>	20mm Square Edge Stone Bench tops.
<b>Bathroom &amp; Ensuite Bench Top:</b>	20mm Square Edge Stone Bench tops.
<b>Laundry Bench Top:</b>	33mm Square Edge Laminate Bench tops.
<b>Handles:</b>	Selected from builder's colour boards.
<b>Pantry:</b>	Full laminate or as per plan.

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	1625mm acrylic bath (white) in tiled podium.
<b>Shower Bases:</b>	Tiled shower bases throughout.
<b>Shower Screens:</b>	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome mixer tapware.
<b>Shower Outlet:</b>	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close top.
<b>Accessories:</b>	600mm single towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

<b>Wall Tiles:</b>	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's colour boards.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.
<b>Floor Boards:</b>	As shown on plan. Selection as per builder's colour boards.

## Carpet

<b>Carpet:</b>	Carpet selection as per builder's colour boards.
----------------	--

## Paint – 2 coat application

<b>Timberwork:</b>	Gloss enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Gloss enamel to front entry door.
<b>Colours:</b>	Colours selected as per builder's colour boards.

## External Features

<b>Brickwork:</b>	Clay bricks from builder's colour boards.
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific). Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
<b>Windows:</b>	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
<b>Entry Frame:</b>	Hume doors with translucent glass.
<b>Front Entry Door:</b>	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
<b>Door Furniture:</b>	Entrance lockset in polished stainless steel to external door.
<b>Ext. Hinged Door:</b>	Brick Infill throughout dwelling (Design specific).
<b>Infill over windows:</b>	Door seal and weather seal to all external hinged doors.
<b>Door Seal:</b>	

## Insulation

<b>Ceiling:</b>	Glasswool batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	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.

## Garage

<b>General:</b>	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

# Single Storey Specifications

## Internal Features

<b>Doors:</b>	Flush panel. 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors.
<b>Door Seals:</b>	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

## Continuous Flow – Gas Hot Water System

<b>Continuous Flow – Gas Hot Water System:</b>	Instantaneous Hot Water System in Recycled Water Estates. Solar Hot Water System or Water Tank (Only if Developer Requirement) in Non-Recycled Water Estates.
--	---

## Laundry

<b>Trough:</b>	Stainless steel tub preformed cabinet with bypass.
<b>Tap:</b>	Chrome Flickmaster tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
---------------------	--

## Framing

<b>Framing:</b>	Stabilised pine wall frame and roof trusses.
-----------------	--

## Plumbing

<b>Taps:</b>	2 external taps, 1 to front water meter and 1 to rear of home.
--------------	--

## Roofing

<b>Roof Pitch:</b>	Roof Pitch to be 22.5 degrees.
<b>Material:</b>	Concrete tiles roofing from builder's colour boards.
<b>Fascia &amp; Guttering:</b>	Colourbond fascia, guttering and downpipes.

## Heating

<b>Heating:</b>	Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.
-----------------	--

## Storage

<b>Shelving:</b>	Walk in Robe: One white melamine shelf with hanging rail.
<b>Robes:</b>	One white melamine shelf with hanging rail.
<b>Pantry/Linen:</b>	Four white melamine shelves.
<b>Doors:</b>	Robes – 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen – 2040mm high Redicote flush panel, hinged door(s).
<b>Handles:</b>	Flush pull in polished chrome finish.

## Ceilings

<b>Height:</b>	2590mm height throughout.
----------------	---------------------------

## Electrical

<b>Internal Light Points:</b>	100mm diameter LED fittings throughout as per standard electrical layout.
<b>External Lights:</b>	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
<b>Power Points:</b>	Double power points throughout excluding dishwasher and fridge space.
<b>TV Points:</b>	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
<b>Telephone Point:</b>	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
<b>Switch Plates:</b>	White wall mounted switches.
<b>Smoke Detector(s):</b>	Hardwired with battery backup.
<b>Safety Switches:</b>	RCD safely switch and circuit breakers to meter box.

## Recycled Water Connection

<b>Recycled Water Connection:</b>	Provide recycled water connection if required (additional charges will apply).
-----------------------------------	--

## Site Conditions/Foundations

<b>Foundation Class:</b>	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Temporary Fencing:</b>	Supply and hire of temporary fencing to site to council requirements.
<b>Silt Fence:</b>	Supply and hire of environmental silt fence to front of property as required by council.
<b>Rock Allowance:</b>	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
<b>Termite Treatment:</b>	Termite spray system where required by relevant authority.
<b>Angle of Repose:</b>	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.

# Turnkey Inclusions



Luxton Homes unique architect designed residences come complete and ready to live in with a comprehensive range of high quality inclusions.



## Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

## Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: Fencing height and material may be subject to developer guidelines and approval.

## Driveway & Path

Your home includes colour on concrete paving to driveway, porch and alfresco (floorplan specific only). Disclaimer: Concrete paving is not sealed.

## Window Furnishings & Flyscreens

Modern & stylish holland blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

## Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condenser.

## Alarm System

Alarm system with 3 sensors inc. panel to walk in robe and key pad to entrance inc. single power point.

## Fibre Optic Ready

Your Luxton Home comes complete with fibre optic service ready for internet connection. Note: Service provider specific to developer guidelines.

# Included Upgrades

---



Features that other companies call extras are Luxton Homes inclusions. Every upgrade listed comes standard with a Luxton home, making it rent and life ready.



- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points



# NEW PROPERTY ADVICE FORM

(HOUSE & LAND)

DATE:

## BUYER INFORMATION

FIRST &  
MIDDLE NAME:  
CLIENT 1

SURNAME:

FIRST &  
MIDDLE NAME:  
CLIENT 2

SURNAME:

ADDRESS:

SUBURB:

STATE:

COUNTRY:

POST CODE:

FIRB (Yes / No):

USAGE:

Owner/Occupier

Investor

PHONE 1:

PHONE 2:

EMAIL 1:

EMAIL 2:

ID:

POWER OF  
ATTORNEY:

Yes

No

If yes,  
please provide

## PROPERTY DETAILS

PROJECT NAME:

LOT NUMBER:

STREET ADDRESS:

HOUSE FAÇADE:

FLOOR PLAN:

HOUSE PRICE:

LAND PRICE:

TOTAL PACKAGE PRICE:

BUILD DEPOSIT:  
(initial amount)

BALANCE:

DATE:

LAND DEPOSIT:  
(initial amount)

BALANCE:

DATE:

FINANCE TERMS:

INITIAL  
DEPOSIT PAID:

TITLE DATE:

# NEW PROPERTY ADVICE FORM

(HOUSE & LAND)

## PROPERTY DETAILS (CONTINUED)

LAND SETTLEMENT DATE:  CUSTOM COLOUR SELECTION (CHARGES APPLY):  Yes  No

LUXTON INTERIOR COLOUR:  LUXTON EXTERIOR COLOUR:

## PURCHASER/S CONVEYANCER / SOLICITOR DETAILS

COMPANY:  CONTACT PERSON:

ADDRESS:

EMAIL:

PHONE:

## BROKER DETAILS

COMPANY:  CONTACT PERSON:

ADDRESS:

EMAIL:

PHONE:

## CONTRACT DELIVERY INSTRUCTIONS

PREPARE/ORDER CONTRACT & SEND TO:  AGENT  BUYER  BUYER SOLICITOR

ADDITIONAL COMMENTS:

# DocuSign Contract Signing Details Form

---

**Client 1 (to sign)**

---

First Name:

Surname:

Email:

---

**Client 2 (to sign)**

---

First Name:

Surname:

Email:

---

**Client 3 (to sign)**

---

First Name:

Surname:

Email:

---

**Others (View Only) - Note: anyone who will view will receive a copy once all parties have signed**

---

**Viewer 1 (view only)**

---

First Name:

Surname:

Email:

---

**Viewer 2 (view only)**

---

First Name:

Surname:

Email:

---

**Viewer 3 (view only)**

---

First Name:

Surname:

Email:

---

**Viewer 4 (view only)**

---

First Name:

Surname:

Email:

---