

SALES SUITE

2

1

COMMUNITY
FACILITIES

GOVERNMENT
SCHOOL

KINDER

TOWN
CENTRE

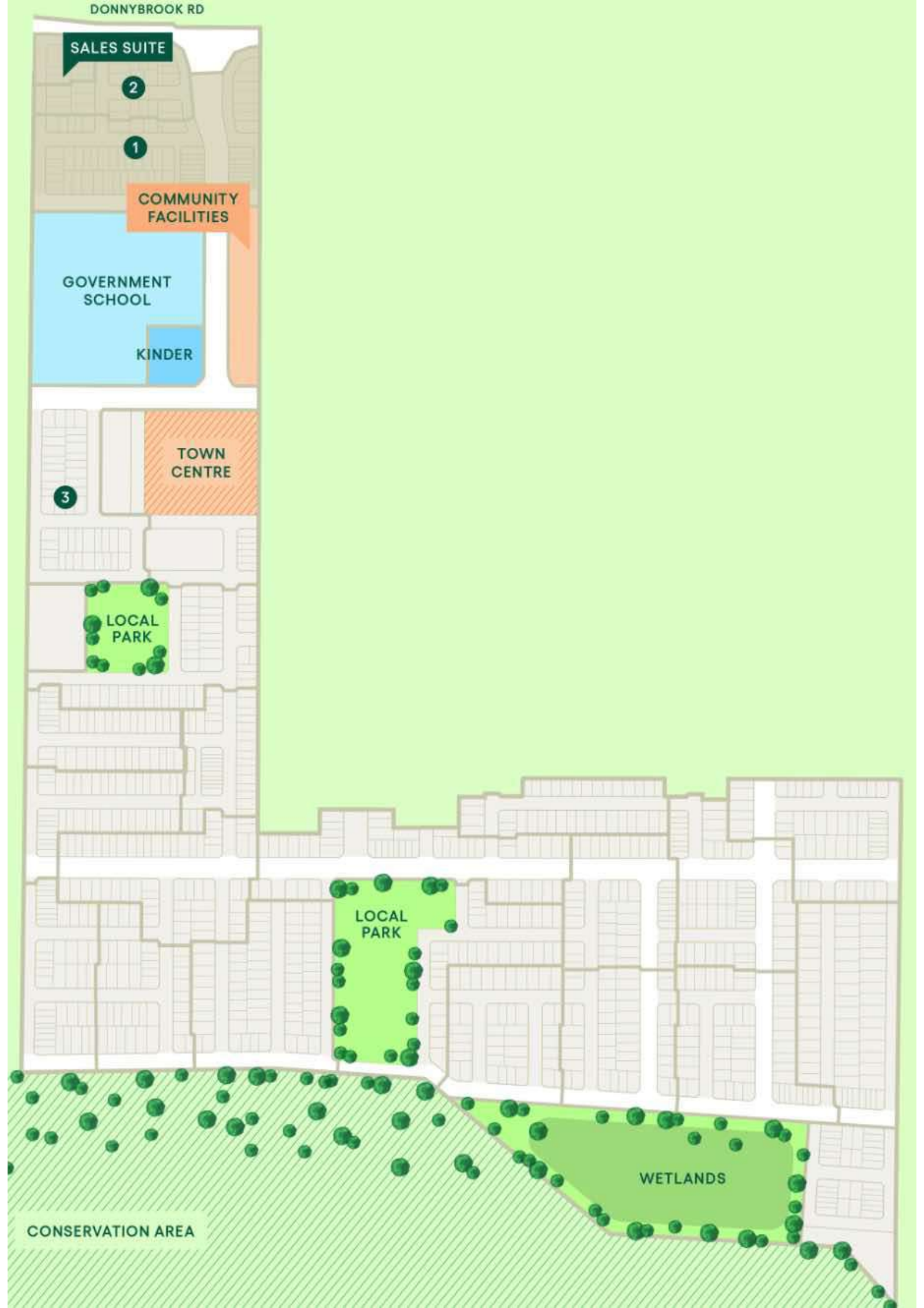
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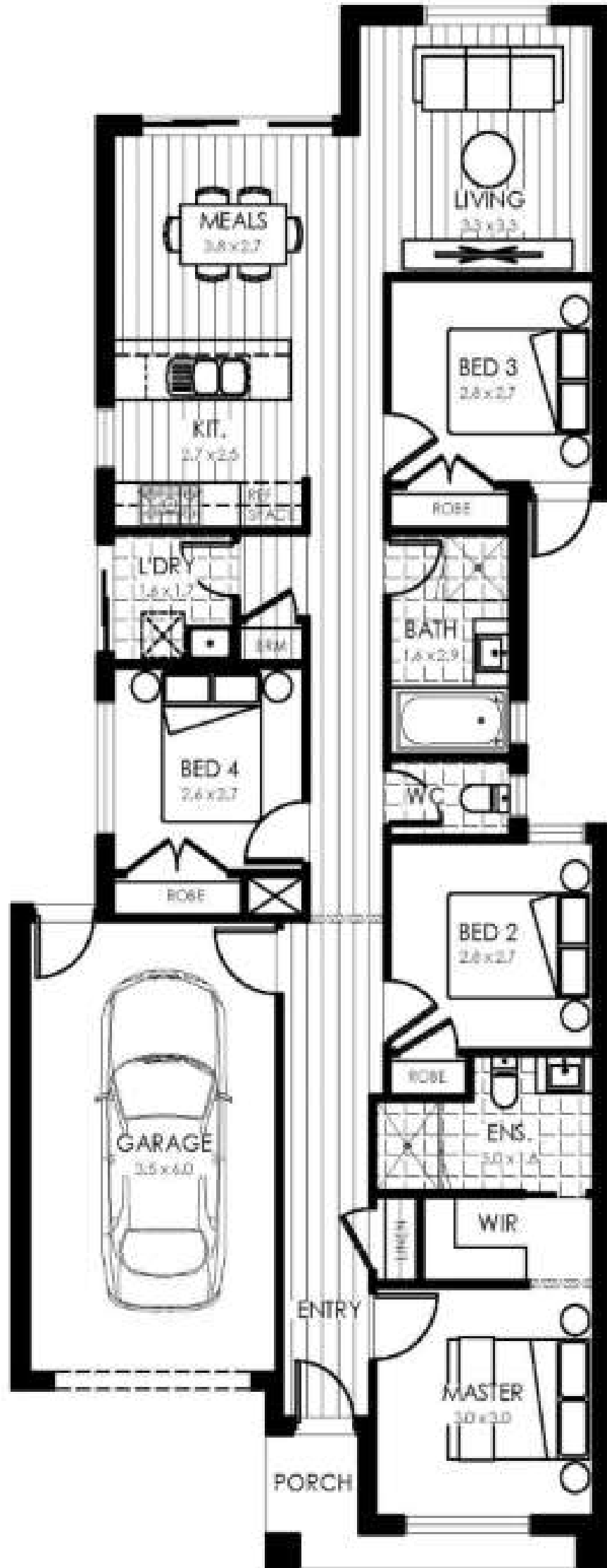
LOCAL
PARK

LOCAL
PARK

WETLANDS

CONSERVATION AREA





The Inclusions

Pre-Construction

- Fixed site costs
- Provide 7 Star Energy Efficiency
- Termite Treatment (if applicable)
- Mains Power Connection
- Sewerage and Stormwater Connection
- Water Connection
- Telstra Velocity/Opticomm Estate Fibre Optic Structured Cabling - FTTH Basic Pack (No Enclosure) &

External Inclusions

- Sectional Garage Door
- Concrete Roof Tiles
- Colorbond Fascia, Gutter and Downpipes
- Clay Brickwork Cladding
- Fibre Cement Sheet Infills over Windows and Doors
- Sustainability Victoria approved hot water unit

Internal Inclusions

- 2550mm high ceiling height
- Carpet to Bedrooms and Robes
- Ceramic wall tiles to Bathroom and Ensuite
- Ceramic floor tiles to wet areas including tiled skirt
- Ceramic wall tiles to Kitchen and Laundry
- Laminate timberlook floating floor system to Kitchen and Living areas
- Blockout roller blinds to windows
- Ducted Heating to Bedrooms and Living areas
- Ducted Evaporative Cooling
- Double power points throughout
- Television and Telephone/Data points (refer to plan for locations)
- LED downlights throughout (excludes Garage)

Kitchen Inclusions

- Stainless Steel 900mm upright cooker, gas cooktop and rangehood
- Stainless steel dishwasher
- 20mm reconstituted stone benchtop with 40mm polished edge to Kitchen
- Chrome mixer tap

Bathroom/Ensuite/WC Inclusions

- 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- Acrylic bath tub
- Chrome mixer tap to basins
- Tiled showerbases

Turn Key

- Clothesline
- Letterbox
- Television antenna
- Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
- Coloured concrete driveway and path
- Provide Timber Treated Pine Fencing with exposed posts and capping 1800mm high to side and rear boundaries (up to
- Developer Guidelines
- Building permit

Post Construction

- 3 months maintenance period
- Home owners warranty in accordance with Victorian regulations
- Internal and external builder's house clean
- Appliance manuals / compliance certificates

Exterior Desert Colour Scheme

Primary palette



1. Concrete Roof Tiles

Colour: Charcoal

2. Timber Cladding

Colour: Spotted gum

3. Brickwork

Domain Oasis



**Render - Walls
(if applicable)**
Colorbond Dune



Front Door
Colorbond Surfmist



**Render - Porch Piers
(if applicable)**
Colorbond Surfmist



Fascia
Colorbond Surfmist



**Render - Garage External
Walls (if applicable)**
Colorbond Dune



**Gutter, Downpipes, Barge
and Capping**
Colorbond Monument



**Windows, Sliding Glass
Doors and Flyscreens**
Colorbond Surfmist



**Lightweight Cladding
(if applicable)**
Colorbond Surfmist



Garage Door
Colorbond Surfmist



**Exposed Posts
(if applicable)**
Colorbond Surfmist

Exterior Mountain Colour Scheme

Primary palette



1. Concrete Roof Tiles

Colour: Charcoal

2. Timber Cladding

Colour: Tasmanian Oak

3. Brickwork

Access Chestnut



**Render - Walls
(if applicable)**
Colorbond Shale Grey



Front Door
Colorbond Surfmist



**Render - Porch Piers
(if applicable)**
Colorbond Surfmist



Fascia
Colorbond Monument



**Render - Garage External
Walls (if applicable)**
Colorbond Shale Grey



**Gutter, Downpipes, Barge
and Capping**
Colorbond Monument



**Windows, Sliding Glass
Doors and Flyscreens**
Colorbond Monument



**Lightweight Cladding
(if applicable)**
Colorbond Surfmist



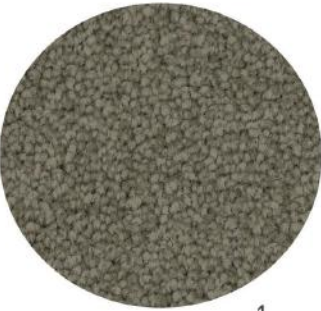
Garage Door
Colorbond Monument



**Exposed Posts
(if applicable)**
Colorbond Surfmist

Interior Eucalyptus Colour Scheme

Primary palette



1



2

1. Carpet

Colour: Basalt
Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Fresh Concrete
Location: Provided to kitchen island and rear kitchen benchtops
Finish: Polished

Laminate



Colour: Formica Crystal White
Location: Joinery – Island Bench Base Cabinets
Finish: Velour



Colour: Formica Crystal White
Location: Overhead cupboards, base cupboards and end panels
Finish: Velour



Colour: Formica Autumn Oak
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units
Finish: Velour

Timber Laminate Flooring (Options)



Colour: Venetian Oak
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed
Location: Flooring throughout



Colour: Authentic Oak Nature
Location: Flooring throughout



Colour: Classic Oak White Varnished
Location: Flooring throughout

Paint



Colour: Dulux Natural White
Location: Walls
Finish: Low sheen



Colour: Dulux Natural White
Location: Doors, skirtings and window / door architraves
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White
Location: Ceilings throughout
Finish: Flat

Tiles



Colour: Millennium Bianco Light Grey Matte
Dimensions: 300x600mm
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss
Dimensions: 100x300mm
Location: Kitchen and laundry splashback

Glass Splashback (Upgrade Option)



Colour: Zurich

Interior Paperbark Colour Scheme

Primary palette



1



2

1. Carpet

Colour: Raven
Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Raw Concrete
Location: Provided to kitchen island and rear kitchen benchtops
Finish: Polished

Laminate



Colour: Formica Iron Ore
Location: Joinery – Island Bench Base Cabinets
Finish: Velour



Colour: Formica Cappucino
Location: Overhead cupboards, base cupboards and end panels
Finish: Velour



Colour: Formica Iron Ore
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units
Finish: Velour

Timber Laminate Flooring (Options)



Colour: Venetian Oak
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed
Location: Flooring throughout



Colour: Authentic Oak Nature
Location: Flooring throughout



Colour: Classic Oak White Varnished
Location: Flooring throughout

Paint



Colour: Dulux Natural White
Location: Walls
Finish: Low sheen



Colour: Dulux Natural White
Location: Doors, skirtings and window / door architraves
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Natural White
Location: Ceilings throughout
Finish: Flat

Tiles



Colour: Millennium Bianco Light Grey Matte
Dimensions: 300x600mm
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss
Dimensions: 100x300mm
Location: Kitchen and laundry splashback

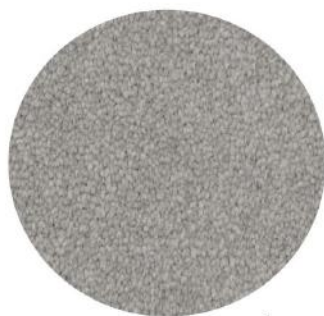
Glass Splashback (Upgrade Option)



Colour: Zurich

Interior Cotton Colour Scheme

Primary palette



1



2

1. Carpet

Colour: Smoke Haze
Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Raw Concrete
Location: Provided to kitchen island and rear kitchen benchtops
Finish: Polished

Laminate



Colour: Formica Fox Natural
Location: Joinery – Island Bench Base Cabinets
Finish: Velour



Colour: Formica Crystal White
Location: Overhead cupboards, base cupboards and end panels
Finish: Velour



Colour: Formica Crystal White
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units
Finish: Velour

Timber Laminate Flooring (Options)



Colour: Venetian Oak
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed
Location: Flooring throughout



Colour: Authentic Oak Nature
Location: Flooring throughout



Colour: Classic Oak White Varnished
Location: Flooring throughout

Paint



Colour: Dulux Lexicon
Location: Walls
Finish: Low sheen



Colour: Dulux Lexicon
Location: Doors, skirtings and window / door architraves
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Lexicon
Location: Ceilings throughout

Tiles



Colour: Spark Light Matte
Dimensions: 300x600mm
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss
Dimensions: 100x300mm
Location: Kitchen and laundry splashback

Glass Splashback (Upgrade Option)



Colour: Zurich

Interior Wattle Colour Scheme

Primary palette



1



2

1. Carpet

Colour: Graphite
Location: Bedrooms throughout

2. Stone

Colour: Caesarstone Fresh Concrete
Location: Provided to kitchen island and rear kitchen benchtops
Finish: Polished

Laminate



Colour: Formica Oyster Grey
Location: Joinery – Island Bench Base Cabinets
Finish: Velour



Colour: Formica Oyster Grey
Location: Overhead cupboards, base cupboards and end panels
Finish: Velour



Colour: Formica Oyster Grey
Location: Kitchen island base cabinetry, ensuite and bathroom vanity units
Finish: Velour

Paint



Colour: Dulux Terrace White
Location: Walls
Finish: Low sheen



Colour: Dulux Terrace White
Location: Doors, skirtings and window / door architraves
Finish: Aqua Enamel Semi-Gloss



Colour: Dulux Terrace White
Location: Ceilings throughout
Finish: Flat

Timber Laminate Flooring (Options)



Colour: Venetian Oak
Location: Flooring throughout



Colour: Old Oak Dark Grey Brushed
Location: Flooring throughout



Colour: Authentic Oak Nature
Location: Flooring throughout



Colour: Classic Oak White Varnished
Location: Flooring throughout

Tiles



Colour: Nova Grey Matte
Dimensions: 300x600mm
Location: Floors and skirting to wet areas, wall tiles to bathroom and ensuite



Colour: White Gloss
Dimensions: 100x300mm
Location: Kitchen and laundry splashback

Glass Splashback (Upgrade Option)



Colour: Zurich