



BOTANICAL

STAGE 26

Artist impression.

100% READY TO RENT, TENANTS
CAN MOVE IN STRAIGHT AWAY.



Features that make a home rent-ready include:

- Fixed price package
- Landscaping to front
- Fencing
- Clothesline and letterbox
- Concrete paving including driveway
- Heating and cooling
- Dishwasher
- Flooring
- Window furnishings

YOUR NEXT INVESTMENT OPPORTUNITY IN A PRIME LOCATION

Botanical presents an exceptional investment opportunity in one of Melbourne's most sought-after locations. This development is where Melbourne's growth and potential converge. Botanical offers investors access to premium, well-positioned land in the heart of Mickleham next to Mount Ridley Nature Conservation Reserve, and with connectivity to the Melbourne CBD via the Hume Freeway or Donnybrook and Craigieburn railway stations. Located just north of the rapidly expanding Craigieburn, this is in the heart of one of Melbourne's fastest-growing areas and is a ripe location for investors.

A UNIQUE OPPORTUNITY FOR SMART INVESTORS

Townhomes within Botanical Estate offer the perfect mix of high growth, desirability and affordability. This is your chance to acquire one of a select number of premium-quality townhomes created by Australia's number one home builder[^].

These townhomes will look simply stunning as part of a co-ordinated and treelined streetscape, whilst being luxurious, light-filled and spacious inside. Value-packed and effortlessly modern, also makes it simple to select your interior colour scheme. Every home is also designed to be low maintenance for your peace of mind.

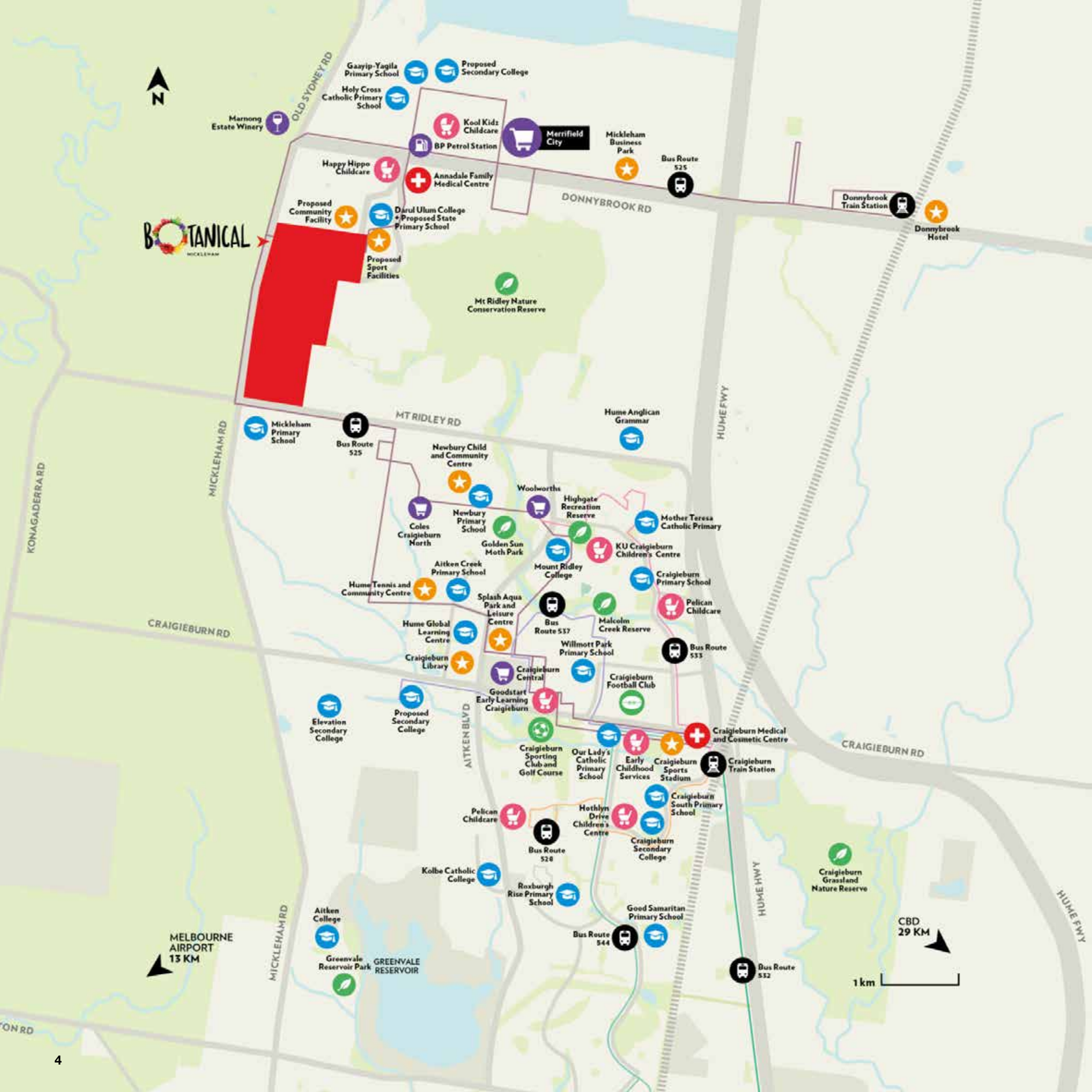
As for location, you'll find a nearby host of parks, retail amenities, and regional tourism destinations for tenants to enjoy. With over 30 hectares of planned open spaces, including a future sports oval and nearby community recreation facilities, Botanical is not just a place to live—it's a thriving community in the making.

There's also the benefit of the proposed local shopping village and convenience store just a short walk away, and a future childcare centre that offers future tenants convenience and lifestyle, and adding to the area's appeal. Take advantage of this high-demand area today.

[^]HIA-COLORBOND Steel Housing Top 100 Report 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.



Artist impression.



LOCATION, CONVENIENCE, AND LIFESTYLE

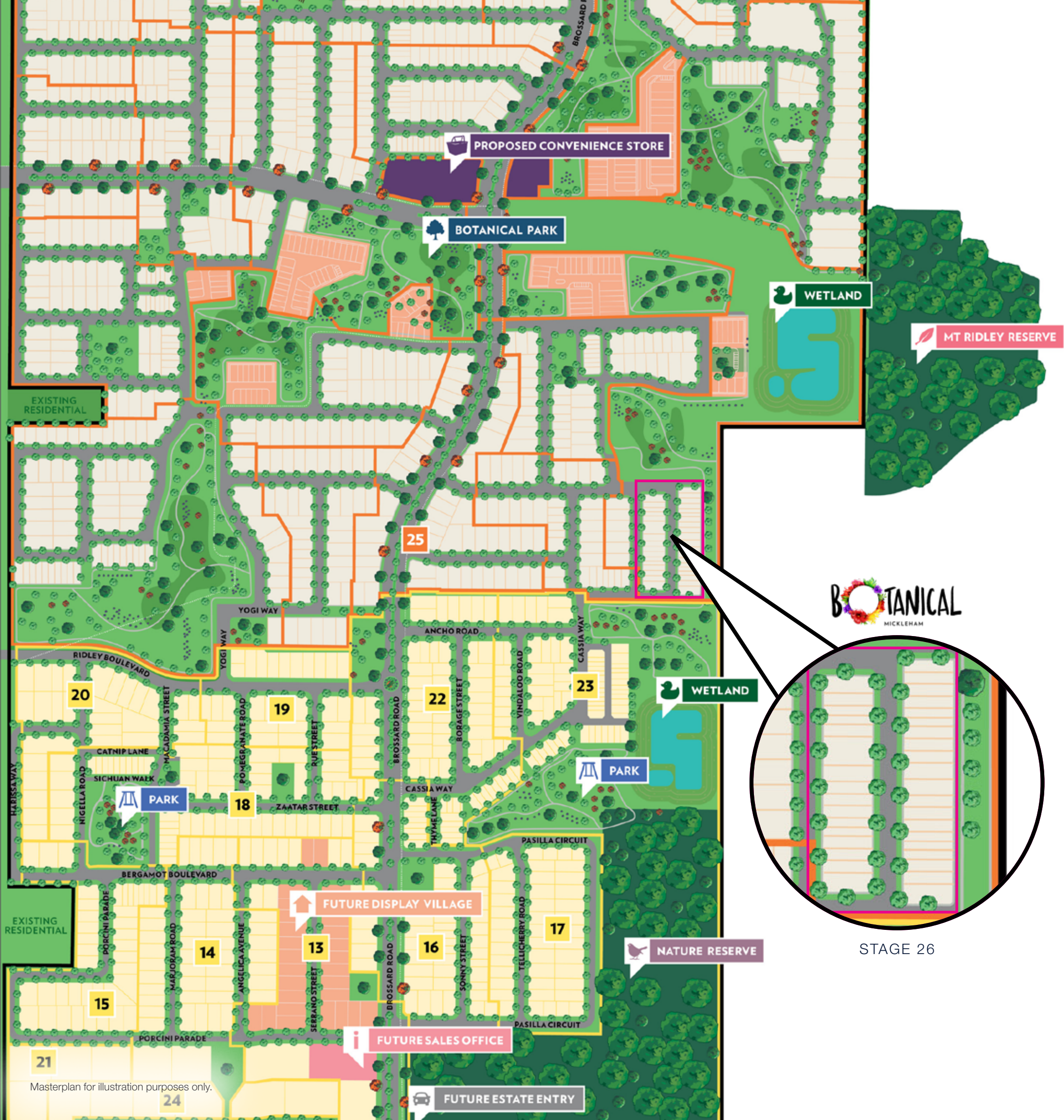
UNLOCK POTENTIAL IN MICKLEHAM

One of the major draws for investors is the convenience of the location. With everything your tenants need right on their doorstep - including major retailers, specialty stores, local convenience outlets and dining options - Botanical is a community that caters to modern living. Investors can rest assured that the area's ongoing development, coupled with its proximity to transport hubs, will continue to drive demand for both purchasing and rental opportunities.

LOCATION & CONNECTIVITY

- **Quick Access to Melbourne CBD:** Via Mickleham Road and the Tullamarine Freeway or a 45-minute train ride to the heart of the city, providing excellent connectivity for residents.
- **Annandale Family Medical Centre:** Within walking distance, offering healthcare accessibility for tenants.
- **Strategic Road Connections:** Easy access throughout the area via Craigieburn Road, Mickleham Road and Donnybrook Road, facilitating commuter convenience.
- **Shopping & Retail Convenience:** Craigieburn Central and Highlands Shopping Centre are just 10 minutes away, offering a range of retail options.
- **Future Mickleham City Centre:** Less than 5 minutes away, this \$75M retail hub opens in early 2026, bringing growth, value, and business opportunities.
- **Merrifield Business Park:** Planned just 8 kilometers away, this business hub will enhance employment opportunities and drive demand for rental properties in the area.
- **Airport Access:** Only 20 minutes to Tullamarine and Essendon airports, ensuring easy connectivity for both residents and investors.





A MASTER-PLANNED COMMUNITY WITH LIFESTYLE AND GROWTH



At the heart of Botanical, you'll find a planned 22-hectare Botanical Park with wetlands, parks with playgrounds, and various botanical-themed gardens. The community will feature a sporting oval, a vast network of walking and cycling trails, and extensive green spaces providing residents with an exceptional quality of life. The inclusion of mature river red gum trees throughout the parklands enhances the serene and picturesque environment - factors that significantly boost the appeal of the area for future tenants.

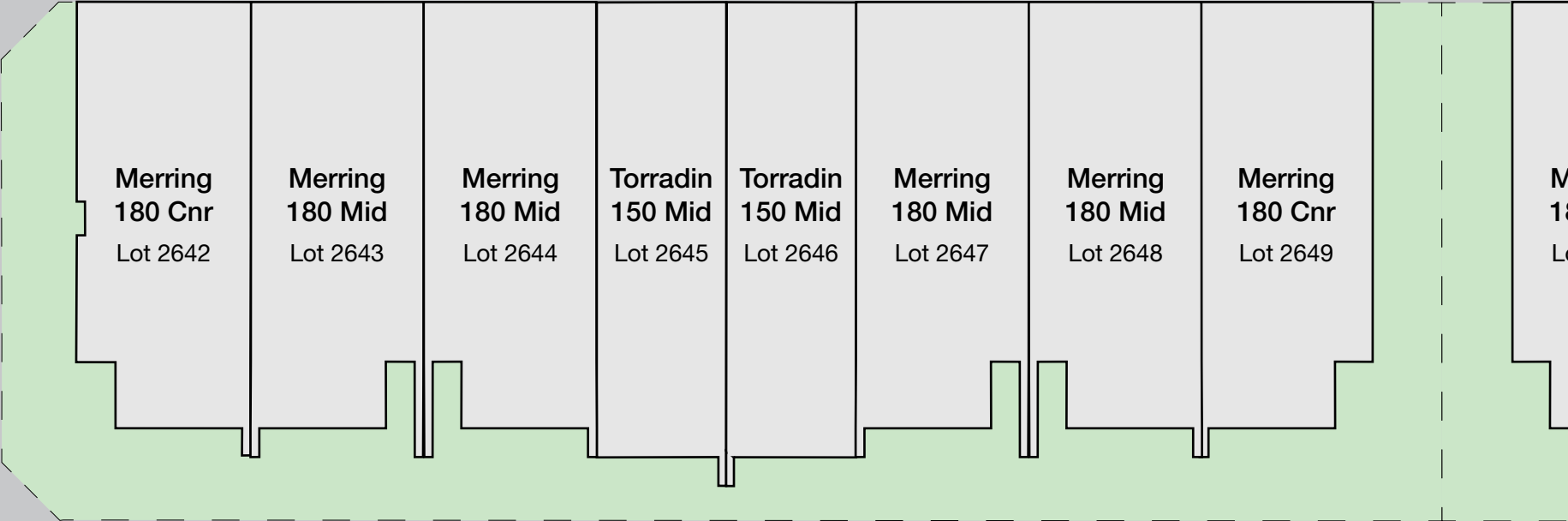
This is an investment in more than just property - it's an investment in a community designed to thrive. Smart urban planning, wide footpaths, low speed limits and ample street lighting will ensure that future residents enjoy a safe, walkable, and sustainable environment.

NOTABLE HIGHLIGHTS OF BOTANICAL

- **30 hectares of open spaces to enjoy:** Including the 22-Hectare Botanical Park featuring wetlands, a playground, and botanical-themed gardens, offering a unique recreational and aesthetic draw for future residents.
- **Proximity to Mt Ridley Nature Conservation Reserve:** Enhancing the area's natural appeal and future growth potential.
- **Comprehensive Amenities:** The nearby Hume Tennis and Community Centre, Splash Aqua Park and Leisure Centre, and Craigieburn Sporting Club and Golf Course are all key lifestyle attractions for prospective tenants.
- **Abundant Early Childhood Education Options:** Kool Kidz Childcare, Nino Early Learning Adventures, and Pelican Childcare are located close by, ensuring strong demand from families.
- **Established Primary Schools:** Close proximity to Mickleham Primary, Craigieburn Primary and Aitken Creek Primary ensures a family-friendly environment, a key consideration for long-term renters.
- **Highly Desired Secondary Schools:** With sought-after public and private options like Hume Anglican Grammar, Craigieburn Secondary College, and Kolbe Catholic College nearby, the area offers great educational opportunities, making it ideal for family tenants.
- **17 Top-Quality Schools:** With 17 existing and proposed schools in the vicinity, the area is primed for continued growth and future demand.

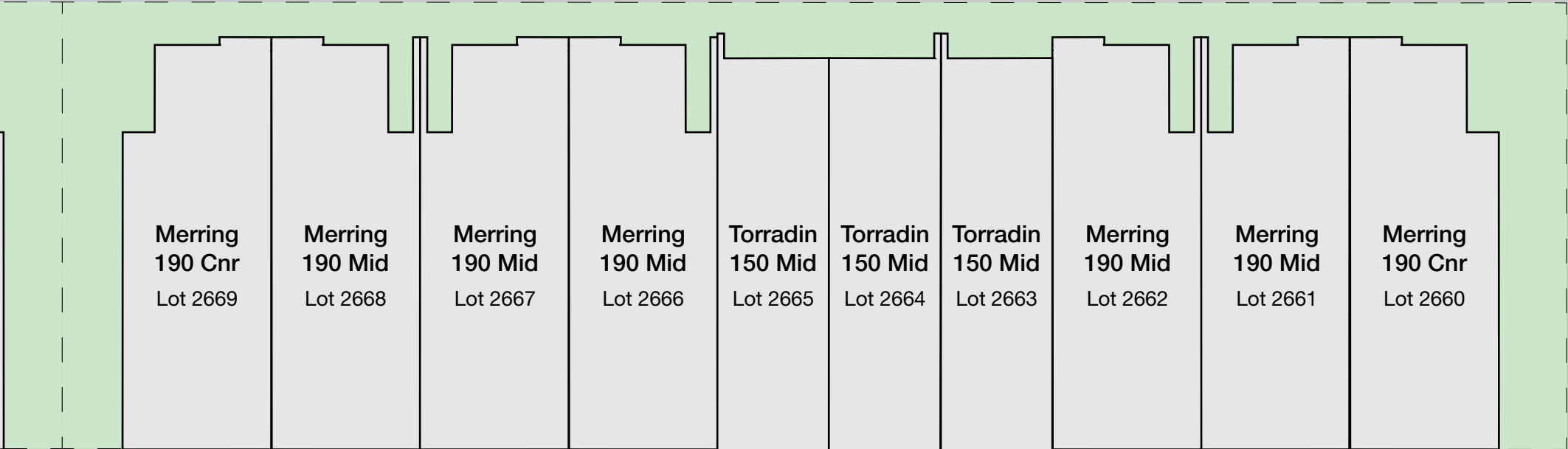
BOTANICAL

STAGE 26 TOWNHOMES

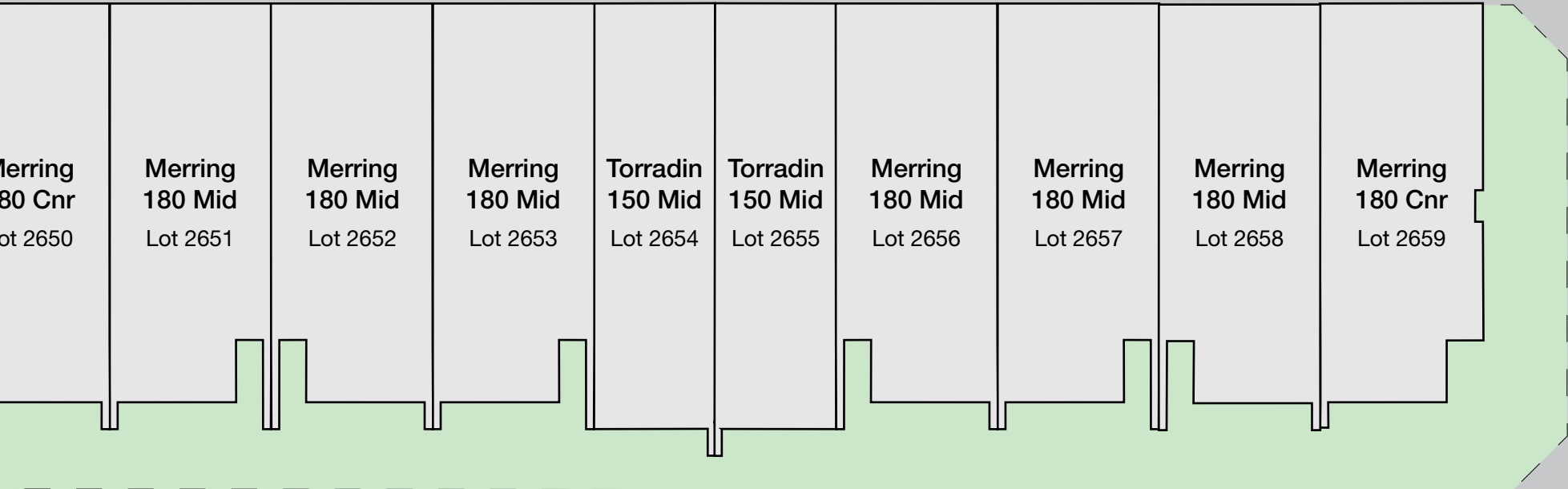


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RESERVE



DRUMSTICK LANE



FAIRYWREN ROAD

BOTANICAL

LOT 2650–2659



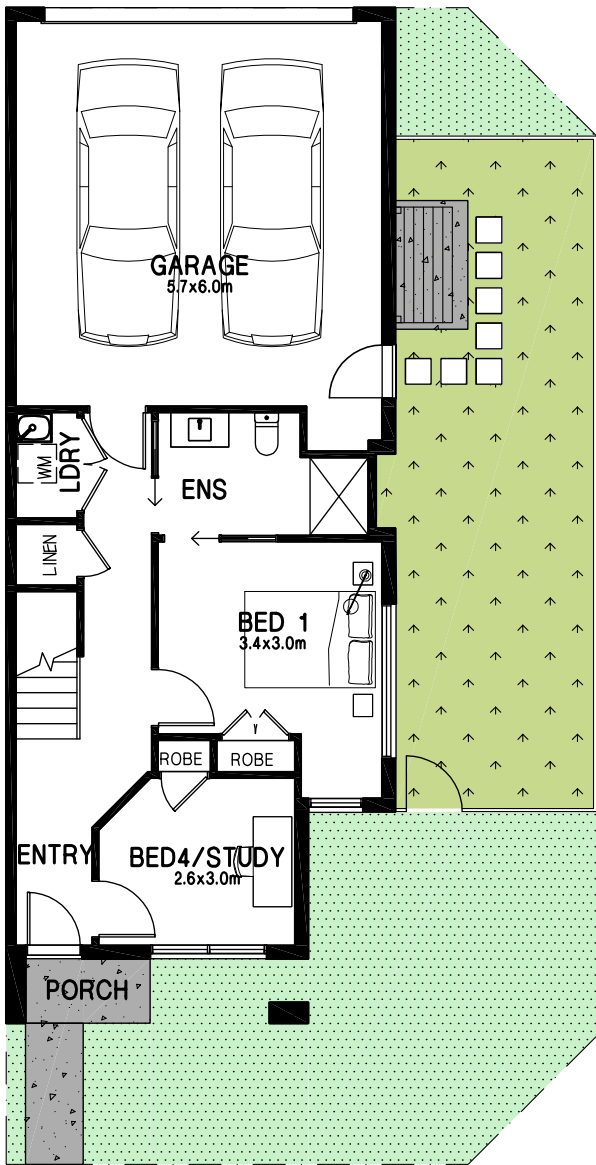


Artist impression. Based on lots 2650–2659.

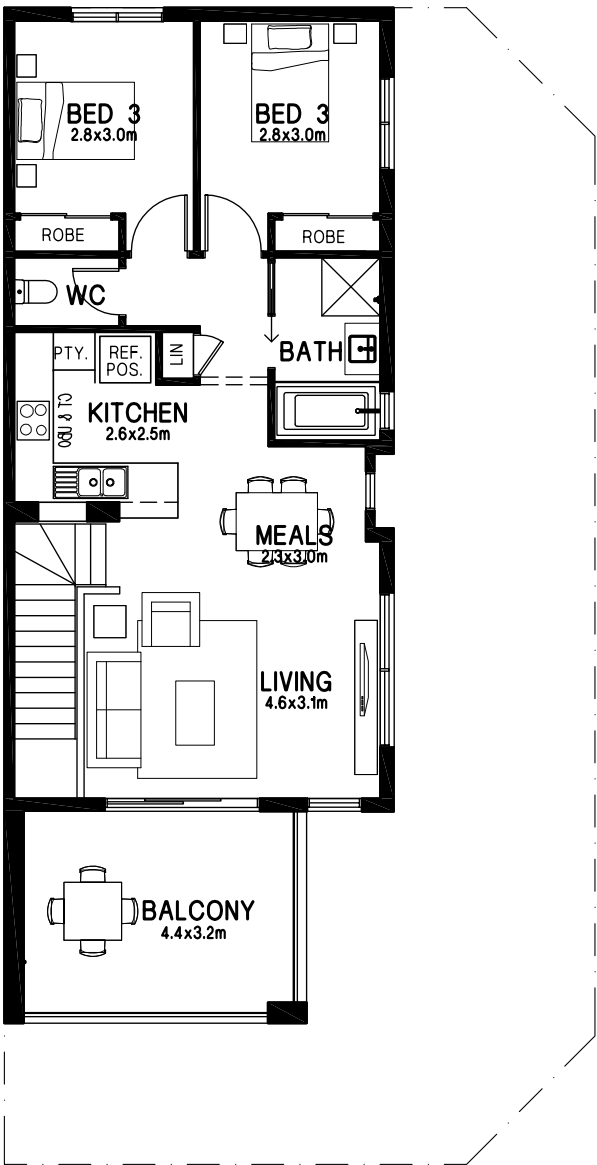
MERRING 180 CNR

4 | 2 | 1 | 2

Ground Floor	48.80 m ²	Garage	38.53 m ²
First Floor	76.36 m ²	Portico	1.85 m ²
Total Internal	125.16 m²	Balcony	14.28 m ²
		Total Home Area	179.82 m²



Floorplan shown on Lot 2659



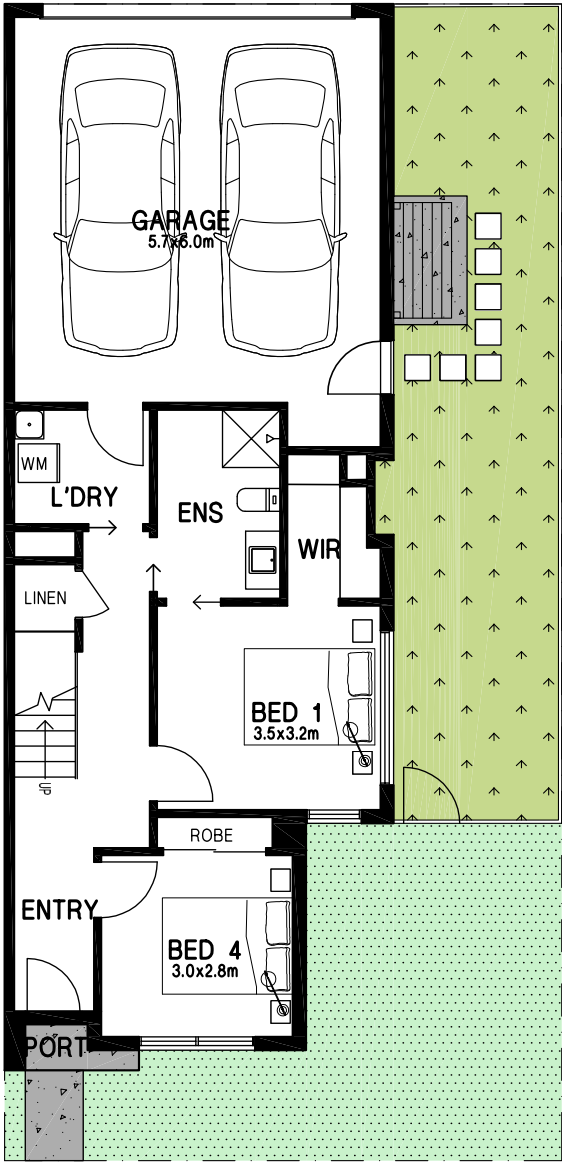
19.36 SQ

Merring 180 Cnr available on Lots 2642, 2649, 2650 & 2659. Refer to contract drawings for lot specific floorplan.

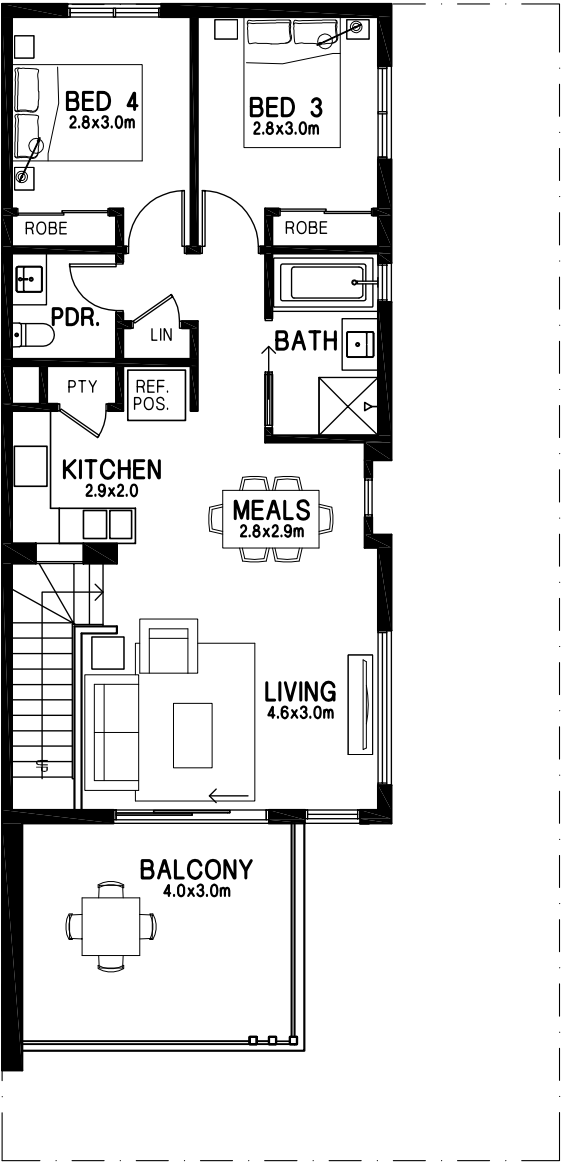
MERRING 190 CNR

Ground Floor	54.40 m ²	Garage	38.71 m ²
First Floor	78.05 m ²	Portico	1.00 m ²
Total Internal	132.45 m²	Balcony	15.55 m ²
		Total Home Area	187.71 m²

4 | 2 | 1 | 2



Floorplan shown on Lot 2679



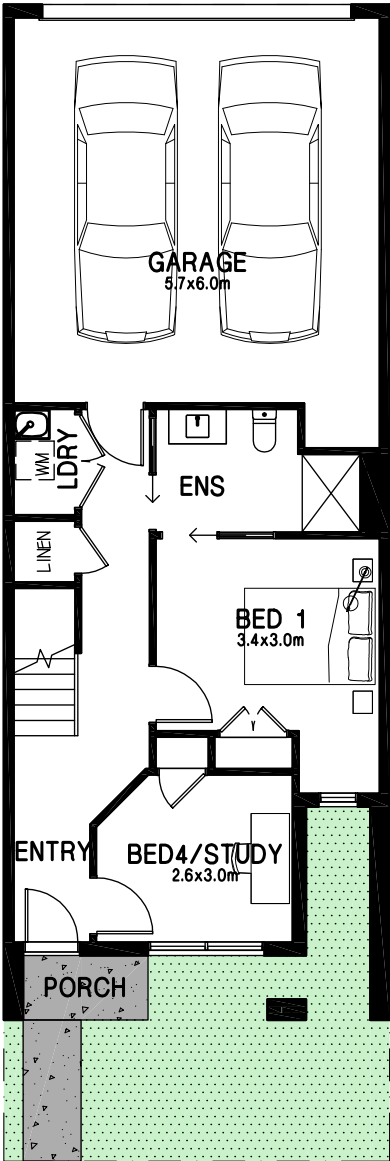
Merring 190 Cnr available on Lots 2660, 2669, 6970 & 2679. Refer to contract drawings for lot specific floorplan.

20.20 SQ

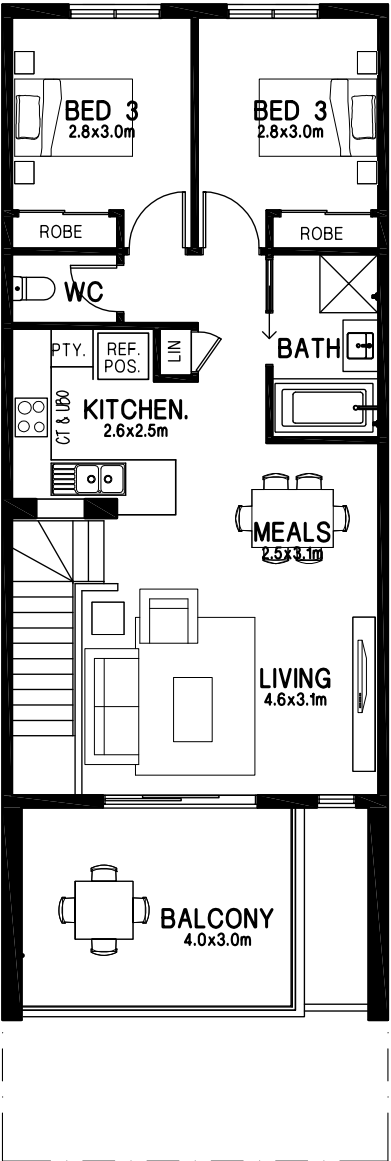
MERRING 180 MID

4 | 2 | 1 | 2

Ground Floor	48.92 m ²	Garage	38.16 m ²
First Floor	76.95 m ²	Portico	1.85 m ²
Total Internal	125.87 m²	Balcony	14.28 m ²
		Total Home Area	180.16 m²



Floorplan shown on Lot 2651



19.39 SQ

Merring 180 Mid available on Lots 2643-2644, 2647-2648, 2651-2653, 2656-2658.
Refer to contract drawings for lot specific floorplan.

Ground Floor	55.70 m ²	Garage	38.36 m ²
First Floor	78.86 m ²	Portico	1.00 m ²
Total Internal	134.56 m²	Balcony	15.55 m ²
		Total Home Area	189.47 m²

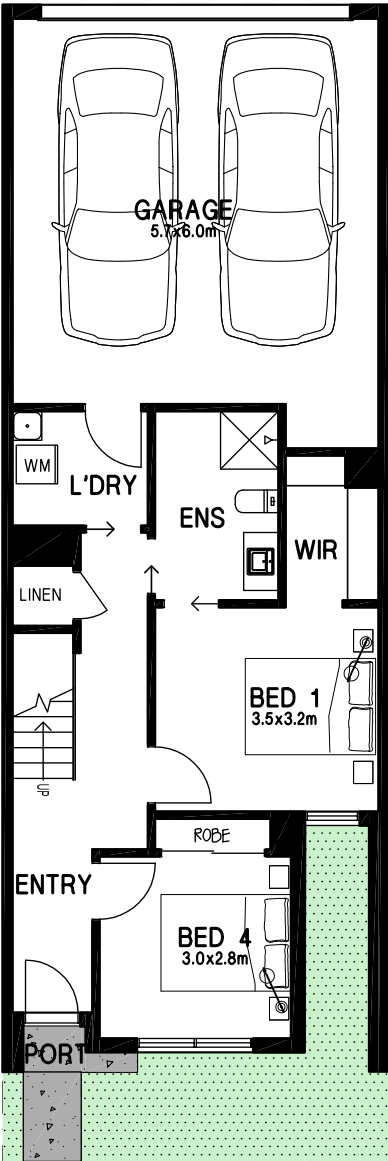
MERRING 190 MID


4

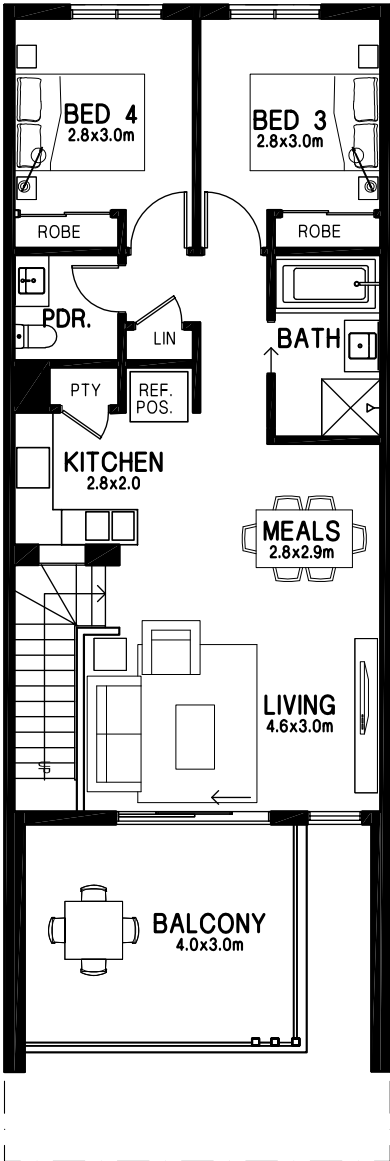

2


1


2



Floorplan shown on Lot 2661



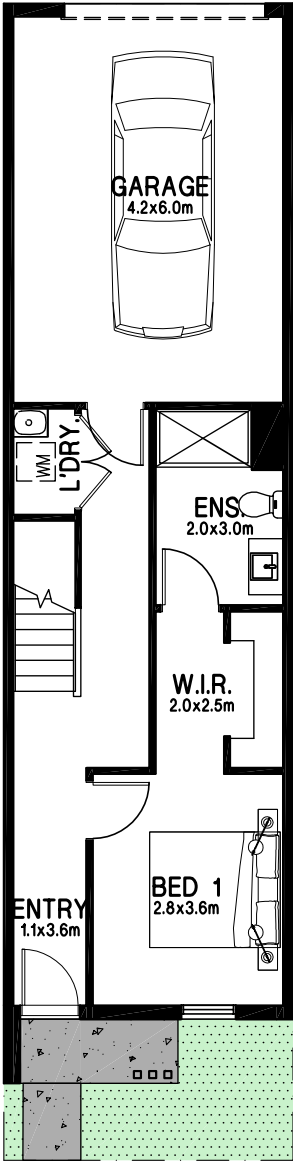
Merring 190 Mid available on Lots 2661, 2662, 2666-2668, 2671-2673, 2676-2678.
Refer to contract drawings for lot specific floorplan.

20.39 SQ

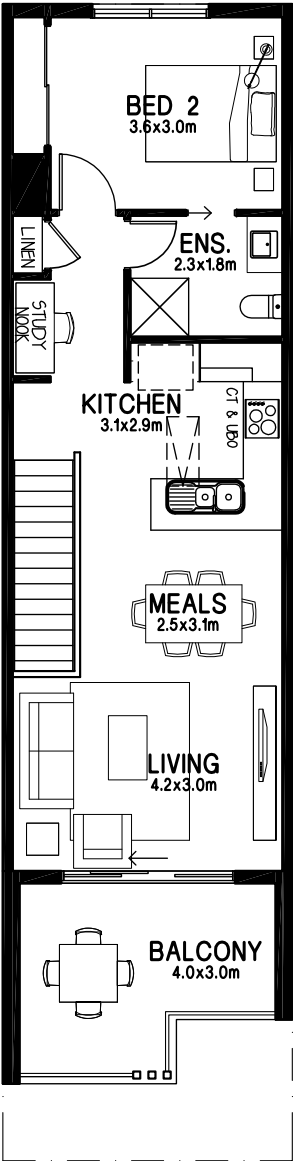
TOORADIN 150 MID

2 | 2 | 1 | 1

Ground Floor	43.39 m ²	Garage	27.86 m ²
First Floor	62.81 m ²	Portico	2.45 m ²
Total Internal	106.20 m²	Balcony	10.90 m ²
		Total Home Area	147.41 m²



Floorplan shown on Lot 2655.



15.87 SQ

Tooradin 150 Mid available on Lots 2645-2646, 2654-2655, 2663-2665, 2674-2675.
Refer to contract drawings for lot specific floorplan.



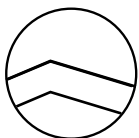
MORE HOME. MORE VALUE.



For illustration purposes only.



Fixed site costs (no more to pay)



2550mm ceiling height
to main living floor



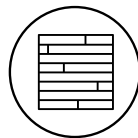
20mm Stone Composite kitchen
& bathroom benchtops



Modern kitchen cooktop,
oven and rangehood



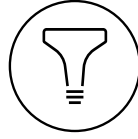
Dishwasher



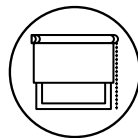
Timber look laminate flooring to
main living area, meals, kitchen
and entry



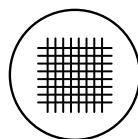
Carpet to bedrooms & staircase



LED Downlights



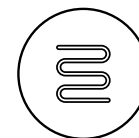
Blinds



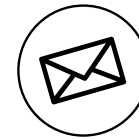
Flyscreens



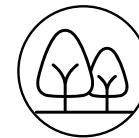
Split system to main living



Wall panel heaters to all bedrooms



Letterbox



Landscaping to front yard

LIST OF INCLUSIONS

Outside
Garage
ROOF – Colorbond flat metal roof, plaster ceiling.
DOOR & REMOTE – Colorbond sectional overhead manual operation door with electric-powered remote-control unit to front garage door with handheld transmitters (home specific).
INFILL – Brick infills, rendered Hebel® aerated concrete infills, lightweight cladding infills (home specific).
EXTERNAL WALLS – Brick veneer, single skin brickwork with attached piers, rendered Hebel aerated concrete, lightweight cladding (home specific).
Pedestrian door (Home Specific)
DOOR – 2040mm high weatherproof.
DOOR FURNITURE – Canterbury Castor Entry Knobset entry set.
Internal access door (Home specific)
DOOR – Weatherproof flush panel, opening into house.
DOOR FURNITURE – Canterbury Castor Entry Knobset entry set.
Brickwork
BRICK – Refer to external colour scheme for brick type.
MORTAR – Off-white (joint profile home specific).
External Mouldings
Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces (façade-specific, refer to working drawings).
Render
Acrylic texture coating render, three-coat system (façade-specific, refer to working drawings).
Cladding
Various alternative wall cladding systems are used on a house/product/façade-specific basis (refer to working drawings).
Roof
TILES – Concrete roof tiles from colour schemes (home specific).
METAL – Colorbond lower corrugated sheet roof, metal deck roof or tray deck, and Zinalume to first-floor roofs.

Roof plumbing
Colorbond metal fascia and barge, quad gutter with rectangular downpipes.
Front entry door
DOOR – Hume Newington Range ‘XN1’ 2040mm high x 820mm wide with clear glass.
DOOR SET – Canterbury Castor Entry Knobset entry set with Canterbury Orbit Deadbolt.
Insect screens
Aluminium framed fibremesh fly screens with powder-coated finish to all openable windows.
Driveway
Concrete driveway (refer to colour schemes).
Landscaping
Landscaping subject to developer/town planning requirements (refer to working drawings).
Letterbox
Freestanding lockable letterbox with render-style textured finish and stainless steel front panel with paperholder and 75mm stainless steel numerals.
Clothesline
Single folding frame wall mounted clothesline with optional post kit (refer to working drawings).
Fencing
Subject to developer/town planning requirements. Treated pine paling fence to rear and side boundaries (refer to working drawings for extent of fencing).
Concrete Paving
Coloured concrete paving to driveway, porticos, front porch, and pad under the clothesline (refer to colour schemes).
Termite treatment
Chemically treated termite management system.

LIST OF INCLUSIONS

Electrical
Electrical
POWERPOINTS – Double outlets throughout. Refer to working drawings.
INTERNAL LIGHT FITTINGS – LED downlights (refer to working drawings for locations). LED step lights to staircase and LED linear light to garage. Oval bunker light, black, to under stair storage if applicable.
EXTERNAL LIGHT POINTS – LED downlight to portico/entry (refer to working drawings).
SMOKE DETECTOR – Hardwired with battery backup.
EXHAUST FANS – Above all showers and to water closet without direct ventilation to outside air.
TV POINTS – Two points connected to digital antenna.
SAFETY SWITCH – RCD safety switch and circuit breakers to meter box.
Heating & Cooling
Heating
Rinnai electric panel heater to each bedroom.
Cooling
Split System to main living.
Structural
Ceiling Height
2550mm to main living floor and 2400mm to other floor.
Framing
WALLS – 90mm thick stabilised timber frame throughout.
ROOF – Stabilised timber roof trusses.
Stairs (Double Storey Homes)
MDF treads and risers, MDF closed stringer with gloss painted finish standard with timber framed and plaster balustrade. KDHW handrail.

Inside
Doors
INTERNAL DOORS – Flush panel 2040mm high.
ROBES – Sliding 2065mm (nominal) high, vinyl clad finish. Frame and vinyl from internal colour schemes.
WALK IN ROBE – No Doors: Open shelving only where no doors are indicated on working drawings Refer working drawings for standard inclusion.
WALK IN ROBE – With Doors: Vinyl sliding doors or hinged doors as for ‘Robes’ above. Refer working drawings for standard inclusion.
PANTRY, LINEN, BROOM – Flush panel, 2040mm high hinged door(s). Home specific, refer working drawings for standard inclusion.
Insulation
CEILING – R4.0 Glasswool batts to house only (excludes garage, outdoor room/ verandah, portico and first floor areas).
EXTERNAL WALLS – R2.0 glasswool batts (including party wall between house and garage).
Draft Exclusions
EXHAUST FANS – Backdraft shutter incorporated in exhaust fan.
ENTRY FRAMES – Full perimeter draft seals to all entry door frames and internal access door to garage excluding garage external pedestrian door.
Shelving
ROBES – One white melamine shelf and hanging rail.
WALK-IN-ROBE – One white melamine shelf and hanging rail.
PANTRY/LINEN – Four white melamine shelves.
BROOM – One white melamine shelf.
Window Coverings
Roller blinds to living (sheer) and bedrooms (blockout) (refer Internal Colour Scheme for finish).
Internal Features
SKIRTINGS – 67mm high double pencil round PMDF.
ARCHITRAVES – 42mm wide double pencil round PMDF.
CORNICE – 75mm Cove cornice throughout.
Paint Work
All paint colours to be selected from colour schemes.

Kitchen

SINK – Double bowl stainless steel sink.

TAP – Rectangular sink mixer with lever handle in chrome finish.

SPLASHBACK – Ceramic tiles to kitchen splashback as per colour schemes.

Appliances

OVEN – Electric black/glass 600mm wide, fan forced.

COOKTOP – Stainless steel induction, 600mm wide.

RANGEHOOD – 600mm wide stainless steel undermount rangehood. Ducted through to external air.

DISHWASHER – Stainless steel 600mm wide freestanding dishwasher.

MICROWAVE PROVISION – 600mm wide incorporated in kitchen base cupboards, including single power point. Home specific, refer working drawings.

Cabinetry

CUPBOARDS – Fully lined modular cupboards. Overhead cupboards. Refer to working drawings for extent.

DOORS – Soft close. Laminate from colour schemes.

HANDLES – Refer to colour schemes.

Benchtops

STONE – 20mm thick vitrified compact surface stone benchtop to kitchen. Refer to colour schemes.

Bathroom, Ensuite or Powder room

BATH – White acrylic.

SHOWER BASE – White glass fibre composite with matching waste.

SHOWER SCREENS – Semi framed with pivot door and clear laminated glass in silver trim.

TAP AND OUTLETS – Bath & Basin: Mixer lever set. Shower: Mixer lever set with a shower head on slide rail (refer to working drawings).

TOWEL RAILS – Metal single towel rail to bathroom and ensuite (house specific).

TOILET SUITE – White Vitreous China Toilet pan with White Acrylic Seat with toilet roll holder.

Vanity

STONE – 20mm thick vitrified compact surface stone benchtop. Refer to colour schemes.

CABINETRY – Soft close laminate doors.

MIRROR – Silver backed with polished edges, seated on vanity. Full width of vanity.

BASINS – White inset basin, semi recessed basin and / or wall basin (home specific).

Laundry

TROUGH AND CABINET – Stainless steel single bowl sink with concealed bypass and white metal cabinet.

TAP – Mixer lever set. Mini washing machine stop taps inside cabinet.

Floor covering

Carpet

Carpet to bedrooms, adjacent passage and stairs. Refer to working drawings for locations.

Timber look

Timber look flooring to the entry, adjacent passage, living, meals and kitchen areas. Refer to working drawings for locations.

Tiles

Ceramic floor tiles to all wet areas as per standard working drawings.

WALL TILES AND BATH HOB – Ceramic wall tiles from colour schemes to areas as per working drawing.

BALCONY TILES – Glazed Ceramic tiles with textured finish to top surface (home specific).

SKIRTING TILES – 100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and W.C as per standard working drawing from internal colour schemes

COLOUR SCHEMES



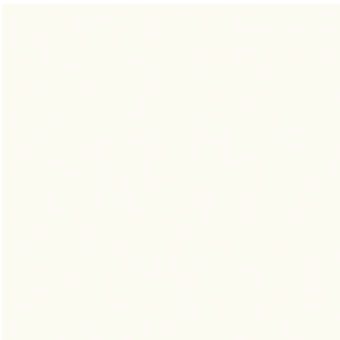
Artist impression. For illustration purposes only.

COLOUR SCHEMES

Almond



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



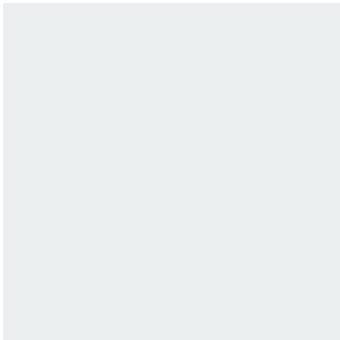
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring



09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



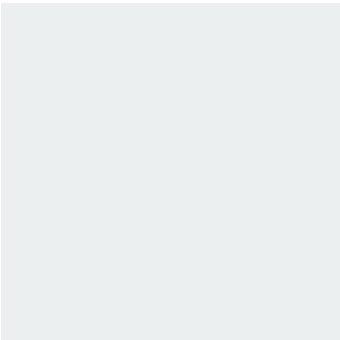
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

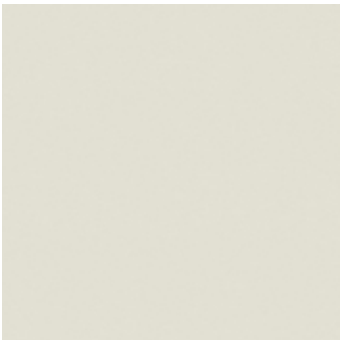
Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice. For further information contact your New Home Consultant.

COLOUR SCHEMES

Pepper



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



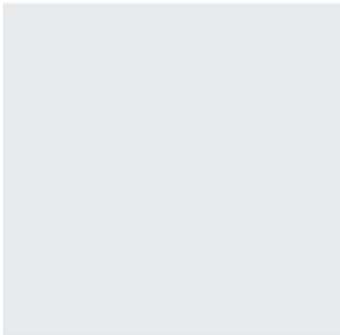
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring



09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



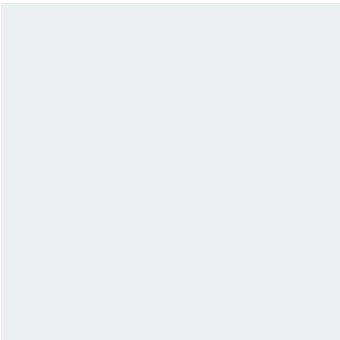
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

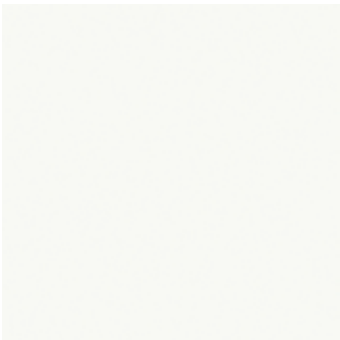
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COLOUR SCHEMES

Caramel



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



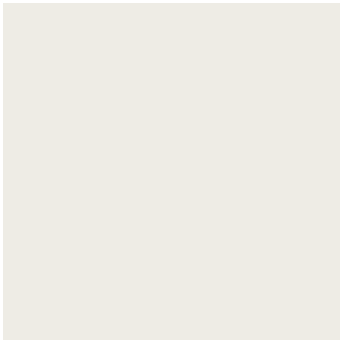
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring

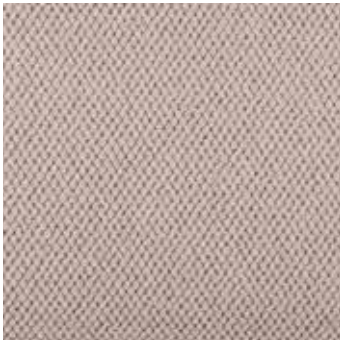


09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



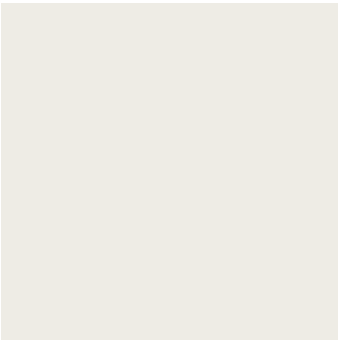
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

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COLOUR SCHEMES



Artist impression. For illustration purposes only.

All MetInvest townhomes include a choice of three expertly crafted internal schemes, designed with maximum rental appeal and capital growth in mind—making it easy and stress-free to style your investment property.

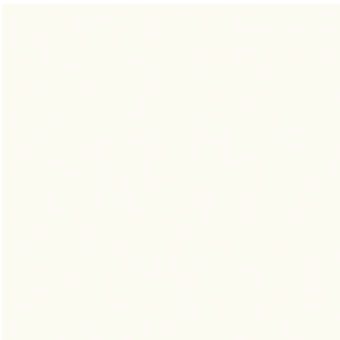
We also offer a selection of upgrade colour options available for an additional cost. Speak with your New Home Advisor for pricing details.

COLOUR SCHEMES

Almond



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



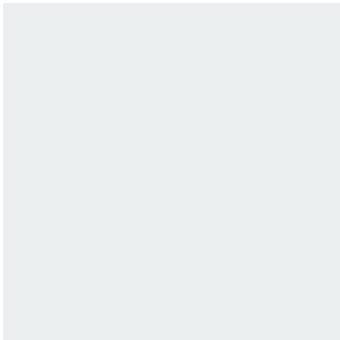
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring



09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



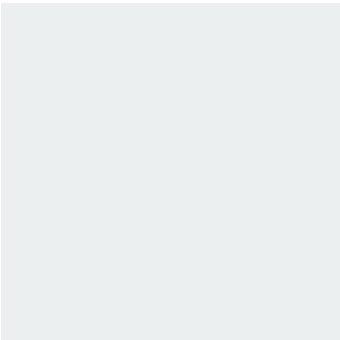
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

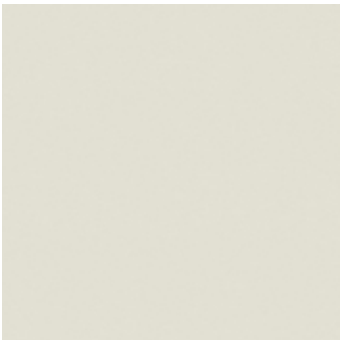
Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice. For further information contact your New Home Consultant.

COLOUR SCHEMES

Pepper



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



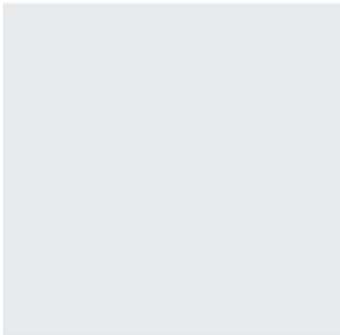
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring



09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



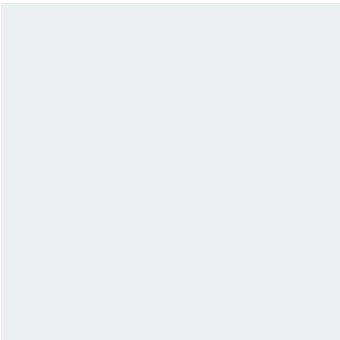
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

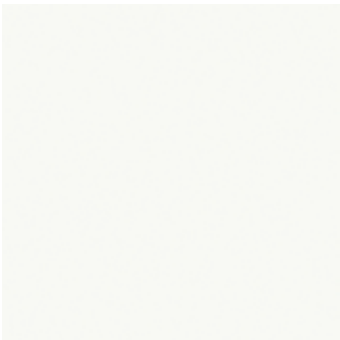
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COLOUR SCHEMES

Caramel



01/ Kitchen Overhead Cupboards
- laminate



02/ Kitchen Base Cupboards
- laminate



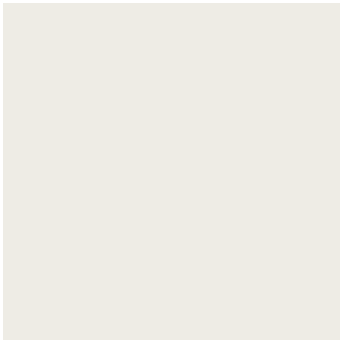
03/ Bathroom, Ensuite & Laundry
Base Cupboards - laminate



04/ Kitchen, Bathroom, Ensuite &
Benchtop - Reconstituted Stone



05/ Wall Tiles



06/ Internal Paint Colour



07/ Carpet



08/ Timber look laminate flooring

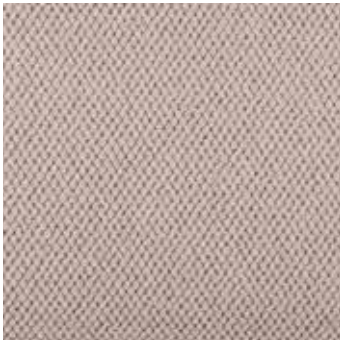


09/ Floor Tile



10/ Blinds

Specification Upgrades (refer to project upgrade list and project specification)



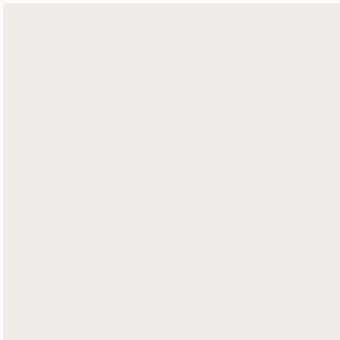
11/ Premium Carpet
(Upgrade Option)



12/ Premium Timber Look Laminate
Flooring (Upgrade Option)



13/ Mirror
(Upgrade Option)



14/ Splashback
(Upgrade Option)

Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice. For further information contact your New Home Consultant.



RENTAL APPRAISAL

Date: 15/04/2025

Property Address: Lot 2660, Botanical, Mickleham VIC 3064

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

The recommended rent would be as below:

4		2		2		Recommended Rent: \$550 - \$600 p/w
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The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY
p 1300 739 804

TOWNLIVING Specification

(Formerly Essential)

Technical Specification 301 Botanical Stage 26 Mickleham Vic

Effective: 01/04/2025 v2.0 Replaces: 06/02/2025 v1.0

EXTERNAL FEATURES:	Brickwork:	General: Refer External Colour scheme for Brick type. Clay bricks from builder's Category 1 (BC1.06)
	Mortar Joints:	Off White (Joint profile Product specific)
	External Mouldings:	Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces, render colour from builder's Category 1 (Façade specific, refer working drawing for extent of cover)
	Render:	Acrylic texture coating render 3 Coat System, from Builder's Category 1 (Façade specific, refer working drawing for extent)
	Wall Cladding Systems:	Various alternative wall cladding systems are used on a House / Product / Façade specific basis. These wall cladding systems include but are not limited to autoclaved aerated concrete panels, Fibre Cement products, and feature timber panelling (Product / Façade specific, refer working drawing for extent)
	Roof Cover:	Tiles: Concrete roof tiles, from Builder's Category 1 (RTC1.02) (Product specific) Metal: Colorbond Lower corrugated sheet roof, metal deck roof or tray deck and Zincalume to First floor roofs (Product specific)
	Roof Plumbing:	Colorbond metal fascia and barge Colorbond Quad gutter with rectangular downpipes (Product specific) Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product specific)
	Entry Doors:	Front: Hume Newington Range 'XN1' 2040mm high x 820mm wide – Clear Glass (Product specific refer working drawings) Rear/Laundry (Hinged Door only): External flush panel door (Product specific, refer working drawings for size and location) Sliding door Aluminum Clear Glazed door in Powder coated finish (Product specific, refer working drawings for size and location)
	Door Furniture:	Front Door: Canterbury Castor Entry Knobset entry set with Canterbury Orbit Deadbolt External Hinged Door: Canterbury Castor Entry Knobset entry set (Product specific) Door Stop: 75mm cushion, White Sliding Door: Deadlock integrated in D pull handle (Product specific)
	Entry Frame:	Front: Timber with aluminium sill and clear glazed sidelight(s) (Product specific) Rear/Laundry (Hinged door): Timber frame with aluminium sill or aluminium frame (Product Specific, refer working drawings for size and location) Rear (Sliding door): Refer "Sliding Doors" item below (Product specific, refer working drawings for size and location)
	Windows:	Aluminum awning, with powdercoat finish (Product specific) ** Note: Flyscreens to all openable windows (Included) Note: Locks to all openable windows (Not Included)
	Sliding Doors:	Aluminum, powdercoat finish (Product specific, refer working drawings) Note: Flyscreens to Sliding Doors (Not Included)
	Infills Over Windows:	Single Storey: Brick infills (excludes corner windows), Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills (Product specific, refer working drawings for type/extent) Double Storey: Brick infills (excludes corner windows), Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills. (Product specific, refer working drawings for type/extent)
	Balcony Balustrade:	Product Specific (refer working drawings for design, size and location)

TOWNLIVING Specification

(Formerly Essential)

FRAMING:	Walls:	Single Storey:	90mm thick stabilised timber frame throughout
		Double Storey:	90mm thick stabilised timber frame throughout to both floors
		Boundary/Party wall:	** Dual zero hebel partiwall system, timber fireproof and acoustic system to BCA Requirements
	Roof:		Stabilised timber roof trusses
INSULATION:	Ceiling:		R4.0 Glasswool batts; excludes Garage, Outdoor Room/Verandah and Portico and First Floor floor system areas
	First Floor Joists Area:		R4.0 Glasswool batts; to floor area above Garage, Outdoor Room/Verandah and Portico ONLY.
	External walls:		R2.0 Glasswool batts, including party wall between house and garage. No insulation to garage walls
SISALATION:	Weather Wrap:		Medium Duty to ground and first floor external walls; joins in weather wrap to be taped and gaps around windows/doors sealed.
HOT WATER SERVICE:	** Hot Water System:		200L Electric Heat Pump tempered to all points
	** Recycled Water:		Recycled estate water connected to the dwelling including connection to all toilets and connection to garden taps front and rear and tap to laundry – recycled water to be purple pipework as per AS 3500
SUSTAINABLE ENERGY:	Draft Exclusion:	Exhaust Fans:	Backdraft shutter incorporated in exhaust fan vented to external air
		Entry frames:	Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
PAINTWORK:	General:		Dulux paints to be used throughout in accordance with Paint Specification 20 Refer Internal Colour scheme for paint colours.
	External:	Front door:	Sealer undercoat with enamel gloss top coats
		Other Hinged Doors:	Sealer undercoat with Low Sheen acrylic top coats
		Fascia, gutter & downpipes:	Colorbond (Maximum two colours)
	Internal:	Woodwork:	Low Sheen acrylic (one colour)
		Woodwork and Doors:	Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)
Ceilings:		Flat acrylic (one colour throughout)	
	Walls:	Sealer undercoat and top coats washable matt acrylic (one colour throughout)	
INTERNAL FEATURES:	Ceiling Height:	Single Storey:	2550mm throughout
		Double Storey:	2550mm main living floor level, 2400mm to all other floors (Product specific)
	Room Doors:		Flush panel 2040mm high
	Room Door Furniture:		Lever handles as Builder's Category 1 Note: Privacy lever set to Powder room and Bathroom
	Door Stop:		75mm White cushion stop
	Mouldings:	Skirtings:	67mm high double pencil round PMDF.
	Architraves:	42mm wide double pencil round PMDF.	
	Cornice:		75mm Cove (Tru Scotia) cornice throughout
APPLIANCES:	Underbench Oven:		Inalto IO605MB, black/glass, electric, 600mm wide, fan forced (101)
	Cook Top:	**	Inalto ICI604T2 600mm Induction Electric Cooktop (2012278)
	Rangehood:		Inalto IUM52 Undermount rangehood stainless steel, 52cm wide (2047338)
		Single Storey:	Ducted through to external air.
		Double Storey:	Ducted through to external air.
	** Dishwasher:		Inalto IDW7S freestanding. Stainless Steel 600mm wide (2049882)

TOWNLIVING Specification

(Formerly Essential)

CABINETRY:	General:	Refer Internal Colour scheme for finish
	Base Cupboards:	Fully lined modular cabinets (Refer working drawings for layout and extent)
	Overhead Cupboards:	(Kitchen only) Fully lined modular cabinets (Refer working drawings for layout and extent)
	Doors:	Soft close. Standard laminate, from builder's Category 1
	Drawers:	(Kitchen only): Standard laminate, from builder's Category 1
	# Bench Tops:	20mm thick vitrified compact surface stone benchtop. Select from builder's Category 0 range. (No benchtops to Laundry)
	# Bench Top Edges:	20mm thick edge profile (No benchtops to Laundry)
	# Handles:	From builder's Category 1 (Refer Colour scheme)
KITCHEN:	# Sink:	Stainless steel with one tap hole OPTION: Double bowl (Product specific): Franke SKX621 1160 OPTION: Single bowl (Product specific): Posh Solus Mk3 or Bell BCX210-38
	# Tap:	Mizu Drift SQ rectangular sink mixer with lever handle, chrome finish
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all products, refer working drawings for standard inclusion)
	Dishwasher Provision:	** Incorporated in kitchen base cupboards including single power point and capped cold water point
BATHROOM/ ENSUITE OR POWDER ROOM:	Mirrors:	Silver backed with polished edges, seated on vanity, to full width of vanity
	Basins:	Inset Basin: Kado Lux Square white vitreous china inset basin with chrome pop-up waste (Product specific) Semi Recessed Basin: Kado Lux Square white vitreous china basin with chrome pop-up waste (Product specific) Wall Basin: Posh Solus Mini wall basin (1 tap hole) with Mizu 40mm round chrome bottle trap and chrome pop-up waste. (not included in all products, refer working drawings for standard inclusion)
	# Bath:	Base bath, white acrylic, 1500mm x 750mm Checked in bath: Decina Metro Island bath 1650mm x 750mm, white acrylic
	Shower Bases:	Master Bedroom Ensuite, and Bathroom(s): White glass fibre composite with matching waste (Product specific, refer to working drawings for standard inclusion)
	Shower Screens:	Semi framed with pivot (overlap) door and clear laminated glass and silver trim
	Taps and Outlets:	Bath-Hob Mounted: Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Posh Bristol Mk2 gooseneck hob swivel outlet, chrome finish (not included in all products, refer working drawings for standard inclusion) Wall Mounted to Bath recessed into wall: Posh Bristol Mk2 bath wall mixer with round backplate, lever handle Posh Solus 180 mm long straight wall mounted fixed outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)
	# Wall Mounted to Bath with surrounding tile hob:	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle, Mizu Drift 250mm curved wall mounted fixed outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)
	Shower:	Posh Bristol Mk2 shower wall mixer with round backplate, lever handle and Base 1F shower head on slide rail, chrome finish
	Basin-Top Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish
	Basin-Wall Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish (not included in all products, refer working drawings for standard inclusion)

TOWNLIVING Specification

(Formerly Essential)

		Toilet Suite:	Base Link toilet suite # 9503292, white vitreous china toilet pan with white acrylic cistern and seat, and chrome mini cistern stop tap
	Wet Area Accessories:	Ensuites and bathroom:	Base Double Towel Rail 800mm (9503331) or Base Single Towel Rail 800mm (9503330) or Base Towel Ring (9503328) (Product specific, refer working drawings for quantity/inclusion) Base Towel Ring (9503328) Powder Room/s: Base Toilet Roll Holder (9503325) All wet area accessories chrome finish
LAUNDRY:	Trough and Cabinet:	Base # 9504719, 45 litre single bowl stainless steel, with concealed bypass, standard waste, white finish metal cabinet under (Product specific) Skinny Mini Compact Trough and Cabinet, with concealed bypass (Product specific)	
	Tapware:	Trough:	Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish
		Washing Machine:	Mini stop taps located inside laundry cupboard
	Suds By-pass:	Direct connection to side of trough waste outlet	
COOLING:	Split System:	Braemar 7kw Split System to Main Living only (Brand, Model & Size is subject to change as per manufacturers recommendation)	
HEATING:	Panel Heaters:	Rinnai Electric Panel Heater – 1500w to each Bedroom only (Brand, Model & Size is subject to change as per manufacturers recommendation)	
ELECTRICAL:	Supply:	Single phase	
	Power Points:	2no doubles to habitable rooms, 3no doubles to Bedroom1 and Living. Doubles to bathrooms and ensuites.	
	Internal Light points:	LED Downlights (Refer to Working Drawings) LED step lights to staircase LED linear light to garage Oval bunker light, black, to under stair storage (Product specific, refer working drawings)	
	External Light Points:	LED downlight to Portico/Entry (refer to working drawings) Weatherproof single flood light/s (Product specific refer working drawings)	
	Switch Plates:	White (wall mounted where practical).	
	Smoke Detector:	Hardwired, Interconnected with battery backup	
	Exhaust Fans:	Above all showers, Laundry and WC's with ducting to outside air. Rooms without natural ventilation connected with 10 minute run-on timer (excluding Laundry)	
	TV Point:	Two points including Antenna (refer working drawings) (Where Second living/TV space is applicable – additional 1No TV point will be provided)	
	Telephone Point (Data):	Two points with wall plate run to NBN location (refer working drawings)	
	Safety Switch:	RCD safety switch and circuit breakers to meter box	
CERAMIC TILING:	General:	Refer Internal Colour scheme for finish	
	Wall Tiles and Bath Hob:	Builder's Category TC 1.01 range wall tiles to areas as per standard working drawing. Plain aluminium 'L-Shape' angle trim to bath hob/riser junction	
	Kitchen Splashback:	Builder's Category TC 1.01 range wall tiles to areas as per standard working	
	Floor Tiles:	Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering.	
	Skirting Tiles:	100mm high, from Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing.	
	Balcony Tiles:	Glazed Ceramic tiles with textured finish to top surface from builder's Category TC 1.01 (Product specific, refer working drawings for inclusion of balcony)	

TOWNLIVING Specification

(Formerly Essential)

** WINDOW COVERINGS:	Living & Bedrooms:	Holland roller blinds to Living (Sheer) & Bedrooms (Blockout) (Refer Internal Colour Scheme for finish)	
FLOOR COVERING:	General:	Refer Internal Colour scheme for finish	
	Carpet:	Generally to the bedrooms and adjacent passage and stairs.	
	Laminate Timber look Flooring:	Generally to the entry, adjacent passage, living, meals and kitchen.	
PAVING:	General:	Subject to Developer/Town Planning requirements	
	Colour-though concrete paving:	100mm Thick, Colour pre-selected from builder's standard range. (House/Product specific, refer working drawings for extent of paving)	
	Colour-though concrete pad:	Under clothesline (House/Product specific, refer working drawings for extent of paving)	
LANDSCAPING:	General:	Subject to Developer/Town Planning requirements Soft Landscaping (House/Product specific, refer working drawings for extent)	
	Letterbox:	Freestanding lockable Letterbox with render-style textured finish and stainless steel front panel with paperholder 75mm Stainless steel numerals	
CLOTHESLINE:		Coopers - City Living Fold Down Mainline single frame Wall Mount, with optional 'Post Kit' as required. (Inclusion and/or clothesline model Site Specific due to space limitations. Refer working drawings for location/inclusion of clothesline)	
FENCING:	General:	Subject to Developer/Town Planning requirements Treated pine timber paling fencing. (refer Site Plan/Working Drawings for extent of fencing)	
	Side Boundaries: (End Lots)	** 1800mm high Treated pine timber paling fencing with exposed posts and capping	
	Side Boundaries: Rear Boundary:	** 1800mm high Treated pine timber paling fencing ** 1800mm high Treated pine timber paling fencing	
	Wing Fence:	** 1800mm high Treated pine timber paling fencing between house and side boundary including single paling gate with latch on metal frame (House/Product specific, refer working drawings for inclusion)	
STORAGE: (Product specific)	Shelving:	Robes:	One white melamine shelf and hanging rail
		Walk in Robe:	One white melamine shelf and hanging rail
	#	Pantry/Linen:	Four white melamine shelves (refer working drawings for inclusion)
		Broom:	One white melamine (refer working drawings for inclusion)
	#	Doors:	
		General:	Refer Internal Colour scheme for finish
		Robes:	Sliding: 2065mm (nominal) high, aluminium frame and vinyl clad panel. (refer working drawings for extent)
			Hinged: Flush panel, 2040mm high hinged door(s) (Product specific, refer working drawings)
		Walk in Robe:	No Doors: Open shelving only where no doors are indicated on working drawings. (Refer working drawings for standard inclusion)
			With Doors: Vinyl sliding doors or hinged doors as for 'Doors, Robes' above refer internal Colour scheme for finish. (refer working drawings for extent)
		Pantry, Linen, Broom:	Flush panel, 2040mm high hinged door(s)
		Handles:	D Pull Joinery handles

TOWNLIVING Specification

(Formerly Essential)

STAIRS (Double Storey Homes only):

MDF treads and risers, MDF closed stringer with gloss painted finish standard with timber framed and plaster balustrade.
KDHW handrail, stained finish, 14mm diameter factory finished matt black etch paint metal balusters, timber newel posts, gloss paint finished
(Product specific. Refer to working drawings and Internal Colour scheme for finish)

GARAGE:

General:

Colorbond flat metal roof, plaster ceiling, concrete floor
Cladding above vehicular door opening: Brick infills, Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills.
(Product specific, refer working drawings for type/extent)

External Walls:

Brick veneer, Single skin brickwork with attached piers, Rendered autoclaved aerated concrete panel, Lightweight Cladding
(Product specific, refer working drawings for type/extent)

#

Grated Drains:

Grated drain to garage vehicular door (Design/Site specific)

Vehicular Door: (Product specific)

Colorbond sectional overhead manual operation door with electric powered remote control unit to front garage door(s) with hand held transmitters
(Refer working drawing for width of door)

Pedestrian Door: (Product specific)

Door Frame: Timber with aluminium sill
Door: 2040mm high weatherproof, opening in

Door Furniture: Canterbury Castor Entry Knobset entry set

Internal Access Door: (Product specific)

Door Frame: Timber
Door: Weatherproof flush panel, opening into house

Door Furniture: Canterbury Castor Entry Knobset entry set

CONCRETE SLAB:

Concrete slab shall be constructed in accordance with AS 2870-2011 and in accordance with Engineers design

House:

Slab Type: Waffle Slab
Classification of Soil: Class 'M'

Sewer Drains:

100mm diameter Sewer grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Includes connection of sewer point up to 1500mm deep below natural ground level.

Storm Water Drains:

100mm diameter Stormwater grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge.

#

Power Supply:

Any fees for single phase underground power connection from supply authority power pit at front of property to house meter box, including any service line and supply pit, shall be the responsibility of the owner.
This fee will be charged to the owner on the first Electricity Supplier bill.
Applications and coordinating installation will be arranged by Metricon

Communications:

Underground Conduit from Boundary to house, includes NBN Minimal Provision for future connection (Subject to service authority)
Provision and installation of supply pit is the responsibility of the owner

Water Tapping: (Dry Water Tapping)

Positioning of a 'Dry Water Tapping' in the nature strip, on the same side of the road as the property, is conditional to the point of connection as directed by the water authority. If tapping is positioned in front of a garage as a result of the house / garage siting, all associated fees, costs and works to relocate the water meter is the owner's responsibility.
(Product/Design Specific)

Cold Water Supply:

Up to 6 lineal metres of 20mm diameter cold water service pipe lead-in from supply authority meter position to house external wall.

#

Gas Reticulation:

**** No GAS – It is an All Electric site**

TERMITE TREATMENT:

Termite management system for concrete monolithic/raft slab.
Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations

WIND SPEED REQUIREMENT:

The standard home is designed to withstand up to, and including, Wind Classification 'N2' with a maximum wind gust speed of 33m/s, in accordance with AS4055-2012 and AS1684.2-20