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Discover a life of fullness at Livingston, a fresh and exciting new destination in beautiful Benalla.

Where real living begins

Be welcomed by nature and soak in the scenery of majestic red gums and teeming wetlands amongst the openness of the High Country. Experience this unique sense of paradise every day at Livingston.

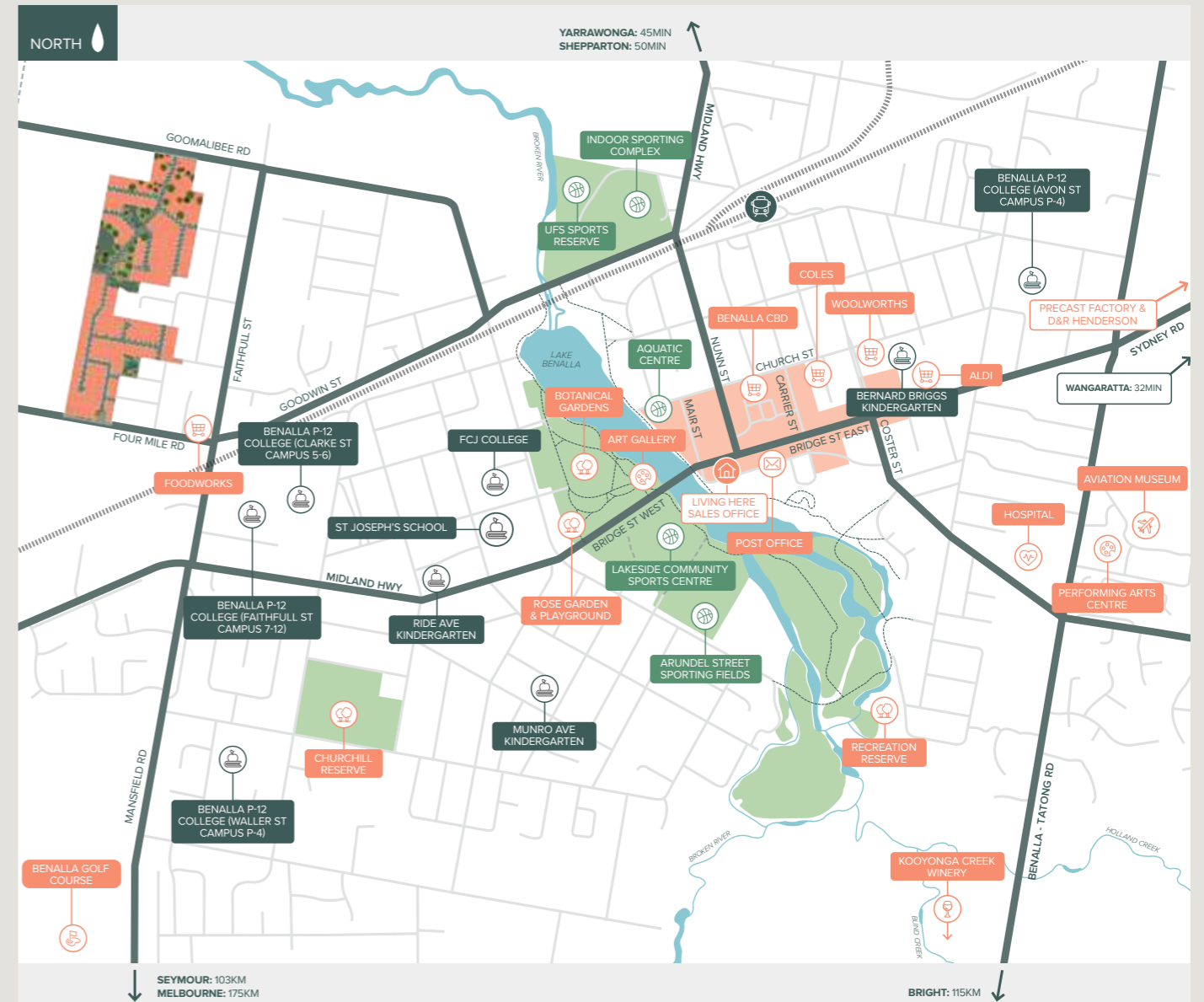
You will find everything within your reach. Ideally landscaped homes, surrounding parks

and playgrounds, only minutes away from the central Benalla township. It is the perfect place to build your dream home. Never without opportunity, Benalla offers a myriad of work, play and relaxation options to enhance your lifestyle. You will truly thrive within this bustling and growing community.



Amenity map

Perfectly located, experience the peace and tranquility of Livingston while having the convenience of Benalla's established township on your doorstep.



Master Plan

Discover Victoria's best kept secret



Nestled at the gateway to the High Country, the city of Benalla enjoys a year round temperate climate, ideal for the local community's love of the outdoors and all things sport.

A community with a bright future

Just a 2-hour drive north of Melbourne along the Hume Highway, and with easy access to the train station and airport, the City of Benalla enjoys a prime position within central Victoria.

Benalla is currently experiencing **unprecedented growth** in local employment opportunities which is expected to extend well into the future. These new or expanding businesses have injected a significant amount of capital into the local area.

One such example being the **brand-new concrete precast factory**, the largest in the Southern Hemisphere which supplies precast elements for high profile infrastructure projects in Victoria and NSW.

Reliable employment for your future.

There is a unique opportunity for investors considering this booming Benalla location with **low vacancy rates** and **high rental yields**.



A vibrant arts and cultural scene flourishes, with Benalla home to one of Victoria's premier galleries and the Benalla Performing Arts and Convention Centre. With the wine regions of King Valley in one direction and Rutherglen to the other, Benalla is well placed along the established food and wine trail.

Whether you're a motor fan catching the action at the nearby Winton Raceway or want to take in the natural surrounds while walking or cycling the trails around Lake Benalla and beyond, life here is overflowing with activity. Watch your family go from strength to strength with the many places to enjoy at your leisure.





APLACE

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Member of Glenvill Group of Companies
- Home Owners Warranty Insurance
- Structural Guarantee
- 7-Star Energy Report
- Plans & Specifications
- Engineering & Building Permit

SITE WORKS

- 'H1' Waffle Pod Concrete Slab
- Excavation – Up to 300mm of Fall
- Termite Treatment (Part A & B)
- Crushed Rock Access Drive

CONNECTIONS

- Stormwater to Legal Point of Discharge
- Sewer to Tie Point
- Water to Dry Tapping Point
- Power to Existing Pit

FRAMING

- Prefabricated Pine Wall Frames
- Prefabricated Pine Roof Trusses
- Noggins to Bathroom and WC for Future Handrails

CEILING HEIGHT

- 2440mm (8") high Ceilings

EXTERNAL PLUMBING

- Concealed Underground Plumbing
- COLORBOND® Fascia, Gutters & Downpipes

BRICKWORK

- Clay Bricks from Builders Standard Range

ROOFING

- Colour On Concrete Roof Tiles
- Roof Ventilator

WINDOWS

- Aluminium Double-Glazed Windows
- Locks to all Openable Windows
- Flyscreens to all Openable Windows

WINDOW COVERINGS

- Blockout Roller Blinds Throughout (excluding Front Entry Sidelight)

INSULATION

- R2.5 Batts to External Wall and Garage Internal Walls (excluding Garage External Walls)
- R6.0 Batts to Ceiling (excluding Garage, Porch and Alfresco where applicable)

HOT WATER SERVICE

- 280 Litre Heat Pump

HEATING & COOLING

- Wall Panel Heater to all Bedrooms
- 5.0kW Split System to Family/Meals

PLASTERWORK

- 75mm Curved Cornice Throughout

SKIRTINGS & ARCHITRAVES

- 67mm MDF Skirtings
- 67mm MDF Architraves

CUPBOARDS

- Robes with Melamine Shelf & Hanging Rail
- Linen Cupboard with 4No. Melamine Shelves
- Broom Cupboard with 1No. Melamine Shelf
- Coat Cupboard with 1No. Melamine Shelf & Hanging Rail (House Specific)

DOORS

- Front Entry Door with Feature Clear Glazed Panels
- Double-Glazed Sliding Doors including Flydoors with Fiberglass Mesh
- 2040mm high Flush Panel Internal Doors
- Vinyl Sliding Doors to Robes

DOOR FURNITURE

- Chrome Tri-Lock Entrance Set to Front Entry Door
- Chrome Entrance Set and Deadbolt to Garage Internal Hinged Door
- Chrome Entrance Set to Garage External Hinged Door
- Chrome Passage Set to Internal Doors
- Weatherstrip Seal to Front Entry Door and Brush Seal to Garage Internal Hinged Door

APLACE

TURNKEY INCLUSIONS

TILES

- Ceramic Floor Tiles from Builders Standard Range to Entry (through to Kitchen), Kitchen, Meals, Family, Ensuite, Bathroom, WC and Laundry
- Ceramic Wall Tiles from Builders Standard Range to Kitchen, Laundry, Bathroom and Ensuite (where required)

CARPETS

- Carpet from Builders Standard Range to all Bedrooms (including Robes), Rear Hallway, Living and Rumpus (where applicable)

PAINT

- Low Sheen to External Garage Hinged Door (2 coats)
- Gloss to Front Entry Door (2 coats)
- Low Sheen to Internal Walls and Ceiling (2 coats)
- Gloss to Skirting, Architraves and Internal Doors (2 coats)

ELECTRICAL

- Double Power Points Throughout
- LED Downlights Throughout (excluding Garage)
- 2No. External Flood Lights
- TV Point to Family, Bedroom 1 and Living (where applicable)
- TV Antenna
- Telephone Point to Kitchen and Bedroom 1
- Exhaust Fans including External Venting
- Safety Switch to Meter Box (Residual Current Device)
- Smoke Detectors (Direct Wire with Battery backup)
- 3.5kW Solar Pack
- Electric Vehicle Charging Point

KITCHEN

- Stone (Mineral Surface) Benchtops with 20mm square edge
- Pantry with 4 Melamine Shelves
- 600mm Multifunction Electric Oven (Black with Stainless Steel Handle)
- 600mm Induction Cooktop (Black)
- 600mm Canopy Rangehood (Stainless Steel including External Venting)
- Dishwasher
- Double Bowl Sink with Drainer
- Chrome Gooseneck Mixer Tap

LAUNDRY

- Stainless Steel Trough & White Acrylic Cabinet
- Hot & Cold Washing Machine Connections
- Chrome Mixer Tap

BATHROOM & ENSUITE

- Polished Edge Mirror to width of Vanity
- Stone (Mineral Surface) Benchtops with 20mm square edge
- Square Basin (Inset or Semi-Recessed where applicable)
- Toilet Suites
- Bath
- Raised Tiled Shower Base & Chrome Semi-Framed Pivot Screen to Ensuite
- Flush Tiled Shower Base & Chrome Semi-Framed Pivot Screen without Track to Bathroom
- Chrome Basin/Bath/Shower Mixers
- Chrome Shower Rail with Soap Dish
- Chrome Double Towel Rails
- Chrome Toilet Roll Holders
- Chrome Towel Ring (where applicable)

GARAGE

- Zero-Threshold
- COLORBOND® Sectional Door
- 870mm wide Internal Hinged Access Door
- Solid Core External Hinged Door
- Motor to Garage Door (including 2No. Handsets)

PORCH/ALFRESCO (DESIGN SPECIFIC)

- Sealed Colour-Through Concrete Finish

LANDSCAPING

- Native Plants and Turf to Front Yard
- Irrigation System to Front Yard
- Top Soil and Seed to Rear Yard

FENCING

- Timber Paling Fence including Wing Fence & Gate

PAVING

- Sealed Colour-Through Concrete Driveway

LETTERBOX & CLOTHES LINE

- Rendered Letterbox (including Stainless Steel Numbers)
- Fold Out Clothesline to Rear Yard

PLAN OF SUBDIVISION

EDITION 1

PS 908185Y

Location of Land

Parish: BENALLA
Township: -----
Section: C
Crown Allotment: 11 (PART)
Crown Portion: -----
Title Reference: VOL.10658 FOL.062 & VOL.10688 FOL.334

Last Plan Reference: LOT 3 PS501382Q & LOT 2 PS502039Y

Postal Address: BOURKE DRIVE
 (at time of subdivision) BENALLA 3672

MGA Co-ordinates: E 407 080 Zone: 55
 (of approx. centre of land N 5 955 120 MGA 2020
 in plan)

Council Name: BENALLA RURAL CITY COUNCIL **Ref:**

Vesting of Roads and/or Reserves

| Identifier | Council/Body/Person |
|--------------|----------------------------|
| ROAD R1 | BENALLA RURAL CITY COUNCIL |
| RESERVE No.1 | BENALLA RURAL CITY COUNCIL |
| RESERVE No.2 | BENALLA RURAL CITY COUNCIL |
| RESERVE No.3 | BENALLA RURAL CITY COUNCIL |

Notations

Other Purposes of Plan:

- The sewerage easements created by and shown on instrument no. T.B.A. as E-1, E-4, E-5, E-9, E-11 and E-17 are to be removed upon registration of this plan
- The drainage easement shown as E-4 on PS501382Q is to be removed upon registration of this plan
- The drainage easements created in PS415077S and shown on PS502039Y as E-2, E-3, E-4, E-8 & E-9 are to be removed upon registration of this plan
- That part of the drainage & sewerage easement shown as E-1 on PS502039Y (created in LP59036) and that falls within Anderson Road is to be removed upon registration of this plan
- The drainage easements shown as E-7, E-8, E-9 & E-10 on PS502039Y are to be removed upon registration of this plan

Grounds for Removals:
 Planning permit no. P0005/20

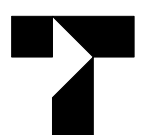
Notations

Depth Limitation: Does not apply
Survey: This plan is based on survey
Staging: This is not a staged plan of subdivision
Planning Permit No. P0005/20
This survey has been connected to permanent mark(s): 14, 15, 59, 105, 106, 240, 276 and 277
In Proclaimed Survey Area No. 62

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|--------------------|----------------------------------|----------------|------------------------------------------|-----------------------------------------|
| E-1, E-6 | WATER SUPPLY | 3 | PS415447S | NORTH EAST REGION WATER AUTHORITY |
| E-1, E-6 | GAS DISTRIBUTION OR TRANSMISSION | 3 | PS415447S | STRATUS NETWORKS (ASSETS) PTY LTD |
| E-1, E-6 | TELECOMMUNICATIONS | 3 | PS415447S | LOTS ON PS415447S |
| E-1, E-6 | POWERLINE | 3 | PS415447S (SECTION 44 INDUSTRY ACT 1993) | EASTERN ENERGY LTD (A.C.N. 064 651 118) |
| E-2 | SEWERAGE & DRAINAGE | 3.05 | LP84088 | LOTS IN LP84088 |
| E-3 | SEWERAGE | SEE DIAG | THIS PLAN | NORTH EAST REGION WATER CORPORATION |
| E-4 | WAY AND DRAINAGE | SEE DIAG | PS501382Q | LOTS IN PS501382Q |
| E-5, E-6 | DRAINAGE | 5 | THIS PLAN | BENALLA RURAL CITY COUNCIL |
| E-7 | CARRIAGEWAY | SEE DIAG | THIS PLAN | BENALLA RURAL CITY COUNCIL |



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 ABN 11 103 336 358 WWW.TOMKINSON.COM



SURVEYOR'S FILE REF: W1269.4
 PLOTTED 22-05-2024 P.J.L.

VERSION 05

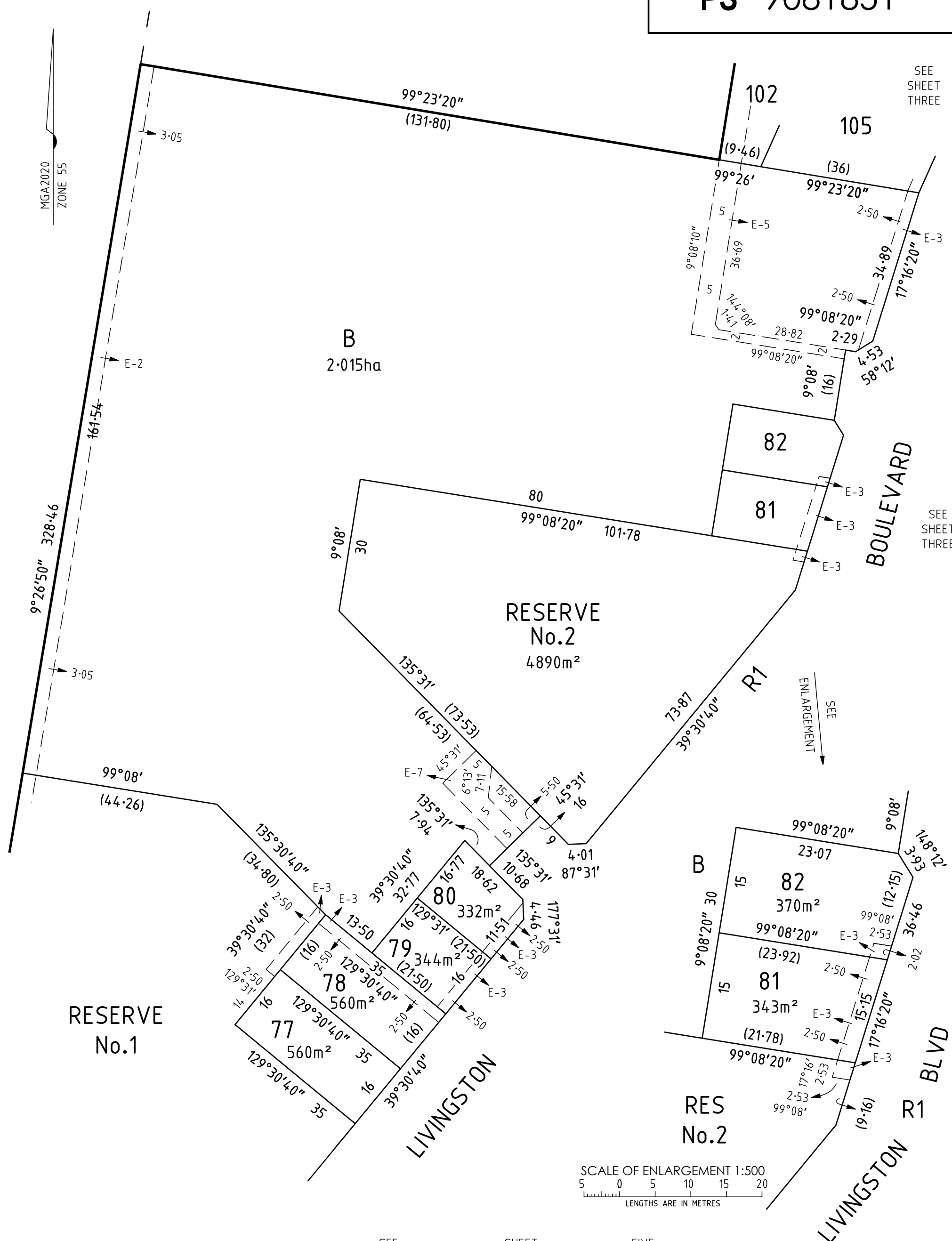
ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 5 Sheets

CHRISTOPHER SCOTT FRANKS

MGA2020
ZONE 55

SEE SHEET THREE



SEE SHEET FIVE

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SCALE 1:800

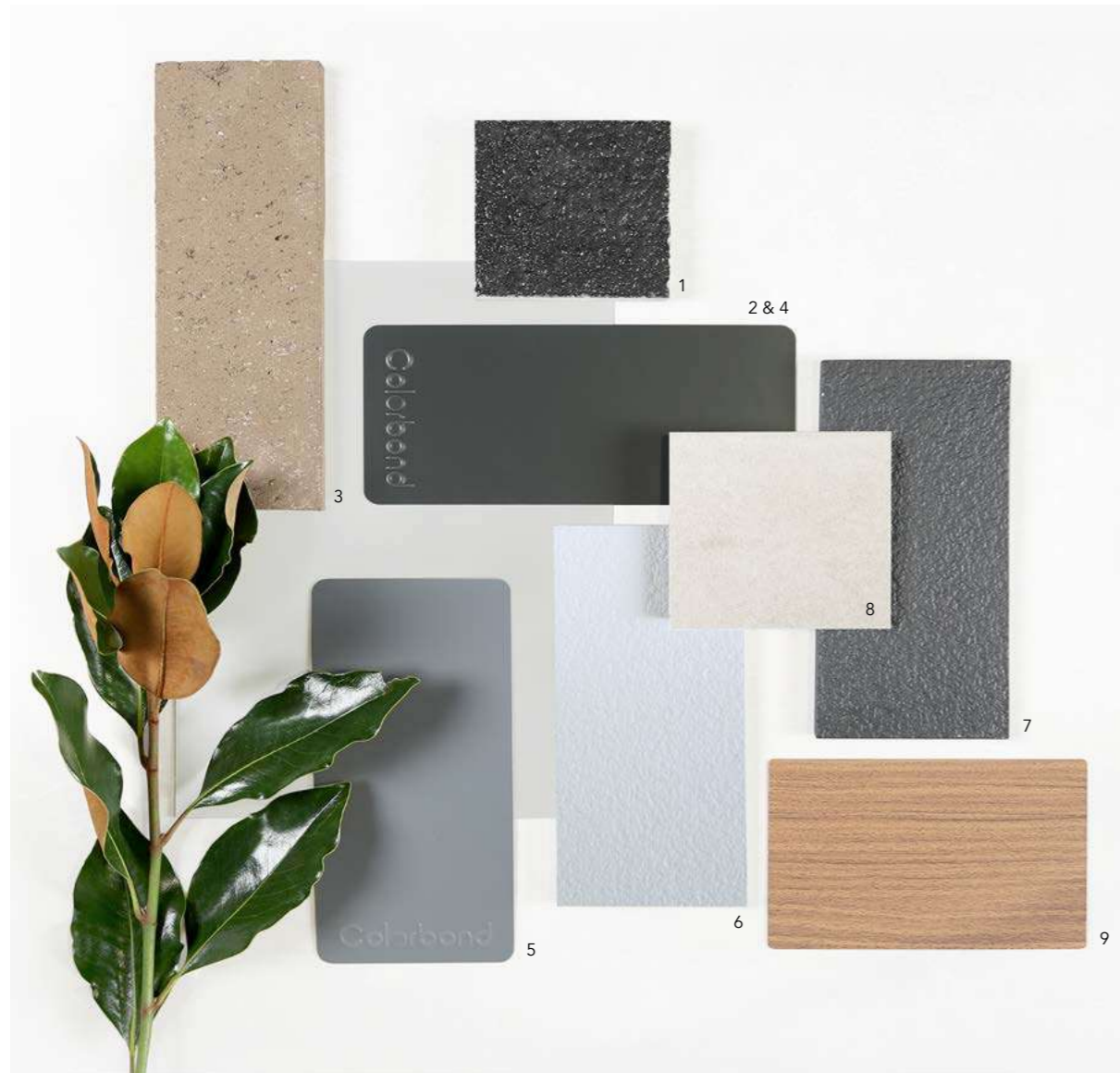
LENGTHS ARE IN METRES

CHRISTOPHER SCOTT FRANKS

| | | | | |
|------------------------|---------------------------|--------|--------------------|--------|
| ORIGINAL SHEET SIZE A3 | SURVEYORS REF No. W1269.4 | VER 05 | PLOTTED 22-05-2024 | P.J.L. |
| | | | Sheet 4 | |

EXTERNAL COLOUR SCHEME

BUNYA



SPECIFICATIONS

| | |
|-------------------------------|---------------|
| 1. ROOF TILE | Twilight |
| 2. FASCIA, GUTTER & DOWNPIPES | Monument |
| 3. BRICK | Putty |
| 4. ALUMINIUM DOORS & WINDOWS | Monument |
| 5. GARAGE & ENTRANCE DOOR | Basalt |
| 6. RENDER 1 & CLADDING 1 | Shale grey |
| 7. RENDER 2 | Monument |
| 8. WALL TILE | Latte |
| 9. DECORATIVE BATTENS | French walnut |



Artist Impression
Facade 02

EXTERNAL COLOUR SCHEME

OSSA



SPECIFICATIONS

| | |
|-------------------------------|------------------|
| 1. ROOF TILE | Gunmetal |
| 2. FASCIA, GUTTER & DOWNPIPES | Basalt |
| 3. BRICK | Vault grey |
| 4. ALUMINIUM DOORS & WINDOWS | Surfmist |
| 5. GARAGE & ENTRANCE DOOR | Surfmist |
| 6. RENDER 1 & CLADDING 1 | Champignon |
| 7. RENDER 2 & CLADDING 2 | Manorburn double |
| 8. WALL TILE | Regina charcoal |
| 9. DECORATIVE BATTENS | Silver wattle |



Artist Impression
Facade 04

EXTERNAL COLOUR SCHEME

KAKADU



SPECIFICATIONS

| | |
|-------------------------------|------------------|
| 1. ROOF TILE | Ebony |
| 2. FASCIA, GUTTER & DOWNPIPES | Night sky |
| 3. BRICK | Black ash |
| 4. ALUMINIUM DOORS & WINDOWS | Nigh sky |
| 5. ENTRANCE DOOR | Raku |
| 6. GARAGE DOOR | Night sky |
| 7. RENDER 1 & CLADDING 1 | Powered rock |
| 8. RENDER 2 & CLADDING 2 | Raku |
| 9. WALL TILE | Articwood argent |
| 10. DECORATIVE BATTENS | Sycamore |



EXTERNAL COLOUR SCHEME

KALBARRI



SPECIFICATIONS

| | |
|------------------------------|---------------|
| 1. ROOF TILE | Ebony |
| 2. FASCIA & GUTTER | Night sky |
| 3. DOWNPIPES | Dune |
| 4. BRICK | Labassa |
| 5. ALUMINIUM DOORS & WINDOWS | Night sky |
| 6. GARAGE & ENTRANCE DOOR | Surfmist |
| 7. RENDER 1 & CLADDING 1 | Dune |
| 8. RENDER 2 & CLADDING 2 | Surfmist |
| 9. WALL TILE | Latte |
| 10. DECORATIVE BATTENS | Silver wattle |



EXTERNAL COLOUR SCHEME

YARRA



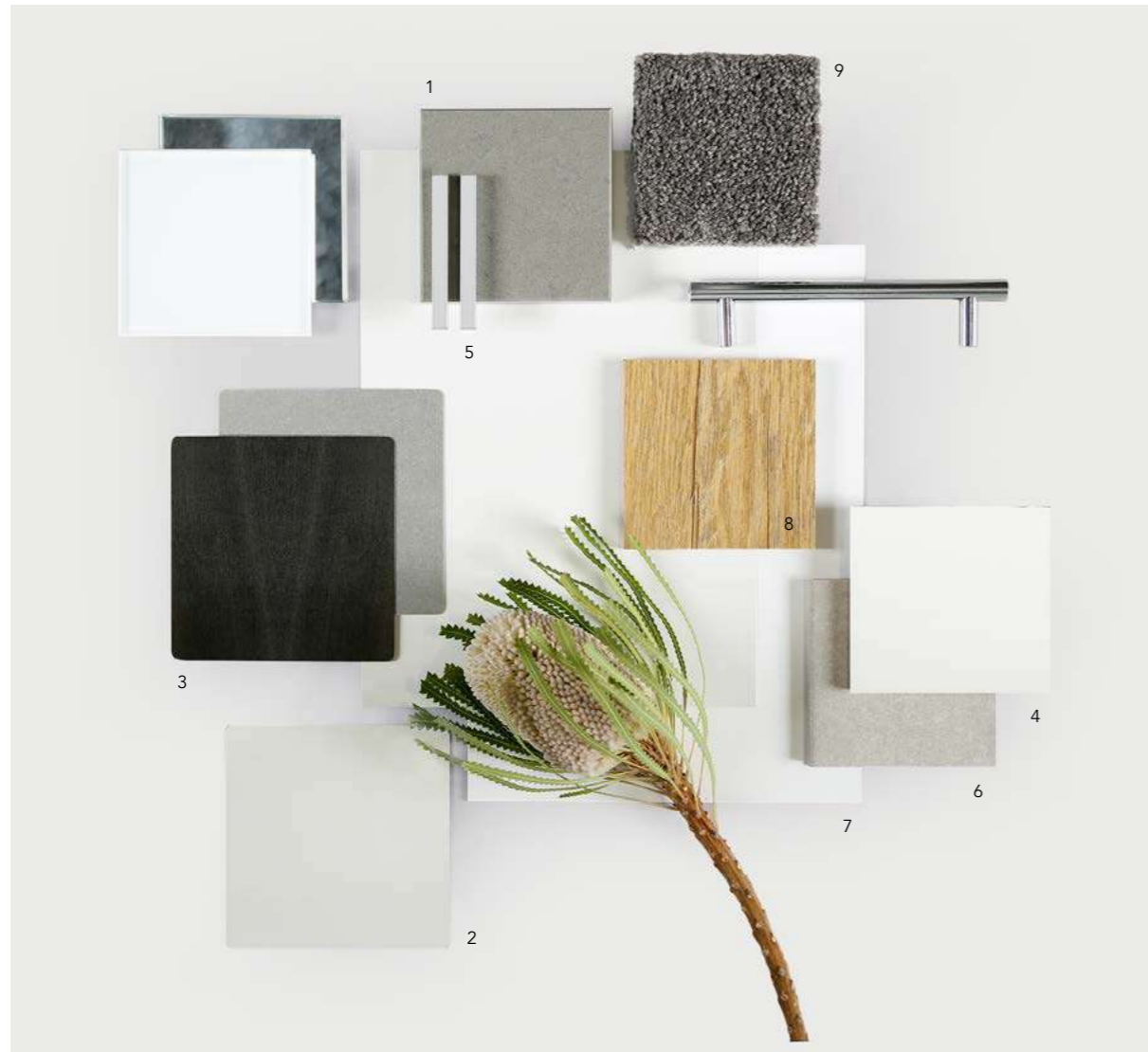
SPECIFICATIONS

| | |
|-------------------------------|------------|
| 1. ROOF TILE | Gunmetal |
| 2. FASCIA, GUTTER & DOWNPIPES | Basalt |
| 3. BRICK | Vault grey |
| 4. ALUMINIUM DOORS & WINDOWS | Surfmist |
| 5. GARAGE & ENTRANCE DOOR | Surfmist |
| 6. CLADDING 1 & RENDER 1 | Shale grey |
| 7. RENDER 2 | Tristan |
| 8. WALL TILE | Ice |
| 9. DECORATIVE BATTENS | Grey ash |



INTERNAL COLOUR SCHEME

KURRAJONG



SPECIFICATIONS

| | | |
|----|-------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. | STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*) | Oyster, 20mm square edge |
| 2. | LAMINATE BASE CABINETS (KITCHEN) | Ghostgum |
| 3. | LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*) | Black birchply |
| 4. | SPLASHBACK TILE | White matt, 100mm x 300mm |
| 5. | SPLASHBACK TILE GROUT | Silver grey |
| 6. | FLOOR & MAIN WALL TILE | Ash matt, 450mm x 450mm (mid grey grout) |
| 7. | WALL & WOODWORK PAINT | White mystery (low sheen to walls, semi gloss to woodwork) |
| 8. | LAMINATE TIMBER FLOOR (UPGRADE) | Newhaven |
| 9. | CARPET | Grey pebble |

*Where applicable



INTERNAL COLOUR SCHEME

PEPPERBERRY



SPECIFICATIONS

| | | |
|----|------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. | STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*) | Jet black, 20mm square edge |
| 2. | LAMINATE BASE CABINETS (KITCHEN) | Calm white |
| 3. | LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*) | Black |
| 4. | SPLASHBACK TILE | White matt, 100mm x 300mm |
| 5. | SPLASHBACK TILE GROUT | Silver grey |
| 6. | FLOOR & MAIN WALL TILE | Steel matt, 450mm X 450mm (anthracite grout) |
| 7. | WALL & WOODWORK PAINT | Lexicon half (low sheen to walls, semi gloss to woodwork) |
| 8. | LAMINATE TIMBER FLOOR (UPGRADE) | Otway |
| 9. | CARPET | Cavalcade |

*Where applicable



INTERNAL COLOUR SCHEME

WARATAH



SPECIFICATIONS

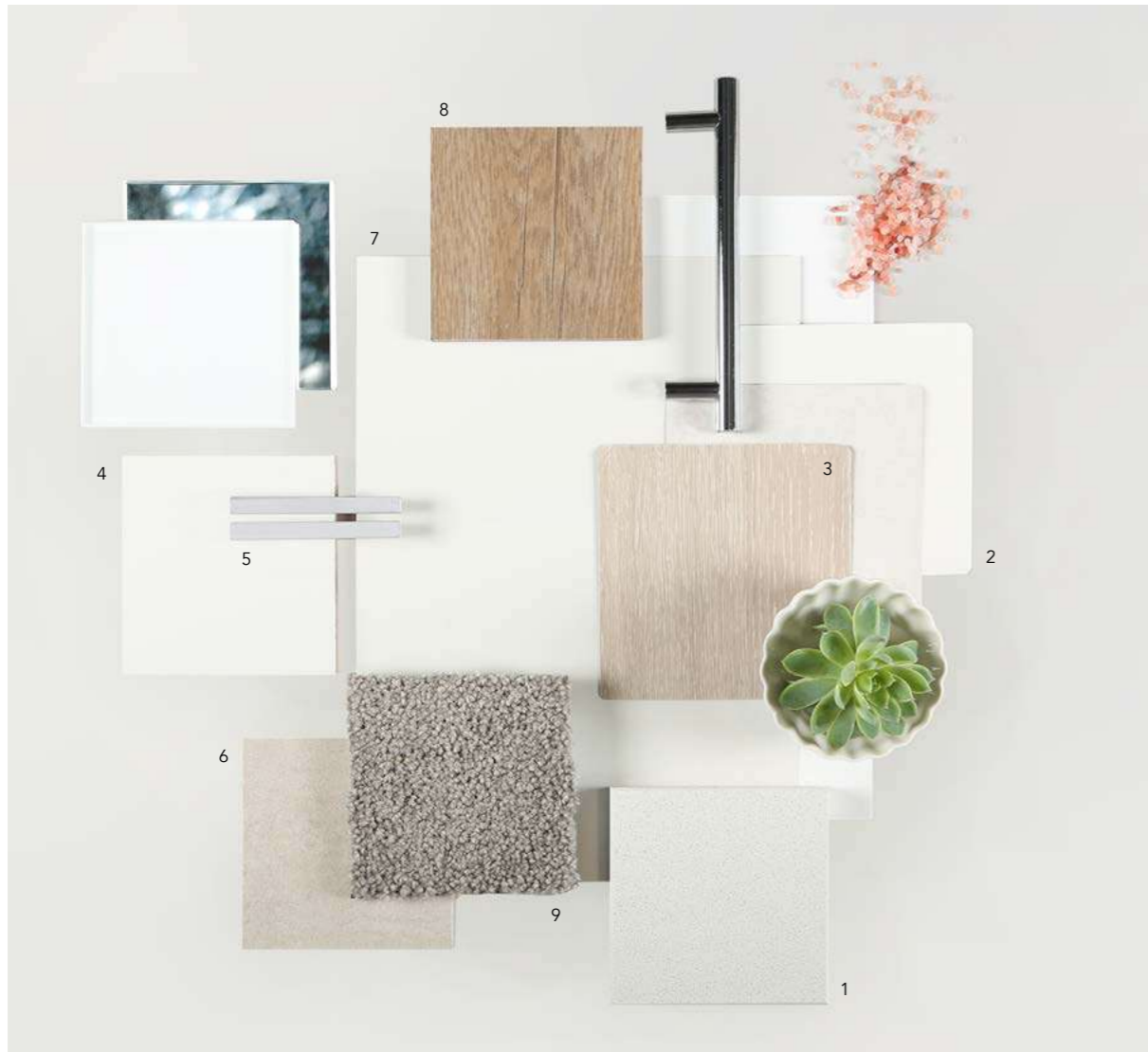
| | | |
|-----|-------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1. | STONE BENCHTOP (KITCHEN & LAUNDRY*) | Raven, 20mm square edge |
| 2. | LAMINATE BASE CABINETS (KITCHEN) | White linen |
| 3. | LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*) | Natural walnut |
| 4. | LAMINATE BASE CABINERY (BATHROOM, ENSUITE & PDR) | Black birchply |
| 5. | SPLASHBACK TILE | White matt, 100mm x 300mm |
| 6. | SPLASHBACK TILE GROUT | Silver grey |
| 7. | FLOOR & MAIN WALL TILE | Charcoal matt, 450mm X 450mm (anthracite grout) |
| 8. | WALL & WOODWORK PAINT | White verdict quarter (low sheen to walls, semi gloss to woodwork) |
| 9. | LAMINATE TIMBER FLOOR (UPGRADE) | Flinders |
| 10. | CARPET | Hazelnut |

*Where applicable



INTERNAL COLOUR SCHEME

SUNDEW



SPECIFICATIONS

| | | |
|----|-------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. | STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*) | Osprey, 20mm square edge |
| 2. | LAMINATE BASE CABINETS (KITCHEN) | White |
| 3. | LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*) | Whitewashed oak |
| 4. | SPLASHBACK TILE | White matt, 100mm x 300mm |
| 5. | SPLASHBACK TILE GROUT | Silver grey |
| 6. | FLOOR & MAIN WALL TILE | Latte matt, 450mm x 450mm (silver grey grout) |
| 7. | WALL & WOODWORK PAINT | Casper white (low sheen to walls, semi gloss to woodwork) |
| 8. | LAMINATE TIMBER FLOOR (UPGRADE) | Apollo |
| 9. | CARPET | Ashville |

*Where applicable

