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



Where real living begins

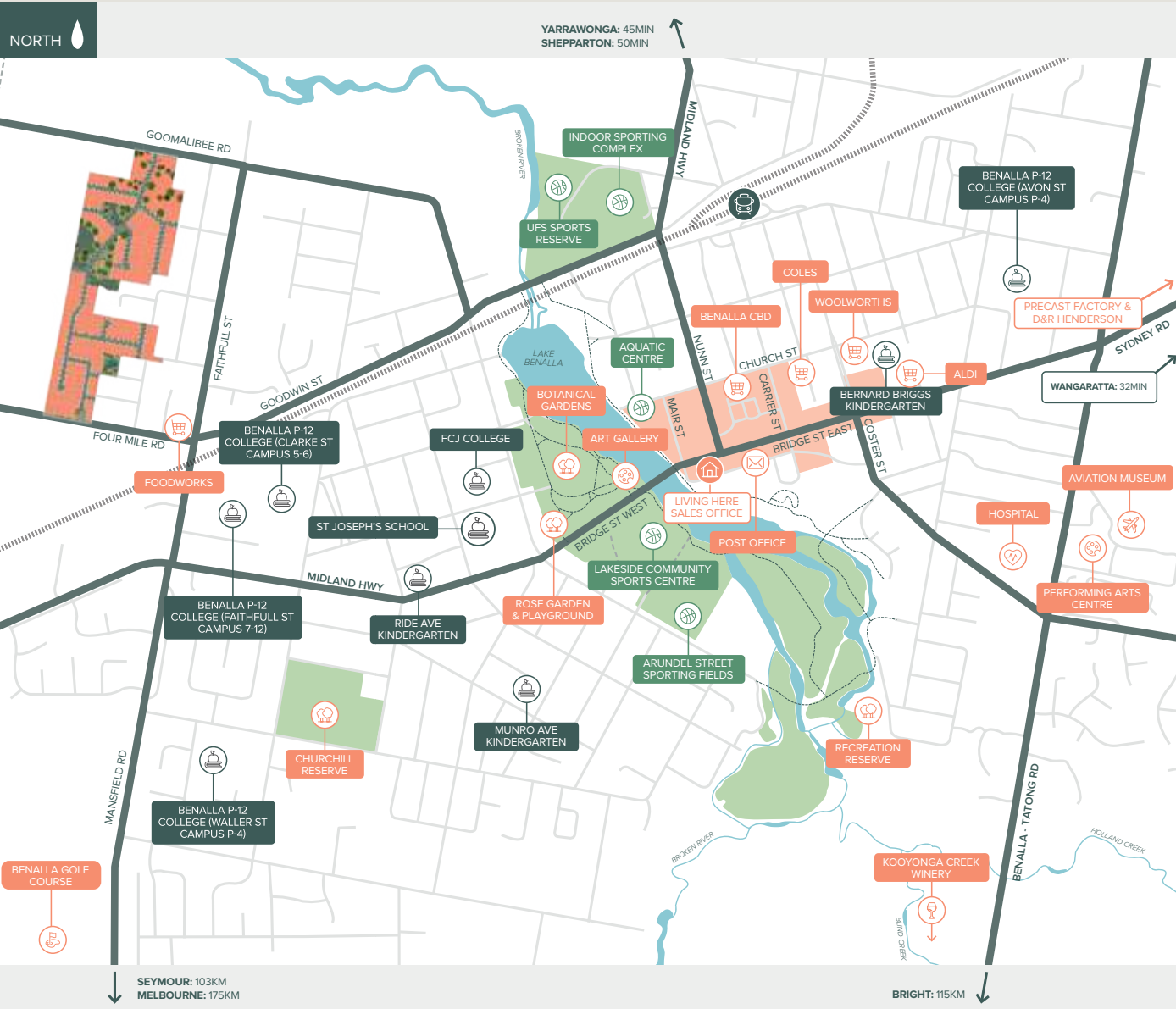
Be welcomed by nature and soak in the scenery of majestic red gums and teeming wetlands amongst the openness of the High Country. Experience this unique sense of paradise every day at Livingston.

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.

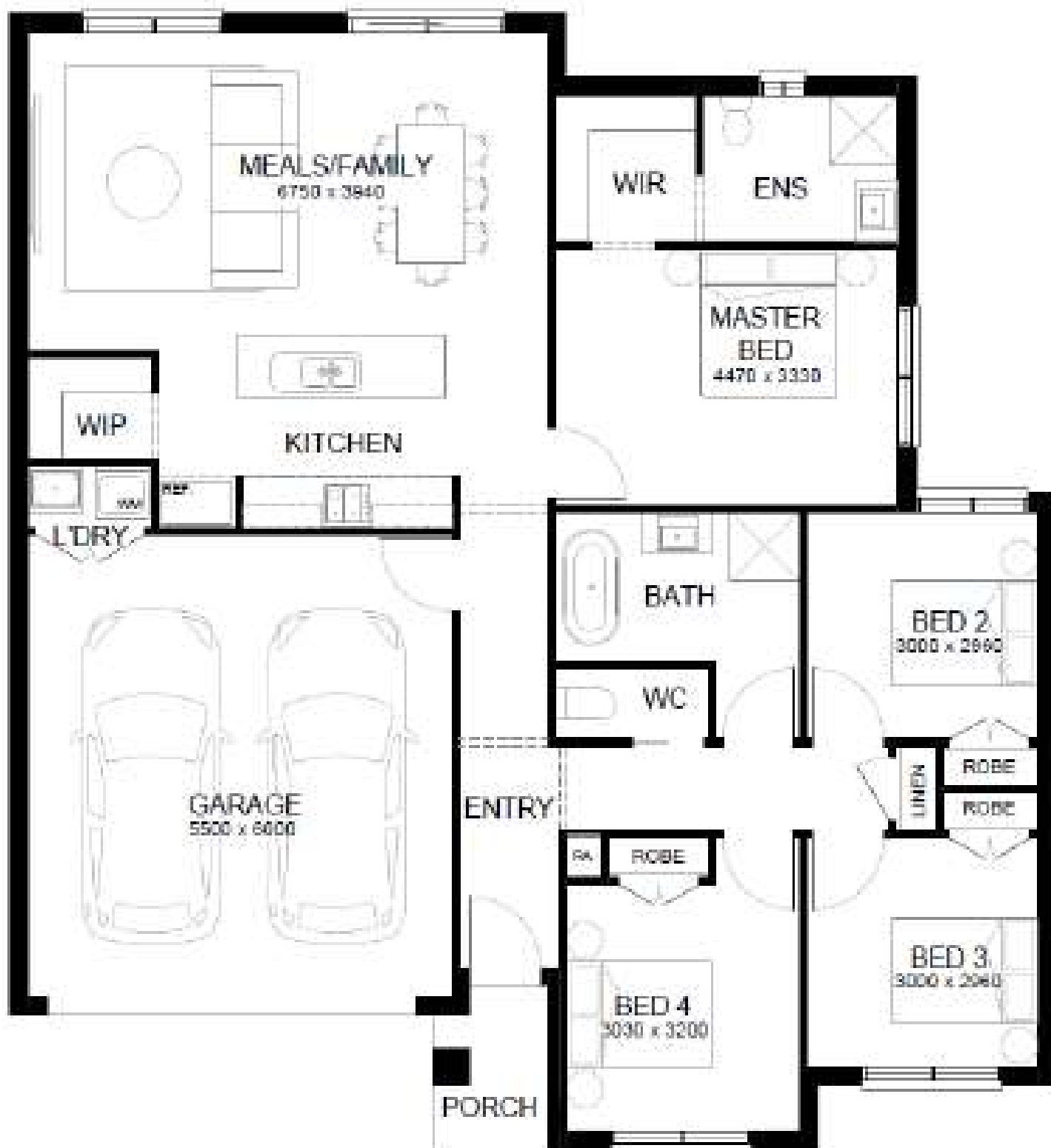
There is a unique opportunity for investors considering this booming Benalla location with **low vacancy rates** and **high rental yields**.



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.





Effective date: 01.05.2024

SPECIFICATIONS

Kitchen Appliances

Oven

Stainless steel 600mm fan forced oven.

Hot Plate

Stainless steel 600mm gas cook top with wok burner.

Rangehood

Stainless steel 600mm wide canopy range hood.

Dishwasher

Stainless steel dishwasher.

Sink

Double bowl stainless steel sink.

Tap

Flickmaster tap, chrome finish.

Cabinetry

Cupboards

Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Microwave Provision

Standard laminate including single power point.

Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

Vanity Bench Tops

850mm high laminate square edge benchtop from builder's predetermined colour boards.

Handles

Selected from builder's predetermined colour boards.

Bathroom & Ensuite

Basins

Vitreous china vanity basin (white).

Mirrors

1150mm high polished edge mirror to full width of vanity.

Bath

Vega 1500mm freestanding bath (white). Product Specific.

Shower Bases

Tiled shower bases with waterproof system throughout.

Shower Screens

Step free tiled shower bases with waterproof system throughout. (Product Specific)

Taps

Chrome mixer tapware.

Shower Outlet

Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

Accessories

600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.

Exhaust Fans

Exhaust fans vented to outside air via a duct.

Ceramic Tiling

Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

Floor Coverings

Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet

Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

Timberwork

Gloss enamel to internal doors, jambs & mouldings.

Ceilings

Flat acrylic to ceilings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Gloss enamel to front entry door.

Colours

Colours selected as per builder's predetermined colour boards.

Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

External Features

Bricks

Clay brick selection from builders' pre-determined colour boards to single storey homes and ground floor of double storey homes.

Mortar Joints

Face Brickwork - Natural colour rolled joints.

Light Weight Cladding

Rendered lightweight foam to single and double storey facades including first floor of double storey facades. Finish and colour to be selected from builder's pre-determined colour boards (design specific – refer to working drawings for extent of cover).

Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows and Doors:

Single Storey Homes

Feature aluminium windows to front elevation (Product Specific).
Sliding aluminium windows to sides and rear.
Double glazed awning windows and sliding doors as required to meet 7-star energy rating. Aluminium improved windows throughout.

Double Storey Homes

Double glazed awning windows and sliding doors throughout as required to meet 7 star energy rating.

Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

Front Entry Door

2040mm high feature front door as per facade.

Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

Infill Over Windows

Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

Door Seal

Door seal and weather seal to all external hinged doors.

Balcony Balustrade

Facade Specific

Balcony Tiling

Builders range external ceramic tile.

Insulation

Ceiling

Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).

Walls

Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

Garage

General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.

External Walls

Brick veneer.

Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame

Aluminium powder coat finish.

Door Furniture

Entrance lockset.

Internal Features

Doors

2040mm high flush panel hinged or sliding doors (house design specific).

Door Furniture

Lever door furniture in polished chrome finish to all rooms.

Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

Door Stops

Plastic white door stops to hinged doors (where applicable).

Door Seals

Door seal to nominated internal doors.

Note: This will be in accordance with energy rating assessor's report.

Hot Water System (Estate Specific)

Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

Laundry

Trough

Stainless steel tub and melamine cupboard with bypass.

Tap

Flickmaster tap, chrome finish.

Washing Machine

Chrome washing machine stops/grubs.

Plaster

Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

Plumbing

Taps

2 No. external taps.

(1 to front water meter and 1 next to laundry door). Product Specific.

Roofing

Pitch

Roof pitch to be 22.5 degrees.

Material

Dark colour on roof tiles from builder's predetermined colour boards to meet 7 star energy rating.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

Heating

Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

Framing

Framing

Engineered pine wall frame and roof trusses.

Storage

Shelving

Walk In Robe: One white melamine shelf with single hanging rail.

Robe

One white melamine shelf with single hanging rail.

Pantry/Linen

Four white melamine shelves.

Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

Handles

Handles in polished chrome finish.

Ceilings

Height

2440mm (nominal) height throughout.

Electrical

Solar PV

Solar PV (Photovoltaic) System 2.5kW.

Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points

Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only*.

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box.

Site Conditions / Foundations

Foundation Class

Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment

Termite spray system where required by relevant authority.

Angle of Repose

Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).

Structural

Warranty

10 year structural warranty and 3 month maintenance warranty

Service Connections

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

7 Star Energy

Minimum 7 star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

INCLUSIONS RANGE

Bathroom



Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

Laundry & Hot Water Service



Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

INCLUSIONS RANGE

Kitchen & Flooring



Double bowl sink



600mm dishwasher
12 settings, 7 programs



600mm electric fan
forced inbuilt oven with
manual timer



600mm canopy
range hood



Benchtop (Laminate)



600mm cooktop 4
burner w/wok cast iron
trivets



Sink Mixer - Chrome



Bolero timber look
laminate flooring

Garage & Roofing



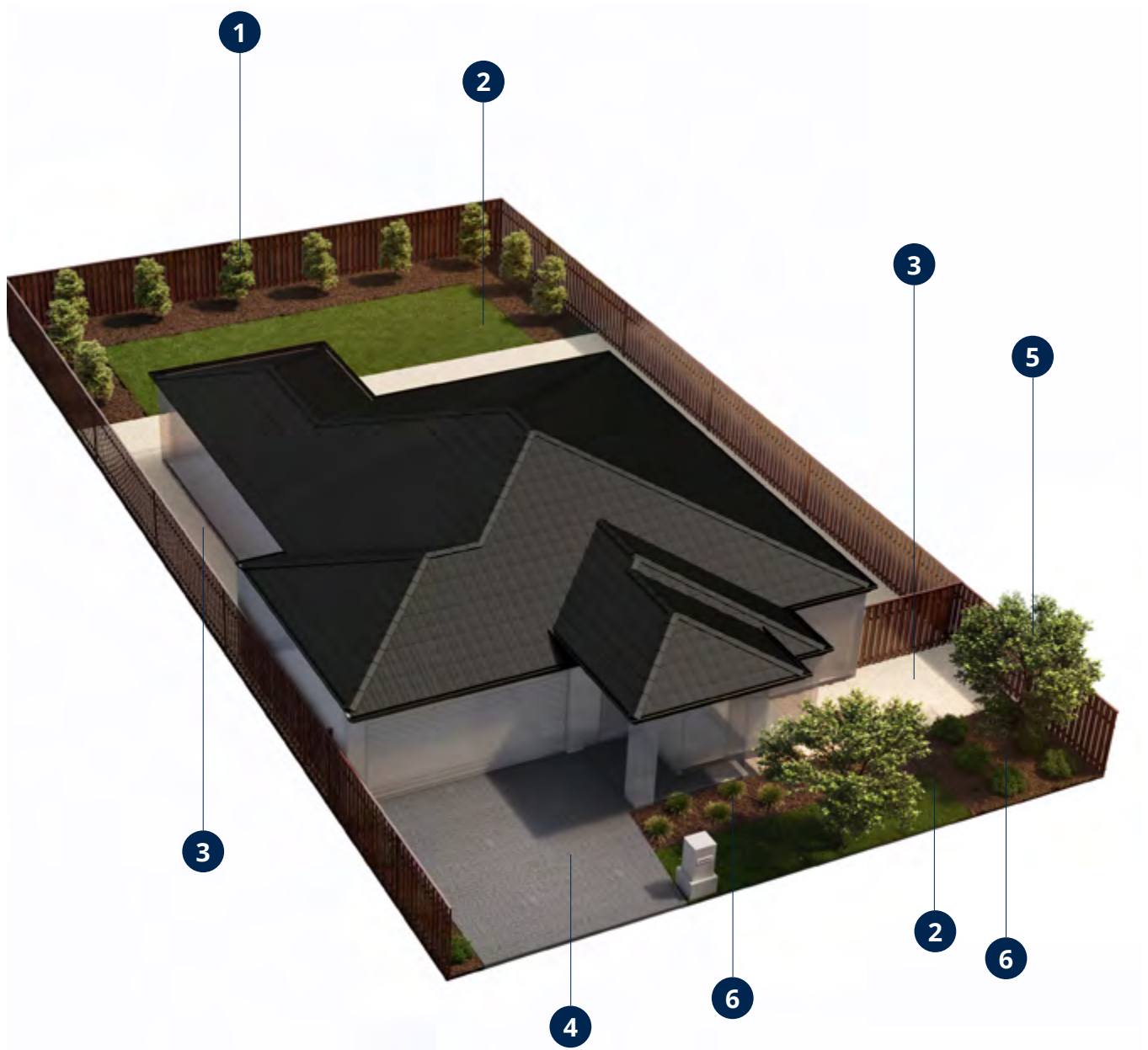
Remote controlled Colorbond®
Sectional overhead garage door
with 2 remotes



Monier Atura roof tile

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Imagery for illustrative purposes only.

LANDSCAPE OPTION A



1. 1-2m Screening Trees (Pittosprum or Delonia)
2. Turf
3. Lilydale/Tuscan Toppings

4. Colour-on Concrete
5. 1.2m Australian Native Trees
6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.

CLASSIC

(Included)

EXTERNAL COLOURS - HAVANA



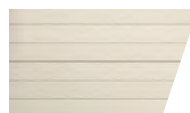
1.
Brickwork
Putty



2.
Render 1
Cloudy Sky



3.
Render 2
Surfmist



4.
Garage Door
Surfmist



5.
Roof Tiles
Salt Spray



6.
Gutters
Surfmist



7.
Fascias
Surfmist



8.
Front Entry Door
Titanium White



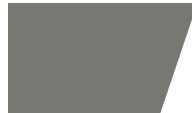
CLASSIC

(Included)

EXTERNAL COLOURS - OLYMPIA



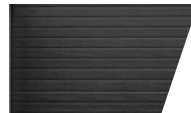
**1.
Brickwork**
Bark



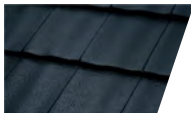
**2.
Render 1**
Wallaby



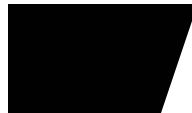
**3.
Render 2**
Dune



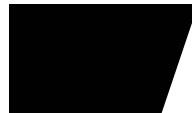
**4.
Garage Door**
Monument



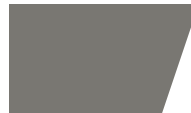
**5.
Roof Tiles**
Sambuca



**6.
Gutters**
Night Sky



**7.
Fascias**
Night Sky



**8.
Front Entry Door**
Wallaby



CLASSIC

(Included)

EXTERNAL COLOURS - SAHARA



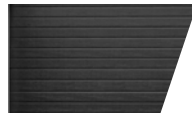
1. Brickwork
Red Rock



2. Render 1
Shale Grey



3. Render 2
Fossil Creek



4. Garage Door
Monument



5. Roof Tiles
Barramundi



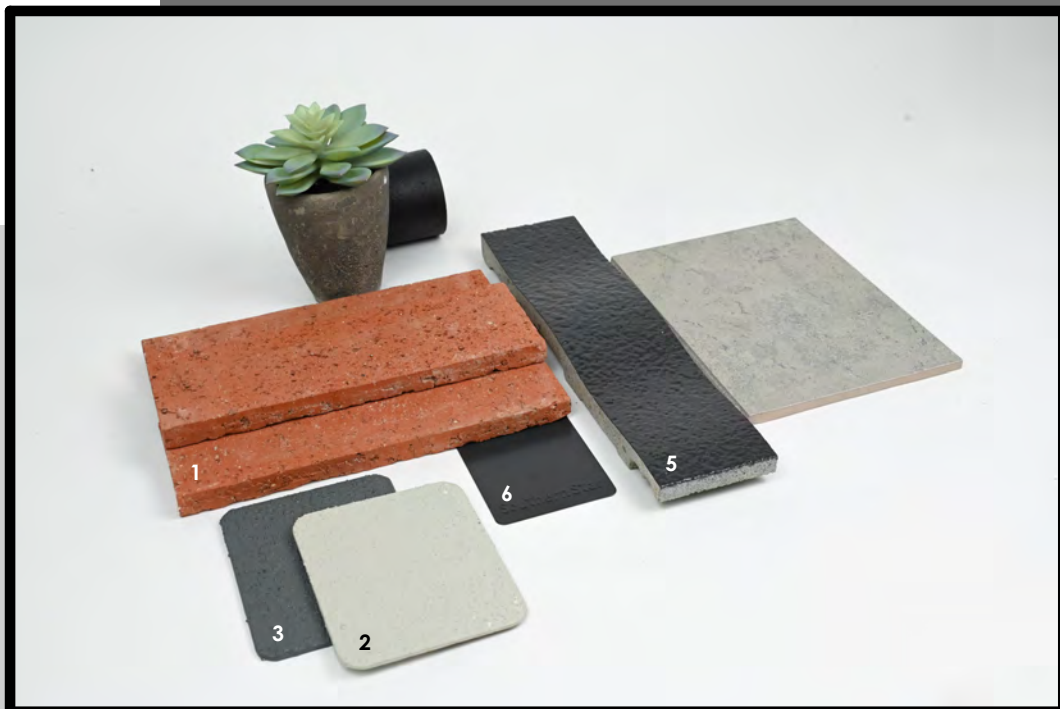
6. Gutters
Monument



7. Fascias
Monument



8. Front Entry Door
Monument



CLASSIC

(Included)

EXTERNAL COLOURS - VERONA



1. Brickwork
Mocha



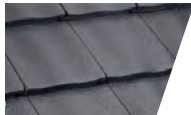
2. Render 1
Shale Grey



3. Render 2
Basalt



4. Garage Door
Monument



5. Roof Tiles
Barramundi



6. Gutters
Monument



7. Fascias
Monument



8. Front Entry Door
Monument



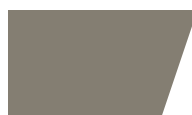
PREMIUM

(\$2,500)

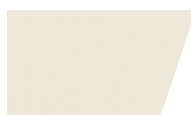
EXTERNAL COLOURS - INDIANA



1. Brickwork
Heathwood



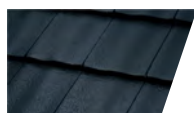
2. Render 1
Thunderbolt



3. Render 2
Floral White



4. Garage Door
Timberlook
Blushed Teak



5. Roof Tiles
Sambuca



6. Gutters
Night Sky



7. Fascias
Night Sky



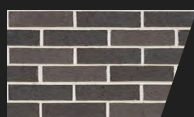
8. Front Entry Door
Wallaby



PREMIUM

(\$2,500)

EXTERNAL COLOURS - VALENCIA



1. Brickwork
Black Ash



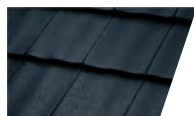
2. Render 1
Morning Grey



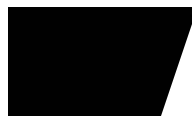
3. Render 2
Charcol



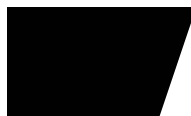
4. Garage Door
Timberlook
Ashen Black Oak



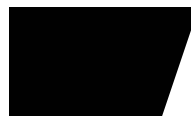
5. Roof Tiles
Sambuca



6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Black



INTERNAL COLOURS - CASHMERE

1. Splashback
United Ice Grey

2. Overhead cupboards
Idyllic

3. Base cupboards
Seal Grey

4. Kitchen Benchtop
Pure Marble



5. Laminate flooring
Maize

6. Carpet
Rainstorm

7. Floor tiles
Belga Grey

8. Cupboards
Idyllic

9. Vanity benchtop
Pure Marble



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INTERNAL COLOURS - CLOUDBURST

1. Splashback
United White

2. Overhead cupboards
Autumn Oak

3. Base cupboards
Crystal White

4. Kitchen Benchtop
Pure Marble



5. Laminate flooring
Rustic Oatmeal

6. Carpet
Vintage Pewter

7. Floor tiles
Belga White

8. Cupboards
Autumn Oak

9. Vanity benchtop
Pure Marble



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INTERNAL COLOURS - TEMPO

1. Splashback
United Ice Grey

2. Overhead cupboards
Silver Riftwood

3. Base cupboards
Crystal White

4. Kitchen Benchtop
Pure Marble



5. Laminate flooring
Rye

6. Carpet
City Shadow

7. Floor tiles
Warehouse Dark

8. Cupboards
Seal Grey

9. Vanity benchtop
Pure Marble



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