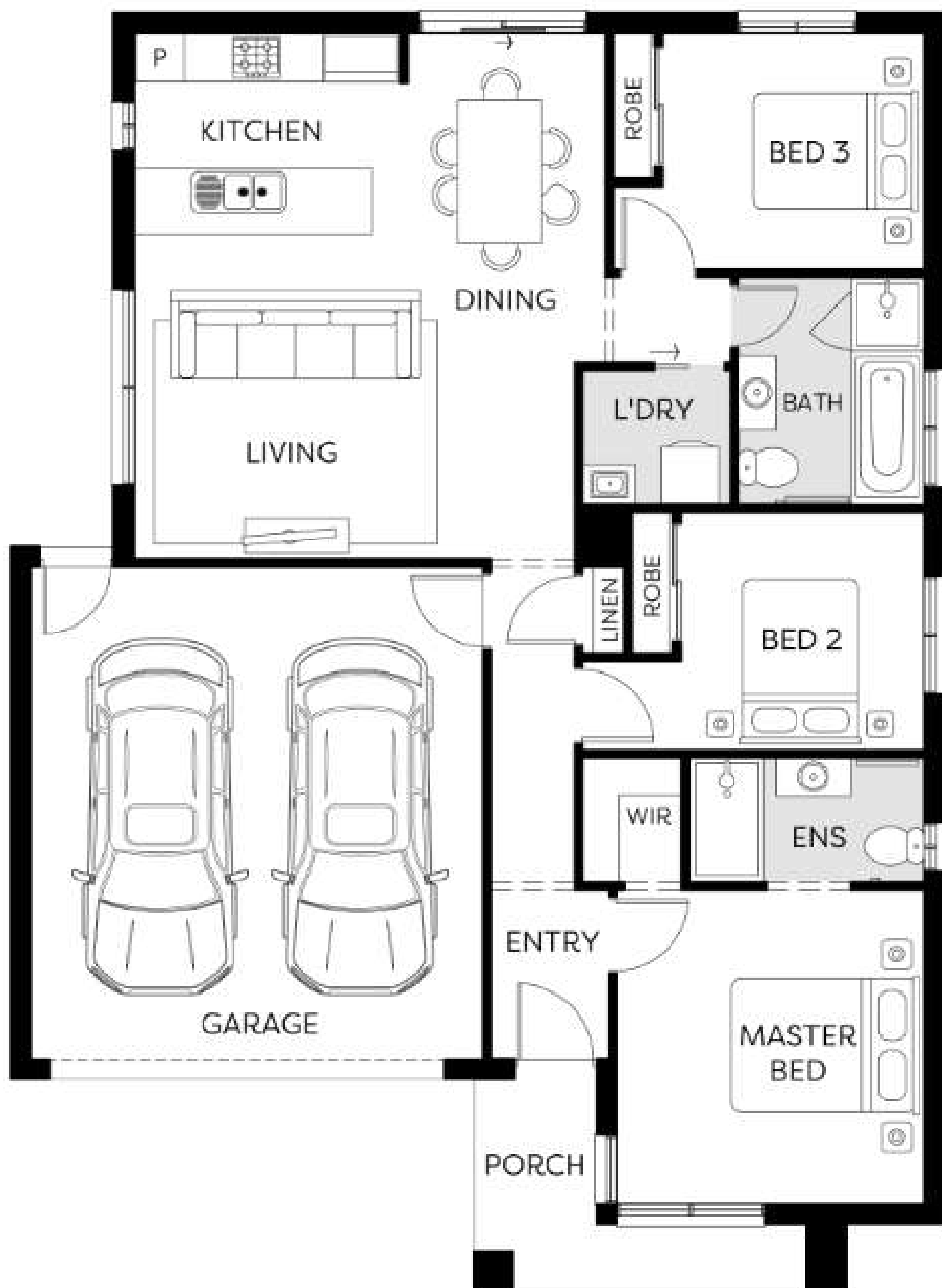


MASTERPLAN

Titled land available in 2024.
Only 37 premium Lots for Sale.
Stage 1 now for sale
Limited land release in an established Clyde North community within walking distance of all the future amenity your family needs.







All images are for illustrative purposes only.

SITE WORKS

Concrete waffle pod slab, engineer designed "M" up to "P" class*, maximum 300mm site fall over the building platform, no existing fill.
Slab costs will be adjusted if founding conditions differ.

*Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

CONNECTIONS

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

EXTERNAL FEATURES

Bricks: Clay brick selection from colour scheme.

Render: Acrylic texture coating render. Colour to be selected from colour scheme.

Tile Feature Option: 300x600mm Horizontal lay to front façade. Colour to be selected from Colour scheme.
(Design Specific)

Infills Over Windows: Front Elevation – Brick light weight (façade design dependent). Side and rear Elevations – Brick infill over windows and doors.

Roof Cover: Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree. (Design Specific)

Front Entry Door: Stain colour to be selected from colour scheme.

Laundry Door: Aluminum sliding door, 2100mm high x 1450mm wide.

Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum windows to side and rear elevations only.

Double glazing to all windows.

Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from colour scheme.

Locks to all openable windows & sliding doors keyed alike.

FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

INSULATION

Insulation batts to home.

INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Chrome levers throughout.

Mouldings: Skirtings – 67x18mm square edge primed MDF.
Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly Wire screens to all openable windows.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

Reverse cycle split system (heating and cooling) to Living and Bedrooms.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

Haier oven 600mm.
Haier cooktop 600mm 4 burner stainless steel gas cooktop.
Haier rangehood 600mm stainless steel canopy.
Haier dishwasher 600mm.

Sink: Stainless steel double bowl sink. Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from colour scheme.

Splashback: White Subway Tile.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on tiled splashback.

Basin: Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Selected from colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selected from colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail.
Bathroom Shower – Shower hand shower on rail.
Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.
Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

LAUNDRY

Trough: Stainless steel 42L Tub and Cabinet

Tapware: Sink mixer in chrome finish.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser to Living, Hallways and Open Areas. Batten lights to Bedrooms and Wet Areas.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

PLUMBING

2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door.

TILING

Ceramic Floor Tiles: Selected from colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.

Ceramic Wall Tiles: Selected from colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

FLOOR COVERING

Carpet: Selected from colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.

Timber Laminate: Selected from colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway in line with manufacturers guidelines.

STORAGE

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 (Design specific).

Sliding Robe Doors to bedrooms.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

CAR ACCOMMODATION

Garage Door: Up to 2100mm high x 4800mm wide Colorbond sectional door (Design Specific).

Remote Control: Remote control unit to front garage door with 2 handsets.

Pedestrian Door (Home Specific): Door Frame – Aluminum frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Door Furniture – Schlage Alba Chrome Levers through

Chrome finish.

Internal Access Door (Home Specific): Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture – Chrome Levers through Chrome finish.

OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: Timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway, front path, and rear outdoor living.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.

