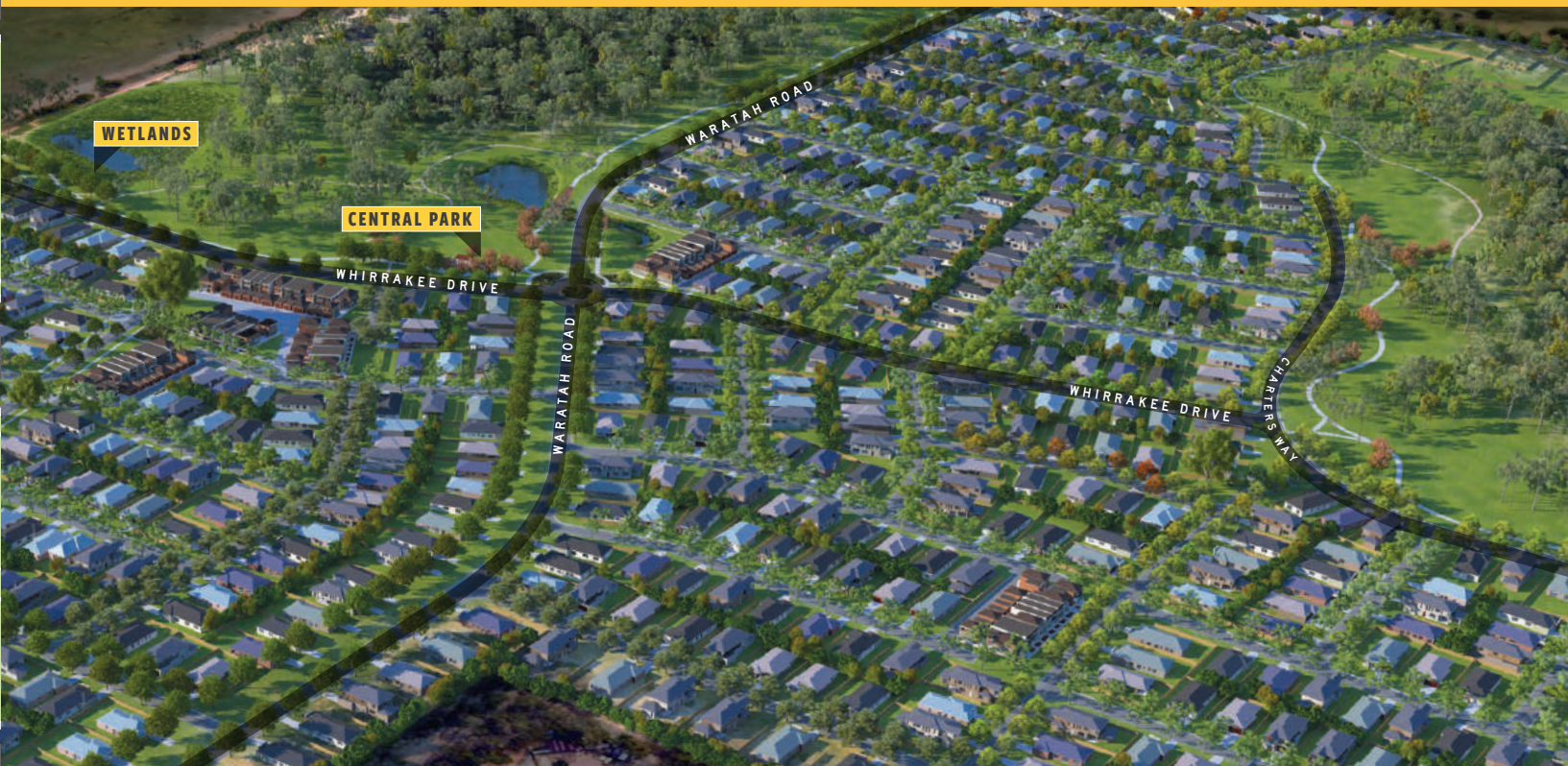


RELEASE HIGHLIGHTS

- A STONE'S THROW TO VIEWPOINT PARKS + OVERLOOKING RETAINED BUSHLAND
- A SHORT WALK TO THE HUNTLY TOWN CENTRE + SHOPS
- LOTS RANGING FROM A LARGE 704M² TO A CONTEMPORARY 360M²
- ONLY A 4 MINUTE DRIVE TO THE EPSOM TOWN CENTRE
- **TITLES ANTICIPATED 2nd Quarter 2023**

*Due to the nature of construction, title dates are subject to change at any time. Contact Integra for further information





RURAL LIVING ON THE URBAN FRINGE

Positioned in a quiet bushland setting, discover a place of tree-lined boulevards and native flora and fauna, where majestic parks meet with thriving wetlands, and all are just a stones throw from every home. Whether you are looking for a large home site for luxury family living or a low maintenance allotment, Viewpoint has been designed to provide a range of options to suit a variety of lifestyle needs.





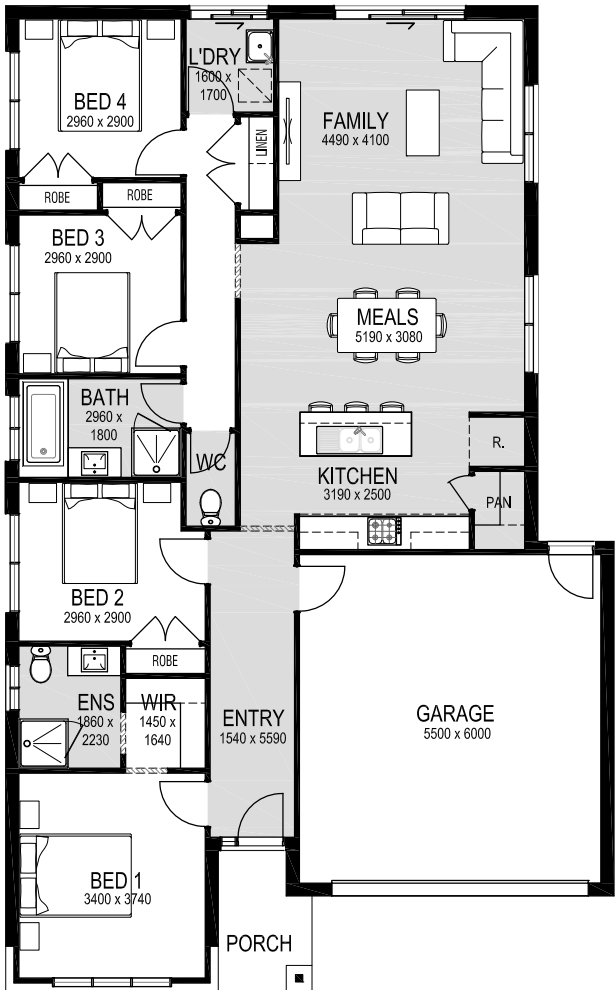
Glasheen Release

Title Release: 1st Quarter 2024

LOT NO.	PRICE	AREA (m ²)	FRONTAGE (m)	DEPTH (m)	STATUS
LOT 700	\$275,000	512 m ²	16m	32m	AVAILABLE
LOT 702	\$275,000	512 m ²	16m	32m	AVAILABLE
LOT 703	\$275,000	512 m ²	16m	32m	AVAILABLE
LOT 704	\$275,000	512 m ²	16m	32m	AVAILABLE
LOT 706	\$275,000	512 m ²	16m	32m	AVAILABLE
LOT 707	\$275,000	512 m ²	16m	32m	AVAILABLE

(03) 53260304
LANDSALES@INTEGRAGROUP.COM.AU

25 LILBURNE STREET, LUCAS VICTORIA 3350
9AM TO 5:30PM MON. TO FRI.



\$618,850







 **4.0**  **2.0**  **2.0**

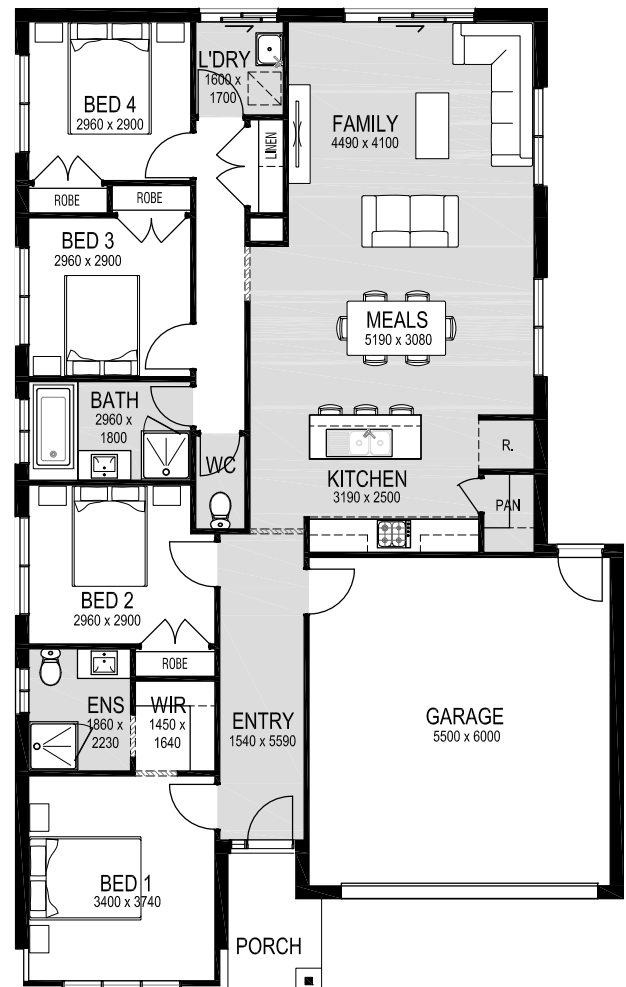


LOT 704 CHARTERS WAY, HUNTLY 3551 VIEWPOINT ESTATE

HOUSE AREA	176.50m ²	HOUSE PRICE	\$343,850
LAND AREA	512m ²	LAND PRICE	\$275,000
TITLE RELEASE	DEC 2023	TOTAL PRICE	\$618,850

TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  Split cycle cooling system to family room
-  Venetians and Holland blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox



MCMULLAN BIRD

HOME AND LAND TURNKEY INCLUSIONS



STRUCTURE (CEILING HEIGHTS)

2590m ceiling height in lieu of 2440mm (Ground floor only)



KITCHEN (COOKTOP)

900mm Cooktop in lieu of standard 600mm



KITCHEN (RANGEHOOD)

900mm Rangehood in lieu of standard 600mm



KITCHEN (OVEN)

900mm oven in lieu of standard 600mm



KITCHEN, BATHROOM & ENSUITE BENCHTOP

Reconstituted Caesarstone 20mm stone bench tops with square edge (refer colour selection schedule)

APLACE BY GLENVILL

COLOUR SCHEMES

Aplace by Glenvill offer a range of expertly created Internal and External colour schemes for you to choose from.

Our contemporary schemes have been designed to maximise the style of your home and pass the test of time. With a range of schemes to suit every style our experts have made it simple to create the perfect Aplace by Glenvill home.



EXTERNAL COLOUR SCHEME 1



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	Shale Grey
7.	RENDER 2	Monument



EXTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Pathway
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. RENDER 1 & CLADDING	Minimalist 7



EXTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA, GUTTER & DOWNPIPES	Night Sky
3. BRICK	Black Ash
4. ALUMINIUM DOORS & WINDOWS	Black
5. ENTRANCE DOOR	Basalt
6. GARAGE	Night Sky
7. RENDER 1	Aged Grey 7
8. RENDER 2 & CLADDING	Basalt



EXTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA & GUTTER	Night Sky
3. DOWNPIPES	Dune
4. BRICK	Labassa
5. ALUMINIUM DOORS & WINDOWS	Black
6. GARAGE & ENTRANCE DOOR	Surfmist
7. RENDER 1 & CLADDING	Dune
8. RENDER 2	Surfmist



06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT



OPTION 2 - DARK



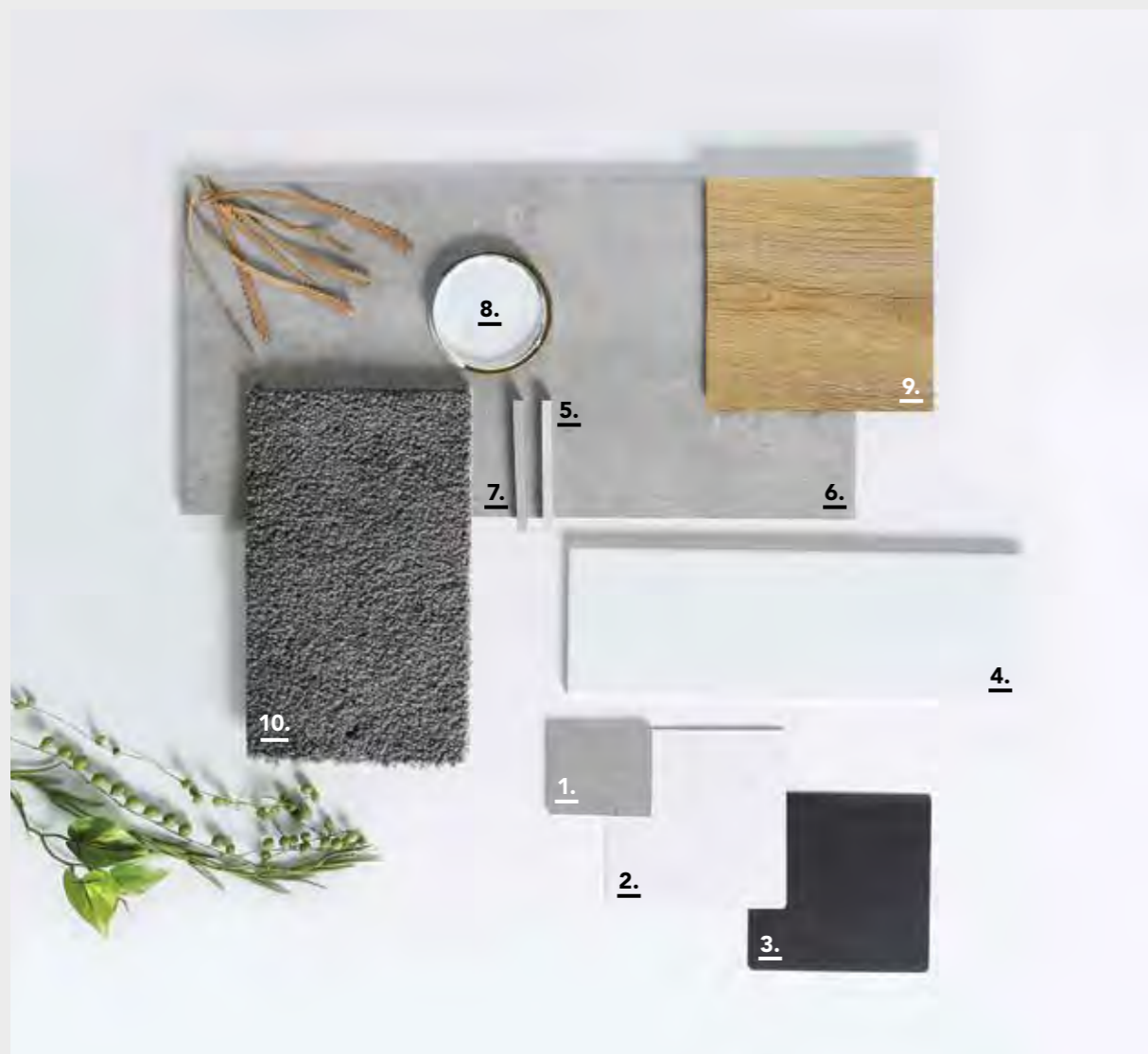
SPECIFICATIONS

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	Shale Grey
7. GABLE END RENDER 1	Surfmist

SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Storm
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Surfmist
7. GABLE END RENDER 1	Surfmist

INTERNAL COLOUR SCHEME 1



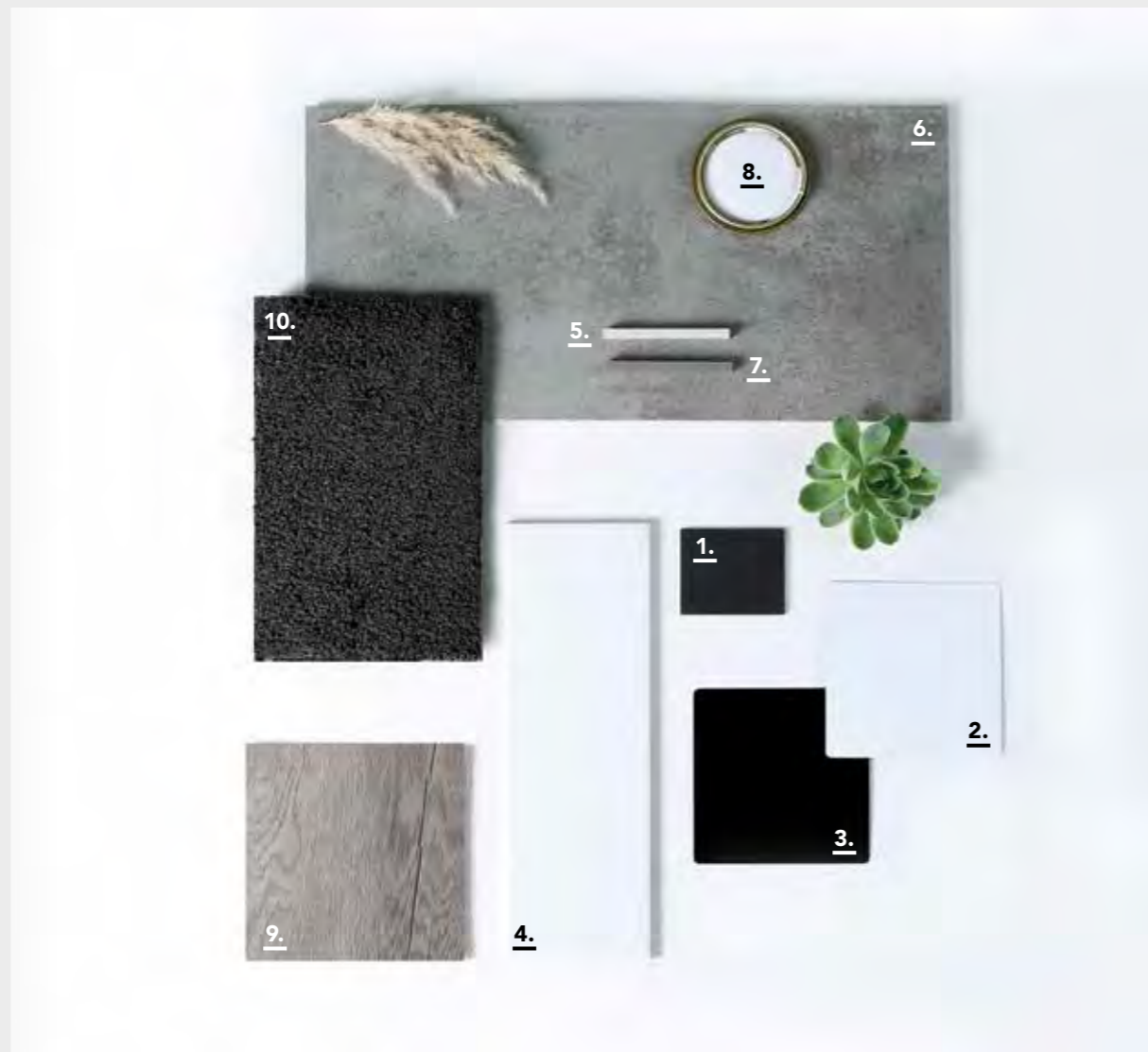
SPECIFICATIONS

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, Vertical Grain
4.	SPLASHBACK TILE	Uni White Satin, 400mm X 250mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Magellan Grey
8.	WALL & WOODWORK PAINT	Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
10.	CARPET	Grey Pebble

*Where applicable



INTERNAL COLOUR SCHEME 2



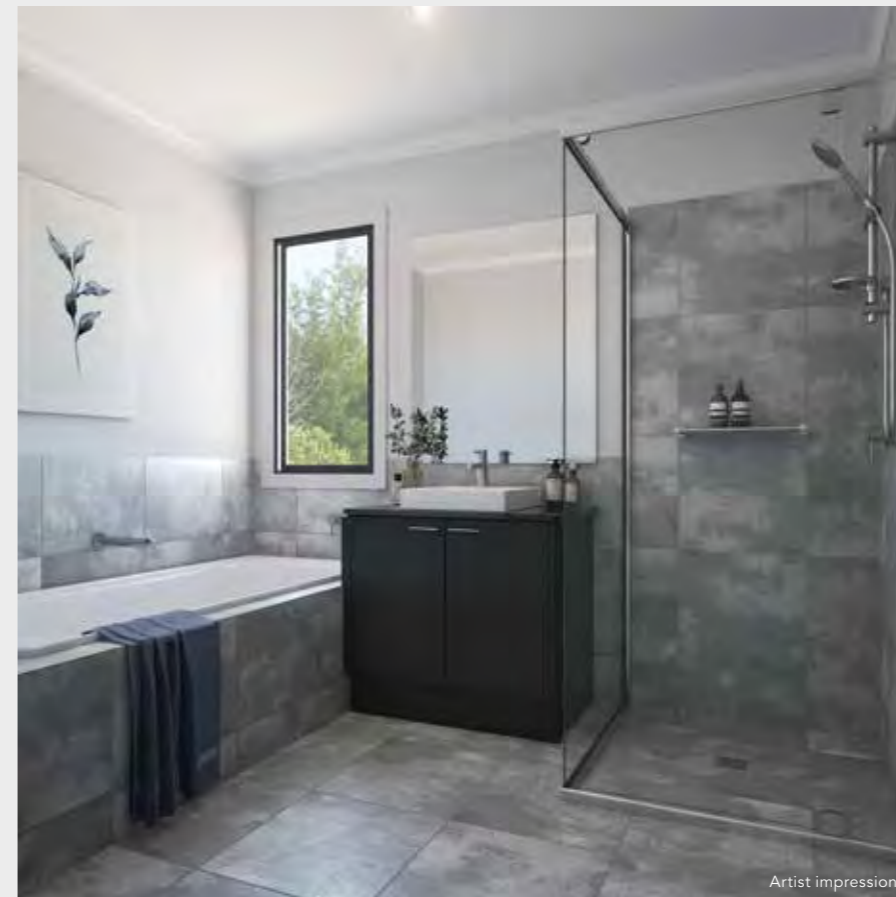
SPECIFICATIONS

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	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Charred Ash
8.	WALL & WOODWORK PAINT	Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
10.	CARPET	Cavalcade

*Where applicable

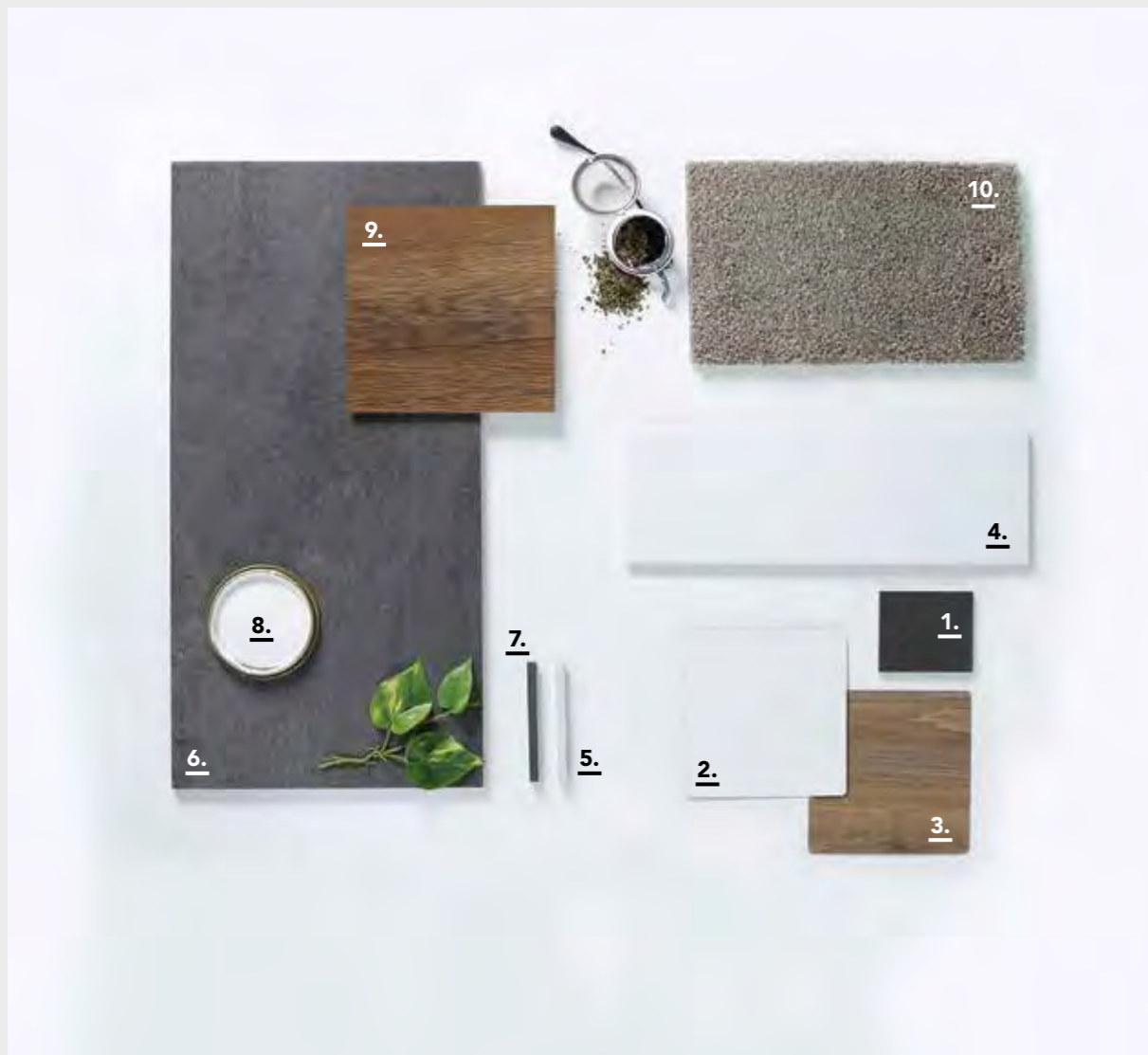


Artist impression
900mm appliances & timber laminate floor upgrades shown



Artist impression

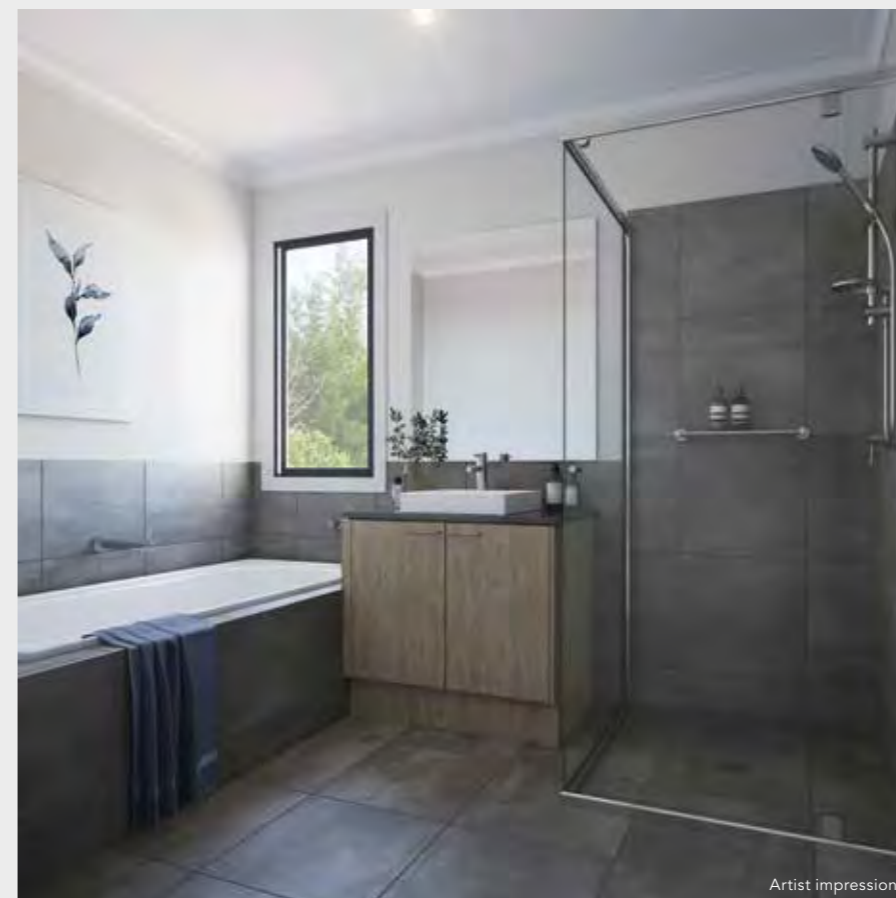
INTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Raven, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White Linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural Walnut, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Midnight
8.	WALL & WOODWORK PAINT	White On White (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



INTERNAL COLOUR SCHEME 4



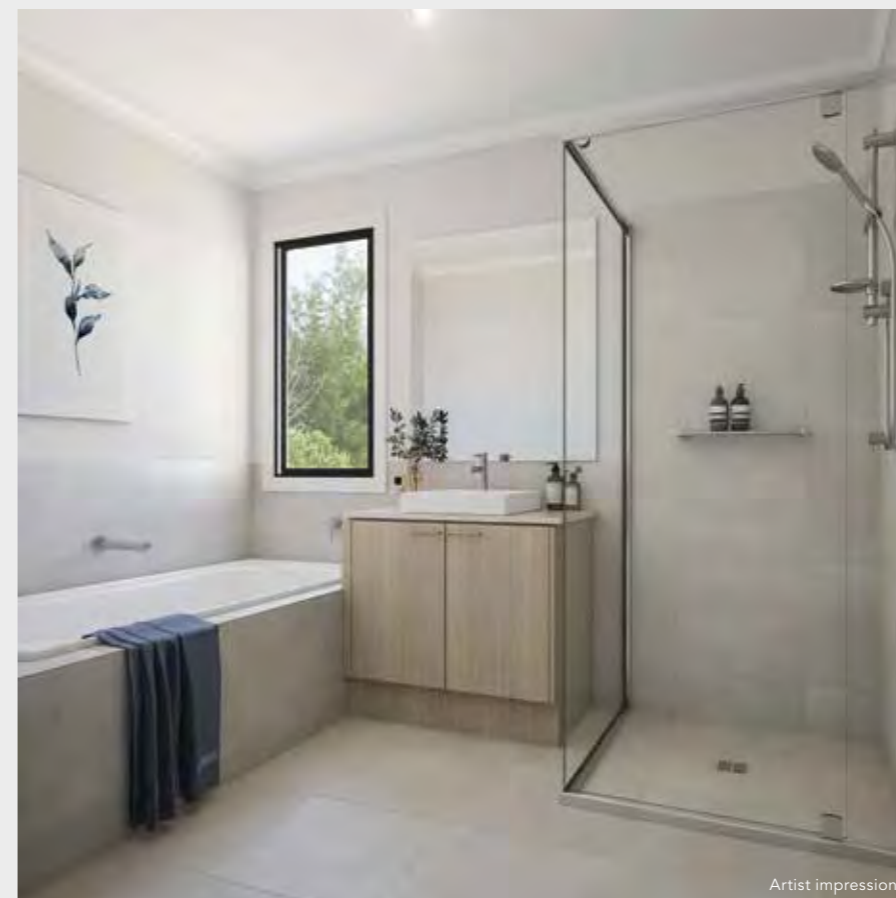
SPECIFICATIONS

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, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Misty Grey
8.	WALL & WOODWORK PAINT	Aura (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
10.	CARPET	Ashville

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Member of Glenvill Group of Companies
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2440mm (8") high to all single storey & first floor of double storey
- 2590mm high to ground floor on all double storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

BRICKWORK

- Bricks from builders' standard range

ROOFING

- Flat profile roof tiles from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Venetians to bathrooms

INSULATION

- R2.0 batts & sisilation to external walls
- R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- 170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

HEATING & COOLING

- Gas ducted heating to all living rooms & bedrooms
- Split cycle cooling unit to family

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Weatherstrip to front door & internal access door to garage

TILES

- Ceramic floor tiles from builders' standard range to entry, kitchen, meals, family, bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devises)
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail
- Toilet roll holder
- Shower rail with soap basket

GARAGE

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single weather proof ply rear door

PORCH / ALFRESCO (DESIGN SPECIFIC)

- Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front & rear

FENCING

- Timber paling/COLORBOND® fence including wing fence & gate to suit estate design guidelines

PAVING

- Coloured concrete driveway, front path & rear outdoor living area

LETTERBOX & CLOTHES LINE

- Rendered letterbox
- Fold out clothesline to rear yard

PLAN OF SUBDIVISION

EDITION 1

PS 903117U

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^D (PART) & 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL.12360 FOL.210

LAST PLAN REFERENCE: PS 846156Y (LOT G2)
POSTAL ADDRESS: WARATAH ROAD
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 635 ZONE: 55
 (of approx centre of land in plan) N: 5 939 125 GDA 2020

COUNCIL NAME: CITY OF GREATER BENDIGO

PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. LOT BOUNDARIES, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

VIEWPOINT ESTATE
 STATUS: NOT SUBMITTED (24/03/2022)
 STAGE: F2
 LOTS: 23
 RESERVES: 1
 BALANCE LOTS: NIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD

LOT NUMBERS 1 TO 689 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF THIS PLAN

A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 5.

NOTATIONS

DEPTH LIMITATION: CROWN ALLOTMENT 3D - NIL
 CROWN ALLOTMENT 5 - 15.24m

SURVEY:
 This plan is based on survey. (See PS828024U)

STAGING:
 This is not a staged subdivision.
 Planning Permit No. DS/903/2020

This survey has been connected to permanent marks No(s). BAGSHOT 17 & 19.
 HUNTLY 15, 16, 26, 73, 76 & XHU16/1.

In Proclaimed Survey Area No. ---

THAT PART OF EASEMENT E-3 THAT IS WITHIN R1 ON THIS PLAN IS EXTINGUISHED UPON THE REGISTRATION OF THIS PLAN UNDER THE PROVISIONS OF SCHEDULE 5 CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS846156Y- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	PS846156Y	CITY OF GREATER BENDIGO
E-3	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO


Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - G2
 1702011PS - STAGE G2.dwg

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 01, DATE:24/03/2022

