

INCLUSIONS LIST

FLOORING

- Laminated floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static and moisture resistant carpet to ground floor bedroom, stairs, and first floor (except wet areas)
- Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

KITCHEN, LAUNDRY & BATHROOM

- Laminated kitchen base cupboards with island bench
- Laminated pantry with fridge overhead storage
- 20mm kitchen stone bench top
- Splashback tiles to kitchen and laundry
- 600mm European-inspired appliances including cooktop, oven and canopy rangehood
- Chrome plated levers and mixers for kitchen and laundry
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel free-standing dishwasher
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-framed paneled shower screen to ensuite and bathroom
- Fully laminated vanity units to bathroom and ensuite
- Polished edge mirrors to vanities
- Chrome finished tapware throughout
- Ceramic semi-inset drop-in single bowl basin to vanities

- Laminated bench top to bathroom and ensuite
- Chrome-finished towel rails, toilet roll holders and towel rings

FIXTURES & FITTINGS

- Powder-coated aluminum windows, lockable sliding door, and balcony doors with sidelight (where applicable)
- Chrome finish lever to main entry door
- Chrome series lever set to all bedrooms, bathrooms
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls and ceiling
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel heaters for bedrooms
- Split system to the main living area
- Roller blinds to bedrooms, living areas and kitchen (where applicable)

JOINERY AND FINISHES

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in robes to all bedrooms
- Built-in linen cupboard with four melamine shelves (where applicable)
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

ELECTRICAL

- Wireless security camera pack
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry and powder room
- Free to-air tv points, with the cable connected to an antenna in the master bedroom, living and retreat (if applicable)
- 1 x data point to living room
- LED downlights to the living area, kitchen and remainder of the home
- Single external flood light in the backyard
- 1 x telephone point ready for connection to NBN by the purchaser after handover

EXTERNALS

- A façade designed by our specialised architect team
- Combination of solid brickwork, acrylic render and lightweight cladding façade
- A fully fenced boundary as per estate covenants
- Garage with Colorbond motorised panel door with two remotes
- 1 x external garden tap at the front and 1 x external garden tap at the rear
- Coloured concrete to driveway and porch as required
- Low maintenance landscaping to front and rear
- Garden beds, mulching and topping and seeded areas (stock is seasonal)

- Fixed fold-out clothesline
- Rain-resistant pillar letterbox with newspaper slot and house number

PRELIMINARY SITE COSTS

- Domestic Building Insurance (Homeowner’s Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab

The developer reserves the right to substitute any specified inclusions with that of equal performance or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted service requirements etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied without the builder's consent. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Contract drawings take precedence over the inclusions list. Upgrade selections are at an additional cost.

STANDARD BATHWARE INCLUSIONS



Basin Mixer Chrome



Shower & Bath Mixer Chrome



Shower & Bath Mixer w/ Diverter Chrome



Laundry Mixer Chrome



Gooseneck Sink Mixer Chrome



Rail Shower Chrome



Posh Solus Bath Outlet 220mm Chrome



Round Vanity Basin



Posh Solus Toilet Suite



Laundry Trough & Cabinet



Double Bowl & Drainer Sink Stainless Steel



Posh Domain Shower Bath



Toilet Roll Holder Chrome



Towel Ring Chrome



Towel Rail Chrome

UPGRADE BATHWARE PACKAGE



Mizu Drift Basin Mixer Chrome



Mizu Drift Shower & Bath Mixer Chrome



Mizu Drift Shower & Bath Mixer w/ Diverter Chrome



Laundry Mixer Chrome



Mizu Soothe Pull-down Sink Mixer Chrome



Domain Rail Shower Chrome



Mizu Drift Curved Bath Outlet 200mm Chrome



Roca The Gap Basin



Posh Domaine Rimless Toilet Suite



Laundry Trough & Cabinet



Memo Hugo Double Bowl Sink Stainless Steel



Posh Domain Shower Bath



Mizu Drift Straight Toilet Roll Holder Chrome



Mizu Drift Towel Ring Chrome



Mizu Drift Towel Rail Chrome

APPLIANCES INCLUSIONS

60 CM RANGE



InAlto 60cm Fan Forced
Oven Minute Timer



InAlto 60cm Gas
Cooktop with Wok Burner



InAlto 60cm
Undermount Rangehood



InAlto 60cm Freestanding
Dishwasher Stainless Steel

90 CM UPGRADE RANGE



InAlto 90cm 10 Function
Oven Programmable Timer



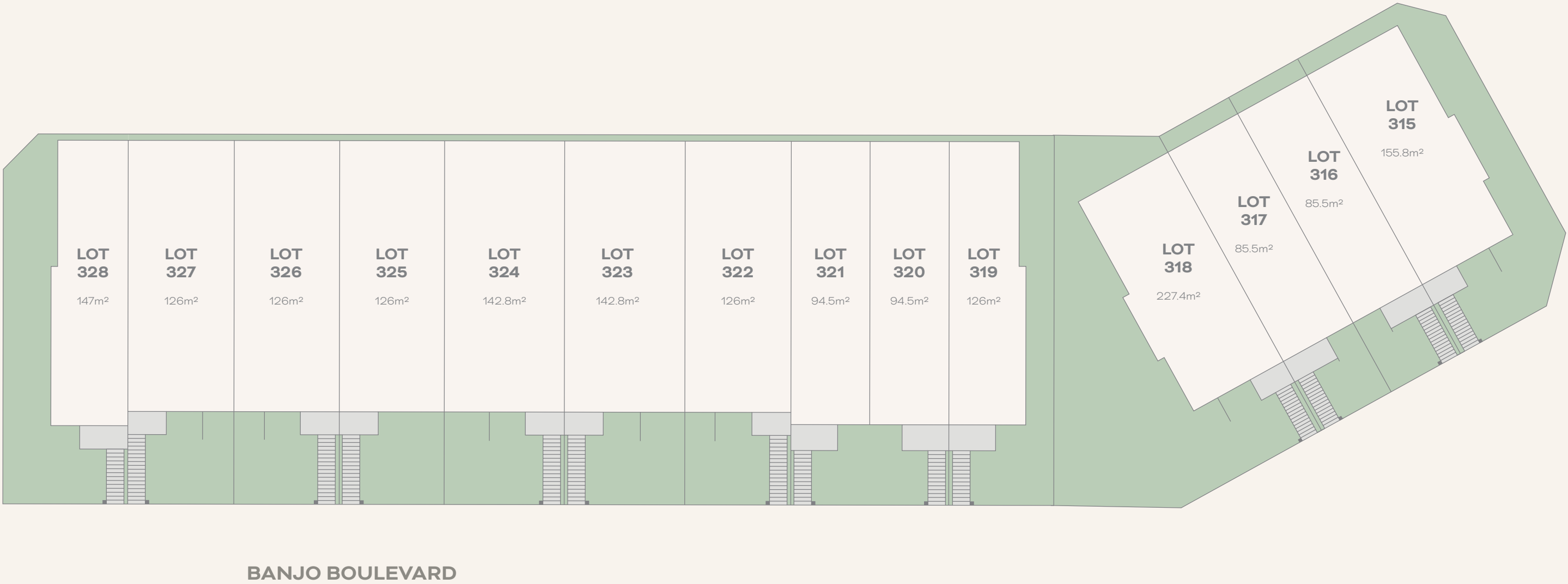
InAlto 90cm Gas
Cooktop with Wok Burner



InAlto 90cm
Undermount Rangehood



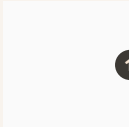
InAlto 60cm Freestanding
Dishwasher Stainless Steel

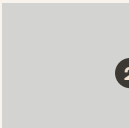


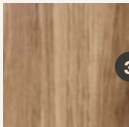
COLOUR SELECTIONS

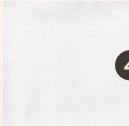
SAND


WARM & COASTAL


- 


1 WALL PAINT
Lexicon Quarter
- 


2 MAIN CABINETY
Avion Grey Matt
- 


3 OVERHEAD CABINETY
Boston Oak
- 

4 SPLASHBACK TILES
Luxe Daylight Matt
- 

5 STONE BENCHTOPS
Gelsomino
- 

6 FLOORBOARDS
Natural
- 

WALL & FLOOR TILES
Carrington Latte
- 

CARPET
Fresh Water
- 

BLINDS
Dune



COLOUR SELECTIONS

SAND – WARM & COASTAL



1 WALL PAINT
Lexicon Quarter



2 MAIN CABINETRY
Avion Grey Matt



3 OVERHEAD CABINETRY
Boston Oak



4 SPLASHBACK TILES
Daylight Matt



5 STONE BENCHTOPS
Gelsomino



6 FLOORBOARDS
Natural



WALL & FLOOR TILES
Carrington Latte



CARPET
Fresh Water



BLINDS
Dune



COLOUR SELECTIONS

SALT – LIGHT & FRESH



1

WALL PAINT
Lexicon Quarter



2

MAIN CABINETRY
Oyster Grey Matt



3

OVERHEAD CABINETRY
Soft Walnut



4

SPLASHBACK TILES
Ash Grey Matt



5

STONE BENCHTOPS
Arcadia



6

FLOORBOARDS
Tawny



WALL & FLOOR TILES
Mon White



CARPET
Flood Plains



BLINDS
Limestone



COLOUR SELECTIONS

STONE – NATURAL & TEXTURAL



1 WALL PAINT
Lexicon Quarter



2 MAIN CABINETRY
Blossom White Matt



3 OVERHEAD CABINETRY
Oak Wood Matt



4 SPLASHBACK TILES
Daylight Matt



5 STONE BENCHTOPS
Astral



6 FLOORBOARDS
Blackbutt



WALL & FLOOR TILES
Mon Dark Grey




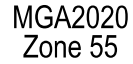
CARPET
Thermal

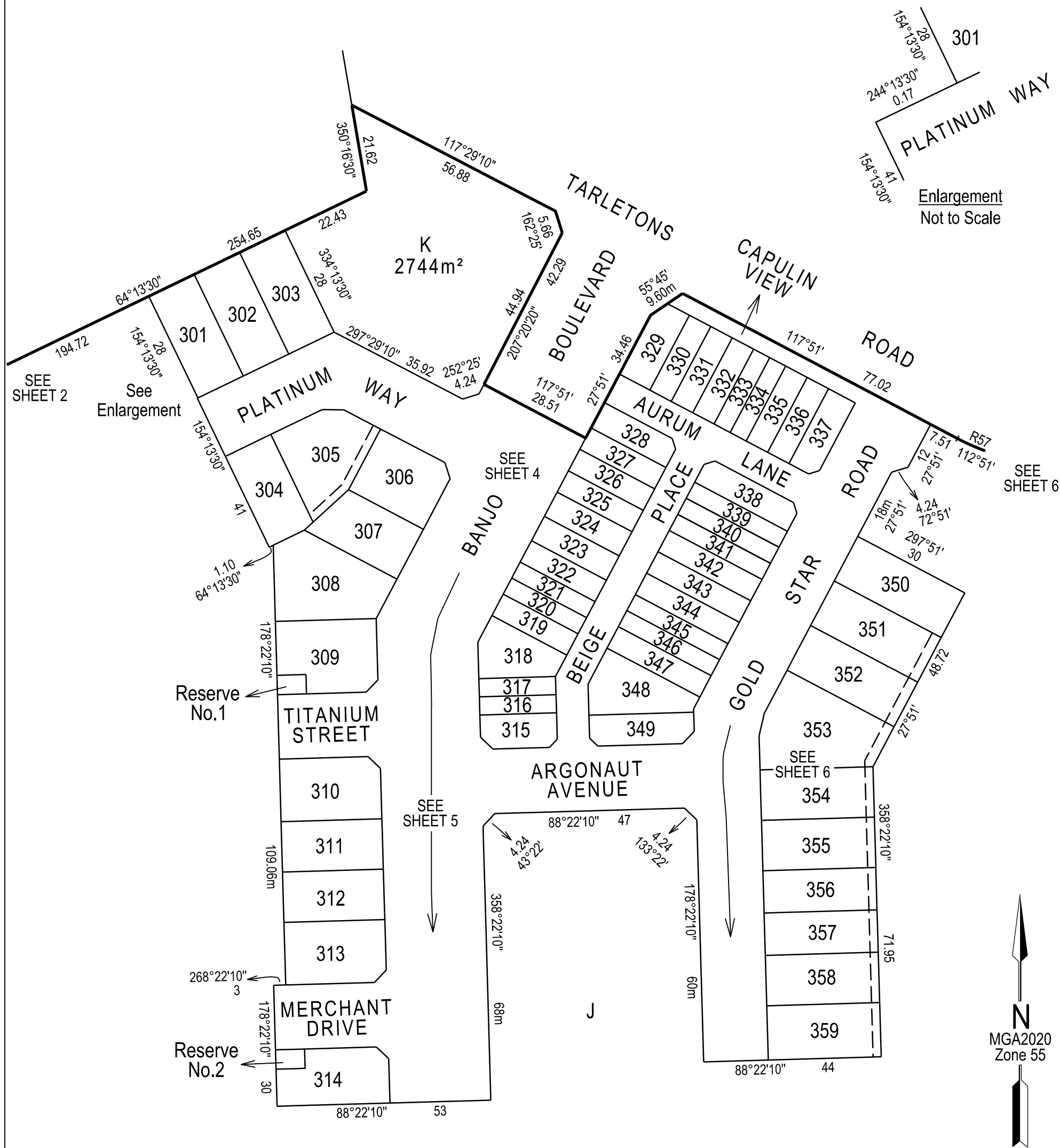


BLINDS
Mist

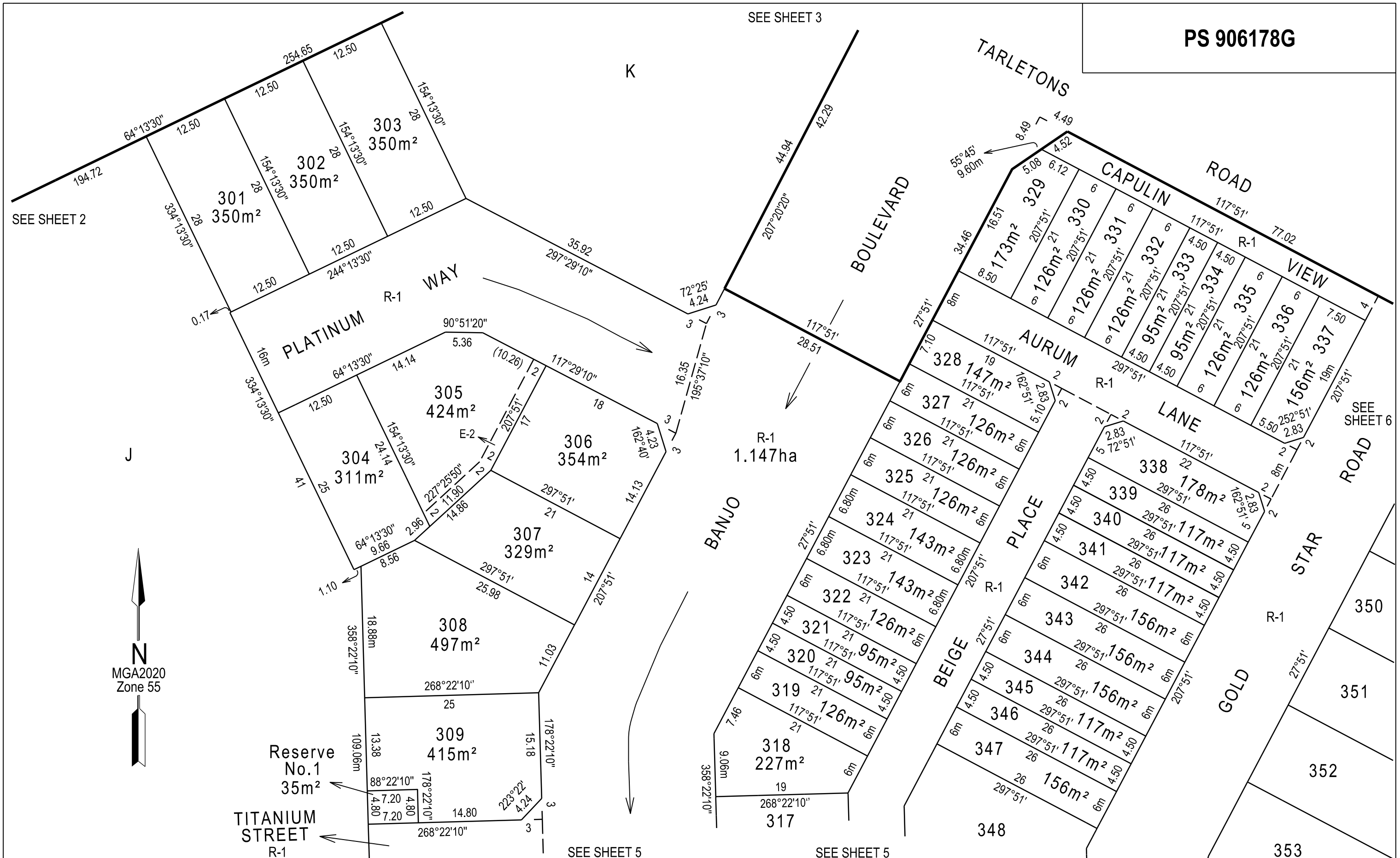


PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 906178G	
<div>LOCATION OF LAND</div> <div>PARISH:Maribyrnong</div> <div>TOWNSHIP:-</div> <div>SECTION:B</div> <div>CROWN ALLOTMENT:4 (Part)</div> <div>CROWN PORTION:-</div> <div>TITLE REFERENCE:Vol.Fol.</div> <div>LAST PLAN REFERENCE:Lot H PS 906174Q</div> <div>POSTAL ADDRESS:365 - 413 Beattys Road Fraser Rise 3336</div> <div>MGA2020 Co-ordinates (of approx centre of land in plan)E 297 590 ZONE: 55 N 5 824 400</div>				<div>Council Name: Melton City Council</div> <div>SPEAR Reference Number: S198143T</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots A to I (both inclusive) has been omitted from this plan.</div> <div>Lots 1 to 300 (both inclusive) have been omitted from this plan.</div> <div>See Sheet 8 for Creation of Restrictions.</div> <div>Estate:Westwood Place</div> <div>Development No.:3</div> <div>No. of Lots:59</div> <div>Area:2.792 ha</div> <div>Melways:355 J3</div>			
Road R-1 Reserve No.1 Reserve No.2		City of Melton Powercor Australia Ltd Powercor Australia Ltd					
NOTATIONS							
Depth Limitation: 15.24 metres applies to all the land in this plan.							
<div>Survey: This plan is/is not based on survey. Refer to PS 831898K. This survey has been connected to Kororoit permanent marks no(s) 17, 21, 52, 53 & 56.</div> <div>Staging: This is/is not a staged subdivision. Planning Permit No. PA2020/7014/1.</div>							
EASEMENT INFORMATION							
<div>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</div> <div>Pursuant to Section 12(2) Subdivision Act 1988, land formerly defined by Lot A in PS 831898K is affected by implied easements set apart in PS 831898K.</div>							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1 & E-6 E-2 E-5 & E-6	Sewerage Drainage Drainage	See Diag. See Diag. See Diag.	PS 847344S This Plan PS 847344S	Greater Western Water Corporation City of Melton City of Melton			
<div>CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS</div> <div>SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au</div>		SURVEYORS FILE REF: 1280/Stg 3 VERSION: 5		ORIGINAL SHEET SIZE: A3	SHEET 1 of 8		
		Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (5), 19/01/2023, SPEAR Ref: S198143T					



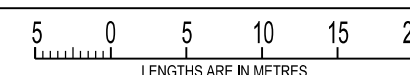


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SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
PH (03) 9775 4555 www.charltondegg.com.au

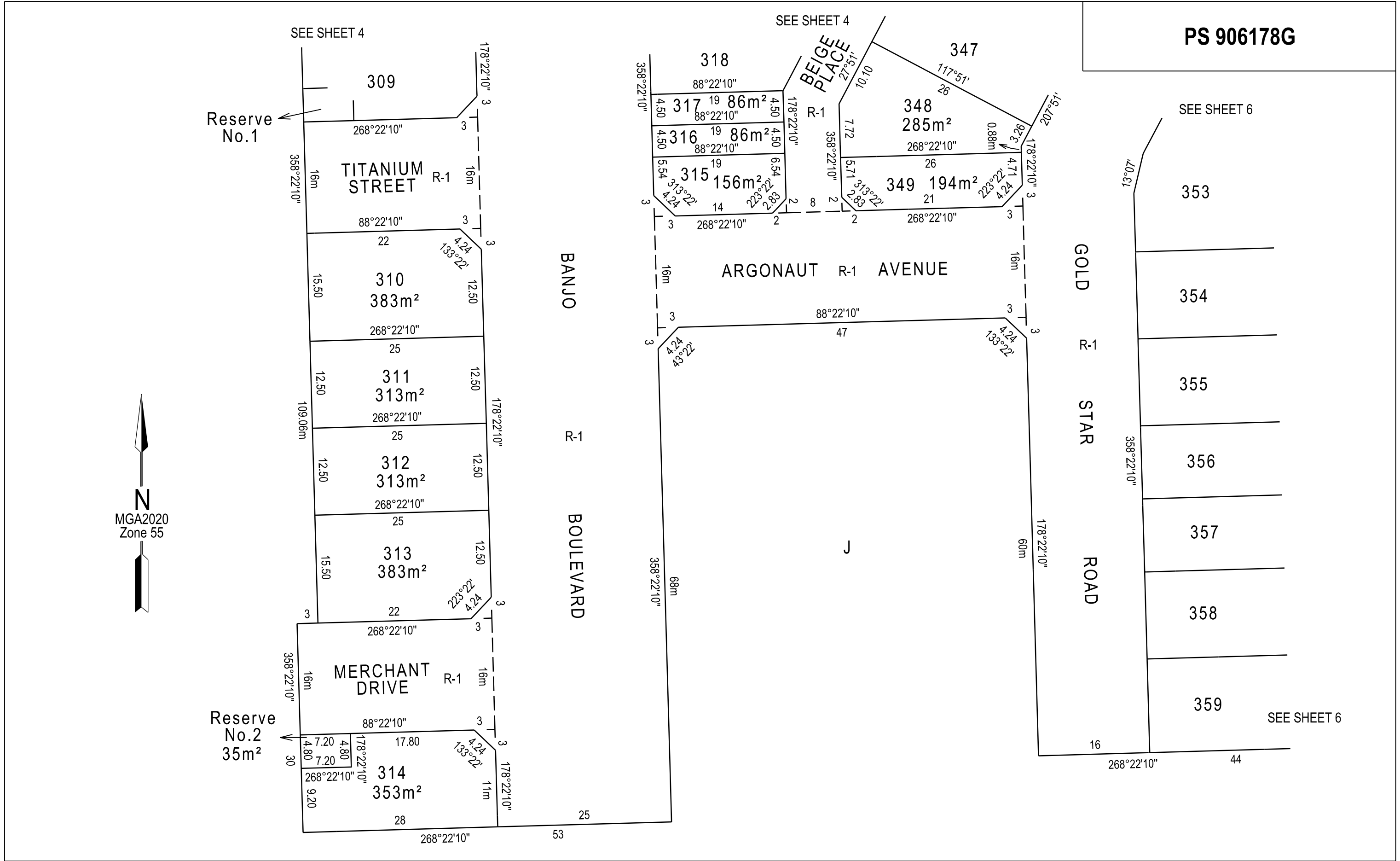
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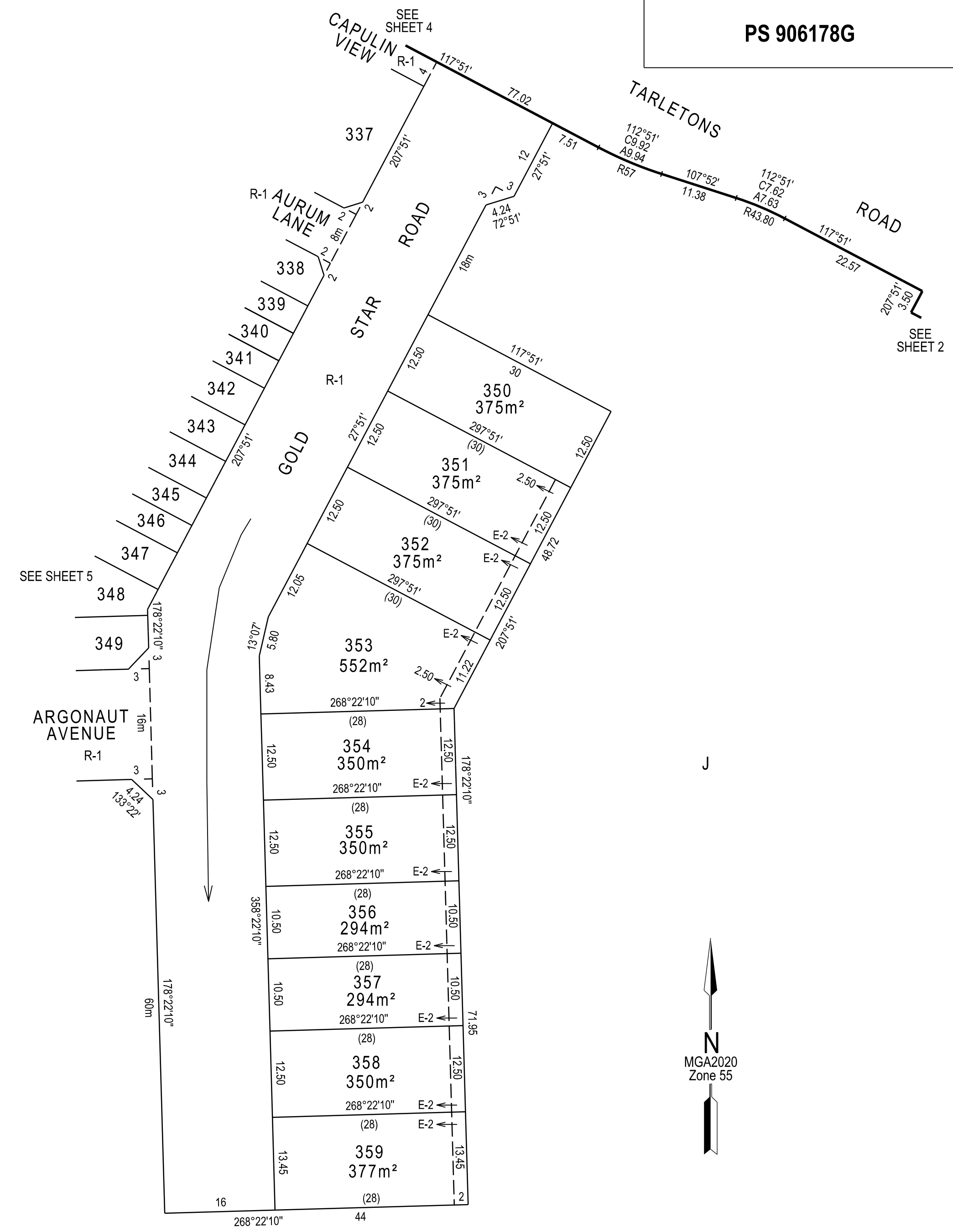


ORIGINAL SHEET
SIZE: A3

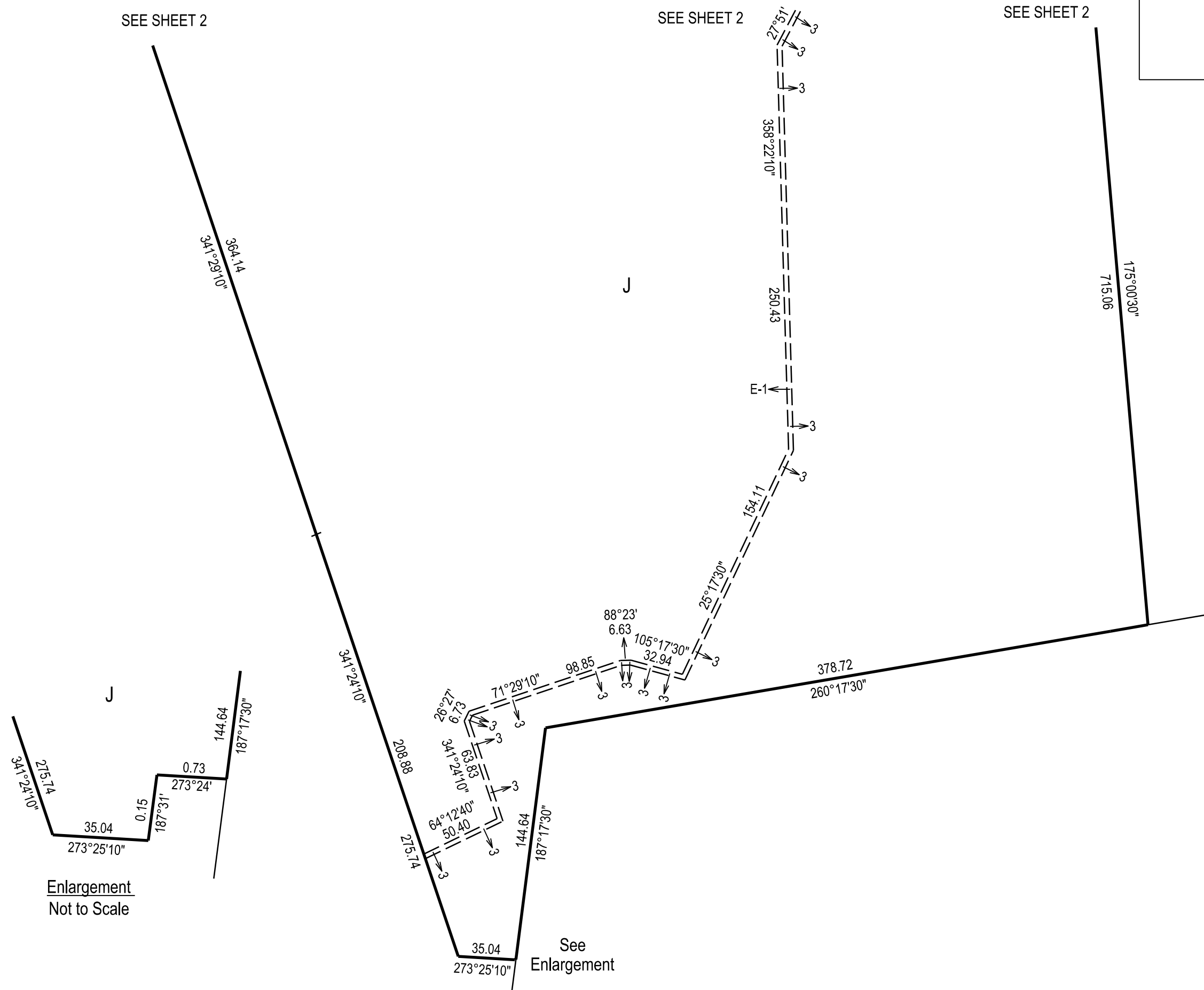
SHEET 4

Digitally signed by: Michael Neylan Degg, Licensed
Surveyor,
Surveyor's Plan Version (5),
19/01/2023. SPEAR Ref: S198143T



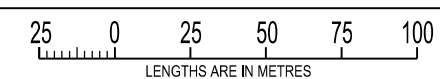


PS 906178G



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930
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SCALE
1:2500



ORIGINAL SHEET
SIZE: A3

SHEET 7

Digitally signed by: Michael Neylan Degg, Licensed
Surveyor,
Surveyor's Plan Version (5),
19/01/2023, SPEAR Ref: S198143T






RENTAL APPRAISAL

Date: 02/10/2024

Property Address: Westwood Place, Fraser Rise VIC 3336

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:

2  1  1 	Recommended Rent: \$ 450 - \$ 490 p/w
3  2  2 	Recommended Rent: \$ 510 - \$ 550 p/w

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