

CAMBRIDGE 22

PORTSEA FACADE

 4.0  2.0  2.0

HOUSE & LAND

APLACE
BY GLENVILL

CAMBRIDGE 22

PORTSEA FACADE

\$598,310

 4.0  2.0  2.0









Facade as shown may be altered to suit developer requirements—lighting and landscaping are indicative only.

LOT 3141 LARAPINTA ENTRANCE, WERRIBEE HARPLEY ESTATE

HOUSE AREA	200.62m ²	HOUSE PRICE	\$262,310
LAND AREA	508m ²	LAND PRICE	\$336,000
TITLE RELEASE	MAR 2018	TOTAL PRICE	\$598,310

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



NOTE: Minimum lot size may vary depending on the estate design guidelines and building envelopes.
Floor plan areas may vary slightly in size depending on facade selection. Floor plans shown are not to scale.
Floor plan may be mirrored to suit garage crossover location.

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MELBOURNE
480 CHURCH STREET,
CREMORNE VIC 3121
P (03) 9573 8393

BRISBANE
SUITE 2.14, LEVEL 1 (BUSINESS & TECHNOLOGY PRECINCTS)
7 CLUNIES ROSS COURT, EIGHT MILE PLAINS QLD 4113
P (03) 9573 8393

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VICTORIA

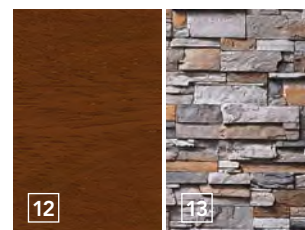
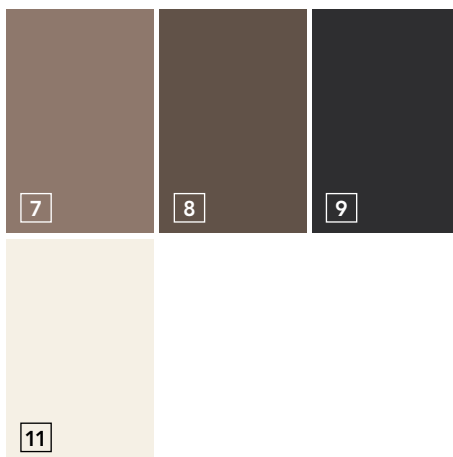
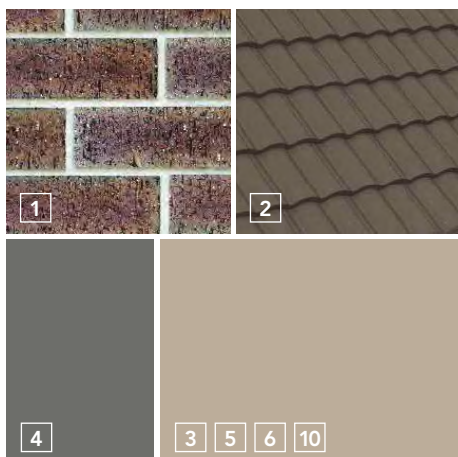
EXTERNAL COLOUR SCHEMES

5 DISTINCTIVE COLOUR SCHEMES
FOR YOU TO CHOOSE YOUR
PERFECT STYLE.



EXTERNAL COLOUR SCHEMES

CONCEPT 01



HARD FINISHES

1. AUSTRAL SETTLERS PEPPERWOOD Brick
2. BORAL MACQUARIE SHALE Roofing
3. COLORBOND DUNE Fascia
Garage Door / Contemporary Profile
4. COLORBOND BASALT Gutters
Downpipes
Wall Flashing
5. A&L DUNE Windows

PAINT FINISHES

6. WATTYL COLORBOND DUNE 100% Render 1
Front Verandah Post
7. WATTYL COLORBOND DUNE 250% Render 2
8. BRISTOL PEPPERCORN 100% Render 3 (where applicable)
9. WATTYL COLORBOND MONUMENT 100% (GLOSS)
Front Door
10. WATTYL COLORBOND DUNE 100% Timber Front Door Frame
11. WATTYL FLOKATI 100% Eaves & Soffits

FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING STAIN—BARK
Front Windows & Door
13. BORAL PRO-FIT LEDGESTONE PLATINUM
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

NOTE: External colours are subject to developers approval. Some colours may change as per developers request. Colours and finishes displayed are for illustration purposes only.

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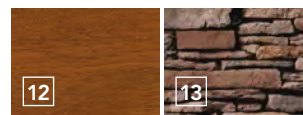
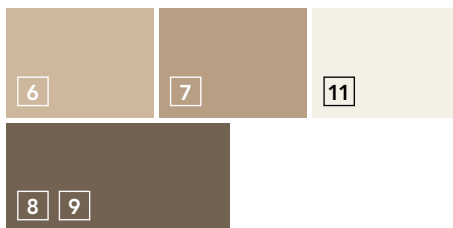
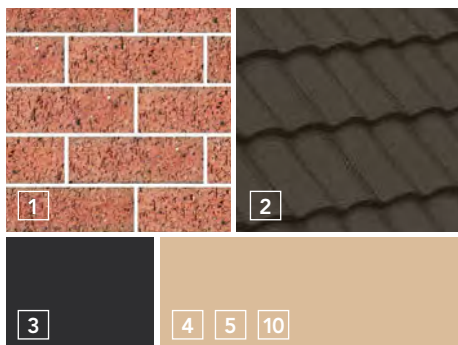
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CONCEPT 02



HARD FINISHES

1. AUSTRAL SETTLERS MANNAGUM Brick
2. BORAL MACQUARIE GUNMETAL Roofing
3. COLORBOND MONUMENT Gutters Downpipes
4. COLORBOND PAPERBARK Fascia Garage Door / Contemporary Profile Wall Flashings
5. A&L MERINO Windows

PAINT FINISHES

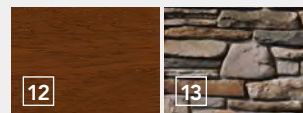
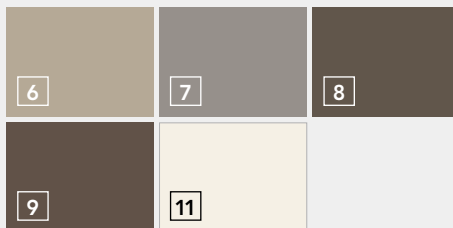
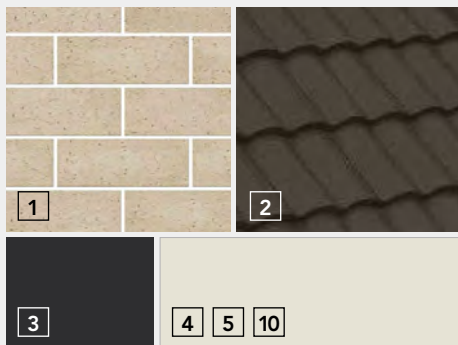
6. BRISTOL TINDERBOY 100% Render 1
7. DULUX GNU TAN 100% Render 2 Front Verandah Post
8. DULUX HAROLD 100% Render 3 (where applicable)
9. DULUX HAROLD 100% (GLOSS) Front Door
10. WATTYL COLORBOND PAPERBARK 100% Timber Front Door Frame
11. WATTYL FLOKATI 100% Eaves & Soffits

FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING STAIN—KEMPAS Front Windows & Door
13. BORAL PRO-FIT LEDGESTONE CHARDONNAY Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

CONCEPT 03



HARD FINISHES

1. AUSTRAL INDULGENCE PRALINE Brick
2. BORAL MACQUARIE GUNMETAL Roofing
3. COLORBOND MONUMENT Gutters Downpipes Garage Door / Contemporary Profile Wall Flashings
4. COLORBOND SURFMIST Fascia
5. A&L SURFMIST Windows

PAINT FINISHES

6. DULUX LINSEED 100% Render 1
7. DULUX MOLE GREY 200% Render 2 Front Verandah Post
8. DULUX MOLE GREY 400% Render 3 (where applicable)
9. BRISTOL PEPPERCORN 100% (GLOSS) Front Door
10. WATTYL COLORBOND SURFMIST 100% Timber Front Door Frame
11. WATTYL FLOKATI 100% Eaves & Soffits

FEATURE UPGRADES

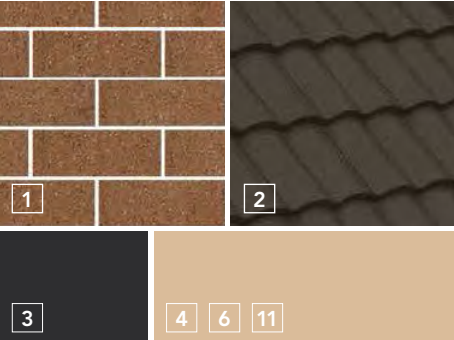
12. WATTYL WEATHERGUARD DECKING STAIN—BARK Front Windows & Door
13. BORAL PRO-FIT COUNTRY LEDGESTONE ASPEN Feature Stone Cladding

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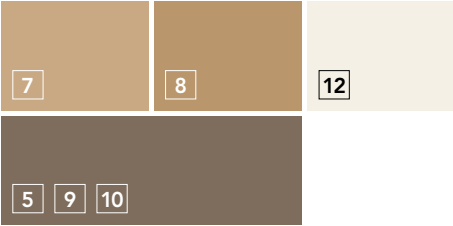
EXTERNAL COLOUR SCHEMES

CONCEPT 04



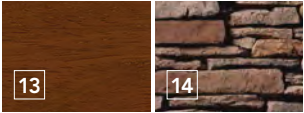
HARD FINISHES

1. AUSTRAL HARVEST BUCKWHEAT Brick
2. BORAL MACQUARIE GUNMETAL Roofing
3. COLORBOND MONUMENT Gutters Downpipes
4. COLORBOND PAPERBARK Fascia Wall Flashing
5. COLORBOND JASPER Garage Door / Contemporary Profile
6. A&L MERINO Windows



PAINT FINISHES

7. WATTYL COLORBOND BEIGE 100% Render 1 Front Verandah Post
8. WATTYL COLORBOND BEIGE 250% Render 2
9. WATTYL COLORBOND JASPER 100% Render 3 (where applicable)
10. WATTYL COLORBOND JASPER 100% (GLOSS) Front Door
11. WATTYL COLORBOND MERINO 100% Timber Front Door Frame
12. WATTYL FLOKATI 100% Eaves & Soffits



FEATURE UPGRADES

13. WATTYL WEATHERGUARD DECKING STAIN—BARK Front Windows & Door
14. BORAL PRO-FIT ALPINE LEDGESTONE CHARDONNAY Feature Stone Cladding

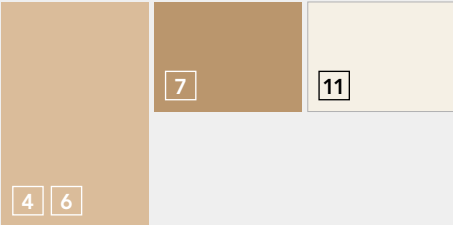
NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

CONCEPT 05



HARD FINISHES

1. AUSTRAL SETTLERS BEECHWOOD Brick
2. BORAL MACQUARIE WALNUT Roofing
3. COLORBOND JASPER Gutters Downpipes Wall Flashing Garage Door / Contemporary Profile
4. COLORBOND PAPERBARK Fascia
5. A&L JASPER Windows



PAINT FINISHES

6. WATTYL COLORBOND PAPERBARK Render 1
7. WATTYL COLORBOND BEIGE 200% Render 2 Front Verandah Post
8. WATTYL COLORBOND JASPER 100% Render 3 (where applicable)
9. WATTYL COLORBOND JASPER 100% (GLOSS) Front Door
10. WATTYL COLORBOND JASPER 100% Timber Front Door Frame
11. WATTYL FLOKATI 100% Eaves & Soffits



FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING STAIN—KEMPAS Front Windows & Door
13. BORAL CORAL STONE FOSSIL REEF Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

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VICTORIA

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CREATE YOUR PERFECT HOME
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INTERNAL COLOUR SCHEMES

CONCEPT 01



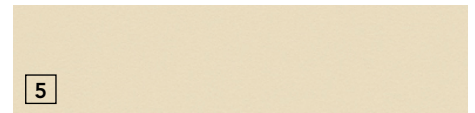
PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



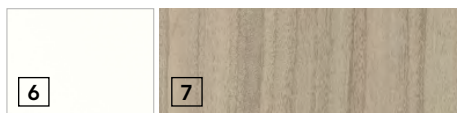
CARPETS

3. NORTH SOUTH FRENCH TOAST
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580
Carpet / Double Storey Only



BENCH TOPS

5. LAMINEX PUMICE 322 NATURAL FINISH
Kitchen, Bathroom, Ensuite & Powder Room



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX AVIGNON WALNUT 006
NATURAL FINISH
Overhead Cabinets in Kitchen Cabinets in
Bathroom, Ensuite & Powder Room



FLOOR TILES

8. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond, Laundry, Bathroom,
Ensuite & Powder Room, Entry, Kitchen,
Meals & Family



WALL TILES

9. BEAUMONT ASH LATTE 100X300
Laid Stack Bond Horizontal
Kitchen & Laundry
10. BEAUMONT GLOSS WHITE 100X300
Laid Stack Bond Horizontal
Bathroom, Ensuite & Powder Room



OPTIONAL UPGRADES

11. ROCKPOOL FISH TAIL 1184
Timber Look Laminated Flooring
12. CAESARSTONE OSPREY
Kitchen, Bathroom, Ensuite & Powder
Room Benchtops
13. DULUX PRECIOUS NICKEL PEARL
Kitchen Glass Splashback

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INTERNAL COLOUR SCHEMES

CONCEPT 02



PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX SUBLIME TEAK 288
NATURAL FINISH
Overhead Cabinets in Kitchen Cabinets in
Bathroom, Ensuite & Powder Room



CARPETS

3. OZPRO MID BEIGE 87
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550
Carpet / Double Storey Only

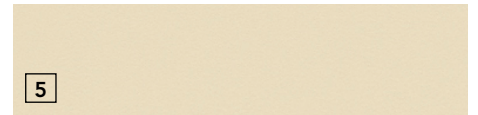


FLOOR TILES

8. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond, Laundry, Bathroom,
Ensuite & Powder Room, Entry, Kitchen,
Meals & Family

OPTIONAL UPGRADES

11. ROCKPOOL DRY DOCK 1754
Timber Look Laminated Flooring



BENCH TOPS

5. LAMINEX PUMICE 322 NATURAL FINISH
Kitchen, Bathroom, Ensuite & Powder Room



WALL TILES

9. BEAUMONT GLOSS CREME 100X300
Laid Stack Bond Horizontal
Kitchen & Laundry
10. BEAUMONT GLOSS WHITE 100X300
Laid Stack Bond Horizontal
Bathroom, Ensuite & Powder Room
12. CAESARSTONE ICE SNOW
Kitchen, Bathroom, Ensuite & Powder
Room Benchtops
13. DULUX GNU TAN
Kitchen Glass Splashback

CONCEPT 03



PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX JERICO 039 NATURAL FINISH
Overhead Cabinets in Kitchen Cabinets in
Bathroom, Ensuite & Powder Room



CARPETS

3. NORTH SOUTH FRENCH TOAST
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580
Carpet / Double Storey Only

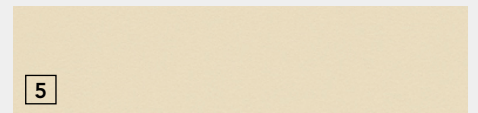


FLOOR TILES

8. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond, Laundry, Bathroom,
Ensuite & Powder Room, Entry, Kitchen,
Meals & Family

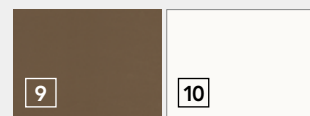
OPTIONAL UPGRADES

11. ROCKPOOL FISH TAIL 1184
Timber Look Laminated Flooring



BENCH TOPS

5. LAMINEX PUMICE 322 NATURAL FINISH
Kitchen, Bathroom, Ensuite & Powder Room



WALL TILES

9. BEAUMONT GLOSS MOCHA 100X300
Laid Stack Bond Horizontal
Kitchen & Laundry
10. BEAUMONT GLOSS WHITE 100X300
Laid Stack Bond Horizontal
Bathroom, Ensuite & Powder Room
12. CAESARSTONE OSPREY
Kitchen, Bathroom, Ensuite & Powder
Room Benchtops
13. REGENCY MIRASTAR MIRRORED FINISH
Kitchen Glass Splashback

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INTERNAL COLOUR SCHEMES

CONCEPT 04



PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Satin)



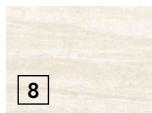
CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX ESPRESSO LIGNA 273
NATURAL FINISH
Overhead Cabinets in Kitchen Cabinets in
Bathroom, Ensuite & Powder Room



CARPETS

3. NORTH SOUTH FRENCH TOAST
Carpets / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580
Carpet / Double Storey Only



FLOOR TILES

8. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond
Laundry, Bathroom, Ensuite & Powder Room,
Entry, Kitchen, Meals & Family

OPTIONAL UPGRADES

11. ROCKPOOL LONG PIER 1334
Timber Look Laminated Flooring



BENCH TOPS

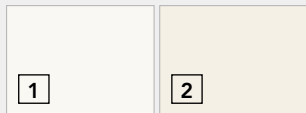
5. LAMINEX STIPPLE HEMP 861
NATURAL FINISH
Kitchen, Bathroom, Ensuite & Powder Room



WALL TILES

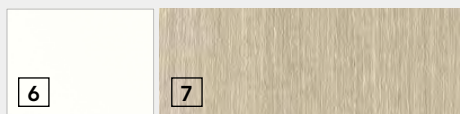
9. BEAUMONT GLOSS CREME 100X300
Laid Stack Bond Horizontal
Kitchen & Laundry
10. BEAUMONT GLOSS WHITE 100X300
Laid Stack Bond Horizontal
Bathroom, Ensuite & Powder Room
12. CAESARSTONE LINEN
Kitchen, Bathroom, Ensuite & Powder
Room Benchtops
13. WATTYL FLOKATI
Kitchen Glass Splashback

CONCEPT 05



PAINT FINISHES

1. WATTYL FLOKATI 50%
Ceilings
2. WATTYL FLOKATI 100%
Walls, Architraves, Skirtings & Doors (Gloss)



CABINETS

6. FORMICA WARM WHITE
Base Cabinets in Kitchen
7. LAMINEX WHITE WASHED OAK 041
NATURAL FINISH
Overhead Cabinets in Kitchen Cabinets in
Bathroom, Ensuite & Powder Room



CARPETS

3. OZPRO MID BEIGE 87
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550
Carpet / Double Storey Only

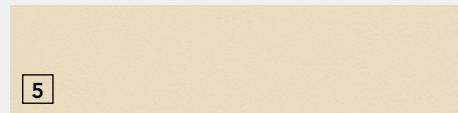


FLOOR TILES

8. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond
Laundry, Bathroom, Ensuite & Powder Room,
Entry, Kitchen, Meals & Family

OPTIONAL UPGRADES

11. ROCKPOOL SALTY SAILOR 1574
Timber Look Laminated Flooring



BENCH TOPS

5. LAMINEX PUMICE 322 NATURAL FINISH
Kitchen, Bathroom, Ensuite & Powder Room



WALL TILES

9. BEAUMONT COOPS WHITE 300X600
Laid Stack Bond Horizontal
Kitchen & Laundry
10. BEAUMONT GLOSS WHITE 100X300
Laid Stack Bond Horizontal
Bathroom, Ensuite & Powder Room
12. CAESARSTONE OSPREY
Kitchen, Bathroom, Ensuite & Powder
Room Benchtops
13. REGENCY MIRASTAR MIRRORED FINISH
Kitchen Glass Splashback

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VICTORIA

TURNKEY INCLUSIONS

A HOME IS A HOUSE MADE FOR
YOU—WITH OUR EXPANSIVE
TURNKEY INCLUSIONS **APLACE**
BY GLENVILL ENSURES YOU HAVE
EVERYTHING YOU NEED
IN OUR MOVE-IN READY HOMES.



TURNKEY INCLUSIONS

HOME AND LAND

GENERAL

Member of MBA & HIA
Member of Glenvill Group of Companies
Insurance with home owners warranty
6 year 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
Allowance for balanced cut/fill up to 300mm
Termite treatment (Part A & B)
Temporary fencing
Roof guard rail/fall protection
Crushed rock access drive

CONNECTIONS

Stormwater, sewer & underground power included
Telephone & electricity standard connection fees by owner

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 with rendered features to front elevation

ROOFING

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 AND COOLING

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

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND 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 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)

TURNKEY INCLUSIONS

HOME AND LAND

DOOR FURNITURE

Chrome entrance set to front door & rear garage door
Deadbolt to front door & garage internal access door
Chrome levers to room doors
Chrome bar pulls to all cupboard doors
Weatherstrip to front door & internal access door to garage door stops

TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, 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

Solagard 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 paraflows (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 devices)
Smoke detectors (direct wired with battery back up)

KITCHEN

Laminate base cabinets with postformed benchtops
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
Gooseneck chrome mixer tap

LAUNDRY

Stainless steel trough & white acrylic cabinet
Hot & cold washing machine connections
Gooseneck chrome mixer tap

BATHROOM AND ENSUITE

Laminate vanity cabinets with postformed benchtops
Polished edge mirror to full width of vanities
Square feature basins (white with chrome waste & overflow)
Toilet suites (white with chrome flush button)
1675mm 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 & soap dish

GARAGE

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

PORCH / ALFRESCO

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

LANDSCAPING

Drought resistant garden & plants to front & rear
instant lawn to front & rear

FENCING

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

PAVING

Coloured concrete driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours
Colorbond fold out clothesline to rear yard

NOTE: APlace by Glenvill reserves the right to vary or substitute items or brand names according to availability.

APLACE
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BRISBANE
SUITE 2.14, LEVEL 1 (BUSINESS & TECHNOLOGY PRECINCTS)
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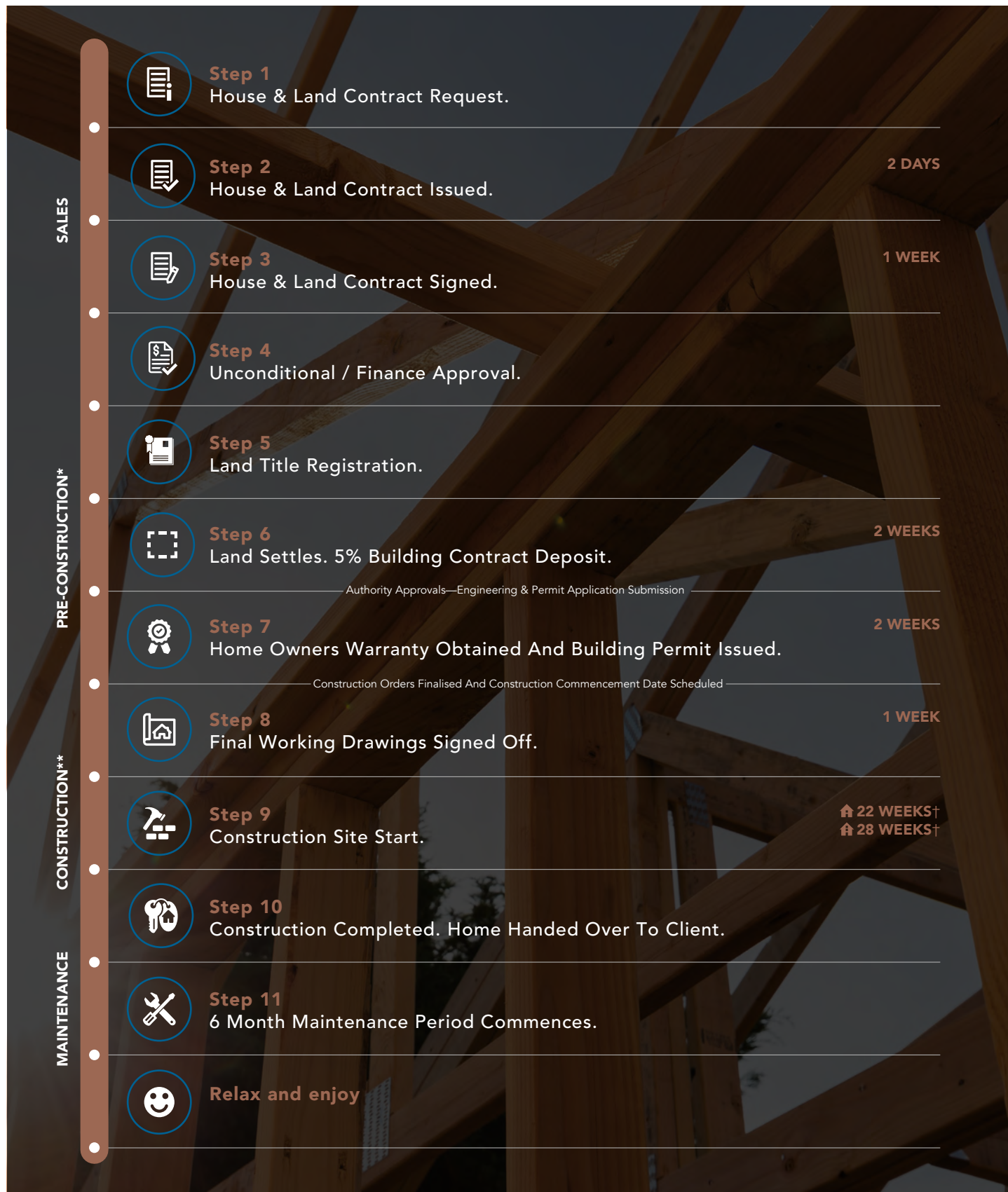
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ITSELF ON STREAMLINING THE
BUILD PROCESS. FROM SELECTION
TO MOVING IN, YOU WILL BE
INVOLVED IN EACH STEP OF
THE PROCESS.



BUILD PROCESS

APLACE BY GLENVILL



NOTE:

*Job will not progress to pre-construction until written proof of capacity to cover full construction costs has been presented. Pre-construction timing is variable & will depend on when land is expected to title.

**Job will not progress to construction until Final Working Drawings (FWDs) have been signed and returned.

†Based on average build time.

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