



## MANLY

\* All illustrations & floor plans are artistic impressions & should only be used as a visual aid.

4 2 2 6



LOT 16  
SIZE 35100m<sup>2</sup>  
PRICE \$426,200



DESIGN MANLY  
SIZE 199.78m<sup>2</sup>  
PRICE \$353,700



**\$779,900**

\*\*Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.

Lot 16  
Martin Close Subdivision  
**SOUTH MORANG**



House & Land Package

# MANLY

4 2 2 6



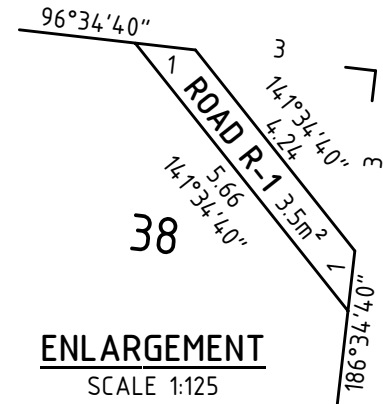


## ITEMS INCLUDED IN THE CONTRACT PRICE

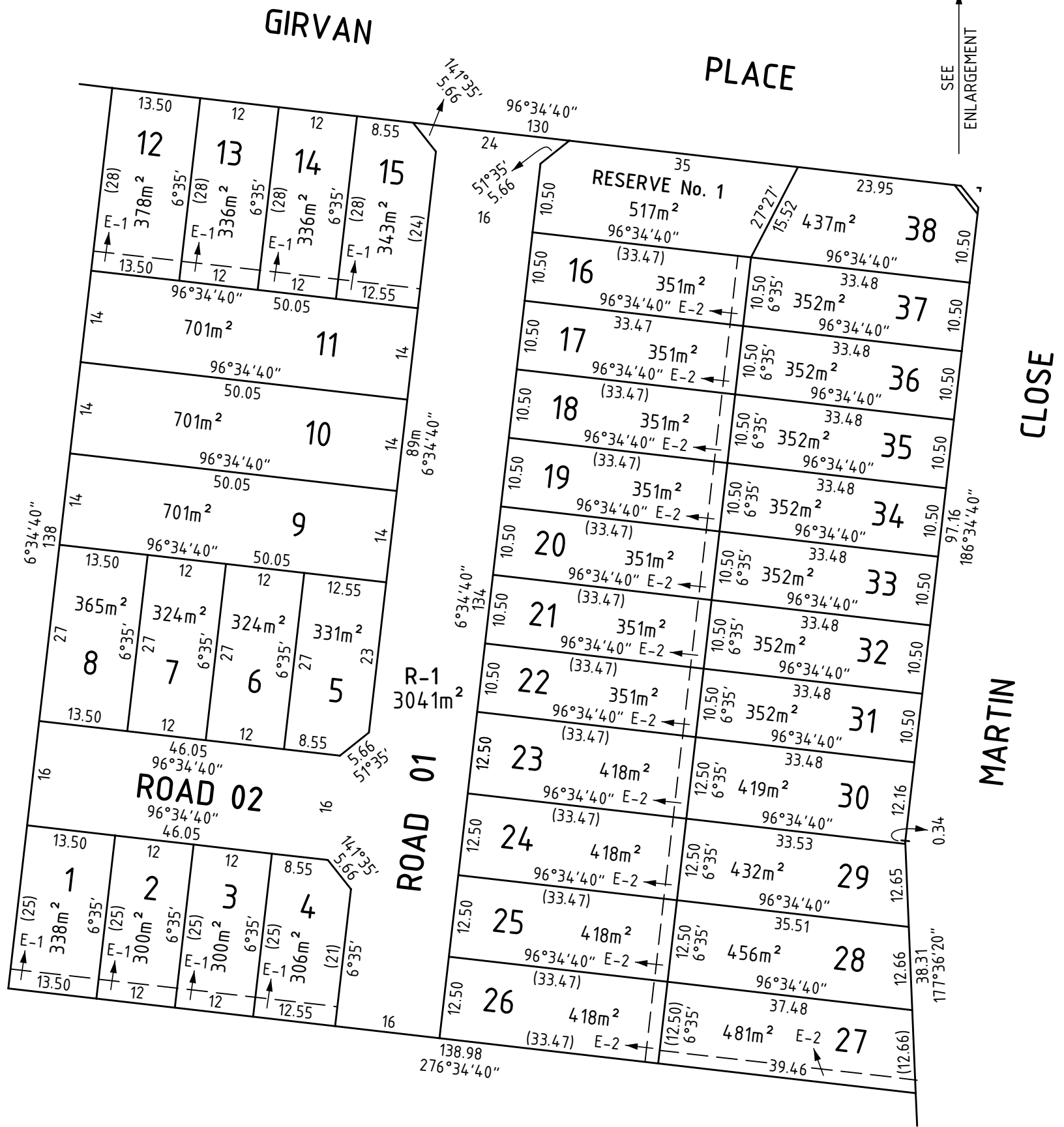
- Contract: Full Turnkey
- Roof: Colorbond Custom Orb
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Hotplate: Stainless steel 60cm Gas cooktop
- Outdoor Living Area: Under Roof if included on plans
- Lighting/ fan package: White downlights throughout house
- Kitchen: Stainless Steel Appliances
- Dishwasher: Included to match appliances
- Hotwater: Solar with Gas Booster
- Security package: Flyscreens to windows
- Air conditioning: 1 Split System & ducted gas heating
- Internal doors: Flush Panel
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- External Concrete: Coloured Concrete
- Window Cov: Roller Blinds To Windows & Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Metal Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Landscaping: Standard landscaping package
- Fencing to complete property

## WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6.5 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



MGA 94 ZONE 55

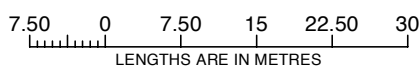


**FarrenGroup**  
Creating New Boundaries

74 Maribyrnong Street  
Footscray 3011  
Phone 9689 1000  
Fax 9689 1002  
admin@farrengroup.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE  
1:750



LICENSED SURVEYOR: ROBERT J. SIGNORINI

REF: 10637  
VERSION: 01

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure including house Connections AND be founded a minimum 300mm below the zone of influence.

All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.

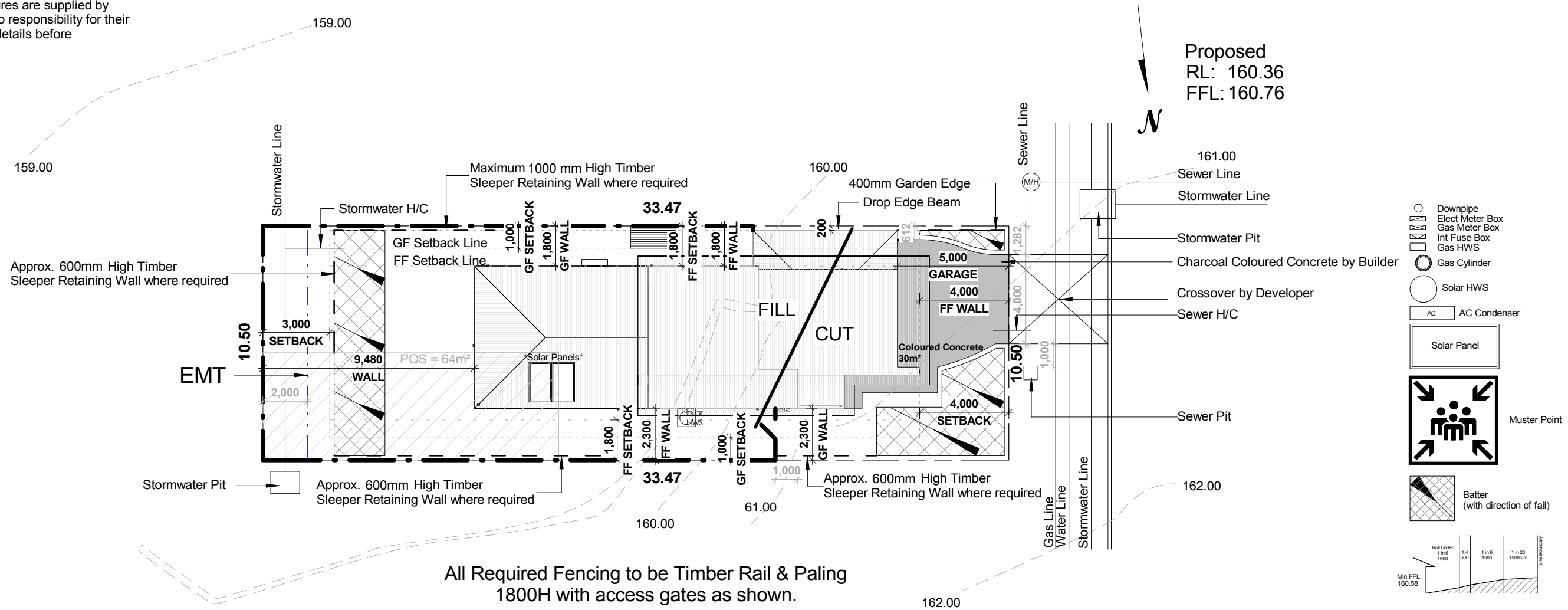
**DISCLAIMER:**

Site levels, services and existing structures are supplied by others, therefore Impact Homes takes no responsibility for their accuracy. The builder should verify all details before commencing work.

**NOTE**

PLANS AND COSTING ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; COVENANT/CERTIFICATION/COUNCIL FEEDBACK AND ENVIRONMENTAL OVERLAYS/HAZARDS.

**IMPORTANT NOTE:**  
NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.



**1 Site Plan**  
1 : 200

	CLIENT	Parish: County: Map Ref: Local Authority: Whittlesea City Council Wind Rating: Area of Land: 351m2 Site coverage: 37% Job Number: 135541 Issue: Prelim Plans Date: 27/03/2018	DESIGN: Manly (MOD)	<b>02 SITE</b>	1 : 200	CLIENT SIGN. SIGN: _____ DATE: ____/____/____
	SITE ADDRESS		DRAWING PROPERTY DETAILS			
Lot 16 Martin Close Subdivision . SOUTH MORANG . VIC . 3752 SP		Ceiling GF 2440 Ceiling FF 2440 Ceiling SF Roof Pitch 25.00° Roof Material Colorbond Eave O'hang 450		#	DATE	DESCRIPTION
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**WINDOWS**

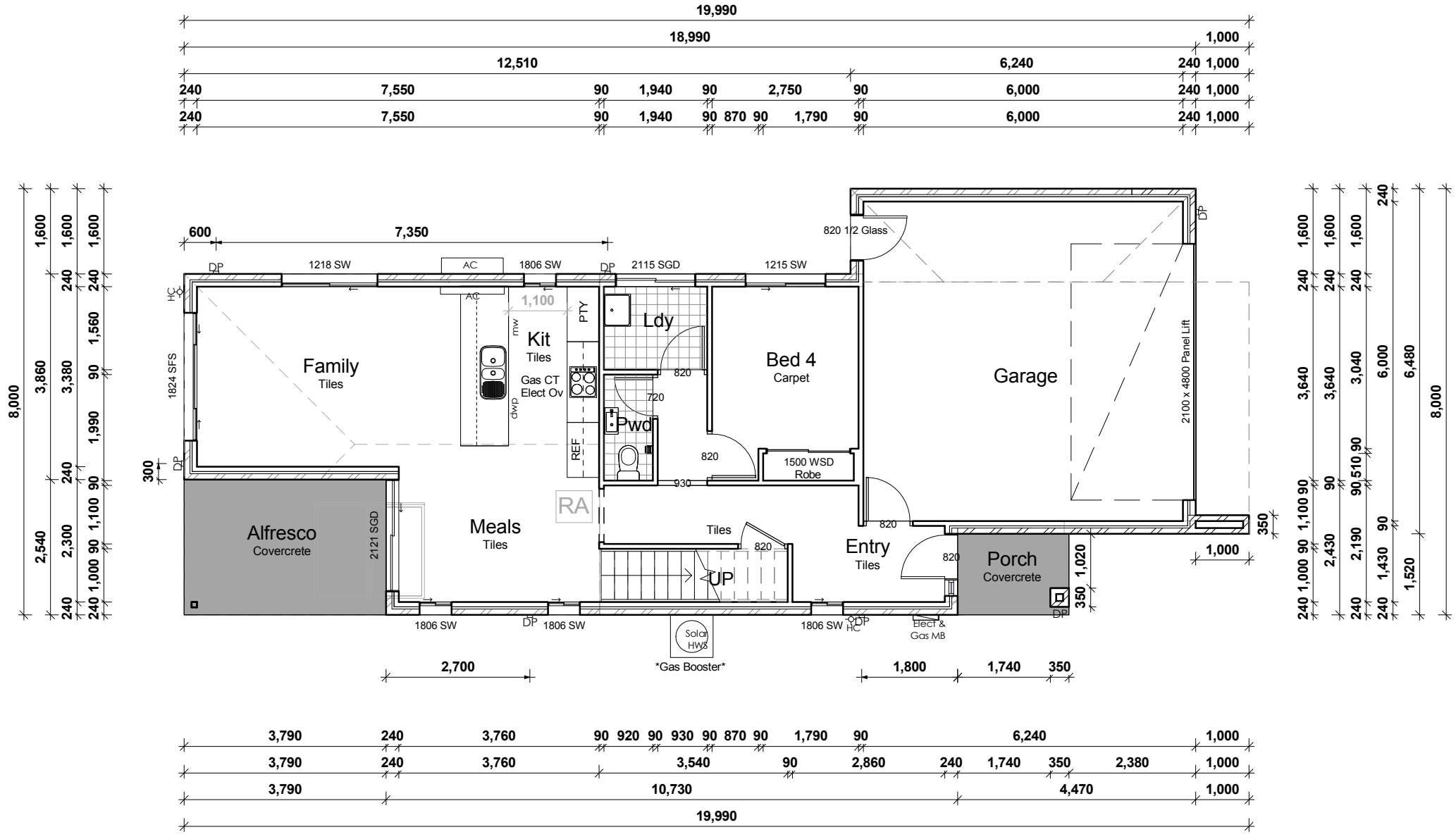
Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

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Floor Areas	
GF Living	75.09 m <sup>2</sup>
Garage	40.39 m <sup>2</sup>
Alfresco	9.63 m <sup>2</sup>
Porch	3.18 m <sup>2</sup>
FF Living	71.49 m <sup>2</sup>
199.78 m <sup>2</sup>	

Ceiling Schedule	
GF Ceiling	102.76 m <sup>2</sup>
FF Ceiling	65.96 m <sup>2</sup>
168.72 m <sup>2</sup>	

Wall Material Takeoff	
Material	Area
Finishes - Interior - Plasterboard	554.03 m <sup>2</sup>



**1** Ground Floor Plan  
 1 : 100

	CLIENT	Parish: _____ County: _____ Map Ref: _____ Local Authority: Whittlesea City Council Wind Rating: _____ Area of Land: 351m2 Site coverage: 37%	DESIGN: Manly (MOD)	03a GROUND FLOOR		1 : 100	CLIENT SIGN.	SIGN: _____																
	SITE ADDRESS			Lot 16 Martin Close Subdivision . SOUTH MORANG . VIC . 3752	DRAWING PROPERTY DESCRIPTION DETAILS Job Number: 135541 Issue: Prelim Plans Date: 27/03/2018			CONSTRUCTION DET.	Ceiling GF 2440 Ceiling FF 2440 Ceiling SF Roof Pitch 25.00° Roof Material Colorbond Eave O'hang 450	AMENDMENTS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	DESCRIPTION											
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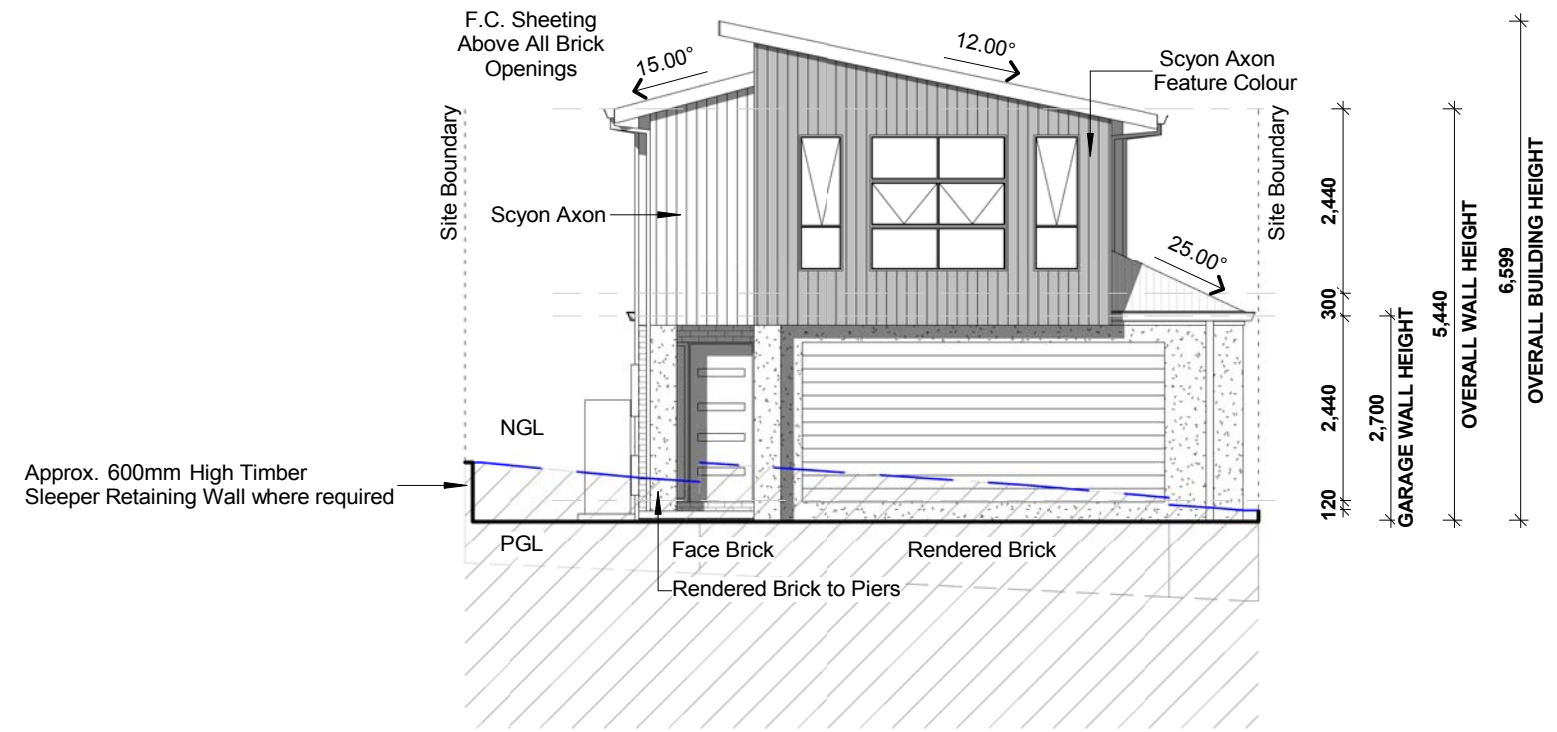




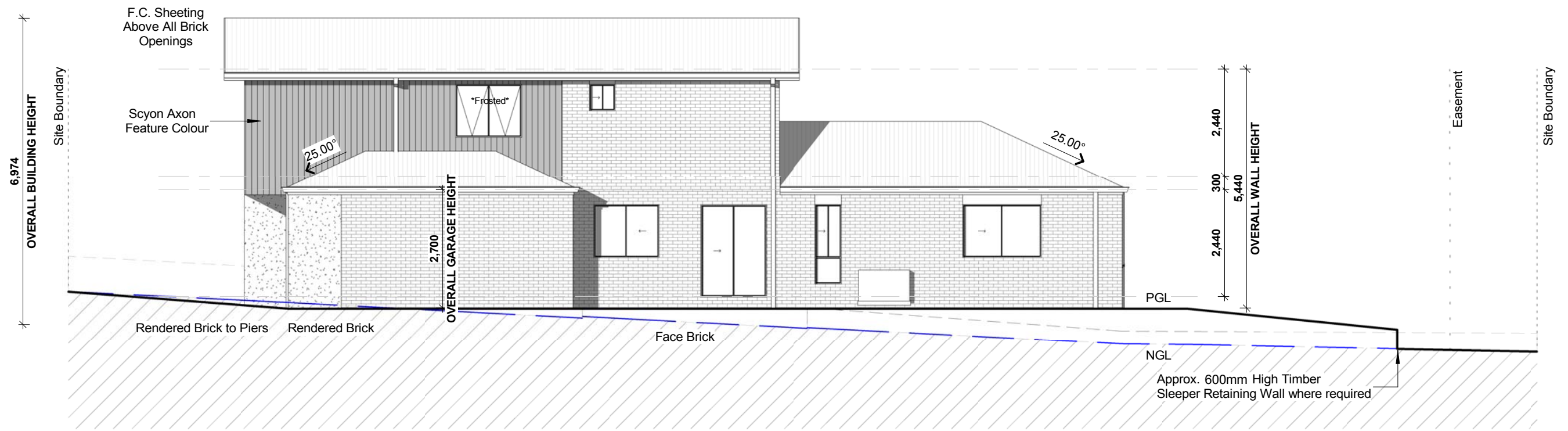
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**1** Elevation A  
1 : 100



**2** Elevation B  
1 : 100



CLIENT	Lot 16 Martin Close Subdivision
	SOUTH MORANG . VIC . 3752
SITE ADDRESS	SP

DRAWING PROPERTY DETAILS	Parish:	
	County:	
	Map Ref:	
	Local Authority:	Whittlesea City Council
	Wind Rating:	
Area of Land:	351m2	
	Site coverage:	37%
Job Number:	135541	
Issue:	Prelim Plans	
Date:	27/03/2018	

CONSTRUCTION DET.	DESIGN:	Manly (MOD)
	Ceiling GF	2440
	Ceiling FF	2440
	Ceiling SF	
	Roof Pitch	25.00°
	Roof Material	Colorbond
	Eave O'hang	450

04 ELEVATION 1			1 : 100
AMENDMENTS	#	DATE	DESCRIPTION

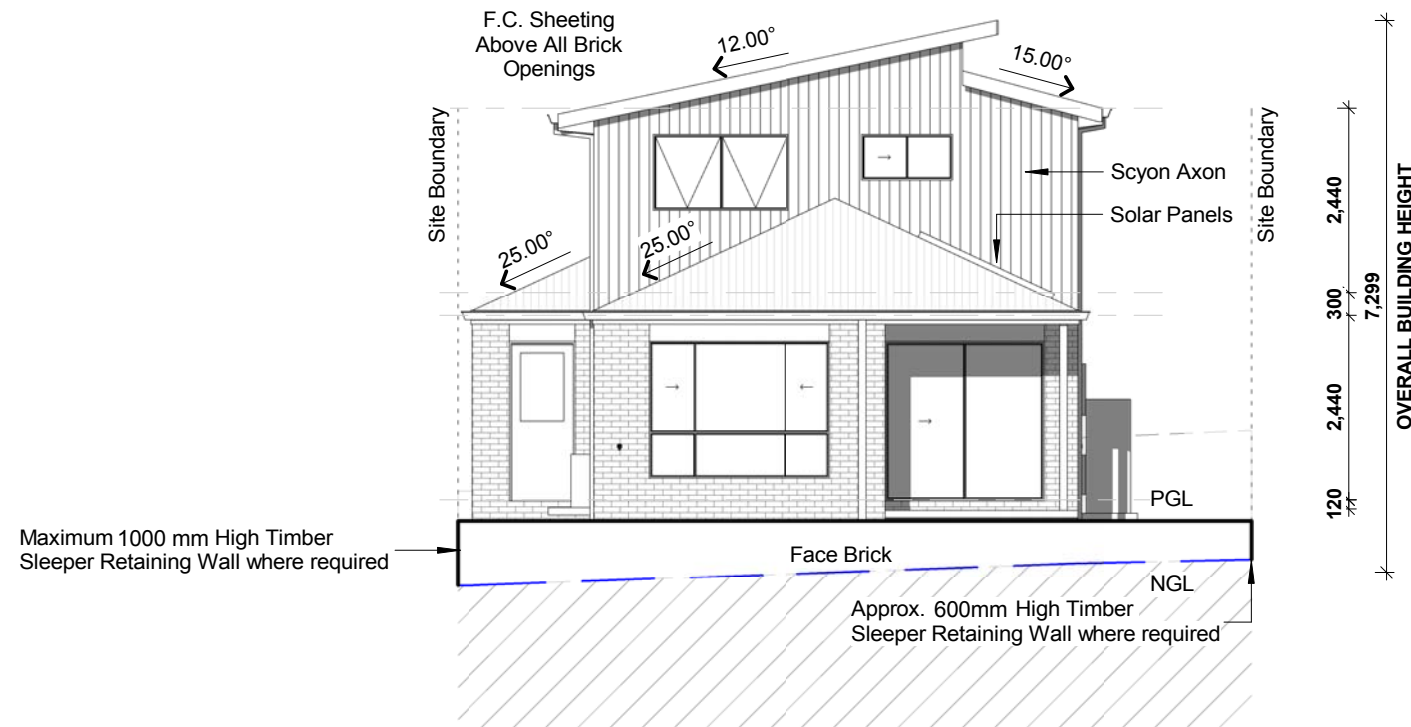
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**1** Elevation C  
1 : 100



**2** Elevation D  
1 : 100



**CLIENT**  
Lot 16 Martin Close Subdivision  
SOUTH MORANG . VIC . 3752  
**SITE ADDRESS**  
SP

**DRAWING PROPERTY DETAILS**  
Parish: County: Map Ref: Local Authority: Whittlesea City Council  
Wind Rating: Area of Land: 351m2 Site coverage: 37%  
Job Number: 135541 Issue: Prelim Plans Date: 27/03/2018

**DESIGN: Manly (MOD)**  
**CONSTRUCTION DET.**  
Ceiling GF 2440  
Ceiling FF 2440  
Ceiling SF  
Roof Pitch 25.00°  
Roof Material Colorbond  
Eave O'hang 450

**04a ELEVATION 2**

**1 : 100**

AMENDMENTS	#	DATE	DESCRIPTION

**CLIENT SIGN.** SIGN: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
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# Electrical Legend

- Elect Meter Box
- Gas Meter Box
- Fuse Box (Int)
- Gas HWS
- Solar HWS
- AC Condenser
- AC Head Unit
- Gas Cylinder
- Solar Panel
- Ceiling Fan
- Ceiling Fanlight (Fluro)
- Exhaust 3 in 1
- Exhaust Fan
- Exhaust Fanlight
- Smoke Detector
- Sgl Fluro Tube 18w
- Dbl Fluro Tube 36w
- Sgl Globe Fluro Oyster
- Dbl Globe Fluro Oyster
- Downlight 240V
- Downlight 12V Low Voltage
- Downlight 12V Pendant
- Downlight Low V Fluro
- Eyeball Light
- Wall Light
- Bunker Light (External)
- Flood Light (Eave)
- Flood Light (Wall)
- Sensor
- Sensor Flood Light
- Batten Holder
- Single GPO
- Double GPO
- Roof Single GPO
- Waterproof Single GPO
- Waterproof Double GPO
- Gas Outlet
- TV Point
- Pay TV Point
- Phone Point
- Data Point
- Door Chime Button
- Door Chime Speaker
- Dimmer Switch
- Isolation Switch

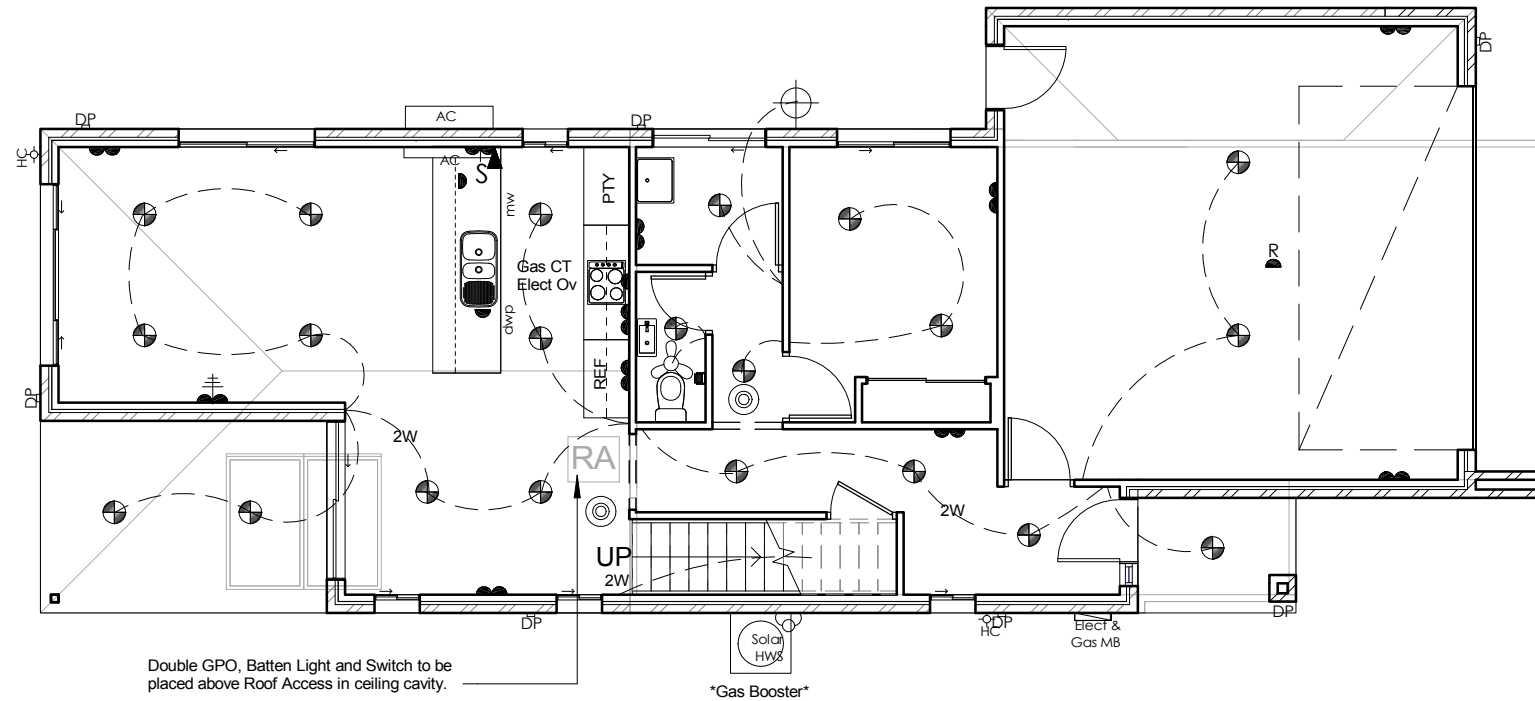
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## IMPORTANT NOTE:

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## Ducted Heating Throughout



# GF Electrical Plan

1

1 : 100

Electrical Fixture Schedule		
Count	Family	Type
4	Fan	Exhaust Fan
17	GPO	Double
3	GPO	Single
1	GPO	Single Roof
1	GPO	Waterproof Single
1	Isolation Switch	Isolation Switch
37	Light Downlight	240V
1	Light Point	Wall
1	Service Point	Phone
3	Service Point	Smoke Detector
2	Service Point	TV

71

Electrical points positions subject to construction constraints.

	CLIENT	Parish: County: Map Ref: Local Authority: Whittlesea City Council	DESIGN: Manly (MOD)	08 GF ELECTRICAL		1 : 100	CLIENT SIGN. SIGN: _____
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