



## ROSEWOOD

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



LOT 26  
SIZE 418.00m<sup>2</sup>  
PRICE \$506,600



DESIGN ROSEWOOD  
SIZE 196.28m<sup>2</sup>  
PRICE \$305,400



**\$812,000**

*\*\*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 26  
Martin Close Subdivision  
**SOUTH MORANG**



House & Land Package

# ROSEWOOD

4 2 2 6





## Site Details

Property Address: Lot 26 Martin Close Subdivision

Suburb: SOUTH MORANG

Site Area: 418 sqm

Frontage: 12.5 Lm

## House Detail



### SITE AND ESTATE TRIGGERED COSTS

Future NBN connectivity	\$500.00
Site cut and Soil removal for 1.0m to 1.5m fall across house pad	\$1,860.00
P Class Soil	\$6,520.00
Engineered retaining required to form level pad Provisional Sum	\$30,680.00
Costs associated with Zero Boundary	\$700.00
Piers to natural ground in fill zone	\$1,660.00
Removal of surplus site scrape materials	\$1,200.00
Bushfire Attack Level 12.5	\$4,500.00
Wet Wall to Garage	\$2,551.00
<b>SubTotal</b>	<b>\$50,171.00</b>

### HOUSE INCLUSION UPGRADES

Hotwater: Solar hot water system with gas booster 5 star	\$3,776.00
Community Infrastructure Levy	\$1,000.00
Premium Facade	\$3,300.00
Rendered Brick Above Wet Wall	\$915.00
<b>SubTotal</b>	<b>\$8,991.00</b>

### TOTALS

House Total	\$305,400.00
Land Price	\$506,600.00
<b>Package Total</b>	<b>\$812,000.00</b>

For Sale

Signature

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Signature

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Date

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Date

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Printed Date 04/04/2018 03:42

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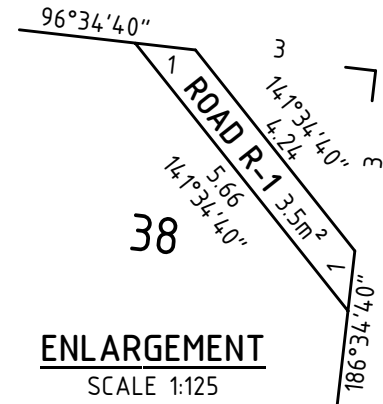


## ITEMS INCLUDED IN THE CONTRACT PRICE

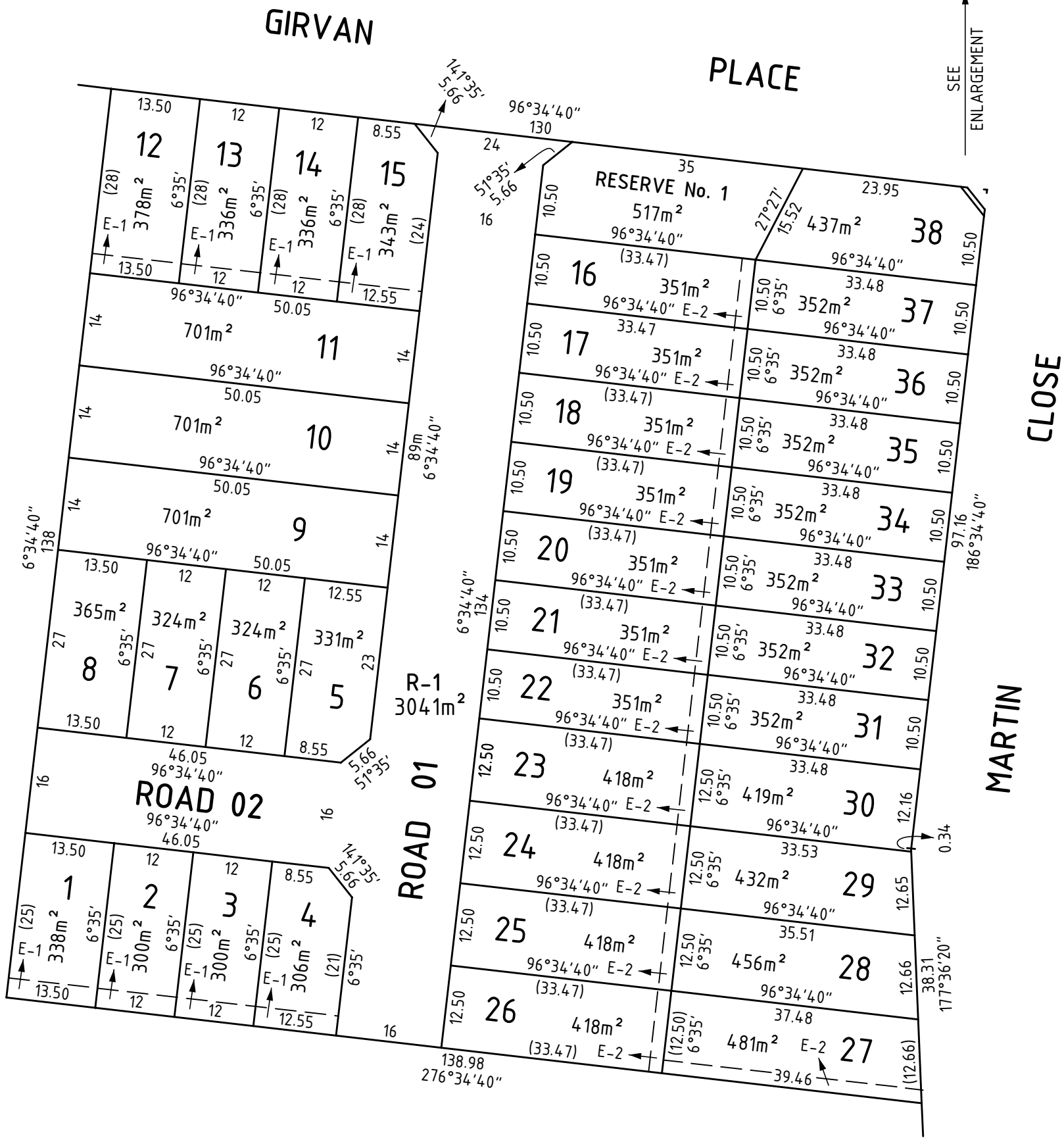
- Contract: Full Turnkey
- Roof: Shaped profile concrete tile
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Hotplate: Stainless steel 60cm Gas cooktop
- Outdoor Living Area: Under Roof if included on plans
- Lighting/ fan package: White downlights throughout 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



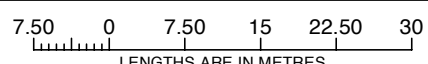
MGA 94 ZONE 55



**FarrenGroup**  
Creating New Boundaries

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

SCALE  
1:750



REF: 10637  
VERSION: 01

ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ROBERT J. SIGNORINI

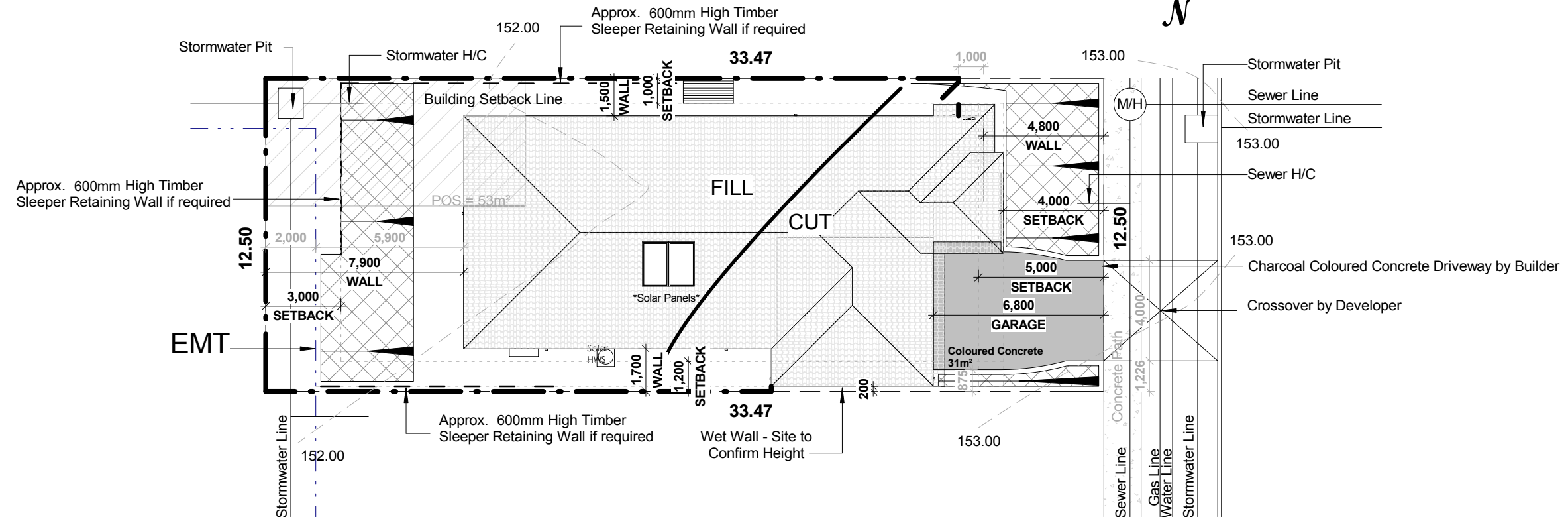
Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure including house Connections AND be founded a minimum 300mm below the zone of influence.

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.

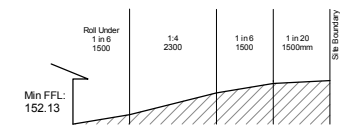
**NOTE**  
PLANS AND COSTING ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; COVENANT/CERTIFICATION/COUNCIL FEEDBACK AND ENVIRONMENTAL OVERLAYS/HAZARDS.

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



All Required Fencing to be Timber Rail & Paling 1800H with access gates as shown.

- Downpipe
- Elect Meter Box
- Gas Meter Box
- Int Fuse Box
- Gas HWS
- Gas Cylinder
- Solar HWS
- AC Condenser
- Solar Panel
- Muster Point
- Batter (with direction of fall)



**1** Site Plan  
1 : 200

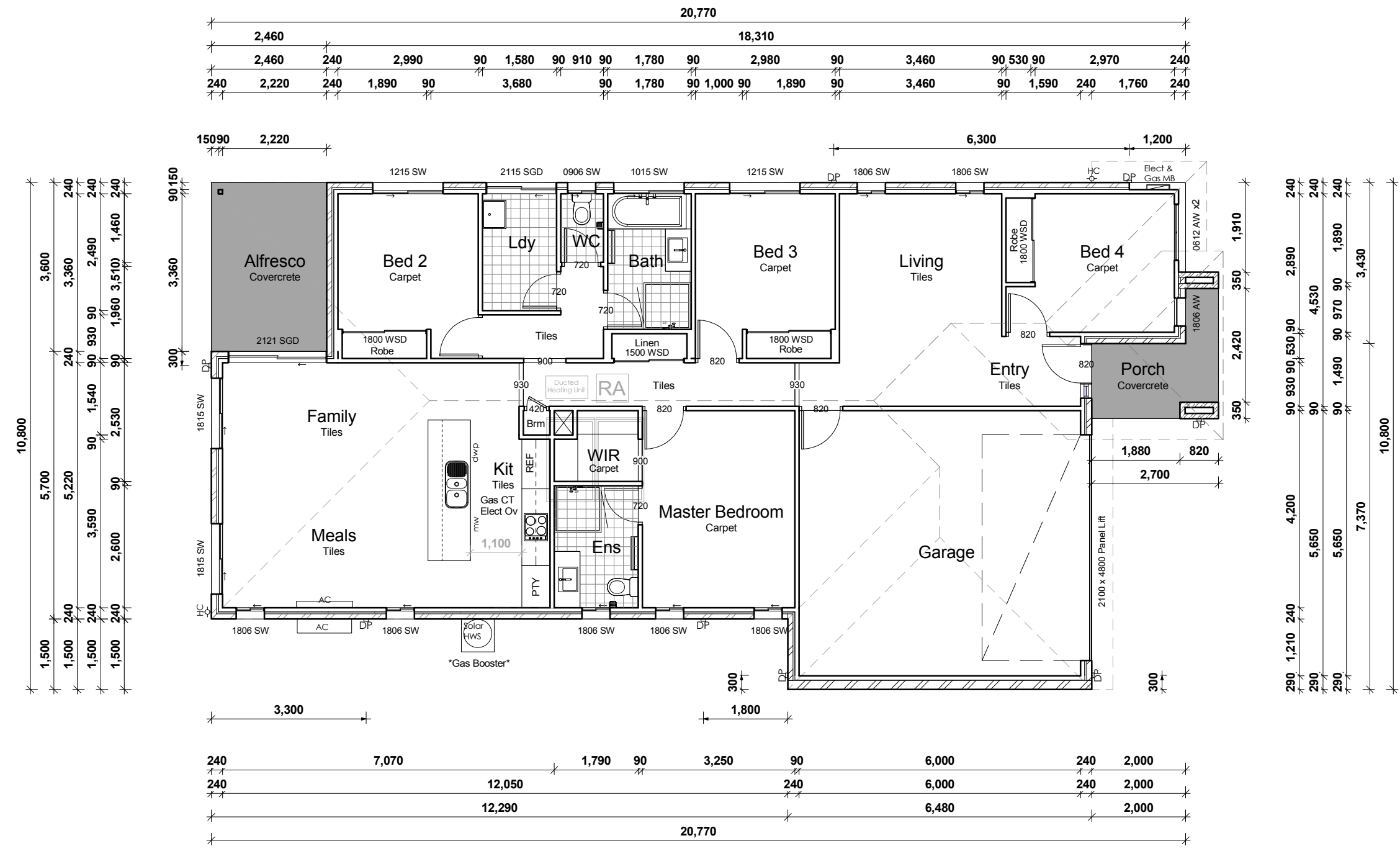
	CLIENT	Parish: Whittlesea City Council County: Whittlesea City Council Map Ref: Local Authority: Whittlesea City Council Wind Rating: Area of Land: 418m2 Site coverage: 48%	DESIGN: Rosewood 2440 25.00° Concrete Tile 450	02 SITE		1 : 200	CLIENT SIGN. SIGN: _____ DATE: ____/____/____
	SITE ADDRESS			Lot 26 Martin Close Subdivision . SOUTH MORANG . VIC . 3752	CONSTRUCTION DET. Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang		
	SP	Job Number: 135552 Issue: Prelim Plans Date: 28/03/2018					

**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	144.85 m <sup>2</sup>
Garage	37.43 m <sup>2</sup>
Alfresco	8.86 m <sup>2</sup>
Porch	5.14 m <sup>2</sup>
	196.28 m <sup>2</sup>



**1** Ground Floor Plan  
 1 : 100

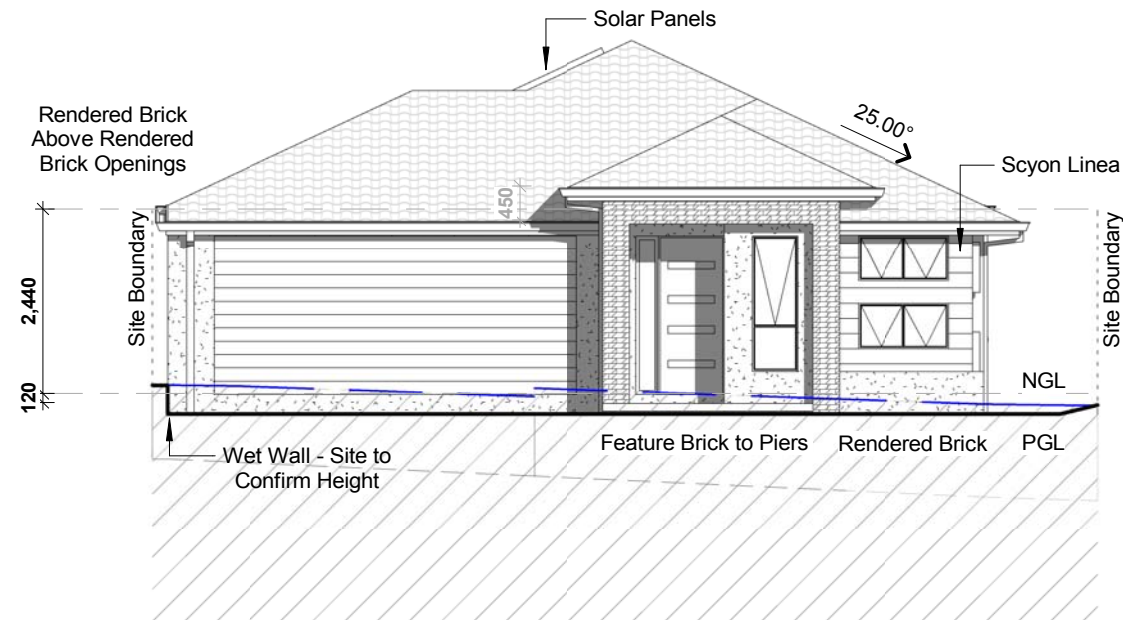
	CLIENT Lot 26 Martin Close Subdivision SOUTH MORANG . VIC . 3752	DRAWING PROPERTY DETAILS Description: Parish: Whittlesea City Council County: Whittlesea City Council Map Ref: Whittlesea City Council Local Authority: Whittlesea City Council Wind Rating: 418m2 Area of Land: 48% Site coverage: 48% Job Number: 135552 Issue: Prelim Plans Date: 28/03/2018	DESIGN: Rosewood CONSTRUCTION DET. Ceiling GF: 2440 Ceiling FF: 25.00° Ceiling SF: Concrete Tile Roof Pitch: 450 Roof Material: 450 Eave O'hang: 450	<b>03 GROUND FLOOR</b> 1 : 100	CLIENT SIGN. SIGN: _____ DATE: ____/____/____																														
	SITE ADDRESS SP	AMENDMENTS <table border="1"> <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> <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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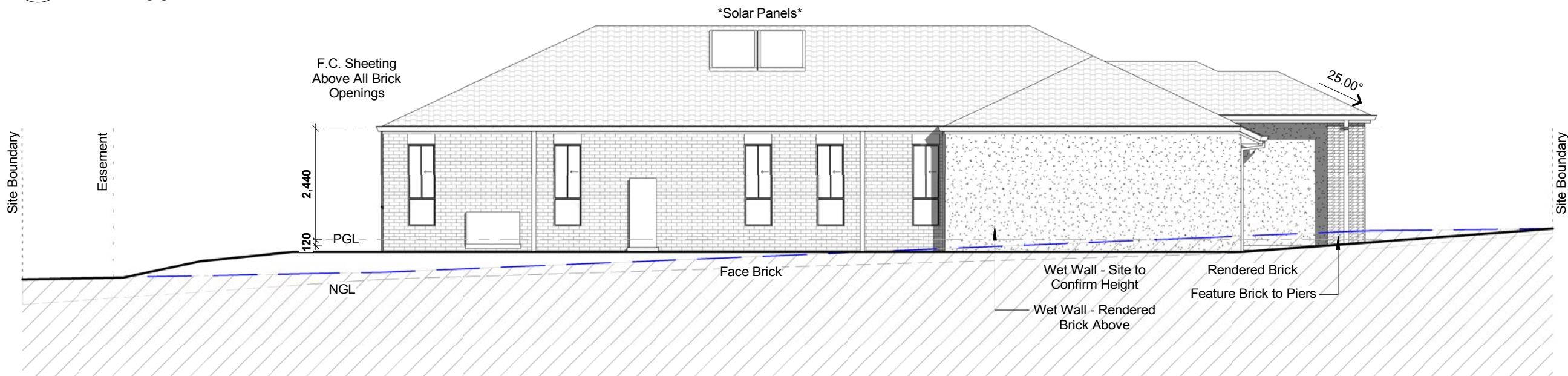
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**1** Elevation A  
1 : 100



**2** Elevation B  
1 : 100



**CLIENT**  
Lot 26 Martin Close Subdivision  
SOUTH MORANG . VIC . 3752  
**SITE ADDRESS**  
SP

**DRAWING PROPERTY DETAILS**  
Parish: Whittlesea City Council  
County: Whittlesea City Council  
Map Ref:  
Local Authority:  
Wind Rating: 418m2  
Area of Land: 48%  
Site coverage:  
Job Number: 135552  
Issue: Prelim Plans  
Date: 28/03/2018

**DESIGN: Rosewood**  
**CONSTRUCTION DET.**  
Ceiling GF: 2440  
Ceiling FF:  
Ceiling SF:  
Roof Pitch: 25.00°  
Roof Material: Concrete Tile  
Eave O'hang: 450

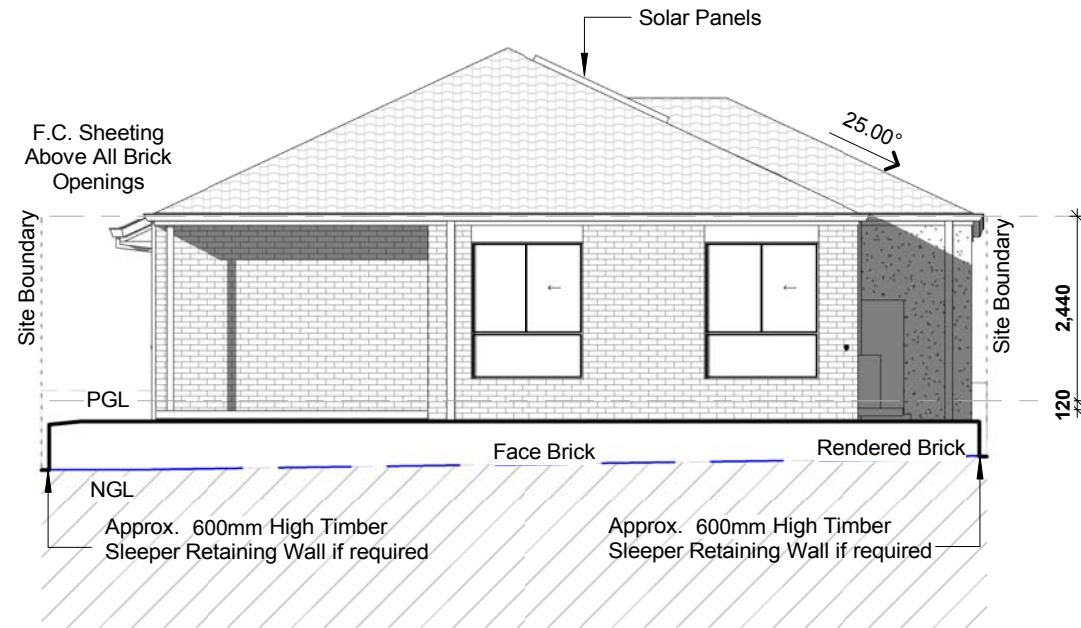
<b>04a ELEVATION 1</b>			<b>1 : 100</b>
<b>AMENDMENTS</b>	#	DATE	DESCRIPTION

**CLIENT SIGN.**  
SIGN: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
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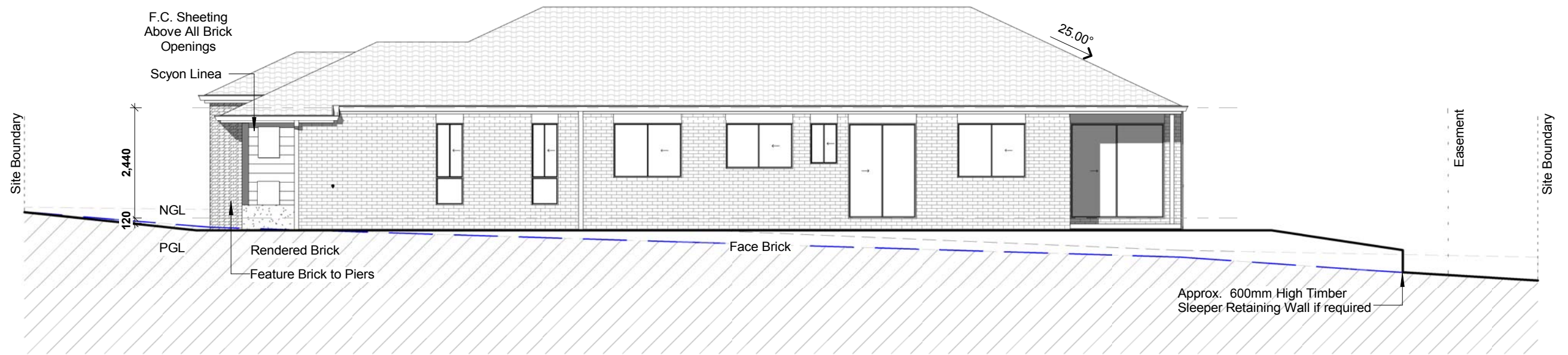
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**1 Elevation C**  
1 : 100



**2 Elevation D**  
1 : 100



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SOUTH MORANG . VIC . 3752  
**SITE ADDRESS**  
SP

**PROPERTY DESCRIPTION**  
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







































**04b ELEVATION 2**

1 : 100

AMENDMENTS	#	DATE	DESCRIPTION

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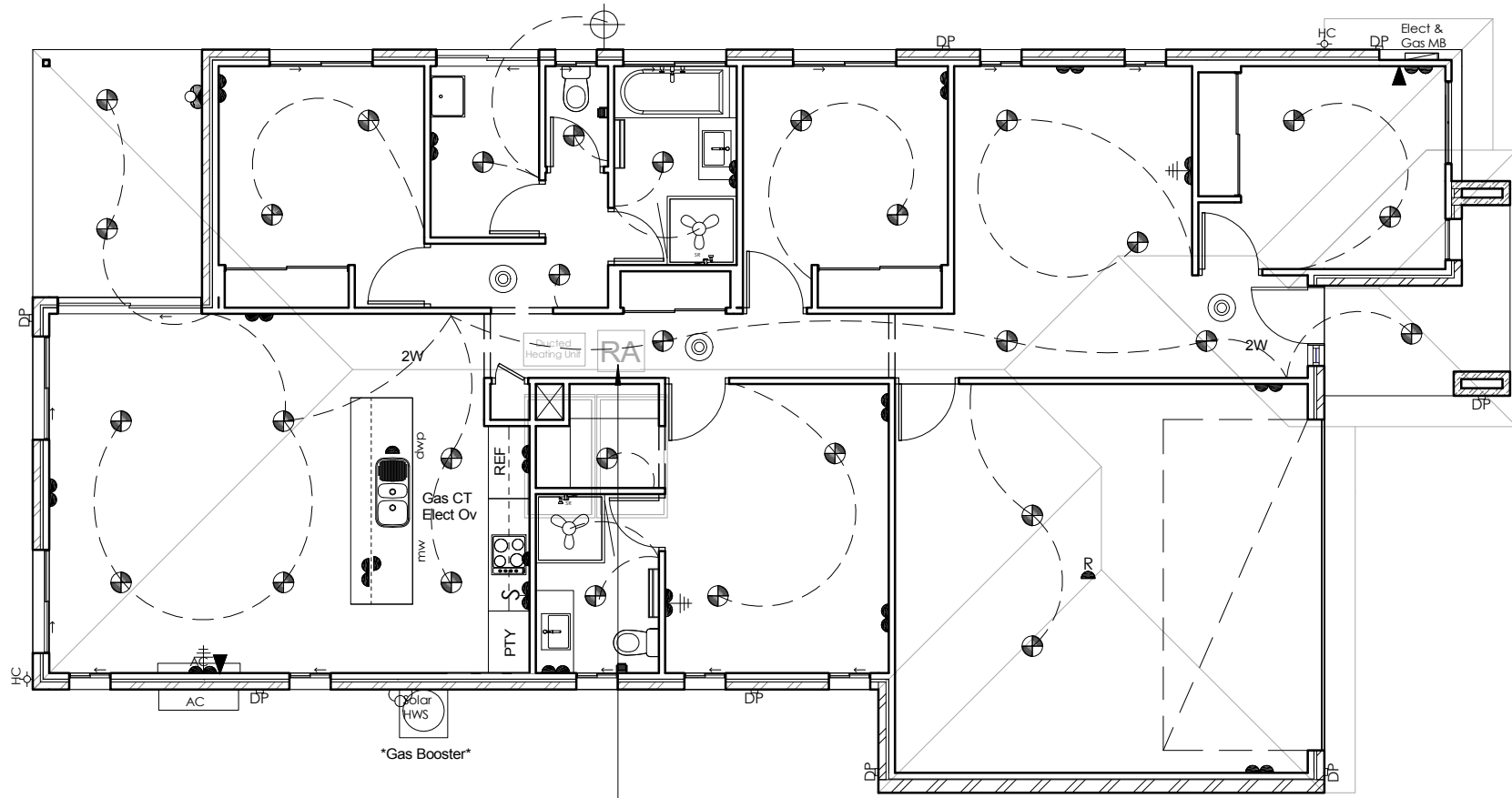
# Electrical Legend

-  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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## Ducted Heating Throughout




# 1 GF Electrical Plan

1 : 100

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

Electrical points positions subject to construction constraints.

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