



BUCKINGHAM

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

4 2 2 6



LOT 7
SIZE 324.00m²
PRICE \$388,800



DESIGN BUCKINGHAM
SIZE 178.53m²
PRICE \$299,100



\$687,900

***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 7
Martin Close Subdivision
SOUTH MORANG



House & Land Package

BUCKINGHAM

4 2 2 6





Site Details

Property Address: Lot 7 Martin Close Subdivision

Suburb: SOUTH MORANG

Site Area: 324 sqm

Frontage: 12 Lm

House Detail



SITE AND ESTATE TRIGGERED COSTS

NBN connectivity	\$500.00
Site cut and Soil removal for 1.5m to 2.0m fall across house pad	\$3,120.00
P Class Soil	\$6,440.00
Retaining to form a level pad PC SUM	\$32,000.00
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
Drop Edge Beam where required	\$2,695.00
SubTotal	\$52,815.00

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
Removed Bulkhead and added Hip & Valley Roof	\$800.00
Stairs to Porch	\$1,155.00
SubTotal	\$10,031.00

TOTALS

House Total	\$299,100.00
Land Price	\$388,800.00
Package Total	\$687,900.00

For Sale

Signature

Signature

Date

Date

Printed Date 29/03/2018 04:12

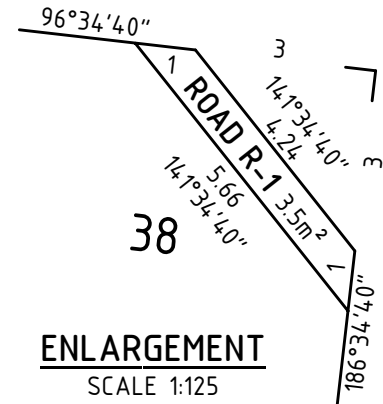


ITEMS INCLUDED IN THE CONTRACT PRICE

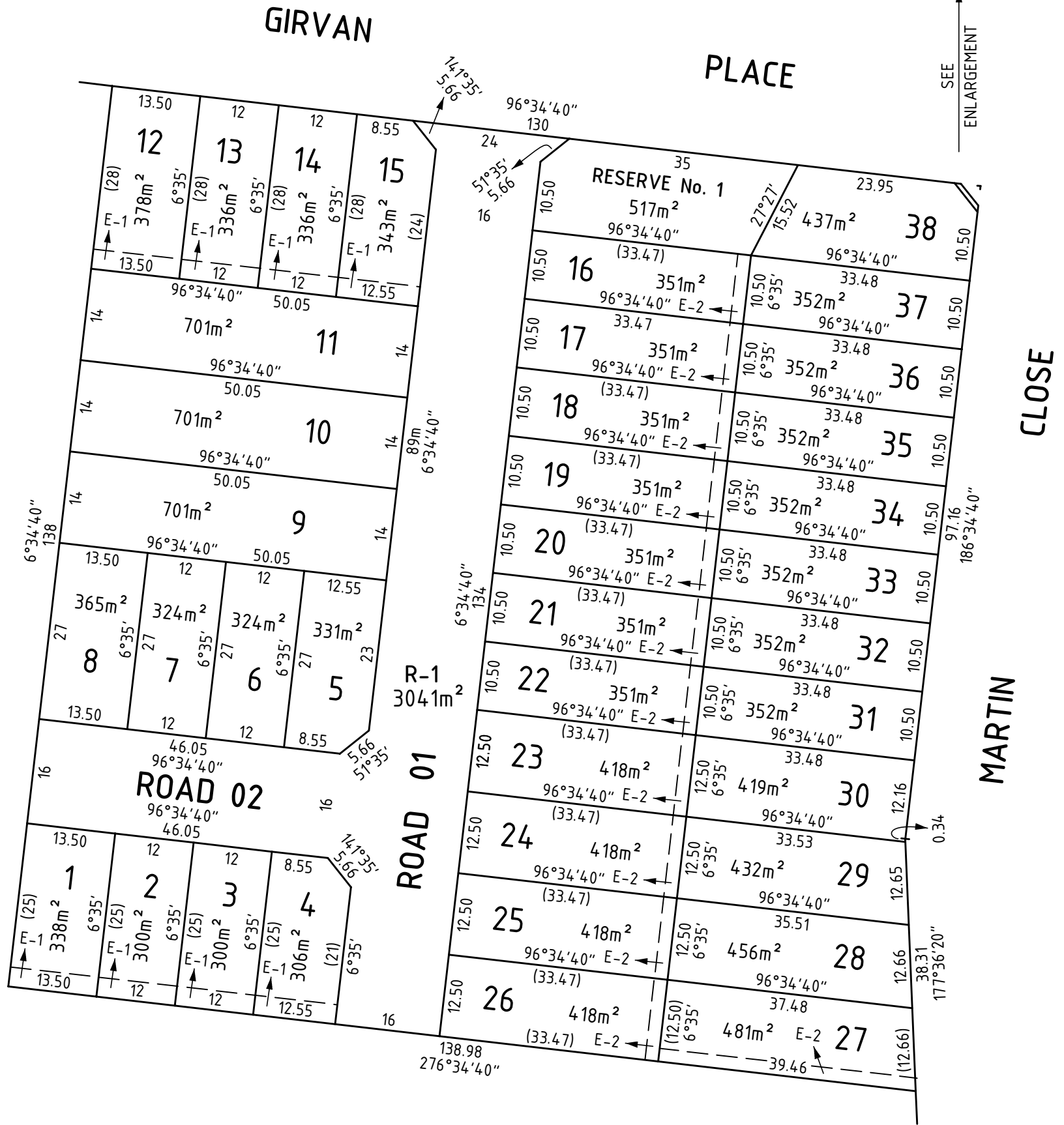
- Contract: Full Turnkey
- Roof: Shaped profile concrete tile
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Hotplate: Stainless steel 60cm Gas cooktop
- Outdoor Living Area: Under Roof if included on plans
- Lighting/ fan package: White downlights throughout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

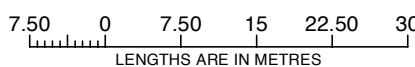


FarrenGroup
Creating New Boundaries

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

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750



LICENSED SURVEYOR: ROBERT J. SIGNORINI

REF: 10637
VERSION: 01

ORIGINAL SHEET
SIZE: A3

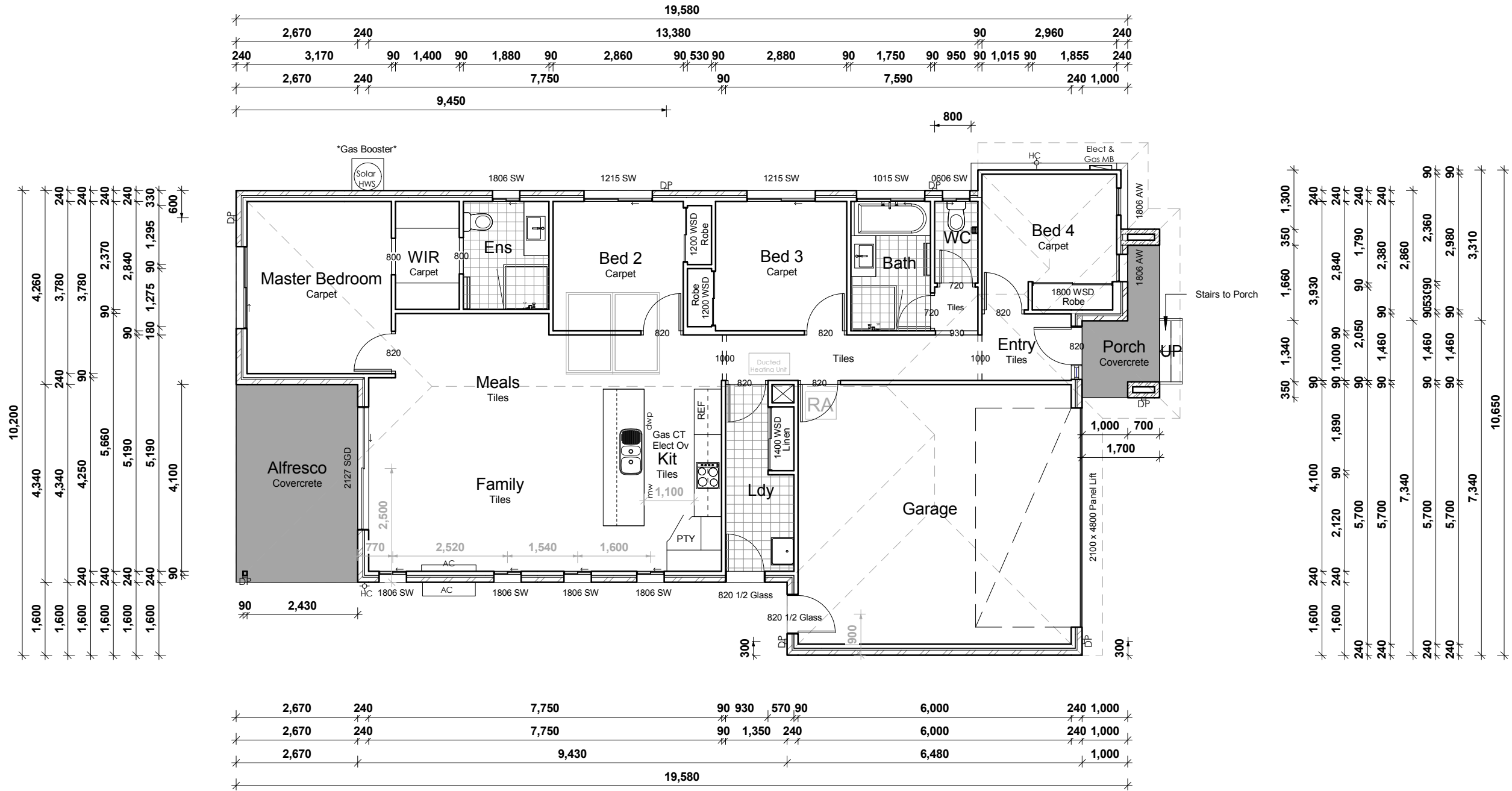
SHEET 2

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

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.

Floor Areas	
GF Living	125.46 m ²
Garage	37.45 m ²
Alfresco	11.59 m ²
Porch	4.04 m ²
	178.53 m ²



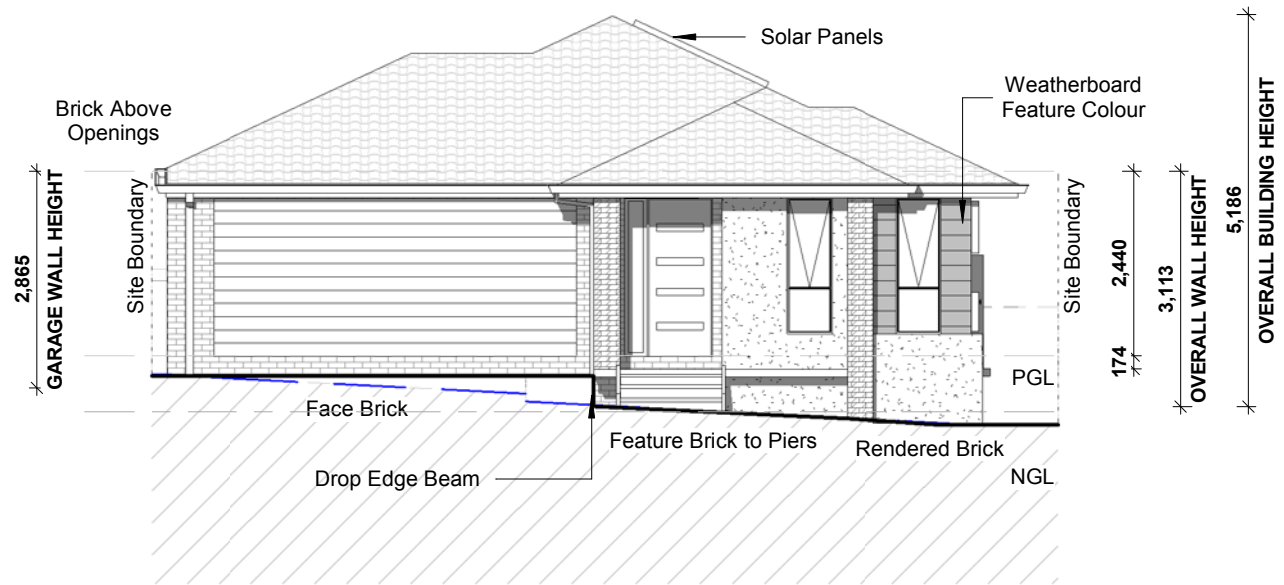
1 Ground Floor Plan
 1 : 100

	CLIENT	Parish: County: Map Ref: Local Authority: Whittlesea City Council Wind Rating: 324m2 Area of Land: 55% Site coverage: 135283 Job Number: Prelim Drawings Issue: 28/03/2018 Date:	DESIGN: Buckingham (MOD)	03 GROUND FLOOR	1 : 100	CLIENT SIGN. SIGN: _____ DATE: ____/____/____															
	SITE ADDRESS		Lot 7 Martin Close Subdivision . SOUTH MORANG . VIC . 3752 SP				CONSTRUCTION DET. Ceiling GF 2440 Ceiling FF Ceiling SF Roof Pitch 25.00° Roof Material Concrete Tile Eave O'hang 450	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> </tbody> </table>	#	DATE	DESCRIPTION										
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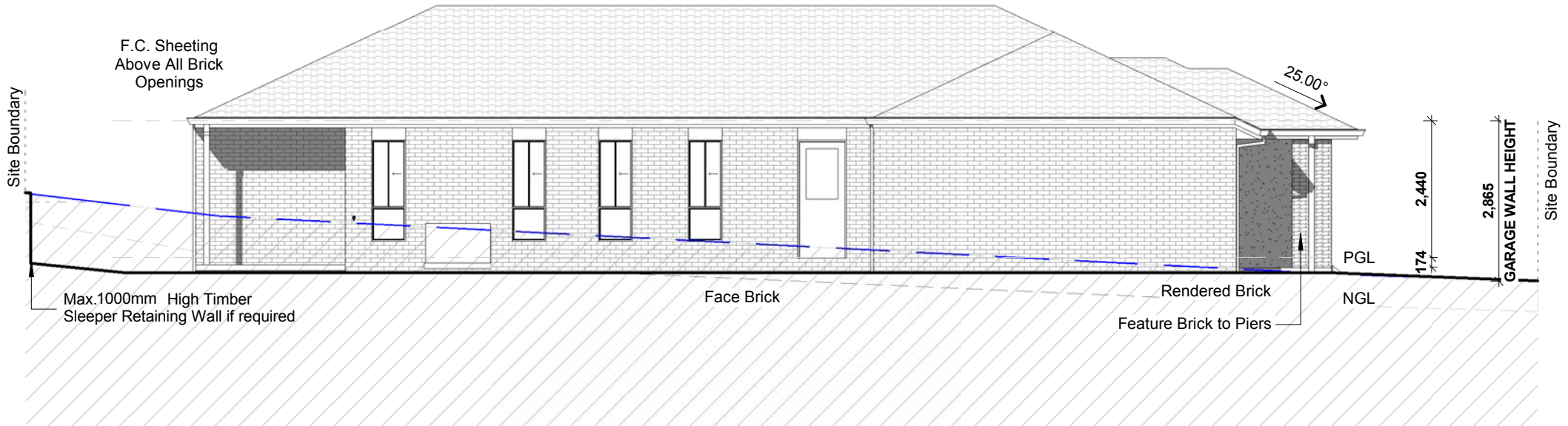
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1 Elevation A
1 : 100



2 Elevation B
1 : 100



SITE ADDRESS CLIENT
Lot 7 Martin Close Subdivision .
SOUTH MORANG . VIC . 3752
SP

DRAWING PROPERTY DETAILS
Parish: County: Map Ref: Local Authority: Whittlesea City Council
Wind Rating: Area of Land: 324m2 Site coverage: 55%
Job Number: 135283 Issue: Prelim Drawings Date: 28/03/2018

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

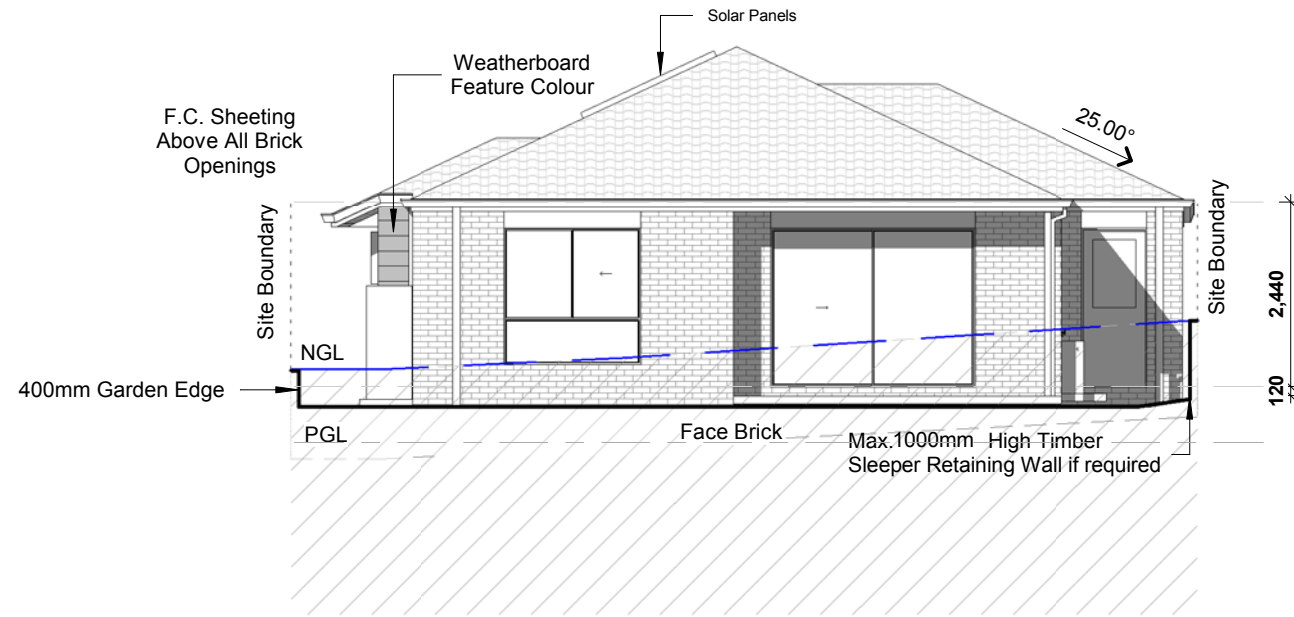
04 ELEVATION 1		1 : 100
AMENDMENTS	#	DATE DESCRIPTION

CLIENT SIGN. SIGN: _____
DATE: ____/____/____
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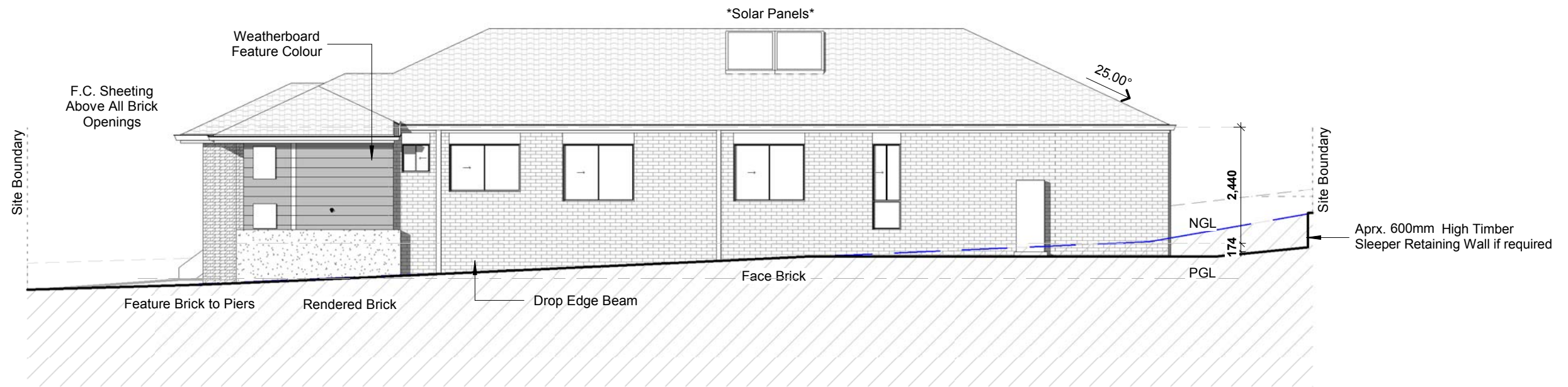
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1 Elevation C
1 : 100



2 Elevation D
1 : 100



CLIENT
Lot 7 Martin Close Subdivision .
SOUTH MORANG . VIC . 3752
SITE ADDRESS
SP

DRAWING PROPERTY DETAILS
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04b ELEVATION 2

1 : 100

AMENDMENTS	CLIENT SIGN.	
	SIGN:	DATE: / /
#	DATE	DESCRIPTION

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Electrical Legend

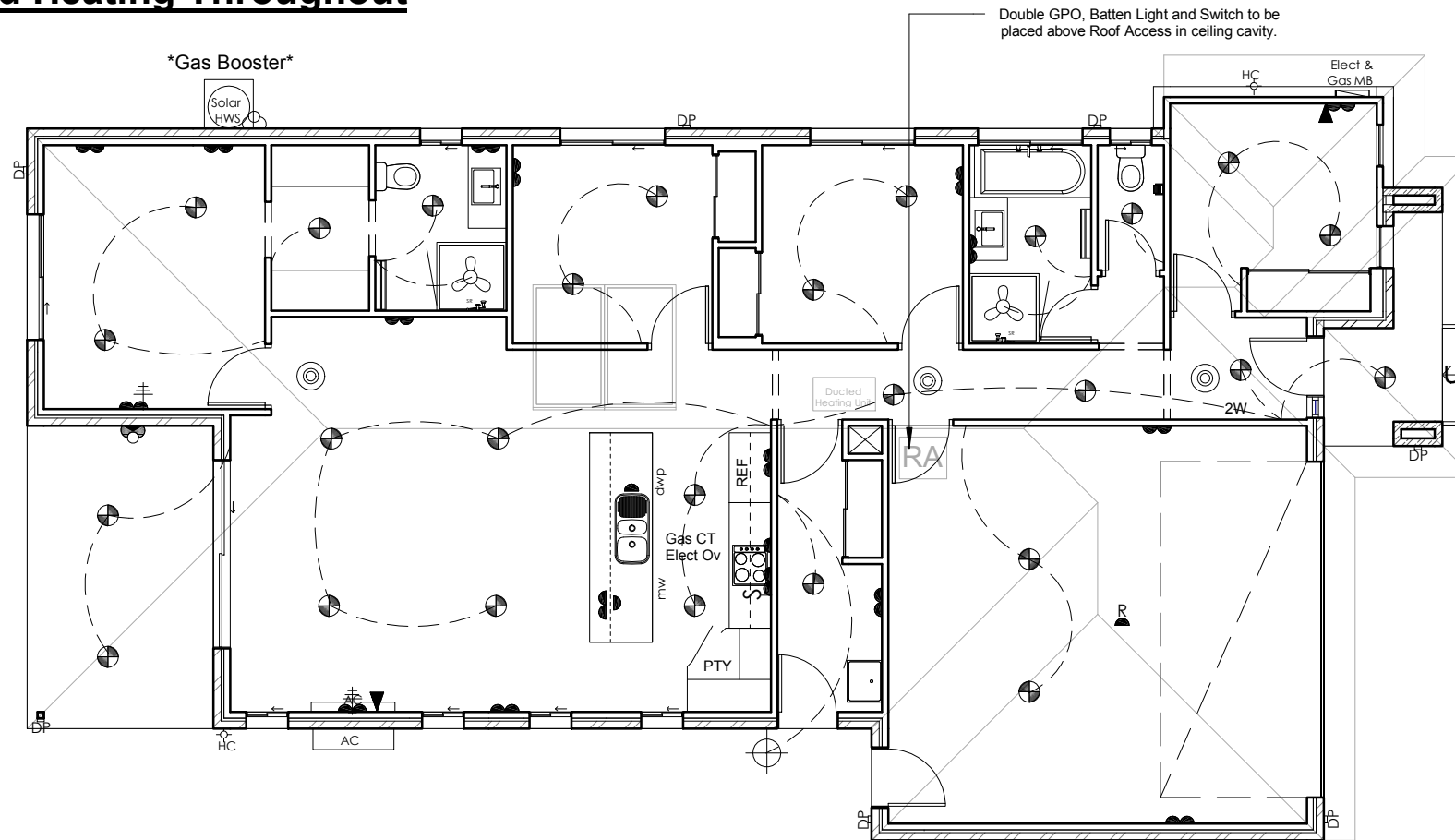
- Elect Meter Box
- Gas Meter Box
- Fuse Box (Int)
- Gas HWS
- Solar HWS
- AC Condenser
- AC Head Unit
- Gas Cylinder
- Solar Panel
- Ceiling Fan
- Ceiling Fanlight (Fluro)
- Exhaust 3 in 1
- Exhaust Fan
- Exhaust Fanlight
- Smoke Detector
- Sgl Fluro Tube 18w
- Dbl Fluro Tube 36w
- Sgl Globe Fluro Oyster
- Dbl Globe Fluro Oyster
- Downlight 240V (Fluro)
- 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:
NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.

Ducted Heating Throughout



1 GF Electrical Plan
1 : 100

Electrical points positions subject to construction constraints

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

61

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