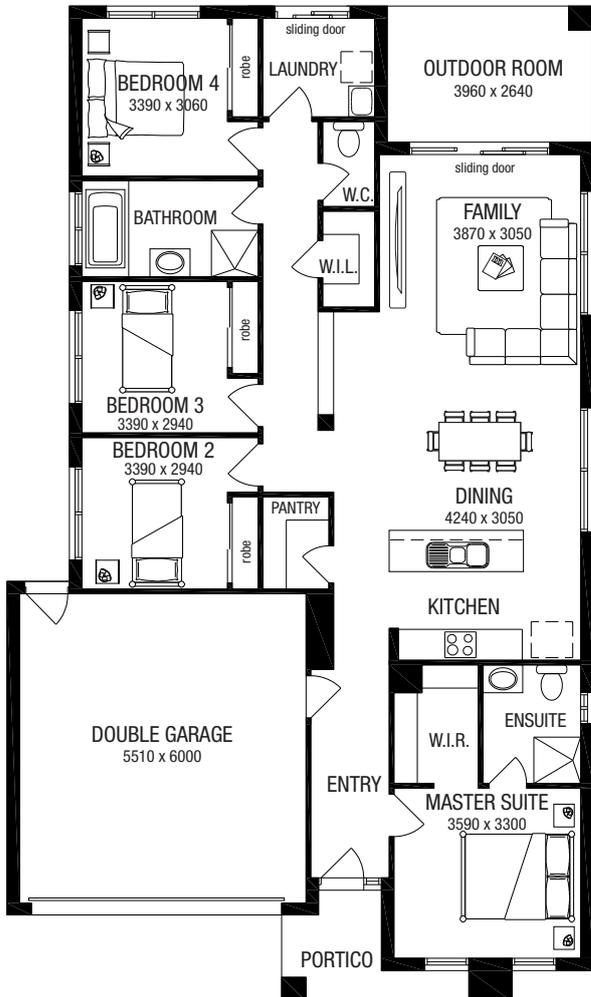


Melton West
Arnolds Creek Estate
\$545,000 *

MetInvest **m**
 metricon

Lot 1000 Oakpark Drive



Property Type	House & Land
Contract Type	2 Part Contract
Title Type	Torrens
Titled	Yes
Est. Title Date	
Land Price	\$280,000
House Price	\$265,000
House Design	Avenue 194
Study	No
Outdoor Room	Yes
House Width	11.27m
House Length	19.31m
Living Area	142m ² (15.33 Squares)
Total Area	194m ² (20.93 Squares)
Land Area	560m ²



Whilst reasonable effort has been made to ensure accuracy, pictures, photographs and floor plans are illustrative and there may be some variations between this depiction and the detailed plans. Pictures and photographs may include items not included in the MetInvest Specifications. See your sales agent for detailed home and landscape plans and inclusions. *House and land package price is correct at time of printing though is subject to change without notice. Stamp duty on land, legal fees, titles and property reports are not included in price. Total square metres and square size measurements of this house is calculated by measuring from the external side of external walls. Where no external walls exist, for the purpose of measuring building area (such as porticos, balconies or outdoor rooms) MetInvest by Metricon assumed a straight line between the exterior of walls or columns. If this is a National Rental Affordability Scheme approved property, see fhacsa.gov.au for details. MetInvest is a division of Metricon Homes Pty Ltd (ACN 005 108 752).

Avenue 194 - Chateau

MetInvest 



Avenue 194 - Coastal

MetInvest 



Avenue 194 - Kingston

MetInvest 



Avenue 194 - Modern

MetInvest 



Avenue 194 - Traditional

MetInvest 

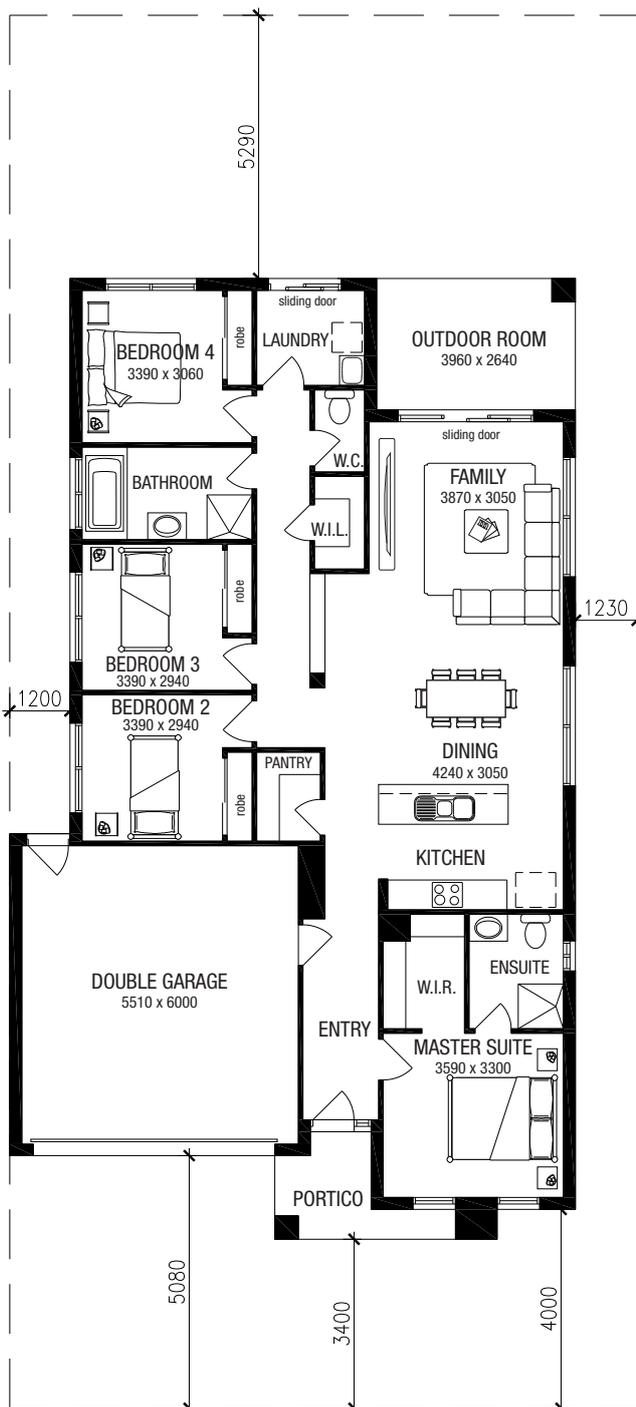


Avenue 194 - Vogue

MetInvest 



Avenue 194



House Area:	142.43 m ² (15.33 squares)
Garage Area:	36.23 m ² (3.90 squares)
Porch Area:	5.31m ² (0.57 squares)
Outdoor Room Area:	10.45 m ² (1.12 squares)
Total Area:	194.42 m² (20.93 squares)
Min. Block Width:	12.50 m
Total Length:	19.31 m
Total Width:	11.27 m

Note:
This product fits on a 12.5m wide x 28m deep allotment.

Proposed siting of your Metricon home.

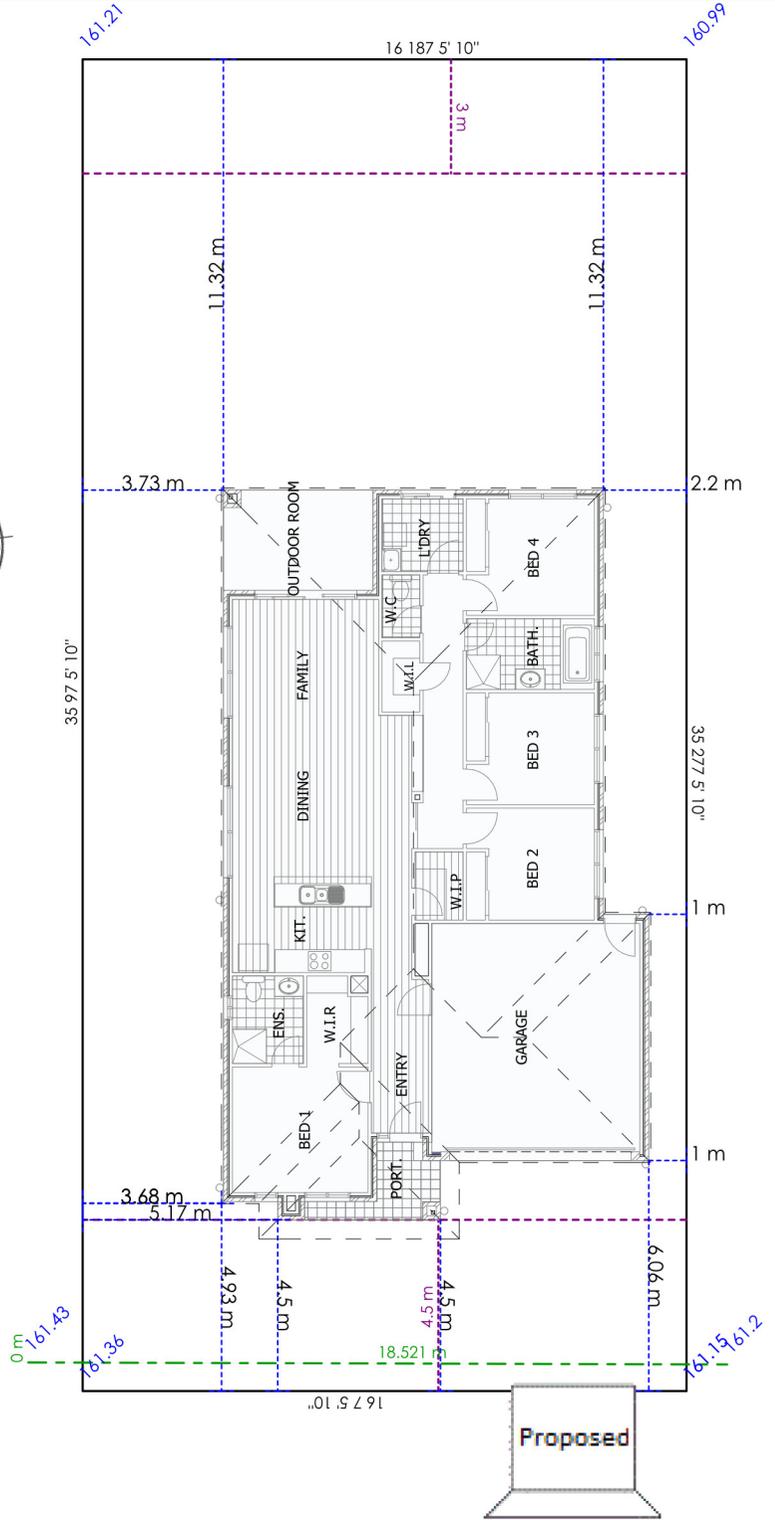


Metricon Homes Pty Ltd | 501 Blackburn Road Mt Waverley Victoria 3149 | Phone: 03 9915 5555 | www.metricon.com.au

Customer:
 Site Address: Lot 1000 Oakpark Drive
 Locality: MELTON WEST (3337)
 Home Design: Avenue 194 Vogue

Date: 22/6/2018
 Estate: Arnolds Creek
 State: VIC
 Email / Phone: (ph:)

Incomplete Sub:	Yes
Current Fencing:	
Ceiling Height:	m
Site Coverage:	34.57%
Site Area:	560 m2
Build Area:	193.59 m2



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Consultant: Vivian Ye

Email: VivianYe@metricon.com.au

Scale: 1:200 @ A4

Signature (1) (2) Date

© GeoSite IT Pty Ltd

(Geo Plan ID: 366859)

HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

EXTERNAL FEATURES

BRICKWORK	Clay bricks. Pre-selected from builder's MetInvest colour schemes
MORTAR JOINTS	Natural colour, raked joints
ROOF TILES	Concrete roof tiles. Pre-selected from builder's standard range
ROOF PLUMBING	Colorbond® or Colorcote metal fascia and barge, quad gutter with rectangular downpipes
EXTERNAL RENDER	Acrylic texture coating render. Pre-selected from builder's standard range (facade specific, refer working drawings for extent of cover)
LIGHTWEIGHT CLADDING	Fibre cement products to areas as per standard working drawings (product specific)
ENTRY DOOR	Front Door: Pre-selected from builder's standard range - 2040 x 820 mm BAL 12.5 compliant
LAUNDRY DOOR	Hinged Door Only. Paint finished, flush panel, 2040mm high with clear glass panel to top section (product specific)
DOOR FURNITURE	Front Door: Entry set and deadbolt External Hinged Door: Entry set keyed alike to front door
DOOR FRAMES	Front Door: Aluminium, powder coat finish, clear glazed sidelights (product specific) Laundry (Sliding Door): Aluminium, powder coat finish
WINDOWS	Aluminium sliding, powder coat finish. Feature windows to front facade (product specific) Keyed locks to openable windows
INSECT SCREENS	Windows: Aluminium framed, powder coat finished to match windows with fibreglass mesh fitted to all openable windows of house only Sliding Doors: Aluminium framed, powder coat finished to matched doors with grilled barrier and fibreglass mesh fitted to all sliding doors Hinged Doors: Aluminium framed, powder coat finished, with grilled barrier and fibreglass mesh fitted to hinged laundry doors only
INFILLS OVER WINDOWS (SINGLE STOREY)	Front Elevation: Brickwork infills Side and Rear Elevation: Fibre cement sheets
FRAMING	
WALLS	Stabilised timber framing throughout 90mm external and internal walls
ROOF	Stabilised timber roof trusses

INSULATION

CEILING	R4.0 glasswool batts to house only
EXTERNAL WALLS	R2.0 glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed

PAINTWORK

COLOUR	All paint colours to be selected from builder's standard selection Category 1
EXTERNAL	Front Door: Sealer undercoat with enamel gloss top coats
INTERNAL	Woodwork and Doors: Sealer undercoat with satin acrylic top coats (doors, skirting and architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Two tinted coats low sheen acrylic (one colour throughout)

INTERNAL FEATURES

CEILING HEIGHT	Single Storey: 2400mm throughout Double Storey: 2400mm throughout to ground floor and 2400mm to first floor
ROOM DOORS	Flush panel 2040mm high
ROOM DOOR FURNITURE	Pre-selected from builder's Category 1
MOULDINGS	Skirtings: 67mm high Architraves: 67mm wide
HEATING	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific – refer to working drawings
COOLING	Inverter high wall split system air conditioning unit with manual controller to family/dining area (product specific)
WINDOW FURNISHINGS	Roller blinds: To all windows. Colour pre-selected from builder's standard range Vertical blinds: To all sliding aluminium doors. Colour pre-selected from builder's standard range
STAIRS (DOUBLE STOREY HOMES)	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

APPLIANCES

HOT PLATE	Stainless steel, gas, 600mm wide
RANGEHOOD	Stainless steel, 600mm wide canopy rangehood, with 4-speed recirculating fan
DISHWASHER	Stainless steel dishwasher including single powerpoint and water point
OVEN	Stainless steel electric, 600mm

CABINETRY

CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	Up to 600mm high x 300mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
DOORS/DRAWERS	Standard laminate pre-selected from builder's standard colour schemes
CABINETRY HANDLES	From builder's standard colour schemes

KITCHEN

SINK	Stainless steel 1200mm with 1¼ bowl
TAP	Bristol sink mixer
MICROWAVE PROVISION	600w incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all homes, refer working drawings for standard inclusions)
BENCH TOPS	Standard laminate benchtop from builder's standard colour schemes

BATHROOM / ENSUITE

MIRRORS	Silver backed, polished edge or aluminium framed, seated on vanity
BASINS	Base oval vanity with white acrylic waste
BATH	White acrylic with matching waste
SHOWER BASES	White polymarble with matching waste
SHOWER SCREENS	Semi-frameless with pivot door and clear, laminated glass
TAP AND OUTLETS	Bath: Mixer lever and spout Basin: Mixer lever Shower: Mixer lever with all-directional shower head on slide rail
TOILET SUITE	Toilet pan with white acrylic cistern and seat and chrome mini cistern stop
TOWEL RAILS/ TOILET ROLL HOLDERS	Metal double towel rails to bathroom and ensuite Toilet roll holders to ensuite and WC (product specific)

SUSTAINABLE ENERGY

SOLAR HOT WATER	Gas mains pressure hot water unit with one solar collector, 200 litres storage
DRAFT EXCLUSIONS	Exhaust Fans: Backdraft shutter incorporated in exhaust fan Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

LANDSCAPING

PAVING	Up to 36m ² of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
LANDSCAPING	Low maintenance landscaping package pre-selected from builder's standard range
LETTERBOX	Metricon model 1 pre-formed concrete letterbox with street number
CLOTHESLINE	Single folding frame wall mounted clothesline with optional post kit
FENCING	1900mm high treated pine timber paling fencing, tapered to 900mm at front boundary Single paling gate with latch on metal frame

LAUNDRY

TROUGH & CABINET	Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
TAP TO TROUGH	Mixer lever set (over trough only)

STORAGE

(PRODUCT SPECIFIC)

SHELVING	Robes: One white melamine shelf and hanging rail Walk in Robe: One white melamine shelf and hanging rail Pantry/Linen: Four white melamine shelves Broom: One white melamine shelf
DOORS	Robes: 2065mm high, vinyl clad finish, frame and vinyl colour selected from builder's selection Category 1 Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion) Built in Robe: With Doors: Hinged doors. Product specific, refer to working drawings for standard inclusion Pantry, Linen, Broom: Flush panel, 2040mm high hinged doors
STORAGE HANDLE	Same as cabinetry handle

HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

ELECTRICAL

POWER POINTS	Double outlets throughout excluding dishwasher, microwave provision and refrigerator (product specific, refer to working drawings)
INTERNAL LIGHT POINTS	Fixed batten holder with Gail light fitting to all light points. LED downlights to living areas and entry
EXTERNAL LIGHT POINTS	LED to entry and weather proof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
SWITCH PLATES	Slimline coloured bakelite (wall mounted where practical)
LIGHT SWITCHES	Clipsal Impress push button
SMOKE DETECTOR	Hardwired with battery backup
EXHAUST FANS	Above showers and toilets not opening to outside air
TV POINTS	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
TELEPHONE POINT	Two points with wall plate and trenching Underground connection to supply pit is included with maximum 20 metres
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box
ANTENNA	Metro antenna package

FLOORING

WALL TILES AND BATH HOB	Ceramic wall tiles to areas as per standard working drawings. Pre-selected from builder's standard range Plain aluminium 'L-shape' angle trim to bath hob/riser junction
FLOOR TILES	Ceramic floor tiles to areas as per standard working drawings. Pre-selected from builder's standard range Aluminium metal trim to doorways/openings abutting alternative floor covering
SKIRTING TILES	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite and toilet/s as per standard working drawings. Pre-selected from builder's standard range

FLOORING	Ceramic tiling to laundry, bathroom, ensuite, powder room (S) and water closets as per standard working drawing selected from builder's selection Category 1
LAMINATE FLOORING	Laminate 3 strip floating floor, moisture resistant underlay to entry through to kitchen, including pantry, family and dining
CARPET	Carpet to all bedrooms, rear hallway, sitting, rumpus (product specific). Excludes wet areas, entry (through to kitchen), kitchen, pantry, dining and family. Pre-selected from builder's standard range

GARAGE

GENERAL	Brick garage with tiled hip roof including Colorbond® sectional overhead door to front, plaster ceiling, concrete floor, brickwork over front door, with brickwork over (product specific - refer to working drawings for garage size and front door width)
EXTERNAL WALLS	Brick veneer
GARAGE DOOR	Remote control unit to front garage door with three transmitter units Ember seals to Colorbond® sectional door
EXTERNAL PEDESTRIAN DOOR	Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) Door: 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in Door Furniture: Entry set keyed alike to front door
INTERNAL ACCESS DOOR	Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) Door: Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home Door Furniture: Entry set keyed alike to front door

GENERAL ALLOWANCES

Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of MetInvest by Metricon). Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area



All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.*

MetInvest by Metricon's standard specification is subject to change without notice and MetInvest by Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. *Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, including timber floor construction, or if the developer dictates design controls over the home. The MetInvest by Metricon specification excludes HomeSolution, Freedom, Designer and Signature ranges and only applies in the Melbourne Metro and Regional Victoria building regions, see www.metricon.com.au/build-regions. NSW Contractor's Licence: 174699C; SA Builder's Licence: BLD231776. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC Licence 40992) and in NSW (Contractor's Licence: 36654C). MetInvest is a division of Metricon Homes Pty Ltd (ACN 005108752). Current as of 1 June 2015. JUN2015 MET2881

COMPLETE EXTERNAL SCHEME 1

Victoria



BRICKWORK
SELKIRK Copperstone
Natural rolled mortar



ROOF
ALICE Coal Dust
Stuart profile



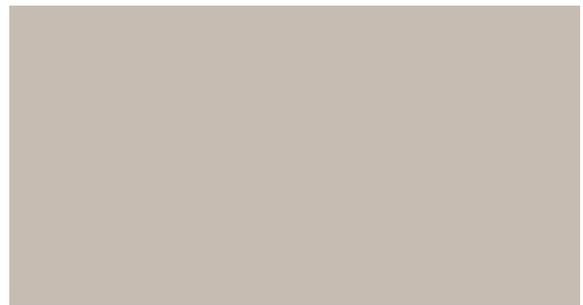
GARAGE DOOR, WINDOWS & DOORS
Woodland Grey



CONCRETE DRIVEWAY
Gunmetal
Stippled finish



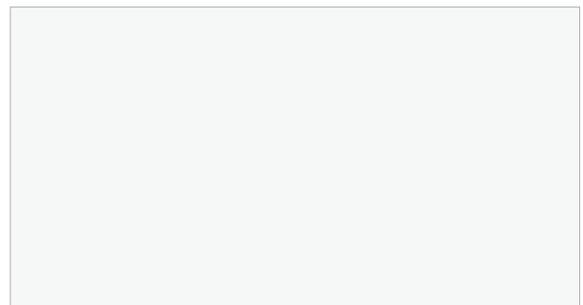
GUTTER, FASCIA & DOWNPIPES
Woodland Grey



RENDER
DULUX Heifer



CLADDING & EXTERNAL PAINTED AREAS
DULUX Mud Pack



CEILING LININGS
DULUX Lexicon Quarter

COMPLETE EXTERNAL SCHEME 2

Victoria



BRICKWORK
SELKIRK Goldfield Haze
Natural rolled mortar



ROOF
ALICE Coal Dust
Stuart profile



GUTTER & FASCIA
COLORBOND Monument



CONCRETE DRIVEWAY
Gunmetal
Stippled finish



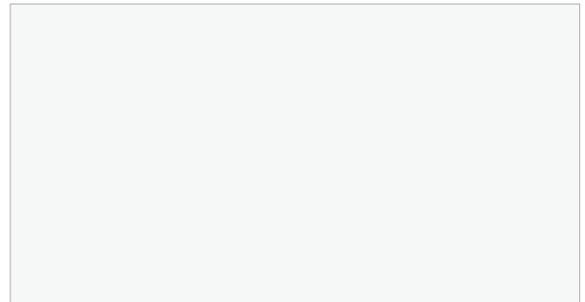
WINDOWS & DOORS, DOWNPIPES & GARAGE DOOR
Evening Haze



EXTERNAL PAINTED AREAS & CLADDING
DULUX Linseed



RENDER & FRONT ENTRY DOOR
DULUX Rogue



CEILING LININGS
DULUX Lexicon Quarter

COMPLETE EXTERNAL SCHEME 3

Victoria



BRICKWORK
SELKIRK Musket Haze
Natural rolled mortar



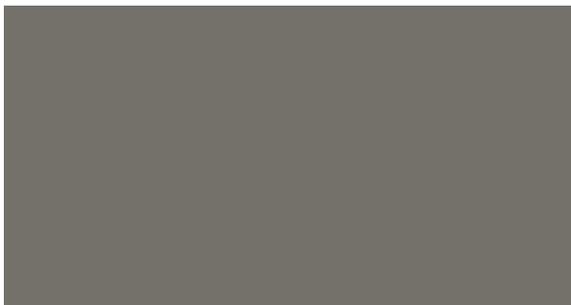
ROOF
ALICE Coal Dust
Stuart profile



GUTTER, FASCIA & DOWNPIPES
COLORBOND Monument



CONCRETE DRIVEWAY
Gunmetal
Stippled finish



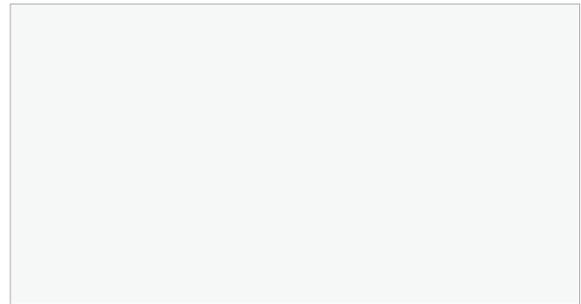
**FRONT ENTRY DOOR, CLADDING
& EXTERNAL PAINTED AREAS**
DULUX Homebush



RENDER
DULUX Calf Skin



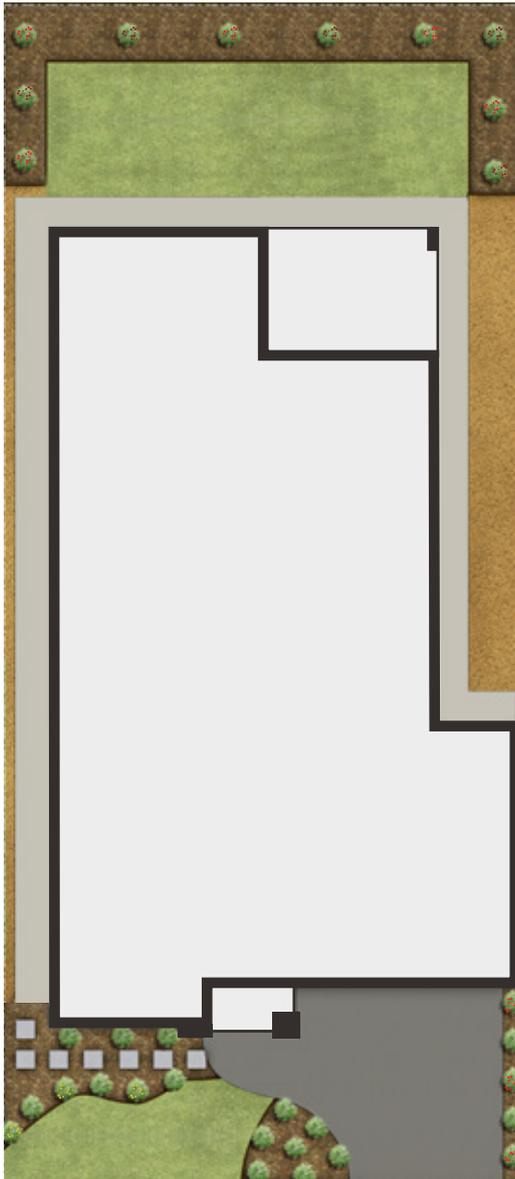
WINDOWS, DOORS & GARAGE DOOR
COLORBOND Monument



CEILING LININGS
DULUX Lexicon Quarter

EUCALYPT LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep) to front & rear

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

20 SHRUBS OR GROUND COVER IN
150mm POTS TO FRONT (5 OF EACH)



Westringia fruticosa



Lomandra Seascape



Correa Alba



Nandina Domestica

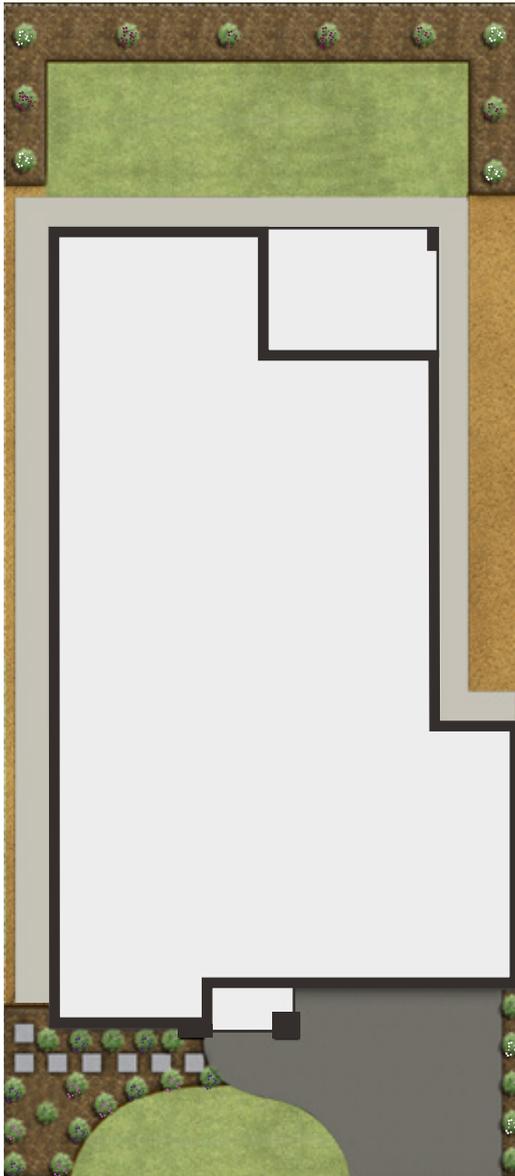
10 SHRUBS OR GROUND COVER IN
150mm POTS TO REAR (5 OF EACH)



Grevillea

LAVANDULA LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep) to front & rear

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

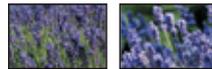
Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

20 SHRUBS OR GROUND COVER IN 150mm POTS TO FRONT (5 OF EACH)



Hebe Inspiration



Lavandula angustifolia



Convolvulus sabatias



Erigeron karvinskianus

10 SHRUBS OR GROUND COVER IN 150mm POTS TO REAR (5 OF EACH)



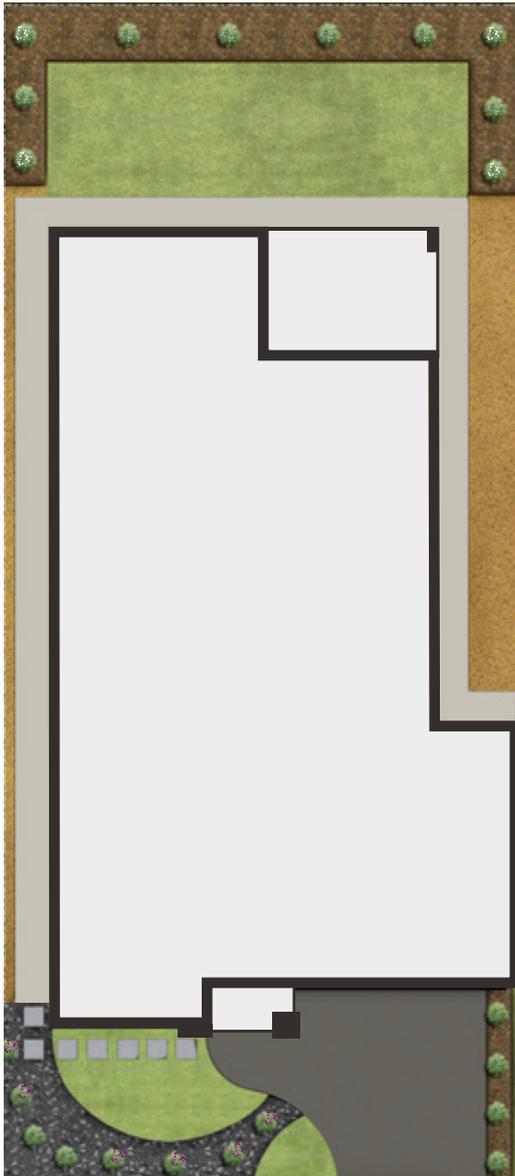
Lavandula angustifolia



Coastal Rosemary

ROSEMARY LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Charcoal I Brown Pebble (50mm deep) to front

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep)

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

20 SHRUBS OR GROUND COVER IN 150mm POTS TO FRONT (5 OF EACH)



Hebe 'Inspiration'



Lavandula Augustifolia



Convolvulus Sabatias



Erigeron Karvinskianus

10 SHRUBS OR GROUND COVER IN 150mm POTS TO REAR (5 OF EACH)



Lavandula Augustifolia



Coastal Rosemary

COMPLETE INTERNAL SCHEME 1

Victoria

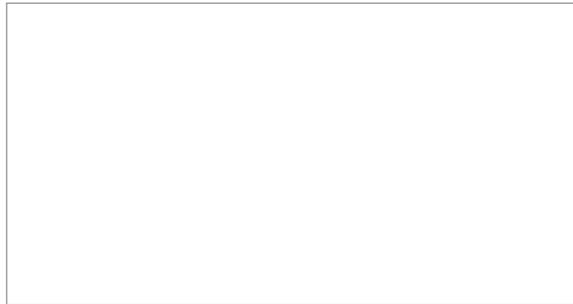


BENCHTOP THROUGHOUT
FORMICA Finesse Sand



CABINETS & KICKERS THROUGHOUT
FORMICA Fini Blonde

KITCHEN OVERHEAD CABINETS
FORMICA Malibu



WALL TILES THROUGHOUT
BEAUMONT TILES Impress White Gloss 200 x 398



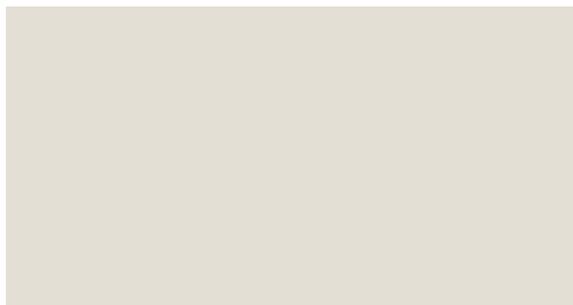
FLOOR TILES (wet areas only)
BEAUMONT TILES Speckle Beige 400 x 400



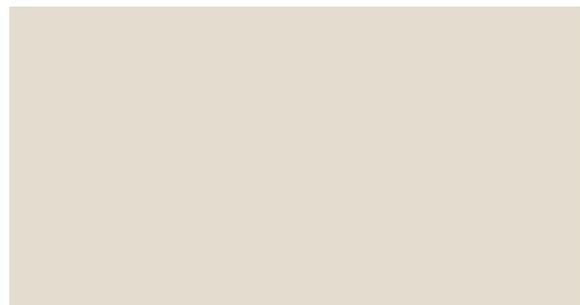
LAMINATE FLOORING
PERFECT TIMBER FLOORS Old Beech



CARPET
WEAVE SCAPE Natural Oak



INTERNAL WALL PAINT COLOUR
DULUX Natural White



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Cashmere
Niagara range (Blockout)

COMPLETE INTERNAL SCHEME 2

Victoria



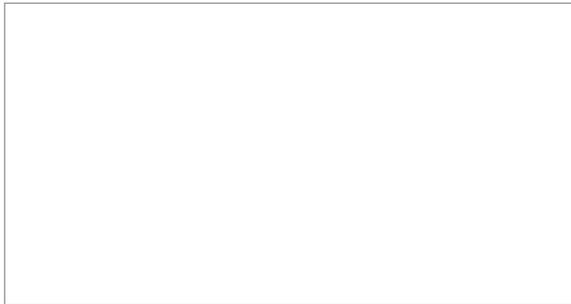
BENCHTOP THROUGHOUT
FORMICA Finesse Taupe



CABINERY & KICKERS THROUGHOUT
FORMICA Graphite



KITCHEN OVERHEAD CABINERY
FORMICA Vicenza Walnut



WALL TILES THROUGHOUT
BEAUMONT TILES Impress White Gloss 200 x 398



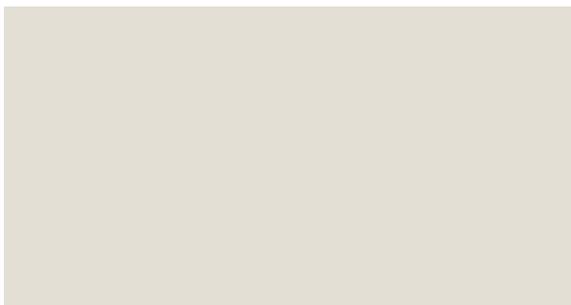
FLOOR TILES (wet areas only)
BEAUMONT TILES Speckle Beige 400 x 400



LAMINATE FLOORING
PERFECT TIMBER FLOORS Antic Walnut



CARPET
WEAVE SCAPE Sand Dune



INTERNAL WALL PAINT COLOUR
DULUX Natural White



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Mario
Niagara range (Blockout)

COMPLETE INTERNAL SCHEME 3

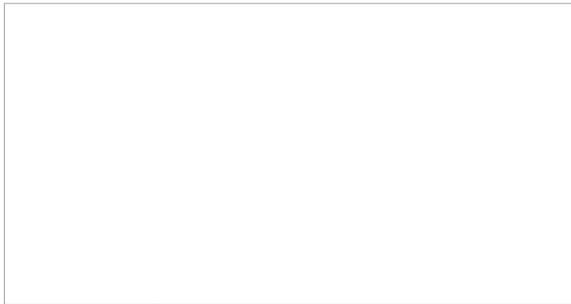
Victoria



BENCHTOP THROUGHOUT
FORMICA Finesse Stone



CABINETS THROUGHOUT
FORMICA Graphite



WALL TILES THROUGHOUT (excluding Laundry tiles)
BEAUMONT TILES Imperial Gloss White 200 x 398



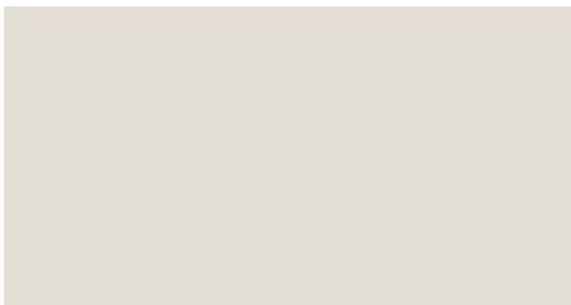
FLOOR TILES (wet areas only)
BEAUMONT TILES Speckle Grey 400 x 400



LAMINATE FLOORING
PERFECT TIMBER FLOORS Antic Walnut



CARPET
WEAVE SCAPE Mineral



INTERNAL WALL PAINT COLOUR
DULUX Natural White



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Mario
Niagara range (Blockout)