

# SUMMERHILL 16

TORQUAY FACADE

 3.0  2.0  2.0

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HOUSE & LAND

**APLACE**  
BY GLENVILL

# SUMMERHILL 16

TORQUAY FACADE

\$550,365

 3.0  2.0  2.0



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

## LOT 4334 NEW ROAD, WOLLERT AURORA ESTATE

HOUSE AREA 175.38m<sup>2</sup>

HOUSE PRICE \$251,365







LAND AREA 262m<sup>2</sup>

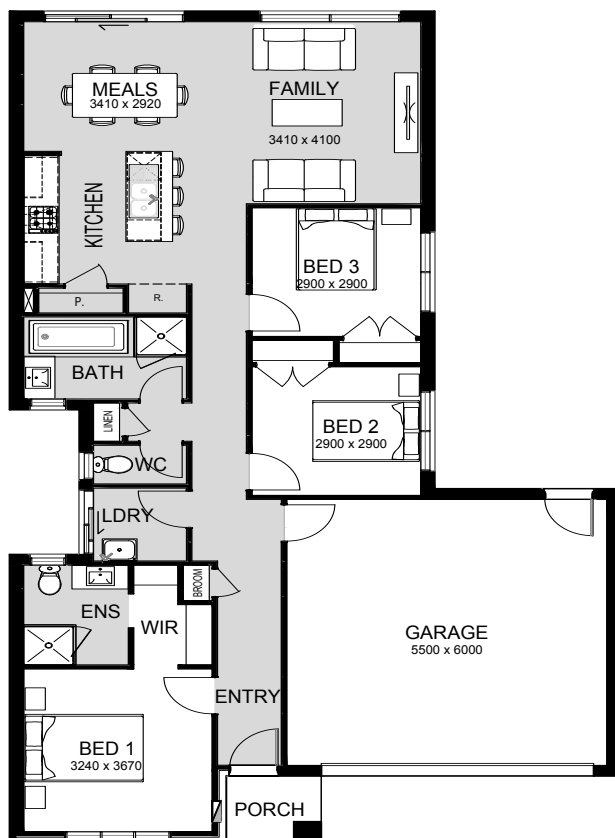
LAND PRICE \$299,000

TITLE RELEASE DEC 2019

TOTAL PRICE \$550,365

### 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.  
Price effective for 3 months from date of issue

**APLACE**  
BY GLENVILL

MELBOURNE  
480 CHURCH STREET,  
CREMORNE VIC 3121  
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**VICTORIA**

**EXTERNAL COLOUR SCHEMES**

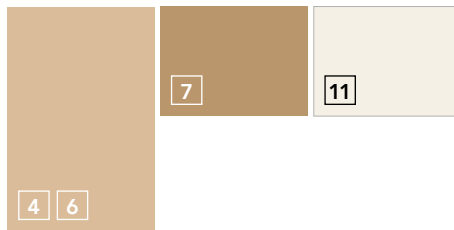
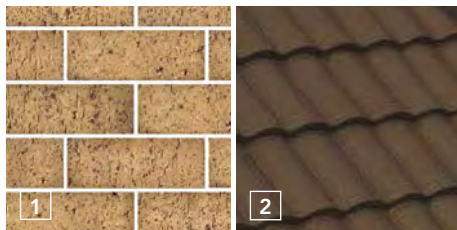
4 DISTINCTIVE COLOUR SCHEMES  
FOR YOU TO CHOOSE YOUR  
PERFECT STYLE.

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# EXTERNAL COLOUR SCHEMES

## CONCEPT 01



### HARD FINISHES

1. AUSTRAL SETTLERS BEECHWOOD  
Brick
2. BORAL MACQUARIE WALNUT  
Roofing
3. COLORBOND JASPER  
Gutters  
Downpipes  
Wall Flashing  
Garage Door / Contemporary Profile  
Feature windows to front facade
4. COLORBOND PAPERBARK  
Fascia
5. A&L JASPER  
Windows to side and rear  
Flyscreens/Barrier screens (where applicable)

### 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

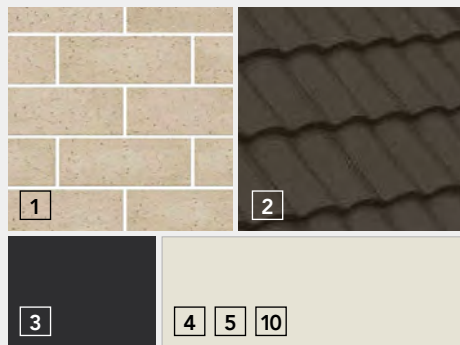
12. WATTYL WEATHERGUARD DECKING  
STAIN—KEMPAS  
Feature timber infills
13. BORAL CORAL STONE FOSSIL REEF  
Feature Stone Cladding

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.

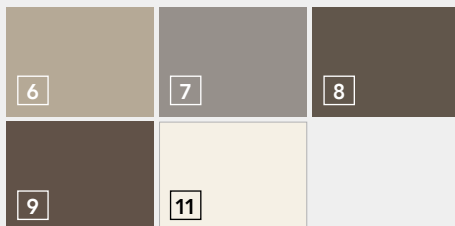
# EXTERNAL COLOUR SCHEMES

## CONCEPT 02



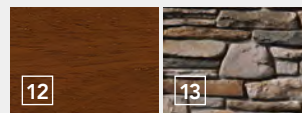
### HARD FINISHES

1. AUSTRAL INDULGENCE PRALINE  
Brick
2. BORAL MACQUARIE GUNMETAL  
Roofing
3. COLORBOND MONUMENT  
Gutters  
Downpipes  
Garage Door / Contemporary Profile  
Wall Flashings  
Feature windows to front facade
4. COLORBOND SURFMIST  
Fascia
5. A&L SURFMIST  
Windows to side and rear/Flyscreens /  
Barrier screens (where applicable)



### 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

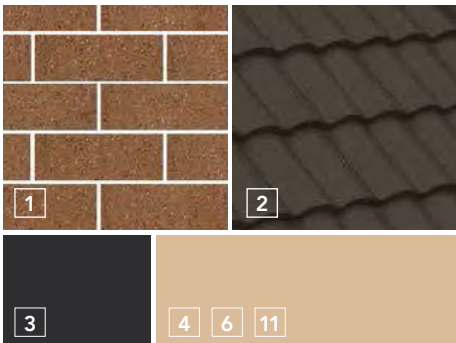


### FEATURE UPGRADES

12. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Feature timber infills
13. BORAL PRO-FIT COUNTRY  
LEDGESTONE ASPEN  
Feature Stone Cladding

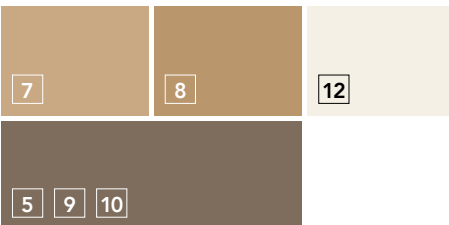
NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

## CONCEPT 03



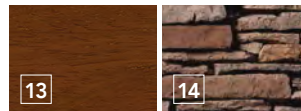
### HARD FINISHES

1. AUSTRAL ACCESS CHESTNUT  
Brick
2. BORAL MACQUARIE GUNMETAL  
Roofing
3. COLORBOND MONUMENT  
Gutters  
Downpipes
4. COLORBOND PAPERBARK  
Fascia  
Wall Flashing
5. COLORBOND JASPER  
Garage Door / Contemporary Profile  
Feature windows to front facade
6. A&L MERINO  
Windows to side and rear/Flyscreens /  
Barrier screens (where applicable)



### 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

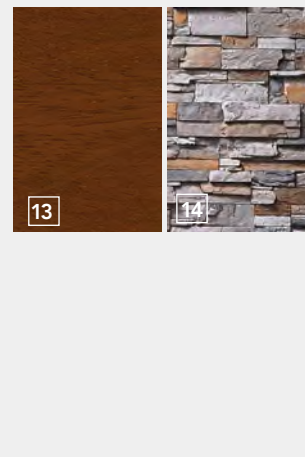
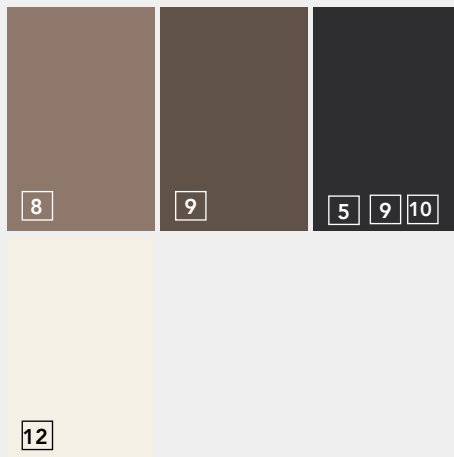
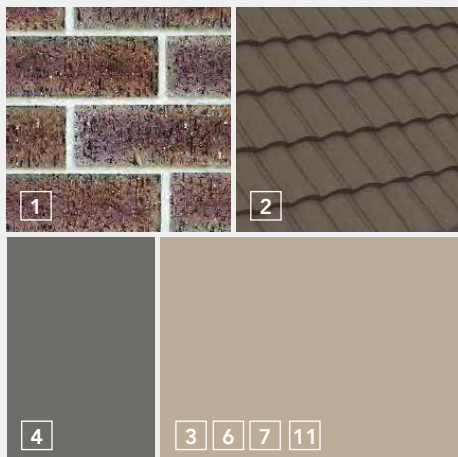
13. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Feature timber infills
14. BORAL PRO-FIT ALPINE LEDGESTONE  
CHARDONNAY  
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

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# EXTERNAL COLOUR SCHEMES

## CONCEPT 04



### 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. COLORBOND MONUMENT  
Feature windows to front facade
6. A&L DUNE  
Windows to side and rear/Flyscreens /  
Barrier screens (where applicable)

### PAINT FINISHES

7. WATTYL COLORBOND DUNE 50%  
Render 1  
Front Verandah Post
8. WATTYL COLORBOND DUNE 400%  
Render 2
9. BRISTOL PEPPERCORN 100%  
Render 3 (where applicable)
10. WATTYL COLORBOND MONUMENT  
100% (GLOSS)  
Front Door
11. WATTYL COLORBOND DUNE 100%  
Timber Front Door Frame
12. WATTYL FLOKATI 100%  
Eaves & Soffits

### FEATURE UPGRADES

13. WATTYL WEATHERGUARD DECKING  
STAIN—BARK  
Feature timber infills
14. BORAL PRO-FIT LEDGESTONE PLATINUM  
Feature Stone Cladding

NOTE: FEATURE UPGRADES ARE FACADE SPECIFIC.

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## VICTORIA

### INTERNAL COLOUR SCHEMES

CREATE YOUR PERFECT HOME  
WITH OUR 4 DISTINCTIVE  
INTERNAL COLOUR SCHEMES  
TO CHOOSE FROM.

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# INTERNAL COLOUR SCHEMES

## CONCEPT 01



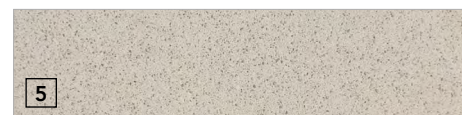
### PAINT FINISHES

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



### CARPETS

3. ROYAL PARADE CEREMONY  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550  
Carpet / Double Storey Only



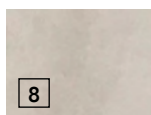
### BENCH TOPS

5. CEASERSTONE LINEN  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



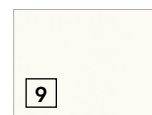
### CABINETS

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



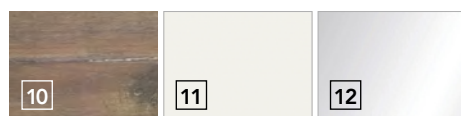
### FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and Powder Room



### OPTIONAL UPGRADES

10. CLASSIC QSM058  
Timber Look Laminated Flooring
11. WATTYL FLOKATI 100% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORRED FINISH  
Kitchen Glass Splashback

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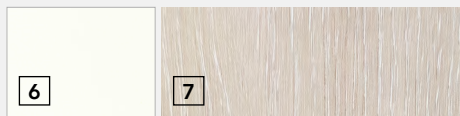
# INTERNAL COLOUR SCHEMES

## CONCEPT 02



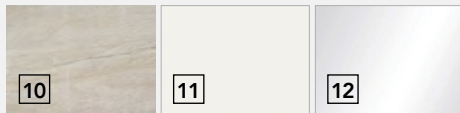
### PAINT FINISHES

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



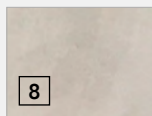
### CABINETS

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



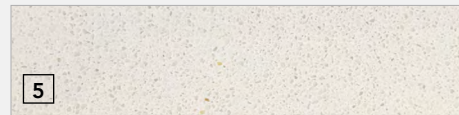
### CARPETS

3. ROYAL PARADE SHOW  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 550  
Carpet / Double Storey Only



### FLOOR TILES

8. BEAUMONT BELGA IVORY 450X450  
Laid Stack Bond, Laundry, Bathroom,  
Ensuite & Powder Room, Entry, Kitchen,  
Meals & Family



### BENCH TOPS

5. CEASERSTONE OSPREY  
Kitchen, Bathroom, Ensuite, Laundry &  
Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and  
Powder Room

### OPTIONAL UPGRADES

10. CLASSIC QSM073  
Timber Look Laminated Flooring

11. WATTYL FLOKATI 100% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH  
Kitchen Glass Splashback

## CONCEPT 03



### PAINT FINISHES

1. WATTYL ALABASTER 25%  
Ceilings
2. WATTYL ALABASTER 50%  
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, Laundry & Powder Room



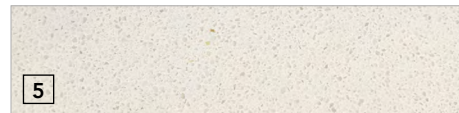
### CARPETS

3. ROYAL PARADE MARCH  
Carpet / Single Storey Only
4. GODFREY HIRST BALLANTYNE 580  
Carpet / Double Storey Only



### FLOOR TILES

6. BEAUMONT BELGA TAUPE 450X450  
Laid Stack Bond, Laundry, Bathroom,  
Ensuite & Powder Room, Entry, Kitchen,  
Meals & Family



### BENCH TOPS

5. CEASERSTONE OSPREY  
Kitchen, Bathroom, Ensuite, Laundry &  
Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and  
Powder Room

### OPTIONAL UPGRADES

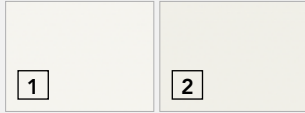
10. CLASSIC QSM034  
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH  
Kitchen Glass Splashback

NOTE: Colours and finishes displayed are for illustration purposes only.

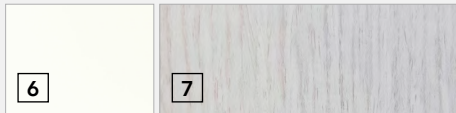
# INTERNAL COLOUR SCHEMES

## CONCEPT 04



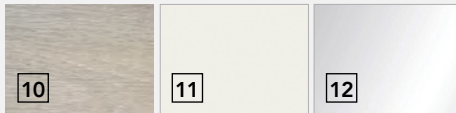
### PAINT FINISHES

1. WATTYL ALABASTER 25%  
Ceilings
2. WATTYL ALABASTER 50%  
Walls, Architraves, Skirtings & Doors (Gloss)



### CABINETS

6. FORMICA WARM WHITE  
Base Cabinets in Kitchen
7. LAMINEX ALASKAN 2952  
NATURAL FINISH  
Overhead Cabinets in Kitchen – Cabinets in  
Bathroom, Ensuite, Laundry & Powder Room



### CARPETS

3. ROYAL PARADE URBAN GREY  
Carpets / Single Storey Only
5. GODFREY HIRST BALLANTYNE 580  
Carpet / Double Storey Only



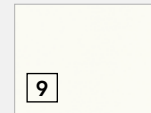
### FLOOR TILES

8. BEAUMONT BELGA GREY 450X450  
Laid Stack Bond  
Laundry, Bathroom, Ensuite & Powder  
Room, Entry, Kitchen, Meals & Family



### BENCH TOPS

5. CEASERSTONE ICE SNOW  
Kitchen, Bathroom, Ensuite, Laundry &  
Powder Room



### WALL TILES

9. BEAUMONT UNI WHITE GLOSS 400X250  
Laid Stack Bond Horizontal  
Kitchen, Laundry, Bathroom, Ensuite and  
Powder Room

### OPTIONAL UPGRADES

10. CLASSIC QSM076  
Timber Look Laminated Flooring

11. WATTYL ALABASTER 50% GLASS FINISH  
Kitchen Glass Splashback
12. REGENCY MIRASTAR MIRRORED FINISH  
Kitchen Glass Splashback

NOTE: Colours and finishes displayed are for illustration purposes only.

## 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.

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# TURNKEY INCLUSIONS

## HOME AND LAND

### GENERAL

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Member of MBA & HIA  
Member of Glenvill Group of Companies  
Insurance with home owners warranty  
6 year structural guarantee

### PRELIMINARIES

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6 star energy rating report  
Plans & specifications  
Engineering drawings & building permit  
Bushfire compliance upgrade (where applicable)

### SITE WORKS

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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

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

### FRAMING

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Prefabricated pine wall frames  
Prefabricated pine roof trusses

### CEILING HEIGHT

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2440mm (8") high to all single storey & first floor of double storey  
2590mm high to ground floor on all double storey

### PLUMBING

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Concealed plumbing  
Colorbond fascias, gutters & downpipes

### BRICKWORK

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Bricks from builders' standard range with rendered features to front elevation

### ROOFING

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Concrete roof tiles from builders' standard range

### WINDOWS

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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

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Holland blinds to all windows & sliding doors (excluding front door sidelights)  
Venetians to bathrooms

### INSULATION

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R2.0 batts & siliation to external walls  
R3.5 batts to roof space (excluding garage)

### HOT WATER SERVICE

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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

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

### PLASTERWORK

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75mm cove cornice throughout

### ARCHITRAVES AND SKIRTINGS

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67mm MDF skirtings  
67mm MDF architraves

### CUPBOARDS

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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

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Feature solid door to front entry  
Glazed sliding external door to laundry, family & rumpus (house specific)  
Flush panel internal doors  
Flyscren 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 parafloods (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

Reconstituted stone benchtops with 20mm square edge  
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

Reconstituted stone benchtops with 20mm square edge  
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

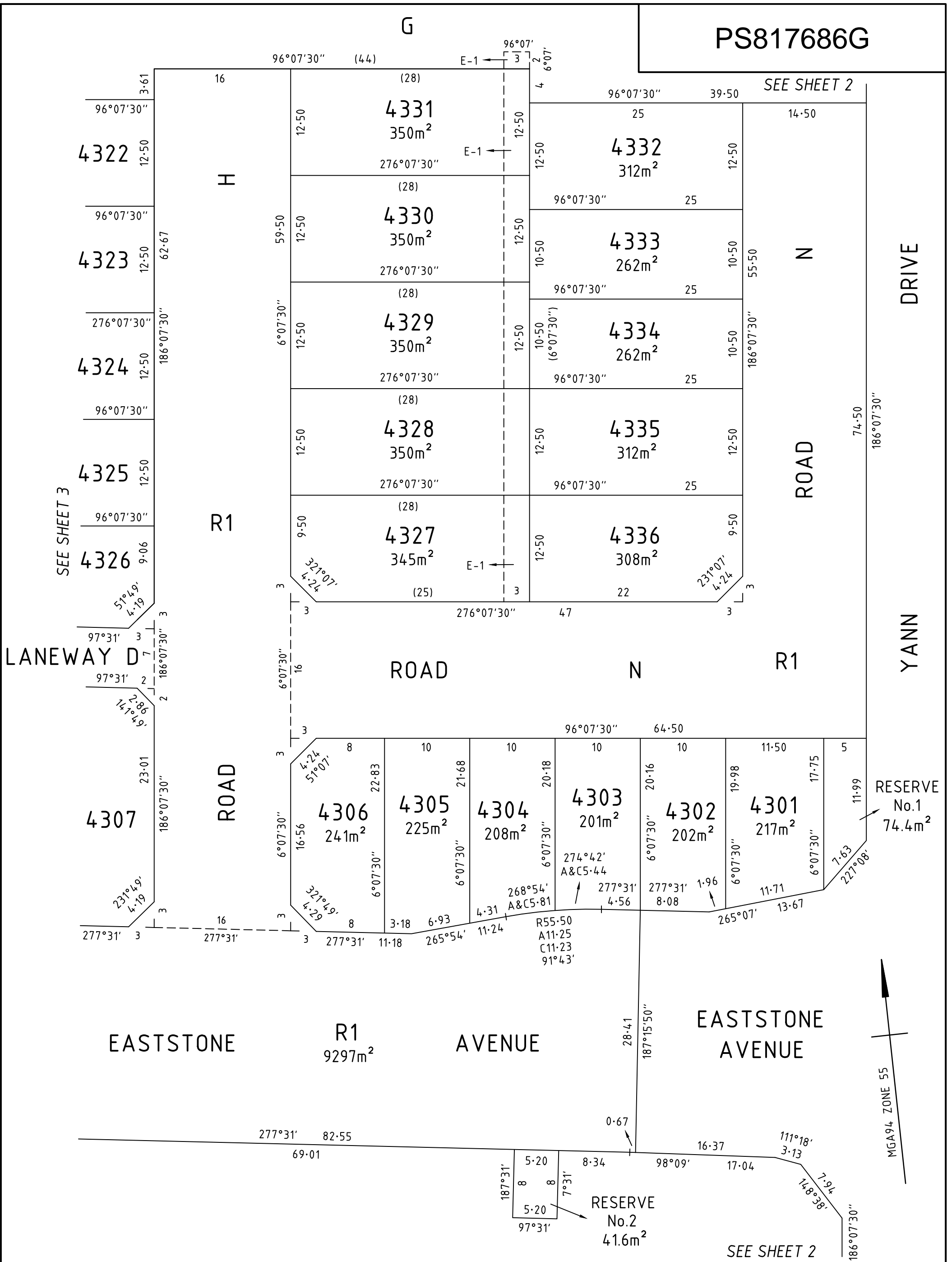
NOTE: APlace by Glenvill reserves the right to vary or substitute items or brand names according to availability.

**LAND  
INFORMATION**

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HOUSE & LAND

**APLACE**  
BY GLENVILL



# **APLACE**

BY GLENVILL

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**MELBOURNE - HEAD OFFICE**

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