

ASPENDALE 16

TORQUAY FACADE

 3.0  2.0  2.0

HOUSE & LAND

APLACE
BY GLENVILL

ASPENDALE 16

TORQUAY FACADE

\$536,185

 3.0  2.0  2.0









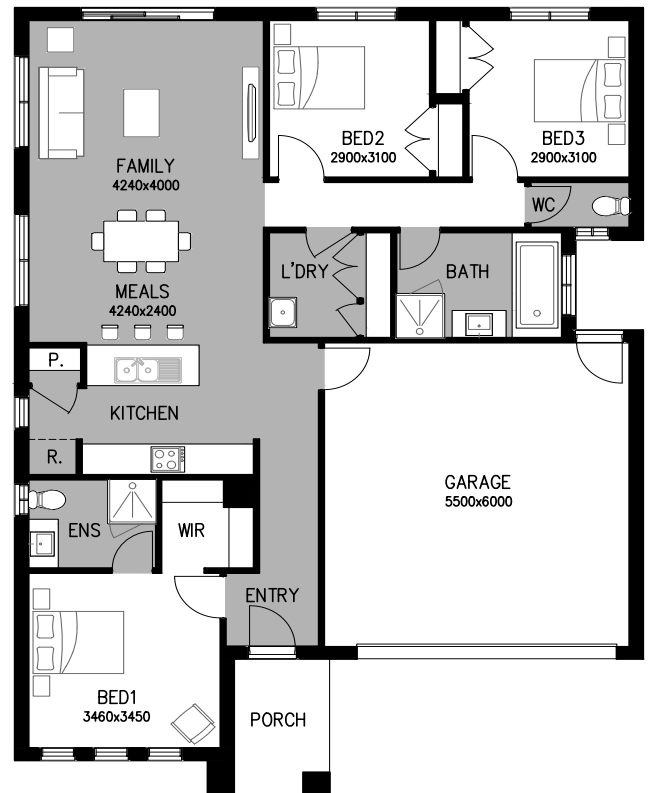
Facade as shown may be altered to suit developer requirements—lighting and landscaping are indicative only.

LOT 2017 NARACOORTE AVE, WOLLERT AURORA ESTATE

HOUSE AREA	154.58m ²	HOUSE PRICE	\$251,185
LAND AREA	277m ²	LAND PRICE	\$285,000
TITLE RELEASE	TITLED	TOTAL PRICE	\$536,185

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
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CONTACT
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VICTORIA

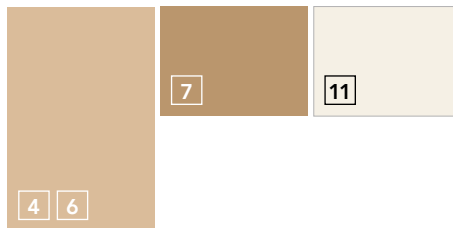
EXTERNAL COLOUR SCHEMES

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



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

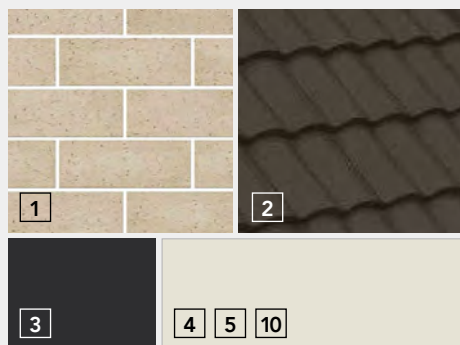
12. WATTYL WEATHERGUARD DECKING
STAIN—KEMPAS
Feature timber infills
13. BORAL CORAL STONE FOSSIL REEF
Feature Stone Cladding

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.

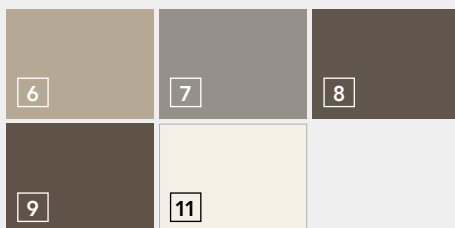
EXTERNAL COLOUR SCHEMES

CONCEPT 02



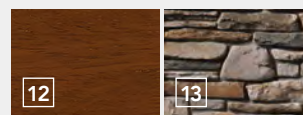
HARD FINISHES

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

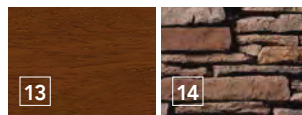
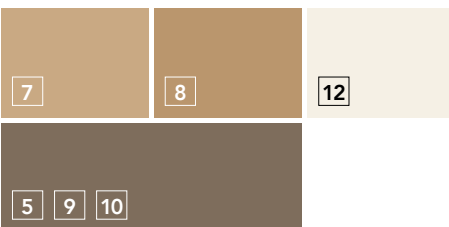
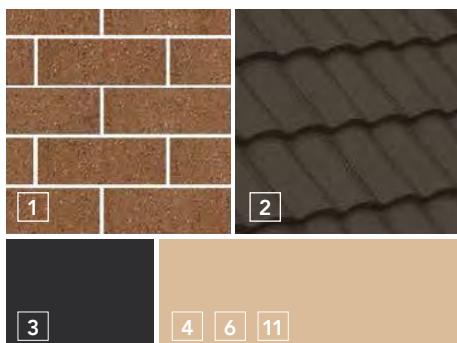


FEATURE UPGRADES

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

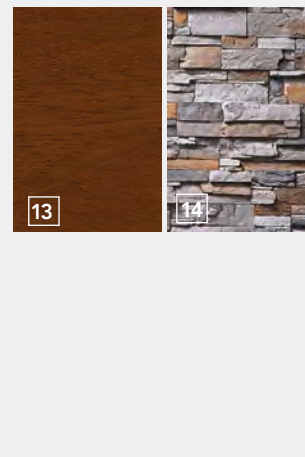
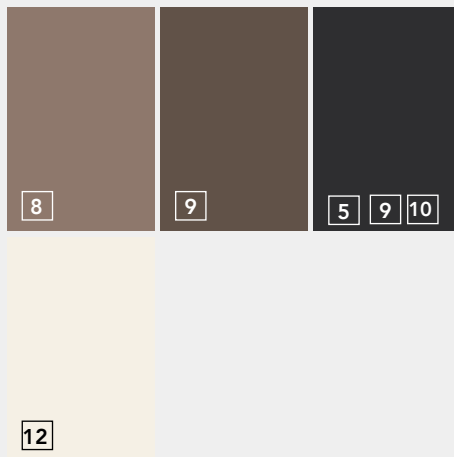
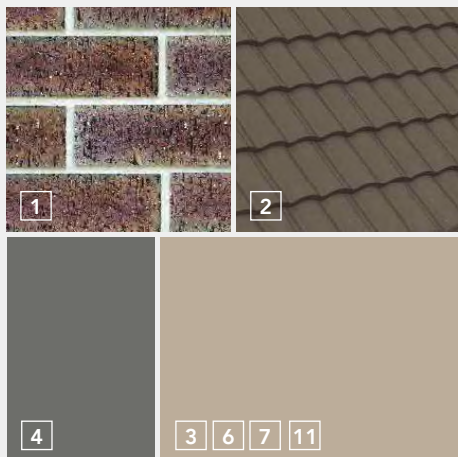
13. WATTYL WEATHERGUARD DECKING
STAIN—BARK
Feature timber infills
14. BORAL PRO-FIT ALPINE LEDGESTONE
CHARDONNAY
Feature Stone Cladding

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

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VICTORIA

INTERNAL COLOUR SCHEMES

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



INTERNAL COLOUR SCHEMES

CONCEPT 01



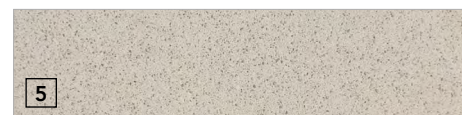
PAINT FINISHES

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



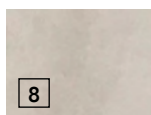
BENCH TOPS

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



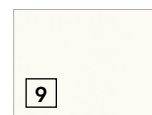
CABINETS

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



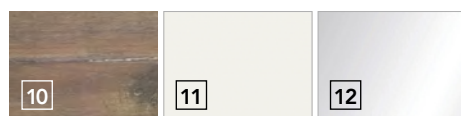
FLOOR TILES

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



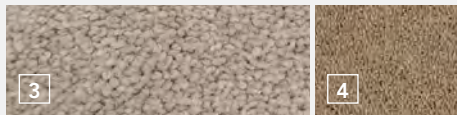
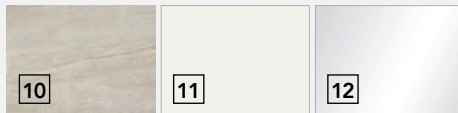
PAINT FINISHES

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



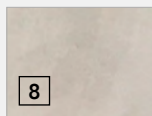
CABINETS

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



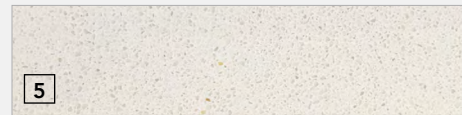
CARPETS

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



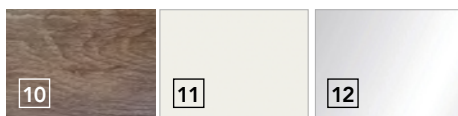
PAINT FINISHES

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



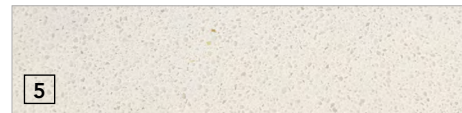
CARPETS

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



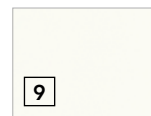
FLOOR TILES

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

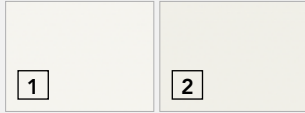
10. CLASSIC QSM034
Timber Look Laminated Flooring

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

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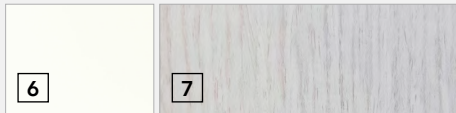
INTERNAL COLOUR SCHEMES

CONCEPT 04



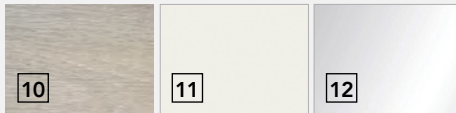
PAINT FINISHES

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

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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.



TURNKEY INCLUSIONS

HOME AND LAND

GENERAL

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

PRELIMINARIES

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

SITE WORKS

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

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

FRAMING

Prefabricated pine wall frames
Prefabricated pine roof trusses

CEILING HEIGHT

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

PLUMBING

Concealed plumbing
Colorbond fascias, gutters & downpipes

BRICKWORK

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

ROOFING

Concrete roof tiles from builders' standard range

WINDOWS

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

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

INSULATION

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

HOT WATER SERVICE

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

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

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings
67mm MDF architraves

CUPBOARDS

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

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.

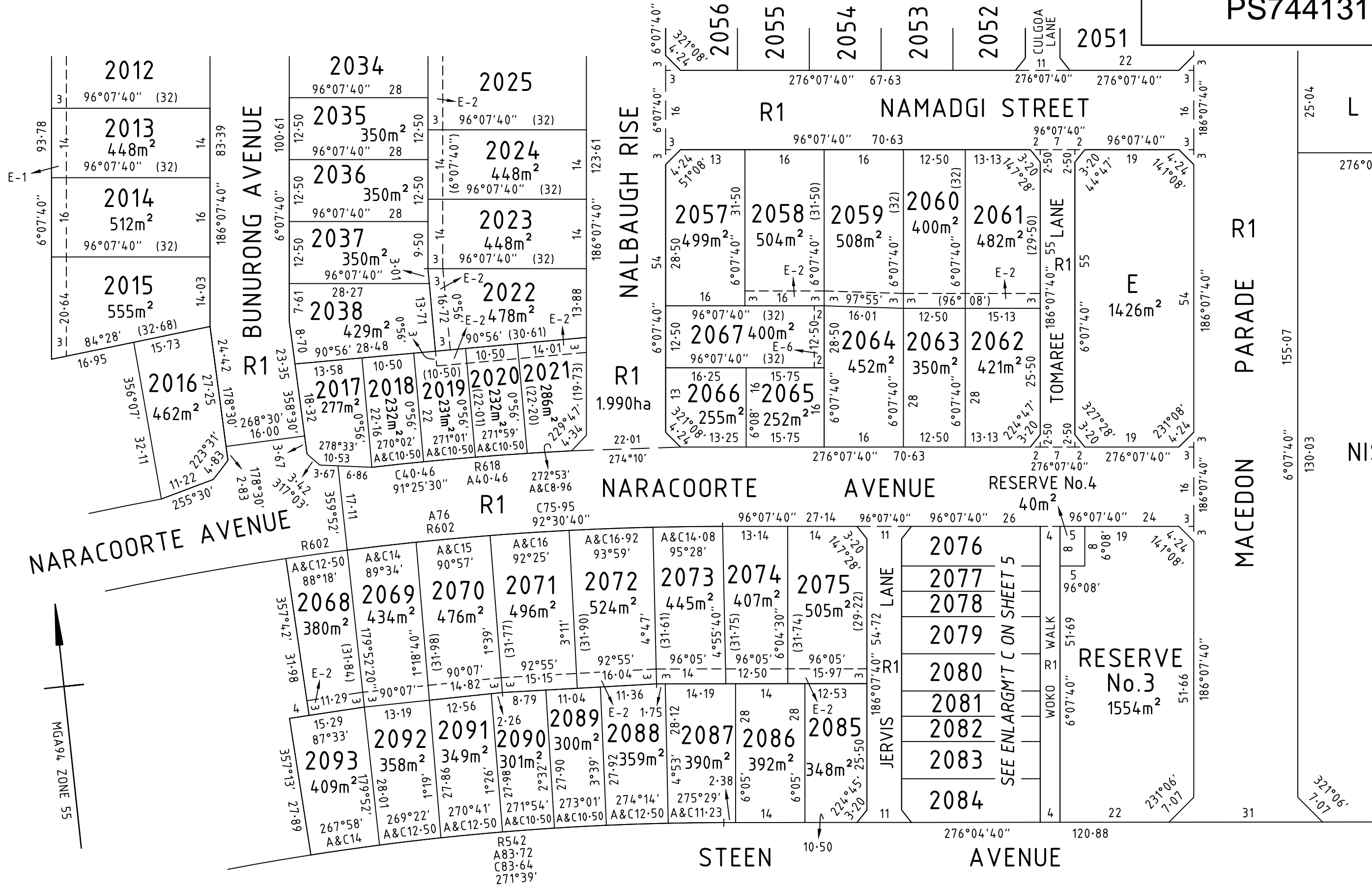
**LAND
INFORMATION**

HOUSE & LAND

APLACE
BY GLENVILL

SEE SHEET 3

PS744131K



SEE SHEET 2

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REFERENCE	1501240/20
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SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
LICENSED SURVEYOR: SEAN A. O'CONNOR VERSION 4, DATE: 24/05/2017	

ORIGINAL SHEET SIZE: A3	SHEET 4
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APLACE

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