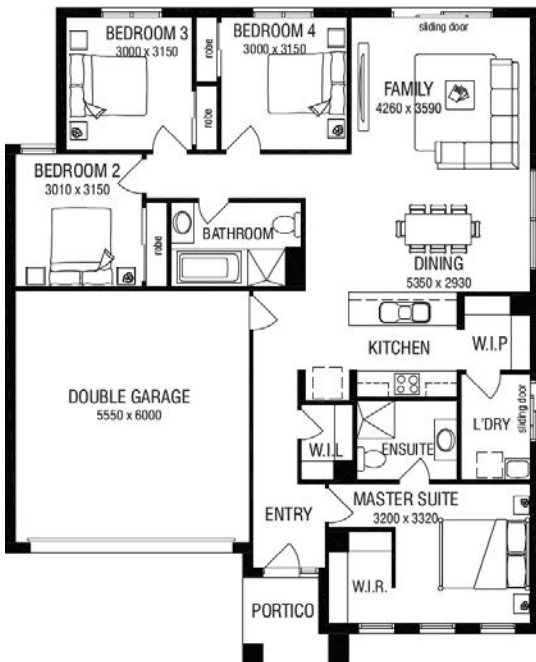


Lot 1841, Spotted Way, Land size 350 sqm<sup>2</sup>

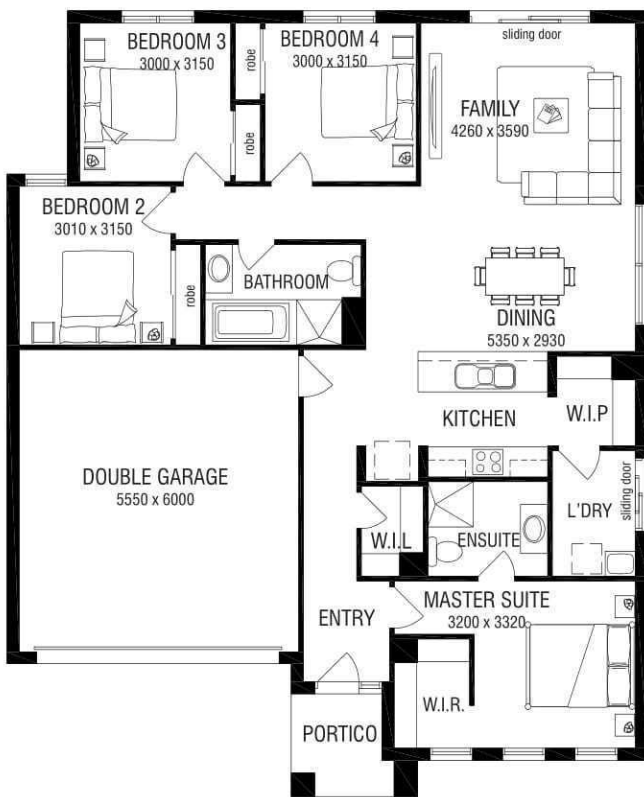


Located just 28km west from Melbourne's CBD, Habitat on Davis Creek is one of the fastest growing and popular communities in Tarneit. Habitat offers families the space to build a perfect lifestyle with its combination of lot choices, smart development and wide open spaces. With more than 800 lots, half of which have already been sold, Habitat on Davis Creek is conveniently located near public transport, a number of primary and secondary schools, kindergartens and childcare centres.

**Specifications**

	4	2	2
Property Type	House & Land		
Contract Type	2 Part Contract		
Titled	Yes		
Land Area	350 sqm		
Total House Area	176.09 sqm		
Land Price	\$289,000		
House Price	\$255,955		
Total Price	\$544,955		
Design	Darlington 176		
Facade	Luxe		
Reservation Deposit	\$2,000		
Specification	MetInvest Complete Inclusion		

# Darlington 175



House Area: 134.60 m<sup>2</sup>  
(14.49 squares)  
Garage Area: 36.07 m<sup>2</sup>  
(3.88 squares)  
Portico Area: 4.18 m<sup>2</sup>  
(0.45 squares)

Total Area: 174.85 m<sup>2</sup>  
(18.82 squares)

Min. Block Width: 14.00 m  
Total Length: 15.59 m  
Total Width: 12.71 m

Note:  
This product fits on a 14m wide x 21m deep allotment.

## HOME INCLUSIONS - COMPLETE

MetInvest by Metricon

### EXTERNAL FEATURES

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

### INSULATION

<b>CEILING</b>	R4.0 glasswool batts to house only
<b>EXTERNAL WALLS</b>	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

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

### INTERNAL FEATURES

<b>CEILING HEIGHT</b>	<b>Single Storey:</b> 2400mm throughout <b>Double Storey:</b> 2400mm throughout to ground floor and 2400mm to first floor
<b>ROOM DOORS</b>	Flush panel 2040mm high
<b>ROOM DOOR FURNITURE</b>	Pre-selected from builder's Category 1
<b>MOULDINGS</b>	<b>Skirtings:</b> 67mm high <b>Architraves:</b> 67mm wide
<b>HEATING</b>	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
<b>COOLING</b>	Inverter high wall split system air conditioning unit with manual controller to family/dining area (product specific)
<b>WINDOW FURNISHINGS</b>	<b>Roller blinds:</b> To all windows. Colour pre-selected from builder's standard range <b>Vertical blinds:</b> To all sliding aluminium doors. Colour pre-selected from builder's standard range
<b>STAIRS (DOUBLE STOREY HOMES)</b>	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

## HOME INCLUSIONS - COMPLETE

MetInvest by Metricon

### APPLIANCES

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

### CABINETRY

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

### KITCHEN

<b>SINK</b>	Stainless steel 1200mm with 1¼ bowl
<b>TAP</b>	Bristol sink mixer
<b>MICROWAVE PROVISION</b>	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)
<b>BENCH TOPS</b>	Standard laminate benchtop from builder's standard colour schemes

### BATHROOM / ENSUITE

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

### SUSTAINABLE ENERGY

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

### LANDSCAPING

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

### LAUNDRY

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

### STORAGE

(PRODUCT SPECIFIC)

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

## HOME INCLUSIONS - COMPLETE


MetInvest by Metricon

### ELECTRICAL

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

### FLOORING

<b>WALL TILES AND BATH HOB</b>	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
<b>FLOOR TILES</b>	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
<b>SKIRTING TILES</b>	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

 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.\*

<b>FLOORING</b>	Ceramic tiling to laundry, bathroom, ensuite, powder room (S) and water closets as per standard working drawing selected from builder's selection Category 1
<b>LAMINATE FLOORING</b>	Laminate 3 strip floating floor, moisture resistant underlay to entry through to kitchen, including pantry, family and dining
<b>CARPET</b>	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

<b>GENERAL</b>	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)
<b>EXTERNAL WALLS</b>	Brick veneer
<b>GARAGE DOOR</b>	Remote control unit to front garage door with three transmitter units  Ember seals to Colorbond® sectional door
<b>EXTERNAL PEDESTRIAN DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)  <b>Door:</b> 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in  <b>Door Furniture:</b> Entry set keyed alike to front door
<b>INTERNAL ACCESS DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)  <b>Door:</b> Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home  <b>Door Furniture:</b> 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

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](http://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 — Natural Oak



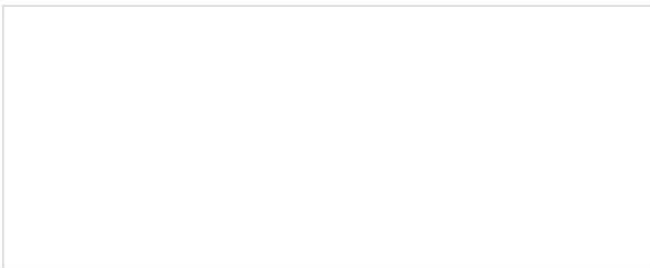
**BENCHTOP THROUGHOUT**  
FORMICA White Finestone



**CABINETRY**  
Formica Baikal  
Kitchen base cabinetry



**CABINETRY**  
LAMINEX Sublime Teak  
Kitchen overhead cupboards, laundry,  
bathroom & ensuite base cabinetry



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



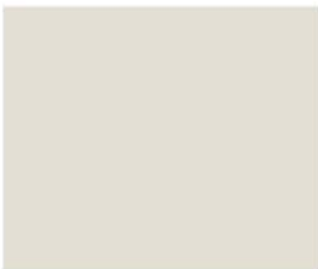
**FLOOR TILES**  
BEAUMONT TILES Valencia Stone Grey 400x400  
Laundry, Bathroom & Ensuite.



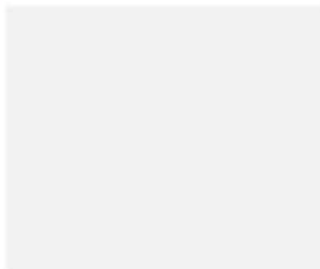
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Oatmeal



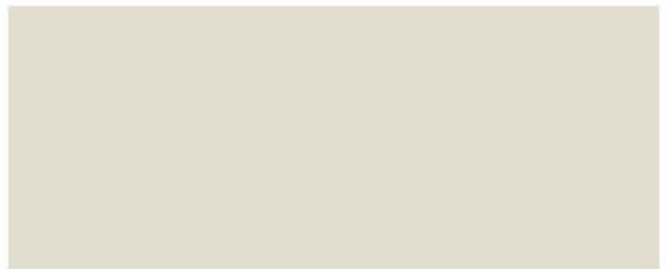
**CARPET**  
WEAVE SCAPE Natural Oak



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White



**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



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

## Complete — Sand Dune



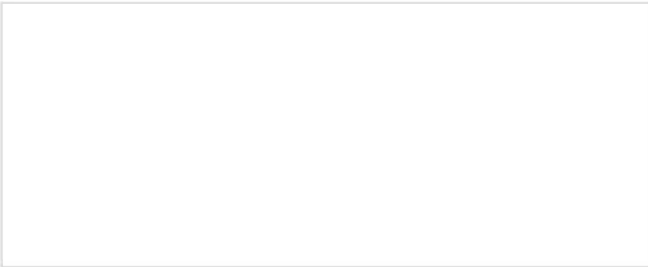
**BENCHTOP THROUGHOUT**  
FORMICA Finesse Stone



**CABINETRY**  
FORMICA Warm White  
Kitchen, laundry, bathroom & ensuite  
base cabinetry



**CABINETRY**  
FORMICA Mulga  
Overhead cabinetry



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



**FLOOR TILES**  
BEAUMONT TILES Valencia Stone Beige 400x400  
Laundry, Bathroom & Ensuite.



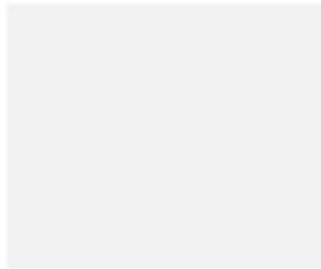
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Rye



**CARPET**  
WEAVE SCAPE Sand Dune



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White

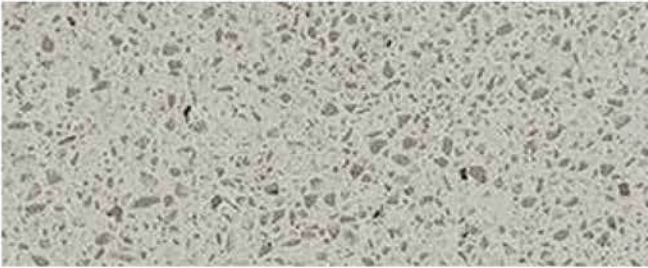


**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



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

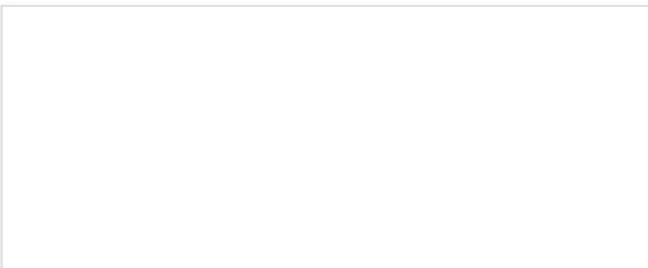
## Complete — Mineral



**BENCHTOP THROUGHOUT**  
FORMICA Grey Finestone



**CABINETRY THROUGHOUT**  
FORMICA Sarum Grey



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



**FLOOR TILES**  
BEAUMONT TILES Valencia Stone White 400x400  
Laundry, Bathroom & Ensuite.



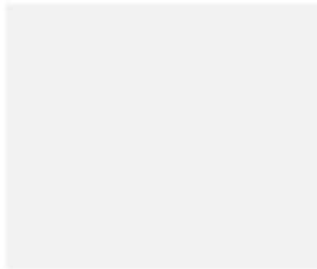
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Rye



**CARPET**  
WEAVE SCAPE Mineral



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White



**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



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



## Musket Haze



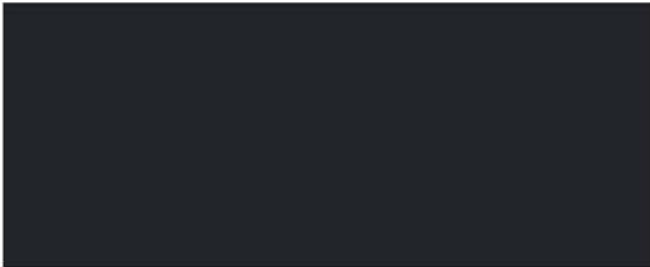
**BRICKWORK**

SELKIRK Musket Haze  
Natural rolled mortar



**ROOF**

SMOKE  
Curved profile



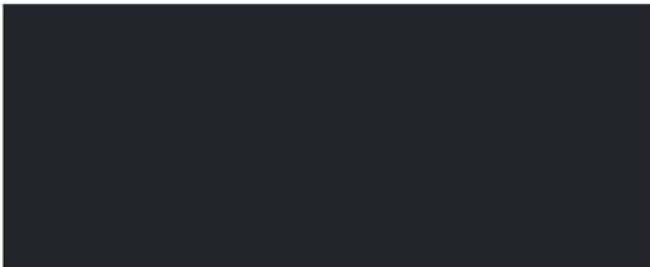
**GUTTER, FASCIA & DOWNPIPES**

COLORBOND Monument



**CONCRETE DRIVEWAY**

Gunmetal  
Stippled finish



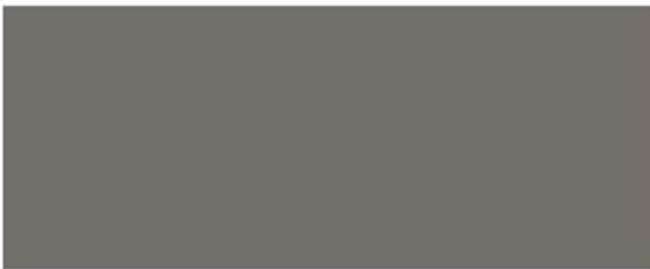
**GARAGE DOOR, WINDOWS & DOORS**

COLORBOND Monument



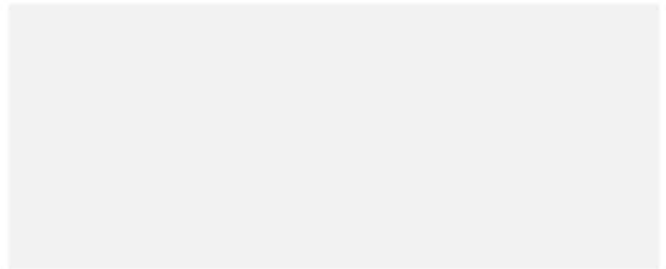
**RENDER**

DULUX Calf Skin



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

DULUX Homebush



**CEILING LININGS**

DULUX Lexicon Quarter

## Goldfield Haze



**BRICKWORK**  
SELKIRK Goldfield Haze  
Natural rolled mortar



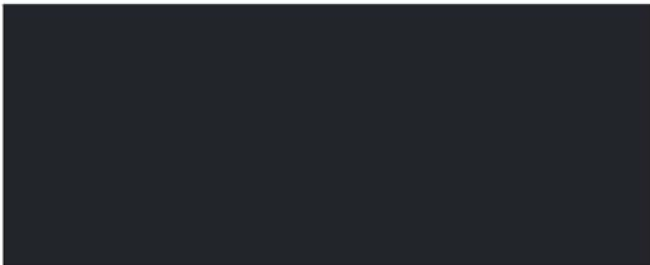
**ROOF**  
SMOKE  
Curved profile



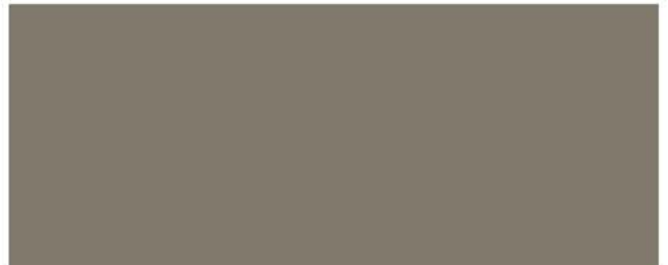
**GARAGE DOOR, WINDOWS, DOORS & DOWNPIPES**  
COLORBOND Evening Haze



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



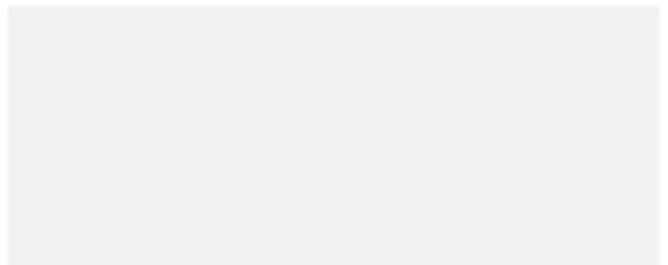
**GUTTER & FASCIA**  
COLORBOND Monument



**RENDER & FRONT ENTRY DOOR**  
DULUX Rogue

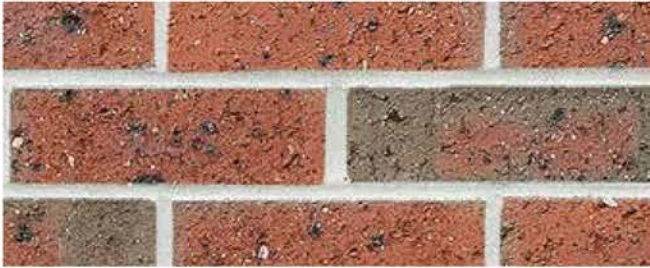


**CLADDING & EXTERNAL PAINTED AREAS**  
DULUX Linseed



**CEILING LININGS**  
DULUX Lexicon Quarter

## Copperstone



### BRICKWORK

SELKIRK Copperstone  
Natural rolled mortar



### ROOF

SMOKE  
Curved profile



### GARAGE DOOR, WINDOWS, FRONT ENTRY DOOR & DOORS

COLORBOND Woodland Grey



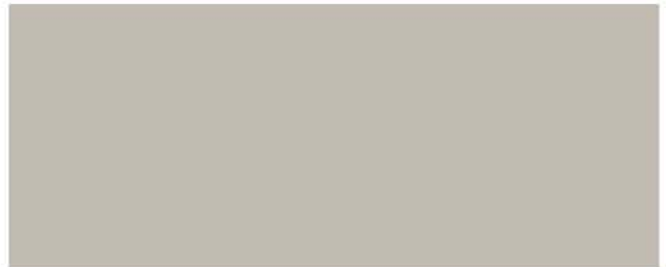
### CONCRETE DRIVEWAY

Gunmetal  
Stippled finish



### GUTTER, FASCIA & DOWNPIPES

COLORBOND Woodland Grey



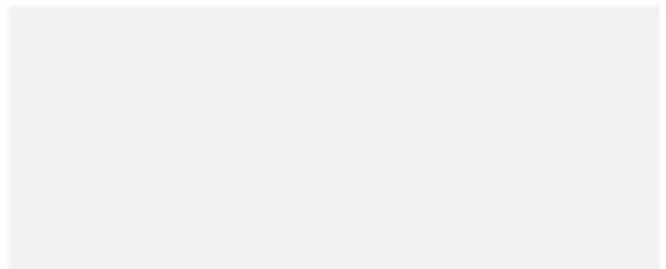
### RENDER

DULUX Heifer



### CLADDING & EXTERNAL PAINTED AREAS

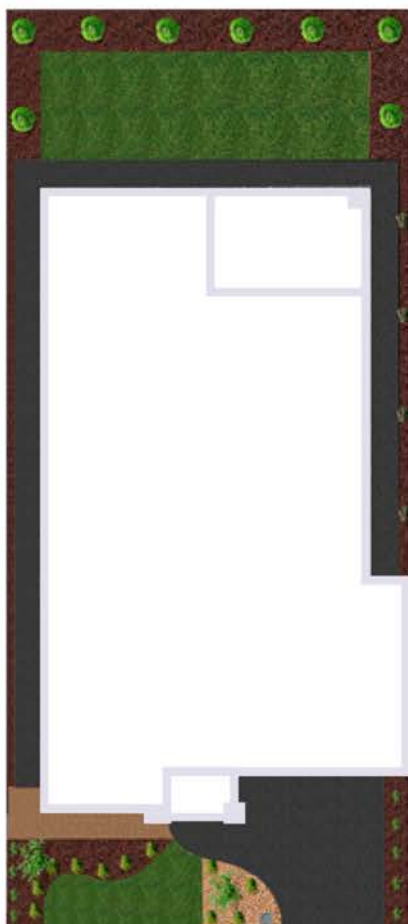
DULUX Mud Pack



### CEILING LININGS

DULUX Lexicon Quarter

# Landscaping selections — Banksia



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

## Front Landscaping Schedule

### Shrubs / Ground coverings

20 mixed variety plants in 150mm pots  
(or similar)



Westringia



Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete  
driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line  
(or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas  
(up to 40m<sup>2</sup>)

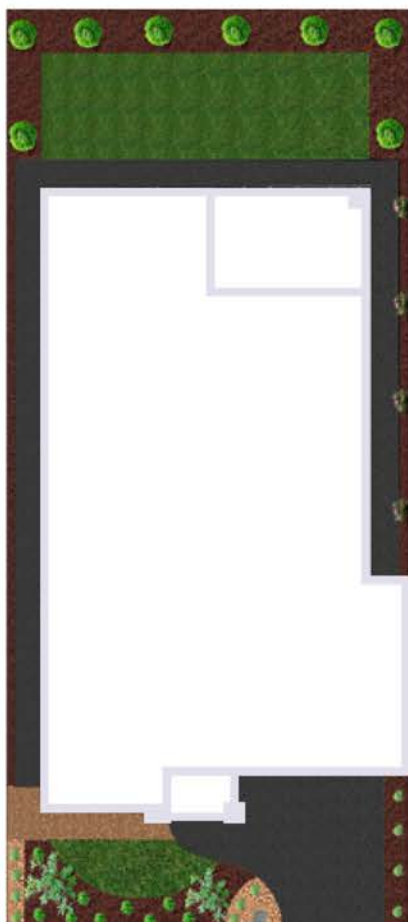
### Rear patio/verandah/outdoor room

Up to 12m<sup>2</sup> of grey concrete to rear patio  
area or concrete slab to outdoor room  
(product specific)

### Fencing

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

# Landscaping selections — Correa



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

## Front Landscaping Schedule

### Shrubs / Ground coverings

20 mixed variety plants in 150mm pots  
(or similar)



Westringia



Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete  
driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line  
(or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas  
(up to 40m<sup>2</sup>)

### Rear patio/verandah/outdoor room

Up to 12m<sup>2</sup> of grey concrete to rear patio  
area or concrete slab to outdoor room  
(product specific)

### Fencing

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