

Novo 14 with Holt



Riverwalk Estate

LOT 2108 Nandewar Street, Werribee

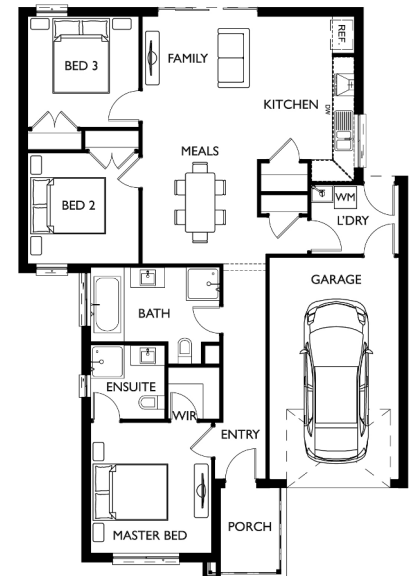


Land Price: \$ 255,000
Build Price: \$ 272,120

Living Areas: 1
Study: Yes
Alfresco: No

Package Structure: 2 part contract
Exp. Title Date: 01/11/2019
Lot Width: 12.5 m
Lot Depth: 21 m
Lot Size: 273 m²

Ground Living: 104.43 m²
Outdoor Living: 0 m²
Garage Area: 24.21 m²
Porch Area: 4.44 m²
House Size: 132.84 m²



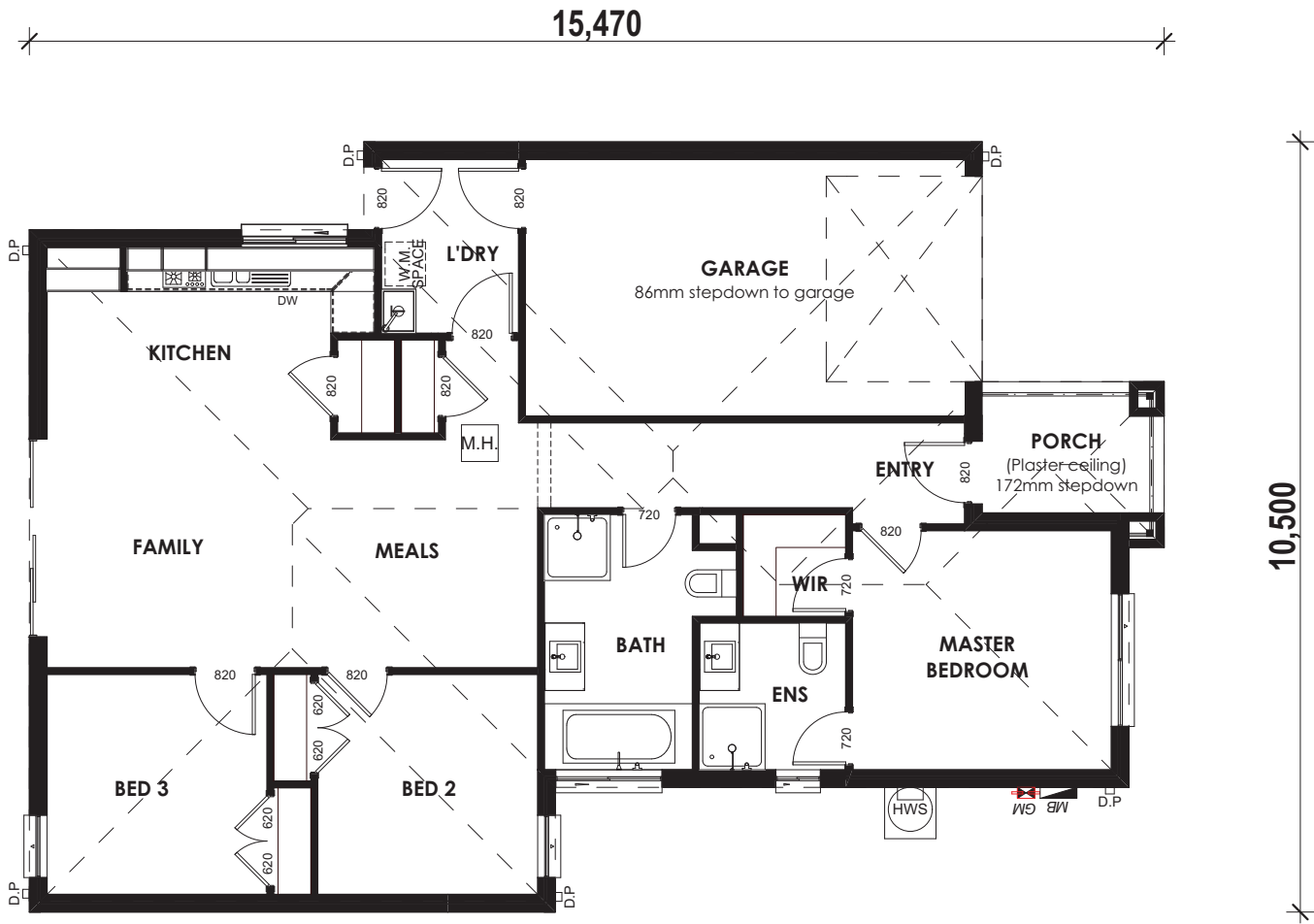
INCLUSIONS

Refer attached for full inclusions list



ROOM SCHEDULE		
LEVELS	DWELLING AREAS	AREAS m ²
GFL	GROUND FLOOR	104.43
GFL	GARAGE	24.21
GFL	PORCH	4.44
		133.08 m²

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HOUSE INCLUSIONS

SITE COSTS

Fixed price site costs including rock excavation

EXTERNAL ITEMS

Concrete Roof Tiles as per colour document

Colorbond Fascia, Gutter and Downpipes

Bricks as per colour document

Natural colour Mortar with Rolled joints

Brickwork above Windows to front Facade only

Painted Infills above Garage Door and all Windows and Doors to sides and rear

Plaster Ceiling to Porch and Outdoor Living (if applicable)

Two part Termite Treatment

Colour Through Concrete Driveway and Path to Porch

Letterbox (with numbers)

INTERNAL ITEMS

Engineered waffle Slab

Pine Wall Frames and Roof Trusses

2440mm Ceiling height to Single Storey

2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey

Plasterboard Walls, Ceilings and Cornice

67mm Single Bevel Architrave and Skirting

75mm Scotia Cornice

1 No. Melamine shelf with 1 No. Hanging Rail to Bedroom Robes

GARAGE

Colorbond Sectional Panelift Garage door with Motor and 2 No. Remote Controls

Weatherproof door to Rear of Garage (plan specific)

Flush Panel Garage/House Access Door (plan specific)

WINDOWS

Obscure Glazing to Ensuite, Bathroom and WC

Aluminium Sliding Windows (unless otherwise nominated)

Window Locks to all openable Windows (keyed alike)

Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

DOORS - EXTERNAL

Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing

Double Cylinder Deadbolt to Front Entry

Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)

DOORS - INTERNAL

2040mm high Flush Panel Doors throughout

Lever Door Handles

FLYSCREEN / SECURITY DOORS

Flyscreens to all openable Windows

Barrier Doors to all Sliding Doors

HEATING / COOLING

Gas Ducted Heating

1 No. Split System Air Conditioner to main Living area on a Single Storey

1 No. Split System Air Conditioner to main Living area and 1 No. to Master Bedroom on a Double Storey (2 No. Total)



FLOOR COVERINGS

Tiles to Wet Areas, Entry and Living areas connected to the Kitchen
(as per standard house plan)

Carpet to remainder of House (as per standard house plan)

ELECTRICAL

Double Power Points throughout

LED's Downlights to Porch, Entry, Living areas and Bedrooms

Batten holder light fixtures with shade to remainder of home

Single weatherproof LED Flood Light with Sensor outside Laundry

Hardwired Smoke Detectors with battery backup

2No. TV points

1 No. TV antenna (estate specific)

2No. Phone Points

KITCHEN

900mm Stainless Steel Upright Cooker and Canopy Rangehood

Stainless Steel Dishwasher

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Laminate Overhead Cabinets with Bulkhead above

Stainless Steel Double Bowl Sink

Mixer Tap

Tiled Splashback

4No. Melamine Shelves to Pantry

LAUNDRY

Laundry Trough and Cabinet

Mixer Tap

ENSUITE

Vanity Basin

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

Toilet Suite

Toilet Roll Holder

BATHROOM

Vanity Basin

Acrylic bath

20mm Stone Benchtops with 20mm Square Edge

Laminate Base Cabinets

Semi-Frameless Shower Screen

Tiled Shower base

Polished edge Mirror to full width of Vanity

Mixer Tap

Single Towel Rail

WC / POWDER ROOM

Toilet Suite

Toilet Roll Holder

PAINTING

3No. Coat Paint system throughout

Gloss Enamel Paint to Architrave and Skirting

ENERGY EFFICIENCY

6 Star Energy Rating

Solar Hot Water Service with Gas Booster

Insulation to Walls and Ceilings

Self-sealing Exhaust Fans positioned above all Showers



LANDSCAPING

Combination of Turf, Plants, Mulch and Toppings to front and rear yards

Compacted Paths around perimeter of House

Timber Fencing, including wing Fence and Gate, to all boundaries

Nature Strips levelled and seeded

Clothesline

GENERAL

Fixed Price Contract

All Permits as required by Building Regulations

Survey and Drafting Plans

Engineer designed Slab/Foundations

All service connections (excluding consumer account opening and fibre optic connection if applicable)

Independent Quality Inspections

Full House Clean on completion

3 month Maintenance period

Home Owners Warranty

10 year Structural warranty