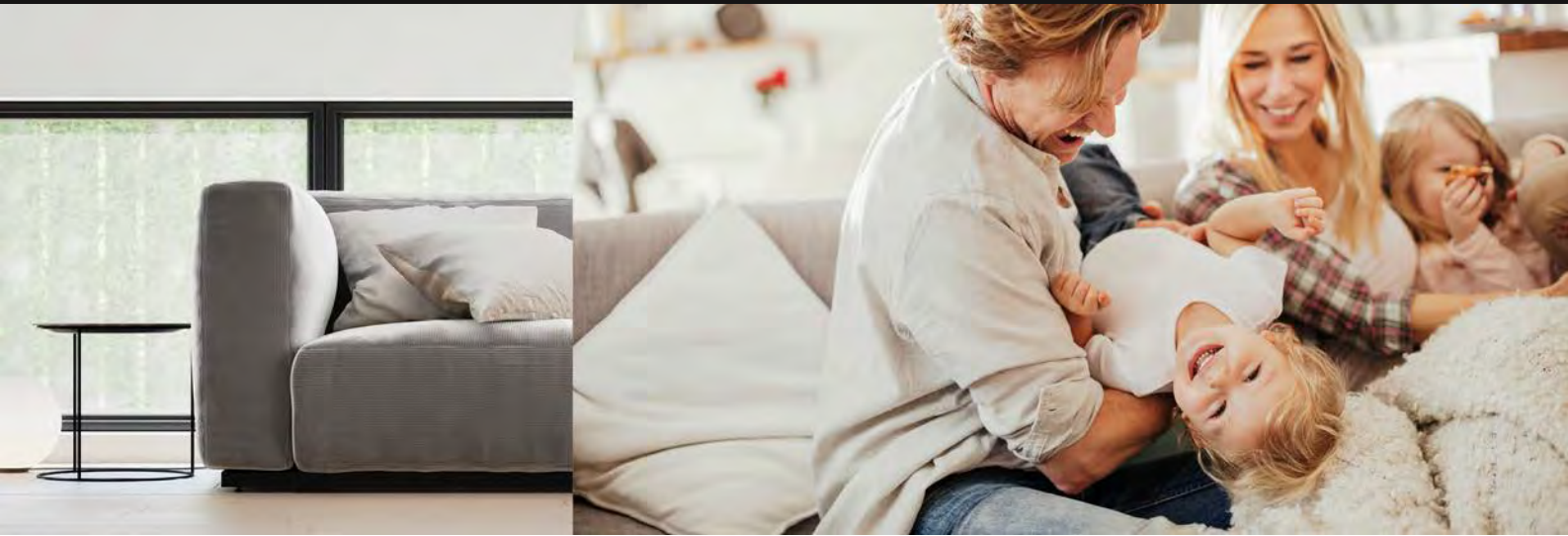


House and Land Package



# HillGrove Estate

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Lot 1225  
Hemingway Drive,  
Rockbank Victoria

# Abode 13



3



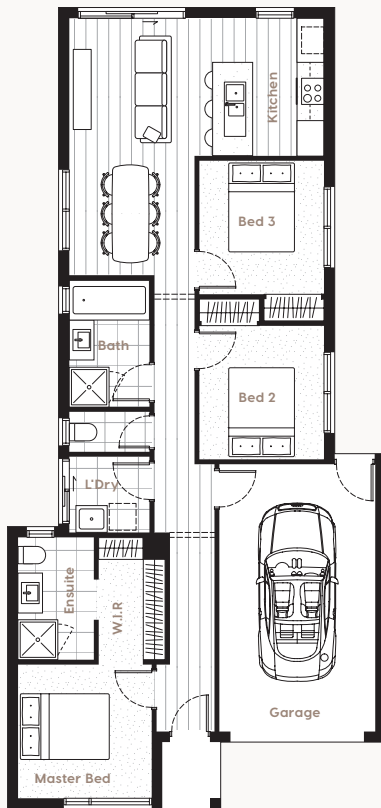
1



2



1



**Land Price: \$279,000**

**House Price: \$291,900**

**Package Price: \$570,900**

**TITLES - REGISTERED**

### House Dimensions

8.5m x 18.0m

### Designed to fit at least

8.5m width x 25m length

### House Specifications

Living Area 96.8m<sup>2</sup>

Garage 23.6m<sup>2</sup>

Porch 2m<sup>2</sup>

### Total Area

122.4m<sup>2</sup> / 1318ft<sup>2</sup>

**Land Size: 240 m<sup>2</sup>**

**House Size: 122 m<sup>2</sup>**

# Abode 13



3



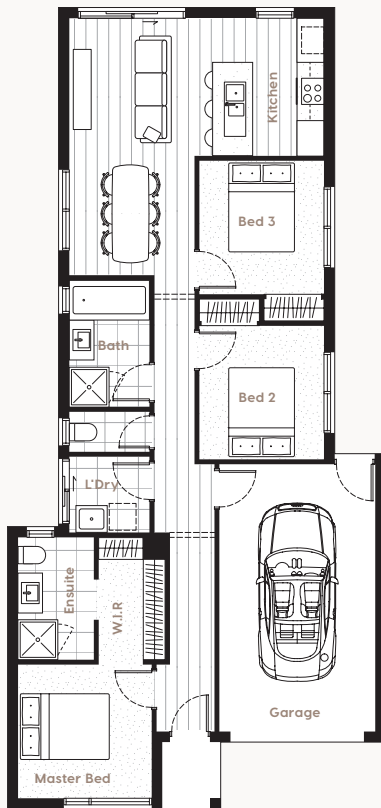
1



2



1



## House Dimensions

8.5m x 18.0m

## Designed to fit at least

8.5m width x 25m length

## House Specifications

Living Area 96.8m<sup>2</sup>

Garage 23.6m<sup>2</sup>

Porch 2m<sup>2</sup>

## Total Area

122.4m<sup>2</sup> / 1318ft<sup>2</sup>

# Abode 13



3



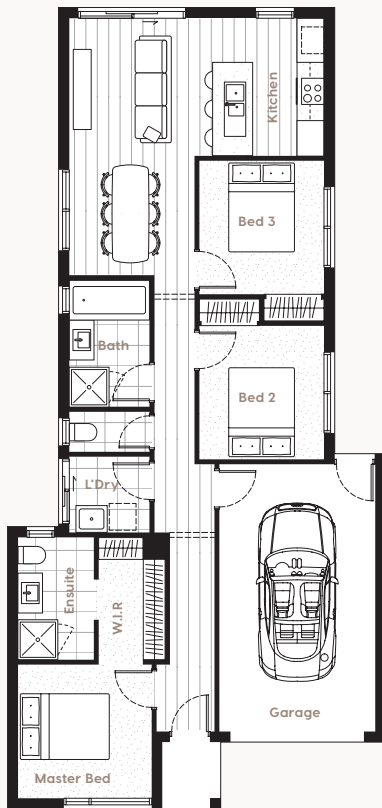
1



2



1



## House Dimensions

8.5m x 18.0m

## Designed to fit at least

8.5m width x 25m length

## House Specifications

Living Area 96.8m<sup>2</sup>

Garage 23.6m<sup>2</sup>

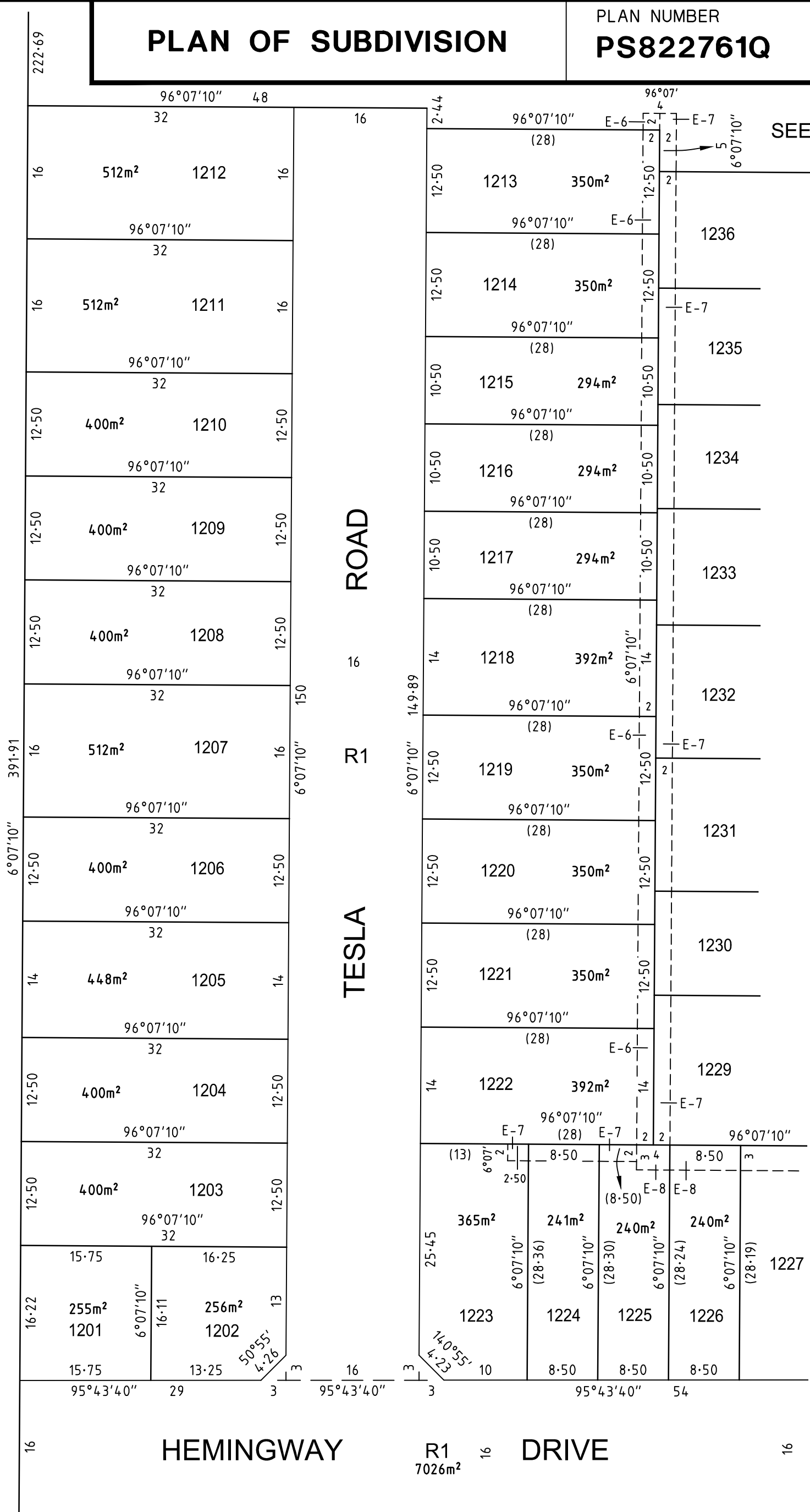
Porch 2m<sup>2</sup>

## Total Area

122.4m<sup>2</sup> / 1318ft<sup>2</sup>

# PLAN OF SUBDIVISION

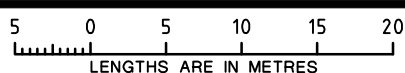
PLAN NUMBER  
**PS822761Q**



N  
SEE SHEET 2

SEE SHEET 4

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

Digitally signed by: Antony James Wyatt, Licensed Surveyor,  
Surveyor's Plan Version (C),  
16/01/2019, SPEAR Ref: S124293S

Digitally signed by:  
Melton City Council,  
01/02/2021,  
SPEAR Ref: S124293S

# Single Storey Specifications



## Kitchen Appliances

<b>Dishwasher:</b>	European stainless steel dishwasher.
<b>Oven:</b>	European fan forced stainless steel oven.
<b>Hot Plate:</b>	European stainless steel 600mm gas cook top with wok hob.
<b>Range Hood:</b>	European stainless steel 600mm wide canopy range hood.
<b>Sink:</b>	Double bowl stainless steel sink.
<b>Tap:</b>	Chrome flickmaster tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets.
<b>Doors/Drawers:</b>	Laminate doors.
<b>Kitchen Bench Top:</b>	Stone square edge kitchen bench top.
<b>Vanity Bench Top:</b>	Laminate square edge.
<b>Handles:</b>	Selected from builder's colour boards.
<b>Pantry:</b>	Full laminate or as per plan.

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	1625mm acrylic bath (white) in tiled podium.
<b>Shower Bases:</b>	Tiled shower bases throughout.
<b>Shower Screens:</b>	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome mixer tapware.
<b>Shower Outlet:</b>	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close top.
<b>Accessories:</b>	600mm single towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

<b>Wall Tiles:</b>	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's colour boards.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.
<b>Floor Boards:</b>	As shown on plan. Selection as per builder's colour boards.

## Carpet

<b>Carpet:</b>	Carpet selection as per builder's colour boards.
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## Paint – 2 coat application

<b>Timberwork:</b>	Gloss enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Gloss enamel to front entry door.
<b>Colours:</b>	Colours selected as per builder's colour boards.

## External Features

<b>Brickwork:</b>	Clay bricks from builder's colour boards.
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific). Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
<b>Windows:</b>	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
<b>Entry Frame:</b>	Hume doors with translucent glass.
<b>Front Entry Door:</b>	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
<b>Door Furniture:</b>	Entrance lockset in polished stainless steel to external door.
<b>Ext. Hinged Door:</b>	Brick to front facade windows. Pointed cement sheet infill above side and rear elevation windows and doors.
<b>Infill over windows:</b>	Door seal and weather seal to all external hinged doors.
<b>Door Seal:</b>	

## Insulation

<b>Ceiling:</b>	Glasswool batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	Glasswool wall batts including Sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

## Garage

<b>General:</b>	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

# Single Storey Specifications

## Internal Features

<b>Doors:</b>	Flush panel. 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors.
<b>Door Seals:</b>	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

## Continuous Flow – Gas Hot Water System

<b>Continuous Flow – Gas Hot Water System:</b>	Continuous Flow gas hot water system and necessary electrical and plumbing connections. Note: Compact Flow Panel positioned at the builder's discretion.
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## Laundry

<b>Trough:</b>	Stainless steel tub preformed cabinet with bypass.
<b>Tap:</b>	Chrome Flickmaster tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

<b>Framing:</b>	Stabilised pine wall frame and roof trusses.
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## Plumbing

<b>Taps:</b>	2 external taps, 1 to front water meter and 1 to rear of home.
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## Roofing

<b>Roof Pitch:</b>	Roof Pitch to be 22.5 degrees.
<b>Material:</b>	Concrete tiles roofing from builder's colour boards.
<b>Fascia &amp; Guttering:</b>	Colourbond fascia, guttering and downpipes.

## Heating

<b>Heating:</b>	Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.
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## Storage

<b>Shelving:</b>	Walk in Robe: One white melamine shelf with hanging rail.
<b>Robes:</b>	One white melamine shelf with hanging rail.
<b>Pantry/Linen:</b>	Four white melamine shelves.
<b>Doors:</b>	Robes – 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen – 2040mm high Redicote flush panel, hinged door(s).
<b>Handles:</b>	Flush pull in polished chrome finish.

## Ceilings

<b>Height:</b>	2590mm height throughout.
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## Electrical

<b>Internal Light Points:</b>	100mm diameter LED fittings (white) throughout as per standard electrical layout.
<b>External Lights:</b>	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
<b>Power Points:</b>	Double power points throughout excluding dishwasher and fridge space.
<b>TV Points:</b>	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
<b>Telephone Point:</b>	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
<b>Switch Plates:</b>	White wall mounted switches.
<b>Smoke Detector(s):</b>	Hardwired with battery backup.
<b>Safety Switches:</b>	RCD safely switch and circuit breakers to meter box.

## Recycled Water Connection

<b>Recycled Water Connection:</b>	Provide recycled water connection if required (additional charges will apply).
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## Site Conditions/Foundations

<b>Foundation Class:</b>	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Temporary Fencing:</b>	Supply and hire of temporary fencing to site to council requirements.
<b>Silt Fence:</b>	Supply and hire of environmental silt fence to front of property as required by council.
<b>Rock Allowance:</b>	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
<b>Termite Treatment:</b>	Termite spray system where required by relevant authority.
<b>Angle of Repose:</b>	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

<b>Connection Costs:</b>	Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.
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# Included Upgrades

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- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points



# The Building Process

## 1 Base



15% PROGRESS PAYMENT DUE\*

The very beginning of your new home. The site is set up and plumbing is laid before the concrete slab is poured.

## 2 Frame



25% PROGRESS PAYMENT DUE\*

The carpenters erect the wall frames and roof trusses.

## 3 Lock Up



25% PROGRESS PAYMENT DUE\*

This is the stage at which brickwork, roof tiles, windows and external door frames are fitted. Your house can now be locked up.

## 4 Fixing



20% PROGRESS PAYMENT DUE\*

Inside your home starts to shape up as all internal cladding is fitted and tiling completed. Skirting boards, architraves, internal doors and all cabinetry fitted.

## 5 Completion



NO PROGRESS PAYMENT DUE

This final stage of construction sees all painting and tiling completed as well as electrical and plumbing fit-offs. Bench tops, sinks, shower screens, basins and mirrors are installed. Landscaping and remaining external works are completed.

At this stage you will attend an inspection with your building supervisor. An independent building surveyor will also undertake a quality control inspection. Settlement usually occurs 14 days after your final inspection and independent building inspection has taken place.

## 6 Settlement



10% PROGRESS PAYMENT DUE\*

Congratulations! Your new home is ready.

On this day, your building supervisor will conduct an onsite handover, present you with your house keys and arrange a time for appliances to be fitted.