

**SALES BROCHURE
VICTORIA 2025**

aplace

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DUVAL

02 FACADE



TITLE DATE

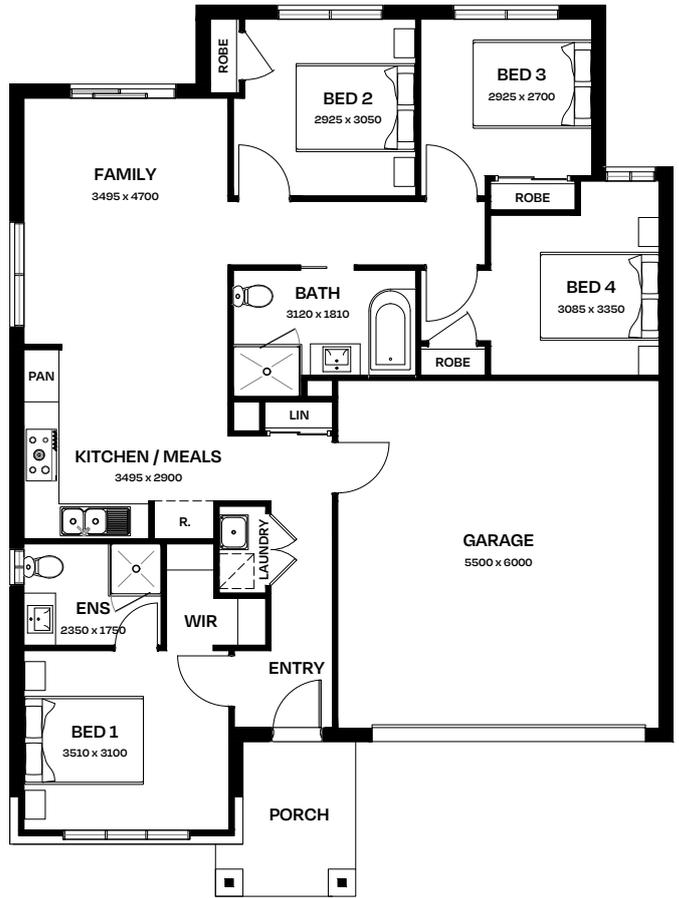
HOUSE AREA 149.49m²

LAND AREA

HOUSE PRICE

LAND PRICE

TOTAL PRICE



TURNKEY INCLUSIONS

Full Turnkey Package

Fixed Price (including site costs)

All Electrical Appliances

2590mm Ceiling Heights

Timber Laminate Flooring to Living Areas

Electric Vehicle Charging Point

900mm Appliances to Kitchen

Split System to Main Living & Master Bedroom

Exposed Aggregate Driveway

Fully Landscaped Garden, Fences to Sides and Rear, Clothesline and Letterbox

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TERMS AND CONDITIONS APPLY.
VISIT aplace.com.au/terms-conditions/

A MODERN PERSPECTIVE ON YOUR INVESTMENT

COLOUR SCHEMES

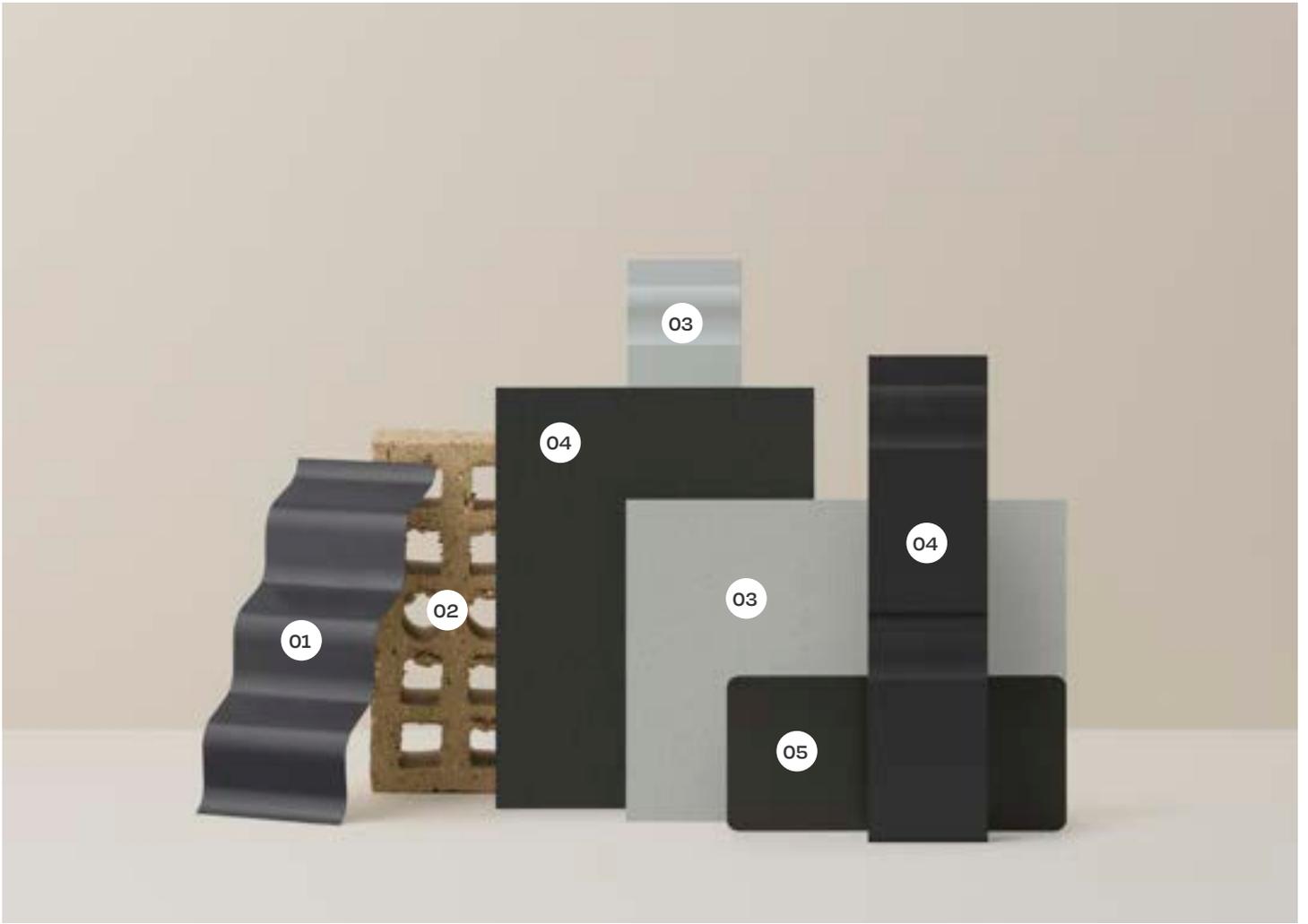
We offer a range of expertly created internal and external colour schemes that balance style and functionality with lasting appeal. Designed to stand the test of time, our carefully curated schemes make it easy to create the perfect Aplace home.

EXTERNAL COLOUR SCHEME

BUNYA

Artist Impression — Facade 02





SPECIFICATIONS

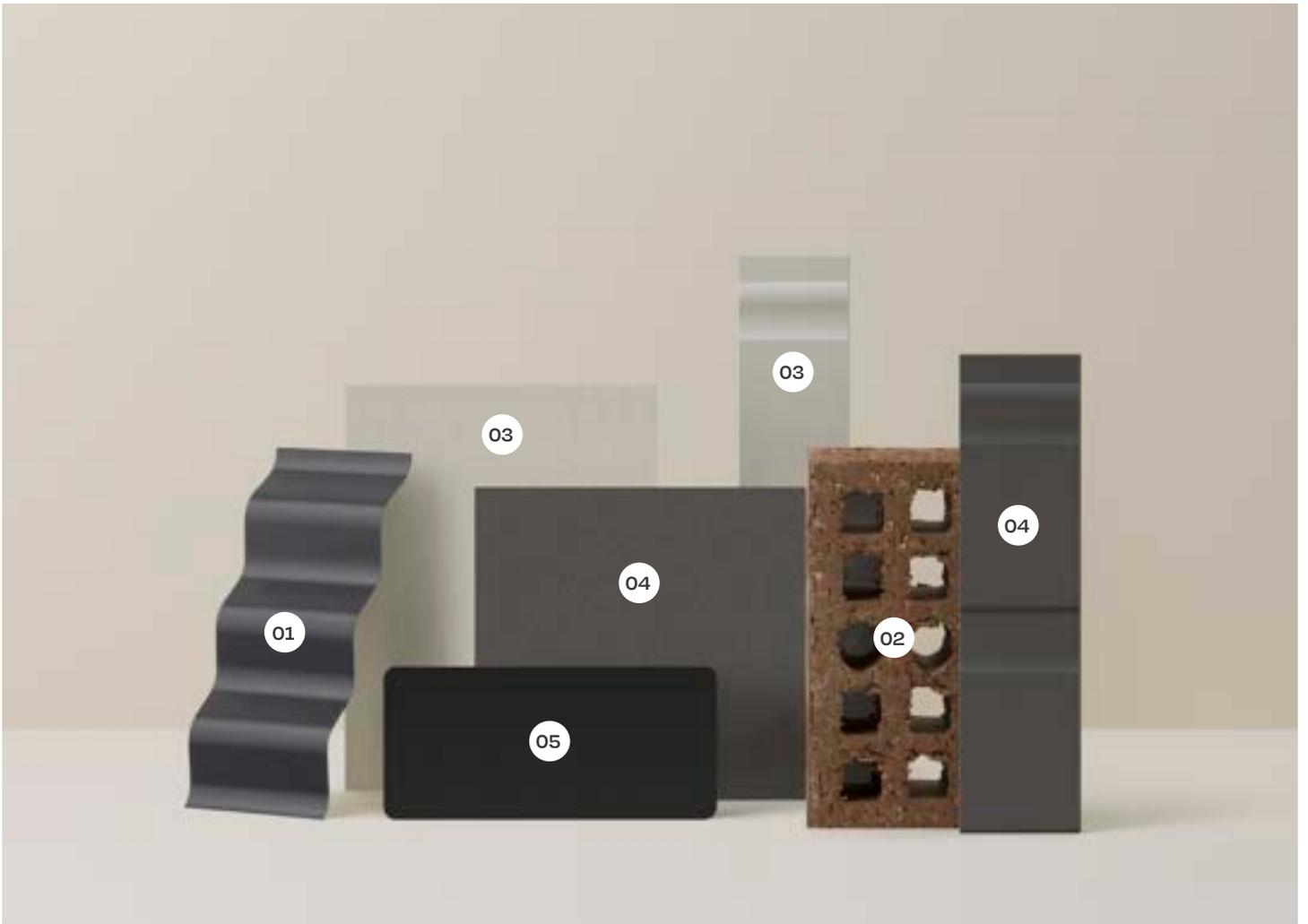
01	COLORBOND ROOF	MONUMENT
02	BRICK	ACCESS STONE
03	RENDER 1 AND CLADDING 1	SHALE GREY
04	RENDER 2 AND CLADDING 2	MONUMENT
05	ALUMINIUM DOORS AND WINDOWS	MONUMENT

EXTERNAL COLOUR SCHEME

KAKADU

Artist Impression — Facade 03





SPECIFICATIONS

01	COLORBOND ROOF	NIGHT SKY
02	BRICK	ACCESS TAN
03	RENDER 1 AND CLADDING 1	POWERED ROCK
04	RENDER 2 AND CLADDING 2	RAKU
05	ALUMINIUM DOORS AND WINDOWS	BLACK

EXTERNAL COLOUR SCHEME

KALBARRI

Artist Impression — Facade 01





SPECIFICATIONS

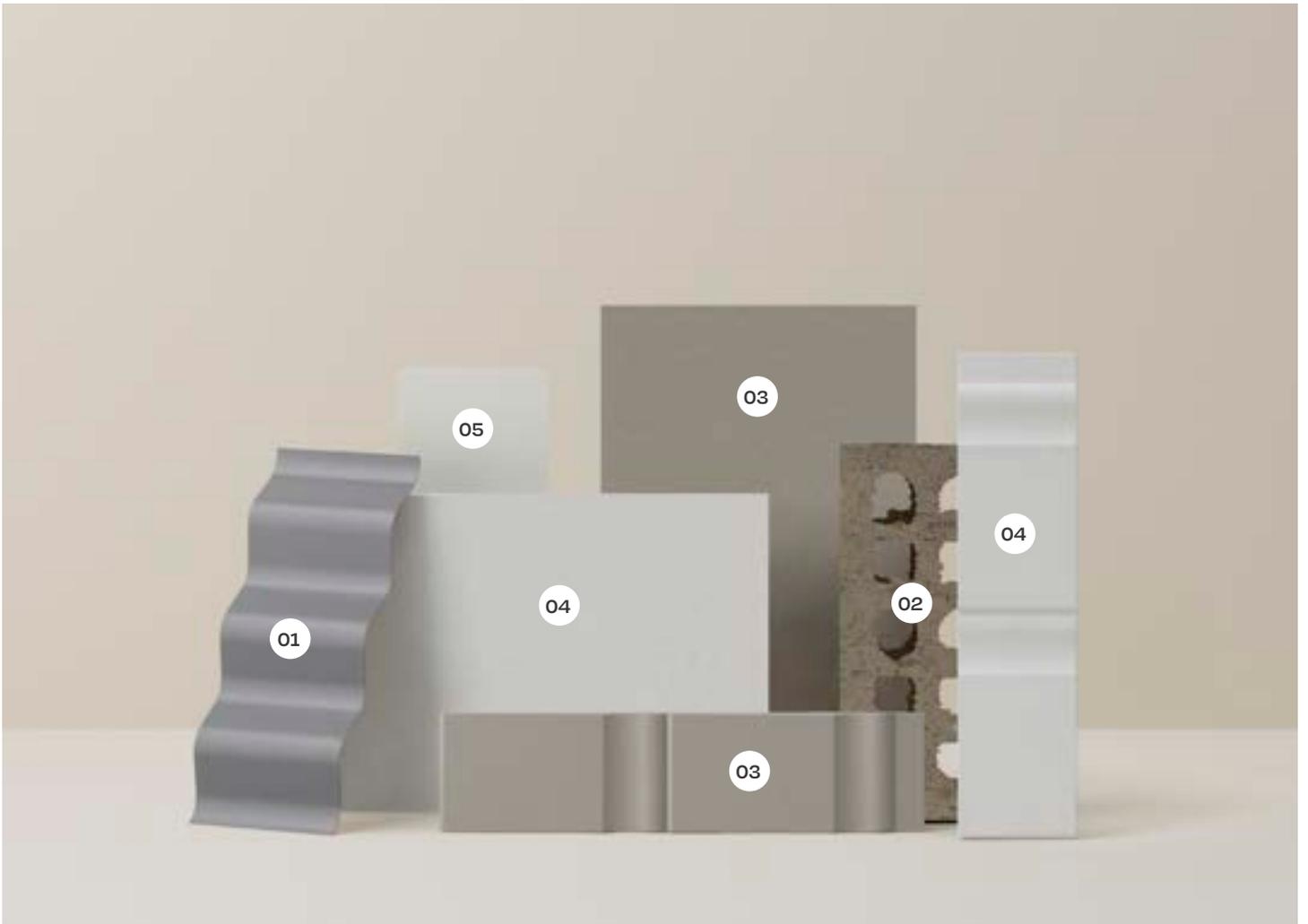
01	COLORBOND ROOF	NIGHT SKY
02	BRICK	ACCESS TAN
03	RENDER 1 AND CLADDING 1	DUNE
04	RENDER 2 AND CLADDING 2	SURFMIST
05	ALUMINIUM DOORS AND WINDOWS	BLACK

EXTERNAL COLOUR SCHEME

OSSA

Artist Impression — Facade 04





SPECIFICATIONS

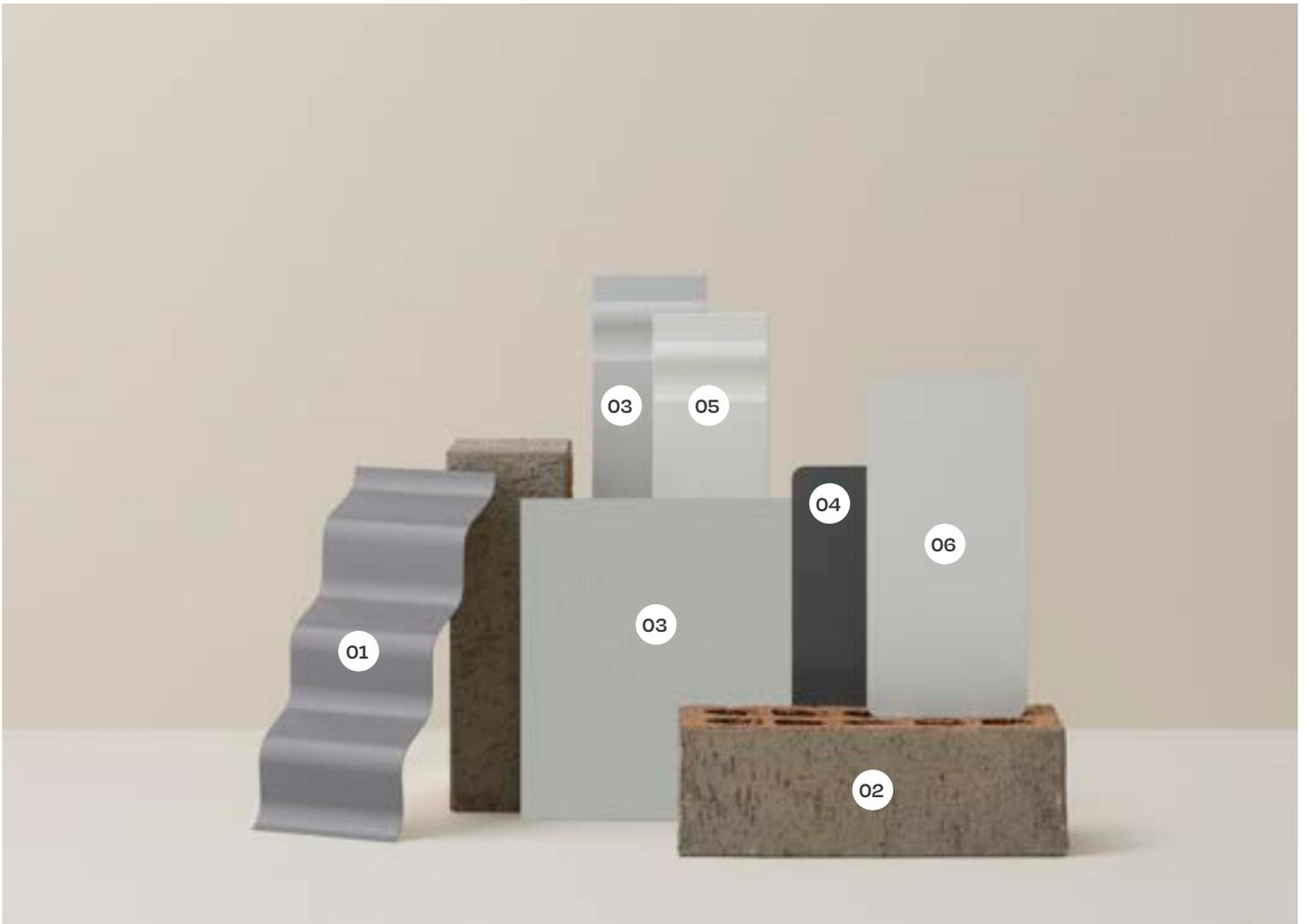
01	COLORBOND ROOF	BASALT
02	BRICK	INDULGENCE TAPAS
03	RENDER 1 AND CLADDING 1	CHAMPIGNON
04	RENDER 2 AND CLADDING 2	MANORBURN DOUBLE
05	ALUMINIUM DOORS AND WINDOWS	SURFMIST

EXTERNAL COLOUR SCHEME

YARRA

Artist Impression — Facade 08





SPECIFICATIONS

01	COLORBOND ROOF	BASALT
02	BRICK	INDULGENCE TAPAS
03	RENDER 1 AND CLADDING 1	SHALE GREY
04	RENDER 2	TRISTAN
05	CLADDING 2	SURFMIST
06	ALUMINIUM DOORS AND WINDOWS	SURFMIST

INTERNAL COLOUR SCHEME

SUNDEW

01 Artist Impression - Dundas floorplan





SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	OSPREY
02	LAMINATE BASE CABINETS (KITCHEN)	CASPER WHITE
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	WHITEWASHED OAK
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	WHITE TEXTURED
08	WALL & WOODWORK PAINT	CASPER WHITE TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	APOLLO
10	CARPET	ASHVILLE

* Where applicable

INTERNAL COLOUR SCHEME

KURRAJONG



01

01 Main wall tile shown in bathroom

02 Dundas floorplan



02



SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	OYSTER
02	LAMINATE BASE CABINETS (KITCHEN)	GHOST GUM
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	BLACK BIRCHPLY
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	GREY TEXTURED
08	WALL & WOODWORK PAINT	WHITE MYSTERY TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	NEWHAVEN
10	CARPET	GREY PEBBLE

* Where applicable

WARRATAH



01 Artist Impression - Torrens Floorplan





SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	RAVEN
02	LAMINATE BASE CABINETS (KITCHEN)	WHITE LINEN
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	NATURAL WALNUT
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	CHARCOAL TEXTURED
08	WALL & WOODWORK PAINT	WHITE VERDICT QUARTER TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	FLINDERS
10	CARPET	HAZELNUT

* Where applicable

INTERNAL COLOUR SCHEME

PEPPERBERRY

01 Artist Impression - Dundas floorplan

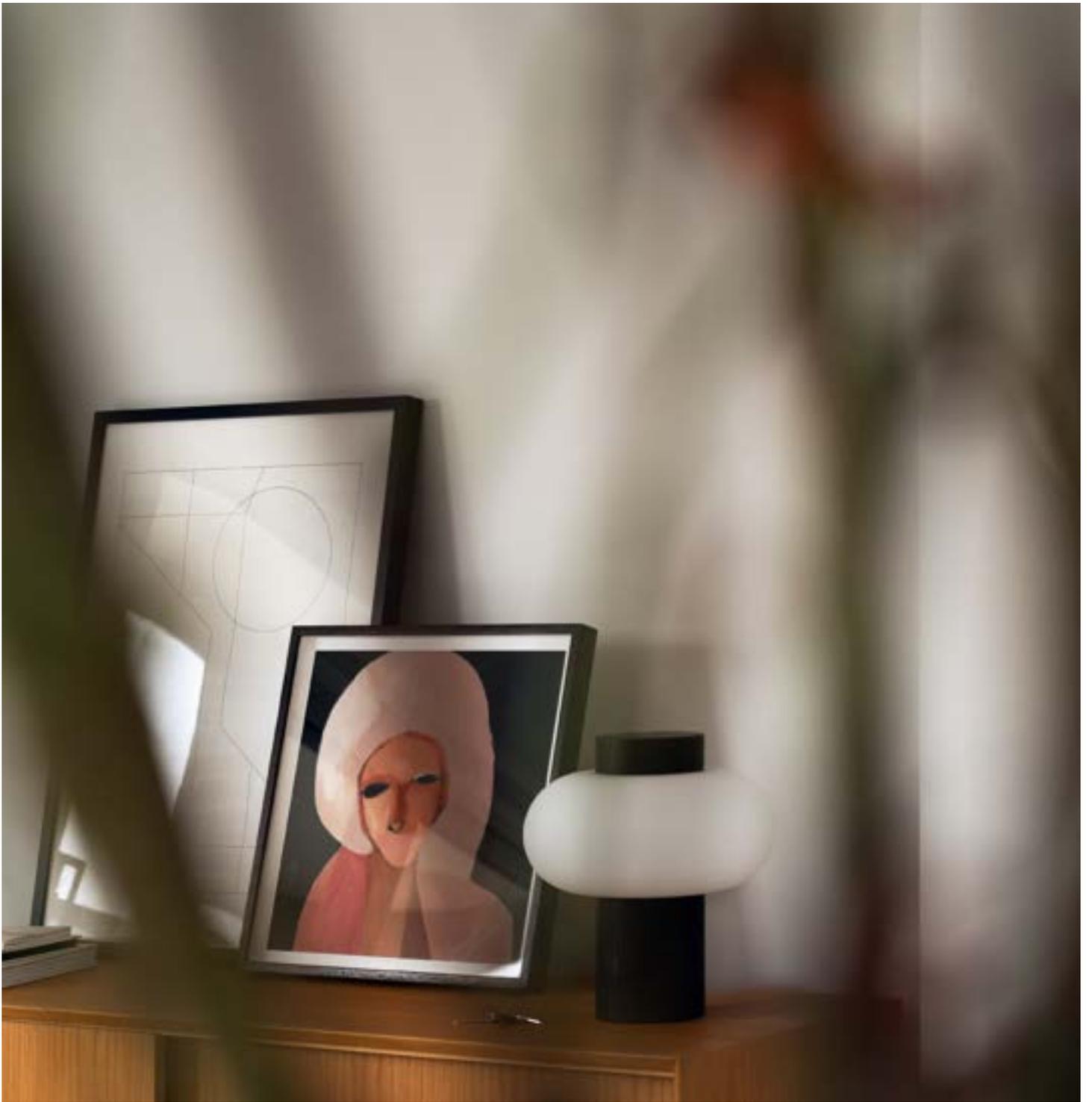




SPECIFICATIONS

01	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	JET BLACK
02	LAMINATE BASE CABINETS (KITCHEN)	CALM WHITE
03	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	BLACK
04	SPLASHBACK TILE	WHITE MATT
05	SPLASHBACK MIRROR (UPGRADE)	SILVER
06	SPLASHBACK GLASS (UPGRADE)	CINDERELLA
07	FLOOR & MAIN WALL TILE	CHARCOAL TEXTURED
08	WALL & WOODWORK PAINT	LEXICON HALF TO WALLS, BUILDERS WHITE TO WOODWORK
09	LAMINATE TIMBER FLOOR	OTWAY
10	CARPET	CAVALCADE

* Where applicable



TURNKEY INCLUSIONS

Enjoy quality inclusions at no extra cost thanks to our long standing relationship with some of Australia's leading suppliers.

GENERAL

- Member of MBA & HIA
- Home owners warranty insurance
- Structural guarantee
- 7-Star energy report
- Plans & specifications
- Engineering & building permit

SITE WORKS

- 'H1' waffle pod concrete slab
- Excavation – up to 300mm of fall
- Termite treatment (part a & b)
- Crushed rock access drive

CONNECTIONS

- Stormwater to legal point of discharge
- Sewer to tie point
- Water to dry tapping point
- Power to existing pit

FRAMING

- Prefabricated 900mm pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

CEILING HEIGHT

- 2590mm high ceilings

EXTERNAL PLUMBING

- Concealed underground plumbing
- Metal fascia, gutters & downpipes

BRICKWORK

- Clay bricks from builders standard range

ROOFING

- Metal roofing

WINDOWS

- Aluminium windows to meet 7 star energy rating
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Blockout roller blinds throughout (excluding front entry sidelight where applicable)

INSULATION

- R2.5 Batts to external walls & garage internal walls (excluding garage external walls)
- R6.0 Batts to ceiling (excluding garage, porch & alfresco where applicable)

HOT WATER SERVICE

- 280 Litre heat pump

HEATING & COOLING

- Wall panel heater to all bedrooms and second living room (excluding Bedroom 1)
- 5.0kW split system to family/meals
- 2.5kW split system to Bedroom 1

PLASTERWORK

- 75mm cove cornice throughout (excluding porch and alfresco. Design specific)

ARCHITRAVES & SKIRTINGS

- 67mm MDF

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4x melamine shelves
- Broom cupboard with 1x melamine shelf (design specific)
- Coat cupboard with 1x melamine shelf & hanging rail (house specific)

DOORS

- Front entry door with feature clear glazed panels
- Double-glazed sliding doors including flydoors with fiberglass mesh
- 2040mm high flush panel internal doors
- Vinyl sliding doors to robes

DOOR FURNITURE

- Chrome tri-lock entrance set to front entry door
- Chrome entrance set and deadbolt to garage internal hinged door
- Chrome entrance set to garage external hinged door
- Chrome passage set to internal doors
- Weatherstrip seal to front entry door and brush seal to garage internal hinged door

FLOORING

- Ceramic floor tiles from builders standard range to ensuite, bathroom, WC & laundry
- Ceramic wall tiles from builders standard range to kitchen, laundry, bathroom & ensuite (where required)
- Timber laminate from builders standard range to entry (through to kitchen), kitchen, meals, family/living & rear passage
- Carpet from builders standard range to all bedrooms (including robes, where applicable)

PAINT

- Low sheen to external garage hinged door (2 coats)
- Gloss to front entry door (2 coats)
- Low sheen to internal walls and ceiling (2 coats)
- Gloss to skirting, architraves & internal doors (2 coats)

ELECTRICAL

- Three phase power
- Double power points throughout
- LED downlights throughout (excluding garage)
- External flood lights (design specific)
- TV point to family, Bedroom 1 & living (where applicable)
- TV antenna
- Telephone point to kitchen & Bedroom 1
- Exhaust fans including external venting
- Safety switch to meter box (residual current device)
- Smoke detectors (direct wire with battery backup)
- 3.5kW solar pack
- Electric vehicle charging point

KITCHEN

- Stone (mineral surface) benchtops with 20mm square edge
- Pantry with 4x melamine shelves
- 900mm multifunction electric oven (black with stainless steel handle)
- 900mm induction cooktop (black)
- 900mm canopy rangehood (stainless steel, including external venting)
- Dishwasher
- Double bowl sink with drainer (design specific)
- Chrome gooseneck mixer tap
- Soft close cupboards and drawers

BATHROOM & ENSUITE

- Polished edge mirror to width of vanity
- Stone (mineral surface) benchtops with 20mm square edge
- Square basin (inset or semi-recessed where applicable)
- Toilet suites
- Free standing back to corner bath
- Raised tiled shower base & chrome semi-framed pivot screen 1x
- Flush tiled shower base & chrome semi-framed pivot screen without track 1x
- Chrome basin/bath/shower mixers
- Chrome shower rail with soap dish
- Chrome double towel rails
- Chrome toilet roll holders
- Chrome towel ring (where applicable)

LAUNDRY

- Stainless steel trough & white acrylic cabinet (design specific)
- Hot & cold washing machine connections
- Chrome mixer tap (design specific)

GARAGE

- Zero-threshold (no stepdown to garage)
- Sectional garage door
- 870mm wide internal hinged access door
- Solid core external hinged door (design specific)
- Motor to garage door (including 2x handsets & 1x wall transmitter)

LANDSCAPING

- Native plants and turf to front yard
- Irrigation system to front yard
- Top soil and seed to rear yard
- Compacted toppings (where applicable)

FENCING

- Timber paling fence including wing fence & gate

PAVING

- Exposed aggregate concrete driveway, porch & alfresco (design specific)

LETTERBOX & CLOTHES LINE

- Rendered letterbox (including stainless steel numbers)
- Fold out clothesline to rear yard

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS820066V</h1>
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<p>LOCATION OF LAND</p> <p>PARISH: DJERRIWARRH</p> <p>TOWNSHIP: —</p> <p>SECTION: 3</p> <p>CROWN ALLOTMENT: A (PART)</p> <p>CROWN PORTION: —</p> <p>TITLE REFERENCE: VOL. 10059 FOL. 216</p> <p>LAST PLAN REFERENCE: PS305153A (LOT 2)</p> <p>POSTAL ADDRESS: 350 CLARKES ROAD (at time of subdivision) BROOKFIELD 3338</p> <p>MGA CO-ORDINATES: E: 283 600 ZONE: 55 (of approx centre of land in plan) N: 5823 300 GDA 94</p>	<p>Council Name: Melton City Council</p> <p>Council Reference Number: Sub5466 Planning Permit Reference: PA2011/3048 SPEAR Reference Number: S146486S</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Michelle Hutchings for Melton City Council on 03/08/2020</p> <p>Statement of Compliance issued: 06/12/2022</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1	MELTON CITY COUNCIL	<p>FOR RESTRICTIONS AFFECTING LOTS 1 TO 40 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 3.</p> <p>WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958.</p>

NOTATIONS	
<p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. PA2011/3048</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 140, 749 & 750 In Proclaimed Survey Area No. —</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>Estate: No. of Lots: 40 PHASE AREA: 2ha</p> </div>	

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	MELTON CITY COUNCIL

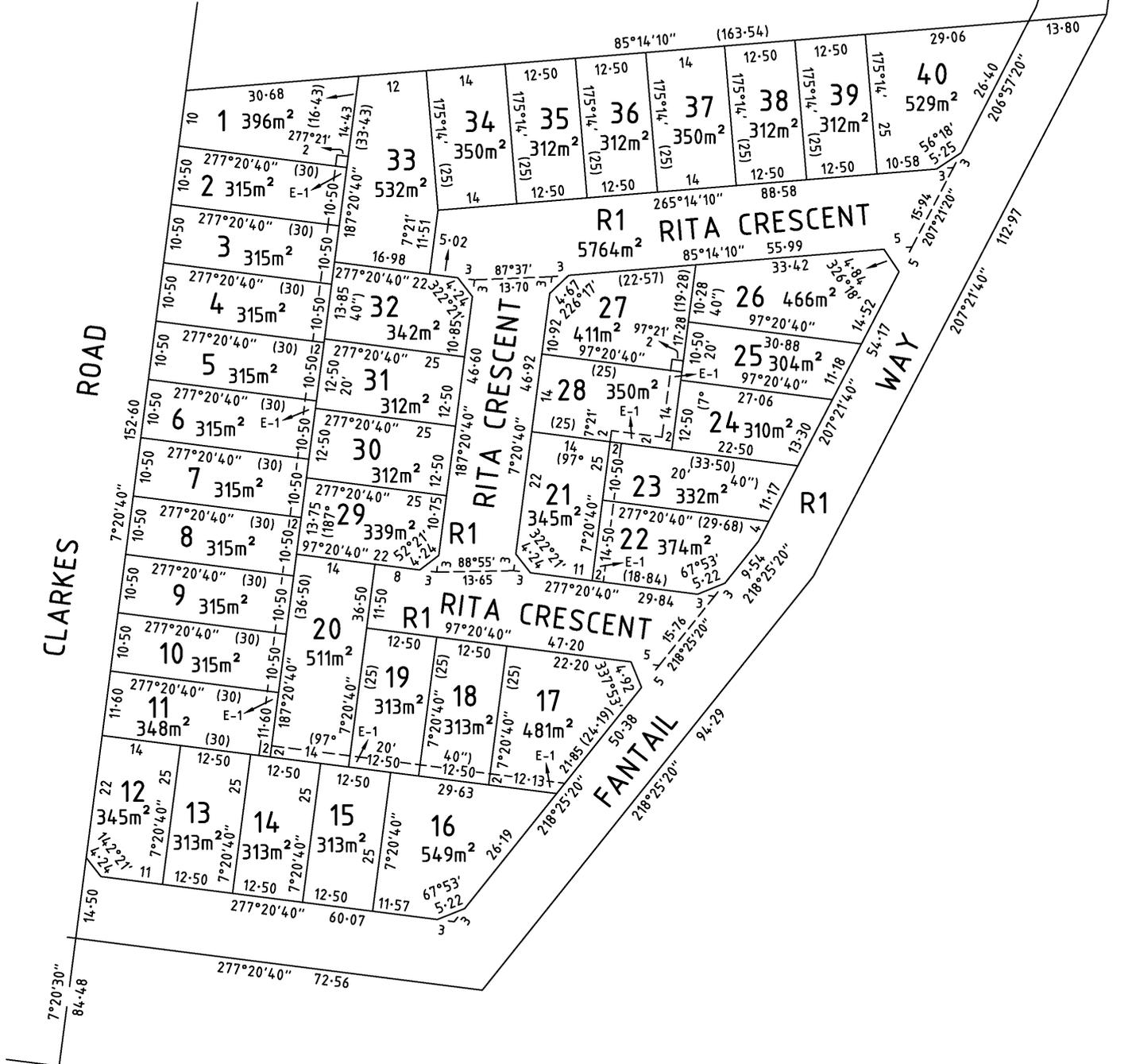
<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1701580 1701580-PS-V5.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 3</p>
	<p>Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor, Surveyor's Plan Version (5), 13/12/2019, SPEAR Ref: S146486S</p>		<p>PLAN REGISTERED TIME: 8:22pm DATE: 10/01/2023 SN Assistant Registrar of Titles</p>

PS820066V

MGA94 ZONE 55

FANTAIL WAY

CLARKES ROAD



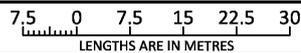
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1701580

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Sean Adrian O'Connor, Licensed Surveyor,
Surveyor's Plan Version (5),
13/12/2019, SPEAR Ref: S146486S

Digitally signed by:
Melton City Council,
03/08/2020,
SPEAR Ref: S146486S

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