



PROPERTY SELECT ADVISORY



\$682,790

4 1 3 2

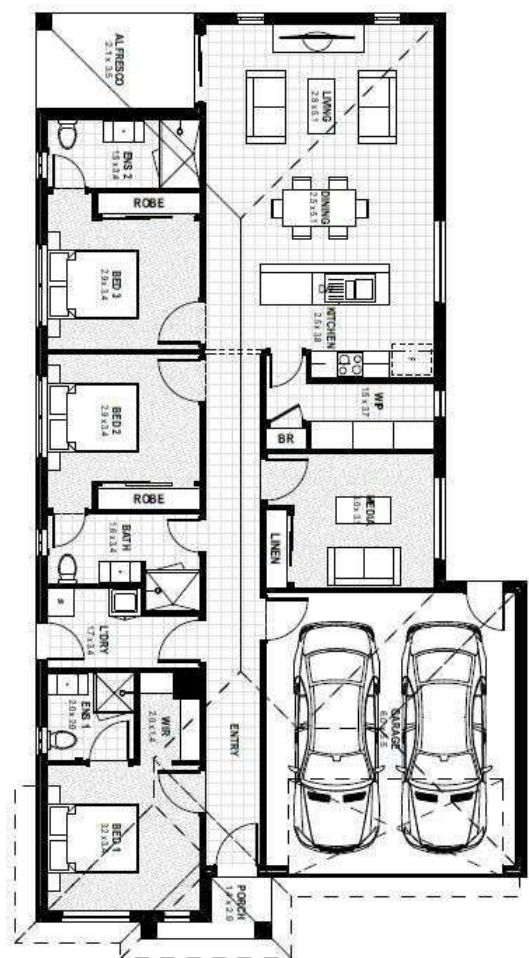
Holloway

Lot 817 Gull Street,
Winter Valley, Conroys Green

Land size: 476m²
House size: 188.46m²
Land Price: \$290,000
Build Price: \$392,790

Inclusions

- Ducted Heating & Cooling
- Front and back landscaping
- Colour Concrete driveway
- 20mm stone benchtop to kitchen
- Fixed Site Cost
- Flyscreen to all openable windows
- Community Infrastructure Levy
- Fully Turnkey & Much More!!!



Specifications & Inclusions

PRELIMINARY WORKS

- Property Information, Site Survey, Soil Test and Site.
- Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Construction of a Class 1 dwelling.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

GENERAL SITE WORKS

- Installation of underground power, water, and telecommunications provisions.

7 STAR ENERGY RATING

- Wool insulation batts as required to meet 7-star energy rating.
- Double glazing as required by 7 star report.

SEWER & DRAINAGE

- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required - Located at Builders Discretion.

FOUNDATIONS

- Up to P Class Engineered waffle pod slab. Includes rock excavation. Excavation and or import/removal, if required of clean fill soil with an allowance for fall of up to 1000mm over total block. Includes concrete footings, bored piers and aggie drains if required

FRAMING & PARTY WALLS

- Pine wall frame, subfloor, and roof trusses throughout.

ROOFING

- Concrete Roof Tiles.

Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

WINDOWS, DOORS & FLYSCREENS

- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Flyscreens installed to all openable windows (excluding sliding doors and fixed windows)
- Double glazing as required by 7- Star report

EXTERNAL FEATURES

- Natural clay bricks and rolled mortar joints.
- Brickwork over all windows and external doors (home and facade dependent)
- Acrylic Texture Render and cladding as per design.

GARAGE CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer & Timber Framed external walls.
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations.

- Motorized panel lift garage door with 2 handset remote controls.

ELECTRICAL

- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear & Side Yard Entrance / Exit Point.
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna.
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

HEATING & COOLING

- Heating: Gas ducted heating to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific.
- Cooling: Evaporative cooling to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific.

PLASTER

- Plasterboard to Ceilings & Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite
- Wet area walls.
- Cove cornice to all Ceiling areas.

PAINT - 2 COAT APPLICATION

- Gloss Enamel to Entry Doors, Internal Doors, Jambs and Moldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas.
- Exterior Low Sheen Sola-shield to external Cladding, Eaves & Soffits, Doors, Jambs & Trims.

STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed & Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall.

WARDROBE & LINEN STORAGE

- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors & Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

KITCHEN

- 20mm zero silica stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen.
- Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Electric cooktop.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.
- Overhead cabinetry to kitchen & fridge space.

BATHROOM & ENSUITE

- Cabinetry with Laminate Door/s & Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome
- Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.

- One step free inset tiled shower base to one ensuite or bathroom, 900x900mm white polymarble shower bases to remaining ensuites and bathrooms.
- Aluminum Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets.
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm zero silica stone benchtops.

LAUNDRY

- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot & Cold Washing Machine Taps.

TILING

- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC & Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals, Bathroom, Ensuite, WC & Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC & Laundry Wet Areas.

CARPET

- Category 1 Floor Carpet with Underlay to the following areas:
- All Bedrooms
- All Robe Areas
- Study Room (If a separate room)
- Living & Rumpus Areas (If Applicable)
- Theatre Room (If Applicable)
- Staircase (If Applicable)
- All First Floor Areas (Other than Wet Areas & WC /Powder Rooms)

WINDOWS FURNISHINGS

- Internal Holland Blinds to all accessible Windows and sliding doors.

CONCRETE DRIVEWAY

- Colour Concrete Finish to Driveway, Porch & Path Areas.

FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front.*
- Topsoil to Garden Bed & Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

HOT WATER SYSTEM

- 170L electric boosted heat pump water unit.

WATER SERVICES

- Provision of either 2000L water tank or recycled water connection to toilets as required by developer or site conditions.

Inclusions Range

EXTERNAL



Garage door – Slimline



Coloured Concrete driveway



Letterbox



Clothesline



Plants



Garden bed mulch & edging



Ground coverings – Tuscan topping



Seeded grass



Established tree



Full share fencing



170L Heat pump



External lighting

INTERNAL



Built in electric oven



Electric Cooktop



Canopy rangehood



Retractable rangehood



Double bowl sink



Freestanding dishwasher



Kitchen mixer



Basin Mixer



Bath & shower mixer



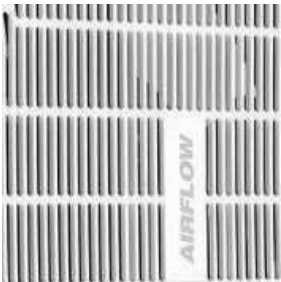
Shower head



Counter basins – white



Toilet suite with soft close seat – white



Exhaust fans



Internal passage handles



Downlights



Ducted heating & Split cooling system



Power point / switch



Blinds



CONROYS GREEN ESTATE - WINTER VALLEY

Conroys Green is a warm and inviting neighbourhood in the making with over 6 acres of landscaped parkland, wide tree-studded streets and all the room to breathe and grow.

Positioned in one of Ballarat's most exciting growth corridors and just 10-15mins to Ballarat's City Centre access to shopping centres, hospitals, schools and employment hubs are just moments away.

Education is on your doorstep, with the future Winterfield school present, including planned primary and secondary schools adjacent to Conroys Green. Select from your choice of premium local early learning centres and enjoy the easy drive to Ballarat's most highly regarded private and public schools including Ballarat Clarendon College, one of Victoria's top-performing VCE schools.

With the upgraded and expanded Delacombe Town centre and future retail developments, Winter Valley is seeing an ongoing investment in local infrastructure, located just off the Geelong Highway and with easy access to the Western Freeway. It's a practical choice for people who work in Ballarat or commute to Melbourne.

Ballarat's population is growing and the demand for housing is increasing making Winter Valley a popular destination rental destination while providing reliable rental yields for investors.

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Investment Data

\$100M

INFRASTRUCTURE
GOVHUB

\$540M

BALLARAT BASE
HOSPITAL

\$634,438

MEDIAN HOUSE
PRICE



PS908094C



SURVEYOR'S FILE REF: 309785SV00



SCALE
1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

Licensed Surveyor: Lyall Murray Timms
Version: 1

ORIGINAL SHEET
SIZE: A3

SHEET 5
