

Your Floorplan

Co-Living / Rental Guarantee

1863 Embleton Chase, Weir Views VIC 3338
Estate: Exford Waters

4 1 3 2

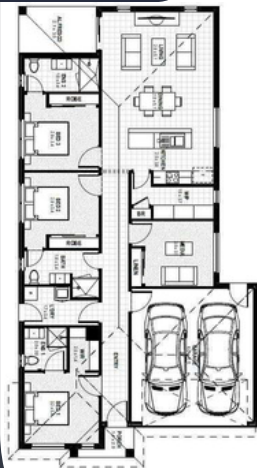
Land Size: 350m²

House size: 188.46m²

Land price: \$355,000

Build price: \$377,200

\$732,200



Holloway 20

Your Facade



Turnkey Inclusions

- Ducted Refrigerated Heating & Cooling
- Tiled Flooring & Carpet throughout
- 20mm Stone Benchtops Throughout (zero silica)
- Kitchen Appliance Package including Dishwasher
- LED Downlights
- Holland Blinds & Flyscreens
- Coloured Concrete Driveway
- Front & Rear landscaping
- Full Share Fencing
- Letterbox and Clothesline



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

- Earthworks and site levelling up to 300mm in fall or rise.
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design.
- Protekta Termicoat Termitite Protection System
- Only where required by relevant authority.

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.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).
- Double glazing as required by 7-Star report

EXTERNAL FEATURES

- Natural clay bricks and tilled mortar joints.
- Fibre Cement Sheet Infill panels installed above side and rear elevation windows and doors.
- Acrylic Texture Render and cladding as per design.

GARAGE CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer and 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 and Side Yard Entrance / Exit Point.
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Point
- 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

- Ducted Refrigerated Heating and Cooling system with outlets nominated as per design.

PLASTER

- Plasterboard to Ceilings and 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 Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas.
- Exterior Low Sheen Sols-shield to external Cladding, Eaves and Soffits, Doors, Jambs and Trims.

STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed and Visible Painted Stringers.
- Timber Painted or Varished 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 and 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 and fridge space.

BATHROOM & ENSUITE

- Cabinetry with Laminated Door/s and 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 polyamide shower bases to remaining ensuites and bathrooms.
- Aluminium 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 and Cold Washing Machine Taps.
- 20mm stone benchtops.

TILING

- Ceramic Wall Tile to Shower walls. - Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC and Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals,
- Bathroom, Ensuite, WC and Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC and 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 and Rumpus Areas (If Applicable) - Theatre Room (If Applicable)
- Staircase (If Applicable)
- All First Floor Areas (Other than Wet Areas and WC/Powder Rooms)

WINDOWS FURNISHINGS

- Internal Holland Blinds to all accessible windows and sliding doors

CONCRETE DRIVEWAY

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

FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front & Topsoil to Garden Bed and 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

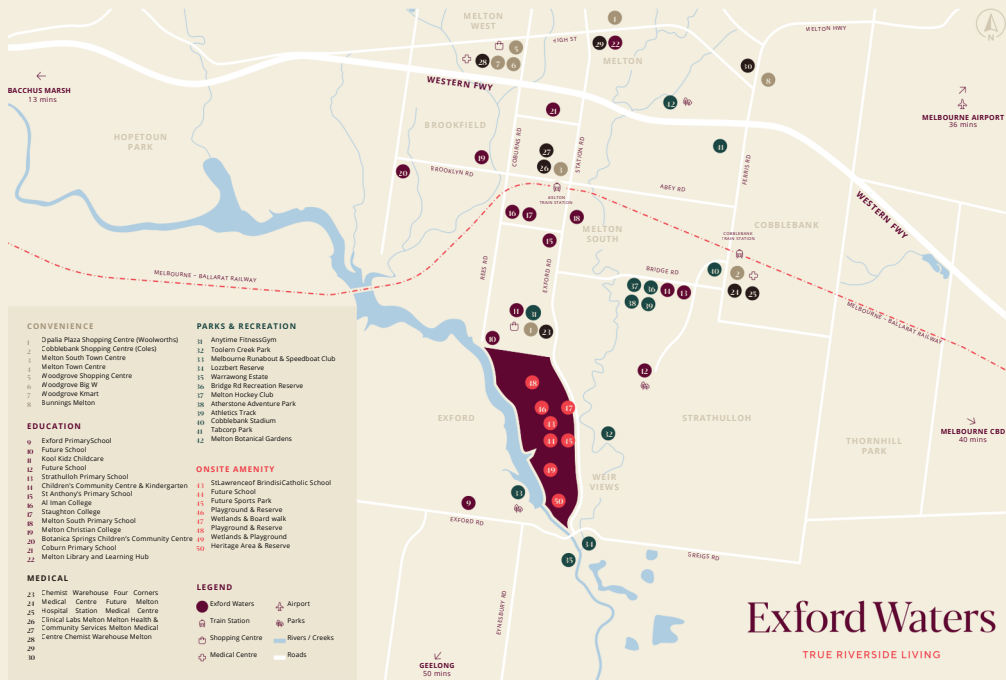
- 170L electric boosted heat pump water unit.

WATER SERVICES

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

Masterplan





Exford Waters

TRUE RIVERSIDE LIVING



marshall

180 300 600 900 1200 1500 1800 2100 2400 2700 3000 3300 3600 3900 4200 4500 4800 5100 5400 5700 6000 6300 6600 6900 7200 7500 7800 8100 8400 8700 9000 9300 9600 9900 10200 10500 10800 11100 11400 11700 12000 12300 12600 12900 13200 13500 13800 14100 14400 14700 15000 15300 15600 15900 16200 16500 16800 17100 17400 17700 18000 18300 18600 18900 19200 19500 19800 20100 20400 20700 21000 21300 21600 21900 22200 22500 22800 23100 23400 23700 24000 24300 24600 24900 25200 25500 25800 26100 26400 26700 27000 27300 27600 27900 28200 28500 28800 29100 29400 29700 30000 30300 30600 30900 31200 31500 31800 32100 32400 32700 33000 33300 33600 33900 34200 34500 34800 35100 35400 35700 36000 36300 36600 36900 37200 37500 37800 38100 38400 38700 39000 39300 39600 39900 40200 40500 40800 41100 41400 41700 42000 42300 42600 42900 43200 43500 43800 44100 44400 44700 45000 45300 45600 45900 46200 46500 46800 47100 47400 47700 48000 48300 48600 48900 49200 49500 49800 50100 50400 50700 51000 51300 51600 51900 52200 52500 52800 53100 53400 53700 54000 54300 54600 54900 55200 55500 55800 56100 56400 56700 57000 57300 57600 57900 58200 58500 58800 59100 59400 59700 60000 60300 60600 60900 61200 61500 61800 62100 62400 62700 63000 63300 63600 63900 64200 64500 64800 65100 65400 65700 66000 66300 66600 66900 67200 67500 67800 68100 68400 68700 69000 69300 69600 69900 70200 70500 70800 71100 71400 71700 72000 72300 72600 72900 73200 73500 73800 74100 74400 74700 75000 75300 75600 75900 76200 76500 76800 77100 77400 77700 78000 78300 78600 78900 79200 79500 79800 80100 80400 80700 81000 81300 81600 81900 82200 82500 82800 83100 83400 83700 84000 84300 84600 84900 85200 85500 85800 86100 86400 86700 87000 87300 87600 87900 88200 88500 88800 89100 89400 89700 90000 90300 90600 90900 91200 91500 91800 92100 92400 92700 93000 93300 93600 93900 94200 94500 94800 95100 95400 95700 96000 96300 96600 96900 97200 97500 97800 98100 98400 98700 99000 99300 99600 99900 100200 100500 100800 101100 101400 101700 102000 102300 102600 102900 103200 103500 103800 104100 104400 104700 105000 105300 105600 105900 106200 106500 106800 107100 107400 107700 108000 108300 108600 108900 109200 109500 109800 110100 110400 110700 111000 111300 111600 111900 112200 112500 112800 113100 113400 113700 114000 114300 114600 114900 115200 115500 115800 116100 116400 116700 117000 117300 117600 117900 118200 118500 118800 119100 119400 119700 120000 120300 120600 120900 121200 121500 121800 122100 122400 122700 123000 123300 123600 123900 124200 124500 124800 125100 125400 125700 126000 126300 126600 126900 127200 127500 127800 128100 128400 128700 129000 129300 129600 129900 130200 130500 130800 131100 131400 131700 132000 132300 132600 132900 133200 133500 133800 134100 134400 134700 135000 135300 135600 135900 136200 136500 136800 137100 137400 137700 138000 138300 138600 138900 139200 139500 139800 140100 140400 140700 141000 141300 141600 141900 142200 142500 142800 143100 143400 143700 144000 144300 144600 144900 145200 145500 145800 146100 146400 146700 147000 147300 147600 147900 148200 148500 148800 149100 149400 149700 150000 150300 150600 150900 151200 151500 151800 152100 152400 152700 153000 153300 153600 153900 154200 154500 154800 155100 155400 155700 156000 156300 156600 156900 157200 157500 157800 158100 158400 158700 159000 159300 159600 159900 160200 160500 160800 161100 161400 161700 162000 162300 162600 162900 163200 163500 163800 164100 164400 164700 165000 165300 165600 165900 166200 166500 166800 167100 167400 167700 168000 168300 168600 168900 169200 169500 169800 170100 170400 170700 171000 171300 171600 171900 172200 172500 172800 173100 173400 173700 174000 174300 174600 174900 175200 175500 175800 176100 176400 176700 177000 177300 177600 177900 178200 178500 178800 179100 179400 179700 180000 180300 180600 180900 181200 181500 181800 182100 182400 182700 183000 183300 183600 183900 184200 184500 184800 185100 185400 185700 186000 186300 186600 186900 187200 187500 187800 188100 188400 188700 189000 189300 189600 189900 190200 190500 190800 191100 191400 191700 192000 192300 192600 192900 193200 193500 193800 194100 194400 194700 195000 195300 195600 195900 196200 196500 196800 197100 197400 197700 198000 198300 198600 198900 199200 199500 199800 200100 200400 200700 201000 201300 201600 201900 202200 202500 202800 203100 203400 203700 204000 204300 204600 204900 205200 205500 205800 206100 206400 206700 207000 207300 207600 207900 208200 208500 208800 209100 209400 209700 210000 210300 210600 210900 211200 211500 211800 212100 212400 212700 213000 213300 213600 213900 214200 214500 214800 215100 215400 215700 216000 216300 216600 216900 217200 217500 217800 218100 218400 218700 219000 219300 219600 219900 220200 220500 220800 221100 221400 221700 222000 222300 222600 222900 223200 223500 223800 224100 224400 224700 225000 225300 225600 225900 226200 226500 226800 227100 227400 227700 228000 228300 228600 228900 229200 229500 229800 230100 230400 230700 231000 231300 231600 231900 232200 232500 232800 233100 233400 233700 234000 234300 234600 234900 235200 235500 235800 236100 236400 236700 237000 237300 237600 237900 238200 238500 238800 239100 239400 239700 240000 240300 240600 240900 241200 241500 241800 242100 242400 242700 243000 243300 243600 243900 244200 244500 244800 245100 245400 245700 246000 246300 246600 246900 247200 247500 247800 248100 248400 248700 249000 249300 249600 249900 250200 250500 250800 251100 251400 251700 252000 252300 252600 252900 253200 253500 253800 254100 254400 254700 255000 255300 255600 255900 256200 256500 256800 257100 257400 257700 258000 258300 258600 258900 259200 259500 259800 260100 260400 260700 261000 261300 261600 261900 262200 262500 262800 263100 263400 263700 264000 264300 264600 264900 265200 265500 265800 266100 266400 266700 267000 267300 267600 267900 268200 268500 268800 269100 269400 269700 270000 270300 270600 270900 271200 271500 271800 272100 272400 272700 273000 273300 273600 273900 274200 274500 274800 275100 275400 275700 276000 276300 276600 276900 277200 277500 277800 278100 278400 278700 279000 279300 279600 279900 280200 280500 280800 281100 281400 281700 282000 282300 282600 282900 283200 283500 283800 284100 284400 284700 285000 285300 285600 285900 286200 286500 286800 287100 287400 287700 288000 288300 288600 288900 289200 289500 289800 290100 290400 290700 291000 291300 291600 291900 292200 292500 292800 293100 293400 293700 294000 294300 294600 294900 295200 295500 295800 296100 296400 296700 297000 297300 297600 297900 298200 298500 298800 299100 299400 299700 300000 300300 300600 300900 301200 301500 301800 302100 302400 302700 303000 303300 303600 303900 304200 304500 304800 305100 305400 305700 306000 306300 306600 306900 307200 307500 307800 308100 308400 308700 309000 309300 309600 309900 310200 310500 310800 311100 311400 311700 312000 312300 312600 312900 313200 313500 313800 314100 314400 314700 315000 315300 315600 315900 316200 316500 316800 317100 317400 317700 318000 318300 318600 318900 319200 319500 319800 320100 320400 320700 321000 321300 321600 321900 322200 322500 322800 323100 323400 323700 324000 324300 324600 324900 325200 325500 325800 326100 326400 326700 327000 327300 327600 327900 328200 328500 328800 329100 329400 329700 330000 330300 330600 330900 331200 331500 331800 332100 332400 332700 333000 333300 333600 333900 334200 334500 334800 335100 335400 335700 336000 336300 336600 336900 337200 337500 337800 338100 338400 338700 339000 339300 339600 339900 340200 340500 340800 341100 341400 341700 342000 342300 342600 342900 343200 343500 343800 344100 344400 344700 345000 345300 345600 345900 346200 346500 346800 347100 347400 347700 348000 348300 348600 348900 349200 349500 349800 350100 350400 350700 351000 351300 351600 351900 352200 352500 352800 353100 353400 353700 354000 354300 354600 354900 355200 355500 355800 356100 356400 356700 357000 357300 357600 357900 358200 358500 358800 359100 359400 359700 360000 360300 360600 360900 361200 361500 361800 362100 362400 362700 363000 363300 363600 363900 364200 364500 364800 365100 365400 365700 366000 366300 366600 366900 367200 367500 367800 368100 368400 368700 369000 369300 369600 369900 370200 370500 370800 371100 371400 371700 372000 372300 372600 372900 373200 373500 373800 374100 374400 374700 375000 375300 375600 375900 376200 376500 376800 377100 377400 377700 378000 378300 378600 378900 379200 379500 379800 380100 380400 380700 381000 381300 381600 381900 382200 382500 382800 383100 383400 383700 384000 384300 384600 384900 385200 385500 385800 386100 386400 386700 387000 387300 387600 387900 388200 388500 388800 389100 389400 389700 390000 390300 390600 390900 391200 391500 391800 392100 392400 392700 393000 393300 393600 393900 394200 394500 394800 395100 395400 395700 396000 396300 396600 396900 397200 397500 397800 398100 398400 398700 399000 399300 399600 399900 400200 400500 400800 401100 401400 401700 402000 402300 402600 402900 403200 403500 403800 404100 404400 404700 405000 405300 405600 405900 406200 406500 406800 407100 407400 407700 408000 408300 408600 408900 409200 409500 409800 410100 410400 410700 411000 411300 411600 411900 412200 412500 412800 413100 413400 413700 414000 414300 414600 414900 415200 415500 415800 416100 416400 416700 417000 417300 417600 417900 418200 418500 418800 419100 419400 419700 420000 420300 420600 420900 421200 421500 421800 422100 422400 422700 423000 423300 423600 423900 424200 424500 424800 425100 425400 425700 426000 426300 426600 426900 427200 427500 427800 428100 428400 428700 429000 429300 429600 429900 430200 430500 430800 431100 431400 431700 432000 432300 432600 432900 433200 433500 433800 434100 434400 434700 435000 435300 435600 435900 436200 436500 436800 437100 437400 437700 438000 438300 438600 438900 439200 439500 439800 440100 440400 440700 441000 441300 441600 441900 442200 442500 442800 443100 443400 443700 444000 444300 444600 444900 445200 445500 445800 446100 446400 446700 447000 447300 447600 447900 448200 448500 448800 449100 449400 449700 450000 450300 450600 450900 451200 451500 451800 452100 452400 452700 453000 453300 453600 453900 454200 454500 454800 455100 455400 455700 456000 456300 456600 456900 457200 457500 457800 458100 458400 458700 459000 459300 459600 459900 460200 460500 460800 461100 461400 461700 462000 462300 462600 462900 463200 463500 463800 464100 464400 464700 465000 465300 465600 465900 466200 466500 466800 467100 467400 467700 468000 468300 468600 468900 469200 469500 469800 470100 470400 470700 471000 471300 471600 471900 472200 472500 472800 473100 473400 473700 474000 474300 474600 474900 475200 475500 475800 476100 476400 476700 477000 477300 477600 477900 478200 478500 478800 479100 479400 479700 48