

Your Floorplan

Bridgewater 15

238 Lady Franklin Colac
VIC 3250
Clear Water Estate

3 1 2 2

Land Size: 436m²

House size: 134.75m²

Land price: \$274,000

Build price: \$335,746

Minimum Lot Size	10.5m x 22m
Overall Width	10.50m
Overall Length	15m

Living	94.87m ²
Garage	35.06m ²
Porch	3.82m ²

Total	134.75m²
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\$609,746



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.
- 12 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 Termitic 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 Caps.

WINDOWS, DOORS & FLYSCREENS

- Solidcore front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium framed Nylon flyscreens to all operable windows and one sliding door (Positioned at Builder Discretion).
- Double glazing as required by 7-Star report.

EXTERNAL FEATURES

- Natural clay bricks and rolled 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 LockUp 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 Poin.
- 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 Sola-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 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 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 Laminate doors and Drawers/ Fibre 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, Wet 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 Mulchings 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

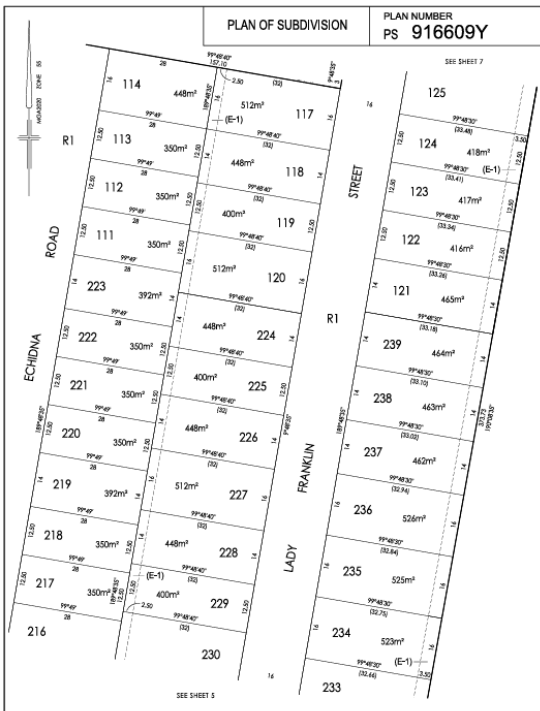
- 170L electric boosted heat pump water unit.

WATER SERVICES

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

* Price includes GST. Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict features, finishes, features, furnishings and landscaping not included. This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change. VIC Builder's License CB0-U15278.

SEE SHEET 7



SEE SHEET 5



Breese Pitt Dixon Pty Ltd
1118 Cato Street
Hawthorn East, Vic. 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au pfo@bpd.com.au

SCALE
1:500

0 10 20
LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3
REF: 10815/1

SHEET 6
VERSION: 8

LICENCED SURVEYOR: DAMIAN SMALE



DISCOVER A NEW HORIZON AT CLEARWATER

Welcome to Clearwater,
Colac's most coveted address.

A masterplanned community located
on the serene shores of Lake Colac,
Clearwater is perfectly placed just
moments from Colac's Town Centre.

Call Clearwater home and you will be rewarded
with an enriched lifestyle at the heart
of a warm and engaging community.
Clearwater will provide a bounty of choice,
lakefront, parkside or the opportunity
to downsize. Find the ideal homesite
to suit every life stage and budget.

Just a short drive from the city of Geelong,
Torquay beaches and the natural playground
of the Great Otway National Park, this
picturesque location provides tranquility
and adventure, ideal for those seeking
a peaceful home and vibrant lifestyle.





LAKEFRONT LIVING IN THE HEART OF COMMUNITY



Enjoy the many benefits of living within a masterplanned community. Desire a lakeside retreat to enjoy the picturesque sunset or a luxurious new family residence? Ranging from 350m² to 1600m², Clearwater has the perfect lot for you.

More than just a home, the contemporary urban design incorporates shared green spaces perfect for families, friends and neighbours to enjoy. An active area, soccer fields, playgrounds and a future childcare facility—all just steps away from your new home. 5 minutes from the town centre, Clearwater offers the rare privilege of lakefront living—where residents can enjoy spectacular views and easy access to established community amenities.



1. Future Wetlands
2. Future Wetlands
3. Future Townhouse Park & Playground
4. Future Sports Grounds
5. Future Moore St Park & Playground
6. Future 1st Playground (existing)
7. Future Specialist School



LAKE COLAC BOAT RAMP

COLAC BOTANICAL GARDENS

LAKEVIEW CAFE

COLAC CRICKET GROUND

COLAC HOCKEY CLUB

COLAC BOWLS CLUB

COLAC WEST PRIMARY SCHOOL

COLAC TOWN CENTRE

STODART STREET PLAYGROUND

FORESHORE TRAIL

STODART STREET

CLEARWATER

EVERYTHING YOU LOVE ABOUT COLAC AT YOUR DOORSTEP

Renowned for its regional charm and welcoming community, Colac is the ideal place to call home.

Everything is within easy reach, including supermarkets, medical centres and retail stores. A mix of public and private schools provide options for parents while the many sport and recreation clubs are the pride of the community. Colac offers small-town connection with a well-rounded lifestyle.



40. Colac Botanical Gardens



LOCAL CONVENIENCE IN A SERENE ENVIRONMENT

Living an active life has never been easier with a range of activities all within walking distance. Meander around the foreshore trail to the Botanical Gardens, hit the greens at the local bowls club, or take in the historic Colac Yacht Club.

Nestled within the heart of this history-rich town and set on the beautiful Colac Lake, Clearwater provides a breathtaking escape from the hustle and bustle of contemporary life, while ensuring convenient access to essential services. It's the best of both worlds.

17. Austral Hotel



EDUCATION

1. Colac Specialist School
2. Creative Minds Early Years
3. Colac S.W. Primary School
4. Winifred Nance Kindergarten
5. Colac West Primary School
6. St. Mary's Catholic School
7. Milville Children's Centre
8. Wyndin Kindergarten
9. Trinity College
10. Sacred Heart
11. Colac Secondary College
12. The Gordon Colac Campus
13. Colac Primary School

AMENITY

14. Colac Pharmacy
15. Colac Area Health
16. Queens & Co
17. Austral Hotel
18. Amart
19. Belair Oddfellows
20. Woolworths
21. Colac Oratory Performing Arts & Cultural Centre
22. Lake View Cafe
23. ALDI
24. Colac Medical Centre
25. Burnings
26. Colac
27. Bluewater Leisure Centre
28. IGA
29. Yicoma HSE

PARKS & RECREATION

30. Future Sportsworld OpenSpace
31. Future Westlands
32. Student Street Reserve
33. Bell Street Park
34. Donaldson Street Park
35. Colac Yacht Club
36. Western Bay Park
37. Colac Bowling Club
38. Colac Western Oval
39. Colac Cricket Ground
40. Colac Botanical Gardens
41. Central Reserve
42. Memorial Square
43. Sebringbrook Creek Reserve
44. Hugh Murray Reserve
45. Sculpture Park
46. Eastern Reserve
47. Explorade Reserve
48. Bird Sanctuary
49. Colac Showgrounds
50. Colac Golf Club & Racecourse

- Recreation Areas
- Amenity
- Train Station
- Roads
- Train Line
- Creeks

(2 minutes)