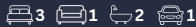


Your Floorplan

Traditional and Custom House & Land

417 Rosemellow Circuit
Bonniebrook VIC 3335
Estate: Oaklands Estate



Land Size: 224m²

House size: 112.19m²

Land price: \$325,000

Build price: \$317,078

Minimum Lot Size	8.5m x 22m
Overall Width	9.50m
Overall Length	15m

Living	95.03m ²
Garage	23.94m ²
Porch	3.92m ²
Total	112.19m²

\$642,078



Balmoral 12

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 Shore 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 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 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 ensuite 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

- T70L 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.



Oaklands Estate - Land Sales Centre, Cnr Plumpton & Beattys Roads, Bonnie Brook
Phone 1300 582 020 oaklandsestate.com.au

Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of publication (December 2020). This plan is an artist impression and is indicative only. The design, layout, measurements and inclusions shown may vary without notice.

At the heart, is you.

Designed for around 450 homes, Oaklands Estate will be a boutique address featuring ease of accessibility to the CBD via the Western Freeway; and level, easy building homesites in a range of popular sizes to suit your favourite builder's design.

Creating a modern community, to stay ahead of a rapidly changing world, takes meticulous planning. To ensure that your family will have everything you need today and beyond, Potter George has positioned your new home centrally within the Victorian Government's approved Plumpton PSP which means the life you want is about to grow around you.

The livability of the region is well known. Caroline Springs, Taylors Hill and Fraser Rise offer an abundance of family friendly amenities from parks and playgrounds, shopping and medical centres, sports fields and schools, cafes and restaurants.



Transport:

1. Caroline Springs Train Station
2. Rockbank Train Station
3. Watergardens Train Station

Education:

4. Aintree Primary School
5. Bacchus Marsh Grammar
6. Brookside P-12 College
7. Cana Catholic Primary School
8. Catholic Regional College Caroline Springs
9. Copperfield College
10. Creeside College
11. Deanside Primary School
12. Overton Anglican College
13. Rockbank Primary School
14. Southern Cross Grammar
15. Springvale West Secondary School

Retail / Shopping:

16. Caroline Springs Square Shopping Centre
17. Central Shopping Centre
18. Kallor Shopping Centre
19. Taylors Hill Village
20. Watergardens
21. Waverley Shopping Centre
22. Woodgrove Shopping Centre
23. Woodlea Town Centre

Childcare:

24. Goodstart Early Learning - Hillside
25. Goodstart Early Learning - Taylors Hill
26. Hillside Cottage Early Learning & Kinder
27. Penguin Childcare Caroline Springs

Recreation:

28. Aintree Tennis Courts
29. CS Civic Centre / Library
30. Kallor Public Golf Course
31. Organ Pipes National Park
32. Woodlea Sports Oval

Dining:

33. Gali Estate Winery
34. Round Rock Winery
35. Russo Estate
36. Withnour Estate Winery

Healthcare / Medical:

37. Active Medical Centre
38. Kings Park Medical Centre
39. Taylors Hill Medical Centre



SEE SHEET 2

MGA 2020
ZONE 55

SEE SHEET 2

SURVEYOR'S FILE REF: 309331-004SV00

spiire

 474 La Trobe Street
 PO Box 16084
 Melbourne VIC 3007
 T 61 3 9940 7188
 spiire.com.au

 SCALE
 1:750

 ORIGINAL SHEET
 SIZE: A3

SHEET 3

 Licensed Surveyor: James Patrick Gleeson
 Version: 3