

# HOUSE & LAND PACKAGE

LOT 614- LITTLE SPRINGS ESTATE, DEANSIDE

TITLES- TITLED

*First Place*

Proudly part of the AHB Group



FOREMAN 37



## \$952,200\*

Land size: 550.00 sqm | House size: 338.26 sqm

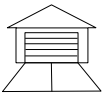
### FIRST-VALUE PROMOTIONS:

- 20mm Caesarstone Benchtop to Kitchen
- 2590mm high ceiling to ground floor
- 900mm Kitchen Cooktop, Oven and Rangehood
- Dishwasher - Stainless Steel
- Split System Air Conditioner (cooling only) to Living
- Color through Concrete Driveway
- Flooring Covering throughout
- LED Recessed Downlights
- Freestanding bathtub to common bathroom
- Clothesline with Concrete Pad
- Block out Roller Blinds to openable windows
- Microwave provision to island benchtop
- Overhead cabinetry to Kitchen benchtop
- Flyscreens to openable windows
- Tiled shower bases to all bathrooms
- External flood light to side & rear
- Obscure Glazing to bathroom and WC
- Steel lintel with brick infill above Doors & Windows.
- Fixed Site cost, Bushfire & Estate Covenants

**For Further info contact:**  
**JANAM – 0488 150 415**

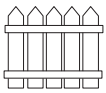
The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. VIC Builder's Licence: CDB-U 50038

# TURNKEY OPTIONS



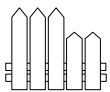
## Colour on Concrete Paving

Driveway (up to 30m²).



## Fencing

Full share fencing to sides and rear boundaries (note **fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side**). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



## Wing Fence

1800mm high and 900mm wide gate to side of house (if required). **Fencing type allowed Colorbond® / timber** paling capped with 125 x 75mm exposed posts.



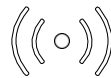
## Front Landscaping

includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



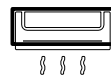
## Rear Landscaping

Includes mulched garden bed with trees and / or plants to rear boundary, 12m² of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of colour on concrete pad and 12m² of colour on concrete paving to rear or alfresco area (plan specific).



## TV Antennae

Connection to roof including connection to internal TV points.



## Split System Air Conditioner

(3.3kw) including isolation switch and condenser to be wall mounted. **Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.**



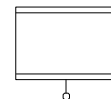
## Alarm System

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



## Reconstituted Stone

**Benchtops to kitchen in lieu of standard laminate -** max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



## Holland Blinds

Comes with metal chain and Vibe Block out (design specific).



## Flyscreens

**Aluminium framed to all openable windows - colour** to match window colour.

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# CONSTRUCTION SPECIFICATIONS

## Kitchen Appliances

### oven

Stainless steel 600mm fan forced oven.

### Hot plate

Stainless steel 600mm gas cook top with wok burner.

### Rangehood

Stainless steel 600mm wide canopy range hood.

### Dishwasher

Stainless steel dishwasher.

### sink

Double bowl stainless steel sink.

### Tap

**Flickmaster tap, chrome finish.**

## Cabinetry

### cupboards

Fully lined melamine modular cabinets.

### Doors/Drawers

Standard laminate from builder's predetermined colour boards.

### Microwave provision

Standard laminate including single power point.

### Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

### Vanity Bench Tops

Laminate square edge from builder's predetermined colour boards.

### Handles

Selected from builder's predetermined colour boards.

## Bathroom & Ensuite

### Basins

Vitreous china vanity basin (white).

### Mirrors

Polished edge mirrors full length of vanity.

### Bath

Acrylic bath (white) in tiled podium.

### shower Bases

Tiled shower bases with waterproof system throughout.

### shower screens

Semi framed shower screens with powder coated aluminium **frame (polished silver finish) and clear glazed pivot door.**

### Taps

Chrome mixer tapware.

### shower outlet

**Handheld shower, rail and slider in chrome finish to ensuite and bathroom.**

### Toilet suite

Vitreous china, close coupled toilet suite in white with soft close top.

### accessories

**600mm single towel rails and toilet roll holders in chrome finish.**

### exhaust fans

**250mm exhaust fans including self sealing air flow draft stoppers to bathroom.**

## Ceramic Tiling

### Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

### floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

## Floor Coverings

### laminate flooring

**Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.**

### carpet

**Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.**

## Paint - 2 Coat Application

### Timberwork

Gloss enamel to internal doors, jambs & mouldings.

### ceilings

Flat acrylic to ceilings.

### internal Walls

Washable low sheen acrylic to internal walls.

### entry Door

Gloss enamel to front entry door.

### colours

Colours selected as per builder's predetermined colour boards.

## Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

## External Features

### external cladding

Clay bricks from builder's pre determined colour boards to single **storey homes and ground floor of double storey homes.**

*Note: For homes constructed under the Small Lot Housing Code and with walls on boundary to boundary, the entire home will be constructed in rendered hebel panels.*

**Rendered lightweight cladding or painted FC sheet cladding to first floor of double storey homes (design specific).**

### Mortar Joints

Natural colour rolled joints.



### front elevations

As per Working Drawings. Acrylic render to selected areas as per **plan (Product Specific).**

### Windows

**Feature aluminium windows to front elevation (Product Specific).**

Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.

### entry frame

**Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).**

### front entry Door

Feature front door as per facade with clear glass.

### Door furniture

Front Door: Entrance lockset in polished stainless steel with **deadbolt. (Product Specific).**

### ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

### Infill Over Windows

**Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.**

### Door seal

Door seal and weather seal to all external hinged doors.

### Balcony Balustrade

**Facade Specific**

### Balcony Tiling

Builders range external ceramic tile.

## Insulation

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### ceiling

Glasswool Batts to ceiling of roof space only (excludes garage ceiling).

### external Brickwork

Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

*Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).*

## Garage

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### General

Garage with tiled roof including Colorbond® sectional overhead **door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.**

### external Walls

**Brick veneer (on boundary wall or product specific if required).**

### pedestrian Door

**Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).**

### Door frame

**Aluminium powder coat finish.**

### Door furniture

Entrance lockset.

## Internal Features

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### Doors

Flush panel, 2040mm high. Either hinged or sliding as per plan.

### Door furniture

**Lever door furniture in polished chrome finish to all rooms.**

### Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

### Door stops

Plastic white door stops to hinged doors (where applicable).

### Door seals

Door seal to nominated internal doors.

*Note: This will be in accordance with energy rating assessor's report.*

## Hot Water System (Estate Specific)

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### Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure gas booster (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit).

### OR

**Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.**

## Laundry

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### Trough

Stainless steel tub and melamine cupboard with bypass.

### Tap

**Flickmaster tap, chrome finish.**

### Washing Machine

Chrome washing machine stops/grubs.

## Plaster

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### plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

## Plumbing

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### Taps

2 No. external taps.

(1 to front water meter and 1 next to laundry exit)

## Roofing

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### pitch

Roof pitch to be 22.5 degrees.

### Material

Concrete colour on roof tiles from builder's predetermined colour boards.

### fascia & Guttering

Colorbond® fascia, guttering and downpipes.

## Heating

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### Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). **Total number of points and unit size product specific.**

## Framing

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### framing

Engineered pine wall frame and roof trusses.

## Storage

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### shelving

Walk In Robe: One white melamine shelf with hanging rail.

### Robe

One white melamine shelf with hanging rail.

### pantry/linen

Four white melamine shelves.

### Doors

**Robes: 2040mm high readicote flush panel hinged or sliding doors** as per plan.

### pantry/linen

**2040mm high readicote flush panel, hinged door(s).**

### Handles

**Handles in polished chrome finish.**

## Ceilings

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### Height

2440mm (nominal) height throughout.

## Electrical

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### internal light points

**100mm diameter 240V downlights fittings (colour – white)** throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

### external lights

**100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light** to rear as per drawings.

### power points

Double power points throughout excluding dishwasher and fridge space.

### TV points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

### Telephone point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only*.

### switch plates

White wall mounted switches.

### smoke Detector(s)

Hardwired with battery backup.

### safety switches

RCD safety switch and circuit breakers to meter box.

## Site Conditions /Foundations

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### foundation class

Up to Class 'P1' rigid concrete slab (no piers or suspended slab **allowed**) **with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or** extra charge may apply. Allotment up to 600m<sup>2</sup> with a maximum setback of 5m to the house.

### Temporary fencing

Supply and hire of temporary fencing to site where required to council requirements.

### silt fence

Supply and hire of environmental silt fence to front of property as required by council.

### Rock allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

### Termite Treatment

Termite spray system where required by relevant authority.

### angle of Repose

**Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).**

## Structural

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### Warranty

10 year structural warranty and 3 month maintenance warranty

## Connection Costs

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### Connection of services

Dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed. Does not include electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. **Recycled Water – will be included FREE if required.**

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# INTERNAL COLOURS



## BAROLO



Timber Laminate Flooring	Kitchen Benchtop (Optional Upgrade)	Laminate Benchtops	Kitchen Cabinetry
Carpet	Bathroom Cabinetry	Splashback	Floor & Wall Tiles



## NAPA



Timber Laminate Flooring	Kitchen Benchtop (Optional Upgrade)	Laminate Benchtops	Kitchen base Cabinetry
Carpet	Bathroom Cabinetry	Splashback	Floor & Wall Tiles



