



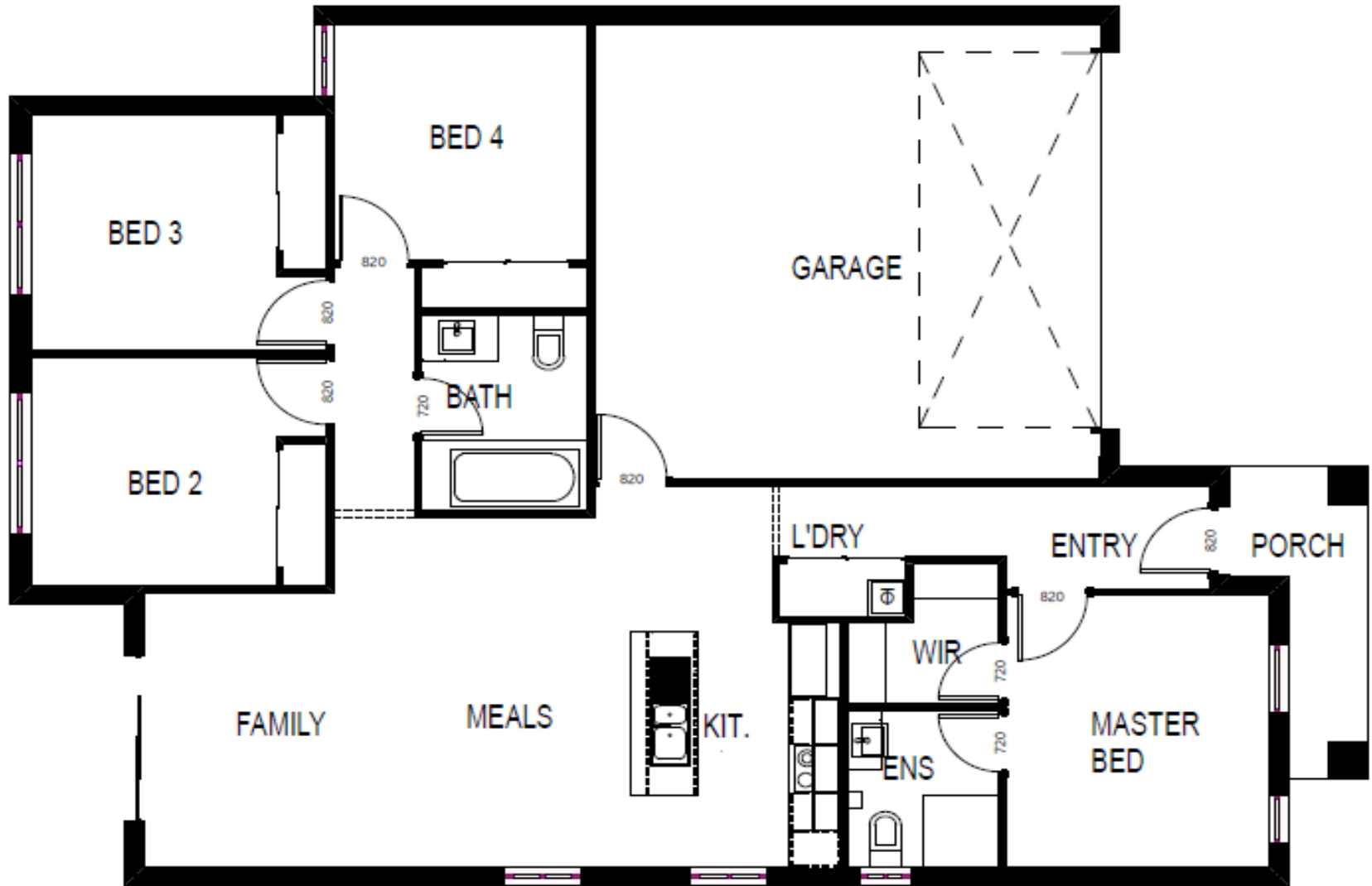
Lot 2012 Traynor Street, Tarneit VIC 3029

Package Brochure



photos for illustration purpose only





## Package Details

4 Bedrooms	Land Area	262.00 sqm	Land Price	\$320,000
2 Bathroomss	House Area	153.00 sqm	House Price	\$279,900
2 Garage	Title Date*	02 Oct 2023	<b>Package Price</b>	<b>\$599,900</b>
Lot 2012 Traynor Street, Tarneit VIC 3029	House Design	ZENG + 153	Inclusions	Vivid Inclusions

# Inclusions

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## EXTERNAL INCLUSIONS

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### Fixed Site Costs & Connections

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- All site costs and connections included
- Connection to storm water and sewer points are provided within the building and Temporary fencing in accordance with relevant council requirements
- Connection to mains single phase power supply including conduit, cabling & charges.
- Connection of underground telephone conduit, gas, and water supply (opening fees not included as responsibility of owners after handover).
- Engineer designed concrete slab
- Rock removal
- Termite spray and slab barrier system where applicable
- 100mm stormwater drains
- NBN Fibre to the home

### Energy Efficiency

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- All homes will be constructed in accordance with rating standards and will be achieved on any orientation. This includes the following:
  - **Ceiling batts, wall batts, foil wrap and weather seals to all external doors and aluminum windows**
- All energy upgrades included if required

### Windows

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- Designer aluminum feature windows to front façade, Aluminum windows to the remainder of the home
- Windows with keyed locks to all openable windows
- Fiberglass Aluminum framed flyscreens to openable windows
- Roller blinds throughout home excluding wet areas

### Roofing

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- Profiled concrete roof tiles
- Colorbond metal fascia, gutter, and downpipes
- 450mm-wide eaves to home as per plan

### Garage

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- Colorbond sectional overhead door to front with brickwork over Garage door
- Garage remote control with three transmitters

### External Finishes (Home Design Specific)

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- **Brickwork**
- Natural rolled joints
- Façade with alternative cladding and finishes (façade dependent)
- Brickwork over Front façade windows, Garage Door, and the remainder of home

### Doors

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- Front entry door 2040mm x 820mm front entry with entrance lockset including security door
- 2040mm high flush panel garage access door with Lockset
- Fiberglass mesh aluminum framed flyscreen doors excluding laundry
- Roller blinds to all sliding doors in living areas

### Alfresco (Home Design Specific)

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- Undercover alfresco area complete with plaster-lined and painted ceiling with energy efficient downlights (home design specific)
- External aluminum sliding door with clear glazing (home and façade dependent)
- Brick pier to alfresco
- Concrete slab

### Landscaping

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- Clothesline - Wall or floor mounted
- Driveway as per developer requirements (colour through concrete standard)
- 1800mm high full share fencing as per developer requirements
- Wing gate if applicable
- Designer letterbox with street number
- Premium Front and rear Landscaping with mature plants, rolled turf and combination of crushed rock paths + mulch garden beds
- Two garden taps, one inside front boundary and one attached to home

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## INTERNAL INCLUSIONS

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### Kitchen Cupboards & Doors

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- Designer kitchen with 20mm stone benchtops laminate panels, doors and 16mm end panels to cabinets and island bench.
- Full-width laminate overhead cupboards
- Tiled splash back
- Pantry with four white melamine shelves
- Designer cabinet handles
- WIP if applicable design specific

### Appliances

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- Stainless Steel designer 600mm cook top & under bench oven
- Stainless Steel designer 600mm wide slide out rangehood vented through the external wall and to the roof space on single storey homes
- 600mm Stainless steel dishwasher with connections

### Tapware & Sink

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- Chrome Flick mixer tap
- Double-bowl top mount stainless steel sink

## Living

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- Selected plush Carpet to Bedrooms, additional Living and rear passage
- Selected Tiles and to Entry, Hallways, Kitchen, Meals, Family, and wet areas
- Choose from our carefully selected internal colour pallet

## Internal Doors

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- 2040mm high hinged flush panel internal doors with lever handles
- Rubber door stops to internal passage doors (excludes robe and linen doors)
- Chrome hinges, latches, and striker plates throughout home

## Robes & Linen

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- White melamine shelf with chrome hanging rail to robes
- Four white melamine shelves to linen cupboards
- Sliding doors to Bedroom robes and Linen (home design specific)

## Paint

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- Semi Gloss finish to internal doors, jambs, and moldings
- Semi Gloss to front entry door including skirting boards & architraves

## Heating & Cooling

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- Gas ducted heating with ceiling vents, including programmable thermostat
- Split system to suit home design to family meals area

## Ceiling

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- 2440mm nominal ceiling height to single storey homes

## Architraves, Skirtings & Cornices

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- 75mm cove cornice to home and garage MDF 67mm skirting boards and architraves to bedrooms and living areas
- Tiled skirting to wet areas

## Electrical

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- Double power points as per electrical plan
- One television point with Antenna and connection
- One phone/Data point
- Interconnected Hard-wired smoke detectors
- Energy efficient downlights throughout the home as per Electrical Plan
- Single power point to fridge provision

## BATHROOM INCLUSIONS

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### Shower

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- Semi-frameless 2000mm high shower screen with pivot door and clear safety glass
- Chrome mixer with fixed rail to shower
- Polymarble shower base
- Self-sealing exhaust fans above all showers and where required

### Bath

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- Feature designer acrylic bath (home design specific)
- Bright silver square tile trim to bath
- Shower over bath (design specific)

### Vanity Units

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- Designer hand basin with chrome waste outlet
- Laminate floating vanity unit on a laminate pedestal with laminate benchtop
- Polished-edge mirror to width of vanity unit above tiled splash back

- Designer cabinet handles
- Designer wall mounted towel rails

## Tapware

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- Chrome single lever mixer to hand basin
- Chrome mixer with outlet to bathroom shower
- Chrome mixer with wall outlet over bath

## Toilet

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- Designer dual flush toilets with soft-closing seat
- Designer toilet roll holder

## Wall & Floor Tiles

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- Wall tiles to bathroom, ensuite, powder room (home design specific) and laundry
- Tiled skirtings to wet areas

## ENSUITE INCLUSIONS

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### Shower

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- Semi-frameless 2000mm high shower screen with pivot door and clear safety glass
- Chrome mixer with fixed rail to shower
- Polymarble shower base
- Self-sealing exhaust fans above all showers and where required

### Vanity Units

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- Designer hand basin with chrome waste outlet
- Laminate floating vanity unit on a laminate pedestal with laminate benchtop
- Polished-edge mirror to width of vanity unit above tiled splash back
- Designer cabinet handles
- Designer wall mounted towel rails

## Tapware

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- Chrome single lever mixer to hand basin
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## Toilet

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- Designer dual flush toilets with soft-closing seat
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## Wall & Floor Tiles

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- Wall tiles to bathroom, ensuite, powder room (home design specific) and laundry
- Tiled skirtings to wet areas

## LAUNDRY INCLUSIONS

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### Laundry

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- Metal cabinet with 45litre stainless steel trough including bypass
- Tiled splash back
- Chrome mixer tap to trough
- Chrome washing machine connections (wall mounted)

# Light Scheme



## Dark Scheme



