



**UP TO \$130k Rental or More**  
**GUARANTEED \$48,000 / Year OR 40% Profit Share**  
 With  
**10 years + 10 Years + 10 Years Lease**

## NDIS PACKAGE



Address Lot 650 Tecoma Street,  
Wyndham Vale, VIC 3024

Land Price	\$409,000
Land Title	March 2024
Building Price	\$444,800
Package Price	\$853,800

House Area	19.1sq 176.51m2
Total Land Size	12.5*32 400m2

- Min. Lot Size  
Width 12.5  
Dept 32.0
- 2740mm ceiling height though out
- 920mm width door to all internal and external
- Hybrid flooring to all bedrooms
- Multi-headsplit system for heating and cooling
- 2 Hours Back-up Battery
- Colour bond Roofing
- SDA and developer requirements fulfil

## NDIS DESIGN



# SPECIFICATIONS

## INTERNAL - INCLUSIONS

### GENERAL FEATURES (asper plans)

**Ceiling Heights Internal** 2590mm height throughout. 2040mm x  
**Room doors Door** 920mm solid-core doors. Lever door  
**furniture Shirting** handles in polished chrome. 92mm x  
**Architraves** 18mm Primed MDF(Bevel). 67mm x  
**Door seals** 18mm Primed MDF(Bevel). As Energy  
 report

**Robe**  
**BEDROOMS(PERPLANS)** Solid-coreslidingdoors2040mm height to  
**Powerpoints** all robes in bedrooms-perplans.  
 Twodouble powerpoints(gpo's)toall  
 bedrooms.

**APPLIANCES(perplans)** 600mmwideinductioncooktop-perplans.  
**Cooktop** 600mmwidecanopy, stainlesssteel-perplans.  
**Rangehood** 600mmwideunderbench, stainlesssteel.  
**Oven** 600mmwidefreestanding, stainlesssteel.  
**Dishwasher**

**CABINETRY(perplans)**  
**Base Cupboards** Fully lined melamin modular cabinets.  
**Overhead Cupboards** Fully lined modular cabinets.  
**Doors** Laminated doors with standard hinges  
 (Builder's Range).  
**Drawers** Laminated drawers with soft closer runners  
 (Builder's Range).  
**Kitchen/Laundry** 20mm stone benchtop with rounded  
 corners (Builder's Range).  
**Vanity Benchtop** Laminated modular cabinets-perplans.

**Handles** D-pull handles to all doors/drawers.

### KITCHEN(perplans)

**Tap** Designer flick mixer, chrome (Builder's Range)

**Sink** Double bowl with single drainer, stainless steel.

**Microwave Provision** Colour laminated underbench-asperplan

### BATHROOM/ENSUITE(per plans)

**Basins** Vitreous china inset vanity basin, white  
 (Builder's Range).  
**Vanity Splashback** Tiling splashback finish  
**Taps** Designer flick mixer, chrome (Builder's Range).  
**Shower Outlet** Handheld shower with rail in chrome.  
**Mirror** Polished edged mirror to full length of vanity.  
**Toilet Suite** Back to wall white toilet suite with soft close seat.

**Towel Rail/Hooks** Double towel rails and/or hooksto Bathroom  
 and Ensuite (Design specific).  
**Toilet Paper Holder** Chrome toilet paper roll holder to toilets.  
**Hand towel Holder** Chrome hand towel holder to Powder with basin  
 only.

### LAUNDRY(perplans)

**Trou** 45 litre inset single bowl trough, stainless steel with  
 laminated cupboard.  
**g h** Flick mixer, chrome.

### GARAGE(perplans)

**Walls** Brick veneer wall on boundary (Design Specific)  
**Front Garage Door** Colorbond sectional overhead door with remote  
 control.  
**Pedestrian Door** Aluminium powder coated door frame.  
**Frame** Aluminium powder coated door frame.  
**Ceiling** Plaster ceiling with 75mm cove cornice  
**Floor** Concrete floor.

### ELECTRICAL(perplans)

**Internal Light** 90mm diameter LED downlights throughout as per  
 electrical layout.  
**s Double power points** (gpo's) throughout as per plans.  
**Single pot of fridge, microwave and dishwasher.**  
**SP wowitech r p Polaintetss** Dimmable switches to bedrooms and living, standard to  
 all others.  
**Porch Soffit Lights** 90mm diameter LED downlights throughout as per  
 electrical layout.  
**Alfresco Light** 90mm diameter LED downlights throughout as per  
 electrical layout.  
**Sensor Lights** Sensor light to external doors.  
**TV Points** To all bedrooms and living.  
**Phone/Data Point** To all bedrooms and living, NBN ready.  
**Smoke Detectors** Hard wired and interconnected to meet  
 NCC requirements.  
**Exhaust Fans** Ceiling exhaust fans including draft stopper.  
**Safety Switches** RCD safety switch and circuit breakers.  
**Rangehood** Externally vented.

### WALL COVERINGS(perplans)

**Participant Bathroom** Tiling finish to all mandatory areas of participant  
 bathroom-asperplan  
**Carer Bathroom** Tiling finish to all mandatory areas of carer  
 bathroom-asperplan  
**Laundry** Wall tile to laundry splashback (Builder's Range)  
**Splashback Kitchen** W/ Raanllg teil)es to kitchen splashback (Builder's

### FLOOR COVERINGS(perplans)

**Bedrooms/  
 Living/Lounge  
 Hallway/Kitchen** Hybrid flooring with standard underl  
 y (Builder's Range).

### STORAGE (perplans)

**Robes** Whit melamine shelf with hanging rail.  
**Pantry/Linen  
 Broom/Storage** 4 No. whit melamine shelves.  
 Single whit melamine  
 shelf-perplans.

### PLASTER(perplans)

**Walls  
 Ceiling  
 Cornice** 13mm Impackckek plasterboard  
 d . 10mm plasterboard.  
 75mm cove cornice throughout.

### PAINTWORK-2 COAT APPLICATION

**Internal Walls** Washable low sheen acrylic paint  
**Woodwork** . Gloss enamel to doors, jambs.  
**Ceiling** Flat acrylic ceiling paint.

**HEATING/  
 COOLING** Multi-  
 head split system with cooling and heating  
 to all bedrooms and living.



# 7 Homes

Dreams Built Together

### MORE OPTIONS

### NDIS 4 BEDS(HPS)

House Area	House Size	Min. Lot Size
224.97m <sup>2</sup>	(Width x Depth)	Width Depth
24.22sq	11.27 X 22.43	12.5+ 30.0m+
		(including 3.0m Easement)



FLOOR AREAS	
1. G.FLOOR	183.40
2. GARAGE	34.05
3. PORCH	5.32
	<b>224.97 m<sup>2</sup></b>

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# SPECIFICATIONS

## EXTERNAL - INCLUSIONS

### EXTERNAL CLADDING (asperplans)

<b>Cladding</b>	Clay brickwork (Builder's Range)
<b>Mortar Joints</b>	Natural colour mortar with rolled finish joints.
<b>Other Cladding</b>	Asperplans (Design Specific)
<b>Front Elevations</b>	Asperplans (Design Specific)

### DOORS AND DOOR FURNITURE

<b>Entry Door</b>	Solid-core 2040mm x 920mm door (Builder's Range).
<b>Entry Door Frame</b>	Door Frame
<b>Entry Door Furniture</b>	Entrance lock set in chrome including deadlock.
<b>Internal Door</b>	Mortice lock/Square end plate furniture
<b>Furniture</b>	

### ROOF COVER (perplans)

<b>Roof Cover</b>	
<b>Roof Pitch</b>	Colour bond roofing 22.5 degree roof pitch.
<b>Roof Plumbing</b>	Colour bond fascia, gutter, and rectangle downpipes.

### WINDOWS (perplans)

<b>Front Windows Side</b>	Feature powder coated laminate glass aluminium windows (Design Specific).
<b>Side &amp; Rear Windows</b>	Sliding powder coated laminate glass aluminium.
<b>Sliding Doors</b>	Aluminium powder coated laminate glass sliding door with locks. Bricks in fill above front windows and doors.
<b>Window/Door Infills</b>	All other windows with in fill cement sheet.

### FRAMING (perplans)

<b>Framing</b>	M10 structural pine studs to Australian Standard. Engineered roof trusses per manufacturer's design.
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### INSULATION (perplans)

<b>External Walls</b>	Glass wool batts including insulation to external brick veneer walls (exclude Garage) and internal walls between house and Garage. Note: Wall batts and insulation will be installed as per the approved Energy Report to be 6 star compliant.
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<b>Internal Walls</b>	Acoustic insulation to all participants' bedrooms.
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### SUSTAINABLE ENERGY (perplans)

<b>Hot Water System</b>	Solar assisted hot water system with gas booster. Note: Solar panel and tank is positioned at the
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### PLUMBING (asperplan)

<b>External Taps</b>	2 No. external taps 1) Front water meter 2) side or rear (Design Specific).
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**FIRE SAFETY** In accordance with NCC and related AS.

### PORCH/ALFRESCO FLOORS (perplans)

<b>Porch Floor</b>	Concrete floor.
<b>Alfresco Floor</b>	Concrete floor.

### SITE CONDITIONS/ FOUNDATIONS

<b>Stab Class</b>	Upto Class P1 rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply.
<b>Fallof Land</b>	Maximum 500mm fall over allotment.
<b>Allotment Size</b>	Maximum 600m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Rock Removal</b>	If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site.
<b>Angle of Repose</b>	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply.
<b>Termite Treatment</b>	Termite protection if required.

### COUNCIL REQUIREMENTS

<b>Temporary Fencing</b>	Hire of temporary fencing to site where required by Local Council.
<b>Silt Fence</b>	Hire of environmental silt fence to front of property where required by Local Council.

### SITE SERVICES CONNECTION

<b>Water</b>	Dry water tapping connection included. Excludes recycled water connection costs.
<b>Gas</b>	Mains gas connection included.
<b>Electricity</b>	Main electricity connection included excludes cost of pit. Consumer account opening fees excluded. Three phase power to the house.
<b>Sewer</b>	Sewer connection to point inside property, up to 1.2m deep.
<b>Stormwater</b>	Stormwater connection to LPOD inside property, up to 1.2m deep.
<b>Telecommunications</b>	Conduit installed from house to pit to be NBN ready. NBN internal enclosure (basic) with 1 phone/data point. Consumer account opening fees excluded.

### WARRANTY

<b>Warranty</b>	10 year structural warranty.
<b>Maintenance</b>	3 month maintenance period



**CALL Now**

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