



Lot 607 Kelsey Road, Wyndham Vale VIC 3024

Package Brochure

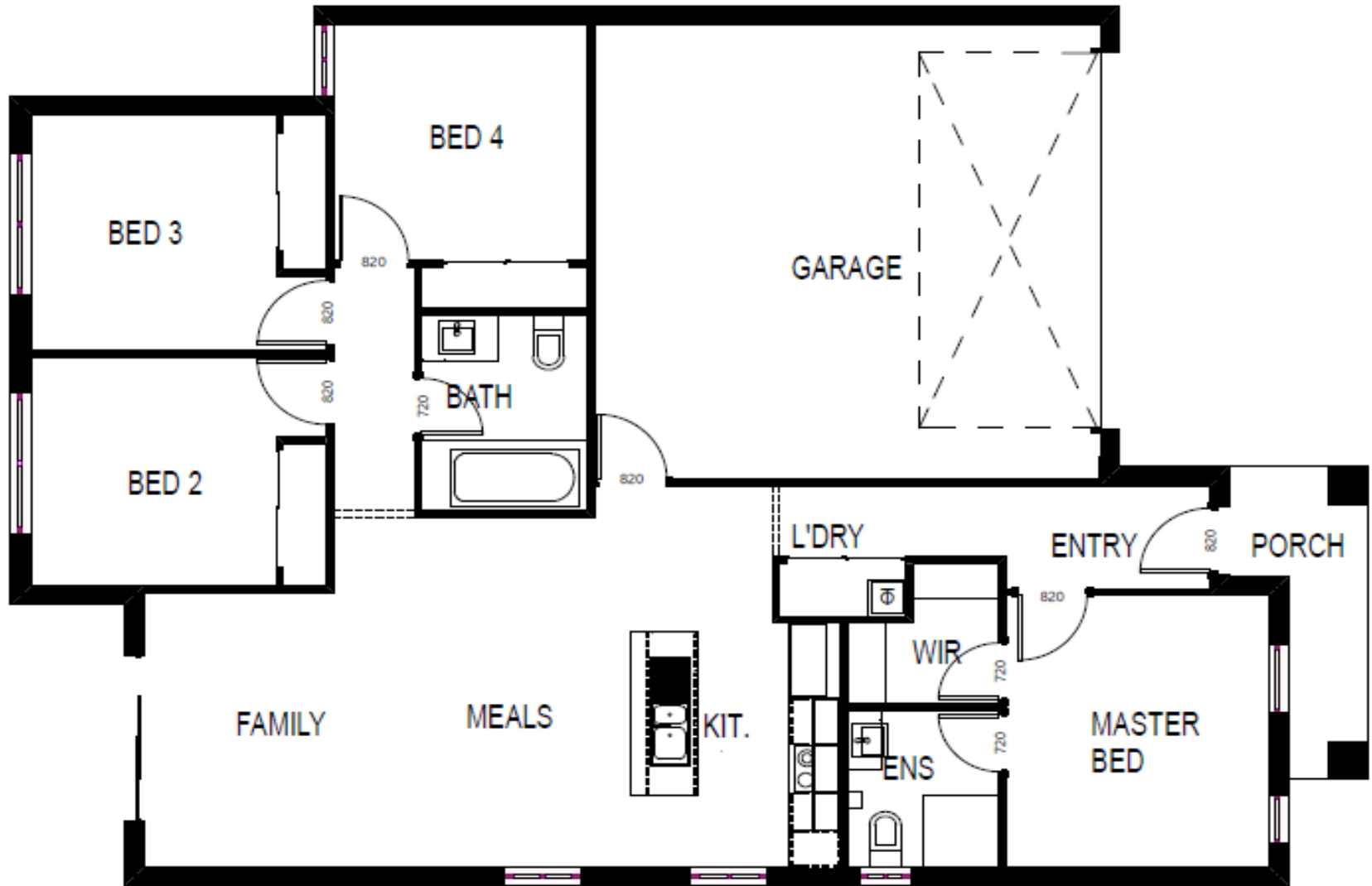


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Package Details

4 Bedrooms	Land Area	267.00 sqm	Land Price	\$279,900
2 Bathroomss	House Area	153.00 sqm	House Price	\$360,000
2 Garage	Title Date*	01 May 2024	Package Price	\$639,900
Lot 607 Kelsey Road, Wyndham Vale VIC 3024	House Design	ZENG+153	Inclusions	Vivid Inclusions

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Inclusions

EXTERNAL INCLUSIONS

Fixed Site Costs & Connections

- 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

- 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

- 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

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

Garage

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

External Finishes (Home Design Specific)

- **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

- 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)

- 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

- 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

INTERNAL INCLUSIONS

Kitchen Cupboards & Doors

- 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

- 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

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

Living

- 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

- 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

- 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

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

Heating & Cooling

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

Ceiling

- 2440mm nominal ceiling height to single storey homes

Architraves, Skirtings & Cornices

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

Electrical

- 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

Shower

- 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

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

Vanity Units

- 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

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

Toilet

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

Wall & Floor Tiles

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

ENSUITE INCLUSIONS

Shower

- 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

- 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

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

Toilet

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

Wall & Floor Tiles

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

LAUNDRY INCLUSIONS

Laundry

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

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Light Scheme



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Dark Scheme



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