

DOVE A

 3
  2
  1



HOUSE AREA

LAND AREA










TITLE RELEASE

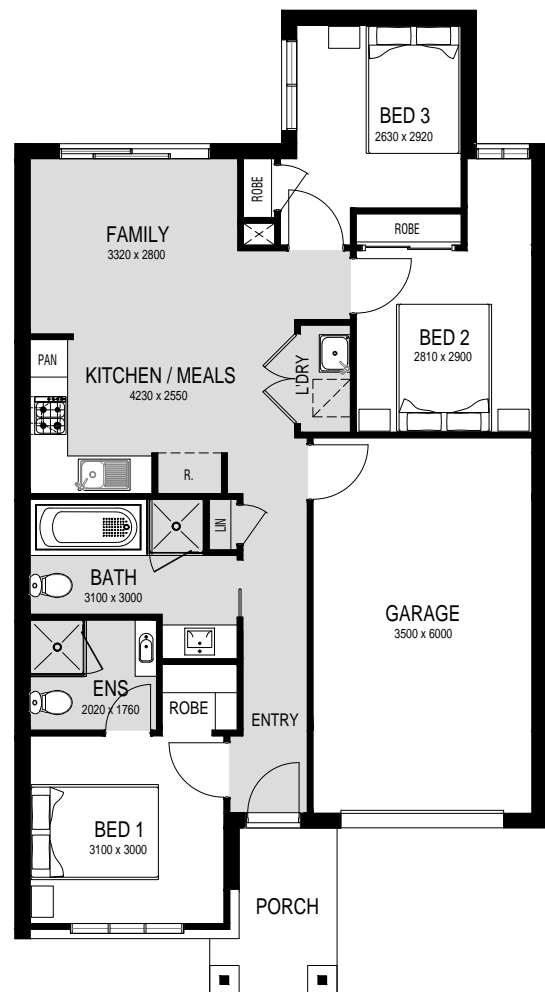
HOUSE PRICE

LAND PRICE

TOTAL PRICE

TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  All electric appliances
-  Double glazed windows throughout
-  Electric vehicle charging point to garage
-  Split cycle cooling system to family room
-  Blinds throughout
-  Quality carpet and tiled flooring throughout
-  Fully landscaped garden, coloured concrete driveway, fences to sides and rear, clothesline & letterbox



*Facade as shown may be altered to suit developer requirements—lighting, stone & landscaping are indicative only.

COLOUR SCHEMES

A range of expertly created internal and external colour schemes for you to choose from — all of which perfectly compliment our home designs.

Our contemporary schemes have been designed, to maximise the style of your home and stand the test of time. With a range of schemes to suit every style, our experts have made it easy to create the perfect home.

Additionally, our colour schemes draw inspiration from and pay homage to the rich and diverse nature of Indigenous Australia.



Artist impression
Kurrajong colour scheme

EXTERNAL COLOUR SCHEME

BUNYA



SPECIFICATIONS

1. ROOF TILE	Twilight
2. FASCIA, GUTTER & DOWNPIPES	Monument
3. BRICK	Putty
4. ALUMINIUM DOORS & WINDOWS	Monument
5. GARAGE & ENTRANCE DOOR	Basalt
6. RENDER 1 & CLADDING 1	Shale grey
7. RENDER 2	Monument
8. WALL TILE	Latte
9. DECORATIVE BATTENS	French walnut



Artist Impression
Facade 02

EXTERNAL COLOUR SCHEME

OSSA



SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Vault grey
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. RENDER 1 & CLADDING 1	Champignon
7. RENDER 2 & CLADDING 2	Manorburn double
8. WALL TILE	Regina charcoal
9. DECORATIVE BATTENS	Silver wattle



Artist Impression
Facade 04

EXTERNAL COLOUR SCHEME

KAKADU



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA, GUTTER & DOWNPIPES	Night sky
3. BRICK	Black ash
4. ALUMINIUM DOORS & WINDOWS	Nigh sky
5. ENTRANCE DOOR	Raku
6. GARAGE DOOR	Night sky
7. RENDER 1 & CLADDING 1	Powered rock
8. RENDER 2 & CLADDING 2	Raku
9. WALL TILE	Articwood argent
10. DECORATIVE BATTENS	Sycamore



EXTERNAL COLOUR SCHEME

KALBARRI



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA & GUTTER	Night sky
3. DOWNPIPES	Dune
4. BRICK	Labassa
5. ALUMINIUM DOORS & WINDOWS	Night sky
6. GARAGE & ENTRANCE DOOR	Surfmist
7. RENDER 1 & CLADDING 1	Dune
8. RENDER 2 & CLADDING 2	Surfmist
9. WALL TILE	Latte
10. DECORATIVE BATTENS	Silver wattle



EXTERNAL COLOUR SCHEME

YARRA



SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Vault grey
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING 1 & RENDER 1	Shale grey
7. RENDER 2	Tristan
8. WALL TILE	Ice
9. DECORATIVE BATTENS	Grey ash



INTERNAL COLOUR SCHEME

KURRAJONG



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Oyster, 20mm square edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Ghostgum
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Black birchply
4.	SPLASHBACK TILE	White matt, 100mm x 300mm
5.	SPLASHBACK TILE GROUT	Silver grey
6.	FLOOR & MAIN WALL TILE	Ash matt, 450mm x 450mm (mid grey grout)
7.	WALL & WOODWORK PAINT	White mystery (low sheen to walls, semi gloss to woodwork)
8.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
9.	CARPET	Grey pebble

*Where applicable



INTERNAL COLOUR SCHEME

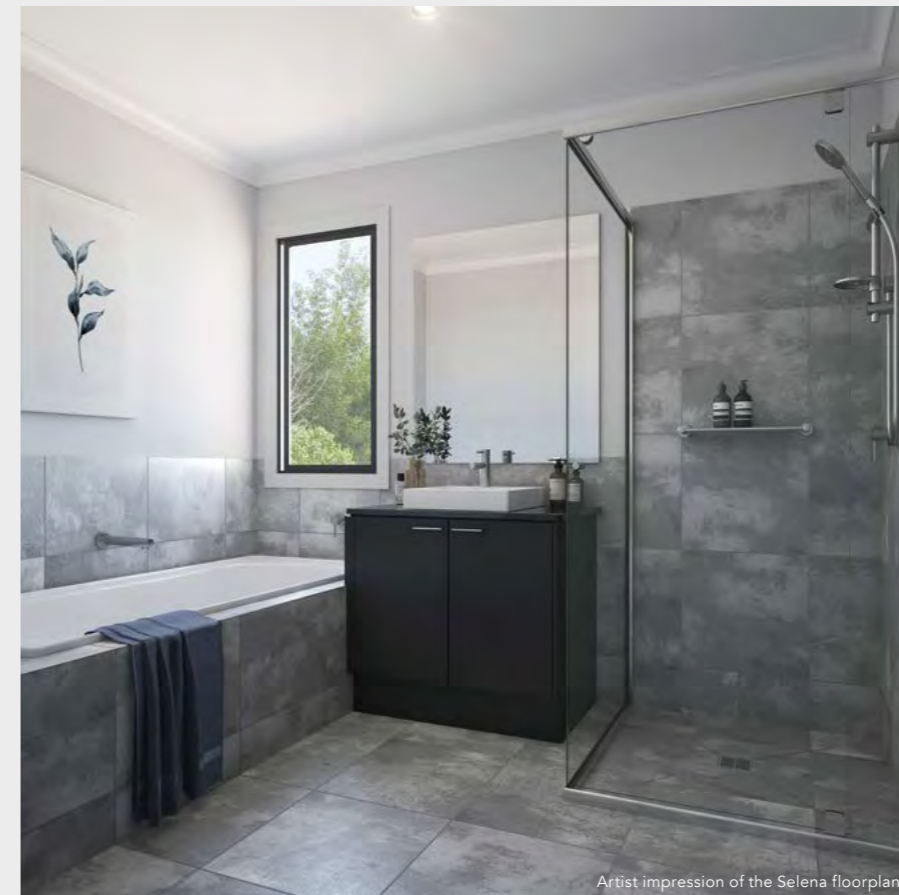
PEPPERBERRY



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Jet black, 20mm square edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Calm white
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)	Black
4.	SPLASHBACK TILE	White matt, 100mm x 300mm
5.	SPLASHBACK TILE GROUT	Silver grey
6.	FLOOR & MAIN WALL TILE	Steel matt, 450mm X 450mm (anthracite grout)
7.	WALL & WOODWORK PAINT	Lexicon half (low sheen to walls, semi gloss to woodwork)
8.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
9.	CARPET	Cavalcade

*Where applicable



INTERNAL COLOUR SCHEME

WARATAH



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN & LAUNDRY*)	Raven, 20mm square edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural walnut
4.	LAMINATE BASE CABINERY (BATHROOM, ENSUITE & PDR)	Black birchply
5.	SPLASHBACK TILE	White matt, 100mm x 300mm
6.	SPLASHBACK TILE GROUT	Silver grey
7.	FLOOR & MAIN WALL TILE	Charcoal matt, 450mm X 450mm (anthracite grout)
8.	WALL & WOODWORK PAINT	White verdict quarter (low sheen to walls, semi gloss to woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



INTERNAL COLOUR SCHEME

SUNDEW



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Osprey, 20mm square edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Whitewashed oak
4.	SPLASHBACK TILE	White matt, 100mm x 300mm
5.	SPLASHBACK TILE GROUT	Silver grey
6.	FLOOR & MAIN WALL TILE	Latte matt, 450mm x 450mm (silver grey grout)
7.	WALL & WOODWORK PAINT	Casper white (low sheen to walls, semi gloss to woodwork)
8.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
9.	CARPET	Ashville

*Where applicable



TURNKEY INCLUSIONS

Enjoy quality inclusions at no extra cost thanks to our long standing relationship with some of Australia's leading suppliers.

GENERAL

- Member of MBA & HIA
- Part of the Glenvill Group
- Home owners warranty insurance
- Structural guarantee
- 7-Star energy report
- Plans & specifications
- Engineering & building permit

SITE WORKS

- 'H1' waffle pod concrete slab
- Excavation – up to 300mm of fall
- Termite treatment (part a & b)
- Crushed rock access drive

CONNECTIONS

- Stormwater to legal point of discharge
- Sewer to tie point
- Water to dry tapping point
- Power to existing pit

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

CEILING HEIGHT

- 2440mm (8") high ceilings

EXTERNAL PLUMBING

- Concealed underground plumbing
- COLORBOND® fascia, gutters & downpipes

BRICKWORK

- Clay bricks from builders standard range

ROOFING

- Colour on concrete roof tiles
- Roof ventilator

WINDOWS

- Aluminium windows to meet 7 star energy rating
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Blockout roller blinds throughout (excluding front entry sidelight)

INSULATION

- R2.5 Batts to external wall & garage internal walls (excluding garage external walls)
- R6.0 Batts to ceiling (excluding garage, porch & alfresco where applicable)

HOT WATER SERVICE

- 280 Litre heat pump

HEATING & COOLING

- Wall panel heater to all bedrooms
- 5.0kw split system to family/meals

PLASTERWORK

- 75mm curved cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with x4 melamine shelves
- Broom cupboard with x1 melamine shelf
- Coat cupboard with x1 melamine shelf & hanging rail (house specific)

DOORS

- Front entry door with feature clear glazed panels
- Double-glazed sliding doors including flydoors with fiberglass mesh
- 2040mm high flush panel internal doors
- Vinyl sliding doors to robes

DOOR FURNITURE

- Chrome tri-lock entrance set to front entry door
- Chrome entrance set and deadbolt to garage internal hinged door
- Chrome entrance set to garage external hinged door
- Chrome passage set to internal doors
- Weatherstrip seal to front entry door and brush seal to garage internal hinged door

TILES

- Ceramic floor tiles from builders standard range to entry (through to kitchen), kitchen, meals, family, ensuite, bathroom, WC & laundry
- Ceramic wall tiles from builders standard range to kitchen, laundry, bathroom & ensuite (where required)

CARPETS

- Carpet from builders standard range to all bedrooms (including robes), rear hallway, living & rumpus (where applicable)

PAINT

- Low sheen to external garage hinged door (2 coats)
- Gloss to front entry door (2 coats)
- Low sheen to internal walls and ceiling (2 coats)
- Gloss to skirting, architraves & internal doors (2 coats)

ELECTRICAL

- Double power points throughout
- Led downlights throughout (excluding garage)
- x2 external flood lights
- TV point to family, bedroom 1 & living (where applicable)
- TV antenna
- Telephone point to kitchen & bedroom 1
- Exhaust fans including external venting
- Safety switch to meter box (residual current devise)
- Smoke detectors (direct wire with battery backup)
- 3.5kw solar pack
- Electric vehicle charging point

KITCHEN

- Stone (mineral surface) benchtops with 20mm square edge
- Pantry with x4 melamine shelves
- 600mm multifunction electric oven (black with stainless steel handle)
- 600mm induction cooktop (black)
- 600mm canopy rangehood (stainless steel, including external venting)
- Dishwasher
- Double bowl sink with drainer
- Chrome gooseneck mixer tap

BATHROOM & ENSUITE

- Polished edge mirror to width of vanity
- Stone (mineral surface) benchtops with 20mm square edge
- Square basin (inset or semi-recessed where applicable)
- Toilet suites
- Bath
- Raised tiled shower base & chrome semi-framed pivot screen to ensuite
- Flush tiled shower base & chrome semi-framed pivot screen without track to bathroom
- Chrome basin/bath/shower mixers
- Chrome shower rail with soap dish
- Chrome double towel rails
- Chrome toilet roll holders
- Chrome towel ring (where applicable)

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

GARAGE

- Zero-threshold
- COLORBOND® sectional door
- 870mm wide internal hinged access door
- Solid core external hinged door
- Motor to garage door (including x2 handsets)

PORCH / ALFRESCO

- Sealed colour-through concrete finish

LANDSCAPING

- Native plants and turf to front yard
- Irrigation system to front yard
- Top soil and seed to rear yard

FENCING

- Timber paling fence including wing fence & gate

PAVING

- Sealed colour-through concrete driveway

LETTERBOX & CLOTHES LINE

- Rendered letterbox (including stainless steel numbers)
- Fold out clothesline to rear yard



Artist impression of the Dundas floorplan in the colour scheme SUNDEW.

PLAN OF SUBDIVISION

EDITION

PS 821913Y/S56

Location of Land
Parish: Werribee
Township: _____
Section: 18 (Pt) | 19 |
Crown Allotment: A (Pt), B (Pt) | 30 (Pt) | 31 (Pt) | 32 (Pt)
Crown Portion: _____
Title Reference: Vol. Fol.
Last Plan Reference: Lot S23 PS 821913Y
Postal Address: 772 Ballan Road
(at time of subdivision) Wyndham Vale 3024
MGA Co-ordinates: E 289 420 Zone: 55
(of approx. centre of land in plan) N 5 806 960 GDA 94

Council Name: Wyndham City Council

Vesting of Roads and/or Reserves

NOTATIONS

Identifier	Council/Body/Person
Road R-14 Reserve No.6	Wyndham City Council Powercor Australia Limited

Lots 1 to 5600 (Both Inclusive) and S2 to S23 (Both Inclusive) have been omitted from this stage.
 Lots on this Plan may be affected by one or more Owners Corporations.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey, vide PS 734140Q.
 This survey has been connected to permanent marks No(s) 187.
 This plan is not in a Proclaimed Survey Area.

Staging: This is ~~is not~~ a staged subdivision
 Planning Permit No. WYP 9528/16

Estate: JUBILEE
Development No.: 56
No. of Lots: 57
Area: 2.742ha

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-3 & E-7	Sewerage	See Diag.	PS 821913Y	Greater Western Water Corporation
E-3 & E-17	Supply of Water (through underground pipes)	See Diag.	PS 821913Y	Greater Western Water Corporation
E-3 & E-17	Supply of Gas	See Diag.	PS 821913Y	AusNet Gas Services Pty Ltd
E-7	Drainage	See Diag.	PS 821913Y	Wyndham City Council
E-17	Powerline	See Diag.	PS 821913Y Section 88 of the Electricity Industry Act 2000	Powercor Australia Limited
E-26	Drainage	See Diag.	This Plan	Wyndham City Council
E-26	Sewerage	See Diag.	This Plan	Greater Western Water Corporation
E-27	Sewerage	See Diag.	This Plan	Greater Western Water Corporation

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 hello@marshal.melbourne

REF 34541/Stg.56

ORIGINAL SHEET
 SIZE A3

SHEET 1 OF 7 SHEETS

JONATHAN TREVOR NEATE, VERSION 4

SEE SHEET 3



S24 (Part)

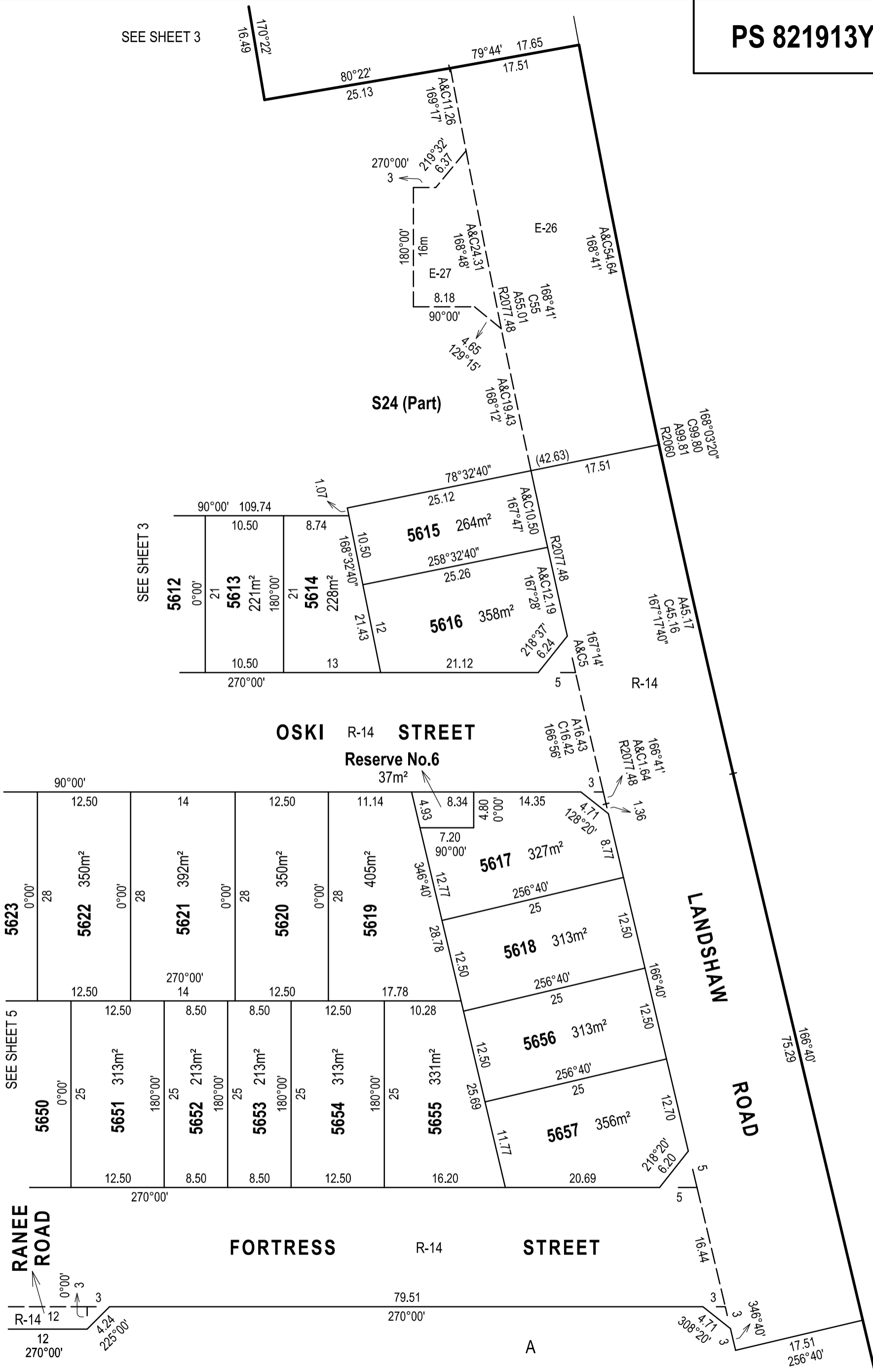
SEE SHEET 3

OSKI R-14 STREET Reserve No.6

LANDSHAW ROAD

FORTRESS R-14 STREET

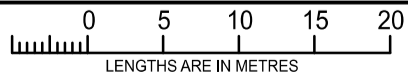
RANEE ROAD



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SCALE
1 : 500



ORIGINAL SHEET
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 4