

English St

MORWELL



QPM

Lot 29

English St, Morwell

HOUSE AND LAND

English St

englishst.com.au



TOTAL PRICE

\$ 670,260

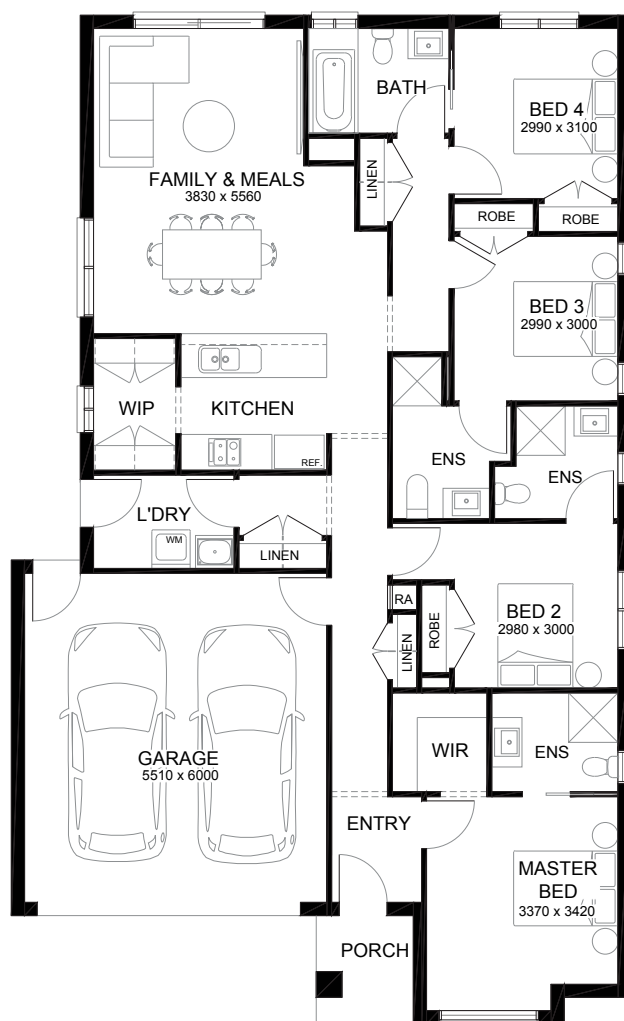


Land Price \$ 276,000

Build Price \$ 394,260

Land Size 532 m²

Build Size 184 m²

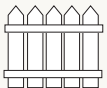


Turnkey Options



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.



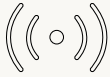
Front Landscaping

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.



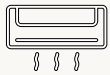
Rear Landscaping

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.



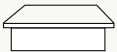
Split System Air Conditioner

(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.



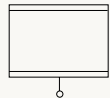
Alarm System

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



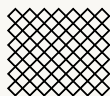
Reconstituted Stone

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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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 including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.
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	850mm high laminate square edge benchtop from builder's predetermined colour boards.
Handles	Selected from builder's predetermined colour boards.

BATHROOM & ENSUITE

Basins	Vitreous china vanity basin (white).
Mirrors	1150mm high polished edge mirror to full width of vanity.
Bath	Vega 1500mm freestanding bath (white).
Shower Bases	Tiled shower bases with waterproof system throughout.
Shower Screens	Step free tiled shower bases with waterproof system throughout. (Product Specific)
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 rail or 2 no. hooks and toilet roll holders in chrome finish.
Exhaust Fans	Exhaust fans vented to outside air via a duct.

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.

Specifications

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

Bricks	Clay bricks from builder's pre determined colour boards to single storey homes and ground floor of double storey homes.
Mortar Joints	Face Brickwork - Natural colour rolled joints.
Light Weight Cladding	Rendered lightweight foam to single and double storey facades including first floor of double storey facades. Finish and colour to be selected from builder's pre-determined colour boards (design specific – refer to working drawings for extent of cover).
Front Elevations	As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows and Doors:	
Single Storey Homes	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Double glazed awning windows and sliding doors as required to meet 7-star energy rating. Aluminium improved windows throughout.
Double Storey Homes	Double glazed awning windows and sliding doors throughout as required to meet 7 star energy rating.
Entry Frame	Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).
Front Entry Door	2040mm high feature front door as per facade.

Specifications

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

Ceiling	Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).
Walls	Wall insulation including insulation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

GARAGE

General	Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.
External Walls	Brick veneer.
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

Doors	2040mm high flush panel hinged or sliding doors (house design specific).
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)

Hot Water	Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.
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). <i>Note: Continuous flow water heater will be used in estates where recycled water is available.</i>

Specifications

LAUNDRY

Trough	Stainless steel tub and melamine cupboard with bypass.
Tap	Flickmaster tap, chrome finish.
Washing Machine	Chrome washing machine stops/grubs.

PLASTER

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

Taps	2 No. external taps. (1 to front water meter and 1 next to laundry exit). Product Specific.
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ROOFING

Pitch	Roof pitch to be 22.5 degrees.
Material	Dark colour on roof tiles from builder's predetermined colour boards to meet 7 star energy rating.
Fascia & Guttering	Colorbond® fascia, guttering and downpipes.

HEATING

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

Framing	Engineered pine wall frame and roof trusses
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STORAGE

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.

Specifications

CEILING

Height 2440mm (nominal) height throughout.

ELECTRICAL

Solar PV Solar PV (Photovoltaic) System 2.5kW.

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, microwave and refrigerator provision (refer working electrical plan).

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

Foundation Class Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

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

Warranty 10 year structural warranty and 3 month maintenance warranty.

Specifications

SERVICE CONNECTIONS

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included 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.

7 STAR ENERGY

Minimum 7 star energy rating for house plans and all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

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Inclusions

BATHROOM



Phoenix Sonata
hand shower
& rail in chrome



Executive shower
screen tiled base



Towel rail &
toilet roll holder



White acrylic bath



Shower Mixer in
chrome



Ceramic basin -
white



Toilet suite with soft
close seat in white



Basin Mixer in
chrome

LAUNDRY & HOT WATER SERVICES



Laminated white cabinet with
45 litre stainless steel trough



Air-water heat pump hot water
system with 170 litre storage tank,
and continuous mains pressure
gas booster (estate specific)

OR



Gas continuous flow water
heater system (estate specific.
Will be used in estates where
recycled water is available.)

Inclusions

KITCHEN & FLOORING



Double bowl sink



600mm dishwasher
12 settings, 7 programs



600mm electric fan forced
inbuilt oven with manual
timer



600mm canopy
range hood



Benchtop (Laminate)



600mm cooktop 4 burner
w/wok cast iron trivets



Sink Mixer - Chrome



Bolero timber
look laminate
flooring

GARAGE & ROOFING



Remote controlled Colorbond®
Sectional overhead garage
door with 2 remotes



Monier Atura roof tile

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CLASSIC

(INCLUDED)

External Colours - HAVANA



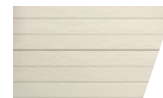
1. Brickwork
Putty



2. Render 1
Cloud Sky



3. Render 2
Surfmist



4. Garage Door
Surfmist



5. Roof Tiles
Salt Spray



6. Gutters
Surfmist



7. Fascias
Surfmist



8. Front Entry Door
Titanium White



CLASSIC

(INCLUDED)

External Colours - OLYMPIA



1.
Brickwork
Bark



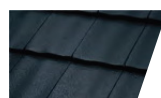
2.
Render 1
Wallaby



3.
Render 2
Dune



4.
Garage Door
Monument



5.
Roof Tiles
Sambuca



6.
Gutters
Night Sky



7.
Fascias
Night Sky



8.
Front Entry Door
Wallaby



CLASSIC

(INCLUDED)

External Colours - SAHARA



1. Brickwork
Red Rock



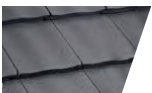
2. Render 1
Shale Grey



3. Render 2
Fossil Creek



4. Garage Door
Monument



5. Roof Tiles
Barramundi



6. Gutters
Monument



7. Fascias
Monument



8. Front Entry Door
Monument



CLASSIC
(INCLUDED)

External Colours - VERONA



1.
Brickwork
Mocha



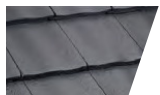
2.
Render 1
Shale Grey



3.
Render 2
Basalt



4.
Garage Door
Monument



5.
Roof Tiles
Barramundi



6.
Gutters
Monument



7.
Fascias
Monument



8.
Front Entry Door
Monument



PREMIUM

(\$2,500)

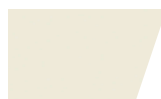
External Colours - INDIANA



1. Brickwork
Heathwood



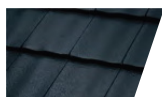
2. Render 1
Thunderbolt



3. Render 2
Floral White



4. Garage Door
Timberlook
Blushed Teak



5. Roof Tiles
Sambuca



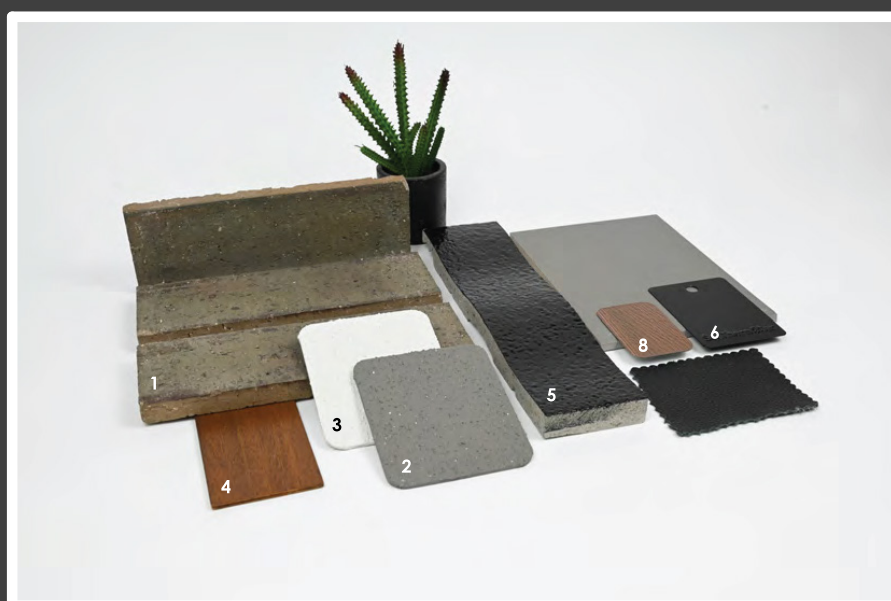
6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Wallaby



PREMIUM

(\$2,500)

External Colours - VALENCIA



1. Brickwork
Black Ash



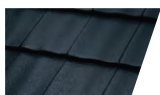
2. Render 1
Morning Grey



3. Render 2
Charcoal



4. Garage Door
Timberlook
Ashen Black Oak



5. Roof Tiles
Sambuca



6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Black



INTERNAL COLOURS

CASHMERE

1
Splashback
United Ice Grey

2
Overhead cupboards
Idyllic

3
Base cupboards
Seal Grey

4
Kitchen Benchtop
Pure Marble



5
Laminate flooring
Maize

6
Carpet
Rainstorm

7
Floor tiles
Belga Grey

8
Cupboards
Idyllic

9
Vanity benchtop
Pure Marble



Disclaimer: Images provided are for illustration purpose only. The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res-Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.



INTERNAL COLOURS

CLOUDBURST

1
Splashback
United White

2
Overhead cupboards
Autumn Oak

3
Base cupboards
Crystal White

4
Kitchen Benchtop
Pure Marble



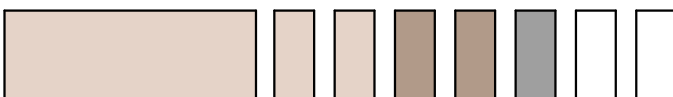
5
Laminate flooring
Rustic Oatmeal

6
Carpet
Vintage Pewter

7
Floor tiles
Belga White

8
Cupboards
Autumn Oak

9
Vanity benchtop
Pure Marble



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INTERNAL COLOURS

TEMPO

1
Splashback
United Ice Grey

2
Overhead cupboards
Silver Riftwood

3
Base cupboards
Crystal White

4
Kitchen Benchtop
Pure Marble



5
Laminate flooring
Rye

6
Carpet
City Shadow

7
Floor tiles
Warehouse Dark

8
Cupboards
Seal Grey

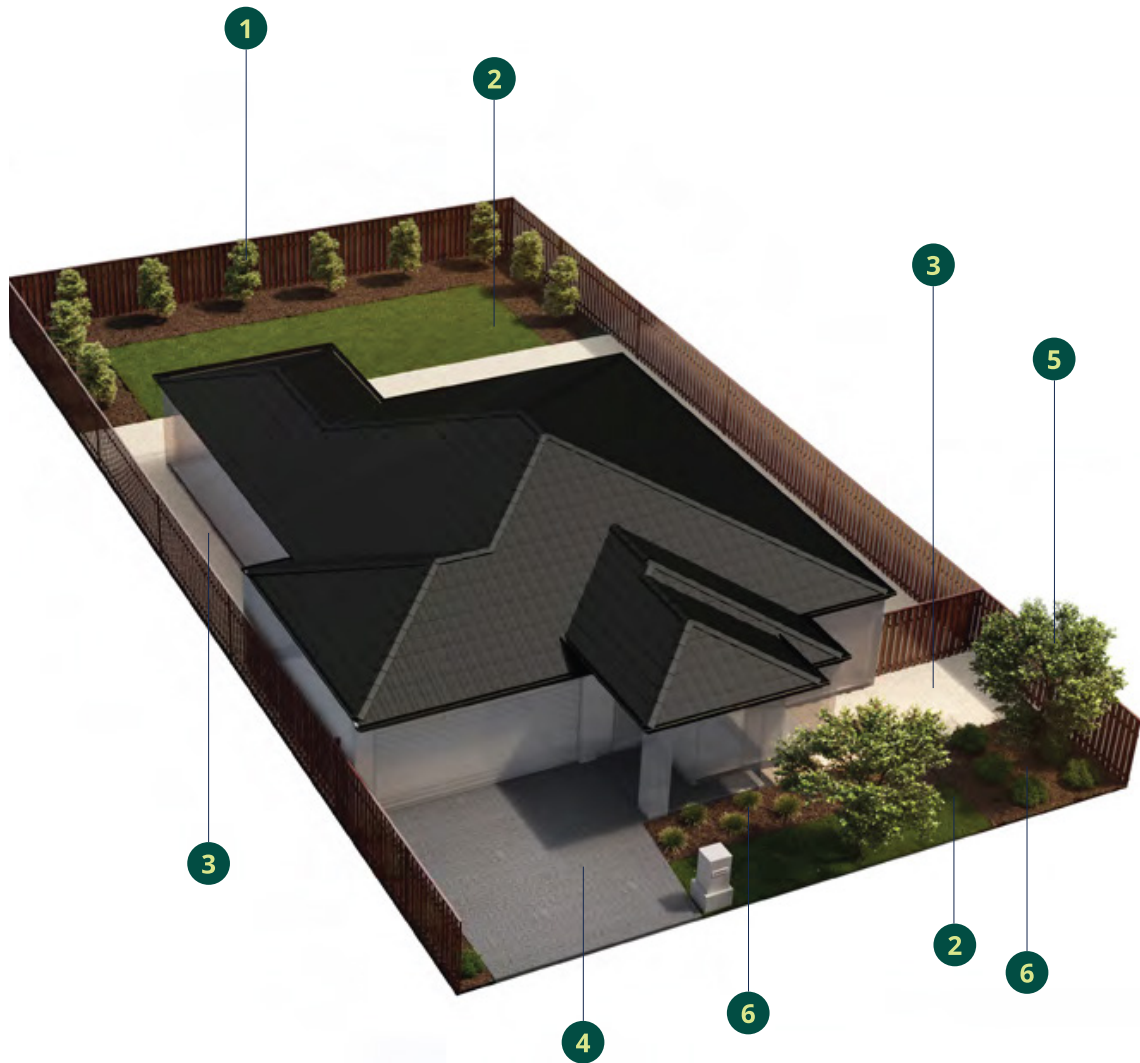
9
Vanity benchtop
Pure Marble



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Landscape Option A



- 1 1-2m Screening Trees
(Pittosprum or Delonia)
- 2 Turf
- 3 Lilydale / Tuscan Toppings

- 4 Colour-on Concrete
- 5 1.2m Australian Native Trees
- 6 150/250mm Mixed Variety
Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.

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