

Lot 1730 Hornsea Street

Lara (Austin Estate)

Titles – Oct 2026

VANTA 23

\$882,050*

PACKAGE PRICE

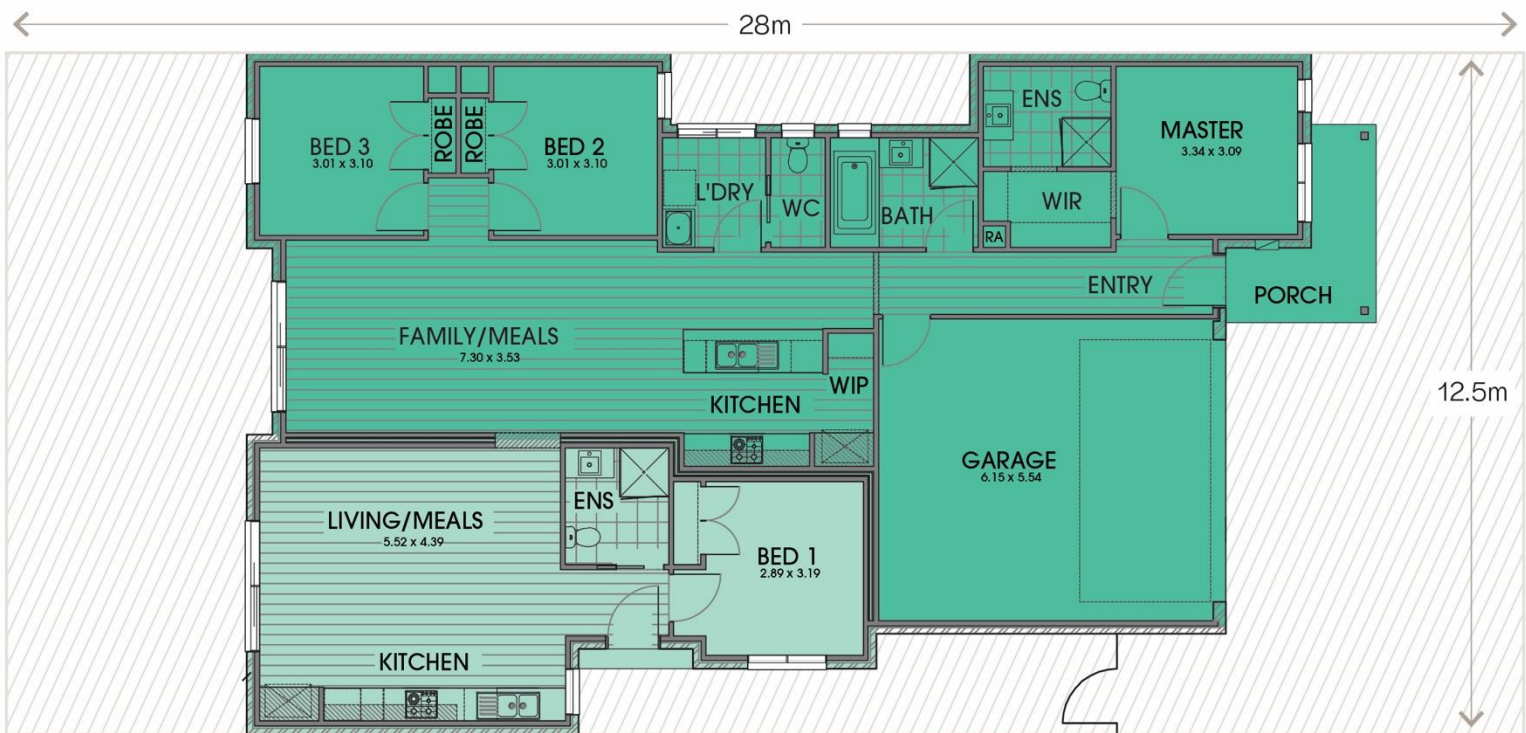
Build	Land	Lot Size
\$491,250	\$390,800	400m ²

NEST 1

Bedroom	Bathroom	Garage	Living	Garage	Porch	Total
3	2	2	112.59m ²	37.27m ²	6.51m ²	156.37m ²

NEST 2

Bedroom	Bathroom	Garage	Living	Garage	Porch	Total
1	1	-	52.60m ²	-	0.76m ²	53.36m ²



FULL TURNKEY INCLUSIONS

- ✓ Front & rear landscaping, driveway, and fencing
- ✓ 20mm Stone benchtops throughout
- ✓ Architecturally designed home
- ✓ LED downlights throughout
- ✓ Exposed aggregate Concrete driveway
- ✓ 2590 ceilings throughout
- ✓ Remote control garage
- ✓ European appliances
- ✓ Tile Splash back
- ✓ Alarm System

*Price based on standard inclusions and facade. Image depicts upgrade items not included in the price.

This plan is intended to give an indication of the proposed layout only and may vary without notice. It is not the actual lot for sale. Individual features such as furniture and/or vehicles are not included. Images are artists' impression for illustrative purposes only. Please ask our sales advisor or refer to contract drawings and site plans for exact dimensions and setback. Facade finishes, materials and colours may vary.



vervgroup.com.au

Proposed Siting of your VERV Home

VERV

VERV Group Pty Ltd | 484 Mt Alexander Road, ASCOT VALE VIC 3032 | Phone: 03 9374 2281 | vervgroup.com.au

Customer:

Date:

7/8/2026

Site Address: Lot 1730 HORNSEA STREET

Estate:

Locality: LARA (3212)

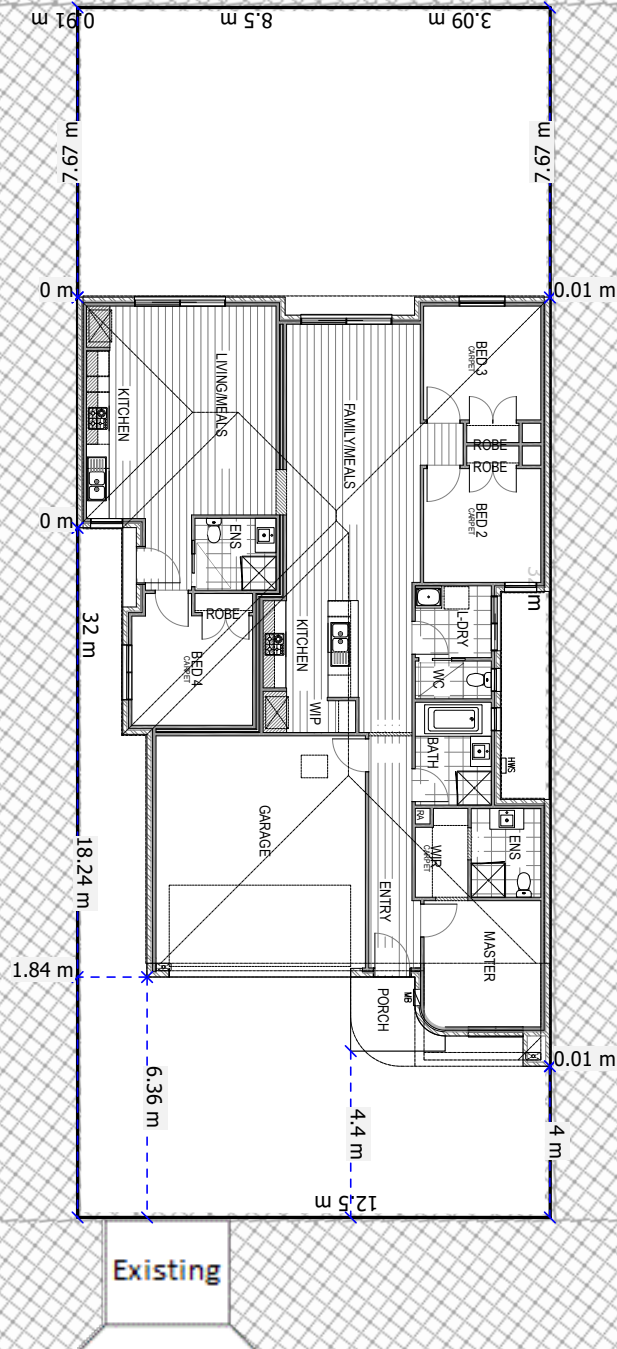
State:

VIC

Home Design: VANTA 23 - LUNA

Email/Phone:

Incomplete Sub: Yes
Current Fencing:
Ceiling Height: 2.55m
Site Coverage: 51.9%
Site Area: 400 m2
Build Area: 207.42 m2



Zoning

Overlays

Road

Requirement	Actual
Site	51.9%
POS	
Landscaping	
Trees	

Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).



Scale: 1:200 @ A4

(Geo Plan ID: 835146)
 © GeoSite IT Pty Ltd

Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)

Single Storey Specifications

At VERV our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.



Kitchen Appliances To Both Nest Dwellings

Dishwasher:	European style freestanding stainless steel dishwasher.
Oven:	European style 600mm stainless steel electric built-in oven.
Hot Plate:	European style 600mm stainless steel induction cook top.
Range Hood:	European style 600mm undermount range hood (with cupboard above).
Sink:	Double bowl stainless steel sink with drainer.
Tap:	Chrome mixer tap.

Cabinetry To Both Nest Dwellings

Cupboards:	Fully lined melamine modular cabinets.
Doors/Drawers:	Laminate flush panel doors, as per selected colour scheme.
Kitchen Bench Top:	20mm square edge (zero silica) stone bench top, as per selected scheme.
Bathroom & Ensuite Bench Top:	20mm square edge (zero silica) stone bench tops, as per selected scheme.
Handles:	Finger pull chrome handles to base cabinets and 25mm overhang cabinets (no handles).
Pantry:	Full laminate doors or as per plan.

Bathroom & Ensuite To Both Nest Dwellings

Basins:	Vitreous china vanity basin (white).
Mirrors:	Polished edge mirrors full length of vanity.
Bath:	Acrylic bath (white) in tiled podium.
Shower Bases:	Step-free tiled shower bases.
Shower Screens:	Semi framed, powder coated aluminium (polished silver finish) and clear glazed pivot door.
Taps:	Chrome in wall 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 seat.
Accessories:	600mm double towel rails and toilet roll holders in chrome finish.
Exhaust Fans:	Externally ducted exhaust fans including self-sealing air flow draft stoppers to bathroom & ensuite showers.

Tiles & Flooring To Both Nest Dwellings

Wall Tiles:	Wall tiles to kitchen splashback, bathroom, ensuite and laundry as shown on plans. Tile selection as per selected colour scheme.
Floor Tiles:	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per selected colour scheme.
Laminate Timber Flooring:	Location as shown on plan. Selection as per selected colour scheme.
Carpet:	Carpet selection as per selected colour scheme.

Paint

Timberwork:	Satin finish enamel to internal doors, jambs & mouldings.
Internal Walls:	Washable low sheen acrylic to internal walls.
Entry Door:	Low sheen finish to front entry door.
Colours:	Paint colours as per selected scheme.

External Features

Brickwork:	Clay bricks as per selected exterior colour scheme.
Mortar Joints:	Natural colour rolled joints.
Front Elevations:	As per selected façade choice. Acrylic render/ feature tile to selected areas as per plan (product specific).
Windows:	Feature aluminium windows to front elevation (product specific). Aluminium improved windows throughout to meet 7-Star energy rater's assessment.
Entry Frame:	Timber painted frame as per selected exterior colour scheme.
Front Entry Door:	Façade specific entry door with translucent glass. Paint colour as per selected colour scheme.
Entry Door Furniture:	All-in-one lever entrance lockset with deadbolt to entry, in polished chrome.
Infill over windows:	Brick infill throughout dwelling (product specific).
Door Seal:	Weather seal to all external hinged doors.

Insulation

Ceiling:	Glasswool batts to ceiling of roof space (excludes garage ceiling).
External Brickwork:	Glasswool batts and sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap to be sealed around openings in accordance with energy rating assessor's report.

Garage

General:	Single/double garage including Colorbond sectional door to front. Plaster ceiling and concrete floor. Remote control internal button with 2 handsets.
External Walls:	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door:	Weatherproof flush panel, low sheen acrylic paint finish.
Door Frame:	Timber painted frame as per selected colour scheme.
Door Furniture:	Lever handle lockset in polished chrome.

Single Storey Specifications

Internal Features

Doors:	Flush panel. 2040mm high. Either hinged or sliding as per plan.
Door Furniture:	Lever door furniture in polished chrome finish to all hinged doors.
Mouldings:	67 x 18mm bevelled MDF skirting, 67 x 18mm MDF bevelled architraves.
Door Stops:	Plastic white door stops to hinged doors.
Door Seals:	Brushed door seal to internal dwelling / garage door.

Laundry

Trough:	White melamine top and cabinet with 45L stainless steel insert trough and bypass.
Tap:	Chrome mixer tap.
Washing Machine:	Chrome washing machine stops/grubs.
Washing Machine:	Washer & Dryer combination unit to Nest 2 only

Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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Framing

Framing:	Stabilised pine wall frame and roof trusses.
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Plumbing

Taps:	2 external taps, 1 to front water meter and 1 to rear of home.
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Roofing

Roof Pitch:	Roof pitch to be 22.5 degrees.
Material:	Colorbond roofing as per selected colour scheme, installed with sarking and Whirly Bird.
Fascia & Guttering:	Colorbond fascia, guttering and downpipes.

Heating

	To Both Nest Dwellings
Heating:	Panel heaters are installed in all bedrooms, excluding wet areas and the living room (which has a split system).

Ceilings

Height:	2590mm height throughout.
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Storage

Shelving:	Walk in robe: one white melamine shelf with hanging rail.
Robes:	One white melamine shelf with hanging rail.
Pantry/Linen:	Four white melamine shelves.
Doors:	Robes – Aluminium polished chrome frame with vinyl insert sliding doors. Linen – 2040mm flush panel hinged door(s).

Electrical

To Both Nest Dwellings

Internal Light Points:	90mm LED downlights throughout as per standard electrical layout.
External Lights:	90mm LED downlight to front entry Porch cover. Weatherproof para flood light to rear as per drawings.
Power Points:	Double power points throughout (single power points for appliances).
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antenna.
Telephone Point:	Two pre-wired telephone/data points to kitchen and 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 (horizontal mounted standard).
Smoke Detector(s):	Hardwired with battery backup.
Safety Switches:	RCD safely switch and circuit breakers to meter box.

External Products

Hot Water System:	Rennai Heat pump electric hot water service. x2
Solar PV System:	Size and number of panels to be determined by Energy Assessor.

Land Estate Requirements

Recycled Water:	Provide recycled water connection if required by land estate.
Rain Water Tank:	Provide rain water tank (size as per Design Guidelines) if required by land estate.

Site Conditions / Foundations

Foundation Class:	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 500m2 with a maximum setback of 5m to the house.
Temporary Fencing:	Supply and hire of temporary fencing to site 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 percussive equipment is required, extra charge will apply).
Termite Treatment:	Termite Control Part A & B provided.
Angle of Repose:	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater, and data conduit). Does not include electricity and telephone consumer account opening fees.

URBAN NESTDUO Upgrades and Inclusions – Comparison with a standard full turnkey home.

Secondary dwelling size – 50m²-60m²

The additional cost for the upgrades below is approximately \$60,000 - \$70,000

Enhanced Dual Key House Layout for Greater Flexibility

This innovative design features a dual key layout that creates two separate, self-contained living spaces within one home. Ideal for multigenerational families, tenants, or hosting guests, the setup offers increased privacy, independence, and versatile living options.

Key Features:

- **Separate Living Spaces:** The secondary dwelling includes its own kitchen, bathroom, and living area, providing complete independence from the main residence.
- **Additional Self-Contained Unit:** An extra wing or unit within the home enhances functionality for rental income, multigenerational living, or guest accommodation.

Specifications & Upgrades:

- **Kitchen & Laundry:** Features a full kitchen with 20mm stone benchtops, laminate cupboards and standard overhead cabinets. Equipped with standard induction cooktops, upgraded fan-forced oven, concealed externally ducted rangehood, dishwasher, and washer/dryer combo to ensure modern convenience.
- **Ensuite & Bathrooms:** Includes an additional ensuite with toilet, basin, and an oversized shower where space permits, enhancing comfort and privacy.
- **Structural & Insulation Enhancements:** Additional wall framing and Hebel wall construction facilitate effective separation between the two dwellings. These walls must be to the roofline to ensure there is correct fire separation between two dwellings. Internal walls are insulated for sound and temperature control.
- **Roof:** Colourbond roof is standard across the Dual Key range of homes which is upgraded from roof tiles.
- **Windows & Flooring:** Double-glazed windows throughout improve energy efficiency and noise reduction. The secondary dwelling features durable timber laminate flooring.
- **Climate Control & Electrical:** An extra reverse cycle split system provides heating and cooling to the meals and living areas. The electrical system is upgraded with more power points across all rooms and an additional alarm system for the secondary dwelling.
- **External Features:** A fixed site cost allowance covers landscaping and paving, including exposed aggregate finishes, ensuring the outdoor areas are well-maintained and visually appealing.
- **7 Star features:** The secondary dwelling is 100% electric with its own check meter and PV solar.

This layout offers a flexible, modern, and comfortable living environment suited to diverse needs, with thoughtful upgrades to enhance functionality, comfort, and privacy.

Turnkey Inclusions

VERV unique architect designed residences come complete and ready to live in with a comprehensive range of high quality inclusions.



Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: fencing height and material may be subject to developer guidelines and approval.

Driveway & Path

Your home includes exposed aggregate paving to driveway, porch and alfresco (floorplan specific only)

7 Star Rating

Every VERV home achieves a minimum 7-star energy rating, which means reduced utility bills and reduced greenhouse gas emissions.

Window Furnishings & Flyscreens

Modern & stylish block out roller blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condensor.

Alarm System

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

Fibre Optic Ready

Your VERV Home comes complete with Fibre Optic Service Ready for Internet Connection. Note: Service provider specific to developer guidelines.

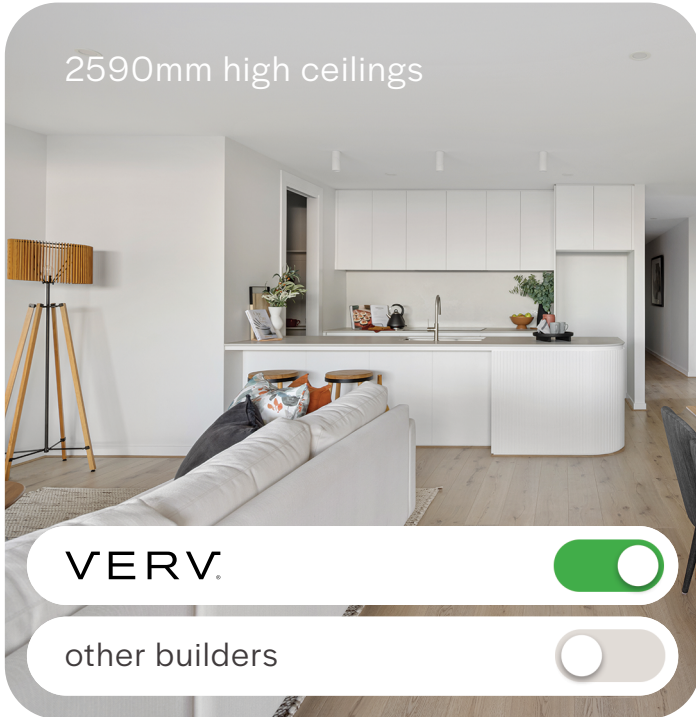
VERV Homes reserves the right to substitute the make, model or type of any of the aforementioned products to maintain the quality and product development of its homes. Changes may be made subject to Residential Development Standards (Res Code requirements). Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fees may apply.

VERV®

WHERE LUXURY COMES STANDARD

Premium inclusions with no upgrade costs, designed to maximise your ROI.

2590mm high ceilings



VERV.



other builders



Downlights throughout



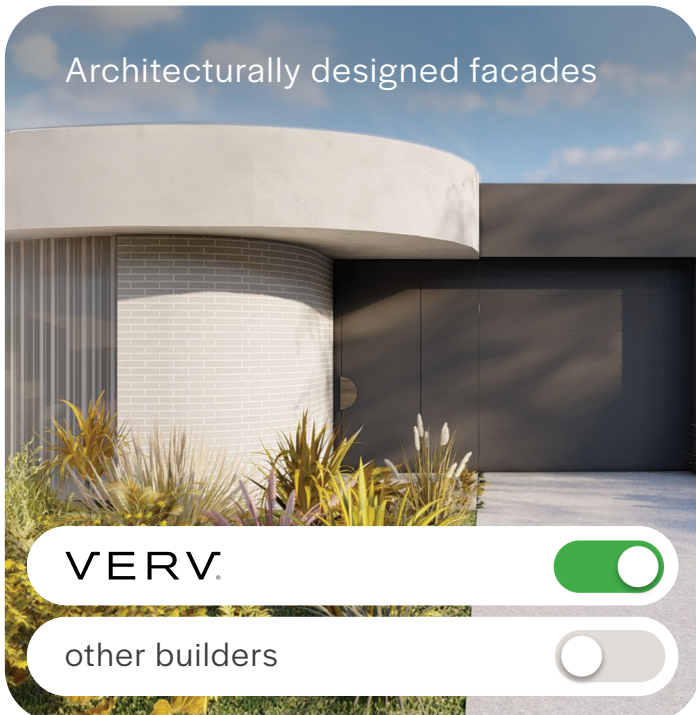
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other builders



Architecturally designed facades



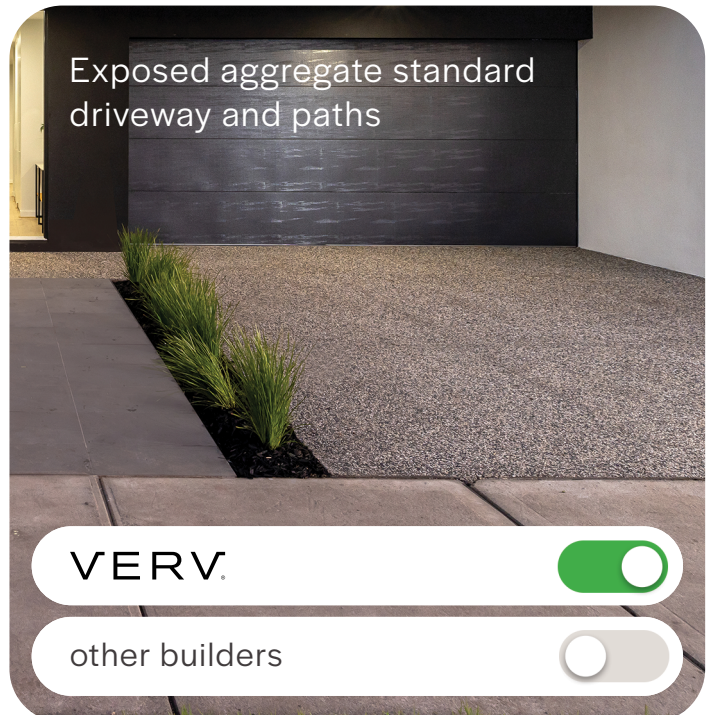
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other builders



Exposed aggregate standard driveway and paths



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other builders



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MAXIMISE YOUR ROI

Increase your resale value & attract quality tenants.

Discover the VERV Advantage!

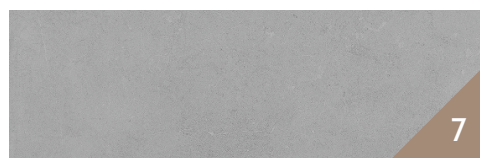
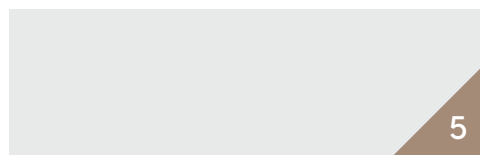
01	CAPPED BUILDS	Capped at 250 builds per year to ensure premium quality delivered with industry leading build times.
02	FIXED PRICE CONTRACT & TURNKEY INCLUSIONS	Our fixed price contracts offer you financial certainty and peace of mind. Coupled with our turnkey inclusions mean you get a completed home on the inside & outside.
03	DESIGN	Architecturally designed facades & floor plan layouts ensure your product is unique and stand out from the masses.
04	PROGRAMS	In Partnership with Homepay you can Finance with ease & build with confidence.
05	COMMUNICATION	Clear and consistent communication and a flexible approach will ensure a smooth process for everyone involved.

Internal Colour Legend



Light Scheme

1. Carpet
2. Flooring
3. Laminate – Cabinets
4. Laminate – Feature Cabinets
5. Paint
6. Kitchen Stone Benchtop
7. Floor Tile
8. Splashback Wall Tile



Colour legends are intended to be used as an example only.
The colour and shades of the final product may vary due to printing.

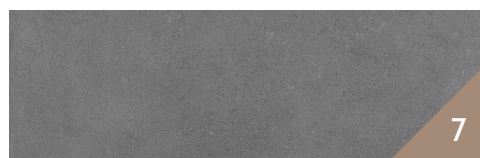
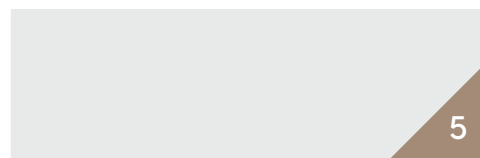
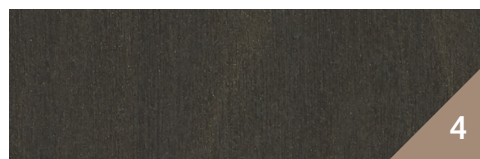
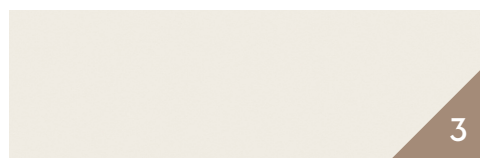
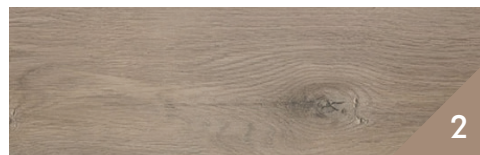
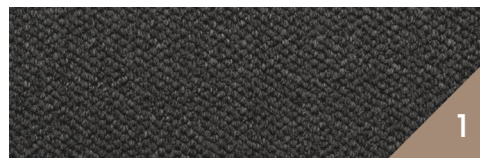
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Internal Colour Legend



Dark Scheme

1. Carpet
2. Flooring
3. Laminate – Cabinets
4. Laminate – Feature Cabinets
5. Paint
6. Kitchen Stone Benchtop
7. Floor Tile
8. Splashback Wall Tile



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