



• SPRING FARM •

# ORCHARD HEIGHTS

House & Land Packages

*Stage 1*





*The perfect fusion of extensive experience, unmatched passion and vision for the future.*

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*With offices across the country, Metro is one of Australia's most successful and respected property developers.*

*Metro Property Development is the perfect fusion of extensive experience, unmatched passion and vision for the future.*

Founded by respected property developers David Devine and Ken Woodley, Metro is led by Managing Director and CEO Luke Hartman. The combined knowledge and foresight of the team has seen Metro become one of Australia's leading independent property developers. Nimble, entrepreneurial and adaptable, the company has delivered more than 30,000 homes and apartments for Australian families.

A well respected builder setting new standards in the development industry, Creation Homes has a strong relationship as a builder for Metro Property Development. The firm is noted for its high quality, 6-star rated designer houses and townhomes constructed within budget on very efficient timelines. Specialising in turnkey properties approved by independent quality assurance inspections, Creation Homes has quickly become one of the fastest growing building companies in the country.



Alceon is a specialist advisory, investment and capital solutions partnership with offices in Sydney, Melbourne, Brisbane and Perth. Providing expert real estate advice, financing and investment opportunities, the company brings together a high-calibre team of experienced financial advisory and investment executives. Alceon's business is founded on the core values of teamwork, integrity, excellence and creativity, with a mission to facilitate the success and prosperity of all stakeholders.







Burbank

3  2  2 



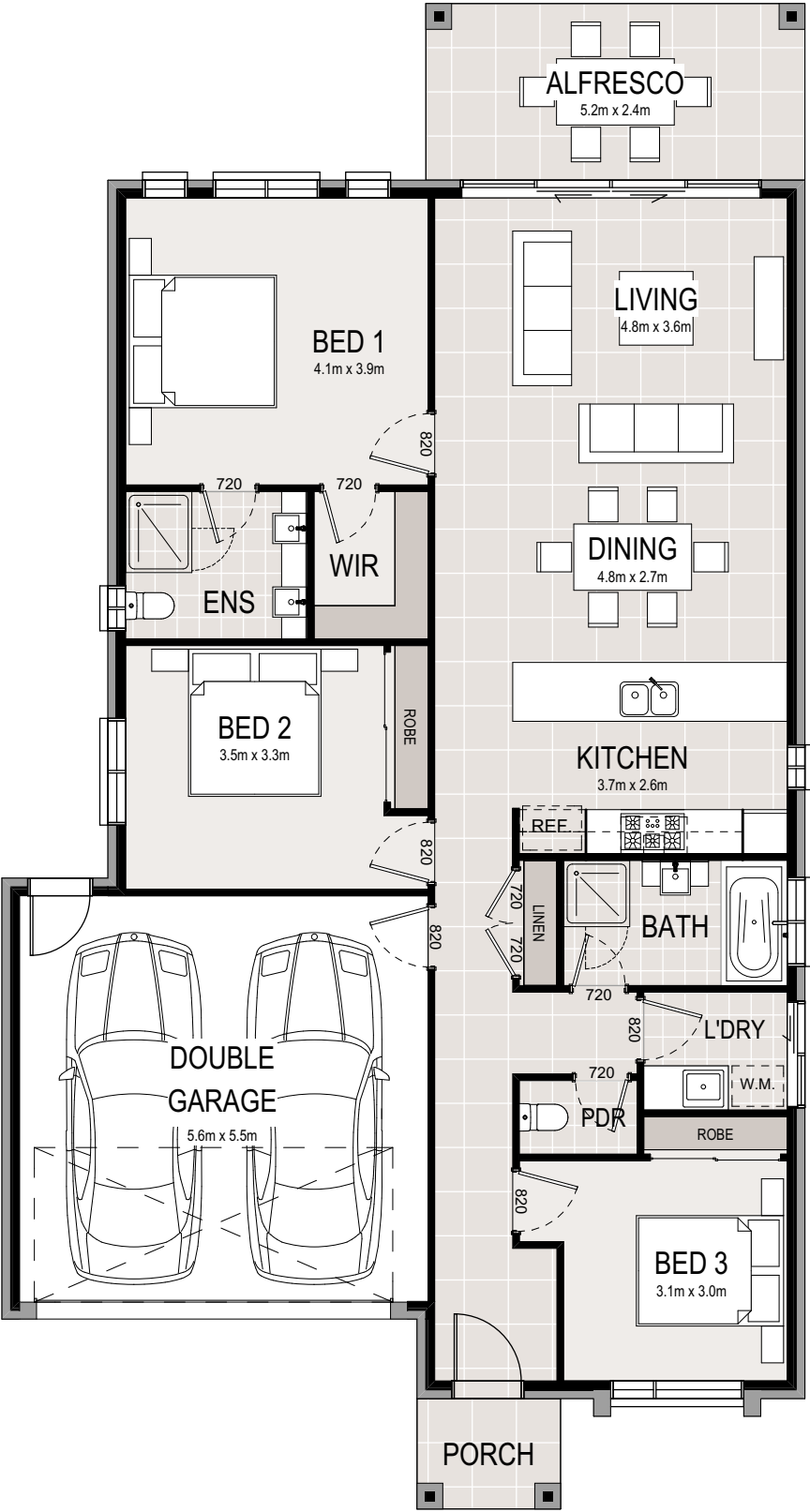
• Contemporary •



• Traditional •

Total  
177m<sup>2</sup>

Living	128m <sup>2</sup>
Garage	34m <sup>2</sup>
Alfresco	12m <sup>2</sup>
Porch	3m <sup>2</sup>





# Burnley

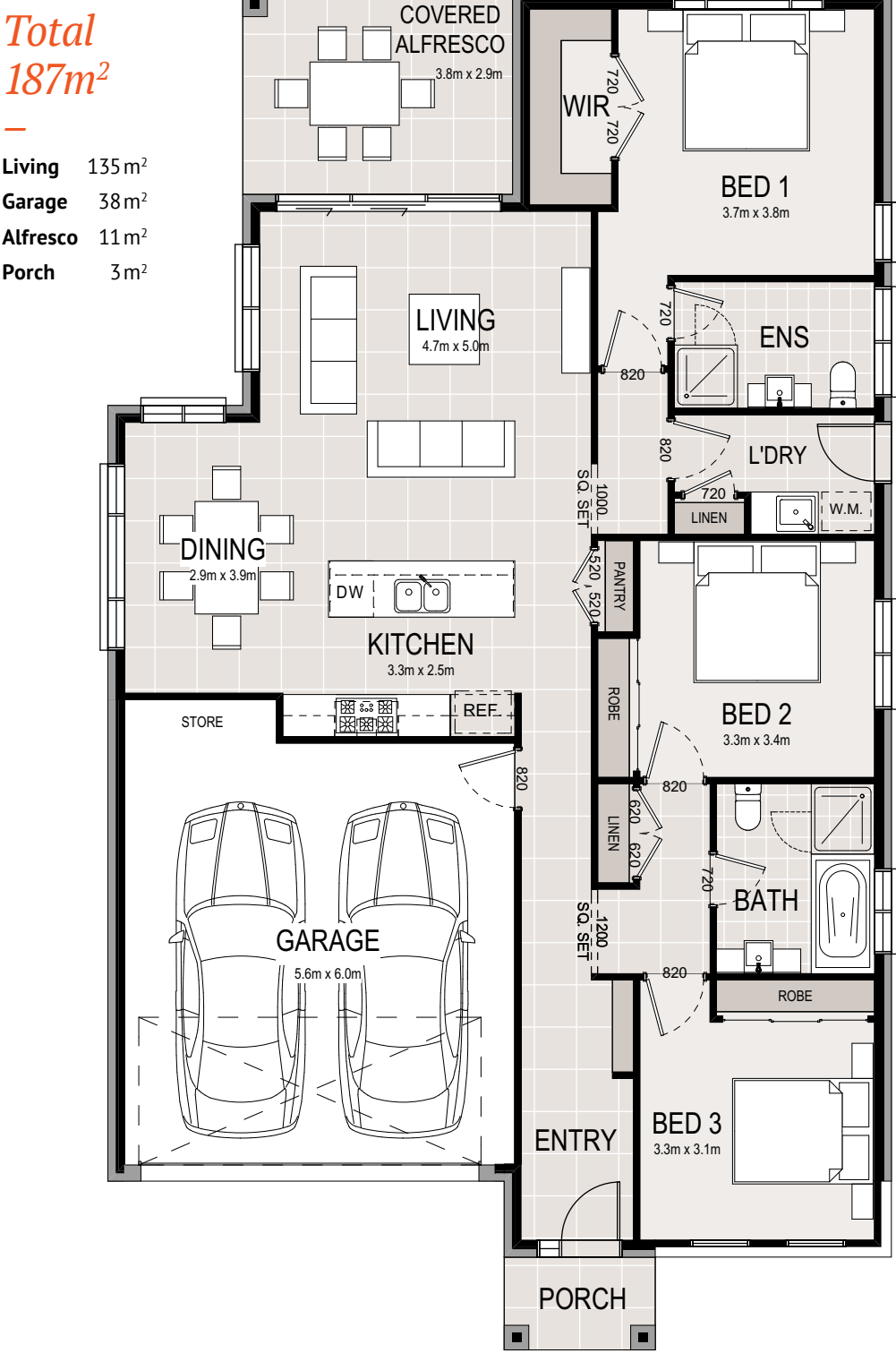
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• Contemporary •



• Traditional •





Carina

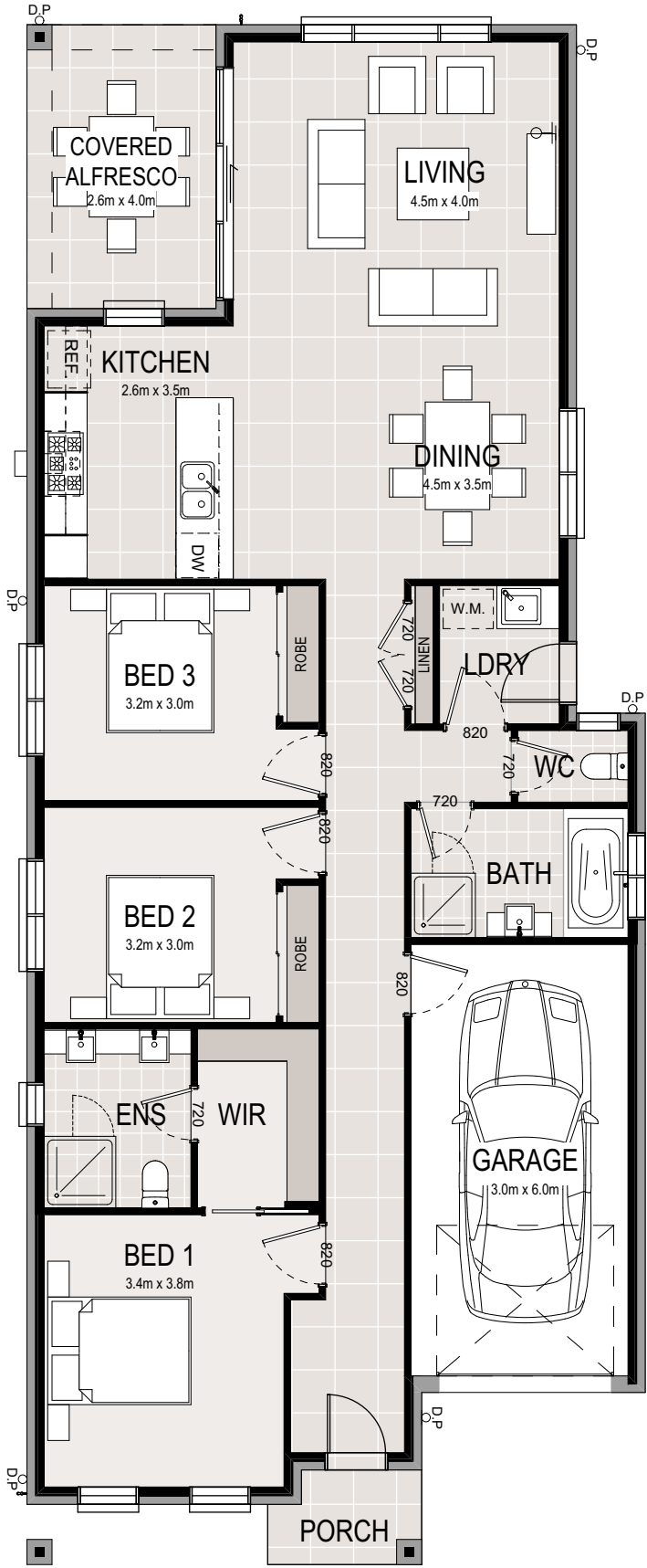
3  2  1 



• Contemporary •



• Traditional •



Total  
166m<sup>2</sup>

Living	132m <sup>2</sup>
Garage	20m <sup>2</sup>
Alfresco	10m <sup>2</sup>
Porch	3m <sup>2</sup>





Elwood

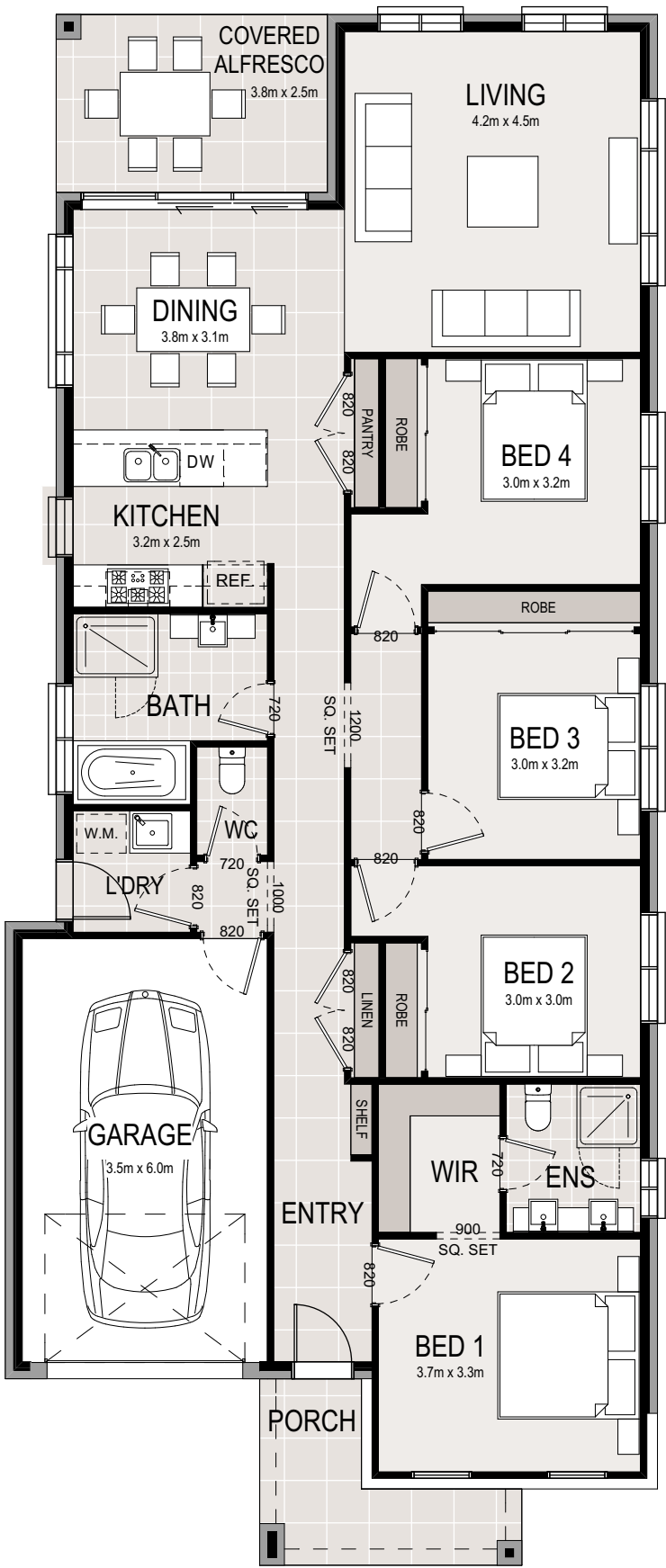
4  2  1 



• Contemporary •



• Traditional •



Total  
182m<sup>2</sup>

Living	143m <sup>2</sup>
Garage	23m <sup>2</sup>
Alfresco	10m <sup>2</sup>
Porch	6m <sup>2</sup>





Hamilton

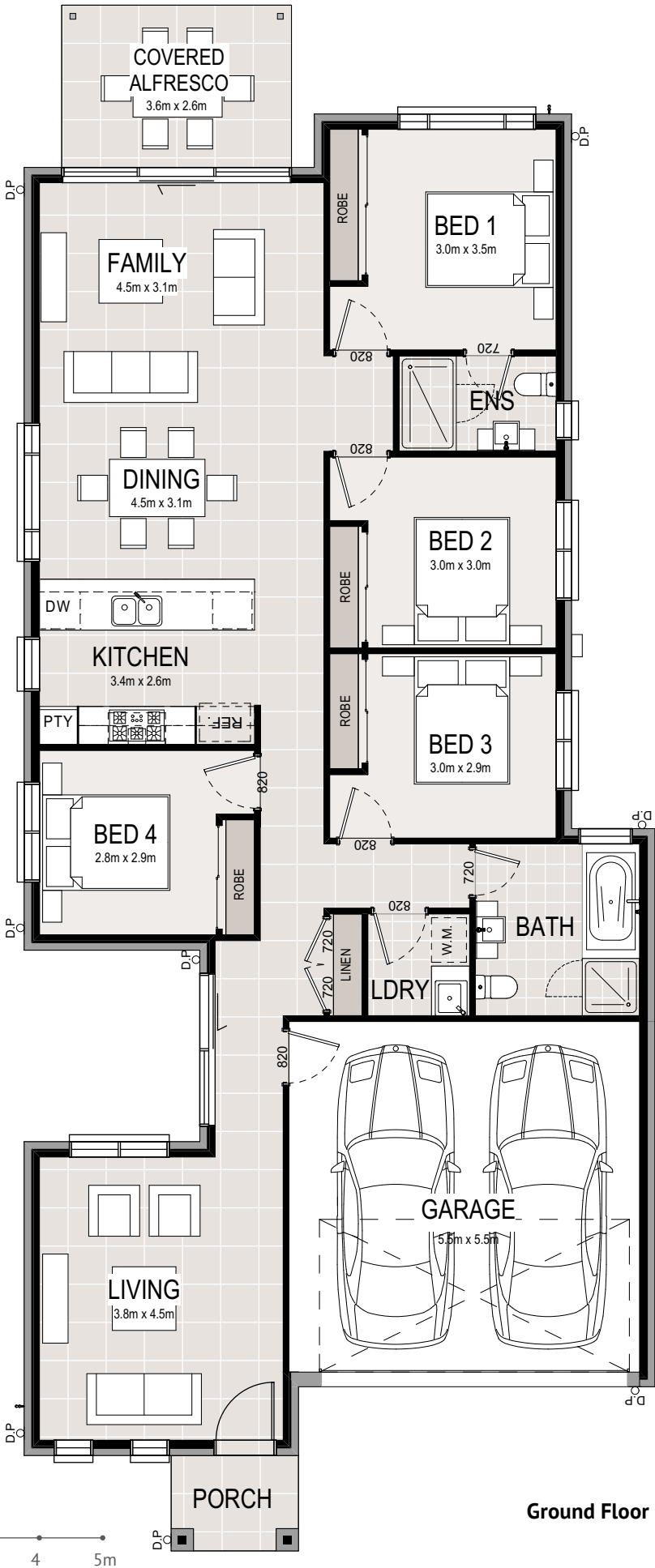
4  2  2 



• Contemporary •



• Traditional •



Total  
188m<sup>2</sup>

Living	143m <sup>2</sup>
Garage	33m <sup>2</sup>
Alfresco	9m <sup>2</sup>
Porch	3m <sup>2</sup>



Ground Floor



# Kensington

4  2  2 



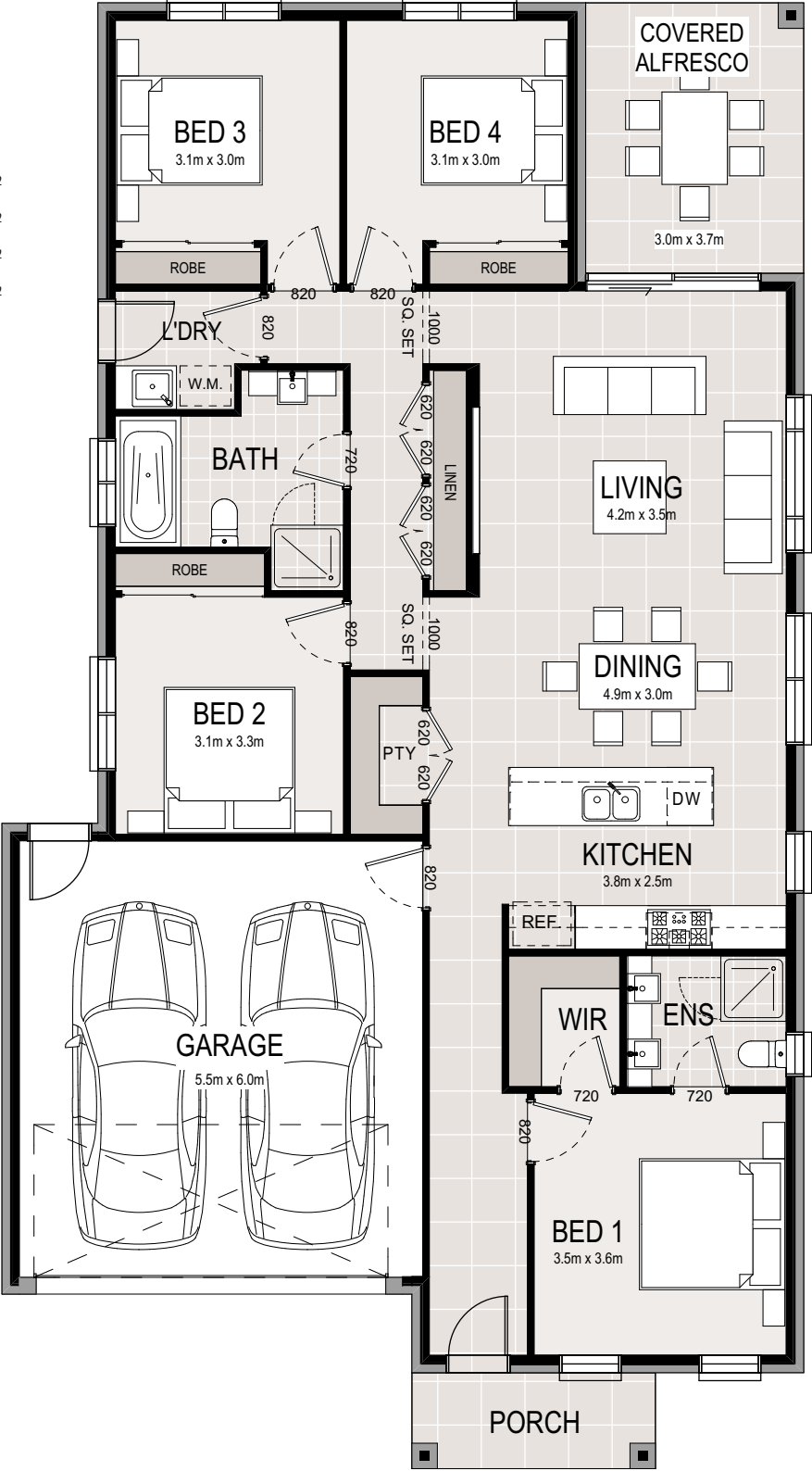
• Contemporary •



• Traditional •

Total  
191m<sup>2</sup>

Living 139m<sup>2</sup>  
Garage 36m<sup>2</sup>  
Alfresco 11m<sup>2</sup>  
Porch 4m<sup>2</sup>





Kuraby

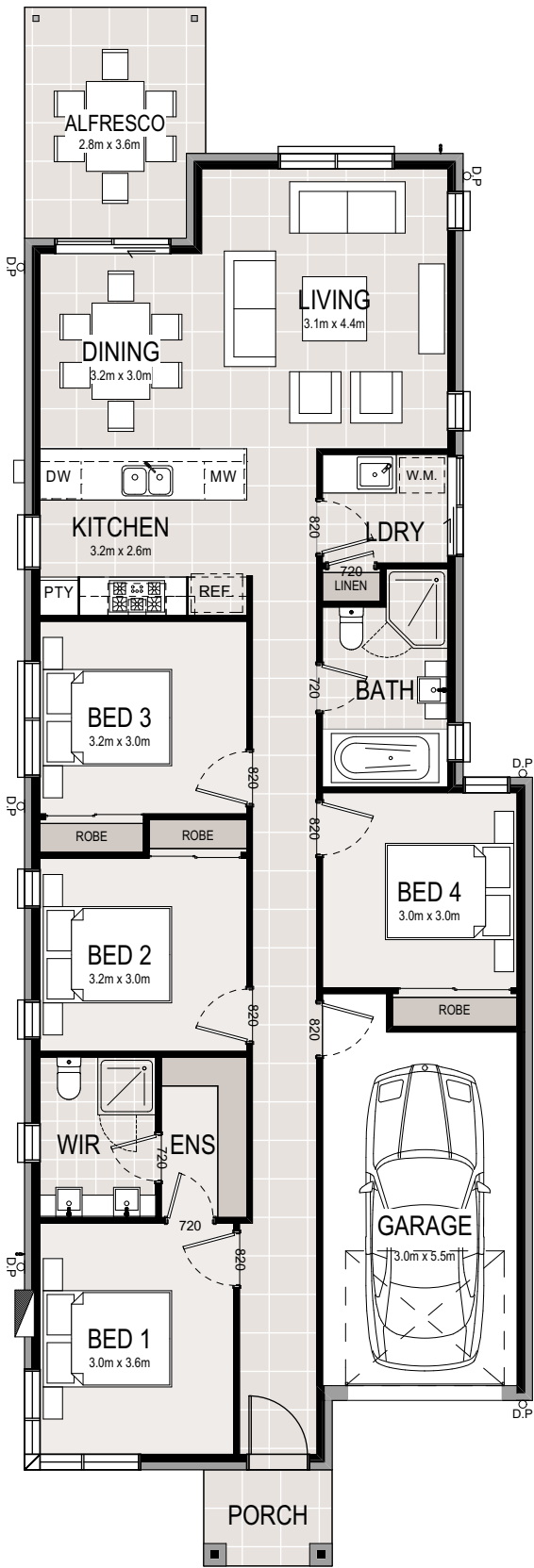
4  2  1 



• Contemporary •

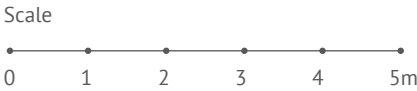


• Traditional •



Total  
158m<sup>2</sup>

Living	126 m <sup>2</sup>
Garage	19 m <sup>2</sup>
Alfresco	10 m <sup>2</sup>
Porch	3 m <sup>2</sup>





Milton

4  2  2 



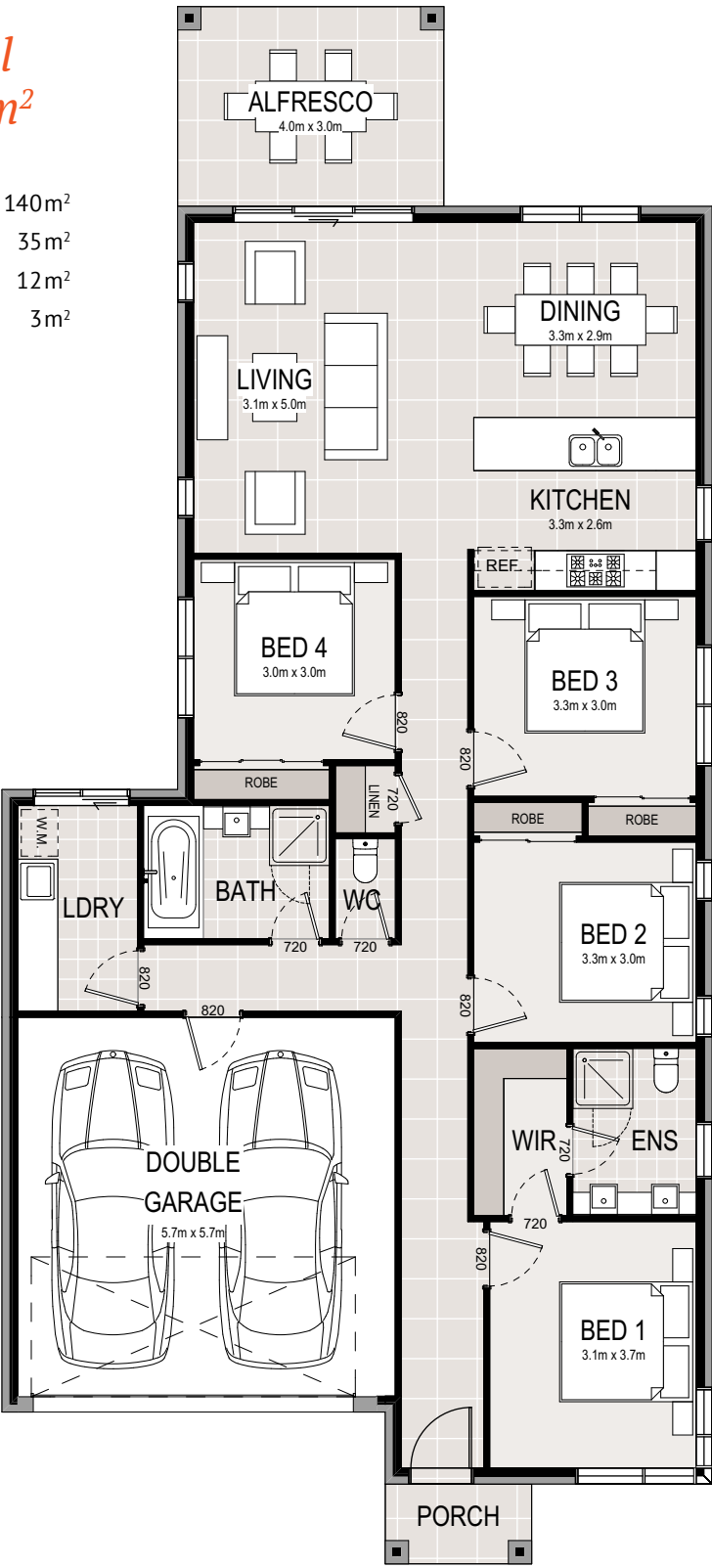
• Contemporary •



• Traditional •

Total  
190m<sup>2</sup>

Living 140m<sup>2</sup>  
Garage 35m<sup>2</sup>  
Alfresco 12m<sup>2</sup>  
Porch 3m<sup>2</sup>





Newfarm

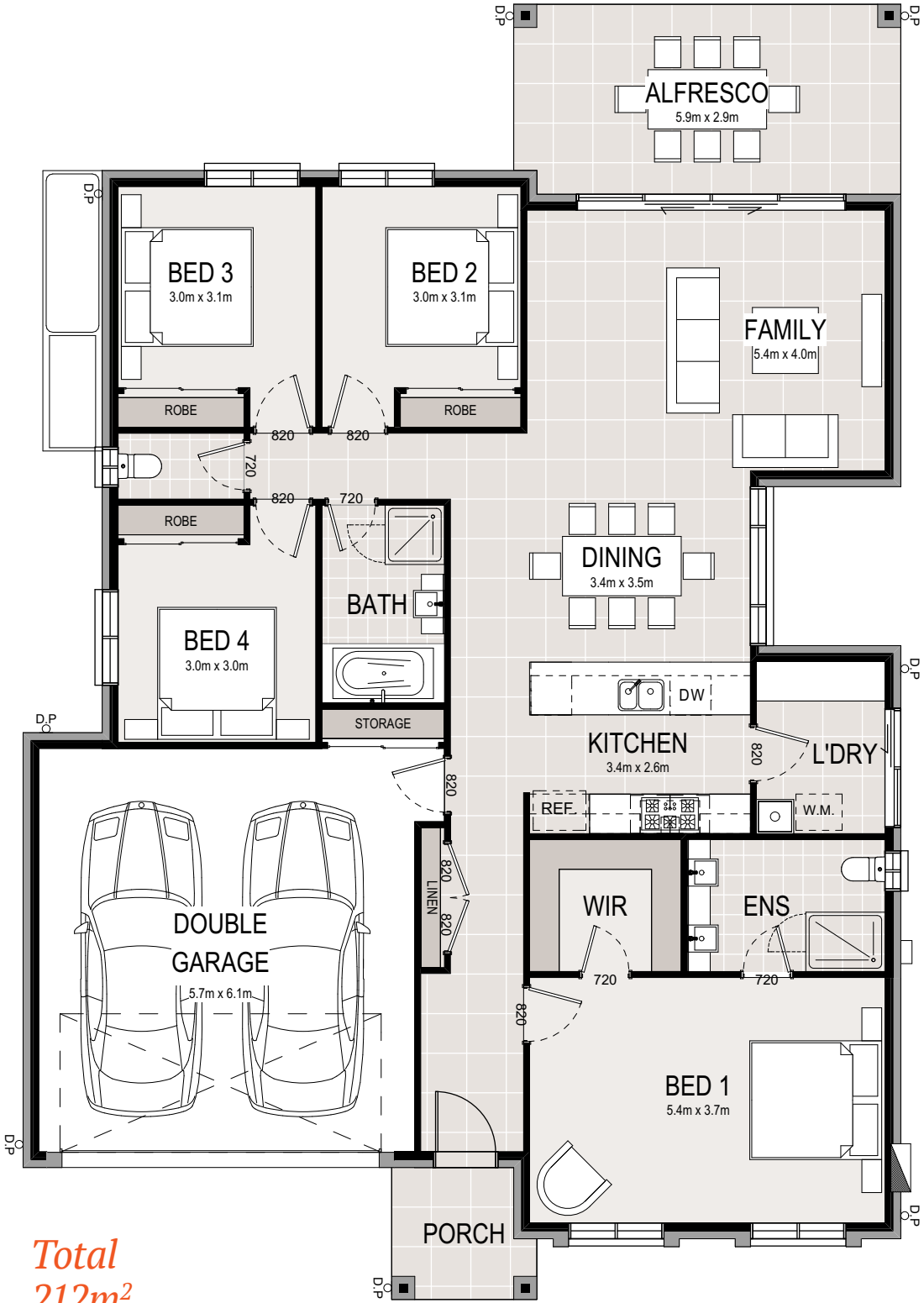
4  2  2 



• Contemporary •



• Traditional •



Total  
212m<sup>2</sup>

Living	151m <sup>2</sup>
Garage	40m <sup>2</sup>
Alfresco	17m <sup>2</sup>
Porch	4m <sup>2</sup>





Newstead

4  2  2 



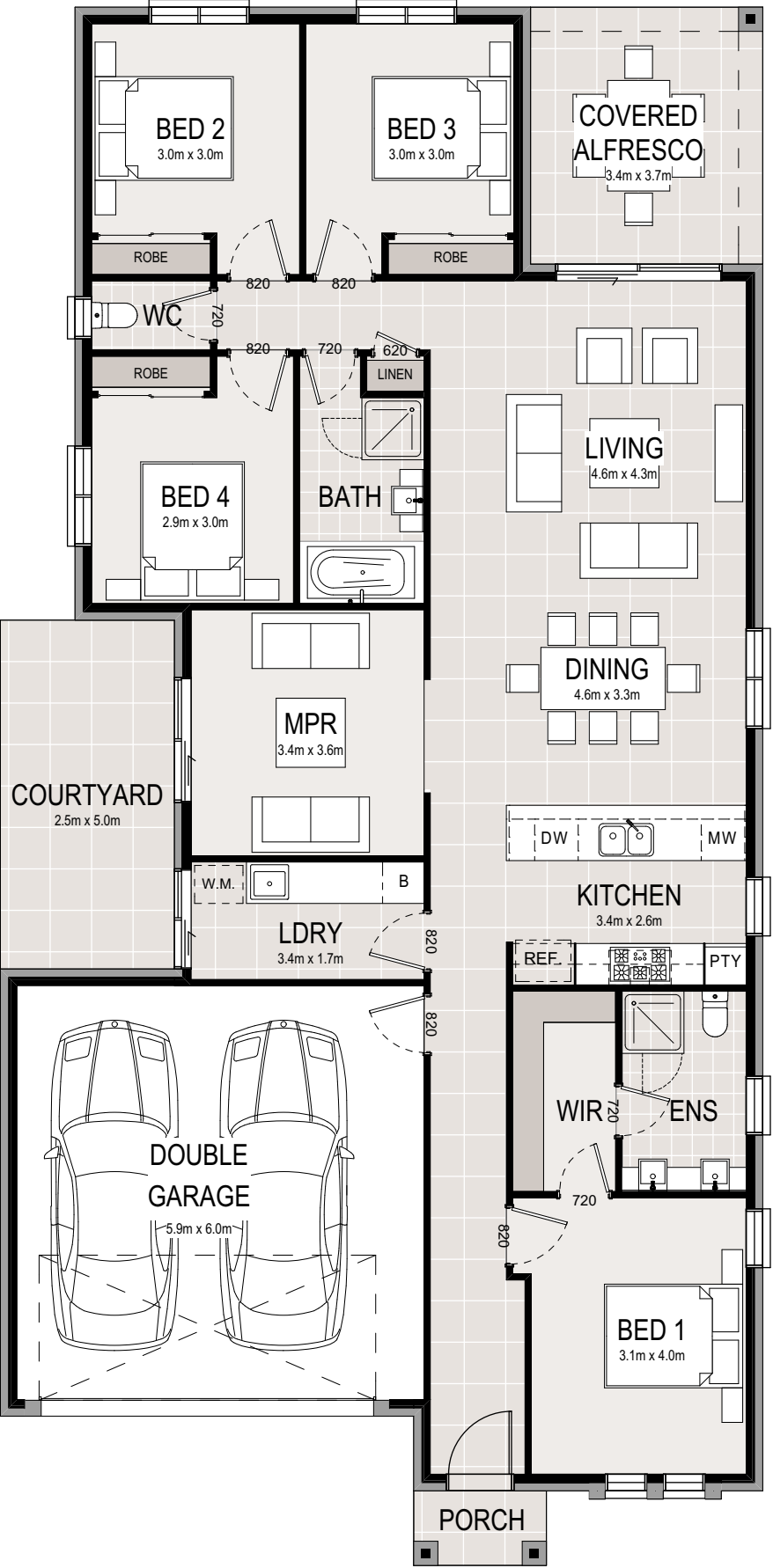
• Contemporary •



• Traditional •

Total  
224m<sup>2</sup>

Living	157m <sup>2</sup>
Garage	39m <sup>2</sup>
Alfresco	13m <sup>2</sup>
Courtyard	13m <sup>2</sup>
Porch	2m <sup>2</sup>





# Oxley Narrow

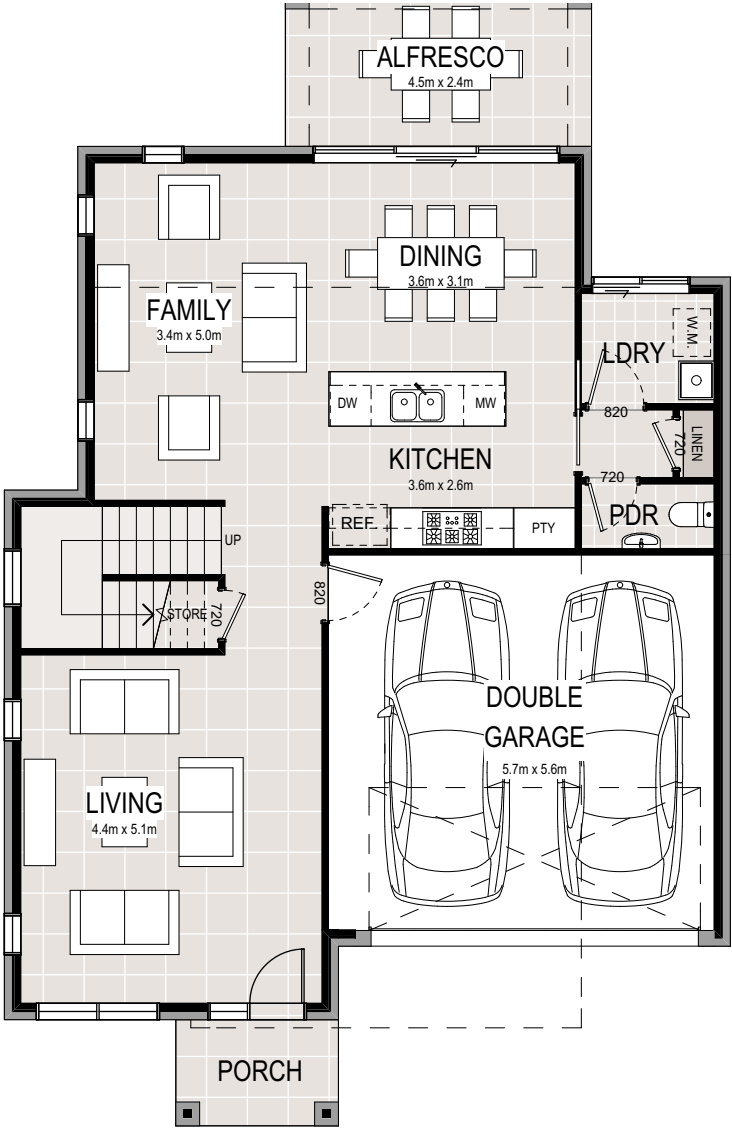
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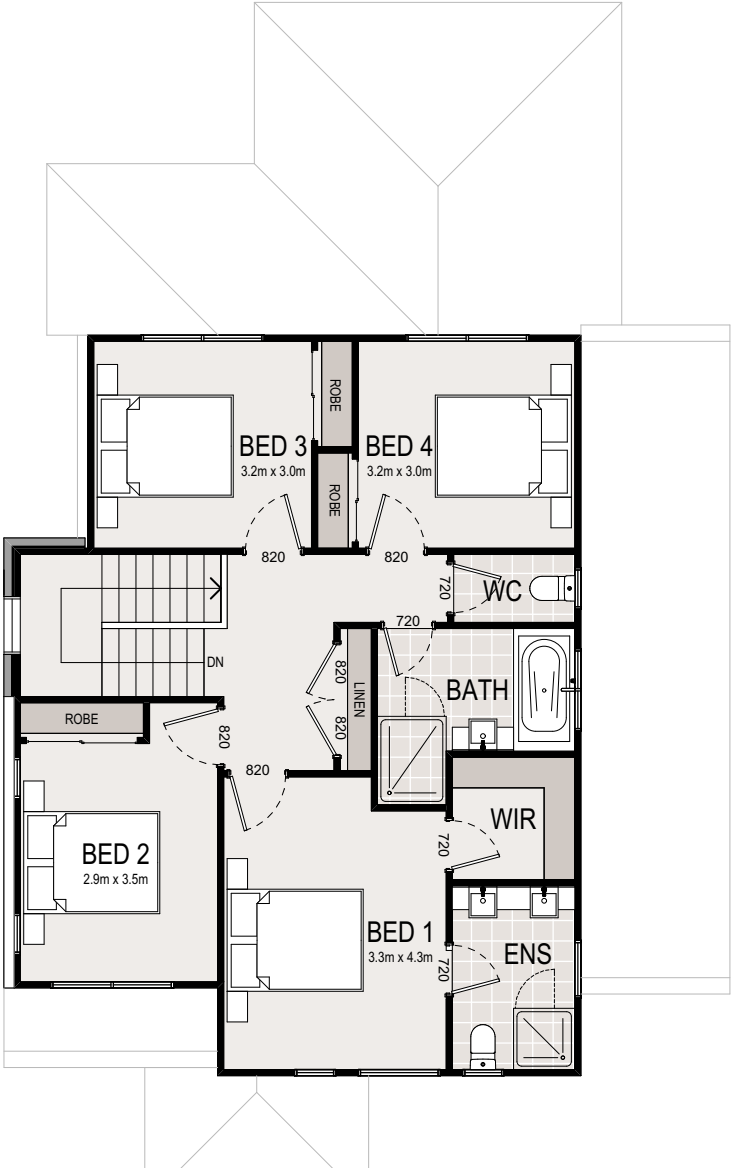
• Contemporary •



• Traditional •



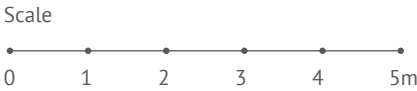
Ground Floor



First Floor

**Total  
220m<sup>2</sup>**

Ground Floor Living	87m <sup>2</sup>
First Floor Living	84m <sup>2</sup>
Garage	34m <sup>2</sup>
Alfresco	11m <sup>2</sup>
Porch	4m <sup>2</sup>





Salisbury

3  2  2 



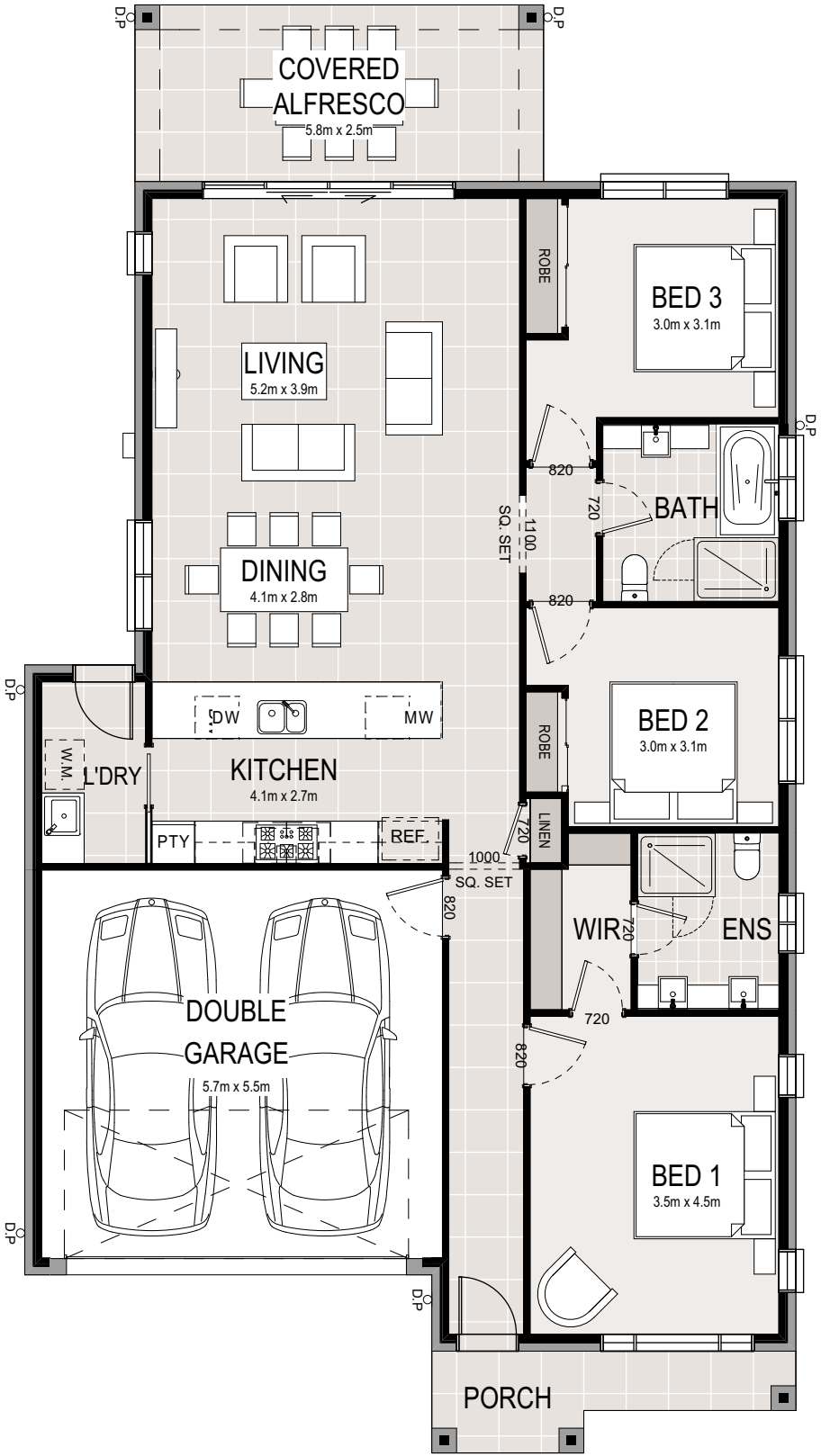
• Contemporary •



• Traditional •

Total  
184m<sup>2</sup>

Living	130m <sup>2</sup>
Garage	34m <sup>2</sup>
Alfresco	14m <sup>2</sup>
Porch	6m <sup>2</sup>







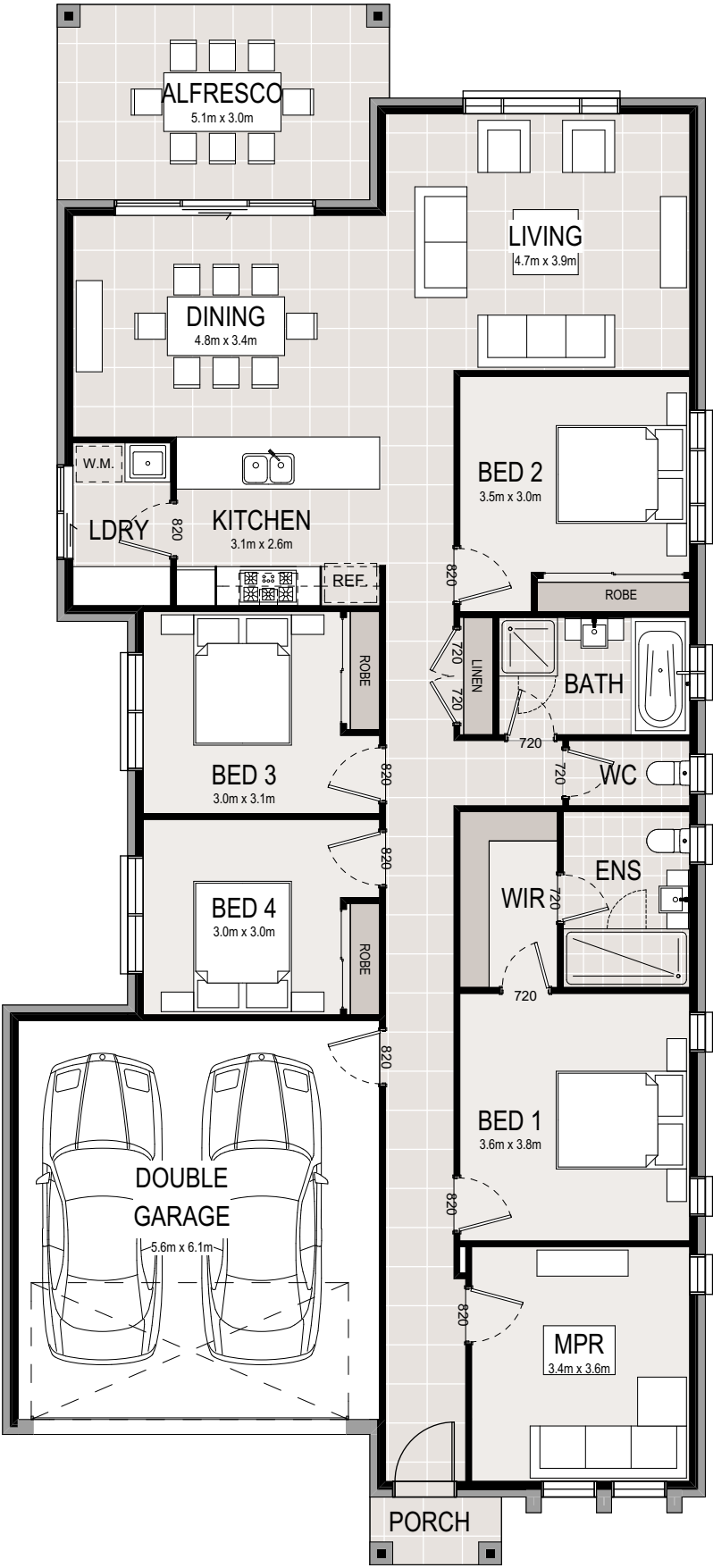
• Contemporary •



• Traditional •

Total  
218m<sup>2</sup>

Living	164m <sup>2</sup>
Garage	37m <sup>2</sup>
Alfresco	15m <sup>2</sup>
Porch	2m <sup>2</sup>





# Specification & Inclusions Schedule

## Exterior Finishes

### Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Timber

### Roofing

- Colorbond® sheet roof cover

### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### Front Door

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

### Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Lined with FC Sheet

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

### Driveway

- Colour through concrete with broom finish

### Fencing

**\*\*Subject to estate guidelines\*\***

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- External first quality ceramic tiles

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers & shrubs. (Plant species is season dependent)

## Interior Finishes

### Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coast paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/ walls at junction with feature wall tile
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping and handrail where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)
- Thermal Insulation
- As required to meet thermal rating

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2400mm (nominal) to ground floors and 2400 (nominal) to first floors

## Fixtures & Fittings

### Kitchen

#### Cabinets

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable

#### Splashback

- Ceramic tile splashback in accordance with selected colour scheme

#### Sink

- Stainless steel double bowl under-mount sink

#### Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### Dishwasher

- 600mm wide stainless steel freestanding dishwasher

#### Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design

#### Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

#### Rangehood

- 900mm wide externally ducted canopy rangehood

#### Microwave space

- Integrated into cabinets

#### Laundry

**\*\*House specific\*\***

#### Trough

- Stainless steel 45 litre inset trough or 45 litre laundry trough and cabinet

#### Cupboard

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated with 1.5mm edge

#### Benchtop

- Reconstituted stone 20mm thick to match kitchen

#### Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

#### Towel Ring

- Chrome finish

### Powder Room

#### Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Basin

**\*\*House specific\*\***

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

#### Tapware

- Chrome finish to basin mixer

#### Towel Ring

- Chrome finish

#### Mirror

- Polished edges

#### Exhaust Fan

- Ceiling mounted

#### Toilet roll holder

- Chrome finish

### Bathroom

#### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with square edge

#### Basin

**\*\*House specific\*\***

- Vitreous china inset basin

#### Bath

- Acrylic

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

#### Towel Rail

- Double rail in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower Shelf

- Chrome finish

### Ensuite

#### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with square edge

#### Basin

- Vitreous china inset basin

#### Bath

- Acrylic (where applicable)

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

#### Towel Rail

- Double in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower shelf

- Chrome finish

### Bedrooms

#### Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail
- 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

#### Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail
- Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe



# Specification & Inclusions Schedule *(continued)*

## General

### Heating Cooling

- Dual Zone Actron ducted reverse cycle heating/cooling system

### Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

### Flyscreens

- Black Fibreglass mesh to all openable windows only

### Door Bell

- Hard wired door bell

### Entry Door

- Gainsborough Trilock – 3 in 1 door set

### External sliding doors

- Latch and deadlock

### Internal door furniture

- Chrome finish lever passage set

*Bathroom, Ensuite, Powder Room & Main Bedroom*

- Passage set with privacy latches

### Optical Smart Wire System

- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR)
- Supply and install Hills Home hub 420w x 600h
- Including 1 x Telephone patch, 1 x Data patch. (Router, switcher, modem or fly leads are not included)
- Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof
- Install of Phone points in Cat 6 x 2
- Installation of Data points in Cat 6 x 2
- Installation of TV points in RG6 x 2
- Provide Double power point in hub.
- Install P20 Communications conduit for NBN/Opticom
- Note: Pay TV connection not part of this system

### Internal Light Fittings

- LED downlights throughout in satin chrome finish
- 2 x Fluorescent light fitting to Garage
- Electrical Switch Plates
- Clipsal Slimline SC2000 in white finish

### Hot Water Unit

- Instantaneous gas hot water system

### Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

### Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

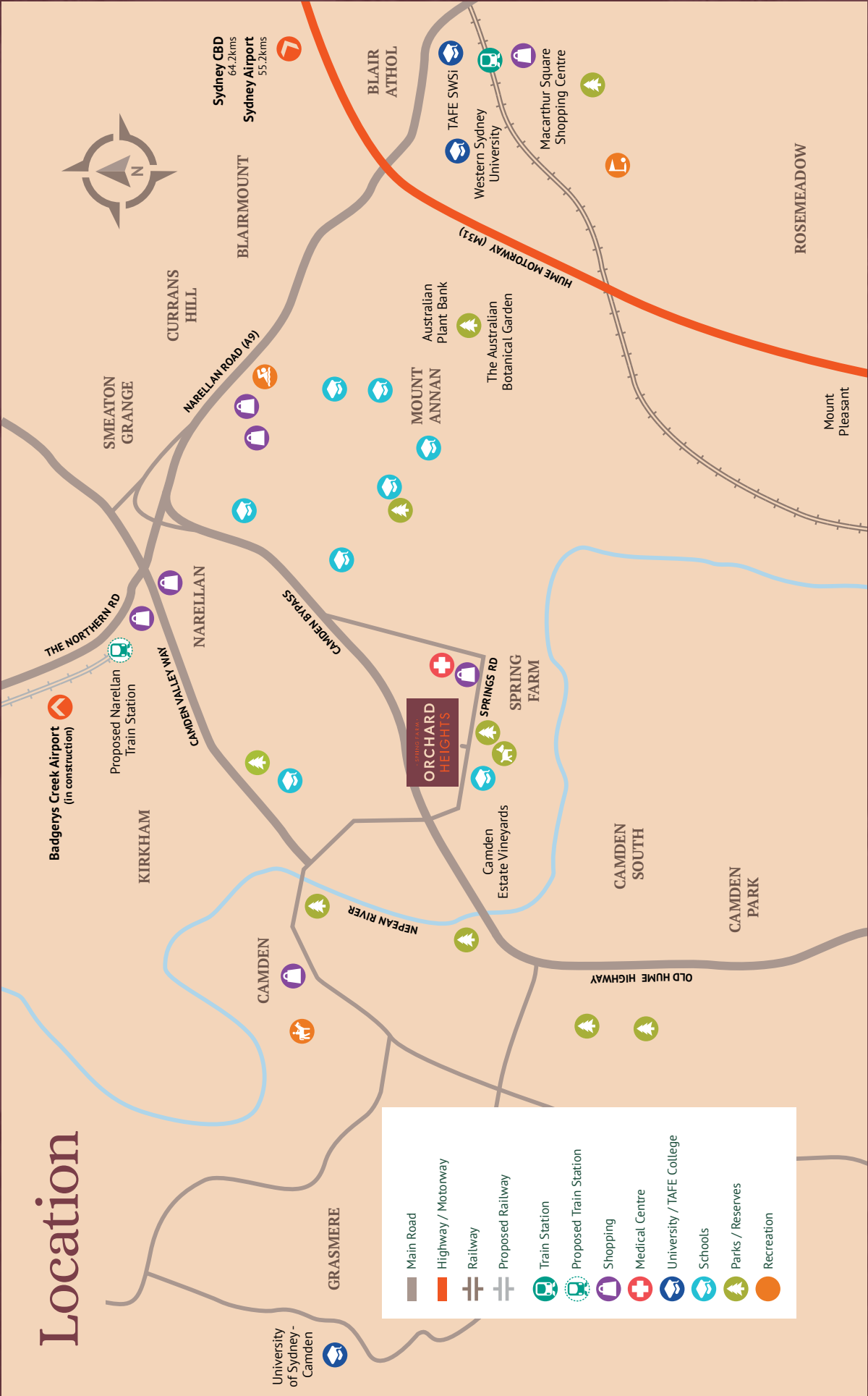
### Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

## Standard Upgrade Option – Price On Application

- Ground floor ceiling 2740m
- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche in lieu of shower shelf
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- Additional gas points

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PROPERTY DEVELOPMENT

  
Alceon