




## CURRUMBIN

\* All illustrations & floor plans are artistic impressions & should only be used as a visual aid.

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  2
  6



**LOT** 30  
**SIZE** 334.00m<sup>2</sup>  
**PRICE** \$ 334,000



**DESIGN** CURRUMBIN  
**SIZE** 239.21m<sup>2</sup>  
**PRICE** \$ 320,900



**\$654,900**

\*\*Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.

Lot 30  
 Elmslie Drive  
**CRANBOURNE EAST**



House & Land Package

CURRUMBIN

4 2 2 6





## STANDARD INCLUSIONS

### ITEMS INCLUDED IN THE CONTRACT PRICE

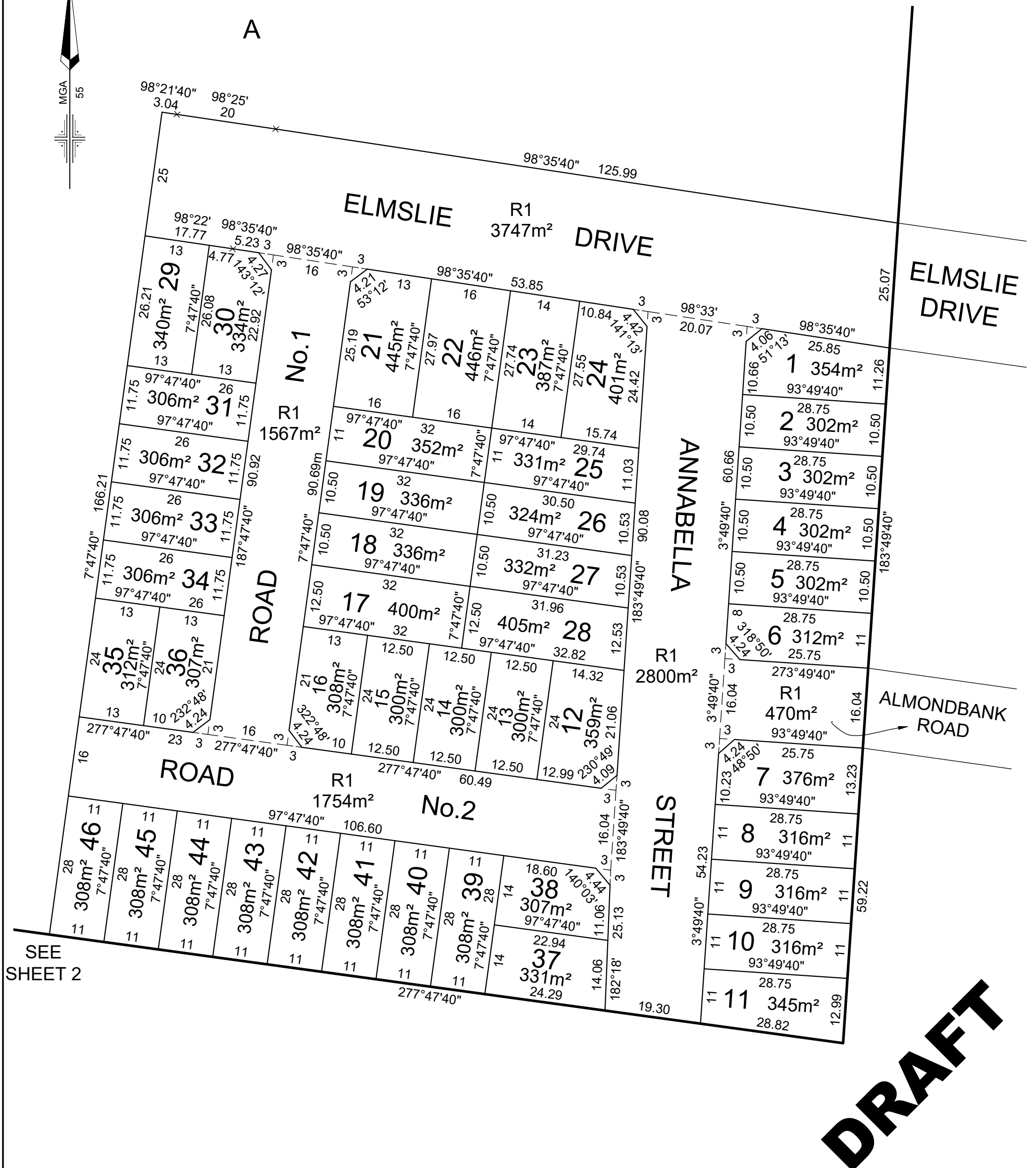
- Contract: Full Turnkey
- Roof: Shaped profile concrete tile
- Ceiling height: 2.44m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Hotplate: Stainless steel 60cm Gas cooktop
- Outdoor Living Area: Under Roof if included on plans
- Lighting/fan package: White downlights throughout house
- Kitchen: Stainless Steel Appliances
- Dishwasher: Included to match appliances
- Hotwater: Gas continuous flow
- Security package: Flyscreens to windows
- Air conditioning: 1 Split System & ducted gas heating
- Internal doors: Flush Panel
- Wardrobes: Full Height Built-ins For Easy Storage
- Tapware: Flick Mixers
- External Concrete: Coloured Concrete
- Window Cov: Roller Blinds To Windows & Sliding Doors Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Metal Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Landscaping: Standard landscaping package
- Fencing to complete property

### WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6.5 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



## PS 819390T



**Lyssna Group Pty Ltd**  
**ABN 18 616 811 191**  
**Tel: +61 3 9516 6899**  
**PO Box 1098, South Melbourne 3205**  
**Suite 3, 102 Dodds Street**  
**Southbank VIC 3006 Australia**

|          |          |            |        |
|----------|----------|------------|--------|
| DATE:    | 23/01/18 | REFERENCE: | AA0040 |
| DRAWING: | SU01AB   | DRAWN BY:  | LS     |

ORIGINAL SHEET SIZE: A3  
SHEET 3

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| SITE ADDRESS | CLIENT | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977<br><br>SP | PROPERTY DESCRIPTION | Parish:<br>County:<br>Map Ref:<br>Local Authority: | City of Casey                        | DESIGN: Currumbin |                   |  | 02 | SITE | 1 : 200 | CLIENT SIGN: | SIGN: _____  |
|              |        |   |                      | Wind Rating:<br>Area of Land:<br>Site coverage:    |                                      | 334m2<br>40%      | CONSTRUCTION DET. | Ceiling GF<br>Ceiling FF<br>Ceiling SF<br>Roof Pitch<br>Roof Material<br>Eave O'hang |    |      |         |              | 2440<br>2440<br><br>25.00°<br>Concrete Tile<br>450   |
|              |        |   | DRAWING DETAILS      | Job Number:<br>Issue:<br>Date:                     | 135712<br>Prelim Plans<br>17/04/2018 |                   |                   |  |    |      |         |              | This plan may not be copied in part<br>or in whole without the written<br>permission of Impact Homes Pty Ltd.<br>© Copyright 2014 Impact Homes Pty<br>Ltd. |
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Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

PLANS ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; AND ENVIRONMENTAL OVERLAYS/HAZARDS.

This architectural floor plan shows a house with a total width of 14,660 and a total depth of 8,400. The layout includes an Alfresco area (Covercrete), a Family room (Tiles), a Meals room (Tiles), a Kitchen (Kit) with a gas cooktop, oven, and refrigerator, a Laundry (Ldy) with a linen closet, a Store room, a Bathroom (WC), a Study, a Vanity, and an Entry. A large Garage is attached to the side, featuring a 2100 x 4800 Panel Lift. A Porch (Covercrete) is located at the front entrance. The plan also shows various doors (DP), windows (HC), and structural elements like beams (AC) and columns (CLP). Dimensions are provided for all major sections and individual rooms.

**Dimensions:**

- Overall Width:** 14,660
- Overall Depth:** 8,400
- Alfresco:** 2,460 x 3,285
- Family:** 2,400 x 3,285
- Meals:** 2,400 x 3,285
- Kitchen:** 2,400 x 3,285
- Laundry:** 2,400 x 3,285
- Store:** 2,400 x 3,285
- Bathroom:** 2,400 x 3,285
- Study:** 2,400 x 3,285
- Vanity:** 2,400 x 3,285
- Entry:** 2,400 x 3,285
- Garage:** 2,400 x 3,285
- Porch:** 2,400 x 3,285

The logo for Impact Homes, featuring a stylized house icon above the text "IMPACT HOMES".

|                 |   |   |  |                   |  |  |            |   |      |             |                      |   |
|-----------------|---|---|--|-------------------|--|--|------------|---|------|-------------|----------------------|---|
| CLIENT          | SITE ADDRESS  | PROPERTY DESCRIPTION                                      | Parish:<br>County:<br>Map Ref:<br>Local Authority: City of Casey | DESIGN: Currumbin | 03   | GROUND FLOOR                                       |            |   |      | 1 : 100     | CLIENT SIGN.         | SIGN: _____   |
|                 |   |   |  |                   |  |  |            |   |      |             |                      |   |
| DRAWING DETAILS | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977<br><br>SP | Wind Rating:<br>Area of Land: 334m2<br>Site coverage: 40% | Job Number: 135712<br>Issue: Prelim Plans<br>Date: 17/04/2018    | CONSTRUCTION DET. | Ceiling GF<br>Ceiling FF<br>Ceiling SF<br>Roof Pitch<br>Roof Material<br>Eave O'hang | 2440<br>2440<br><br>25.00°<br>Concrete Tile<br>450 | AMENDMENTS | # | DATE | DESCRIPTION | DATE: ____/____/____ | This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd.<br>© Copyright 2014 Impact Homes Pty Ltd. |
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WINDOWS

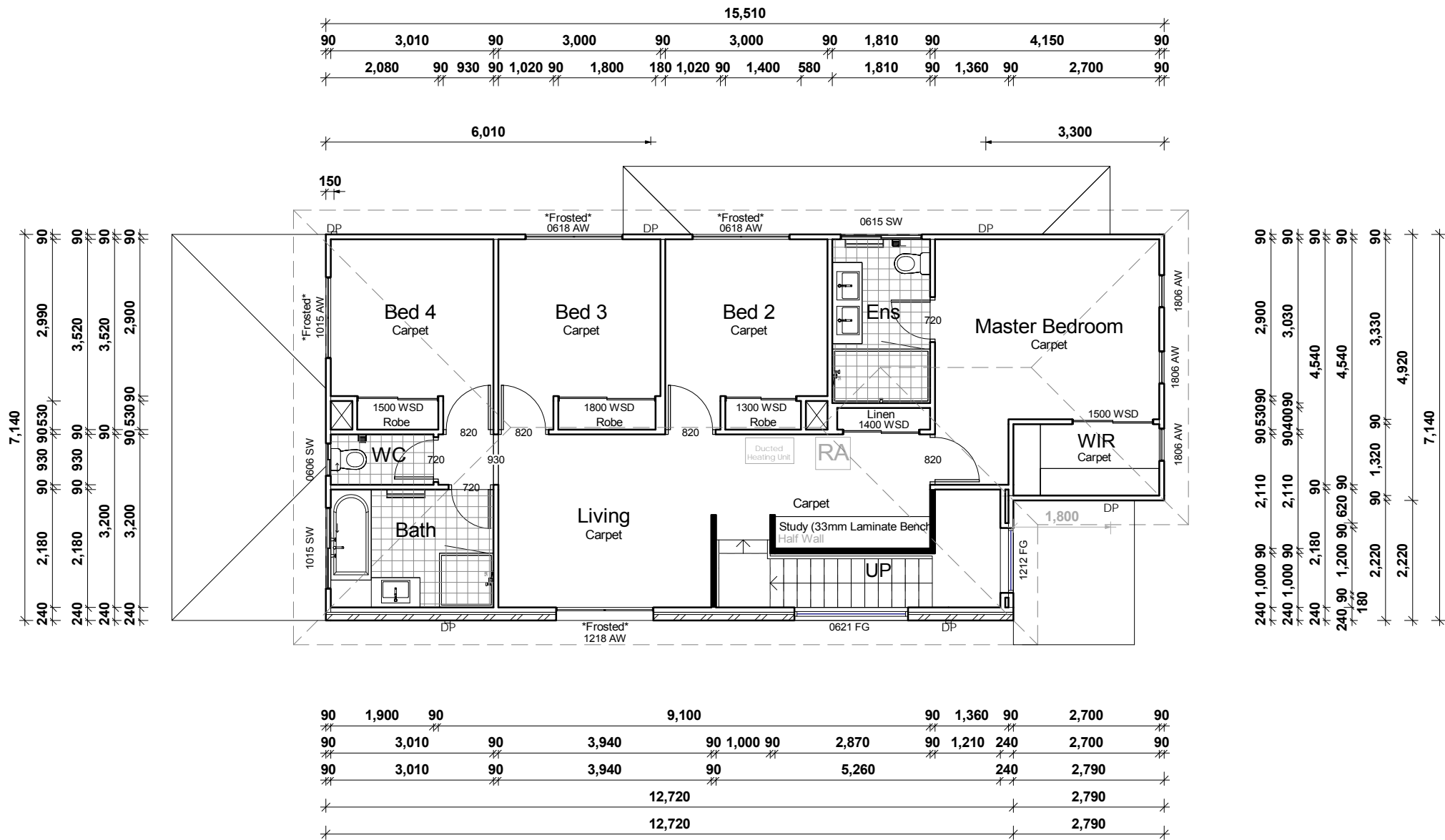
Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

NOTE

PLANS ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; AND ENVIRONMENTAL OVERLAYS/HAZARDS.

Floor Areas

|           |           |
|-----------|-----------|
| GF Living | 73.86 m²  |
| Garage    | 37.55 m²  |
| Alfresco  | 19.28 m²  |
| Porch     | 3.97 m²   |
| FF Living | 104.55 m² |
| 239.21 m² |           |



First Floor Plan

1

1 : 100

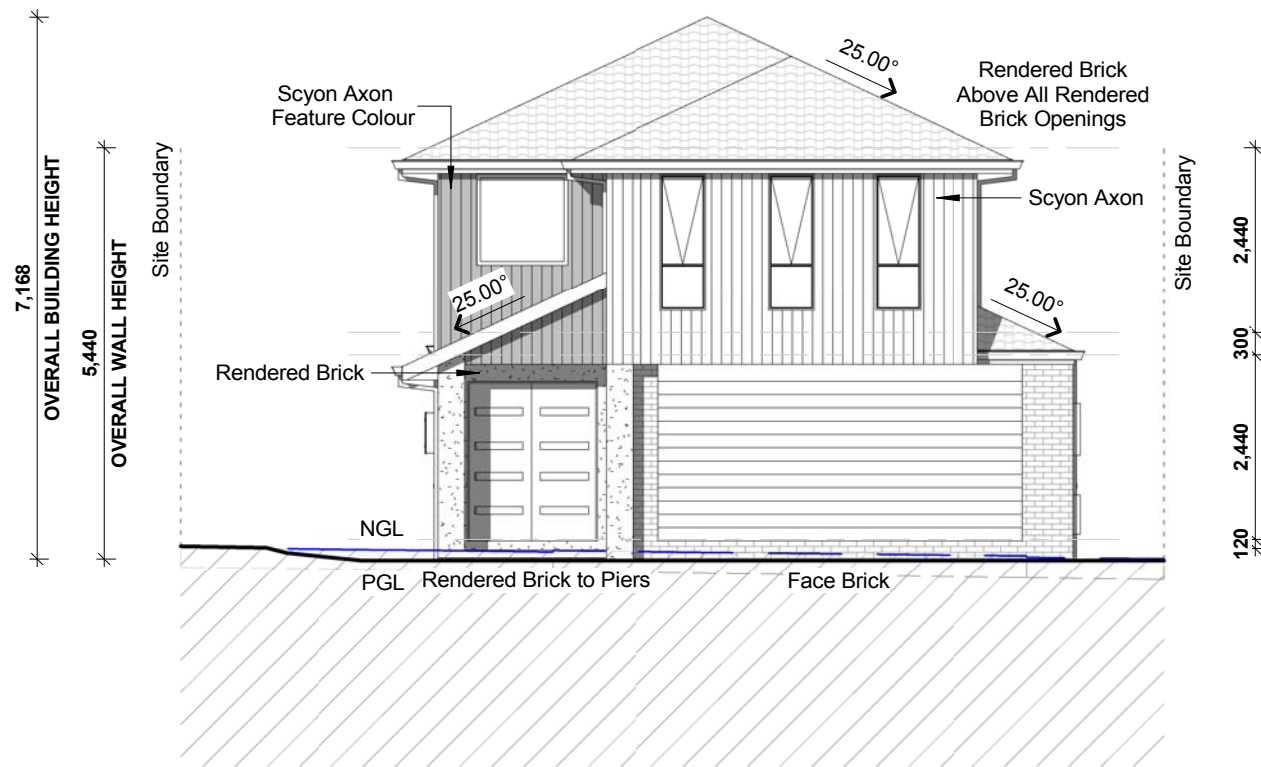


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| CLIENT       |   | PROPERTY DESCRIPTION | Parish:     |                  | DESIGN: Currumbin |            | 03a FIRST FLOOR |            |      |            | 1 : 100 | CLIENT SIGN. | SIGN: _____   |               |     |            |   |      |             |                      |   |
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| SITE ADDRESS | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977 | Wind Rating:         | Map Ref:    | Local Authority: | City of Casey     | Ceiling GF | 2440            | Ceiling FF | 2440 | Ceiling SF | 25.00°  | Roof Pitch   | Concrete Tile | Roof Material | 450 | AMENDMENTS | # | DATE | DESCRIPTION | DATE: ____/____/____ | This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd.<br>© Copyright 2014 Impact Homes Pty Ltd. |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              | SP  | DRAWING DETAILS      | Job Number: | 135712           |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      | Issue:      | Prelim Plans     |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
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|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
|              |   |                      |             |                  |                   |            |                 |            |      |            |         |              |               |               |     |            |   |      |             |                      |   |
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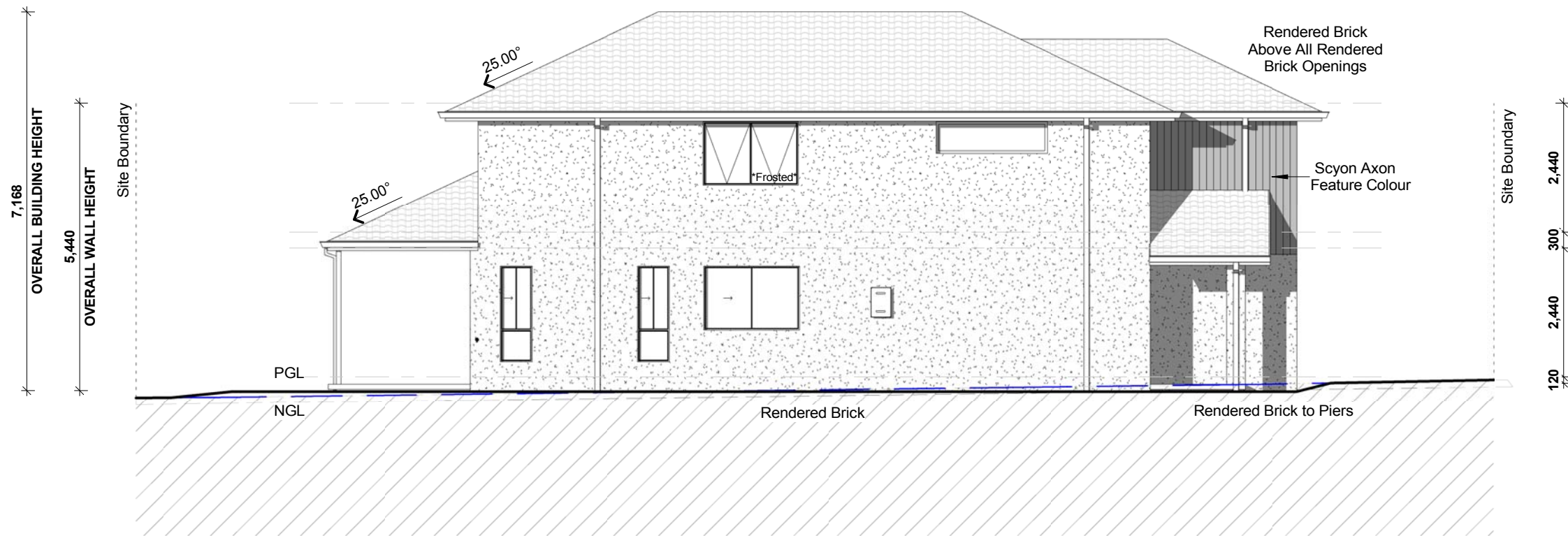


NOTE  
PLANS ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY  
IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF  
NEIGHBOURING DWELLINGS; AND ENVIRONMENTAL OVERLAYS/HAZARDS.

1 Elevation A  
1 : 100



2 Elevation B  
1 : 100

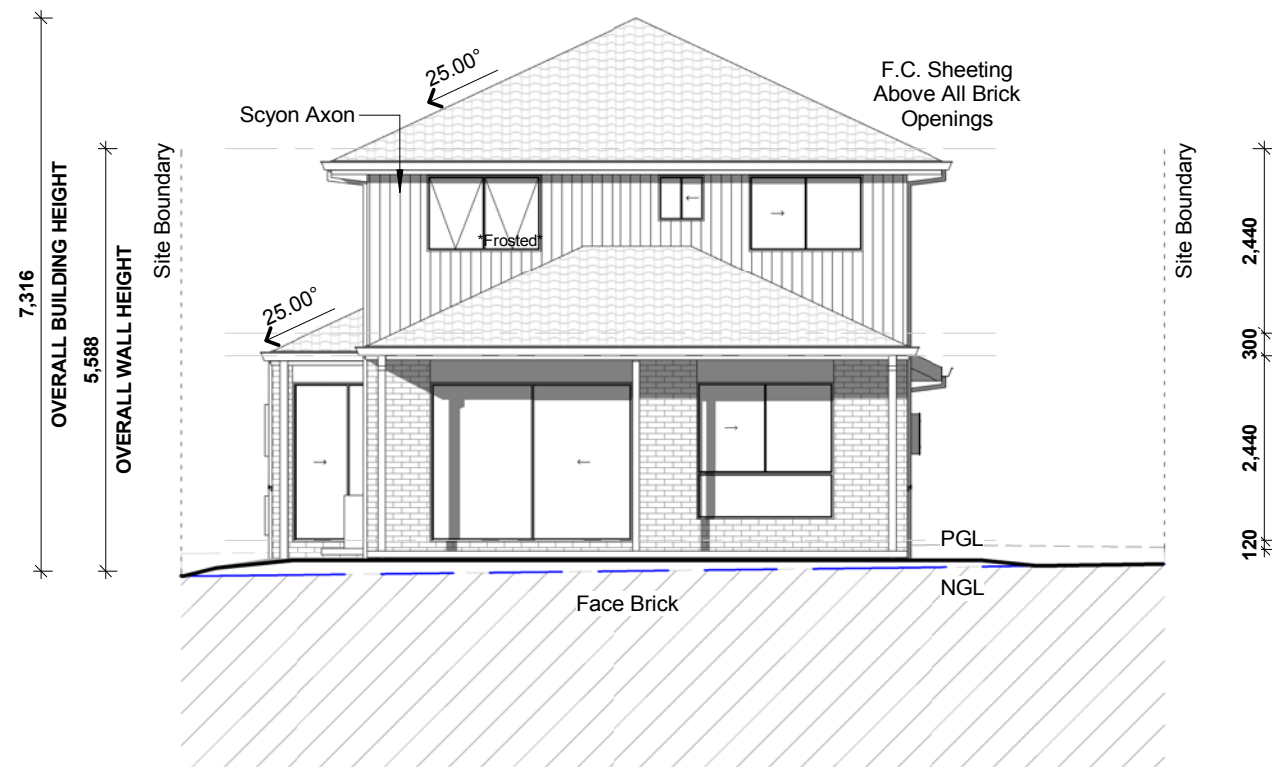




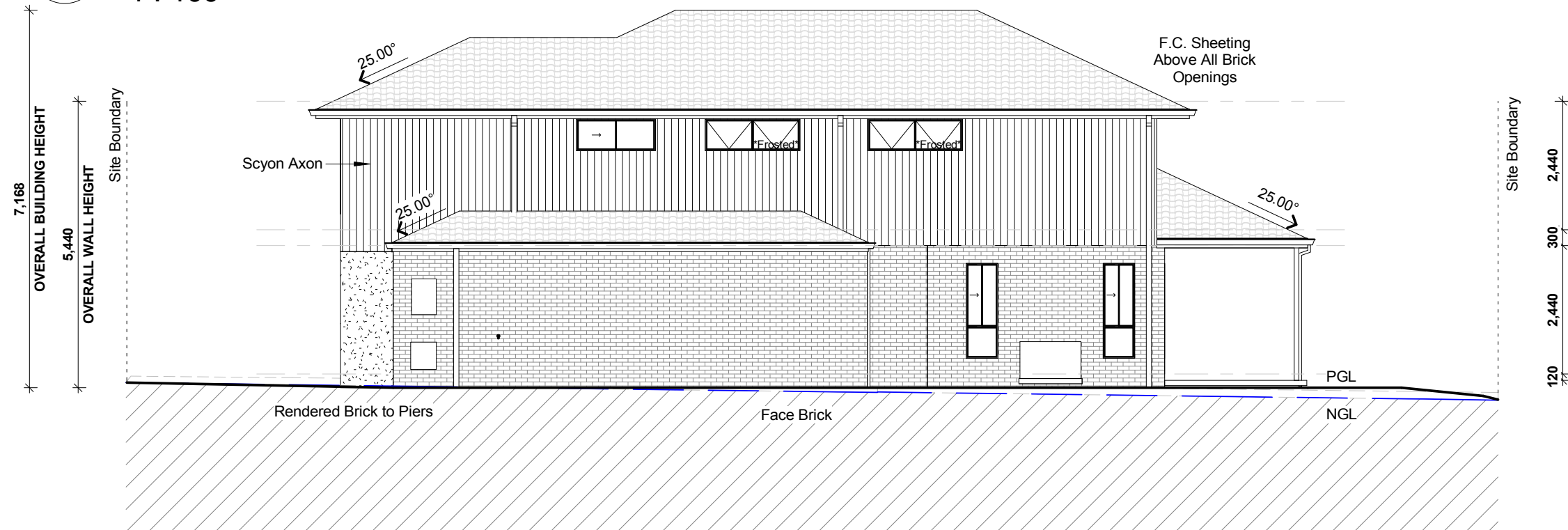
# NOTE

PLANS ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; AND ENVIRONMENTAL OVERLAYS/HAZARDS.

## 1 Elevation C 1 : 100
















































## 2 Elevation D 1 : 100



|        |              |                      |   |                                |                                      |                 |                   |  |  |         |      |              |   |
|--------|--------------|----------------------|---|--------------------------------|--------------------------------------|-----------------|-------------------|--|--|---------|------|--------------|---|
| CLIENT |              | PROPERTY DESCRIPTION | Parish:   |                                | DESIGN: Currumbin                    | 04b ELEVATION 2 |                   |  |  | 1 : 100 |      | CLIENT SIGN. | SIGN: _____   |
|        | SITE ADDRESS |                      | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977<br><br>SP | Local Authority:               |                                      | City of Casey   | CONSTRUCTION DET. | Ceiling GF<br>Ceiling FF<br>Ceiling SF<br>Roof Pitch<br>Roof Material<br>Eave O'hang | 2440<br>2440<br><br>25.00°<br>Concrete Tile<br>450 | #       | DATE |              | DESCRIPTION   |
|        |              |                      | DRAWING DETAILS   | Job Number:<br>Issue:<br>Date: | 135712<br>Prelim Plans<br>17/04/2018 |                 |                   |  |  |         |      |              | This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd.<br>© Copyright 2014 Impact Homes Pty Ltd. |

## Electrical Legend

- |   |                           |
|---|---------------------------|
|    | Erect Meter Box           |
|    | Gas Meter Box             |
|    | Fuse Box (Int)            |
|    | Gas HWS                   |
|    | Solar HWS                 |
|    | AC Condenser              |
|    | AC Head Unit              |
|    | Gas Cylinder              |
| <br>  |                           |
|    | Solar Panel               |
| <br>  |                           |
|    | Ceiling Fan               |
|    | Ceiling Fanlight (Fluro)  |
|    | Exhaust 3 in 1            |
|    | Exhaust Fan               |
|    | Exhaust Fanlight          |
|    | Smoke Detector            |
| <br>  |                           |
|    | Sgl Fluro Tube 18w        |
|    | Dbl Fluro Tube 36w        |
|    | Sgl Globe Fluro Oyster    |
|    | Dbl Globe Fluro Oyster    |
|    | Downlight 240V            |
|    | Downlight 12V Low Voltage |
|    | Downlight 12V Pendant     |
|    | Downlight Low V Fluro     |
|    | Eyeball Light             |
|    | Wall Light                |
|   | Bunker Light (External)   |
|  | Flood Light (Eave)        |
|  | Flood Light (Wall)        |
|  | Sensor                    |
|  | Sensor Flood Light        |
|  | Batten Holder             |
|  | Single GPO                |
|  | Double GPO                |
|  | Roof Single GPO           |
|  | Waterproof Single GPO     |
|  | Waterproof Double GPO     |
|  | Gas Outlet                |
|  | TV Point                  |
|  | Pay TV Point              |
|  | Phone Point               |
|  | Data Point                |
|  | Door Chime Button         |
|  | Door Chime Speaker        |
|  | Dimmer Switch             |
|  | Isolation Switch          |

Electrical points positions  
subject to construction  
constraints



**IMPACT**  
HOMES

|              |   |
|--------------|---|
| CLIENT       |   |
| SITE ADDRESS | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977 |
|              | SP  |

|                      |   |                                      |
|----------------------|---|--------------------------------------|
| PROPERTY DESCRIPTION | Parish:<br>County:<br>Map Ref:<br>Local Authority: City of Casey<br>Wind Rating:<br>Area of Land:<br>Site coverage: | <br><br><br><br>334m2<br>40%         |
| DRAWING DETAILS      | Job Number:<br>Issue:<br>Date:  | 135712<br>Prelim Plans<br>17/04/2018 |

DESIGN: Currumbin

|              |               |               |
|--------------|---------------|---------------|
| CEILING DET. | Ceiling GF    | 2440          |
|              | Ceiling FF    | 2440          |
|              | Ceiling SF    |               |
|              | Roof Pitch    | 25.00°        |
|              | Roof Material | Concrete Tile |
|              | Eave O'hang   | 450           |

08 GF ELECTRICAL

1 : 100

|  | # | DATE | DESCRIPTION |
|--|---|------|-------------|
|--|---|------|-------------|

|   |                      |
|---|----------------------|
| CLIENT SIGN.  | SIGN: _____          |
|   | DATE: ____/____/____ |
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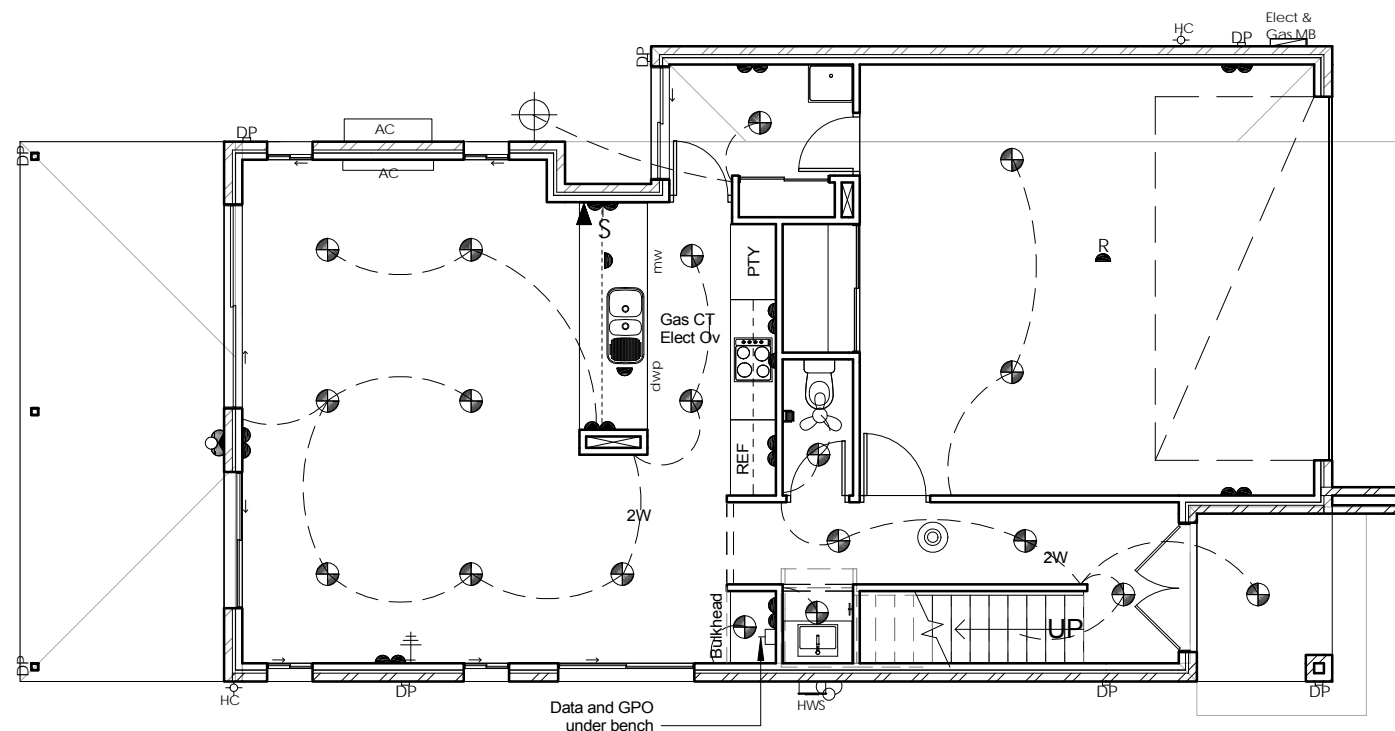
NOTE

PLANS ARE SUBJECT TO CHANGE UPON COMPLETION OF PROPERTY BOUNDARY IDENTIFICATION SURVEY; CONTOUR SURVEY; SURVEYED LOCATION OF NEIGHBOURING DWELLINGS; AND ENVIRONMENTAL OVERLAYS/HAZARDS.

**IMPORTANT NOTE:**

NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.














































## Ducted Heating Throughout



| Electrical Fixture Schedule |                  |                   |
|-----------------------------|------------------|-------------------|
| Count                       | Family           | Type              |
| 3                           | Fan              | Exhaust Fan       |
| 21                          | GPO              | Double            |
| 3                           | GPO              | Single            |
| 1                           | GPO              | Single Roof       |
| 1                           | GPO              | Waterproof Double |
| 1                           | GPO              | Waterproof Single |
| 1                           | Isolation Switch | Isolation Switch  |
| 38                          | Light Downlight  | 240V              |
| 1                           | Light Point      | Wall              |
| 2                           | Service Point    | Data              |
| 2                           | Service Point    | Phone             |
| 4                           | Service Point    | Smoke Detector    |
| 4                           | Service Point    | TV                |

82

## Electrical Legend

- |   |                           |
|---|---------------------------|
|    | Erect Meter Box           |
|    | Gas Meter Box             |
|    | Fuse Box (Int)            |
|    | Gas HWS                   |
|    | Solar HWS                 |
|    | AC Condenser              |
|    | AC Head Unit              |
|    | Gas Cylinder              |
| <br>  |                           |
|    | Solar Panel               |
| <br>  |                           |
|    | Ceiling Fan               |
|    | Ceiling Fanlight (Fluro)  |
|    | Exhaust 3 in 1            |
|    | Exhaust Fan               |
|    | Exhaust Fanlight          |
|    | Smoke Detector            |
| <br>  |                           |
|    | Sgl Fluro Tube 18w        |
|    | Dbl Fluro Tube 36w        |
|    | Sgl Globe Fluro Oyster    |
|    | Dbl Globe Fluro Oyster    |
|    | Downlight 240V            |
|    | Downlight 12V Low Voltage |
|    | Downlight 12V Pendant     |
|   | Downlight Low V Fluro     |
|  | Eyeball Light             |
|  | Wall Light                |
|  | Bunker Light (External)   |
|  | Flood Light (Eave)        |
|  | Flood Light (Wall)        |
|  | Sensor                    |
|  | Sensor Flood Light        |
|  | Batten Holder             |
|  | Single GPO                |
|  | Double GPO                |
|  | Roof Single GPO           |
|  | Waterproof Single GPO     |
|  | Waterproof Double GPO     |
|  | Gas Outlet                |
|  | TV Point                  |
|  | Pay TV Point              |
|  | Phone Point               |
|  | Data Point                |
|  | Door Chime Button         |
|  | Door Chime Speaker        |
|  | Dimmer Switch             |
|  | Isolation Switch          |

Electrical points positions  
subject to construction  
constraints

The logo for Impact Homes features a stylized house icon in blue and teal above the word "IMPACT" in large, bold, blue capital letters, with the word "HOMES" in smaller, blue capital letters below it.

|              |   |
|--------------|---|
| CLIENT       |   |
| SITE ADDRESS | Lot 30 Elmslie Drive .<br>CRANBOURNE EAST . VIC .<br>3977<br><br>SP |

|                      |   |   |
|----------------------|---|---|
| PROPERTY DESCRIPTION | Parish:<br>County:<br>Map Ref:<br>Local Authority:<br>Wind Rating:<br>Area of Land:<br>Site coverage: | City of Casey<br><br><br><br><br>334m2<br>40% |
| DRAWING DETAILS      | Job Number:<br>Issue:<br>Date:  | 135712<br>Prelim Plans<br>17/04/2018          |

| DESIGN: Currumbin |               |               |
|-------------------|---------------|---------------|
| CONSTRUCTION DET. | Ceiling GF    | 2440          |
|                   | Ceiling FF    | 2440          |
|                   | Ceiling SF    |               |
|                   | Roof Pitch    | 25.00°        |
|                   | Roof Material | Concrete Tile |
|                   | Eave O'hang   | 450           |

[illegible]

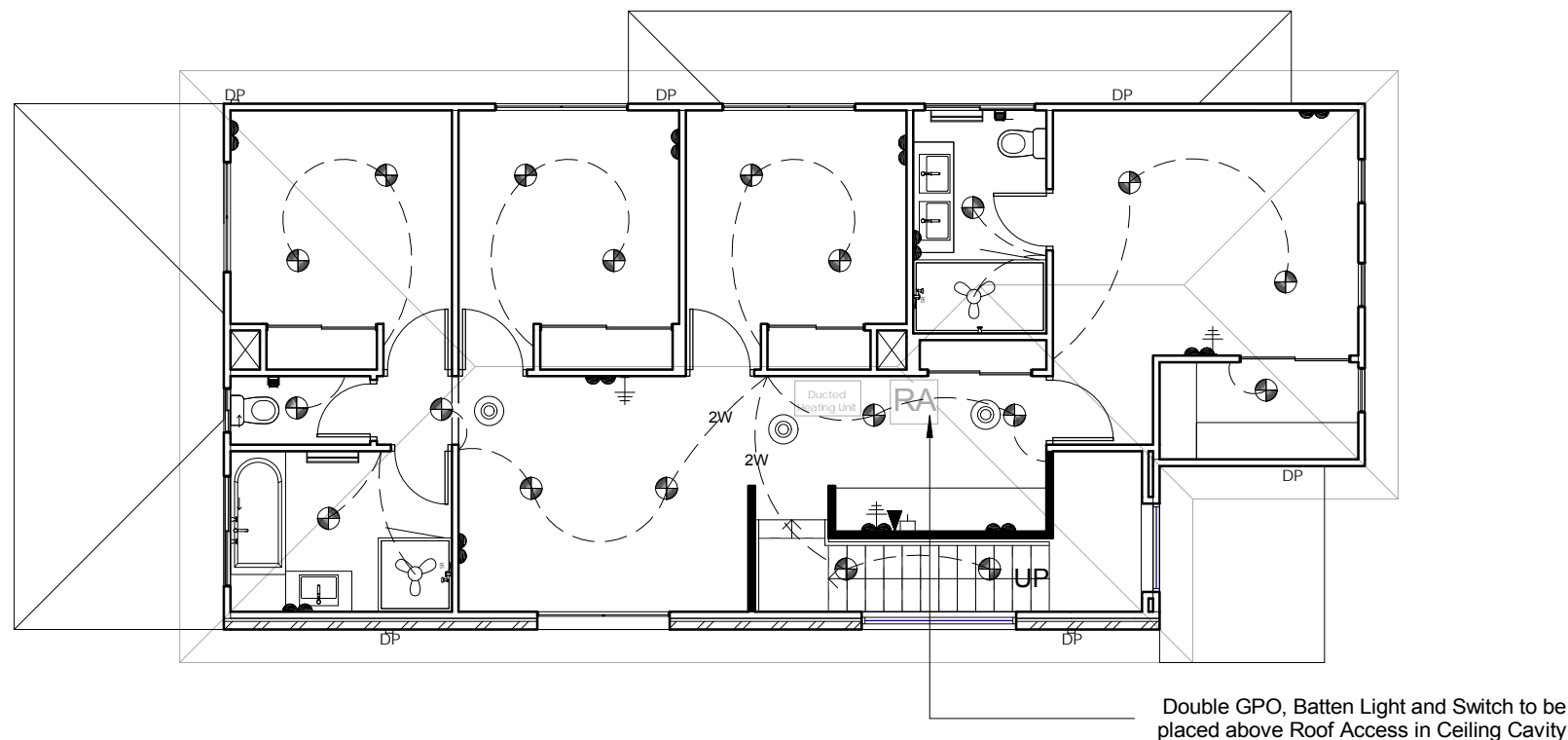
|         |   |                      |
|---------|---|----------------------|
| 1 : 100 | CLIENT SIGN.  | SIGN: _____          |
|         |   | DATE: ____/____/____ |
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NOTE

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IMPORTANT NOTE:

NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.



## Ducted Heating Throughout

# FF Electrical Plan

1 : 100

| Electrical Fixture Schedule |                  |                   |
|-----------------------------|------------------|-------------------|
| Count                       | Family           | Type              |
| 3                           | Fan              | Exhaust Fan       |
| 21                          | GPO              | Double            |
| 3                           | GPO              | Single            |
| 1                           | GPO              | Single Roof       |
| 1                           | GPO              | Waterproof Double |
| 1                           | GPO              | Waterproof Single |
| 1                           | Isolation Switch | Isolation Switch  |
| 38                          | Light Downlight  | 240V              |
| 1                           | Light Point      | Wall              |
| 2                           | Service Point    | Data              |
| 2                           | Service Point    | Phone             |
| 4                           | Service Point    | Smoke Detector    |
| 4                           | Service Point    | TV                |

82