



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

3 2 2 6



**LOT** 3862  
**SIZE** 294.00m<sup>2</sup>  
**PRICE** \$ 276,000



**DESIGN**  
**SIZE** 150.29m<sup>2</sup>  
**PRICE** \$ 253,750



**\$529,750**

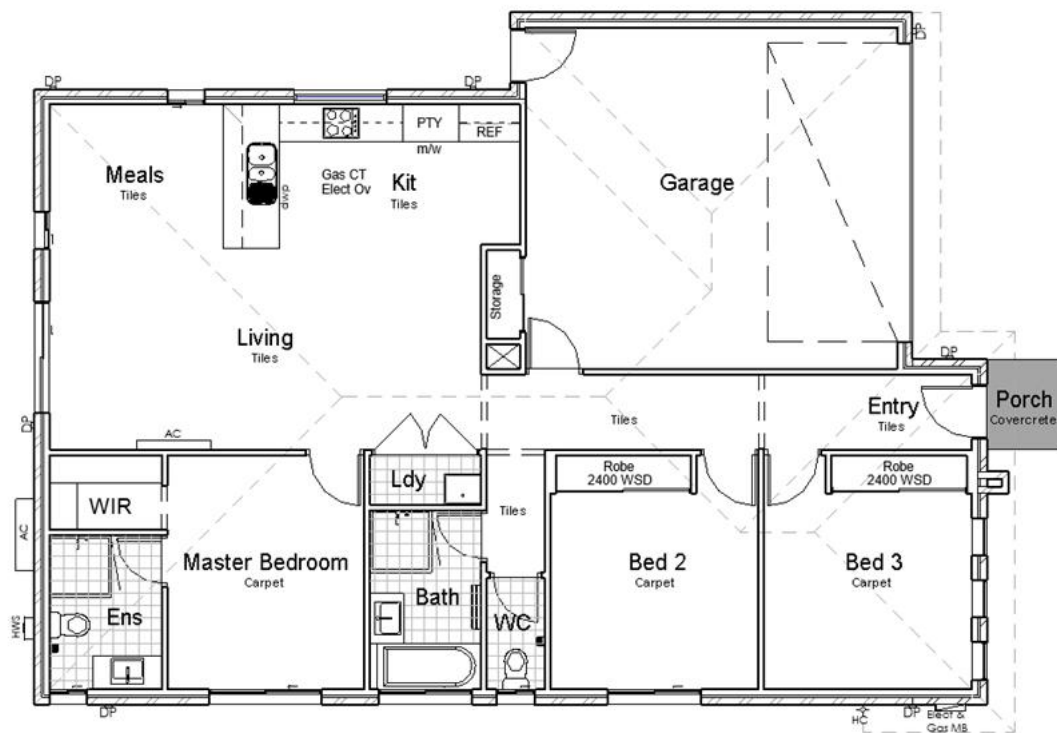
\*\*Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.

Lot 3862  
Heslop Street  
**MICKLEHAM**



House & Land Package

 3
  2
  2
  6





## 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
- Render look Letterbox
- Internal Door Handles: Whitco Bevel Satin Chrome
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Landscaping: Standard landscaping package
- Fencing to complete property

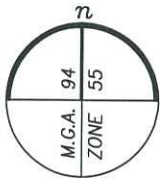
## WARRANTIES

- 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



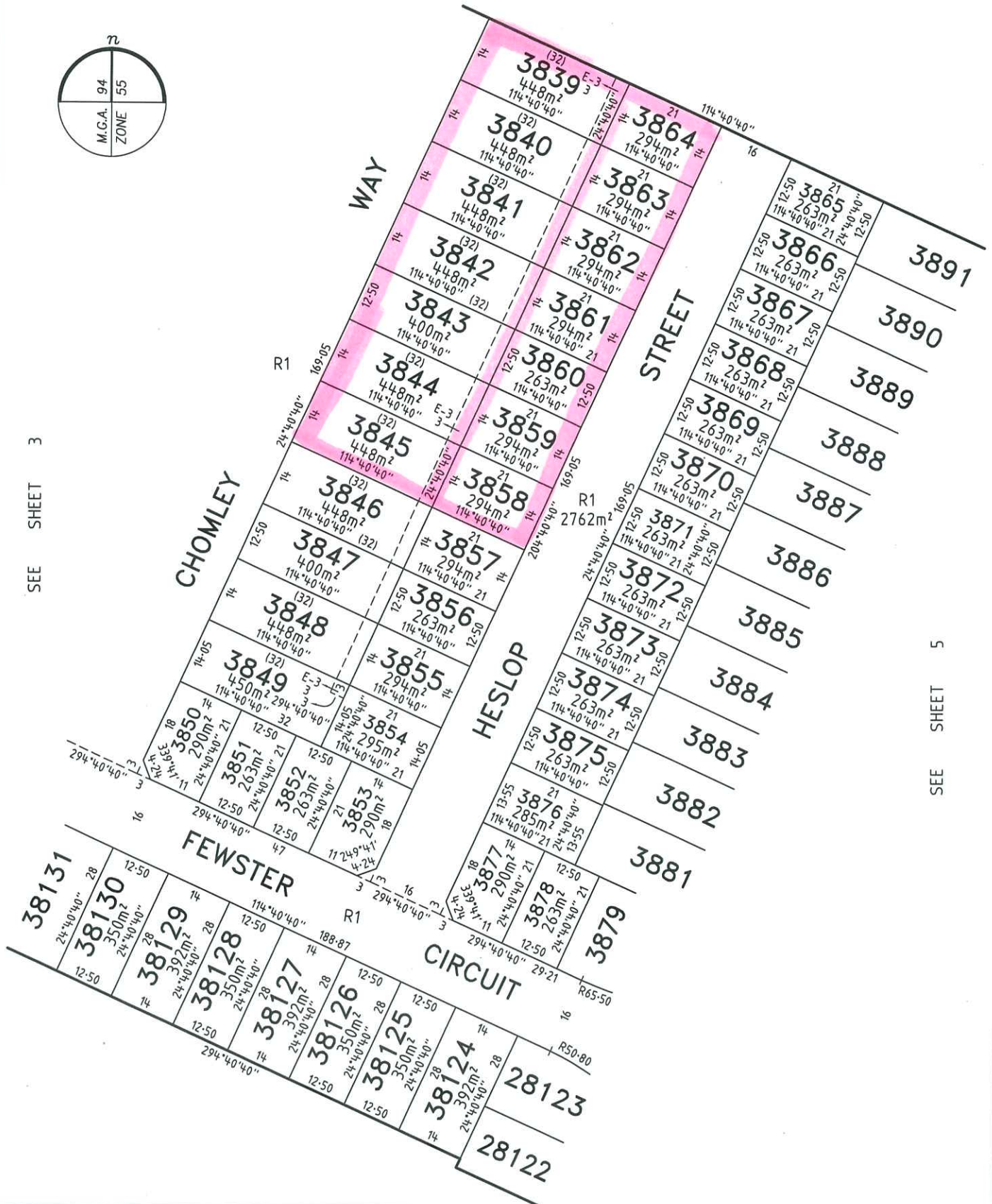
# PLAN OF SUBDIVISION

PS 814714V



SEE SHEET 3

SEE SHEET 5



MERRIFIELD - 38

LICENSED SURVEYOR GEOFFREY JAMES TURNER

SCALE  
1:750

7.5 0 15 30  
LENGTHS ARE IN METRES

**Bosco Jonson Pty Ltd**  
A Veris Company



**veris**

16 Eastern Road  
South Melbourne  
Vic 3205, Australia  
03) 9699 1400

www.bosjon.com.au www.veris.com.au

DATE 23/03/18  
VERSION E

REFERENCE 29005383  
DRAWING 2900538AE

ORIGINAL SHEET SIZE A3

SHEET 4

Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure including house Connections AND be founded a minimum 300mm below the zone of influence.

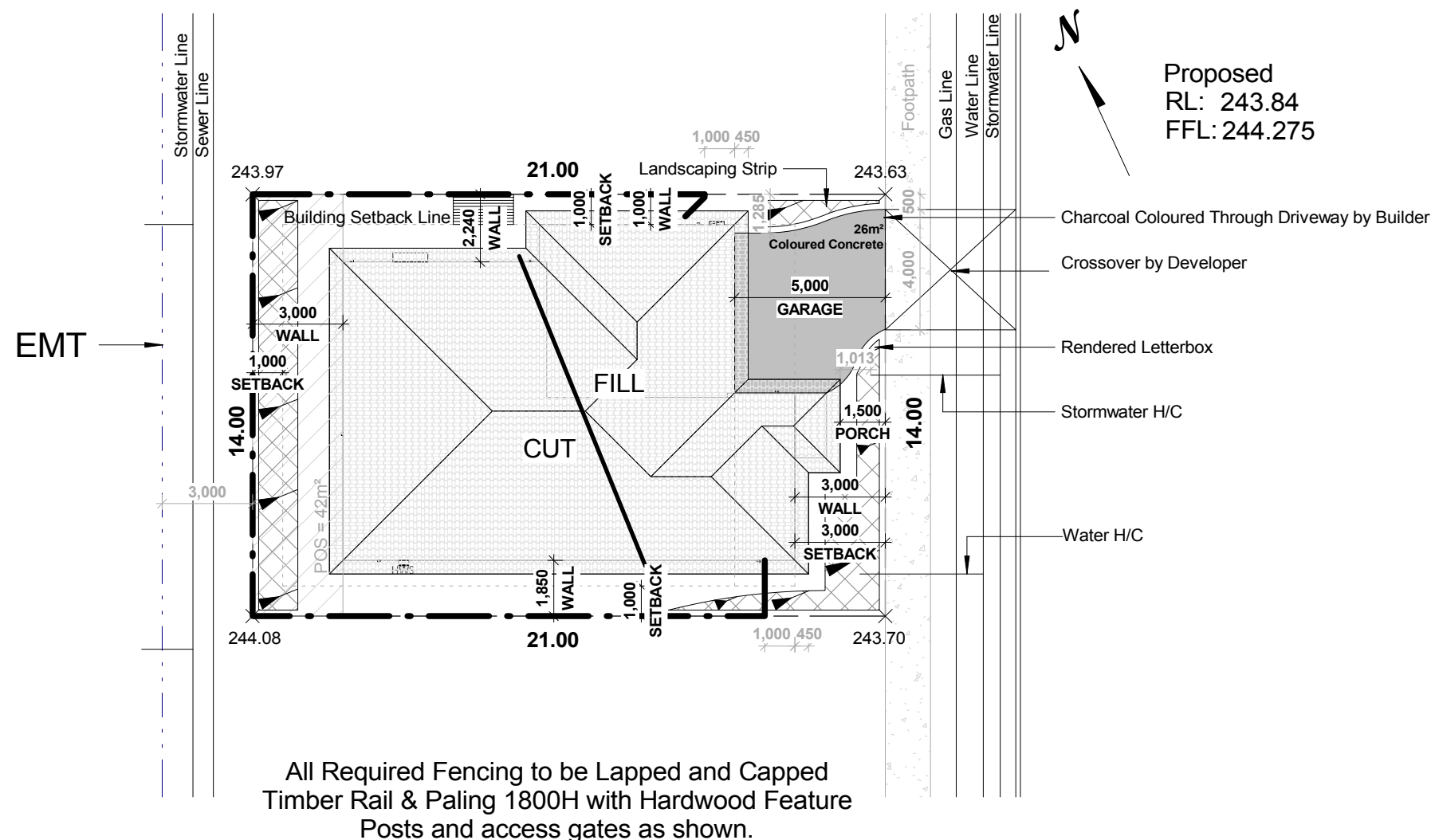
All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.














IMPORTANT

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

**PLUMBING NOTE:**


Dual water reticulation - Greywater. Please see the job supervisor to ensure the correct method of installation is implemented.



-  Downpipe  
 Elect Meter Box  
 Gas Meter Box  
 Int Fuse Box  
 Gas HWS  
 Gas Cylinder  
 Solar HWS  
 AC  
 AC Condenser  
 Solar Panel  
 Muster Point  
 Batter  


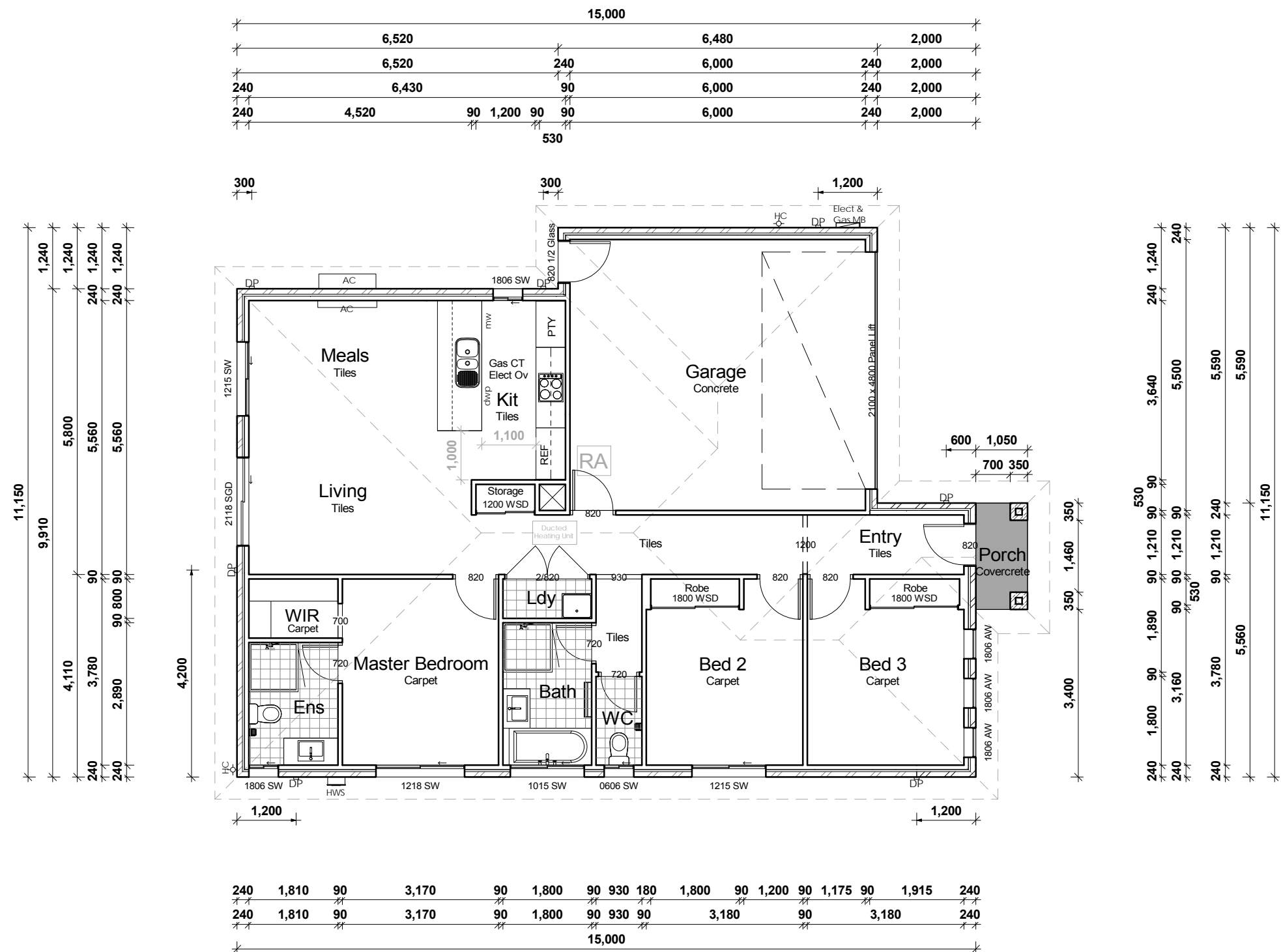
# 1 Site Plan

1 : 200

	CLIENT		PROPERTY DESCRIPTION Parish: County: Map Ref: Local Authority: Hume City Council Wind Rating: Area of Land: 294m2 Site coverage: 51%	DRAWING DETAILS Job Number: 135993 Issue: Prelim Drawings Date: 23/04/2018	DESIGN: Crawford (MOD)		02 SITE				1 : 200		CLIENT SIGN:  SIGN: _____  DATE: ____/____/____
	SITE ADDRESS	Lot 3862 Heslop Street . MICKLEHAM . VIC . 3064  SP			CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440  25.00° Concrete Tiles 450	AMENDMENTS	#	DATE	DESCRIPTION	This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.	

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

Floor Areas	
GF Living	111.91 m <sup>2</sup>
Garage	36.12 m <sup>2</sup>
Porch	2.27 m <sup>2</sup>
	150.29 m <sup>2</sup>



1

# Ground Floor Plan

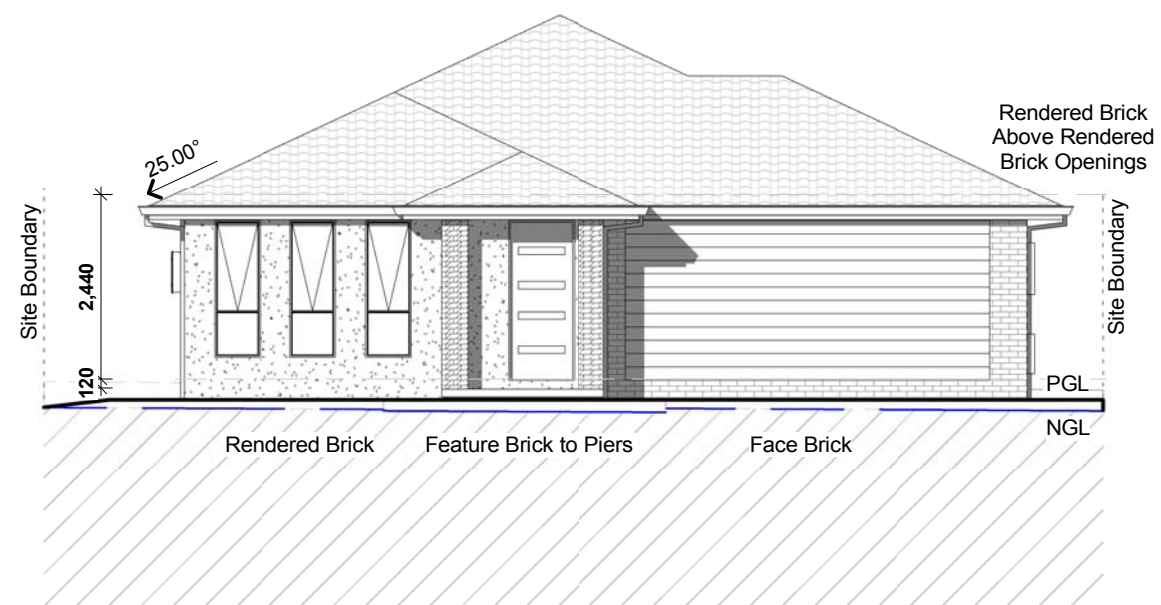
1 : 100



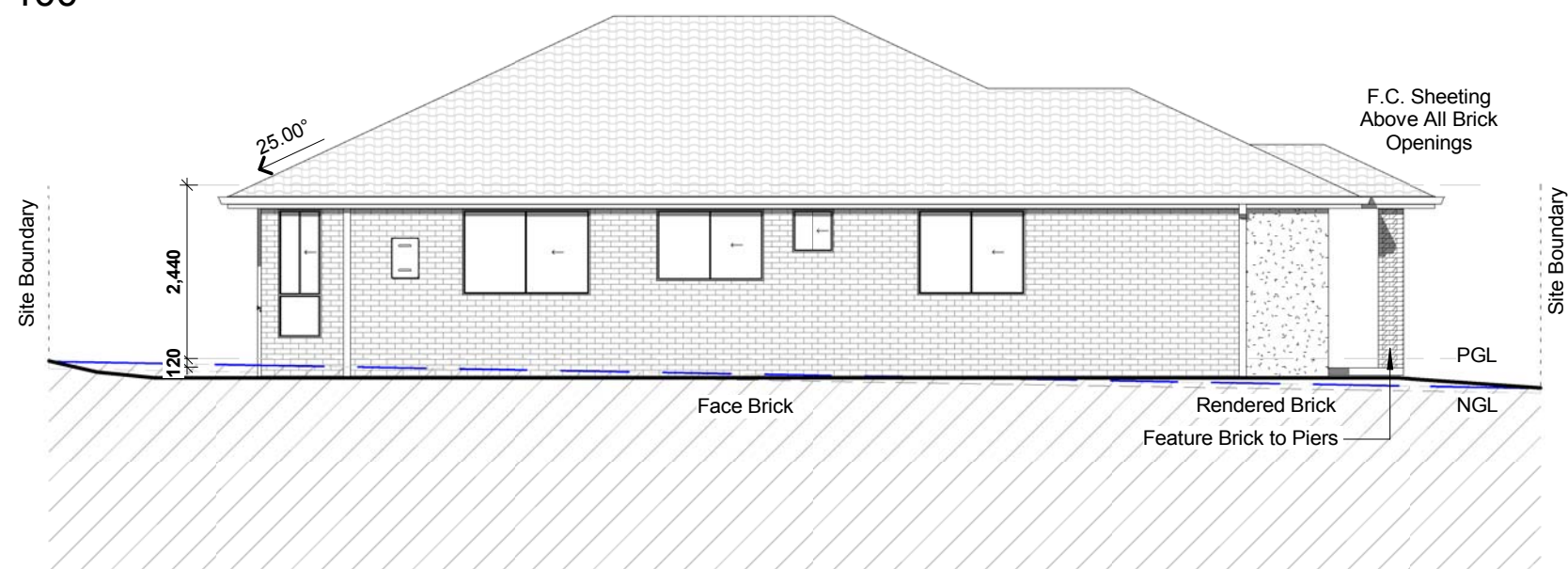
CLIENT	SITE ADDRESS	PROPERTY DESCRIPTION	Parish:	Hume City Council	DESIGN: Crawford (MOD)			03	GROUND FLOOR			1 : 100	CLIENT SIGN.	SIGN: _____		
			County:		CONSTRUCTION DET.	Ceiling GF	2440									
SP	Lot 3862 Heslop Street . MICKLEHAM . VIC . 3064	DRAWING DETAILS	Map Ref:	294m2		Ceiling FF	25.00°	Roof Pitch	Concrete Tiles	Roof Material	450	AMENDMENTS	#	DATE	DESCRIPTION	This plan may not be copied in part or in whole without the written permission of Impact Homes Pty Ltd. © Copyright 2014 Impact Homes Pty Ltd.
			Local Authority:		Ceiling SF											
			Wind Rating:	51%	Roof Pitch	Concrete Tiles	450	Roof Material	450	AMENDMENTS						
			Area of Land:								Job Number:					
			Site coverage:	135993												
				Issue:												
				Date:	23/04/2018											



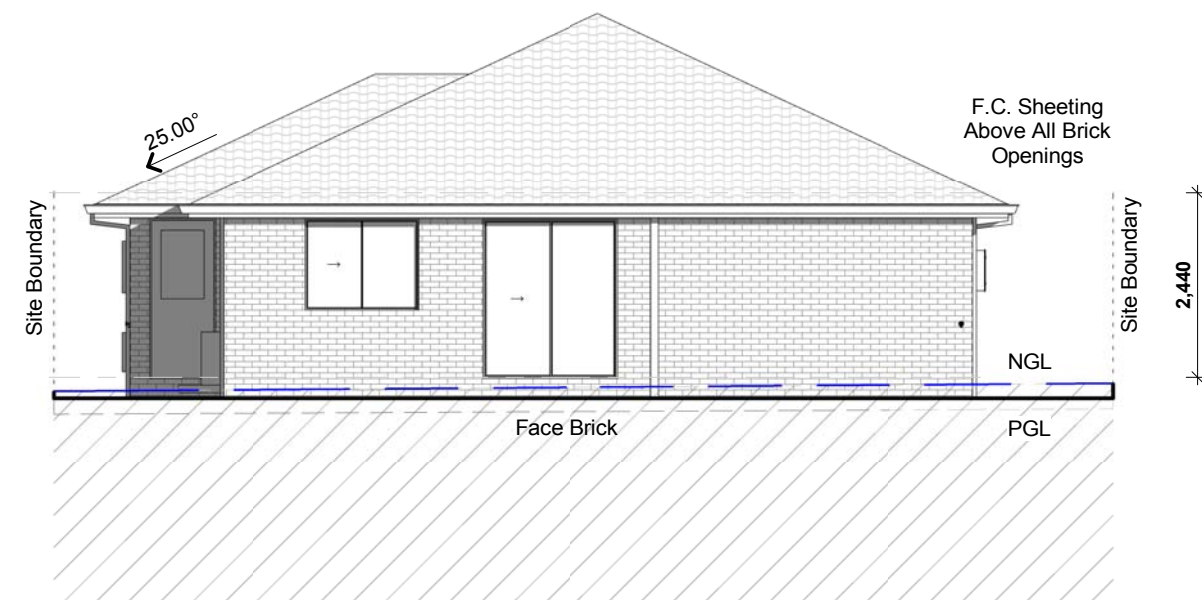
1 Elevation A  
1 : 100



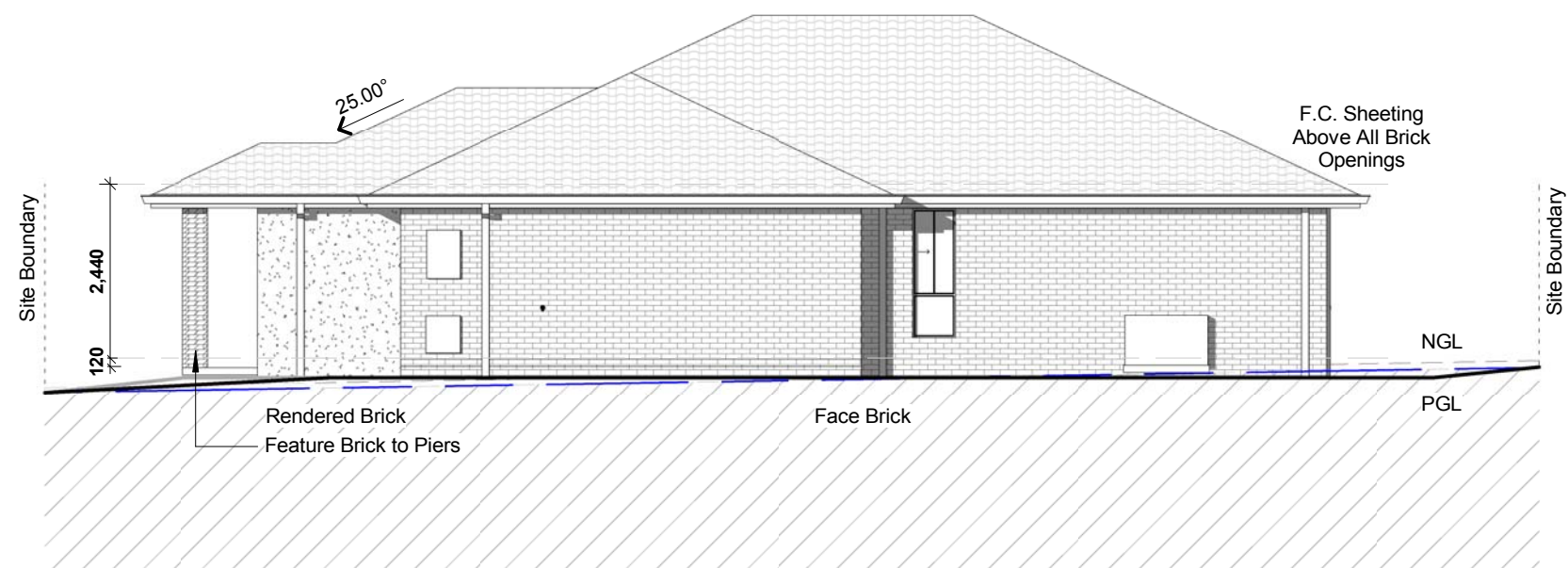
2 Elevation B  
1 : 100



1 Elevation C  
1 : 100
















































2 Elevation D  
1 : 100



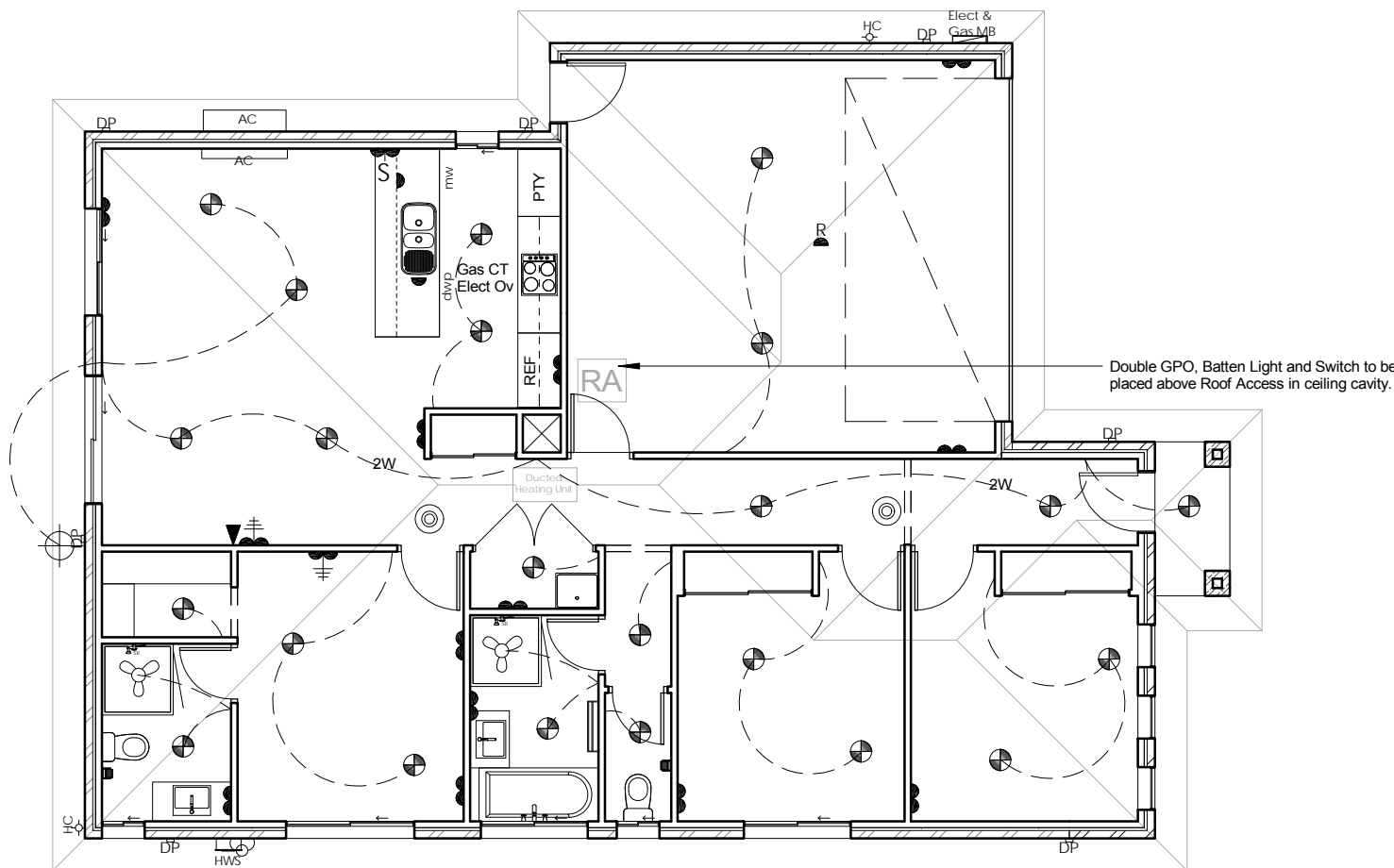


## Electrical Legend

- |   |                           |
|---|---------------------------|
|    | Elect 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          |

**IMPORTANT**  
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## Ducted Heating Throughout




# GF Electrical Plan

1 : 100

Electrical Fixture Schedule		
Count	Family	Type
2	Fan	Exhaust Fan
15	GPO	Double
2	GPO	Single
1	GPO	Single Roof
1	GPO	Waterproof Single
1	Isolation Switch	Isolation Switch
23	Light Downlight	240V
1	Light Point	Wall
1	Service Point	Phone
2	Service Point	Smoke Detector
2	Service Point	TV

51

### Electrical points positions subject to construction constraints

	CLIENT	Lot 3862 Heslop Street . MICKLEHAM . VIC . 3064	PROPERTY DESCRIPTION  DRAWING DETAILS	Parish: _____ County: _____ Map Ref: _____ Local Authority: Hume City Council Wind Rating: _____ Area of Land: 294m2 Site coverage: 51%	DESIGN: Crawford (MOD)  CONSTRUCTION DET.: Ceiling GF 2440 Ceiling FF Ceiling SF Roof Pitch 25.00° Roof Material Concrete Tiles Eave O'hang 450	08 GF ELECTRICAL			1 : 100	CLIENT SIGN. _____  SIGN: _____  DATE: ____/____/____																		
	SITE ADDRESS  SP			Job Number: 135993 Issue: Prelim Drawings Date: 23/04/2018	AMENDMENTS <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	DESCRIPTION																				
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