



BUCKINGHAM

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

 4
  2
  2
  6



LOT 6
 SIZE 324.00m²
 PRICE \$388,800



DESIGN BUCKINGHAM
 SIZE 177.12m²
 PRICE \$300,100



\$688,900

**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 6
 Martin Close Subdivision
SOUTH MORANG



House & Land Package

BUCKINGHAM

4 2 2 6





CONTRACT HOUSE & LAND PRICING

Site Details

Property Address: Lot 6 Martin Close Subdivision	Suburb: SOUTH MORANG
Site Area: 324 sqm	Frontage: 12 Lm

House Detail

 4

 2

 2

SITE AND ESTATE TRIGGERED COSTS

NBN connectivity	\$500.00
Site cut and Soil removal for 1.5m to 2.0m fall across house pad	\$3,120.00
P Class Soil	\$6,360.00
Treated Timber Retaining Wall	\$1,300.00
Engineered retaining where required provisional sum	\$31,340.00
Costs associated with Zero Boundary	\$700.00
Removal of surplus site scrape materials	\$1,200.00
Bushfire Attack Level 12.5	\$4,500.00
Drop Edge Beam and Garage	\$3,246.00
SubTotal	\$52,266.00

HOUSE INCLUSION UPGRADES

Hotwater: Solar hot water system with gas booster 5 star	\$3,776.00
Community Infrastructure Levy	\$1,000.00
Premium Facade	\$3,300.00
Remove bulkhead and add hip and valley	\$800.00
Stairs to Porch and Ground Floor	\$1,925.00
SubTotal	\$10,801.00

TOTALS

House Total	\$300,100.00
Land Price	\$388,800.00
Package Total	\$688,900.00

For Sale

Signature

Signature

Date

Date

Printed Date 04/04/2018 04:39



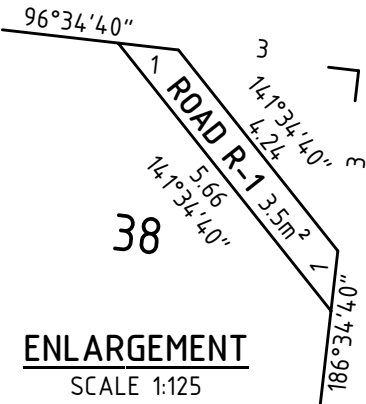
ITEMS INCLUDED IN THE CONTRACT PRICE

- 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: Solar with Gas Booster
- 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

MGA 94 ZONE 55

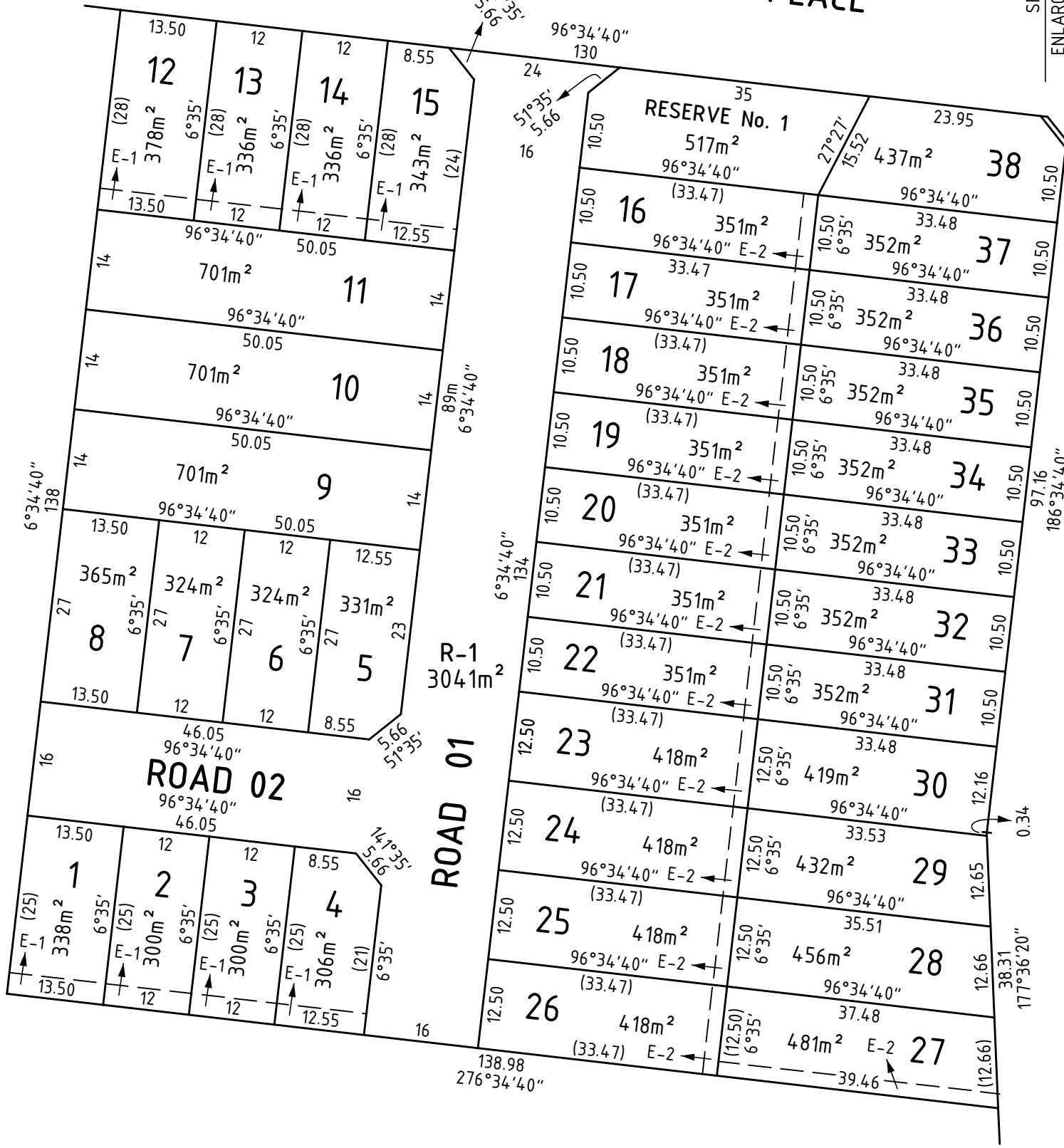


ENLARGEMENT
SCALE 1:125

SEE
ENLARGEMENT

GIRVAN

PLACE



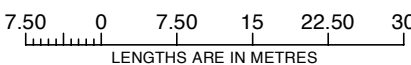
FarrenGroup
Creating New Boundaries

74 Maribyrnong Street
Footscray 3011

Phone 9689 1000
Fax 9689 1002
admin@farrengroup.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750



LICENSED SURVEYOR: ROBERT J. SIGNORINI

REF: 10637
VERSION: 01

ORIGINAL SHEET
SIZE: A3

SHEET 2

DISCLAIMER:
Site levels, services and existing structures are supplied by others, therefore Impact Homes takes no responsibility for their accuracy. The builder should verify all details before commencing work.

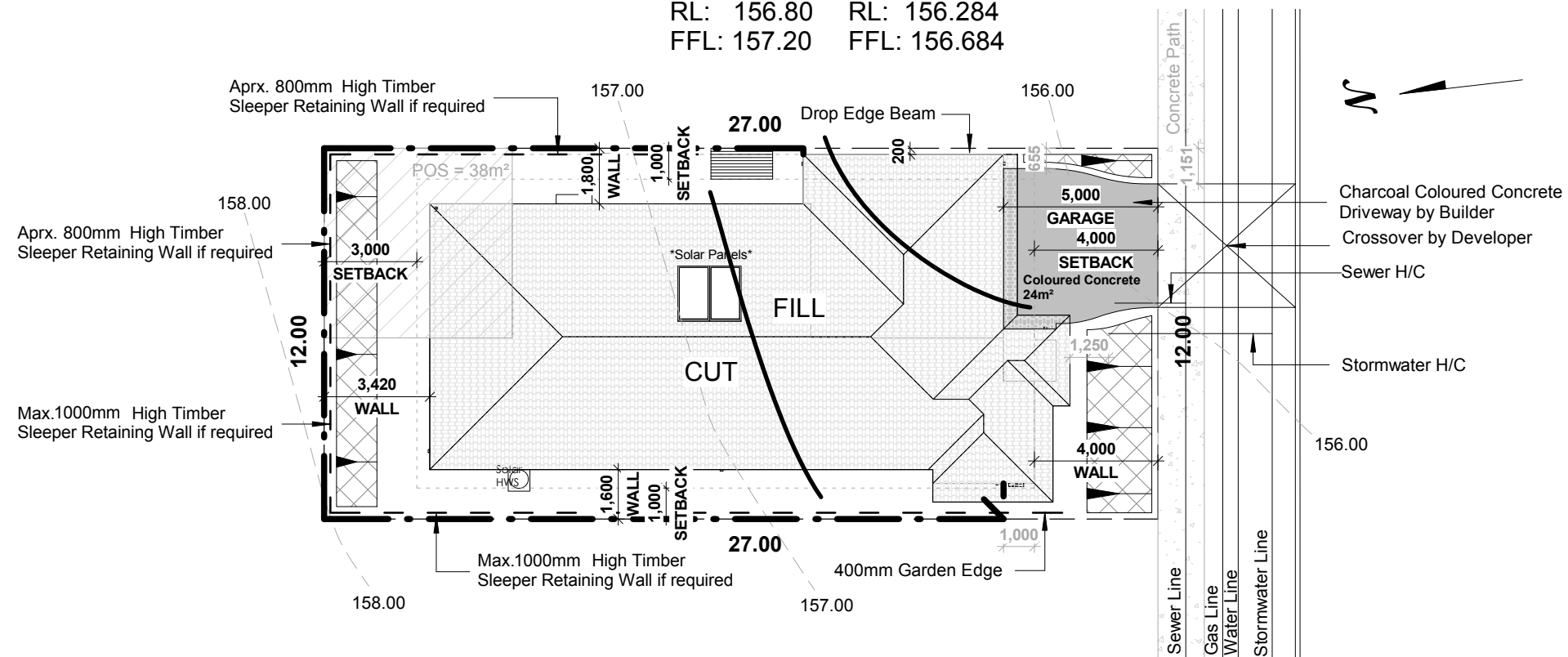
NOTE

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













IMPORTANT NOTE:

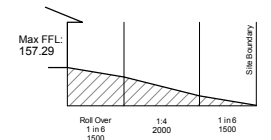
NBN estate - National Broadband Network. Please see the job supervisor to ensure the correct method of installation is implemented.

Ground Floor	Garage
RL: 156.80	RL: 156.284
FFL: 157.20	FFL: 156.684



All Required Fencing to be Timber Rail & Paling
1800H with access gates as shown.

-  Downpipe
 Elect Meter Box
 Gas Meter Box
 Int Fuse Box
 Gas HWS
 Gas Cylinder
 Solar HWS
 AC
 AC Condenser
 Solar Panel
 Muster Point
 Batter
 (with direction of fall)



1 Site Plan



CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority:	Whittlesea City Council	DESIGN: Buckingham		02 SITE				1 : 200				CLIENT SIGN:	SIGN: _____
	SITE ADDRESS		Lot 6 Martin Close Subdivision . SOUTH MORANG . VIC . 3752		Wind Rating: Area of Land: Site coverage:	324m2 55%										CONSTRUCTION DET.
DRAWING DETAILS		Job Number: Issue: Date:		135281 Prelim Drawings 27/03/2018									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.			
	SP															

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

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Floor Areas

GF Living	125.46 m²
Garage	37.45 m²
Alfresco	11.59 m²
Porch	2.63 m²
177.12 m²	



1

Ground Floor Plan

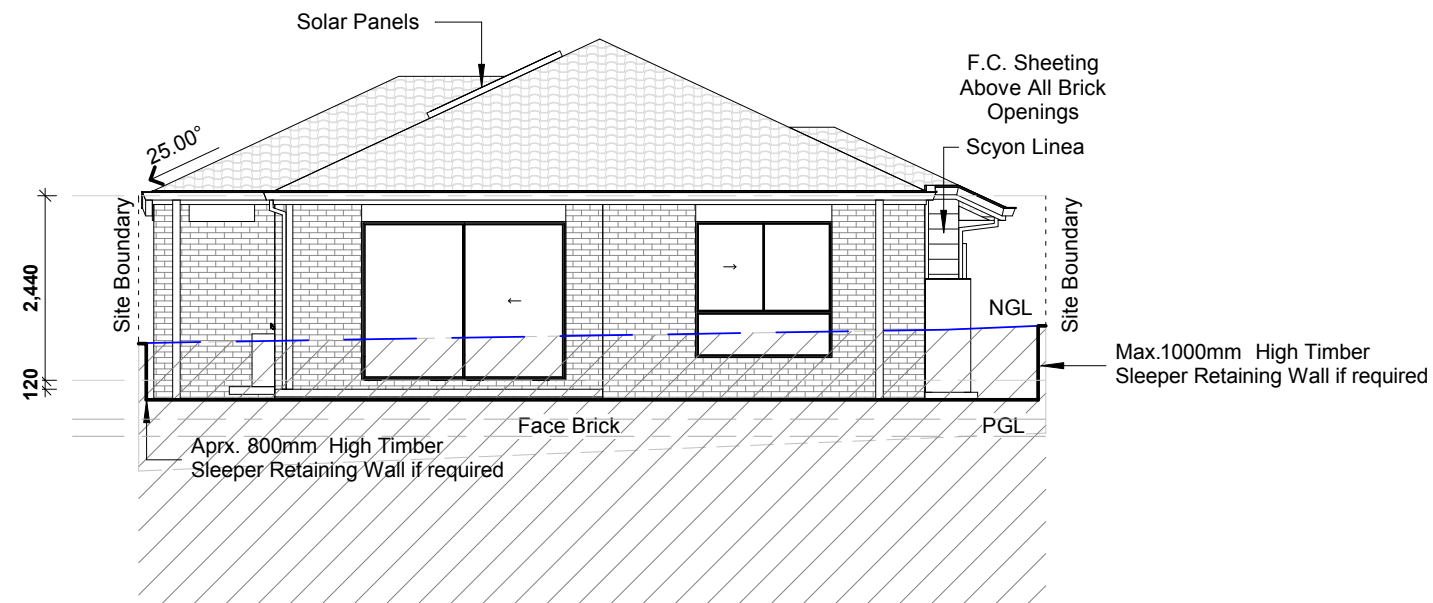
1 : 100



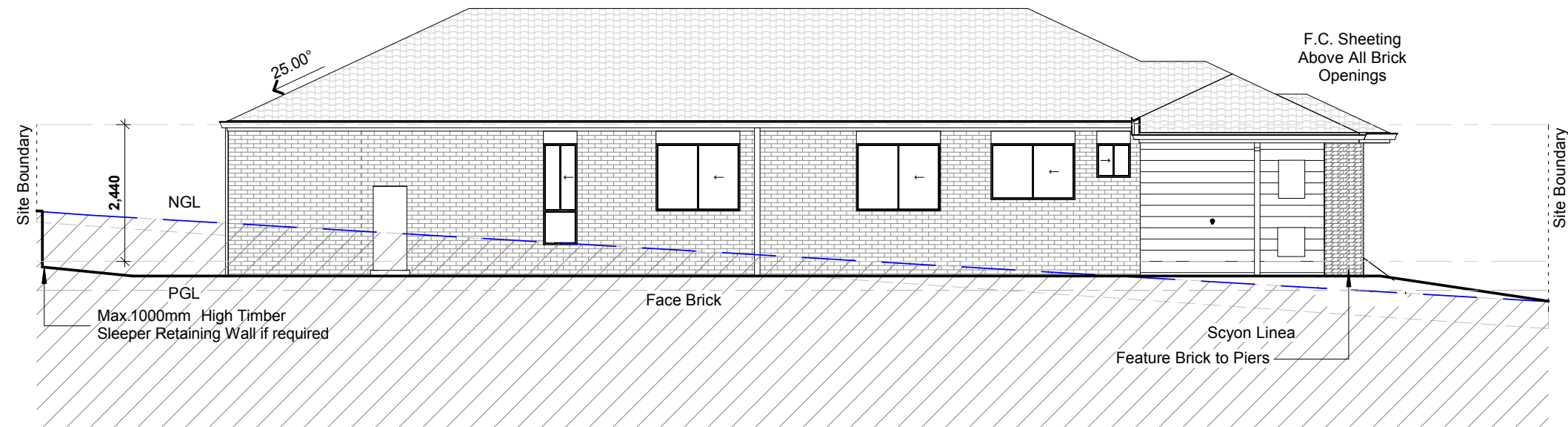
CLIENT		PROPERTY DESCRIPTION	Parish:	Whittlesea City Council	DESIGN: Buckingham		03	GROUND FLOOR	1 : 100	CLIENT SIGN.	SIGN: _____
			County:								
SITE ADDRESS	Lot 6 Martin Close Subdivsion . SOUTH MORANG . VIC . 3752	DRAWING DETAILS	Map Ref:		CONSTRUCTION DET.	Ceiling GF	2440	#	DATE	DESCRIPTION	DATE: ____/____/____
			Local Authority:			Ceiling FF					
SP			Wind Rating:			Ceiling SF	25.00°				
			Area of Land:	324m2		Roof Pitch					
			Site coverage:	55%		Roof Material	450				
			Job Number:	135281		Eave O'hang					
			Issue:	Prelim Drawings							
			Date:	27/03/2018							
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1 : 100



1 : 100



CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority:	Whittlesea City Council	DESIGN: Buckingham	04b ELEVATION 2				1 : 100	CLIENT SIGN:	SIGN: _____
	SITE ADDRESS		DRAWING DETAILS									Wind Rating: Area of Land: Site coverage:
SP		Job Number: Issue: Date:		135281 Prelim Drawings 27/03/2018							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.	

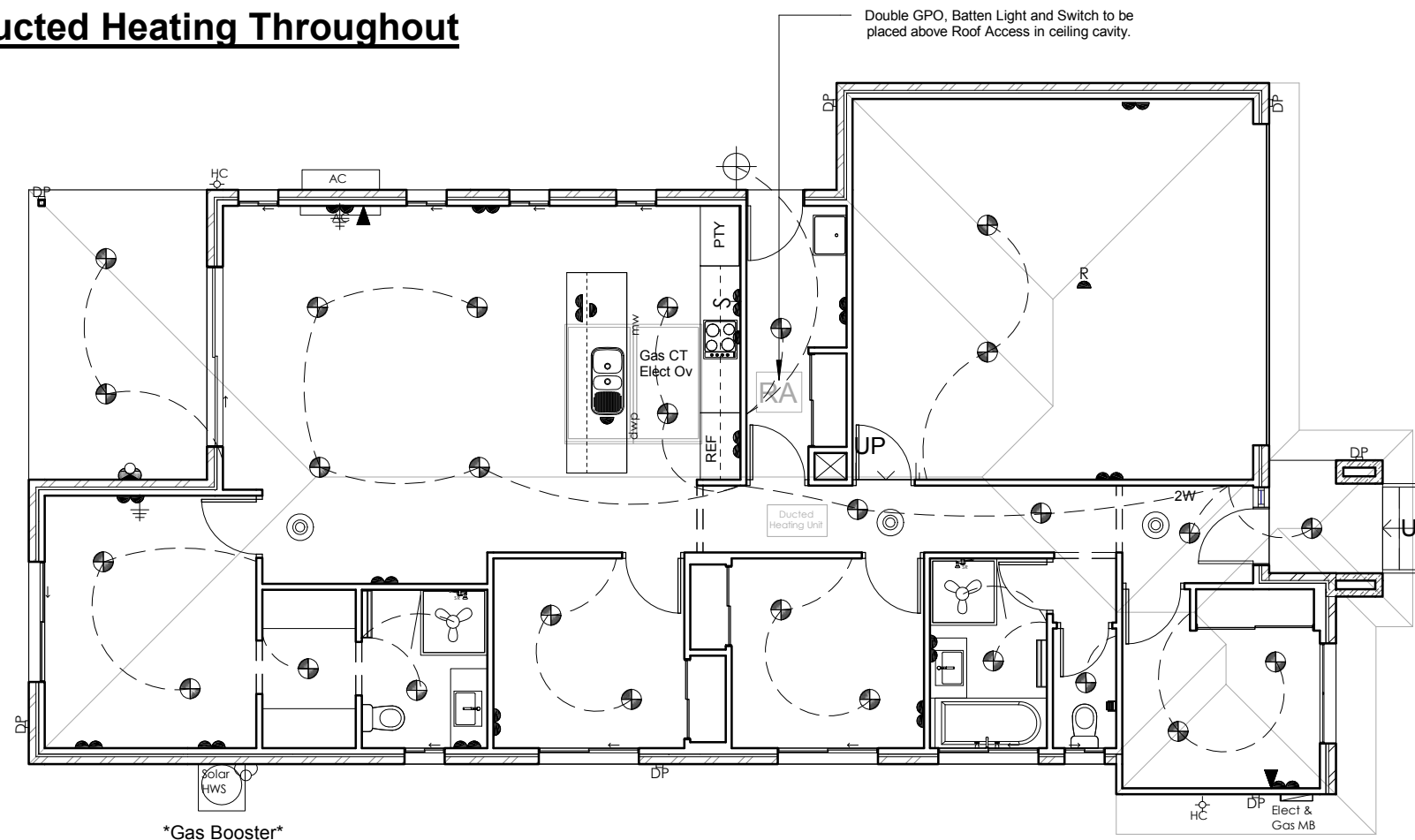
	Elect Meter Box
	Gas Meter Box
	Fuse Box (Int)
	Gas HWS
	Solar HWS
	AC Condenser
	AC Head Unit
	Gas Cylinder
	Ceiling Fan
	Ceiling Fanlight (Fluro)
	Exhaust 3 in 1
	Exhaust Fan
	Exhaust Fanlight
	Smoke Detector
	Sgl Fluro Tube 18w
	Dbl Fluro Tube 36w
	Sgl Globe Fluro Oyster
	Dbl Globe Fluro Oyster
	Downlight 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



IMPACT
HOMES

1

Ducted Heating Throughout




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IMPORTANT NOTE:
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Electrical Fixture Schedule		
Count	Family	Type
27	Light Downlight	240V
17	GPO	Double
2	Fan	Exhaust Fan
1	Isolation Switch	Isolation Switch
2	Service Point	Phone
3	GPO	Single
1	GPO	Single Roof
3	Service Point	Smoke Detector
2	Service Point	TV
1	Light Point	Wall
1	GPO	Waterproof Double
1	GPO	Waterproof Single

	CLIENT		PROPERTY DESCRIPTION Parish: County: Map Ref: Local Authority: Whittlesea City Council Wind Rating: Area of Land: 324m2 Site coverage: 55%	DESIGN: Buckingham			08 GF ELECTRICAL			1 : 100			CLIENT SIGN. SIGN: _____ DATE: ____/____/____
	SITE ADDRESS	Lot 6 Martin Close Subdivision . SOUTH MORANG . VIC . 3752		DRAWING DETAILS Job Number: 135281 Issue: Prelim Drawings Date: 27/03/2018	CONSTRUCTION DET. Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Concrete Tile Eave O'hang 450								
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