




CEDAR

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

 4
  2
  2
  6



LOT 24
 SIZE 418.00m²
 PRICE \$506,600



DESIGN CEDAR
 SIZE 206.07m²
 PRICE \$313,300



\$819,900

***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 24
 Martin Close Subdivision
SOUTH MORANG



House & Land Package

CEDAR

4 2 2 6





CONTRACT HOUSE & LAND PRICING

Site Details

Property Address: Lot 24 Martin Close Subdivision

Suburb: SOUTH MORANG

Site Area: 418 sqm

Frontage: 12.5 Lm

House Detail



SITE AND ESTATE TRIGGERED COSTS

Future 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	\$6,200.00
Treated Timber Retaining Wall	\$1,200.00
Engineered Retaining to form a level pad PC sum	\$36,380.00
Costs associated with Zero Boundary	\$700.00
Piers to fill natural ground in fill zone	\$1,170.00
Bushfire Attack Level 12.5	\$4,500.00
Additional Driveway	\$570.00
Drop Edge beam to Garage wall	\$1,033.00
SubTotal	\$55,373.00

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
SubTotal	\$8,076.00

TOTALS

House Total	\$313,300.00
Land Price	\$506,600.00
Package Total	\$819,900.00

For Sale

Signature

Signature

Date

Date

Printed Date 04/04/2018 03:48



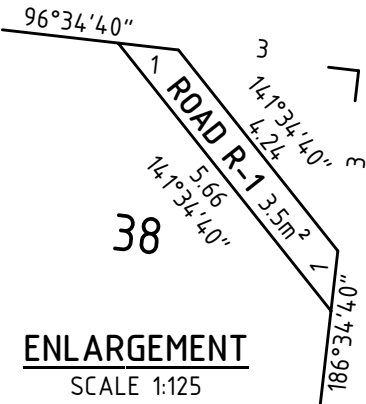
ITEMS INCLUDED IN THE CONTRACT PRICE

- 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

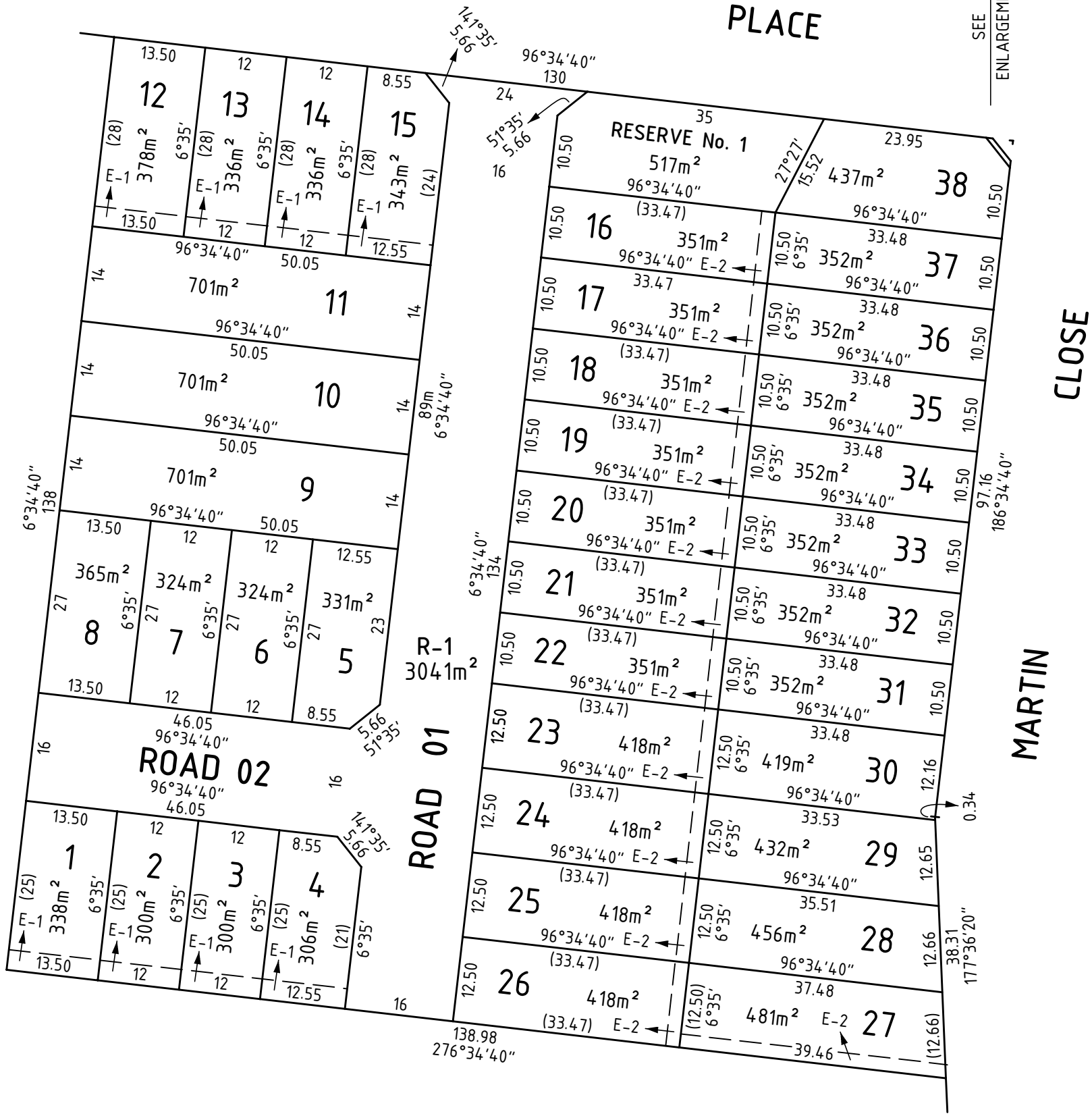
MGA 94 ZONE 55



GIRVAN

PLACE

SEE
ENLARGEMENT



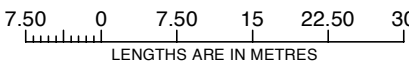
FarrenGroup
Creating New Boundaries

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

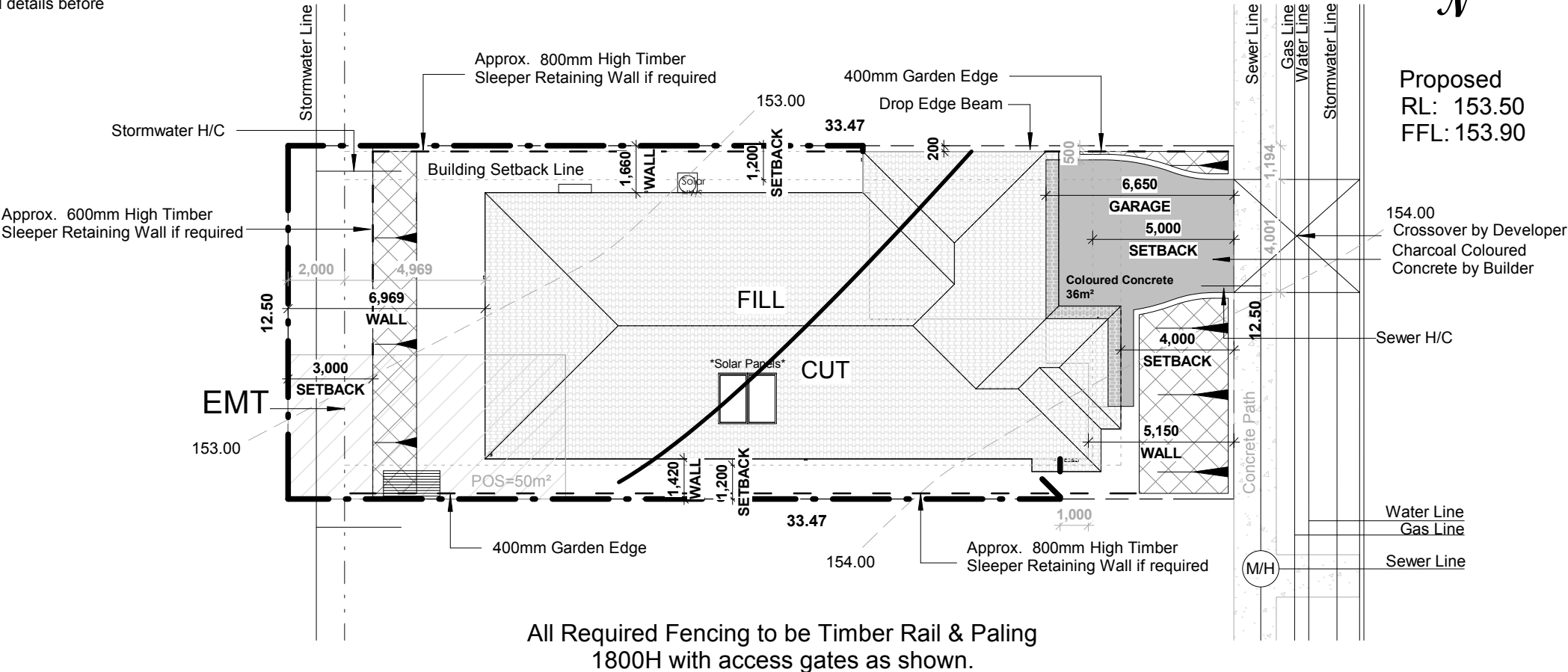
Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure including house Connections AND be founded a minimum 300mm below the zone of influence.

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

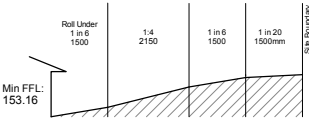
DISCLAIMER:
Site levels, services and existing structures are supplied by others, therefore Impact Homes takes no responsibility for their accuracy. The builder should verify all details before commencing work.

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.



- 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
1 : 200

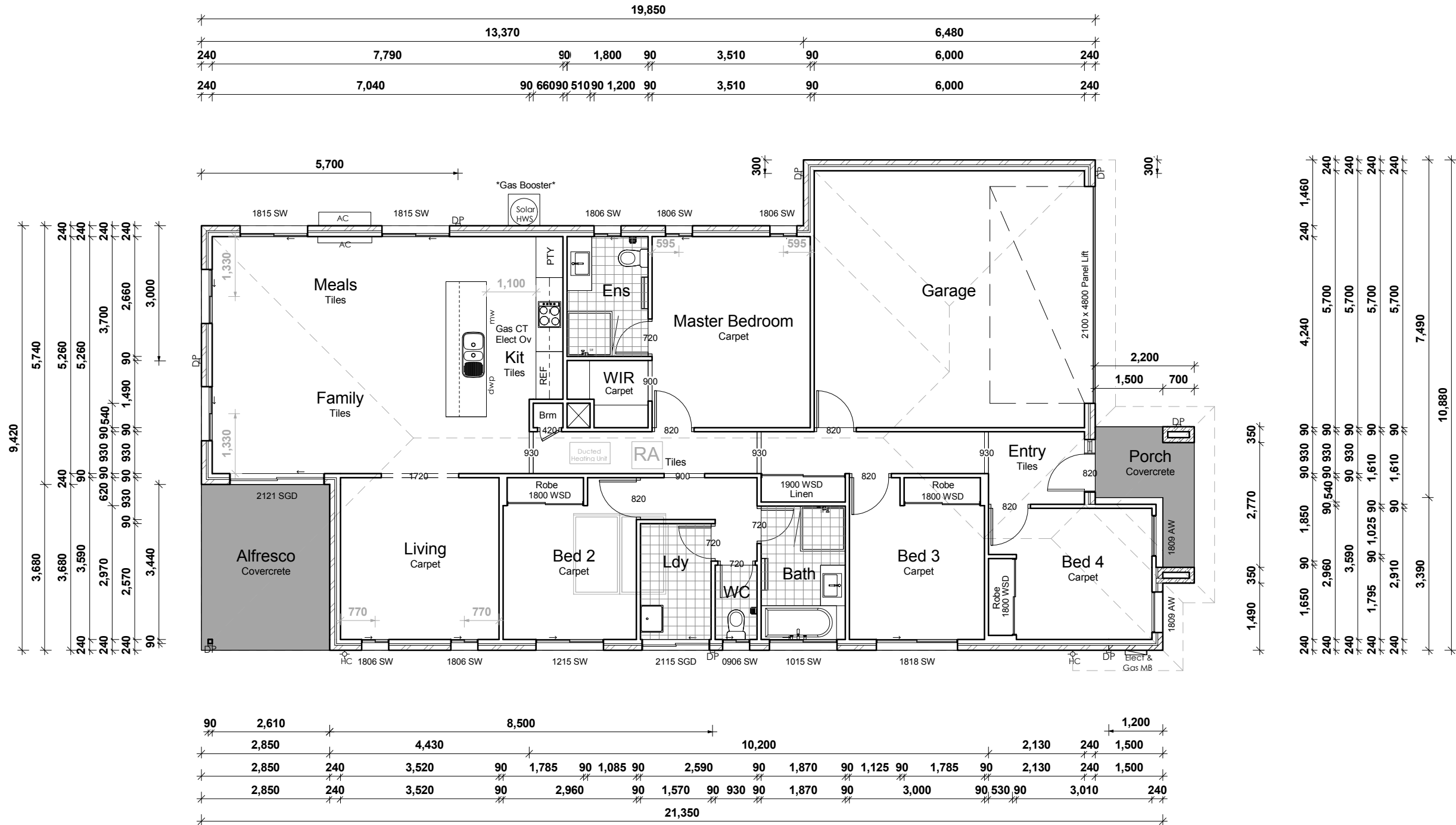
	CLIENT		PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Whittlesea City Council	CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440 25.00° Concrete Tile 450	02 SITE			1 : 200		CLIENT SIGN.	SIGN: _____
	SITE ADDRESS	Lot 24 Martin Close Subdivision . SOUTH MORANG . VIC . 3752		Wind Rating: Area of Land: 418m2 Site coverage: 49%					#	DATE	DESCRIPTION			
	SP		DRAWING DETAILS	Job Number: 135550 Issue: Prelim Plans Date: 28/03/2018										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.


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	153.63 m ²
Garage	37.42 m ²
Alfresco	10.49 m ²
Garage	4.54 m ²
	206.07 m ²



	CLIENT		PROPERTY DESCRIPTION Parish: County: Map Ref: Local Authority: Whittlesea City Council Wind Rating: Area of Land: 418m2 Site coverage: 49%	DESIGN: Cedar	03 GROUND FLOOR				1 : 100	CLIENT SIGN. SIGN: _____ DATE: ____/____/____																										
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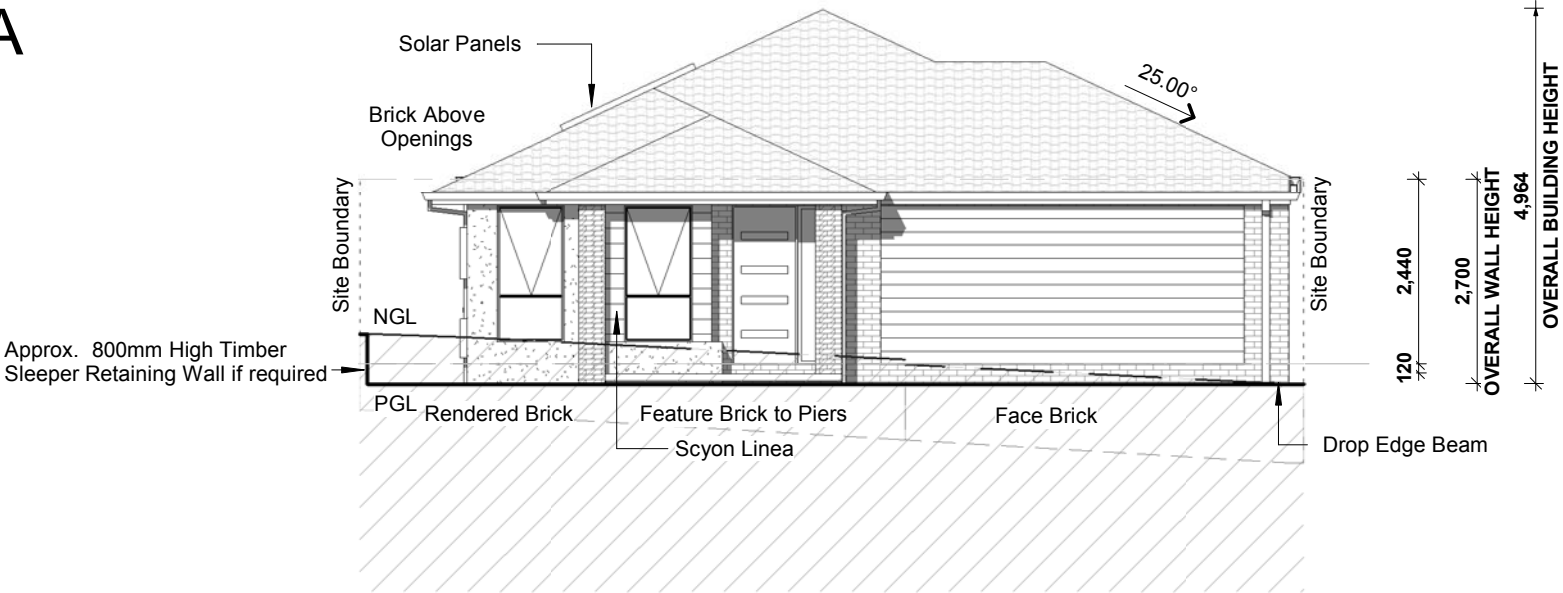
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1

Elevation A

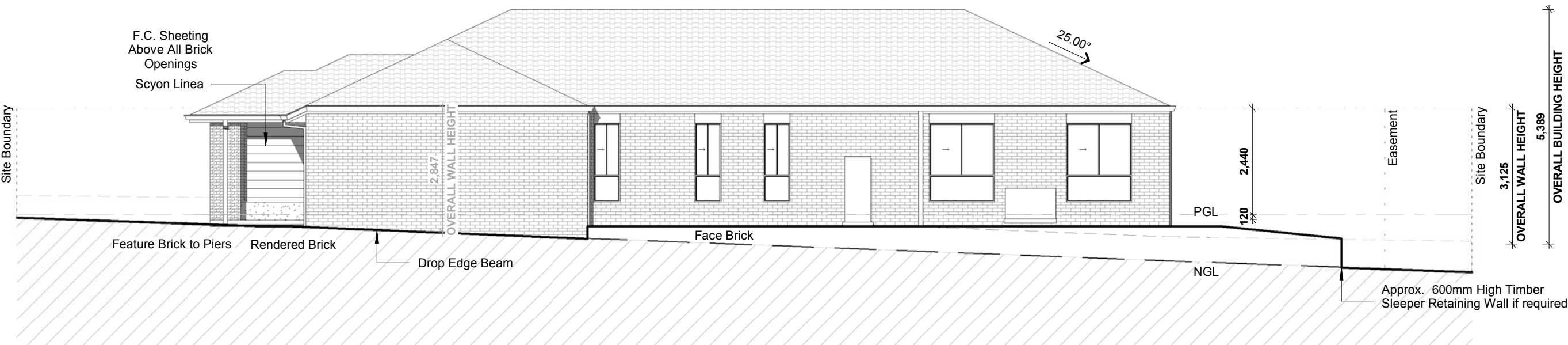
1 : 100



2

Elevation B

1 : 100



CLIENT	Lot 24 Martin Close Subdivision SOUTH MORANG . VIC . 3752
	SP

DRAWING DETAILS	Parish: County: Map Ref: Local Authority: Wind Rating: Area of Land: Site coverage:
	Whittlesea City Council 418m2 49%

CONSTRUCTION DET.	DESIGN: Cedar
	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang

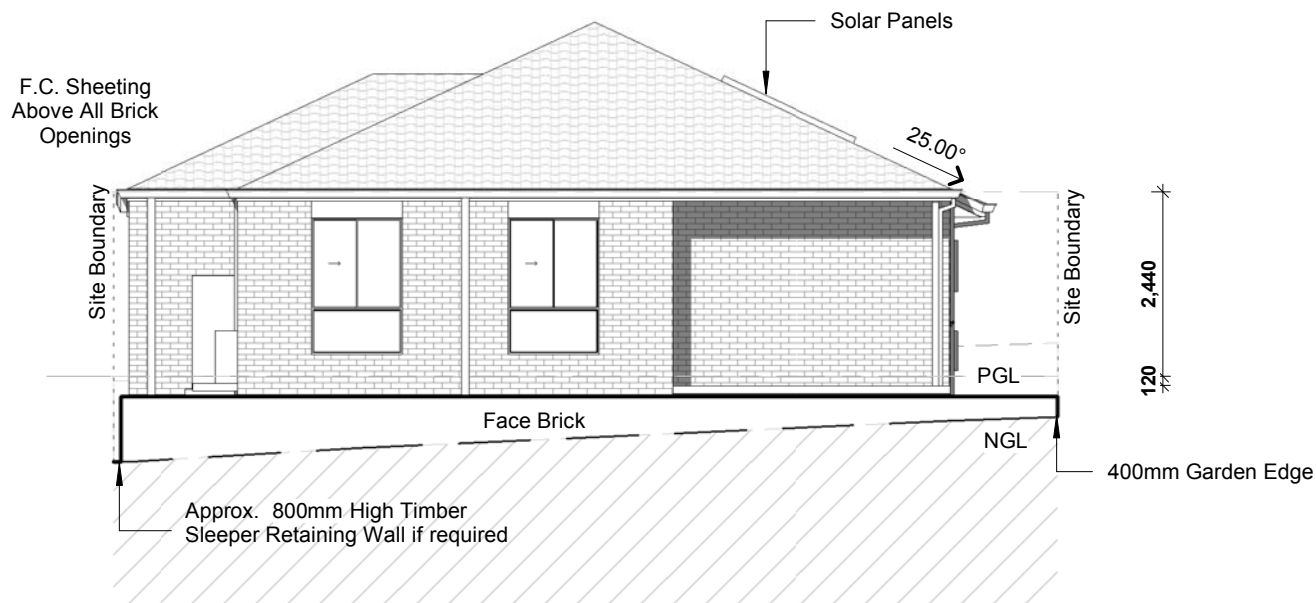
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	DATE: ____/____/____

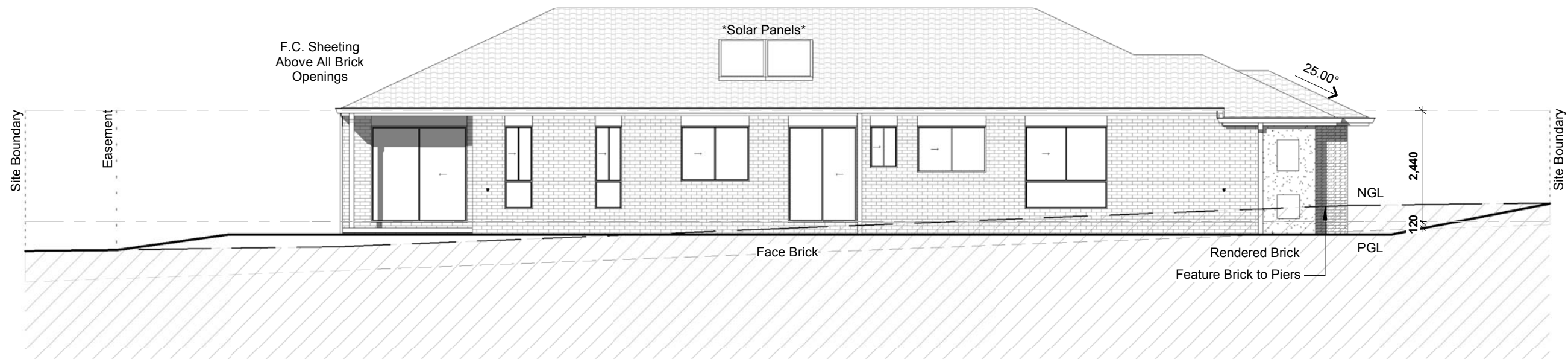
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1 Elevation C
1 : 100



2 Elevation D
1 : 100



CLIENT
Lot 24 Martin Close Subdivision
. SOUTH MORANG . VIC . 3752
SP

PROPERTY DESCRIPTION
Parish: County: Map Ref: Local Authority: Whittlesea City Council
Wind Rating: Area of Land: 418m2
Site coverage: 49%
Job Number: 135550
Issue: Prelim Plans
Date: 28/03/2018

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














































04b ELEVATION 2

1 : 100

AMENDMENTS	#	DATE	DESCRIPTION

CLIENT SIGN. SIGN: _____
DATE: ____/____/____
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Electrical Legend

- | | |
|---|---------------------------|
|  | Erect Meter Box |
|  | Gas Meter Box |
|  | Fuse Box (Int) |
|  | Gas HWS |
|  | Solar HWS |
|  | AC Condenser |
|  | AC Head Unit |
|  | Gas Cylinder |
|
 | |
|  | Solar Panel |
|
 | |
|  | 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 |

Electrical points positions
subject to construction
constraints



IMPACT
HOMES

(1

GF Electrical Plan

1 : 100

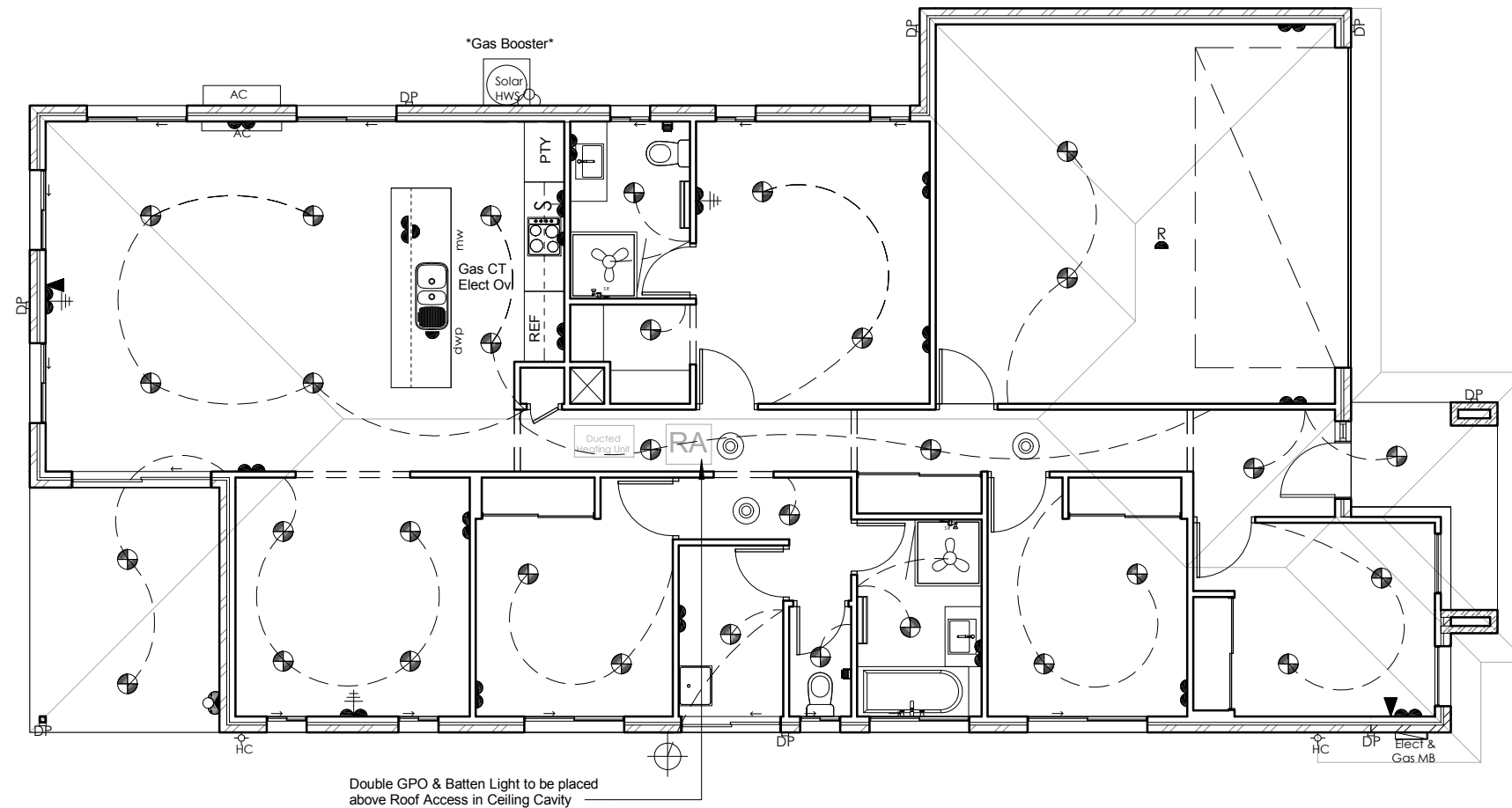
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Ducted Heating Throughout



Electrical Fixture Schedule		
Count	Family	Type
32	Light Downlight	240V
19	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
3	Service Point	TV
1	Light Point	Wall
1	GPO	Waterproof Double
1	GPO	Waterproof Single

[illegible]