

MANLY

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









LOT 20 SIZE 35100m2 PRICE \$426,200



DESIGN MANLY SIZE 199.78m2 PRICE \$355,550



**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 20 Martin Close Subdivision SOUTH MORANG











Site Details

Property Address: Lot 20 Martin Close Subdivision Suburb: SOUTH MORANG

Site Area: 351 sqm Frontage: 10.5 Lm

House Detail







2



2

SITE AND	ESTATE	TRIGGE	RED CO	OSTS

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	\$6,280.00
Treated Timber Retaining Wall	\$1,300.00
Engineered retaining to form a level pad Provisional Sum	\$34,460.00
Costs associated with Zero Boundary	\$700.00
Removal of surplus site scrape materials	\$1,200.00
Bushfire Attack Level 12.5	\$4,500.00
Wet Wall to Garage Wall if required	\$2,552.00
SubTotal	\$54,612.00
HOUSE INCLUSION UPGRADES	

Ext finish: Brick veneer construction with multiple materials for a high quality finish - see sales plans	\$2,088.00
Roof: Colorbond Custom Orb roof	\$2,000.00
Hotwater: Solar hot water system with gas booster 5 star	\$3,776.00
Skillion Roof	\$5,500.00
Community Infrastructure Levy	\$1,000.00
Extra Garage Area to fit Setbacks	\$2,176.00
Rendered Brick Above Wet Wall	\$763.00
Frosted Windows in Habitable Rooms	\$650.00
SubTotal	\$17,953.00

TOTALS

House Total	\$355,550.00
Land Price	\$426,200.00

Package Total	\$781,750.0	0
For Sale		
Signature	Signature	
Date		
Date	Date	
Printed Date 28/03/2018 10:58		





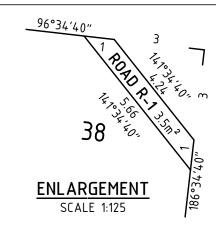
ITEMS INCLUDED IN THE CONTRACT PRICE

- Contract: Full Turnkey
- Roof: Colorbond Custom Orb
- Ceiling height: 2.44m
- Kitchen bench tops: 20 mm Engineered stone kitchen bench tops
- Hotplate: Stainless steel 60 cm 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

PS812698B



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	PLACE #	ENLARGEMENT
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	RESERVE No. 1 517m² 96°34′40″ 96°34	00:30

 7	4 M
Farren Group	
Creating New Boundaries	F

74 Maribyrnong Street Footscray 3011

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

SCALE	7.50	Ó	7.50
1:750	لببيا	LE	NGTHS .

REF: 10637 VERSION: 01

ORIGINAL SHEET SIZE: A3

SHEET 2

LICENSED SURVEYOR: ROBERT J. SIGNORINI

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:

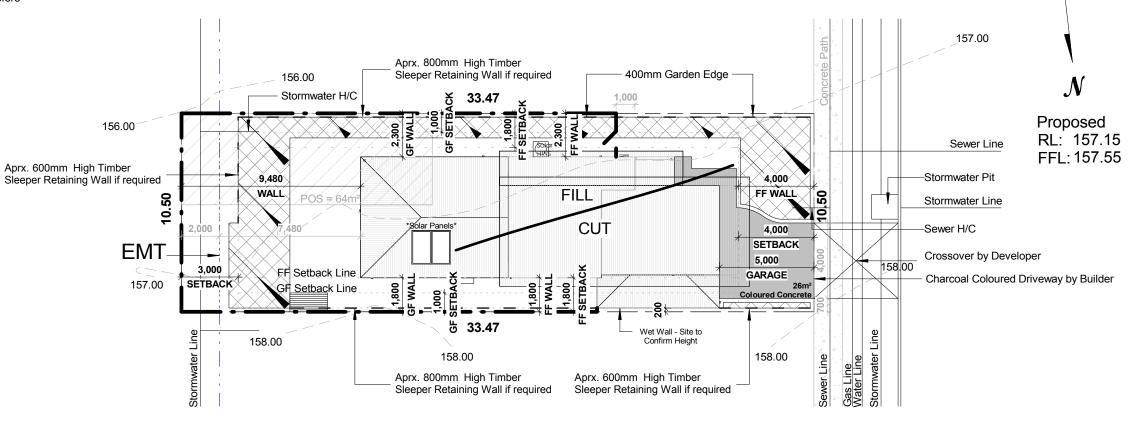
Site levels, services and existing structures are supplied by others, therefore Impact Homes takes no responsibility for their accuracy. The builder should verify all details before commencing work.

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.

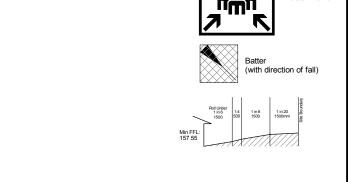
IMPORTANT NOTE:

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



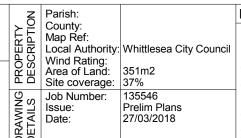
All Required Fencing to be Timber Rail & Paling 1800H with access gates as shown.







CLIEN	
ADDRESS	Lot 20 Martin Close Subdivision . SOUTH MORANG . VIC . 3752
SITE SITE	SP



	DESIGN: Manly (MOD)			
CONSTRUCTION DET.	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440 2440 25.00° Colorbond 450		

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Downpipe Elect Meter Box Gas Meter Box Int Fuse Box

Solar HWS

AC Condense

Solar Panel

Gas Cylinder

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WINDOWS

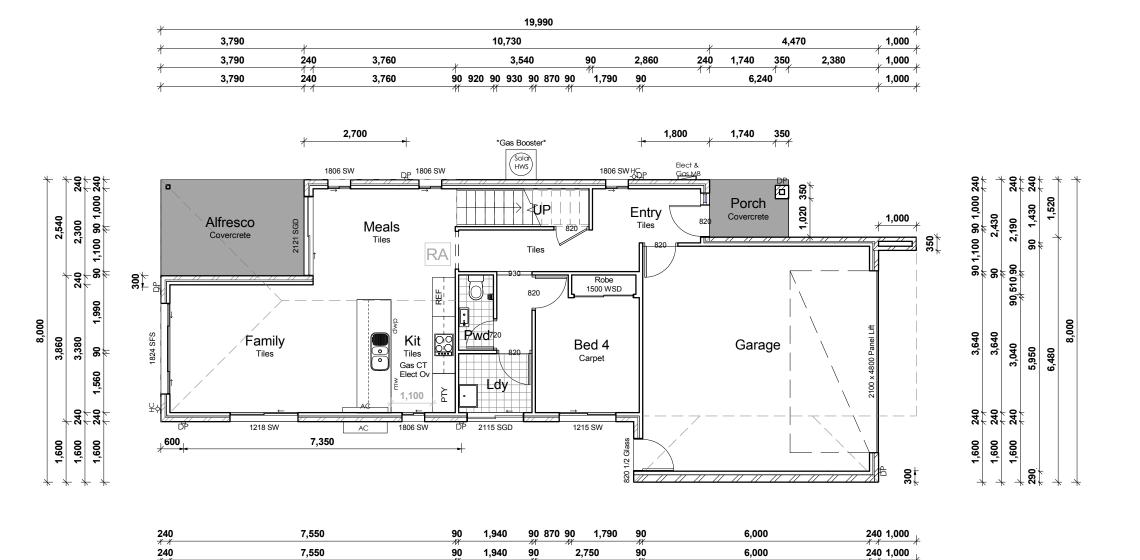
Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

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Floor Areas

GF Living	75.09 m²
Garage	40.39 m²
Alfresco	9.63 m²
Porch	3.18 m²
FF Living	71.49 m²
	199.78 m²

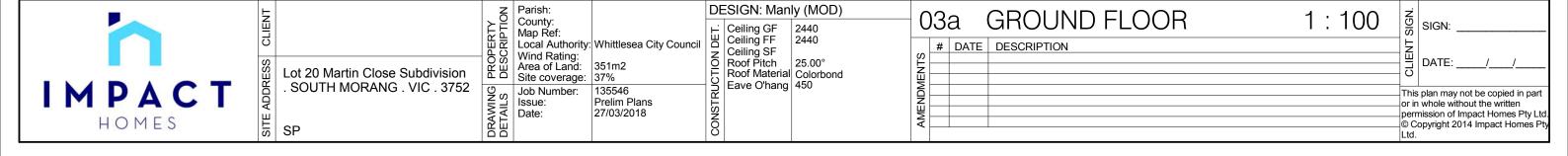


6,240

240 1,000 1,000

Ground Floor Plan

1:100



18,990

19,990

12,510

WINDOWS

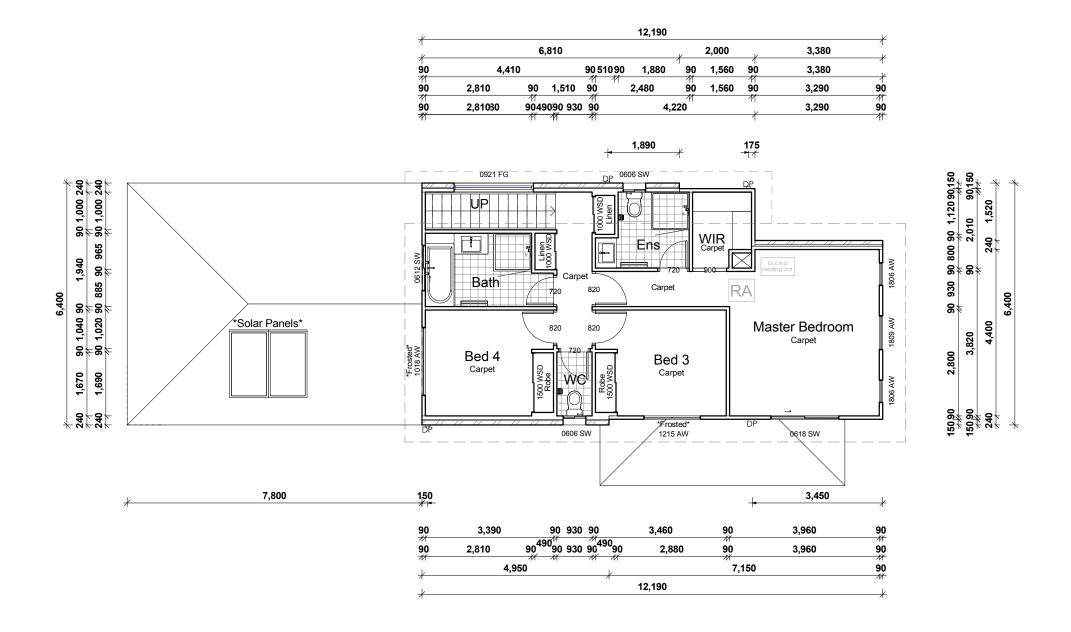
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Floor Areas

75.09 m ² 40.39 m ² 9.63 m ²
9.63 m²
3.18 m²
71.49 m²
199.78 m²



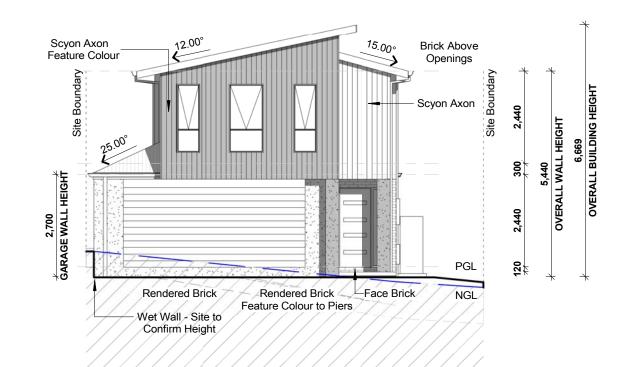
1 First Floor Plan
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Elevation A







CLIENT	
SITE ADDRESS	Lot 20 Martin Close Subdivision . SOUTH MORANG . VIC . 3752
SITE	SP

PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Wind Rating: Area of Land: Site coverage:	Whittlesea City Coun 351m2 37%
DRAWING DETAILS	Job Number: Issue: Date:	135546 Prelim Plans 27/03/2018

	DE	SIGN: Man	ly (MOD)	
ncil	OIT	Ceiling GF Ceiling FF Ceiling SF Roof Pitch Roof Material Eave O'hang	2440 2440 25.00° Colorbond 450	

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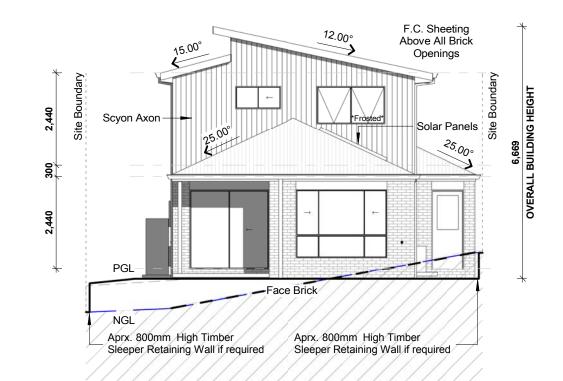
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NOTE

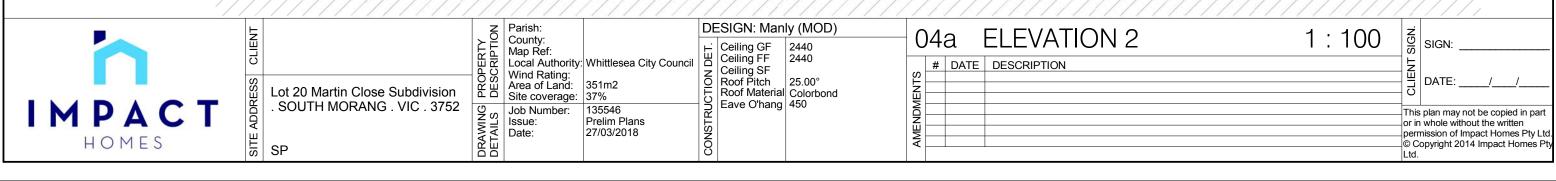
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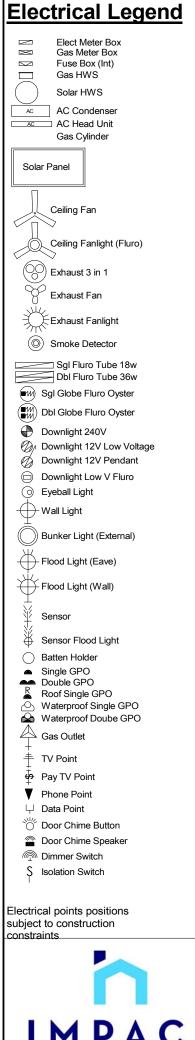
1 Elevation C



2 Elevation D







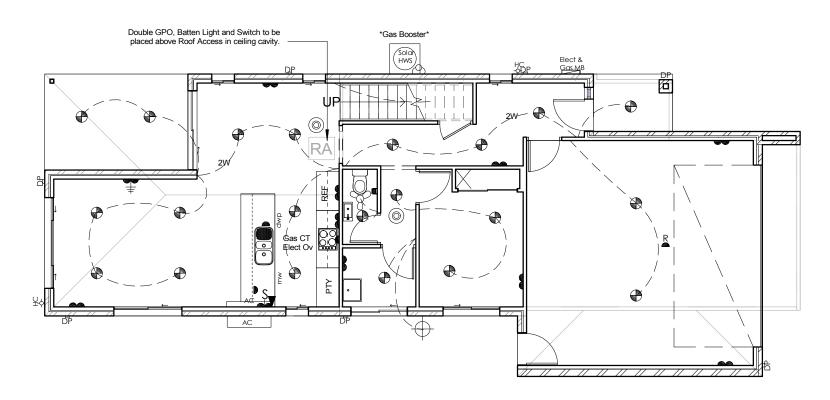
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IMPORTANT NOTE:

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

Ducted Heating Throughout



1:100

SP

GF Electrical Plan

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I	MPACT HOMES

CLIENT SITE ADDRESS Lot 20 Martin Close Subdivision SOUTH MORANG . VIC . 3752 Parish:
County:
Map Ref:
Local Authority:
Wind Rating:
Area of Land:
Site coverage:
37% Site coverage: Job Number: 135546 Prelim Plans Issue: Date: 27/03/2018

DRAWING DETAILS

DESIGN: Manly (MOD) Ceiling GF Ceiling SF
Roof Pitch
Roof Material
Eave O'hang CONSTRUCTION

GF ELECTRICAL 80 # DATE DESCRIPTION

DATE:

Туре

Exhaust Fan

Single Roof

Waterproof Single

Isolation Switch

Smoke Detector

Double

Single

240V

Phone

TV

Electrical Fixture Schedule

Fan

GPO

GPO

GPO

GPO

Isolation Switch

Light Downlight

Light Point

Service Point

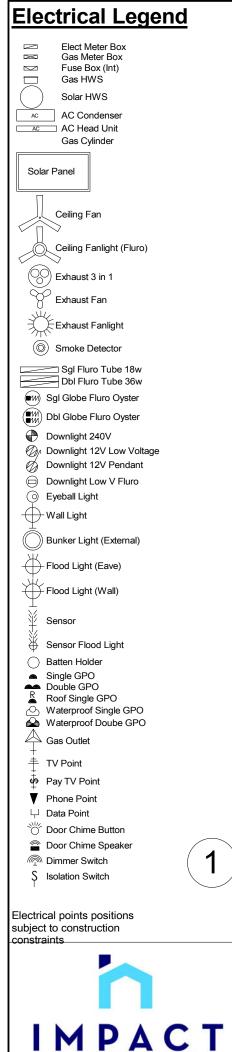
Service Point

Service Point

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1:100

Count



HOMES

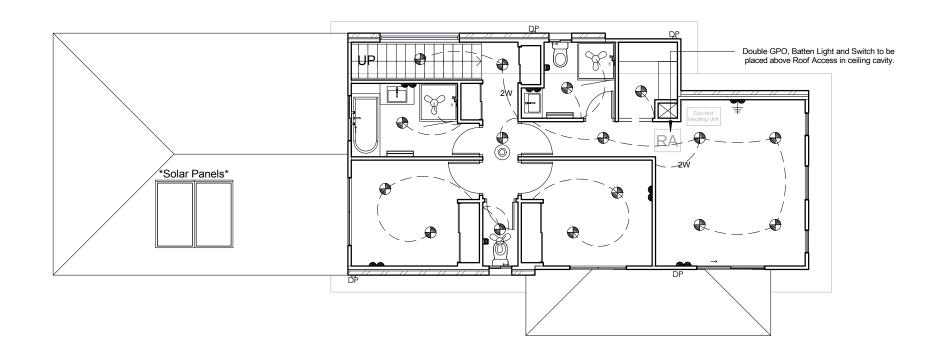
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Ducted Heating Throughout



Count	Family	Type
4	Fan	Exhaust Fan
17	GPO	Double
3	GPO	Single
1	GPO	Single Roof
1	GPO	Waterproof Single
1	Isolation Switch	Isolation Switch
37	Light Downlight	240V
1	Light Point	Wall
1	Service Point	Phone
3	Service Point	Smoke Detector
2	Service Point	TV

FF Electrical Plan

1:100

	CLIENT	Parish: County: Map Ref: Local Authority	r: Whittlesea City Council	DESIGN: Manly (MOD) L: Ceiling GF 2440 Ceiling FF 2440 Colling SF	08a FF ELECTRICAL 1:100	SIGN:
T	Lot 20 Martin Close Subdivision . SOUTH MORANG . VIC . 3752	Wind Rating: Area of Land: Site coverage: Job Number: Issue: Date:		Ceiling SF Roof Pitch Roof Material Eave O'hang V V V V V V V V V V V V V V V V V V V	WENDWEN TO THE TOTAL THE TOTAL TO THE TOTAL	DATE:// 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.