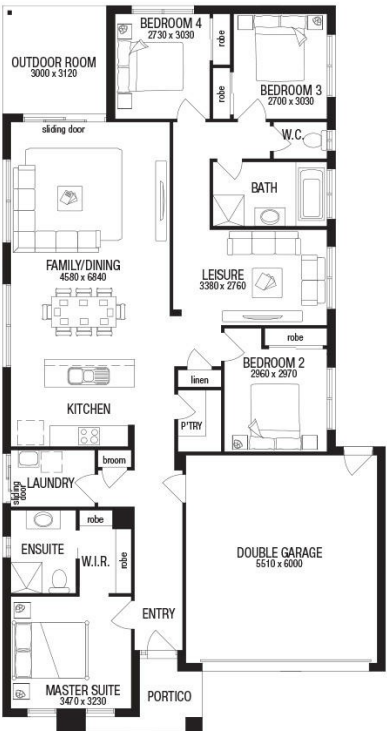


Melton & Melton South  
Ambervue Estate  
\$517,757

Lot 76, Ambervue Drive, Land size 400 sqm<sup>2</sup>

4 2 2



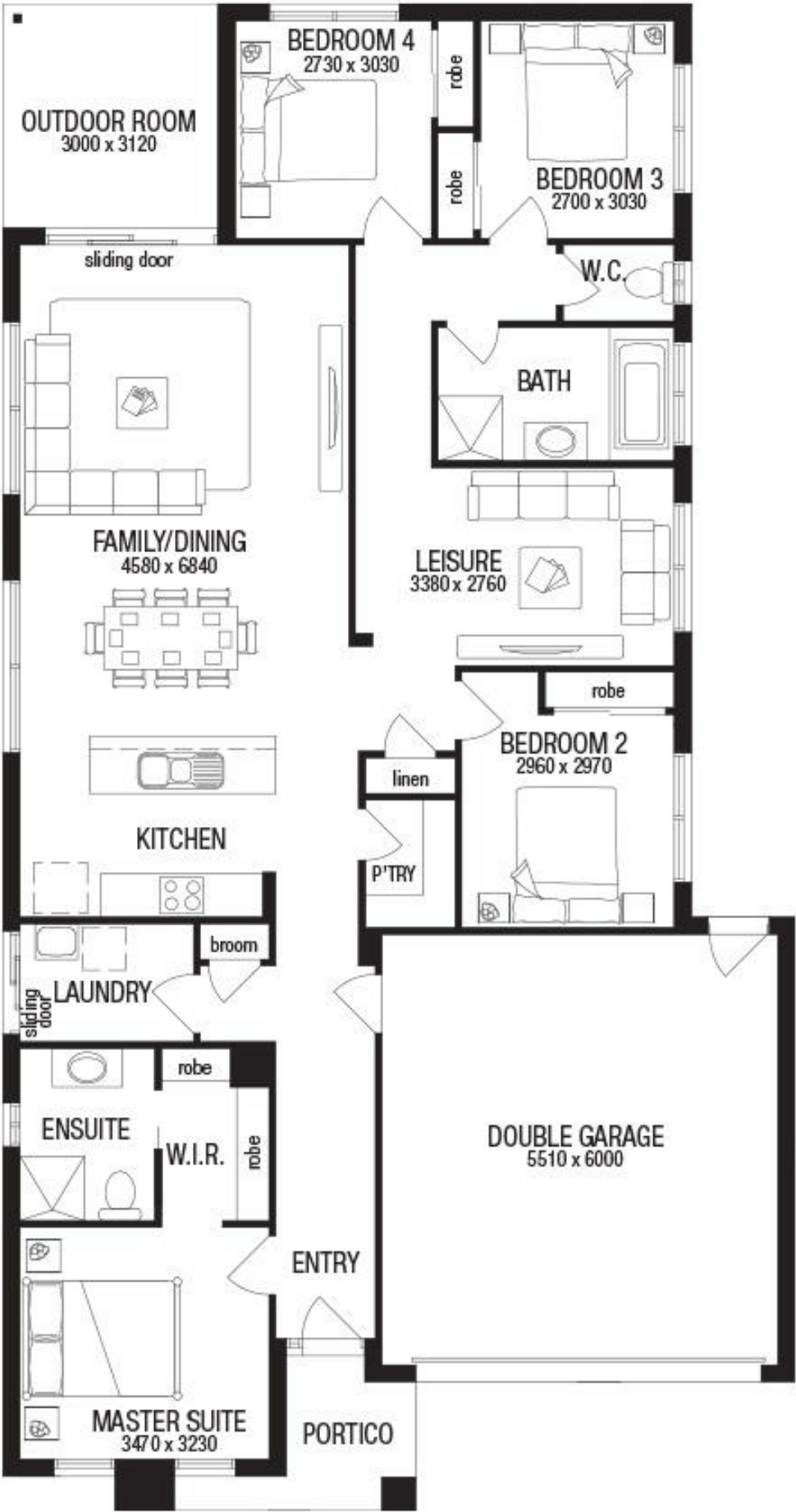
Ambervue is an exciting new residential community located within the heart of one of Melbourne's newest suburbs, Cobblebank.

At Ambervue, we judge the success of the estates we create by the way our communities embrace and enjoy them. We strive to provide a sense of meaning, connection and belonging. We invite you to join our boutique community and experience for yourself, our ideal lifestyle balance of sought after urban amenity nestled within beautiful natural surrounds.

Ambervue is the perfect place for weekend BBQ's with your neighbours or celebrations at the local park with family and friends. Come and be part of a close-knit community, one you will never want to leave. It's an opportunity not to be missed.

Specifications

	4	2	2
Property Type	House & Land		
Contract Type	2 Part Contract		
Titled	No		
Estimated Date	Titled		
Land Area	400 sqm		
Land Price	\$240,000		
House Area	152.55 sqm		
House Price	\$277,757		
Total Price	\$517,757		
Design	Parliament 203		
Facade	Kingston		
Study	No		
Reservation Deposit	\$2,000		





## HOME INCLUSIONS

MetInvest by Metricon Complete Premium effective 1 June 2015

### EXTERNAL FEATURES

<b>BRICKWORK</b>	Clay bricks. Pre-selected from builder's MetInvest colour schemes
<b>MORTAR JOINTS</b>	Natural colour, raked joints
<b>ROOF TILES</b>	Concrete roof tiles. Pre-selected from builder's standard range
<b>ROOF PLUMBING</b>	Colorbond® or Colorcote metal fascia and barge, quad gutter with rectangular downpipes
<b>EXTERNAL RENDER</b>	Acrylic texture coating render. Pre-selected from builder's standard range (facade specific, refer working drawings for extent of cover)
<b>LIGHTWEIGHT CLADDING</b>	Fibre cement products to areas as per standard working drawings (product specific)
<b>ENTRY DOOR</b>	<b>Front Door:</b> Pre-selected from builder's standard range - 2040 x 820 mm BAL 12.5 compliant
<b>LAUNDRY DOOR</b>	<b>Hinged Door Only.</b> Paint finished, flush panel, 2040mm high with clear glass panel to top section (product specific)
<b>DOOR FURNITURE</b>	<b>Front Door:</b> Entry set and deadbolt <b>External Hinged Door:</b> Entry set keyed alike to front door
<b>DOOR FRAMES</b>	<b>Front Door:</b> Aluminium, powder coat finish, 4mm toughened clear glass to sidelights (product specific) <b>Laundry (Sliding Door):</b> Aluminium, powder coat finish
<b>WINDOWS</b>	Aluminium sliding, powder coat finish. Feature windows to front facade (product specific) Keyed locks to openable windows
<b>INSECT SCREENS</b>	<b>Windows:</b> Aluminium framed, powder coat finished to match windows with fibreglass mesh fitted to all openable windows of house only <b>Sliding Doors:</b> Aluminium framed, powder coat finished to match doors with grilled barrier and fibreglass mesh fitted to all sliding doors <b>Hinged Doors:</b> Aluminium framed, powder coat finished, with grilled barrier and fibreglass mesh fitted to hinged laundry doors only
<b>INFILLS OVER WINDOWS (SINGLE STOREY)</b>	<b>Front Elevation:</b> Brickwork infills over windows and front entry frame <b>Side and Rear Elevation:</b> Brickwork infills
<b>STAIRS (DOUBLE STOREY HOMES)</b>	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

### FRAMING

<b>WALLS</b>	Stabilised timber framing throughout 90mm external and internal walls
<b>ROOF</b>	Stabilised timber roof trusses

### INSULATION

<b>CEILING</b>	R4.0 glasswool batts to house only
<b>EXTERNAL WALLS</b>	R2.0 glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed

### PAINTWORK

<b>COLOUR</b>	All paint colours pre-selected from builder's standard selection Category 1
<b>EXTERNAL</b>	<b>Front Door:</b> Sealer undercoat with enamel gloss top coats
<b>INTERNAL</b>	<b>Woodwork and Doors:</b> Sealer undercoat with satin acrylic top coats (doors, skirting and architraves to be one colour) <b>Ceilings:</b> Flat acrylic (one colour throughout) <b>Walls:</b> Two tinted coats low sheen acrylic (one colour throughout)

### INTERNAL FEATURES

<b>CEILING HEIGHT</b>	<b>Single Storey:</b> 2550mm throughout <b>Double Storey:</b> 2550mm throughout to ground floor and 2550mm to first floor
<b>ROOM DOORS</b>	Flush panel 2040mm high
<b>ROOM DOOR FURNITURE</b>	Pre-selected from builder's Category 1 lever handles, satin chrome finish
<b>MOULDINGS</b>	<b>Skirtings:</b> 67mm high <b>Architraves:</b> 67mm wide
<b>HEATING</b>	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific – refer to working drawings
<b>COOLING</b>	Evaporative cooling
<b>WINDOW FURNISHINGS</b>	<b>Roller blinds:</b> To all windows. Colour pre-selected from builder's standard range <b>Vertical blinds:</b> To all sliding doors. Colour pre-selected from builder's standard range

## HOME INCLUSIONS

MetInvest by Metricon Complete Premium effective 1 June 2015

### APPLIANCES

<b>UPRIGHT COOKER</b>	Stainless steel, dual fuel, 900mm wide
<b>RANGEHOOD</b>	Stainless steel, 900mm wide canopy rangehood, with 4-speed recirculating fan
<b>DISHWASHER</b>	Stainless steel dishwasher including single powerpoint and water point

### CABINETRY

<b>CUPBOARDS</b>	Fully lined modular cabinets
<b>OVERHEAD CUPBOARDS</b>	Up to 720mm high x 900mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
<b>DOORS/DRAWERS</b>	Standard laminate pre-selected from builder's standard colour schemes
<b>CABINETRY HANDLES</b>	Pre-selected from builder's standard colour schemes

### KITCHEN

<b>SINK</b>	Stainless steel 1200mm with 1¼ bowl
<b>TAP</b>	Bristol sink mixer
<b>MICROWAVE PROVISION</b>	600w incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all homes, refer working drawings for standard inclusions)
<b>BENCH TOPS</b>	20mm reconstituted stone benchtop from builder's standard colour schemes

### BATHROOM / ENSUITE

<b>MIRRORS</b>	Silver backed, polished edge or aluminium framed, seated on vanity
<b>BASINS</b>	Base oval vanity with white acrylic waste
<b>BATH</b>	White acrylic with matching waste
<b>SHOWER BASES</b>	White polymarble with matching waste
<b>SHOWER SCREENS</b>	Semi-frameless with pivot door and clear, laminated glass
<b>TAP AND OUTLETS</b>	<b>Bath:</b> Mixer lever and spout <b>Basin:</b> Mixer lever <b>Shower:</b> Mixer lever with all-directional shower head on slide rail
<b>TOILET SUITE</b>	Porcher Quatre white vitreous china close coupled toilet suite with soft-close seat and concealed waste & chrome mini cistern stop tap
<b>TOWEL RAILS/ TOILET ROLL HOLDERS</b>	Metal double towel rails to bathroom and ensuite Toilet roll holders to ensuite and WC (product specific)

### SUSTAINABLE ENERGY

<b>SOLAR HOT WATER</b>	Gas mains pressure hot water unit with one solar collector, 200 litres storage
<b>DRAFT EXCLUSIONS</b>	<b>Exhaust Fans:</b> Backdraft shutter incorporated in exhaust fan <b>Entry frames:</b> Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

### LANDSCAPING

<b>PAVING</b>	Up to 36m² of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
<b>LANDSCAPING</b>	Low maintenance landscaping package selection from builder's standard range
<b>LETTERBOX</b>	Metricon model 1 pre-formed concrete letterbox
<b>CLOTHESLINE</b>	Single folding frame wall mounted clothesline with optional post kit
<b>FENCING</b>	1900mm high treated pine timber paling fencing <b>Wing Fence to Side:</b> Single paling gate with latch on metal frame

### LAUNDRY

<b>TROUGH &amp; CABINET</b>	Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
<b>TAP TO TROUGH</b>	Mixer lever set (over trough only)

### STORAGE

(PRODUCT SPECIFIC)

<b>SHELVING</b>	<b>Robes:</b> One white melamine shelf and hanging rail <b>Walk in Robe:</b> One white melamine shelf and hanging rail <b>Pantry/Linen:</b> Four white melamine shelves <b>Broom:</b> One white melamine shelf
<b>DOORS</b>	<b>Robes:</b> 2065mm high, vinyl clas finish, frame and vinyl colour selected from builder's selection Category 1 <b>Walk in Robe: No Doors:</b> Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion) <b>Built in Robe: With Doors:</b> Hinged doors. Product specific, refer to working drawings for standard inclusion <b>Pantry, Linen, Broom:</b> Flush panel, 2040mm high hinged doors
<b>STORAGE HANDLE</b>	Same as cabinetry handle



## HOME INCLUSIONS

MetInvest by Metricon Complete Premium effective 1 June 2015

### ELECTRICAL

<b>POWER POINTS</b>	Double outlets throughout including dishwasher and microwave provision (product specific, refer to working drawings)
<b>INTERNAL LIGHT POINTS</b>	Fixed batten holder with cowl shades to all light points. LED downlights to living areas
<b>EXTERNAL LIGHT POINTS</b>	LED to entry and weather proof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
<b>SWITCH PLATES</b>	Slimline coloured bakelite (wall mounted where practical)
<b>LIGHT SWITCHES</b>	Clipsal Impress push button
<b>SMOKE DETECTOR</b>	Hardwired with battery backup
<b>EXHAUST FANS</b>	Above showers and toilets not opening to outside air
<b>TV POINTS</b>	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
<b>TELEPHONE POINT</b>	Two points with wall plate and trenching Underground connection to supply pit is not included
<b>SAFETY SWITCH</b>	RCD safety switch and circuit breakers to meter box
<b>ANTENNA</b>	Metro antenna package
<b>HOME SECURITY</b>	<b>Alarm System:</b> Bosch Solution 16 Plus alarm system with back-up battery, up to sixteen independent zones, internal and external sirens, one LCD keypad and four PIR sensors.

### FLOORING

<b>WALL TILES AND BATH HOB</b>	Ceramic wall tiles to areas as per standard working drawings. Pre-selected from builder's standard range Plain aluminium 'L-shape' angle trim to bath hob/riser junction
<b>FLOOR TILES</b>	Ceramic floor tiles to areas as per standard working drawings. Pre-selected from builder's standard range Aluminium metal trim to doorways/openings abutting alternative floor covering

<b>SKIRTING TILES</b>	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite and toilet/s as per standard working drawings. Pre-selected from builder's standard range
<b>PORCH TILES</b>	Refer to "Floor Tiles" section
<b>FLOORING</b>	Ceramic tiling to laundry, bathroom, ensuite, powder room (S), water closets, entry through to kitchen, kitchen, family, dining as per standard working drawing selected from builder's selection Category 1
<b>CARPET</b>	Carpet to all bedrooms, rear hallway, sitting, rumpus (product specific). Excludes wet areas, entry (through to kitchen), kitchen, pantry, dining and family. Pre-selected from builder's standard range

### GARAGE

<b>GENERAL</b>	Brick garage with tiled hip roof including Colorbond® sectional overhead door to front, plaster ceiling, concrete floor, brickwork over front door, with brickwork over (product specific - refer to working drawings for garage size and front door width)
<b>EXTERNAL WALLS</b>	Brick veneer
<b>GARAGE DOOR</b>	Remote control unit to front garage door with three transmitter units Ember seals to Colorbond® sectional door
<b>EXTERNAL PEDESTRIAN DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) <b>Door:</b> 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in <b>Door Furniture:</b> Entry set keyed alike to front door
<b>INTERNAL ACCESS DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) <b>Door:</b> Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home <b>Door Furniture:</b> Entry set keyed alike to front door

### GENERAL ALLOWANCES

Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of MetInvest by Metricon). Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area



All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.\*

MetInvest by Metricon's standard specification is subject to change without notice and MetInvest by Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. \*Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, including timber floor construction, or if the developer dictates design controls over the home. The MetInvest by Metricon specification excludes HomeSolution, Freedom, Designer and Signature ranges and only applies in the Melbourne Metro and Regional Victoria building regions, see [www.metricon.com.au/build-regions](http://www.metricon.com.au/build-regions). NSW Contractor's Licence: 174699C; SA Builder's Licence: BLD231776. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC Licence 40992) and in NSW (Contractor's Licence: 36654C). MetInvest is a division of Metricon Homes Pty Ltd (ACN 005108752). Current as of 1 June 2015. JUN2015 MET2881

## Premium — Mineral



### BENCHTOP

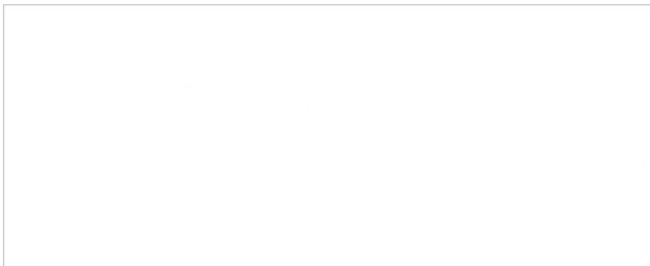
SILESTONE Blanco Norte

Kitchen benchtop only



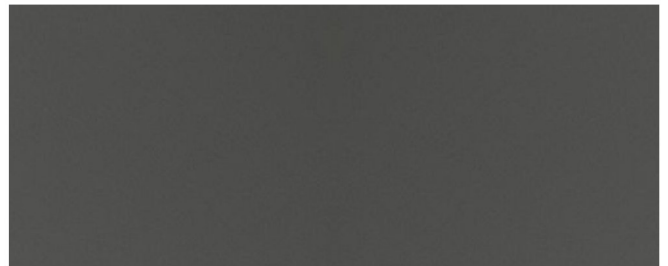
### CABINETRY THROUGHOUT

Formica Sarum Grey



### WALL TILES THROUGHOUT

BEAUMONT TILES Unite White Gloss 200x400



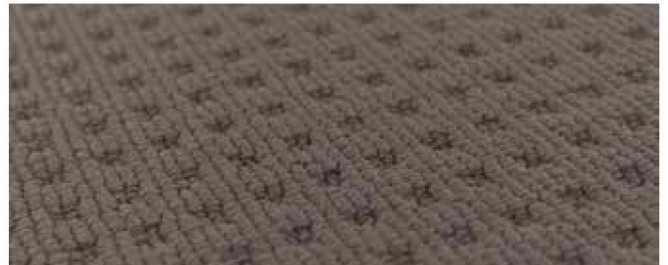
### LAMINATE BENCHTOP TO ENSUITES

FORMICA Graphite



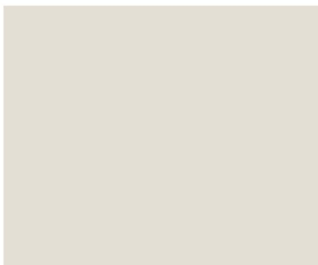
### FLOOR TILES THROUGHOUT

BEAUMONT TILES Valencia Stone White 400x400



### CARPET

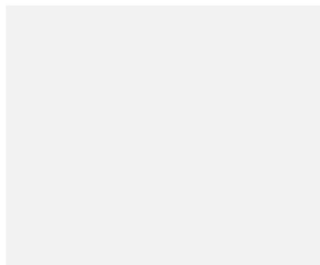
WEAVE SCAPE Mineral



### INTERNAL PAINT

#### COLOUR

DULUX Natural White



### CEILING PAINT COLOUR

DULUX Lexicon Quarter



### ROLLER & VERTICAL BLINDS

LOVELIGHT Zen Mario

Niagara range (Blockout)

## Premium — Natural Oak



### BENCHTOP

**SILESTONE** Gris Expo  
Kitchen benchtop only



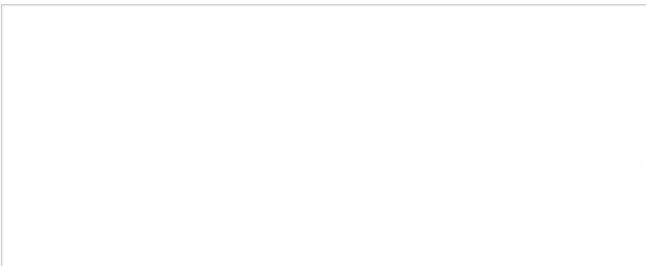
### CABINETRY

**Formica** Baikal  
Kitchen base cabinetry



### CABINETRY

**LAMINEX** Sublime Teak  
Kitchen overhead cupboards, laundry,  
bathroom & ensuite base cabinetry



### WALL TILES THROUGHOUT

**BEAUMONT TILES** Unite White Gloss 200x400



### LAMINATE BENCHTOP TO ENSUITES

**FORMICA** Finesse Sand



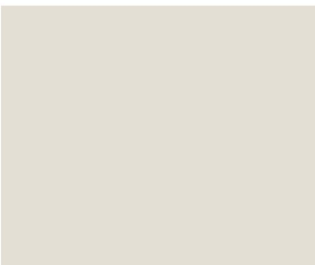
### FLOOR TILES THROUGHOUT

**BEAUMONT TILES** Valencia Stone Grey 400x400



### CARPET

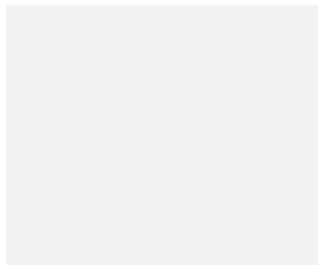
**WEAVE SCAPE** Natural Oak



### INTERNAL PAINT

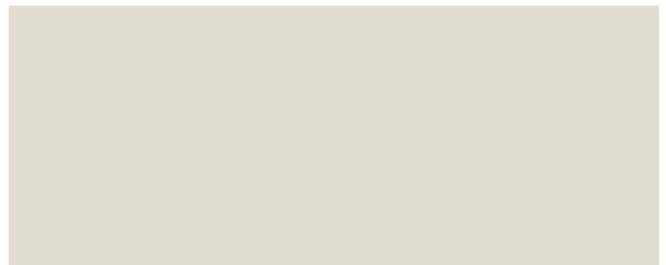
#### COLOUR

**DULUX** Natural White



### CEILING PAINT COLOUR

**DULUX** Lexicon Quarter



### ROLLER & VERTICAL BLINDS

**LOVELIGHT** Zen Cashmere

Niagara range (Blockout)



## Premium — Sand Dune



### BENCHTOP

**SILESTONE Blanco City**  
Kitchen benchtop only



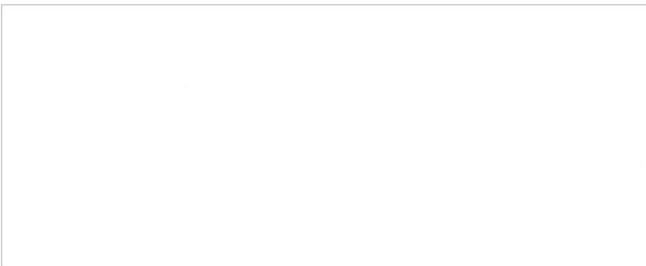
### CABINETRY

**FORMICA Warm White**  
Kitchen, laundry, bathroom & ensuite  
base cabinetry



### CABINETRY

**FORMICA Mulga**  
Overhead cabinetry



### WALL TILES THROUGHOUT

**BEAUMONT TILES Unite White Gloss 200x400**



### LAMINATE BENCHTOP TO ENSUITES

**FORMICA Finesse Taupe**



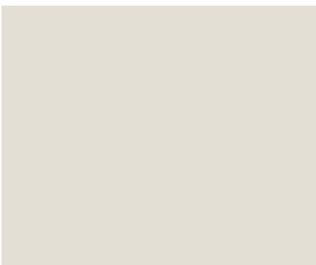
### FLOOR TILES THROUGHOUT

**BEAUMONT TILES Valencia Stone Beige 400 x 400**



### CARPET

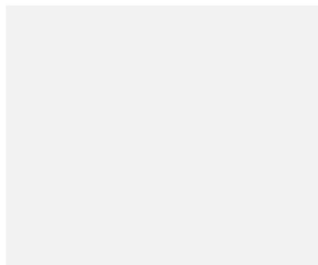
**WEAVE SCAPE Sand Dune**



### INTERNAL PAINT

#### COLOUR

**DULUX Natural White**



### CEILING PAINT COLOUR

**DULUX Lexicon Quarter**



### ROLLER & VERTICAL BLINDS

**LOVELIGHT Zen Mario**

Niagara range (Blockout)



# COMPLETE PREMIUM EXTERNAL

Victoria

## SCHEME 1



**BRICKWORK**  
SELKIRK Copperstone  
Natural raked mortar



**ROOF**  
ALICE Coal Dust  
Stuart profile



**RENDER**  
DULUX Heifer



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



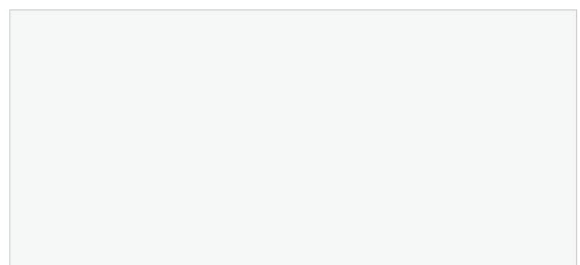
**GARAGE DOOR, WINDOWS,  
FRONT ENTRY DOOR & DOORS**  
Woodland Grey



**CLADDING & EXTERNAL PAINTED AREAS**  
DULUX Mud Pack



**GUTTER, FASCIA & DOWNPIPES**  
Woodland Grey



**CEILING LININGS**  
DULUX Lexicon Quarter

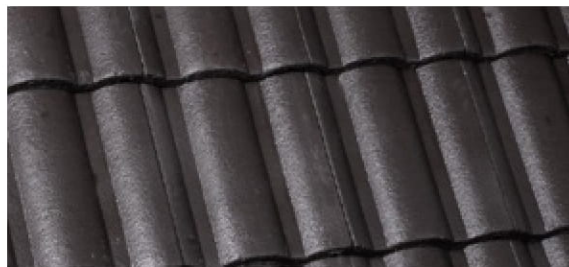
# COMPLETE PREMIUM EXTERNAL

Victoria

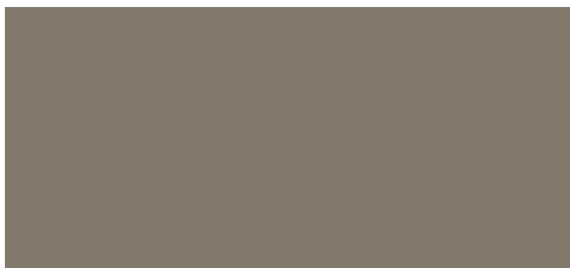
## SCHEME 2



**BRICKWORK**  
SELKIRK Goldfield Haze  
Natural rolled mortar



**ROOF**  
ALICE Coal Dust  
Stuart profile



**RENDER & FRONT ENTRY DOOR**  
DULUX Rogue



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



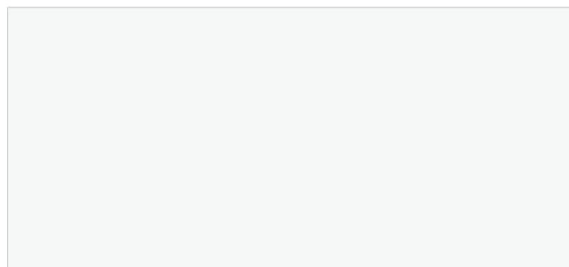
**GARAGE DOOR, WINDOWS, DOORS & DOWNPIPES**  
Evening Haze



**CLADDING & EXTERNAL PAINTED AREAS**  
DULUX Linseed



**GUTTER & FASCIA**  
COLORBOND Monument



**CEILING LININGS**  
DULUX Lexicon Quarter

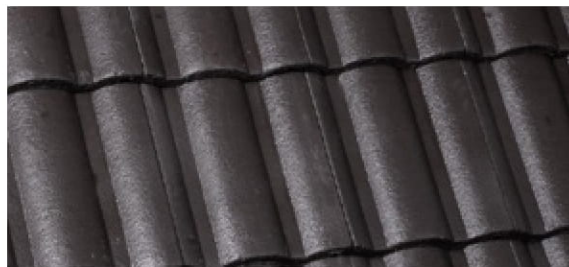
# COMPLETE PREMIUM EXTERNAL

Victoria

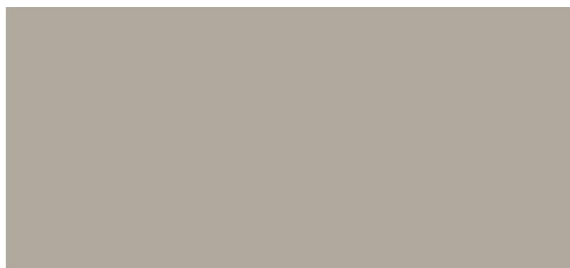
## SCHEME 3



**BRICKWORK**  
SELKIRK Musket Haze  
Natural rolled mortar



**ROOF**  
ALICE Coal Dust  
Stuart profile



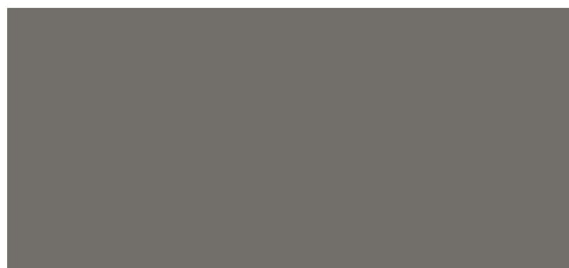
**RENDER**  
DULUX Calf Skin



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



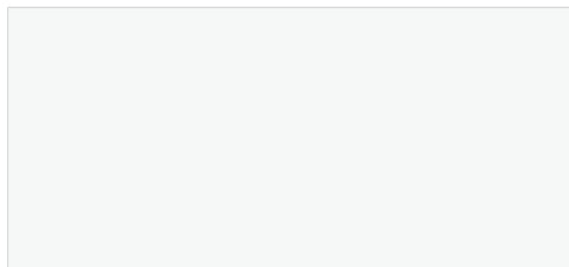
**GARAGE DOOR, WINDOWS & DOORS**  
COLORBOND Monument



**CLADDING & EXTERNAL PAINTED AREAS,  
FRONT ENTRY DOOR,**  
DULUX Homebush



**GUTTER, FASCIA & DOWNPIPES**  
COLORBOND Monument



**CEILING LININGS**  
DULUX Lexicon Quarter



# Landscaping selections — Banksia



All images are for illustrative purposes only.  
Actual landscaping may vary.

## Front Landscaping Schedule

### Shrubs / Ground coverings

20 mixed variety plants in 150mm pots  
(or similar)



Westringia



Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete  
driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line  
(or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas  
(up to 40m<sup>2</sup>)

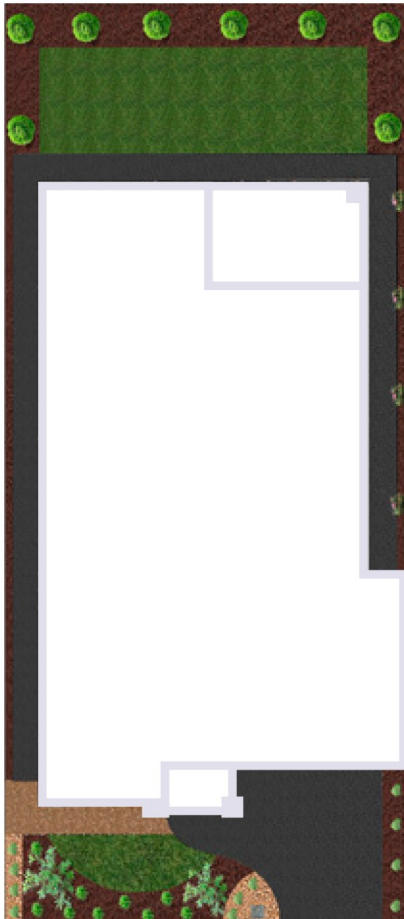
### Rear patio/verandah/outdoor room

Up to 12m<sup>2</sup> of grey concrete to rear patio  
area or concrete slab to outdoor room  
(product specific)

### Fencing

Timber paling fencing (up to 70 linear  
metres) with single gate to front

# Landscaping selections — Correa



All images are for illustrative purposes only.  
Actual landscaping may vary.

## Front Landscaping Schedule

### Shrubs / Ground coverings

20 mixed variety plants in 150mm pots  
(or similar)



Westringia



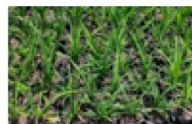
Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete  
driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line  
(or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas  
(up to 40m<sup>2</sup>)

### Rear patio/verandah/outdoor room

Up to 12m<sup>2</sup> of grey concrete to rear patio  
area or concrete slab to outdoor room  
(product specific)

### Fencing

Timber paling fencing (up to 70 linear  
metres) with single gate to front