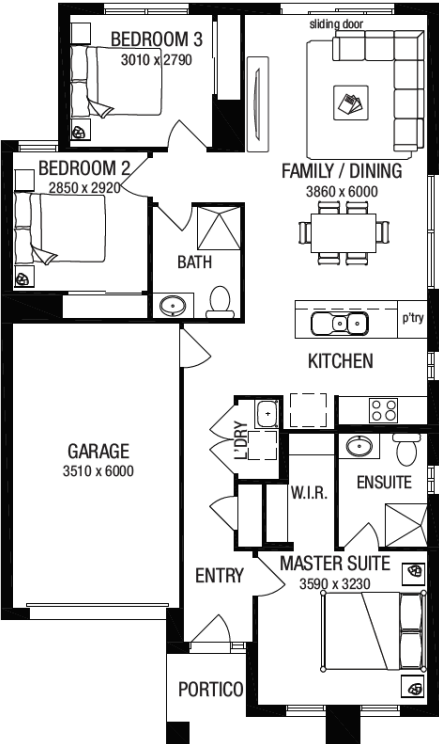


Cranbourne west
Lochaven
\$460,000

Lot 1012, Ballymarang Chase, Land size 222 sqm²

3 2 1



Specifications

	3	2	1
Property Type	House & Land		
Contract Type	2 Part Contract		
Titled	Yes		
Land Area	222 sqm		
Total House Area	130.24 sqm		
Land Price	\$245,000		
House Price	\$215,000		
Total Price	\$460,000		
Design	Fairbridge 130		
Facade	Aspire		
Reservation Deposit	\$2,000		
Specification	MetInvest Complete Inclusion		

Fairbridge 130



House Area: 102.22 m²
(11.0 squares)
Garage Area: 23.36 m²
(2.52 squares)
Portico Area: 4.66 m²
(0.50 squares)

Total Area: 130.24 m²
(14.02 squares)

Total Length: 15.59 m
Total Width: 9.23 m

Note:
Traditional facade shown.

HOME INCLUSIONS - COMPLETE

MetInvest by Metricon

EXTERNAL FEATURES

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

FRAMING

WALLS	Stabilised timber framing throughout 90mm external and internal walls
ROOF	Stabilised timber roof trusses

INSULATION

CEILING	R4.0 glasswool batts to house only
EXTERNAL WALLS	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

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

INTERNAL FEATURES

CEILING HEIGHT	Single Storey: 2400mm throughout Double Storey: 2400mm throughout to ground floor and 2400mm to first floor
ROOM DOORS	Flush panel 2040mm high
ROOM DOOR FURNITURE	Pre-selected from builder's Category 1
MOULDINGS	Skirtings: 67mm high Architraves: 67mm wide
HEATING	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
COOLING	Inverter high wall split system air conditioning unit with manual controller to family/dining area (product specific)
WINDOW FURNISHINGS	Roller blinds: To all windows. Colour pre-selected from builder's standard range Vertical blinds: To all sliding aluminium doors. Colour pre-selected from builder's standard range
STAIRS (DOUBLE STOREY HOMES)	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

HOME INCLUSIONS - COMPLETE

MetInvest by Metricon

APPLIANCES

HOT PLATE	Stainless steel, gas, 600mm wide
RANGEHOOD	Stainless steel, 600mm wide canopy rangehood, with 4-speed recirculating fan
DISHWASHER	Stainless steel dishwasher including single powerpoint and water point
OVEN	Stainless steel electric, 600mm

CABINETRY

CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	Up to 600mm high x 300mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
DOORS/DRAWERS	Standard laminate pre-selected from builder's standard colour schemes
CABINETRY HANDLES	From builder's standard colour schemes

KITCHEN

SINK	Stainless steel 1200mm with 1¼ bowl
TAP	Bristol sink mixer
MICROWAVE PROVISION	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)
BENCH TOPS	Standard laminate benchtop from builder's standard colour schemes

BATHROOM / ENSUITE

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

SUSTAINABLE ENERGY

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

LANDSCAPING

PAVING	Up to 36m² of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
LANDSCAPING	Low maintenance landscaping package pre-selected from builder's standard range
LETTERBOX	Metricon model 1 pre-formed concrete letterbox with street number
CLOTHESLINE	Single folding frame wall mounted clothesline with optional post kit
FENCING	1900mm high treated pine timber paling fencing, tapered to 900mm at front boundary Single paling gate with latch on metal frame

LAUNDRY

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

STORAGE

(PRODUCT SPECIFIC)

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

HOME INCLUSIONS - COMPLETE

MetInvest by Metricon

ELECTRICAL

POWER POINTS	Double outlets throughout excluding dishwasher, microwave provision and refrigerator (product specific, refer to working drawings)
INTERNAL LIGHT POINTS	Fixed batten holder with Gail light fitting to all light points. LED downlights to living areas and entry
EXTERNAL LIGHT POINTS	LED to entry and weatherproof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
SWITCH PLATES	Slimline coloured bakelite (wall mounted where practical)
LIGHT SWITCHES	Clipsal Impress push button
SMOKE DETECTOR	Hardwired with battery backup
EXHAUST FANS	Above showers and toilets not opening to outside air
TV POINTS	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
TELEPHONE POINT	Two points with wall plate and trenching Underground connection to supply pit is included with maximum 20 metres
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box
ANTENNA	Metro antenna package

FLOORING

WALL TILES AND BATH HOB	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
FLOOR TILES	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
SKIRTING TILES	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

FLOORING

Ceramic tiling to laundry, bathroom, ensuite, powder room (S) and water closets as per standard working drawing selected from builder's selection Category 1

LAMINATE FLOORING

Laminate 3 strip floating floor, moisture resistant underlay to entry through to kitchen, including pantry, family and dining

CARPET

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

GENERAL

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)

EXTERNAL WALLS

Brick veneer

GARAGE DOOR

Remote control unit to front garage door with three transmitter units

Ember seals to Colorbond® sectional door

EXTERNAL PEDESTRIAN DOOR

Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)

Door: 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in

Door Furniture: Entry set keyed alike to front door

INTERNAL ACCESS DOOR

Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)

Door: Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home

Door Furniture: 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



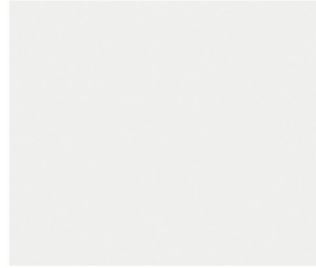
All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.*

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. 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

Complete — Natural Oak



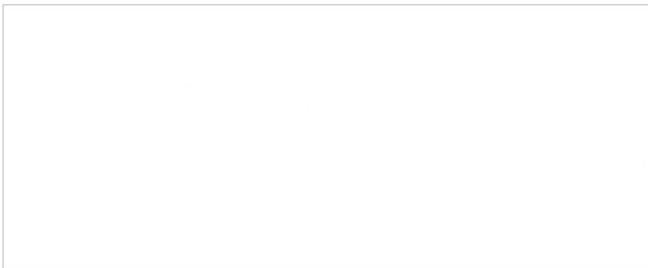
BENCHTOP THROUGHOUT
FORMICA White Finestone



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



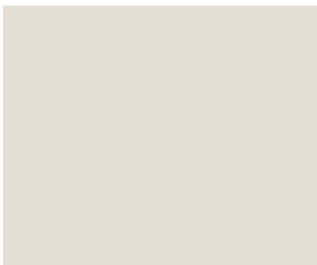
FLOOR TILES
BEAUMONT TILES Valencia Stone Grey 400x400
Laundry, Bathroom & Ensuite.



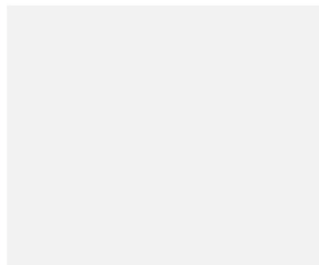
LAMINATE FLOORING
PERFECT TIMBER FLOORS Rustic Oatmeal



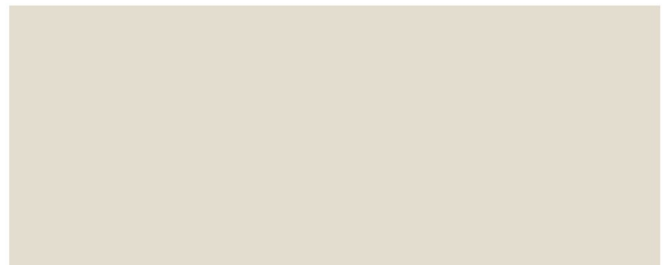
CARPET
WEAVE SCAPE Natural Oak



**INTERNAL PAINT
COLOUR**
DULUX Natural White



CEILING PAINT COLOUR
DULUX Lexicon Quarter



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Cashmere
Niagara range (Blockout)

Complete — Sand Dune



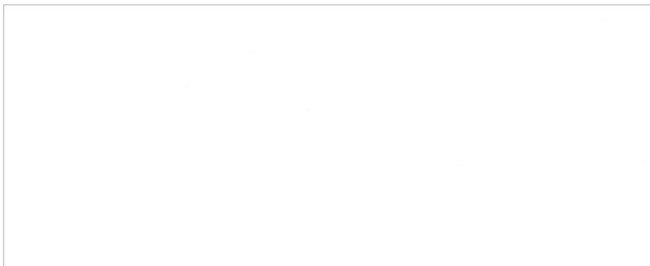
BENCHTOP THROUGHOUT
FORMICA Finesse Stone



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



CABINETRY
FORMICA Mulga
Overhead cabinetry



WALL TILES THROUGHOUT
BEAUMONT TILES Unite White Gloss 200x400



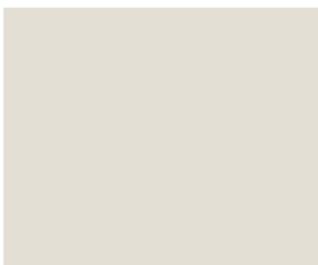
FLOOR TILES
BEAUMONT TILES Valencia Stone Beige 400x400
Laundry, Bathroom & Ensuite.



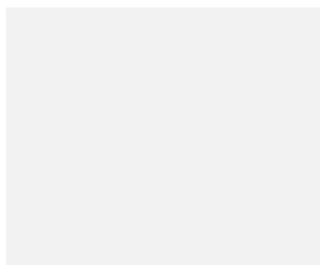
LAMINATE FLOORING
PERFECT TIMBER FLOORS Rustic Rye



CARPET
WEAVE SCAPE Sand Dune



**INTERNAL PAINT
COLOUR**
DULUX Natural White

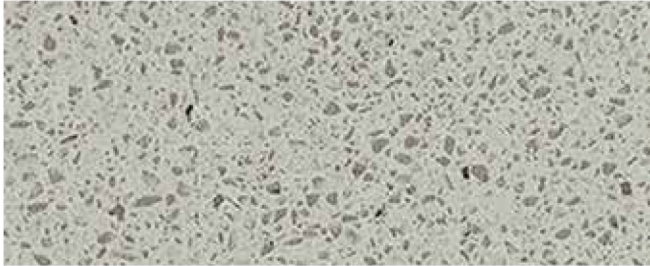


CEILING PAINT COLOUR
DULUX Lexicon Quarter



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Mario
Niagara range (Blockout)

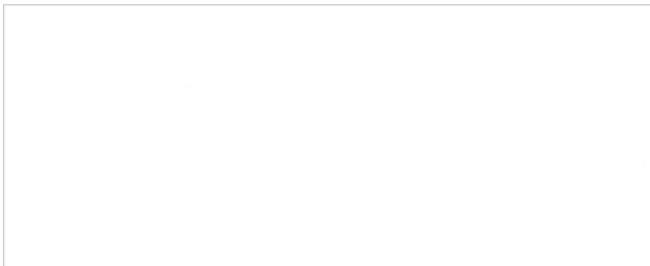
Complete — Mineral



BENCHTOP THROUGHOUT
FORMICA Grey Finestone



CABINETRY THROUGHOUT
FORMICA Sarum Grey



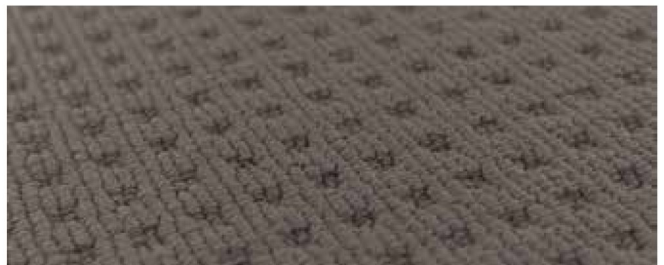
WALL TILES THROUGHOUT
BEAUMONT TILES Unite White Gloss 200x400



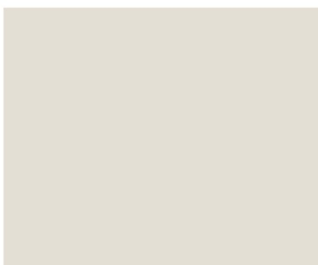
FLOOR TILES
BEAUMONT TILES Valencia Stone White 400x400
Laundry, Bathroom & Ensuite.



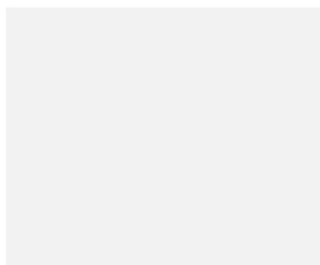
LAMINATE FLOORING
PERFECT TIMBER FLOORS Rustic Rye



CARPET
WEAVE SCAPE Mineral



**INTERNAL PAINT
COLOUR**
DULUX Natural White

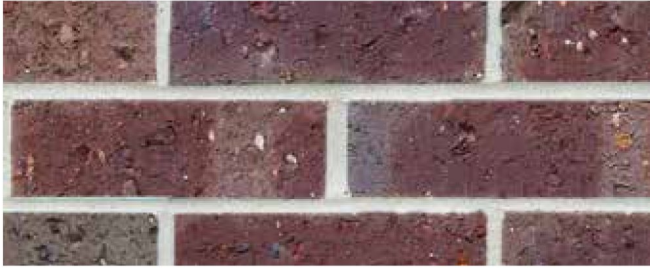


CEILING PAINT COLOUR
DULUX Lexicon Quarter



ROLLER & VERTICAL BLINDS
LOVELIGHT Zen Mario
Niagara range (Blockout)

Musket Haze



BRICKWORK

SELKIRK Musket Haze
Natural rolled mortar



ROOF

SMOKE
Curved profile



GUTTER, FASCIA & DOWNPIPES

COLORBOND Monument



CONCRETE DRIVEWAY

Gunmetal
Stippled finish



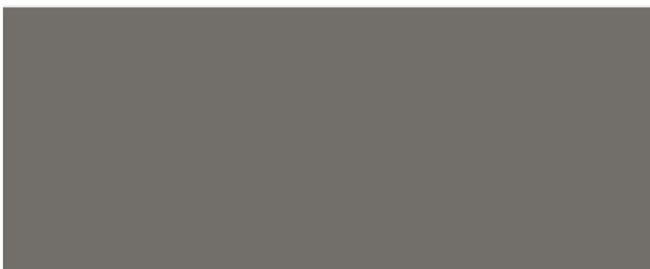
GARAGE DOOR, WINDOWS & DOORS

COLORBOND Monument



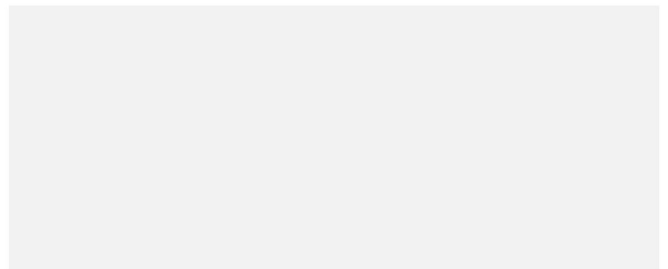
RENDER

DULUX Calf Skin



CLADDING & EXTERNAL PAINTED AREAS, FRONT ENTRY DOOR

DULUX Homebush



CEILING LININGS

DULUX Lexicon Quarter

Goldfield Haze



BRICKWORK

SELKIRK Goldfield Haze
Natural rolled mortar



ROOF

SMOKE
Curved profile



GARAGE DOOR, WINDOWS, DOORS & DOWNPIPES
COLORBOND Evening Haze



CONCRETE DRIVEWAY
Gunmetal
Stippled finish



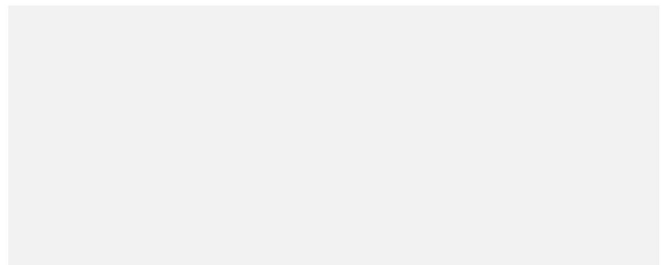
GUTTER & FASCIA
COLORBOND Monument



RENDER & FRONT ENTRY DOOR
DULUX Rogue

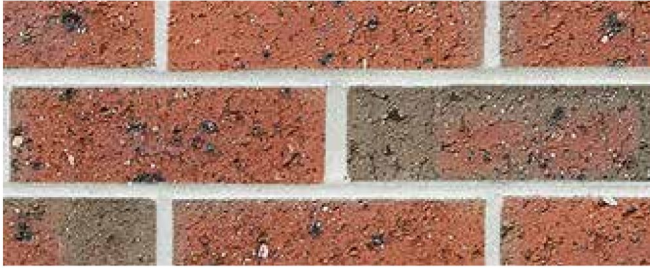


CLADDING & EXTERNAL PAINTED AREAS
DULUX Linseed



CEILING LININGS
DULUX Lexicon Quarter

Copperstone



BRICKWORK

SELKIRK Copperstone
Natural rolled mortar



ROOF

SMOKE
Curved profile



GARAGE DOOR, WINDOWS, FRONT ENTRY DOOR & DOORS

COLORBOND Woodland Grey



CONCRETE DRIVEWAY

Gunmetal
Stippled finish



GUTTER, FASCIA & DOWNPIPES

COLORBOND Woodland Grey



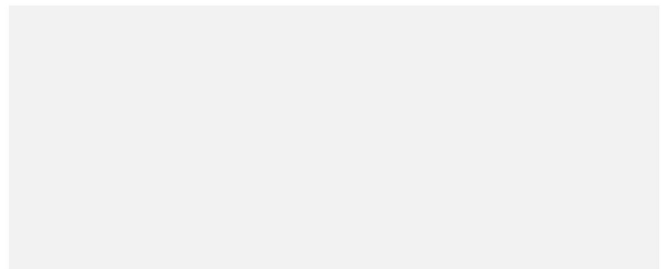
RENDER

DULUX Heifer



CLADDING & EXTERNAL PAINTED AREAS

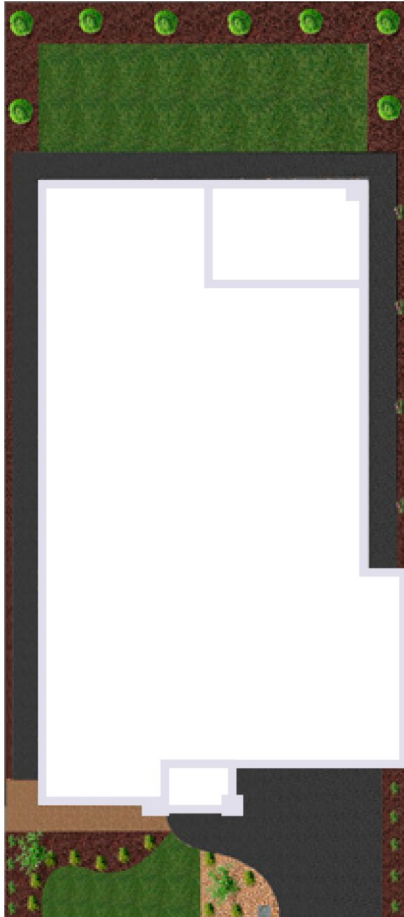
DULUX Mud Pack



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



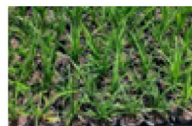
Correa Alba



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 36m² 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 40m²)

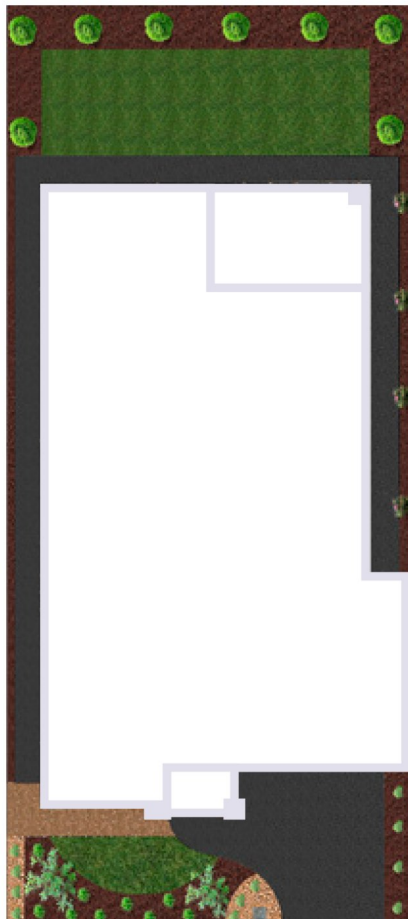
Rear patio/verandah/outdoor room

Up to 12m² 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

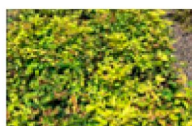
20 mixed variety plants in 150mm pots (or similar)



Westringia



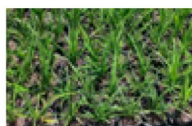
Correa Alba



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 36m² 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 40m²)

Rear patio/verandah/outdoor room

Up to 12m² 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