

*FINAL PRODUCT MAY BE SLIGHTLY DIFFERENCE BASE ON THE FLOOR PLAN DESIGN



TURNKEY INCLUSIONS

- > 2590mm Ceiling Height through out
- > Bricks infill to all windows and sliding doors
- > LED downlight throughout
- > 20mm Stone Benchtops to Kitchen, ENS and Laundry vanity
- > 900mm Tisira Cooktop and Rangehood Upgrade
- > Laminate Wall Panels to the back of the Rangehood
- > Designer range Tapware Upgrade
- > Undermount basin to all bathroom, Ensuite and powder room
- > Back-to-wall designer Toilet Upgrade
- > Freestanding bath Upgrade
- > Laminate timber flooring Upgrade
- > Flyscreens to all Openable Windows and Flyscreens doors to all Sliding Doors
- > Holland Blinds to all Windows and Sliding Doors
- > Alarm Security System and Smoke Detectors
- > 5 star Gas ducted heating
- > Evaporative Cooling to house
- > Colour though Paving Driveway
- > Front and Rear Landscaping with letter box
- > Full Shared Fencing with Wing Fence and Side Gate

MAC
Melbourne Architectural Constructions

artTM
RESIDENCE
BY MAC

Lot 2208 Mambourin

Q3 2024

Land Size 275m²

Land Price \$320,000

Turnkey Price \$322,000

Package Total \$642,000

> FIXED SITE COST

> 3 MONTH MAINTENANCE

> 10 YEAR STRUCTURAL GUARANTEE

ADRIANA 15

House Area

139.41m²

15.00sq

House Size

(Width x Depth)

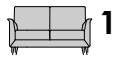
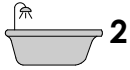
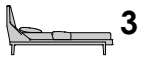
10.50 X 14.86

Min. Lot Size

Width Depth

10.50+ 21.00m+

(Including 3m Easement)
(Lot Must not facing North)



Ground Floor

B.A FLOOR AREAS	
1. HOUSE - GOTHAM	108.96
2. GARAGE - GOTHAM	23.30
3. PORCH - GOTHAM	7.15
	139.41 m²

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SINGLE STOREY INCLUSIONS

Ver 8

INTERNAL INCLUSIONS

GENERAL FEATURES (as per plans)

Ceiling Heights	2590mm high throughout
Internal Room Doors	Accent HAG9 2040mm high - exclude robe doors
Door Furniture	Designer door handles in polished chrome Privacy locks to Bathroom, Powder, and WC
Skirting	92 x 18 Primed MDF (Bevel)
Architraves	67 x 18 Primed MDF (Bevel)
Door Stops	Plastic white cushion stops to hinged doors
Door Seals	As per Energy Report

BEDROOMS (PER PLANS)

Walk in Robe	1 x Four drawer unit with two adjustable shelves to Master Suite only
Robe	White melamine sliding doors 2040mm high to all other rooms – per plans
Powerpoints	Two powerpoints (gpo's) to all bedrooms Three powerpoints (gpo's) to Master Suite

APPLIANCES (per plans)

Cooktop	900mm wide gas, stainless steel – per plans
Rangehood	900mm wide canopy, stainless steel – per plans
Oven	600mm wide under bench, stainless steel
Dishwasher	600mm wide freestanding, stainless steel

CABINETS (per plans)

Base Cupboards	Fully lined melamine modular cabinets
Overhead Cupboards	Fully lined modular cabinets
Doors	Laminated doors with standard hinges (Builder's Range)
Drawers	Laminated drawers with soft close runners (Builder's Range)
Kitchen Benchtop	20mm stone benchtop (Builder's Range)
Vanity Benchtops	20mm stone benchtops (Builder's Range)
Laundry Benchtop	20mm stone benchtops (Builder's Range)
Pantry	Fully lined melamine cabinets – per plans
Handles	Designer handles in chrome (Builder's Range)

KITCHEN (per plans)

Sink	Double bowl with single drainer, stainless steel
Tap	Designer flickmixer, chrome (Builder's Range)
Microwave Provision	Colour laminate under bench – per plans
Fridge Provision	Provision for fridge with laminated cupboards above

BATHROOM / ENSUITE / POWDER / WC (per plans)

Basins	Koko vitreous china undermount basin, gloss white
Vanity Splashback	Feature tiles between mirror and vanity benchtop
Taps	Designer flickmixer, chrome (Builder's Range)
Shower Outlet	Handheld shower with rail in chrome
Mirror	Polished edge mirror to full length of vanity
Bath	1500mm length freestanding bath
Showerbases	Tiled showerbases throughout
Toilet Suite	Back to wall white toilet suite (vitreous china) with soft close seat
Towel Rail / Hooks	Double towel rails and / or hooks to Bathroom and Ensuite (Design specific)
Toilet Paper Holder	Chrome toilet paper roll holder to toilets
Handtowel Holder	Chrome handtowel holder to Powder with basin only

LAUNDRY (per plans)

Trough	45 litre inset single bowl trough, stainless steel with laminated cupboard
Tap	Flickmixer, chrome

ELECTRICAL (per plans)

Internal Lights	90mm diameter LED downlights throughout as per electrical layout
Powerpoints	Double powerpoints (gpo's) throughout as per plans. Single gpo to fridge, microwave and dishwasher
Switch Plates	White wall mounted plates (Builder's Range)
Porch Soffit Lights	90mm diameter LED downlights throughout as per electrical layout
Alfresco Light	90mm diameter LED downlights throughout as per electrical layout
External Lights	Weatherproof para floodlight outside Laundry and with sensor to Garage
TV Points	Two points – Living and Master Suite
Phone / Data Point	Two phone / data points, NBN ready
Smoke Detectors	Hardwired and interconnected to meet NCC requirements
Exhaust Fans	Ceiling exhaust fans including draft stopper
Safety Switches	RCD safety switch and circuit breakers
Rangehood	Externally vented

TILING (per plans)

Wall Tiles	Wall tiles to all mandatory areas of Bathroom, Ensuite, Powder, and Laundry – per plans (Builder's Range)
Floor Tiles	Floor tiles to Bathroom, Ensuite, Powder, WC, and Laundry – per plans (Builder's Range)
Skirting Tiles	100mm high skirting tiles (floor) to Bathroom, Ensuite, Powder, WC, and Laundry – Per plans (Builder's Range)
Kitchen Splashback	Feature wall tiles to Kitchen splashback – per plans (Builder's Range)

FLOOR COVERINGS (per plans)

Bedrooms	Carpet with standard underlay (Builder's Range)
Lounge / Study	Carpet with standard underlay (Builder's Range)
Other Areas	Timber look laminated flooring to Entry, Kitchen, Meals, Living, and Hallways (Builder's Range)

STORAGE (per plans)

Robes	White melamine shelf with hanging rail
Pantry / Linen	4No. white melamine shelves
Broom	Single white melamine shelf – per plans

PLASTER (per plans)

Walls	10mm plasterboard
Ceiling	10mm plasterboard
Cornice	75mm cove cornice throughout

PAINTWORK – 2 COAT APPLICATION

Internal Walls	Washable low sheen acrylic paint
Woodwork	Gloss enamel to doors, jambs, skirting, and architraves
Ceiling	Flat acrylic ceiling paint

HEATING (per plans)

Heating	Gas ducted heating (5 star) to bedrooms and living areas (habitable rooms) – excludes wet areas Number of heating points and unit size is dependent on the size of the house
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EXTERNAL INCLUSIONS

EXTERNAL CLADDING (as per plans)

Cladding	Clay brickwork (Builder's Range)
Mortar Joints	Natural colour mortar with rolled finish joints
Other Cladding	As per plans (Design Specific)
Front Elevations	As per plans (Design Specific)

EXTERNAL DOORS and DOOR FURNITURE

Entry Door	Solidcore 2040 x 820mm glazed door (Builder's Range)
Entry Doorframe	Aluminium powdercoated door frame. Side light on selected designs
Door Furniture	Entrance lockset in chrome including deadlock

ROOF COVER (per plans)

Roof Cover	Semi flat profile roof tiles (Builder's Range).
Roof Pitch	22.5 degree roof pitch
Roof Plumbing	Colorbond fascia, gutter, and rectangle downpipes

WINDOWS (per plans)

Front Windows	Feature powdercoated aluminium windows (Design Specific)
Side & Rear Windows	Sliding powdercoated aluminium windows including locks
Sliding Doors	Aluminium powdercoated sliding doors with locks.
Window / Door Infills	Bricks infill to all windows and sliding doors

FRAMING (per plans)

Framing	M10 structural pine studs to Australian Standard
Roof Frame	Engineered roof trusses per manufacturers design

INSULATION (per plans)

External Walls	Glasswool batts including sisalation to external brick veneer walls (exclude Garage) and internal walls between house and Garage Note: Wall batts and sisalation will be installed as per the performance solution report
Door Seals	Door seals to be provided as per Energy Report

GARAGE (per plans)

Walls	Brick veneer wall on boundary (Design Specific)
Front Garage Door	Colorbond sectional overhead door with remote control
Pedestrian Door Frame	Aluminium powdercoated door frame
Pedestrian Door	Painted weatherproof flush panel hollow core door with chrome lockset (Builder's Range)
Front Door Infill	Rendered blueboard cement sheet or painted fibre cement sheet
Rear Door Infill	Brick infill
Ceiling	Plaster ceiling with 75mm cove cornice.
Floor	Concrete floor

SUSTAINABLE ENERGY (per plans)

Hot Water System	Solar assisted hot water system with gas booster. Note: Solar panel and tank is positioned at the Builder's discretion
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PLUMBING (per plans)

External Taps	2No. external taps 1) Front water meter 2) side or rear (Design Specific)
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PORCH / ALFRESCO FLOORS (per plans)

Porch Floor	Concrete floor
Alfresco Floor	Concrete floor

SITE CONDITIONS / FOUNDATIONS

Slab Class	Up to Class 'P1' rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply
Fall of Land	Maximum 500mm fall over allotment
Allotment Size	Maximum 600m2 with a maximum setback of 5m to the house
Rock Removal	If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site
Angle of Repose	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply
Termite Treatment	Termite protection if required

COUNCIL REQUIREMENTS

Temporary Fencing	Hire of temporary fencing to site where required by Local Council
Silt Fence	Hire of environmental silt fence to front of property where required by Local Council

SITE SERVICES CONNECTION

Water	Dry water tapping connection included. Excludes recycled water connection costs
Gas	Mains gas connection included
Electricity	Mains electricity connection included excludes cost of pit. Consumer account opening fees excluded
Sewer	Sewer connection to point inside property, up to 1.2m deep
Stormwater	Stormwater connection to LPOD inside property, up to 1.2m deep
Telecommunications	Conduit installed from house to pit to be NBN ready NBN internal enclosure (basic) with 1 phone / data point. Consumer account opening fees excluded

WARRANTY

Warranty	10 year structural warranty
Maintenance	3 month maintenance period



SINGLE STOREY TURNKEY OPTIONS

Front Landscaping includes 10 x 150mm lavender, 10 x 150mm nandina domestica, 2 x 1.5m feature tress dwarf eucalypt mulch to garden beds, stepping stones to front door.

Rear Landscaping includes 10 x 1.2m pittosporums mulch to garden beds, artificial turf as indicated.

Letterbox coloured concrete letterbox to front of house.

Colour on Concrete Paving driveway, path and porch (up to 45m²).

Fencing full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all colourbond or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).

Wing Fence 1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed colourbond / timber paling capped with 125 x 75mm exposed posts.

Holland Blinds with metal chain and Vibe Block out (Up to 20 Windows).

Evaporative Cooling System Slimline Unit up to 200m² of living to 7 points including water point and single power point in roof space.

TV Antennae to roof including connection to internal TV points.

Alarm System with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Flyscreens aluminium framed to all openable windows - colour to match window Frame colour.

Flydoors sliding aluminium framed to laundry and living area - colour to match window Frame colour.