

\*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

**art**<sup>TM</sup>  
RESIDENCE  
BY MAC

**Lot 2240 Mambourin**

**Q3 2024**

**Land Size 293m<sup>2</sup>**

**Land Price \$330,000**

**Turnkey Price \$333,400**

**Package Total \$663,400**

> FIXED SITE COST

> 3 MONTH MAINTENANCE

> 10 YEAR STRUCTURAL GUARANTEE

# SIENNA 17

(SMALL LOT HOUSING CODE)



## House Area

158.86m<sup>2</sup>  
17.20sq

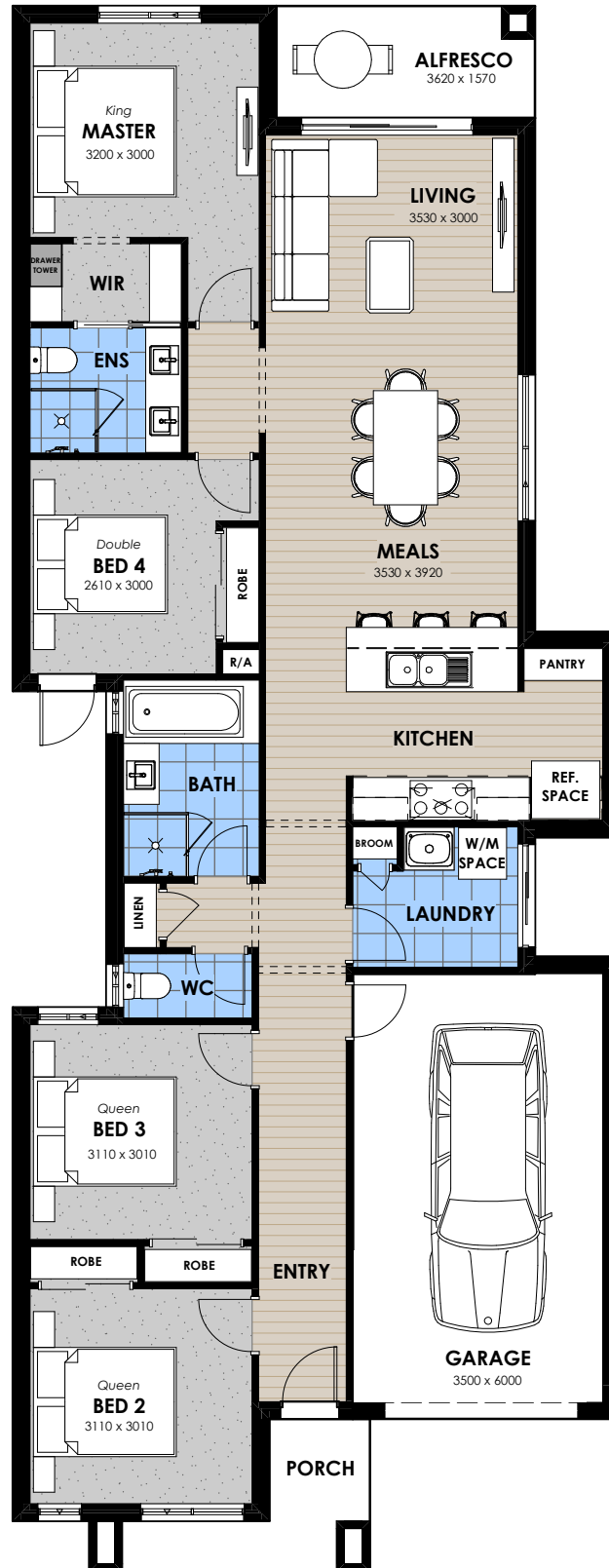
## House Size

(Width X Depth)  
8.5m x 21.92m

## Min. Lot Size

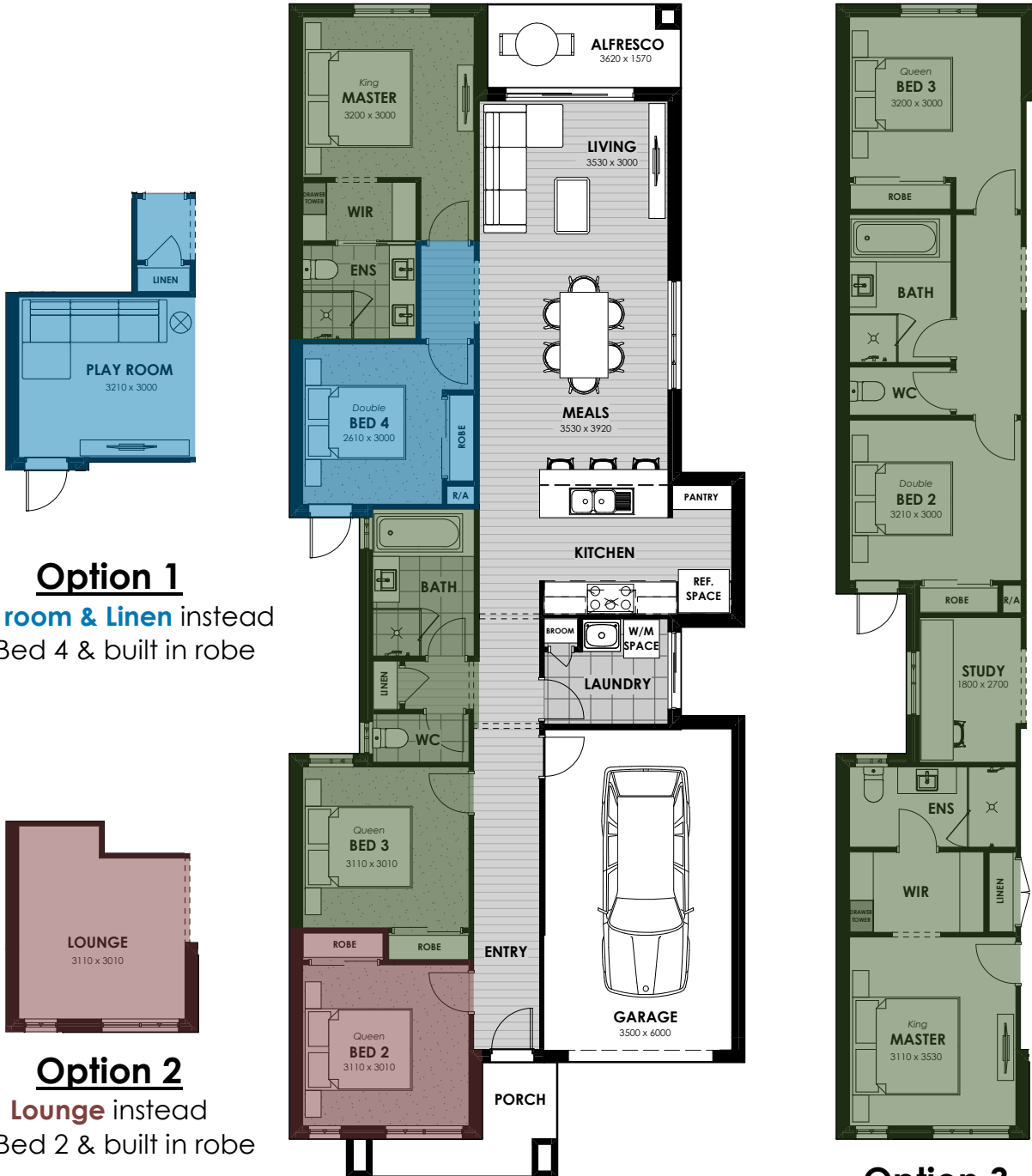
Width 8.5m +  
Depth 28.0m +

(Including 2.5m Easement)  
(Lot must be facing East or West)  
(Neighbor lots must be small lots)



Please note: This plan is indicative only and subject to complying with Small Lot Housing Code - August 2014

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# SINGLE STOREY INCLUSIONS

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## INTERNAL INCLUSIONS

### GENERAL FEATURES (as per plans)

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

### BEDROOMS (PER PLANS)

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

### APPLIANCES (per plans)

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

### CABINETS (per plans)

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

### KITCHEN (per plans)

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

### BATHROOM / ENSUITE / POWDER / WC (per plans)

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

### LAUNDRY (per plans)

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

### ELECTRICAL (per plans)

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

### TILING (per plans)

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

### FLOOR COVERINGS (per plans)

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

### STORAGE (per plans)

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

### PLASTER (per plans)

<b>Walls</b>	10mm plasterboard
<b>Ceiling</b>	10mm plasterboard
<b>Cornice</b>	75mm cove cornice throughout

### PAINTWORK – 2 COAT APPLICATION

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

### HEATING (per plans)

<b>Heating</b>	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 45m<sup>2</sup>).

**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 200m<sup>2</sup> 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.