



METROPOL II - PORTSEA 8.5M



\$999,950

Build Price \$347,750
Land Price \$652,200

LOT 2 SPRINGVALE ROAD
SPRINGVALE SOUTH
ROSELLE

EST. TITLE DATE Q4 2024
HOME SIZE 17SQ
LAND SIZE 297m²

HATTAN TURNKEY INCLUSIONS

- Full Turnkey
- 2590mm High Ceilings
- Holland Roller blinds and fly screens
- 20mm stone benchtop to kitchen with waterfall edge
- Timber laminate flooring to living area
- Quality carpet to bedrooms
- Ducted heating and split system cooling to living
- Premium Splashback to Kitchen
- Coloured Concrete Driveway
- Landscaping and Fencing
- Letterbox and Clothesline
- Alarm System with Sensors
- LED Downlights



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Hattan

Wholesale Turnkey
Inclusions

Hattan is Quality. Quality is what makes Hattan a home.



Artist Impression

SITE WORKS

Concrete waffle pod slab, engineer designed “M” up to “P” class*, maximum 300mm site fall over the building platform, no existing fill.
Slab costs will be adjusted if founding conditions differ.

*Compaction report “site specific” is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

CONNECTIONS

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

EXTERNAL FEATURES

Bricks: Clay brick selection from Hattan colour scheme.

Render: Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

Tile Feature Option: 300x600mm Horizontal lay to front façade. Colour to be selected from Hattan Colour scheme.

Infills Over Windows: Front Elevation – Brick light weight (façade design dependent). Side and rear Elevations – Brick infill over windows and doors.

Roof Cover: Concrete Roof Tiles to be selected from colour selection.

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree.

Front Entry Door: Stain colour to be selected from Hattan colour scheme.

Laundry Door: Aluminum sliding door, 2100mm high x 1450mm wide.

Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum sliding windows to side and rear elevations only.

Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.

Locks to all windows and sliding doors keyed alike.

FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

INSULATION

Insulation batts to home to comply with 6 Star Energy Rating.

INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Provide Alba Chrome levers through Chrome finish.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly Wire screens to all openable windows.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Reverse cycle split system (heating and cooling) to living.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

SMEG oven 600mm.
SMEG cooktop 900mm 5 burner stainless steel gas cooktop.
SMEG rangehood 900mm stainless steel canopy rangehood.
SMEG dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from Hattan colour scheme.

Splashback: Selected as per Hattan colour scheme.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on 200mm tile splashback.

Basin: Ceramic abovemount 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Floating vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Choose colour from Hattan colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selection from Hattan colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail.
Bathroom Shower – Shower hand shower on rail.
Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.
Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

LAUNDRY

Trough: Design specific.

Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings (Design specific).

Bench Top: Laminate with square edge (Design specific).

Tapware: Sink mixer in chrome finish.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

Alarm: Reliance 8 with 3 sensors keypad at entrance.

PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

TILING

Ceramic Floor Tiles: Selected from Hattan colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles: Selected from Hattan colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath

FLOOR COVERING

Carpet: Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase.

Timber Laminate: Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway.

STORAGE

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 (Design specific).

Sliding Robe Doors to bedrooms.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

CAR ACCOMMODATION

Garage Door: 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

Pedestrian Door (Home Specific): Door Frame – Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

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

Door Furniture – Schlage Alba Chrome Levers through Chrome finish.

Internal Access Door (Home Specific): Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture – Chrome Levers through Chrome finish.

OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway, front path and rear outdoor living.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.

ABOUT US

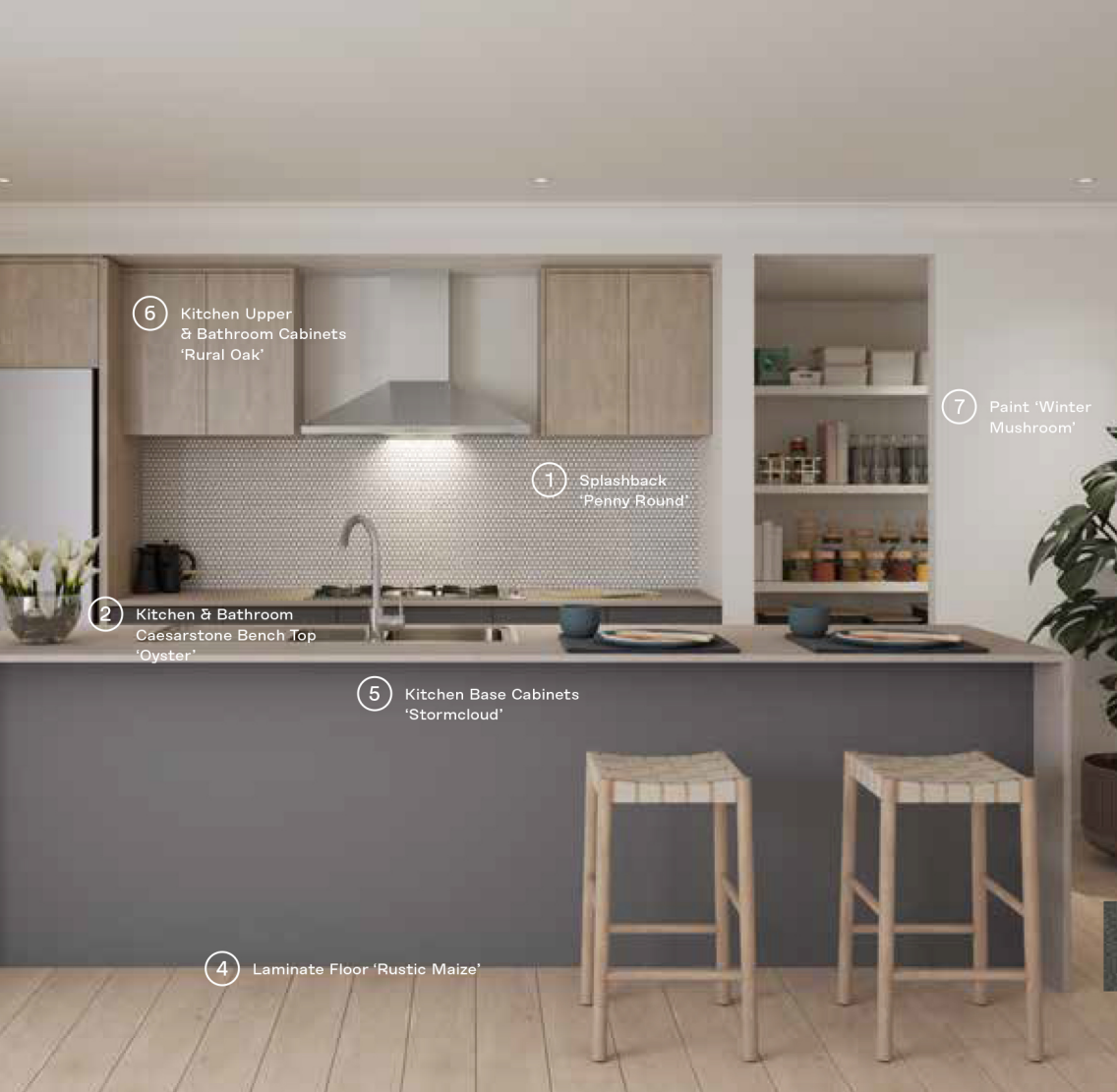
Member of Master Builders Association & Housing Industry of Australia.

10-year structural guarantee.

Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability.

Imagery for illustrative purposes.





6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'

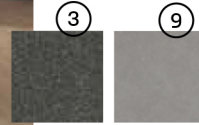
1 Splashback 'Penny Round'

2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'

5 Kitchen Base Cabinets 'Stormcloud'

4 Laminate Floor 'Rustic Maize'

7 Paint 'Winter Mushroom'



Kitchen Colour Scheme 04

- 1 Splashback 'Penny Round'
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Stormcloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Tile Simplicity Dark Grey Natural 400 x 400
- 9 Laundry Bench Top 'Basalt'

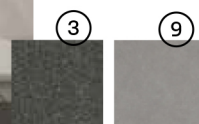


7 Paint 'Winter Mushroom'

8 Tile Simplicity Dark Grey Natural 400x400

2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'

6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'



Bathroom Colour Scheme 04

- 1 Splashback 'Penny Round'
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Stormcloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Tile Simplicity Dark Grey Natural 400 x 400
- 9 Laundry Bench Top 'Basalt'



6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'

1 Splashback Luc Statuario Lunensis

7 Paint 'Wattyl White'

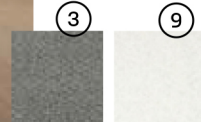
2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Rustic Oatmeal'

Kitchen Colour Scheme 05

- 1 Splashback Luc Statuario Lunensis
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Wattyl White'
- 8 Tile Simplicity Sand Natural 400 x 400
- 9 Laundry Bench Top 'Fresh Snow'



7 Paint 'Wattyl White'

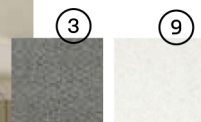
8 Tile Simplicity Sand Natural 400x400

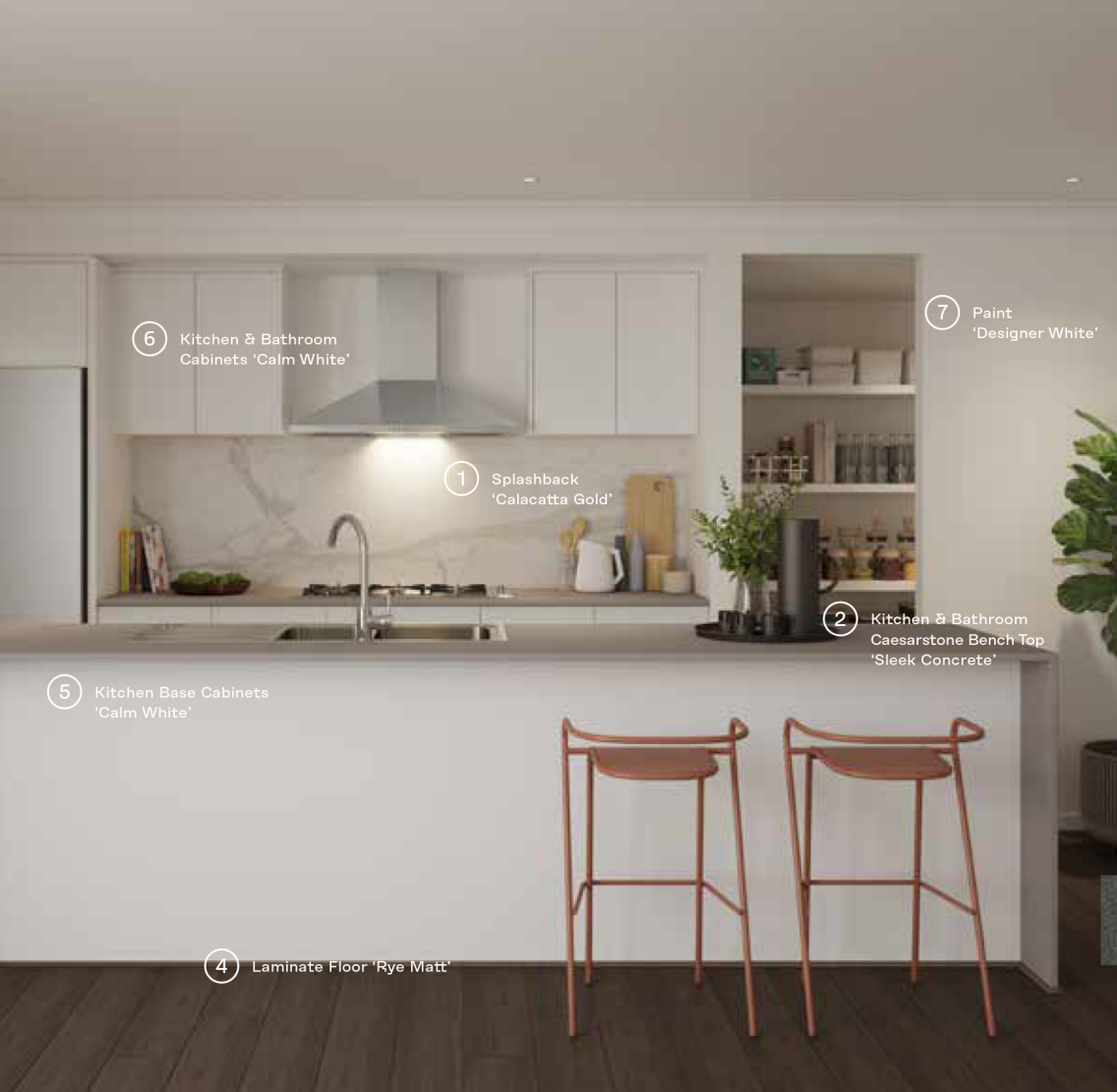
2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'

6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'

Bathroom Colour Scheme 05

- 1 Splashback Luc Statuario Lunensis
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Wattyl White'
- 8 Tile Simplicity Sand Natural 400 x 400
- 9 Laundry Bench Top 'Fresh Snow'





6 Kitchen & Bathroom Cabinets 'Calm White'

1 Splashback 'Calacatta Gold'

7 Paint 'Designer White'

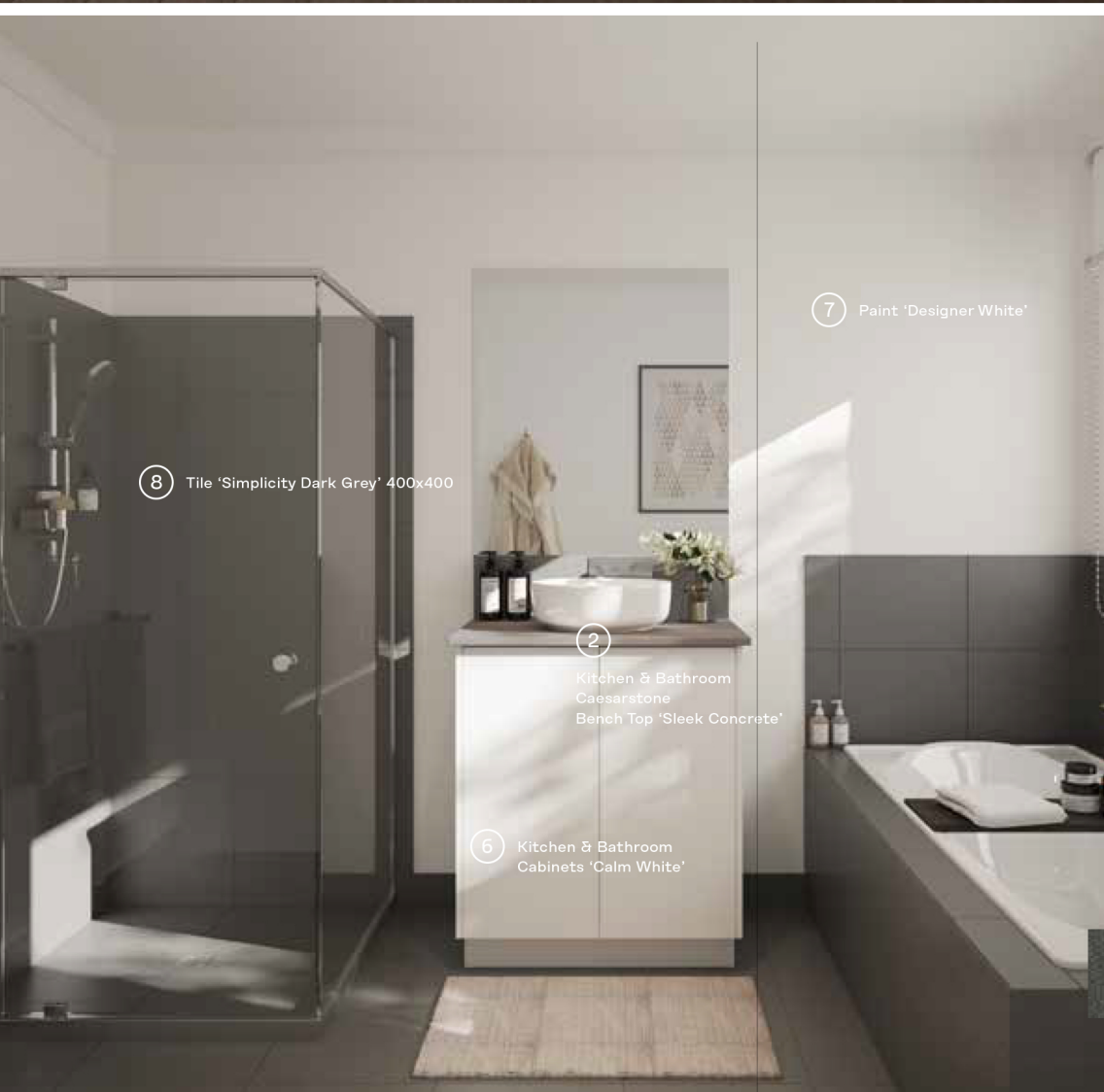
2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

5 Kitchen Base Cabinets 'Calm White'

4 Laminate Floor 'Rye Matt'

Kitchen Colour Scheme 06

- 1 Splashback 'Calacatta Gold'
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Tile 'Simplicity Dark Grey' 400 x 400
- 9 Laundry Bench Top 'Fresh Snow'



7 Paint 'Designer White'

8 Tile 'Simplicity Dark Grey' 400x400

2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'

6 Kitchen & Bathroom Cabinets 'Calm White'

Bathroom Colour Scheme 06

- 1 Splashback 'Calacatta Gold'
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Tile 'Simplicity Dark Grey' 400 x 400
- 9 Laundry Bench Top 'Fresh Snow'

