



## MEMPHIS - PRIME 10.5M



## \$649,950

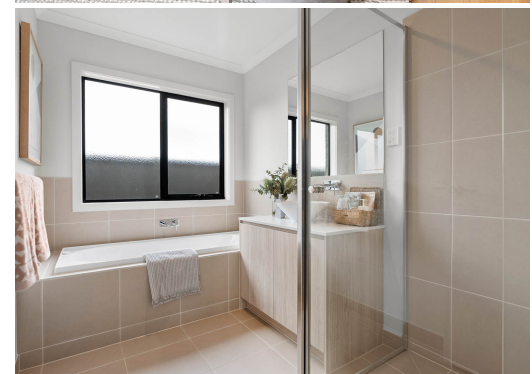
Build Price \$326,100  
Land Price \$323,850

LOT 7235 ADEGA AVENUE  
AINTREE  
WOODLEA

EST. TITLE DATE Q4 2025  
HOME SIZE 16SQ  
LAND SIZE 221m<sup>2</sup>

## HATTAN TURNKEY INCLUSIONS

- Complete Turnkey Home
- NCC Compliant
- Elegant Stone Benchtops
- High Ceilings: 2590mm
- Stainless Steel Appliances
- Reverse Cycle Split Systems Throughout
- LED Downlights
- Timber Laminate Flooring
- Plush Carpeting
- Tiled Shower Bases
- Roller Blinds and Fly Screens
- Colorbond Sectional Garage
- Landscaping and Fencing
- Coloured Concrete Driveway



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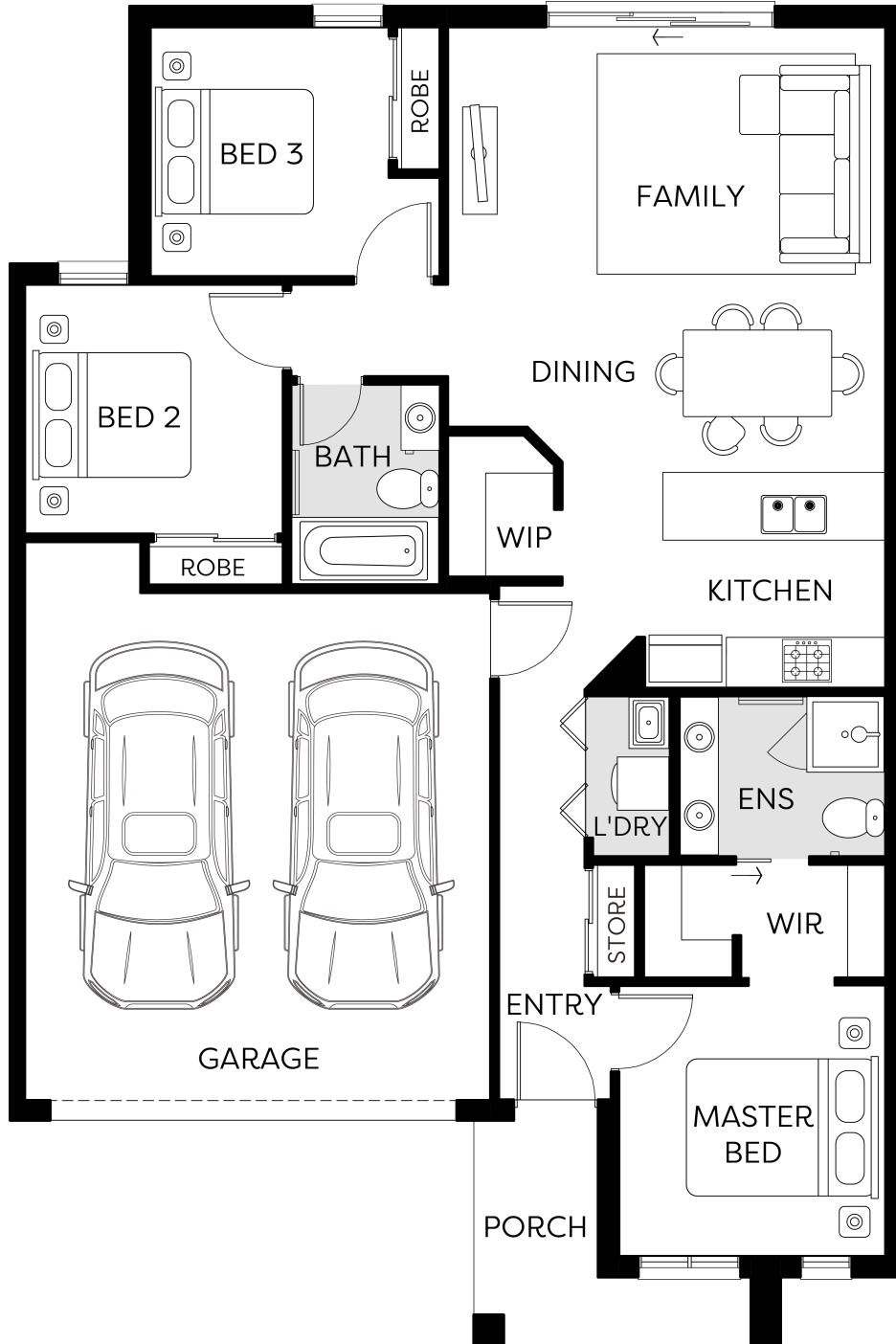


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Whilst care has been taken in the preparation of this flyer, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. This flyer is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot layout, lot size dimensions, easements, landscape treatments and final road layout are subject to change and conditional on authority approval. All interested parties should make their own enquiries. Information contained is correct at the time of printing. \* Source: Victorian Planning Authority CDB-U 50036

# Hattan

Essential Home  
Turnkey Inclusions



## 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 600m<sup>2</sup>, 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** 300 x 600mm Horizontal lay to front façade. Colour to be selected from Hattan colour scheme. (Design Specific).

**Infills Over Windows** Front Elevation - Brick light weight (Façade Specific).  
Side and rear Elevations - Brick infill over windows and doors.

**Roof Cover** Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

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

**Roof Pitch** 22.5 degree. (Design Specific)

**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 windows to side and rear elevations.

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

Locks to all windows and sliding doors keyed alike.

<b>Framing</b>	<b>Walls</b>	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.	
	<b>Roof</b>	Engineer designed stabilised timber roof trusses at 600mm centre.	
<b>Insulation</b>	Insulation batts to home.		
<b>Internal Features</b>	<b>Ceiling Height</b>	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.	
	<b>Room Doors</b>	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.	
	<b>Room Door Furniture</b>	Passage set. Provide Alba Chrome levers through Chrome finish.	
	<b>Mouldings</b>	Skirtings - 67x18mm square edge primed MDF. Architraves - 67x18mm square edge primed MDF.	
	<b>Plaster</b>	Ceiling Plaster. 10mm plasterboard finish.	
	<b>Wall Plaster</b>	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.	
	<b>Blinds</b>	Holland blinds to bedrooms and living areas.	
	<b>Fly Wire</b>	Fly wire screens to all openable windows.	
<b>Paint</b>	<b>Internal &amp; External</b>	Two coats.	
	<b>Woodwork &amp; Skirting</b>	Two coats.	
<b>Heating &amp; Cooling</b>	Reverse cycle split system (heating and cooling) to living and bedrooms.		
<b>Hot Water System</b>	Hot water unit in accordance with estate design guidelines.		
<b>Kitchen</b>	Haier Stainless Steel oven 600mm.		
	Haier cooktop 600mm 4 burner stainless steel gas.		
	Haier rangehood 600mm stainless steel canopy rangehood.		
	Haier dishwasher 600mm.		
	<b>Sink:</b> Stainless steel double undermount bowl sink.		
	<b>Tap:</b> Pull out tap in chrome finish.		
	<b>Bench Top:</b> Engineered stone benchtop 40mm. Selected as per Hattan colour scheme.		
	<b>Splashback:</b> Selected as per Hattan colour scheme.		
<b>Bathroom, Ensuite, Powder Room &amp; WC</b>	<b>Mirror</b>	Polished edges to full width of vanities sitting on tiled splashback.	
	<b>Basin</b>	Ceramic abovemount rectangle. No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.	
	<b>Vanity Unit</b>	Vanity unit on tiled pedestal.	
	<b>Bench Top</b>	Engineered stone benchtop 40mm. Selected as per Hattan colour scheme.	
	<b>Bath</b>	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific).	
	<b>Shower Bases</b>	Ceramic tiled shower base. Selection from Hattan colour scheme range with grated drain system.	
	<b>Shower Screens</b>	1950mm high semi frameless with pivot door and clear laminated glass.	
	<b>Taps and Outlets</b>	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) - Mixer.	
	<b>Accessories</b>	Toilet roll holders chrome and double towel rails.	
	<b>Toilet Suite</b>	China toilet suite in white with soft close seat.	
	<b>Laundry</b>	<b>Trough</b>	Design specific.
<b>Base Cupboard</b>		Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific). Refer to working drawings.	
<b>Bench Top</b>		Laminate with square edge. (Design specific).	
<b>Tapware</b>		Sink mixer in chrome finish.	

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Electrical	<b>Internal Light Points</b>	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	<b>External Light Points</b>	(2 No) flood light wall mounted light fitting.
	<b>Power Points</b>	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.
	<b>Smoke Detector</b>	Hardwired with battery backup.
	<b>Exhaust Fans</b>	Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.
	<b>TV Points</b>	To Family and Master Bedroom.
	<b>Telephone Point</b>	To Kitchen and Master Bedroom.
	<b>Safety Switch</b>	Residual Current Devices safety switch and circuit breakers to meter box.
Plumbing	(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).	
Tiling	<b>Ceramic Floor Tiles</b>	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, and Powder room.
	<b>Ceramic Wall Tiles</b>	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
Floor Coverings	<b>Carpet</b>	Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.
	<b>Timber Laminate</b>	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.





<b>Storage</b>	<b>Shelving</b>	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.
<b>Stairs (Double Storey Homes)</b>		Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).
<b>Garage</b>	<b>Garage Door</b>	Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile. (Design Specific). Refer to working drawings.
	<b>Remote Control</b>	Remote control unit to front garage door with 2 handsets.
<b>Outdoor</b>	<b>Landscaping</b>	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	<b>Fencing</b>	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	<b>Paving</b>	Coloured concrete to driveway and front path.
	<b>Letterbox</b>	Pre cast concrete letterbox with colour to match house.
	<b>Clothesline</b>	Fold out clothesline in rear yard.
<b>About us</b>		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.

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

[hattan.com.au](https://hattan.com.au)

# Hattan

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The building practitioner is by SOHO Living Australia Pty Ltd trading as Hattan, registration number CDB-U 50036.