

Lot 1535, Spinosa Rd,
Ooranya Estate,
Beveridge
VIC 3753

SPECS

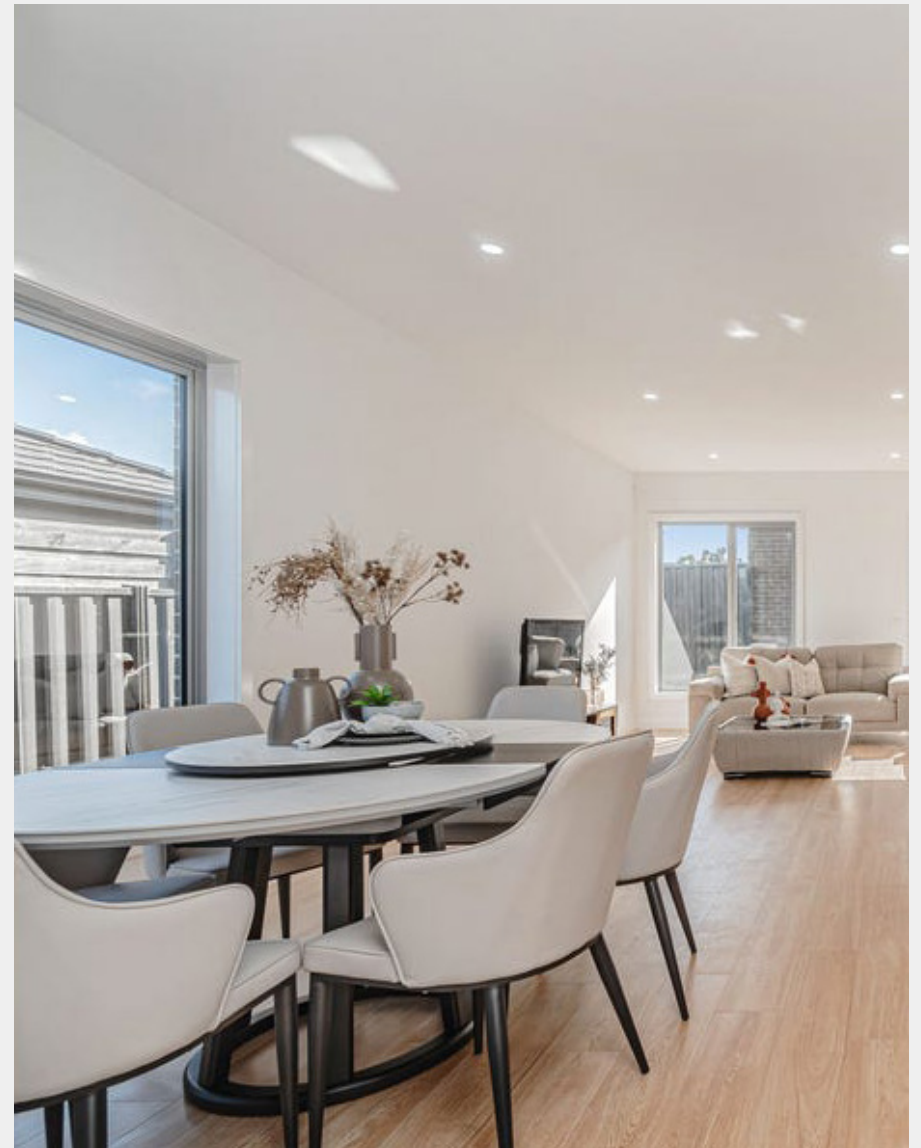
by



**Victorian
House & Land
Specialists**









Nelson 19B



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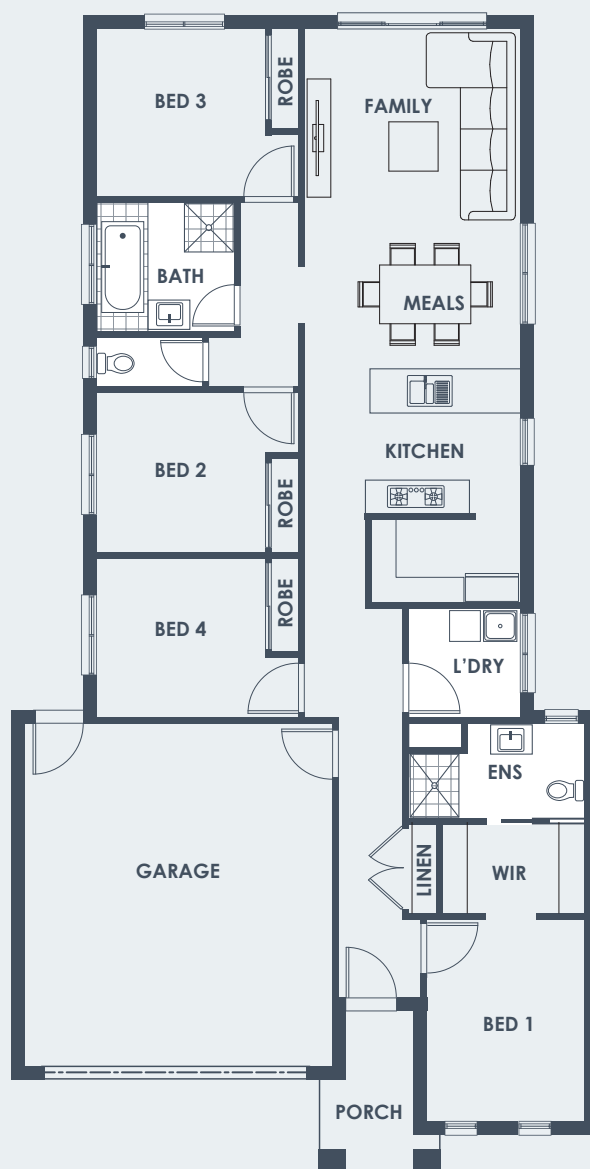
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1



2



Areas

Ground Floor: 134.57m²

Garage: 37.14m²

Porch: 3.44m²

Total: 175.15m²

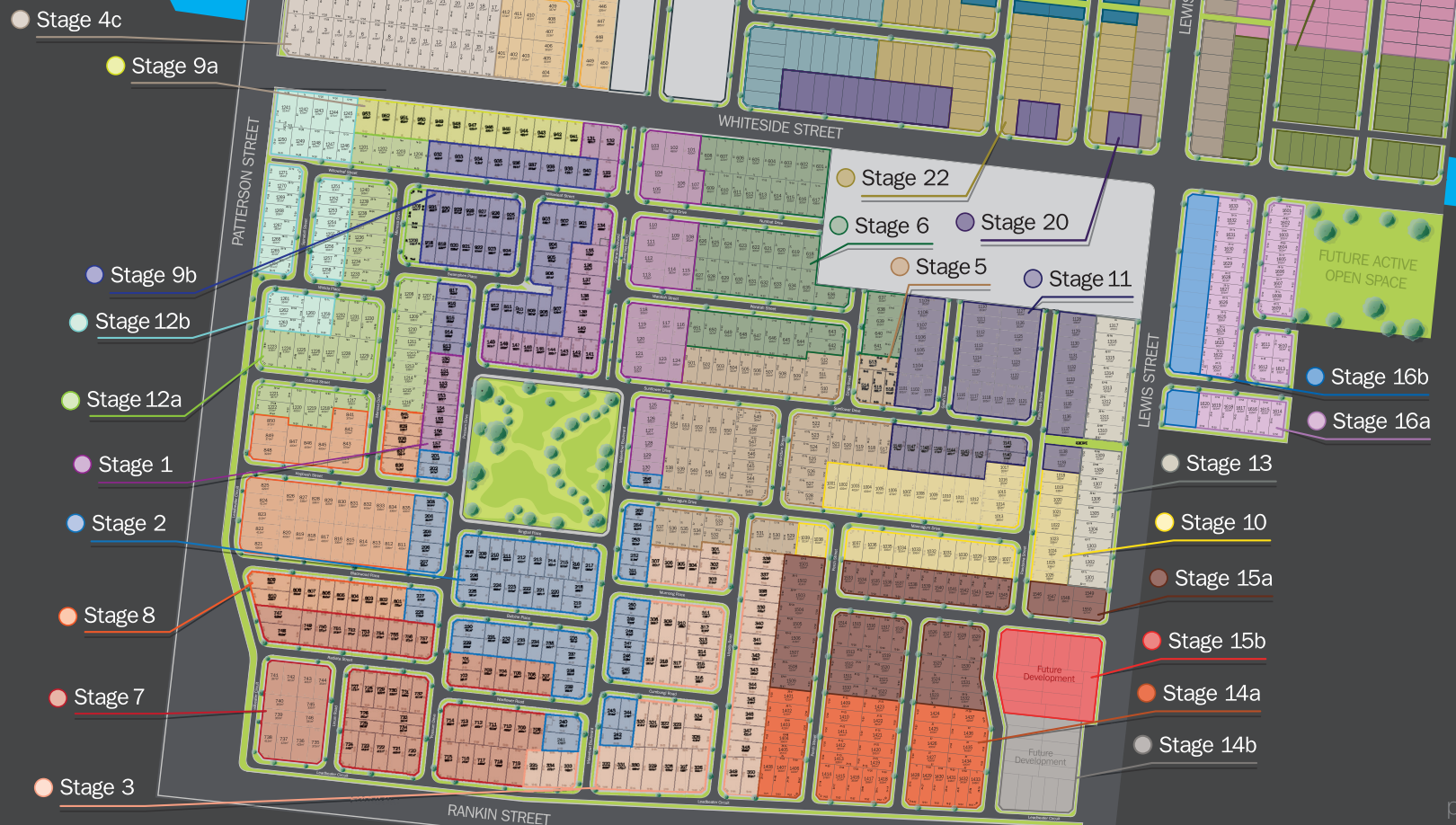
OORANYA

ESTATE

Welcome Home



Stage 15a





Welcome Home...

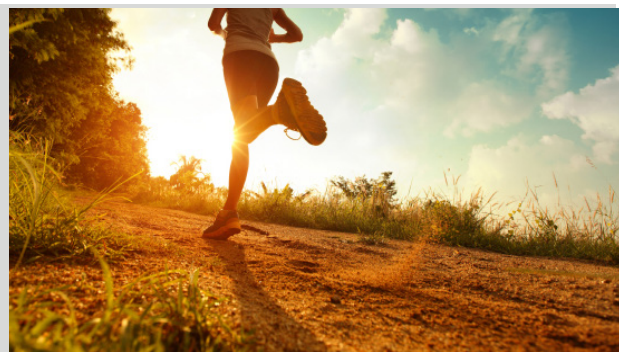
Ooranya, is a place of welcoming and this is exactly how you will feel stepping into your front door at the new Ooranya community.

Situated in the popular town of Beveridge, Ooranya offers the best of both worlds.

It's a 35-minute train ride into Melbourne's CBD, and on the doorstep to some of the region's best wineries, stunning parks, shopping centres, and enough space to raise a family and kick a football.

It is country-style living, but with modern conveniences right at your fingertips.





Your new life at Ooranya starts here...

The community is a peaceful haven in the heart of Beveridge and the perfect place to unwind from city stresses. Featuring a community of more than 1300 homes built around a huge 1.5 – hectare green park, it is the ideal address to raise a family in a relaxed environment with plenty of fresh country air.

Head to the park after work or on the weekends, where you can make use of the attractive landscaped gardens and play equipment for the kids.

Life Inspired

Or enjoy peaceful evenings in your own spacious back garden, with larger-than-average block sizes of up to 600 square metres.

A large open public space is also planned for directly opposite the community, with plans for community facilities and local sporting matches. Residents are also a stone's throw from the new Beveridge Primary School campus, the existing primary school, childcare centres and kindergarten, providing parents a wide range of educational options to choose from.



Inclusions List

1.0 KITCHEN PRODUCTS

- Technika Bellissimo TB90FSS-5 900mm electric underbench stainless steel oven.
- Technika Bellissimo TB95GWFS-3 900mm stainless steel gas cook top.
- Technika GSL90RDS 900mm stainless steel slide-out rangehood ducted externally.
- Technika TBD4SS-6 600mm stainless steel freestanding dishwasher.
- Stylus R150 1.75 end bowl stainless steel sink.
- Dorf Kip sink mixer tap (Chrome).

2 KITCHEN CABINETRY

- Laminex Lamiwood melamine base and overhead cabinetry, as per plan.
Colour as per pre-determined colour boards.
- 20mm Caesarstone benchtops to Kitchen from builders' group 1 Investor range and pre-determined colour boards.
- Handles selected from builders' group 1 Investor range.

3 ENSUITE / ENSUITE 1 / ENSUITE 2 (IF APPLICABLE)

- Laminex Lamiwood melamine base cabinetry with Caroma Luna 1TH Inset Basin (899215W) – White OR Caroma Luna Hand (One Tap Hole) Wall Basin White (Design Specific).
Colour as per pre-determined colour boards.
- 20mm Caesarstone benchtops from builders' group 1 Investor range.
Colour as per pre-determined colour boards.
- Polished edge mirrors full length of vanity.
- Recessed Tiled shower bases from group 1 investor range and pre-determined colour boards.
- Semi framed shower screens with glass on glass sill-less overlap door.
- Caroma Luna mixer taps (Chrome) to basins & showers
- Caroma Luna Multi-function shower rail (Chrome).
- Stylus Origin Rimless Close Coupled toilet suite (White).
- Caroma Cosmo 600mm single towel rails (Chrome) and Caroma Cosmo toilet roll holders (Chrome). (Design Specific).

4 POWDER ROOM / POWDER ROOM 1 / POWDER ROOM 2 (IF APPLICABLE)

- Laminex Lamiwood melamine base cabinetry with Caroma Luna Hand (One Tap Hole) Wall Basin White.
Colour as per pre-determined colour boards.
- 20mm Caesarstone benchtops from builders' group 1

Investor range.

Colour as per pre-determined colour boards.

- Polished edge mirrors full length of vanity.
- Caroma Luna mixer tap (Chrome) to basin.
- Stylus Origin Rimless Close Coupled toilet suite (White).
- Caroma Cosmo toilet roll holders (Chrome).
- Caroma Cosmo towel ring (Chrome)

5 WC (IF APPLICABLE)

- Stylus Origin Rimless Close Coupled toilet suite (White).
- Caroma Cosmo toilet roll holders (Chrome).

6 BATHROOM

- Laminex Lamiwood melamine base cabinetry with Caroma Luna 1TH Inset Basin (899215W) – White. Colour as per pre-determined colour boards.
- 20mm Caesarstone benchtops from builders' group 1 Investor range.
Colour as per pre-determined colour boards.
- Polished edge mirrors full length of vanity.
- Caroma Luna 1525mm (Four Tile Flange) white acrylic bath in tiled podium
- Recessed Tiled shower bases from group 1 investor range and pre-determined colour boards.
- Semi framed shower screens with glass on glass sill-less overlap door.
- Caroma Luna mixer taps (Chrome) to basin, shower & bath including Caroma Luna bath outlet to bath.
- Caroma Luna Multi-function shower rail (Chrome).
- Caroma Cosmo 600mm single towel rails (Chrome)

7 FLOOR & WINDOW COVERINGS

- Wall tiles to Kitchen, Bathroom, Ensuite and Laundry, as per plans. Selection from builders group 1 Investor range and pre-determined colour boards.
- Floor tiles to Ensuite, Bathroom, Laundry, WC, Kitchen, Meals and Entry, as per plans.
Selection from builders' group 1 Investor range and pre-determined colour boards.
- Carpet to non-tiled areas. Selection from builders' group 1 Investor range and pre-determined colour boards.
- Satinlite glazing to the Bathroom, Ensuite and WC windows.
- Block-Out Roller (single) blinds to all windows and sliding doors, excludes Sidelight(s), Bathroom, Ensuite and WC windows.

Inclusions List

8 PAINT

- coats Solver Duraguard Matt to external surfaces (where applicable)
- coats Wattyl Trade Ceiling White to ceilings, cornices and eaves.
- 3 coat system - 1 coat Wattyl Trade Prep Acrylic Sealer Undercoat & 2 coat Wattyl I.D Advanced Matt
- 2 coats Wattyl Aqua Trim Gloss to external doors, internal doors and internal woodwork (doors, skirtings & architraves).
- Colours selected as per builders pre-determined colour boards.

9 INTERNAL FEATURES

- Flush panel doors, 2040mm high hinged or cavity sliding, as per plan.
- Gainsborough Amelia levers door furniture to all internal hinged doors, excluding garage.
- Gainsborough 396 circular flush pull handles to internal cavity sliding doors (design specific) 9.4 67 x 18mm Bevelled MDF skirting & 42 x 18mm Bevelled MDF architraves.
- Stairs: Pine handrails and balustrades (paint finish), painted Pine continuous wall mounted Handrail (where applicable), painted exposed stringers and carpeted treads and risers. Note: Pine handrails and balustrades (paint finish) to open voids (design specific). Note: Refer to Staircase Option 1 of the Orbit Homes Staircase Guide.
- White cushion door stops to hinged doors (where applicable).
- Door seal to nominated internal doors.
Note: This will be in accordance with energy rating assessor's report.

10 EXTERNAL FEATURES

- Face Brickwork as per plans from builders' group 1 Investor range and pre-determined colour boards.
First Floor: CSR Hebel with rendered finish (painted) external wall cladding to upper floorexcluding specific façade upgrade requirements.
- Natural colour rolled mortar joints.
- Front Elevations as per Working Drawings.
- Feature aluminium Hybrid windows to front elevation (facade specific). Awning Hybrid aluminium windows to sides and rear.

Double Storey: Overlooking windows to upper floor where required

- Flyscreens and window locks to be installed to all openable window sashes.
- Sliding doors with keyed locks and fly screen doors including centre sliding door to Outdoor Living.
- Aluminium entry frame, powder coat finish, clear glazed sidelight(s) (design specific).
- Hume Vaucluse (DuraXP) XV1 & XV10 (2040mm high x 920mm wide painted) entrance door.
- Gainsborough Traditional series Trilock Leverset double cylinder entrance lock to front door only.
- Brick infills over front facade windows and front entry (design specific). Painted FC Sheet infills to side and rear windows and doors.
- Door seal and weather seal to all external hinged doors.
- Double glazed single coat Low E clear windows and sliding doors throughout.

11 INSULATION

- Glasswool Batts to ceiling of roof space only (excludes garage ceiling).
- Glasswool Batts including sisalation to external brick veneer walls (excludes garage) and wall between garage and house
Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

12 GARAGE

- Double garage with tiled hip roof including painted FC sheet infill over garage door, plaster ceiling and concrete floor.
- Automatic sectional garage door with two remote handsets.
- Face brickwork from the builders' group 1 Investor range.
- Weatherproof flush panel external hinged door to rear of garage (design specific).
- Gainsborough Terrace entrance set to external hinged door & internal garage hinged door.
- Aluminium door frame with powder coat finish (design specific).

13 HOT WATER SYSTEM

- Rheem 270 litre electric heat pump Ambiheat hot water service and the necessary electrical and plumbing connections.

14 LAUNDRY

- 45 Litre stainless steel bowl and white metal cabinet with bypass.

Inclusions List

- Clark Cross Wall Sink Set CL10042.C4A – Chrome
- Clark Cross Washing Machine Set CL10037.C – Chrome

15 PLASTER

- 10mm plasterboard to ceiling and wall, villaboard to ensuite, bathroom walls and above laundry trough.
- 75mm cove cornice throughout.

16 FRAMING

- Stabilized pine wall frame (90mm) and roof trusses.
- PLUMBING
- 2 No. external taps (1 to front and 1 to rear).

18 ROOFING

- Roof pitch to be 22.5 degrees or that meets or exceeds estate design guidelines.
- Concrete roof tiles from builders' group 1 Investor range as pre-determined colour boards.
- Colorbond gutters and fascia.
- Colorbond 100mm x 50mm downpipes.

19 COOLING/HEATING

- 7.0kW reverse cycle split system air—conditioner to Family.
- 2.6kW reverse cycle split system air-conditioner to Bedroom 1.
- Gas ducted heating to Living Areas and Bedrooms (excludes wet areas). Total number of points and unit (design specific).

20 STORAGE

- (1) 450mm white melamine shelf with hanging rail to walk-in robe.
- (1) 450mm white melamine shelf with hanging rail to robes and coat cupboards, where applicable.
- (4) 450mm white melamine shelves to pantry/linen closets.
- 2100mm high vinyl sliding doors to robes and linen (design specific).
- 2040mm high flush panel hinged doors to pantry and linen (design specific).

21 CEILINGS

- **Single Storey:** 2440mm (nominal) height throughout or that meets or exceeds estate design guidelines.

Double Storey: 2550mm (nominal) height to ground floor and 2440mm (nominal) height to upper floor or exceeds state design guidelines.

22 ELECTRICAL

- LED IC rated downlights to Main Living Areas. Refer electrical plan.
- Beacon LEDlux Frost LED 3 Step Dimming 400mm Flush Mount in Warm White (sku 189115) light fittings to Porch, Bedrooms, Rear Passage, Bathroom, Ensuite, WC, Powder Room (if applicable), Garage and Outdoor Living. As per electrical plan.
- (2) 250mm exhaust fans units to (1) Bathroom and (1) Ensuite, only.
- Weatherproof flood light to rear yard, as per electrical plan.
- Double power points throughout, excluding dishwasher and fridge space (White).
- TV Antenna connected to two (2) points within dwelling. (1) Bedroom 1 and (1) Family.
- (2) Pre-wired telephone points to (1) Kitchen & (1) Bedroom 1, with wall plate including under ground draw wire with the ability to connect to supply pit.
- Wall mounted switch plates (White).
- Hardwired smoke detectors with battery backup.
- RCD safety switch and circuit breakers to meter box.
- Basic NBN requirements including conduit run in and internal point, double power point.

23 LANDSCAPING

- Plain Coloured concrete paving to Driveway, Path to Porch and Porch.
- Plain Coloured concrete paving to Outdoor Living.
- Polytek Key Largo pre-cast painted letterbox with street number(s).
- Foldaway wall mounted clothesline to be installed at rear of property, includes Plain Coloured concrete paving underneath (not exceeding 4m²)
- Drought tolerant front and rear landscaping consisting of a mixture of turf, mulch, pebbles, rocks, garden beds, 1 no Advanced tree to front yard and that meets or exceeds estate design guidelines.
- Fencing with 1 metre wide side gate. 1800mm high. Full share allowed in contract and meeting estate design guidelines.

Inclusions List

24 GENERAL INCLUSIONS

- Site costs include council requirements (termite treatment included – if applicable),
Class H1 concrete slab and site fall up to 500mm of fall over the property, excludes concrete bored piers, screw piles, recycled water tapping, re-establishment survey, timber sleeper retaining walls and bushfire requirements.
- Fixed price rock excavation and removal (where required).
- Construction Insurance, Public Liability & BSA Insurance.
- Covenant, Certification and Council application fees.
- Soil tests, engineering reports and full working drawings.
- Engineering plans.
- 7 Star energy rating included.
- Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.
- All developer estate design requirements to be determined and priced accordingly
- 3.5KW single phase Solar PV including Jinko Panels and SolaX Inverter. Note: Output is orientation specific.

25 CLEANING

- Thorough internal and external builders clean to allow presentation of property for occupancy.
- MISCELLANEOUS TERMS AND CONDITIONS
- Unless otherwise specified, the works shall be constructed in accordance with the Building Act (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.
- Any valuations required by the lending body are to be the responsibility of the owner.
- The builder reserves the right to replace any item at any time of construction with an equivalent product.
- Building Plans and Colour Selections are subject to change and may be altered to meet with Engineering, Council and Estate requirements and guidelines.



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