



PROPERTY SELECT ADVISORY



\$616,900

3 1 3 1

Orchard Nine

Lot 42/9 Meridie Way,
Darley, Orchard Square

Land size: 259m²
House size: 153.99m²

Inclusions

- 10/90: No progress payment!
- Refrigerated Cooling & Heating
- Front and back landscaping
- Colour Concrete driveway
- 20mm stone benchtop to kitchen
- Fixed Site Cost
- Flyscreen to all openable windows
- Community Infrastructure Levy
- Fully Turnkey & Much More!!!



Specifications & Inclusions

PRELIMINARY WORKS

- Property Information, Site Survey, Soil Test and Site.
- Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Construction of a Class 1 dwelling.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

GENERAL SITE WORKS

- Installation of underground power, water, and telecommunications provisions.

7 STAR ENERGY RATING

- Wool insulation batts as required to meet 7-star energy rating.
- Double glazing as required by 7 star report.

SEWER & DRAINAGE

- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required - Located at Builders Discretion.

FOUNDATIONS

- Earthworks and site levelling up to 300mm in fall or rise.
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design.
- Protakta Termicoat Termite Protection System - Only where required by relevant authority.

FRAMING & PARTY WALLS

- Pine wall frame, subfloor, and roof trusses throughout.

ROOFING

- Concrete Roof Tiles.
- Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

WINDOWS, DOORS & FLYSCREENS

- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).
- Double glazing as required by 7- Star report

EXTERNAL FEATURES

- Natural clay bricks and rolled mortar joints.
- Fibre Cement Sheet infill panels installed above side and rear elevation windows & doors.
- Acrylic Texture Render and cladding as per design .

GARAGE CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer & Timber Framed external walls.
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations .

- Motorized panel lift garage door with 2 handset remote controls.

ELECTRICAL

- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear & Side Yard Entrance / Exit Point.
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna.
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

HEATING & COOLING

- Ducted Refrigerated Heating & Cooling system with outlets nominated as per design.

PLASTER

- Plasterboard to Ceilings & Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite
- Wet area walls.
- Cove cornice to all Ceiling areas.

PAINT - 2 COAT APPLICATION

- Gloss Enamel to Entry Doors, Internal Doors, Jambs and Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas.
- Exterior Low Sheen Sola-shield to external Cladding, Eaves & Soffits, Doors, Jambs & Trims.

STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed & Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall .

WARDROBE & LINEN STORAGE

- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors & Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

KITCHEN

- 20mm zero silica stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen.
- Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Electric cooktop.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.
- Overhead cabinetry to kitchen & fridge space.

BATHROOM & ENSUITE

- Cabinetry with Laminate Door/s & Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome
- Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.

- One step free inset tiled shower base to one ensuite or bathroom, 900x900mm white polymarble shower bases to remaining ensuites and bathrooms.
- Aluminium Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets .
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm zero silica stone benchtops.

LAUNDRY

- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot & Cold Washing Machine Taps.
- 20mm stone benchtops.

TILING

- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC & Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals, Bathroom, Ensuite, WC & Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC & Laundry Wet Areas.

CARPET

- Category 1 Floor Carpet with Underlay to the following areas:
 - All Bedrooms
 - All Robe Areas
 - Study Room (If a separate room)
 - Living & Rumpus Areas (If Applicable)
 - Theatre Room (If Applicable)
 - Staircase (If Applicable)
 - All First Floor Areas (Other than Wet Areas & WC /Powder Rooms)

WINDOWS FURNISHINGS

- Internal Holland Blinds to all accessible Windows and sliding doors.

CONCRETE DRIVEWAY

- Colour Concrete Finish to Driveway, Porch & Path Areas.

FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front.*
- Topsoil to Garden Bed & Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline .
- Concrete pavers as per design.

HOT WATER SYSTEM

- 170L electric boosted heat pump water unit.

WATER SERVICES

- Provision of either 2000L water tank or recycled water connection to toilets as required by developer or site conditions.

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Statistical Data for Bacchus Marsh

0.58%
Current vacancy rate



22
Rental stock available



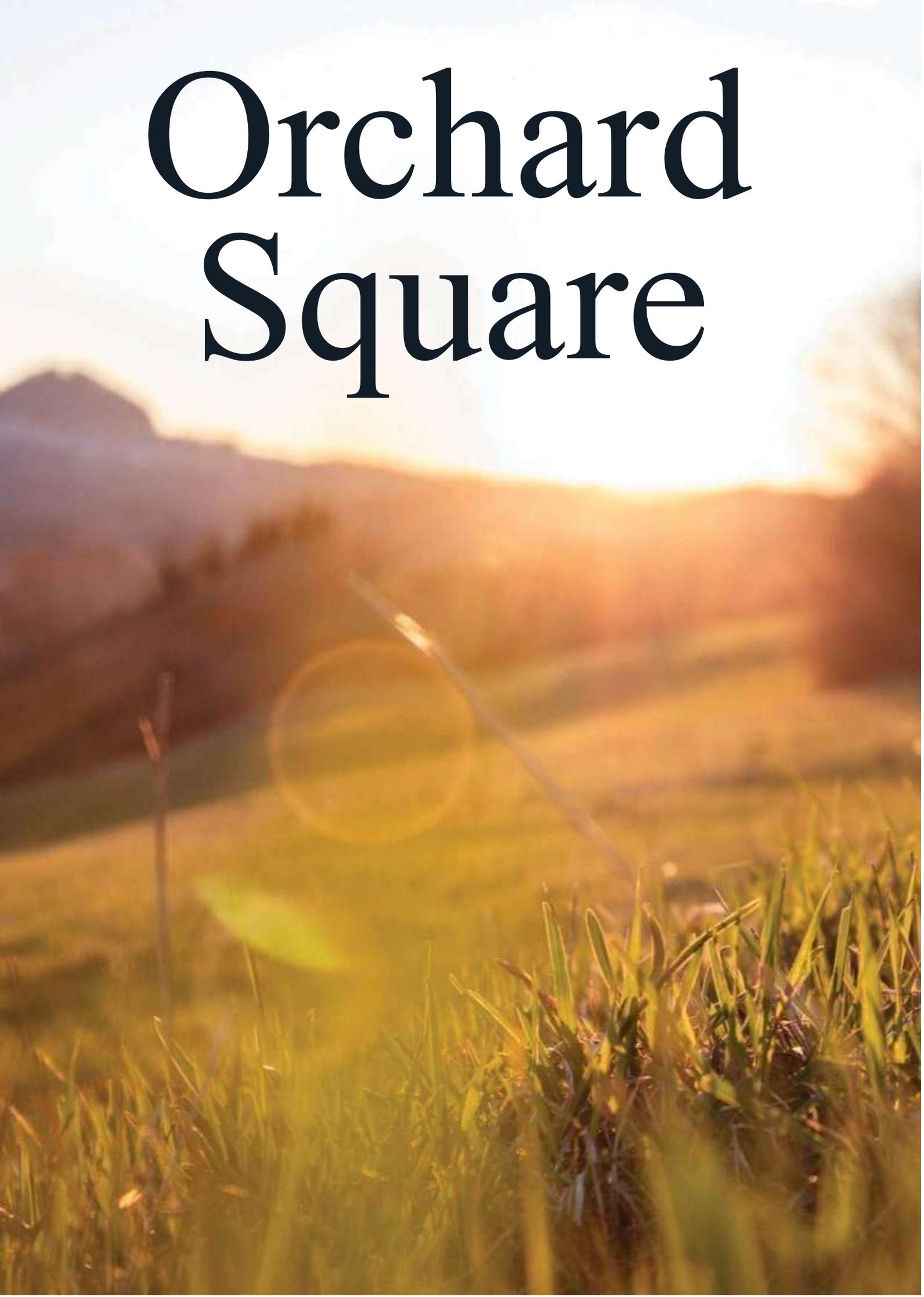
6,395
Population



24.76%
Rental Population



Orchard Square



WELCOME TO

Orchard Square

Property Select Advisory is pleased to offer this rare opportunity to develop two well located and significant infill parcels of land in the Bacchus Marsh Township.

Located in Bacchus Marsh and just 50km from the Melbourne CBD, Orchard Square is bordered by existing housing and benefit from quick access to major arterial roads including Halletts Way and the Western Freeway.

Forming part of the Bacchus Marsh Urban Growth Framework and designated General Residential Zone 2 & 3 in the recent C79 Amendment (available upon request), the two sites comprising 8.1 ha* have the potential to yield over 124 residential lots and a 5,000m²* commercial site fronting a major road. (STCA).



As a major town on the Western Freeway, Bacchus Marsh and its surrounds have long been known as a source of employment and lifestyle living.

With extremely fertile soil and natural resources on its fringes, the area has a strong connection to agriculture and extraction industries.

Orchard Square

- 50 minutes to CBD
- 55 minutes to Geelong
- 40 minutes to Melbourne Airport
- 40 minutes to Melbourne CBD via express rail

Melbourne CBD

Melbourne CBD



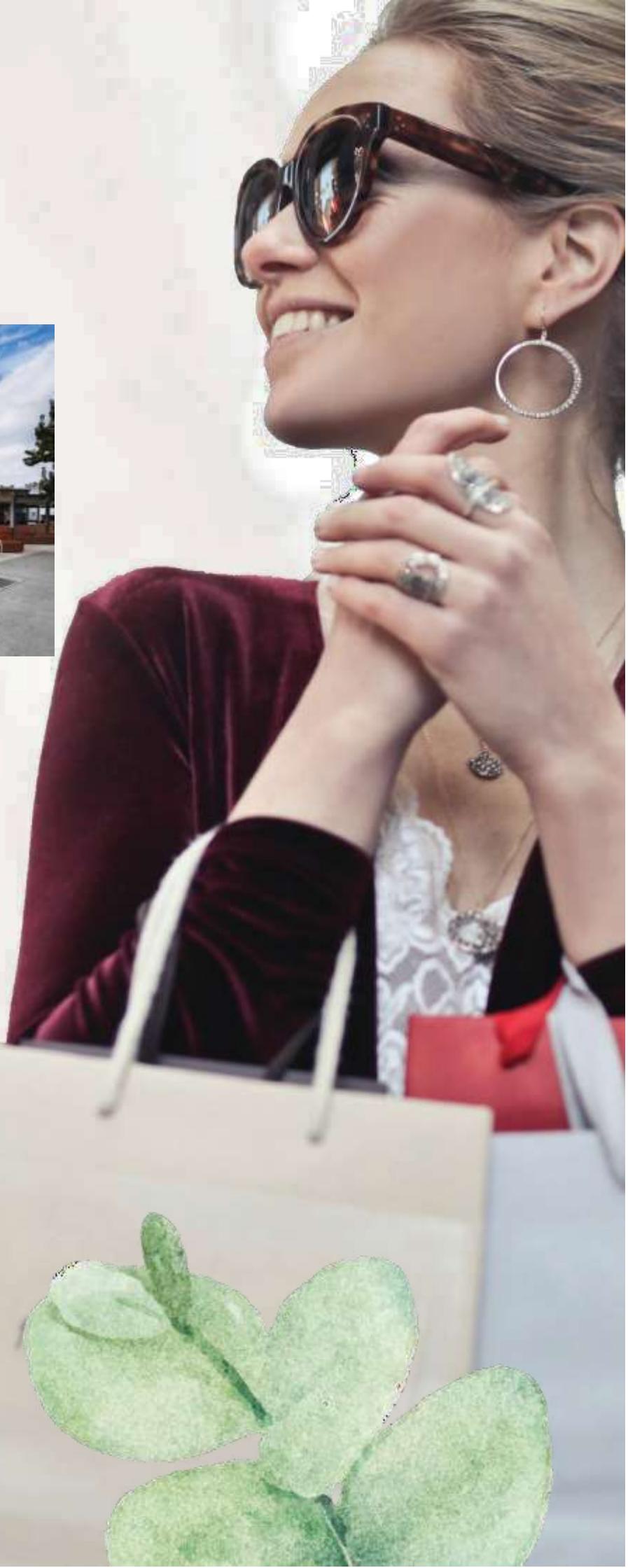
The Village Shopping Centre.



Just minute's drive from the site, the recently refurbished Village Shopping Centre in the heart of Bacchus Marsh offers locals a 'one-stop-shop' venue anchored by Coles, Aldi, Target, Liquorland and over 45 specialty stores.



10 minute drive up the Western Freeway, you'll find the Woodgrove Shopping Centre. Includes over 160 specialty stores such as Big W, Kmart, JB Hi-fi and Reading Cinemas.



Education.

The area is well serviced by kindergartens, primary & secondary schools, offering residents of the municipality a multitude of options for their P-12 education.

Additionally, the Bacchus Marsh Community College and Western Institute of Technology provide vocational education to the immediate area.



Parks & Reserves.

Boasting everything from plunging gorges and glacial valleys to lush forests and wildflowers in bloom, the state parks surrounding Bacchus Marsh are ideal destinations for nature lovers. Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve,

and the tall timbers of the Wombat State Forest are all in easy reach. Bottle mineral water right from the spring by the Lerderderg River or venture further afield to be overwhelmed by springtime colour in the Brisbane Ranges.



Transport.

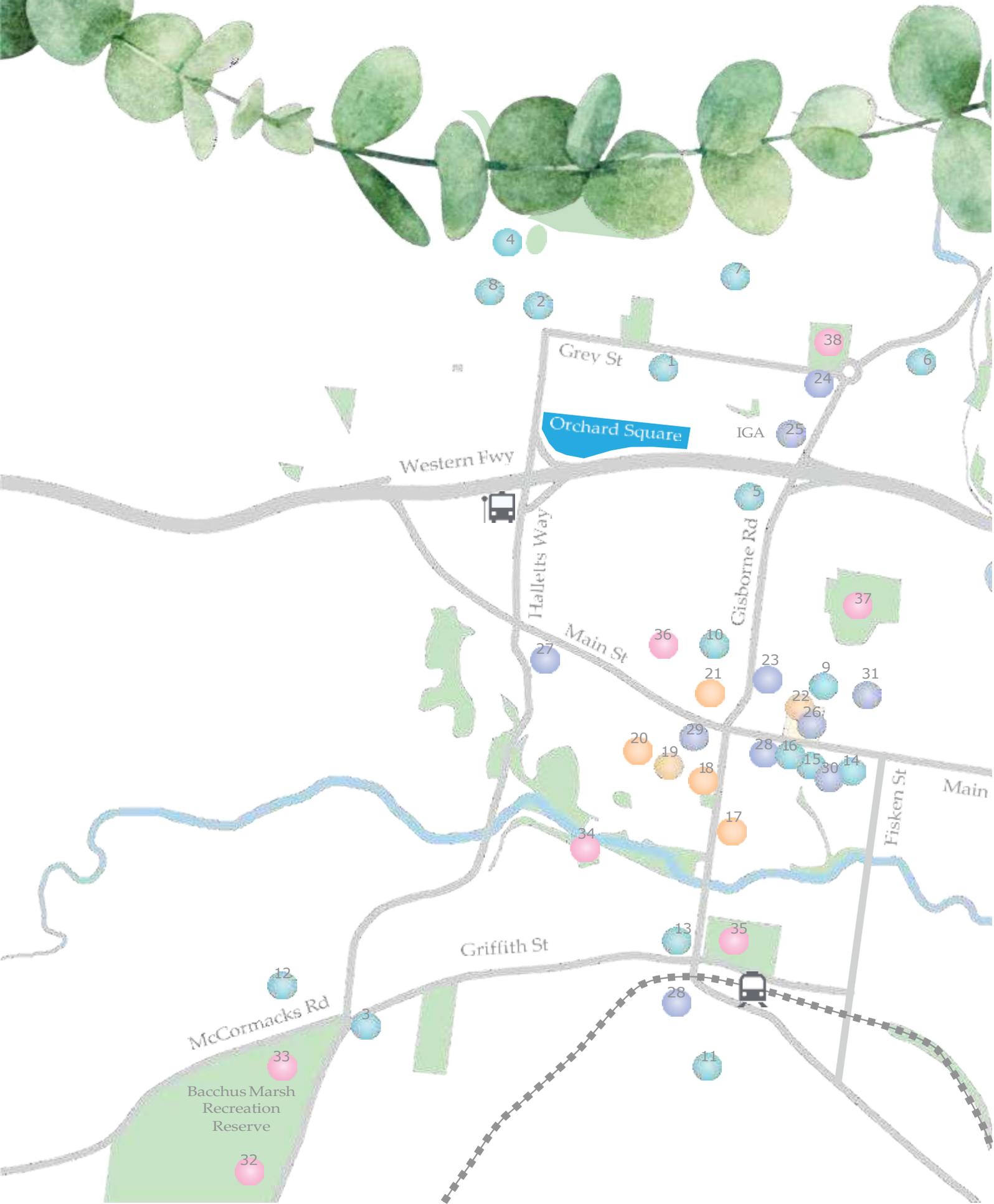
Orchard Square benefits from its location on the Western Freeway with easy access eastbound to the Melbourne CBD (50 mins) via several large towns and employment districts including Melton, Caroline Springs,

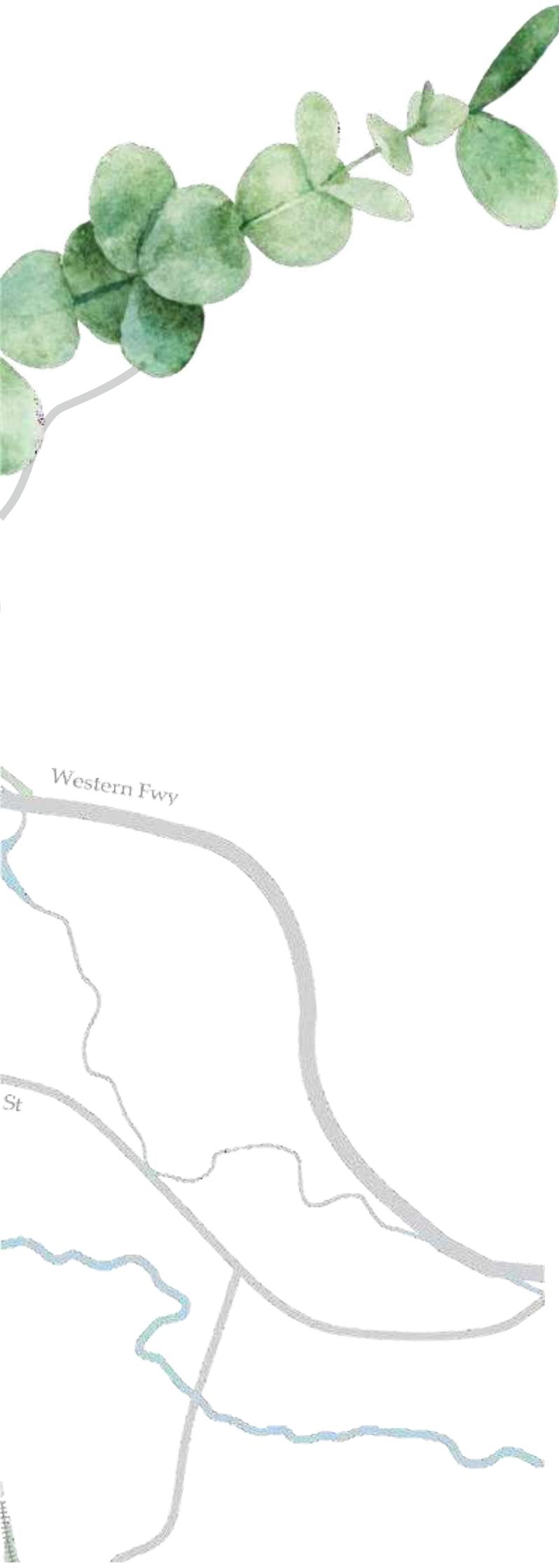
Derrimut and Sunshine. Alternatively, residents may travel westbound to Ballarat (42 Mins) or southbound via the Geelong-Bacchus Marsh road to Victoria's second largest city, Geelong (56 mins).



Local Amenities.

The property benefits from its proximity to a wide range of amenities including:





 Education

 Medical

Pre-School / Kindergarten

1. Aussie Kindies Early Learning Bacchus Marsh
2. Pentland Childcare & Kindergarten
3. Genius Childcare Maddingley
4. Darley Kindergarten
5. Bacchus Marsh Childcare & Kindergarten Centre
6. Bacchus Marsh Montessori Preschool

17. Grant Street Medical Centre
18. Lake Imaging Bacchus Marsh Hospital
19. Bacchus Marsh Medical Centre
20. The Elms Family Medical Centre
21. Darley Medical Centre
22. Rapha Bulk Billing Medical Centre

Primary

7. Darley Primary School
8. Pentland Primary School
9. Bacchus Marsh Primary School
10. St Bernards Parish Primary School
11. Bacchus Marsh Grammar
12. Proposed Primary School

-  Retail & Restaurants
23. The Village Shopping Centre
 24. 7-Eleven
 25. IGA
 26. Pet Stock
 27. Home Timber & Hardware
 28. Back to Bacchus Restaurant
 29. Sopranos Pizza Bar
 30. Fannigan's
 31. Bacchus Thai Restaurant

Secondary

13. Bacchus Marsh Grammar
14. Bacchus Marsh College
15. Indie School

 Park Reserves

Tertiary

16. Bacchus Marsh Community College

32. Bacchus Marsh Recreation Reserve
33. Bacchus Marsh West Golf Club
34. Maddingley Water Reserve
35. Maddingley Park
36. Lidgett Street Reserve
37. Masons Lane Reserve
38. Darley Park

Things to do on the weekend.

Naturipe Fruits

Hand-picked fresh fruits and summer go hand-in-hand. Located just a 6 minute drive down the Western Freeway, Naturipe Fruits' offers a pick your own fruit experience people of all ages will love.

Fruit picking is fun for the whole family, from kids to grandparents alike. Enjoy a day out soaking up the fresh air while you pick delicious fruits from our strawberry farm and apple orchard or our cherries, peaches and nectarines.



Harvest Festival

The Harvest Festival is a celebration of the start of the fruit harvest in Bacchus Marsh! Lots of great activities in the heart of town to celebrate: Market stalls, Kids Entertainment, Food Trucks, Gum Boot throw competition, Pie/Jam/Chutney Competition, Tractors Display and more!





Darley Market

Darley Market is a parkside country style market with a large variety of plants, foods, clothing, jewelry, tools, soaps, crafts, bric-a-brac and much more.

Held on the 1st and 3rd Saturday of each month at the Darley Football Oval.

Darley Market provides the Darley & Bacchus Marsh communities with a family friendly, vibrant market with something for everyone.



Werribee Open Range Zoo

Take a trip to the wilds of Africa without leaving Melbourne at the Werribee Open Range Zoo. The 200 hectares of natural surrounds is home to a pride of lions, a family of hippopotamus and the world's largest gorilla exhibit. You and your family can enjoy a guided safari and encounter zebras, giraffes and rhinos across the open range savannah.

Sit back & relax. The local wineries.

Located within a short drive is a haven of award winning wineries in the Sunbury Wine Region. The rich volcanic soil, links to neighbouring wine regions and back drop of extensive vineyards, grassland and waterways is a hidden treasure of Victoria. Visitors have the opportunity to experience sampleworld class wines at the vineyard cellar door.

Wine has been made since the 1860's in the cool climate of this region. Historically, the principal grape

variety has been Shiraz; however, recently chardonnay, Riesling, Semillon, Pinot Noir, Cabernet Sauvignon, and some Italian varietals have been planted. On these small owner-run vineyards, you can meet the vigneron, and learn about the craft of creating the unique style and flavours of our region. The fertile volcanic soils of the Western Plains provide our vigneron with an ideal setting to produce award winning flavours in their wines.

Melbourne.

Was voted worlds most liveable city for seven years in a row!

Melbourne received an overall score of 98.4 Out of 100, scoring a perfect rating for healthcare, education & infrastructure.

5.3 Million

Melbourne's Population 2020

8 Million

Melbourne's Population 2051

Melbourne's population growth is on track to surpass Sydney & will become Australia's largest city.

MELBOURNE SUBURB FEATURES AS RANKED BY BUYERS

Melburnians have a preference for commuting via public transport.

- 01 Neighbourhood Safety
- 02 Public Transport Access
- 03 Shops
- 04 Traffic
- 05 Parks & Communal Spaces
- 06 Distance From Work
- 07 Cafes & Restaurants
- 08 Number of Neighbours
- 09 Close to Friends/Family

PROPERTY FEATURES AS RANKED BY BUYERS

- 01 Price
- 02 Location
- 03 Rise in Value Potential
- 04 Property Type
- 05 Good Floor Plan
- 06 Garage/Car Spaces
- 07 Proximity to Amenities
- 08 Second Toilet

Moorabool Shire.

Population forecast for 2020 is 35,203, and is forecast to grow to 63,838 by 2041.

Tenure Type

31.4% Fully Owned 17.5% Rented
42.7% Being Purchased 0.8% Other

OCCUPATION

15.9% Professionals
16.5% Technicians & Trade workers
14.1% Clerical & Admin Workers
9.5% Machinery Operators & Drivers
9.8% Labourers
34.2% Others

AGE GROUP

20.3% 0-14 years old
11.9% 15-24 years old
11.0% 25-34 years old
13.3% 35-49 years old
14.2% 50-59 years old
12.1% 60-69 years old
17.2% Others

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2041. Compiled and presented by .id, the population experts.





The Bacchus Marsh Urban Framework Plan.

The Bacchus Marsh Urban Framework Plan sets out the future growth areas of the rapidly growing settlement and gateway to Victoria's Central Highlands region. The Highquality surrounding rural landscapes and open space enhance liveability together with Agriculture, natural resources (sand and coal) as well as local industry continue to provide employment opportunities.

Given that growth in Bacchus Marsh has well exceeded the rates of Ballarat or Melbourne for many years State planning policy identifies that Bacchus Marsh should continue to grow due to its locational advantages.

As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will continue to be strengthened by the plan shown over the page.

The Urban Growth Framework (UGF) details several potential new train stations, an airport, employment and open space areas, educational developments and residential areas for the city. This long-term growth plan cements Bacchus Marsh as one of Victoria's fastest growing rural cities.



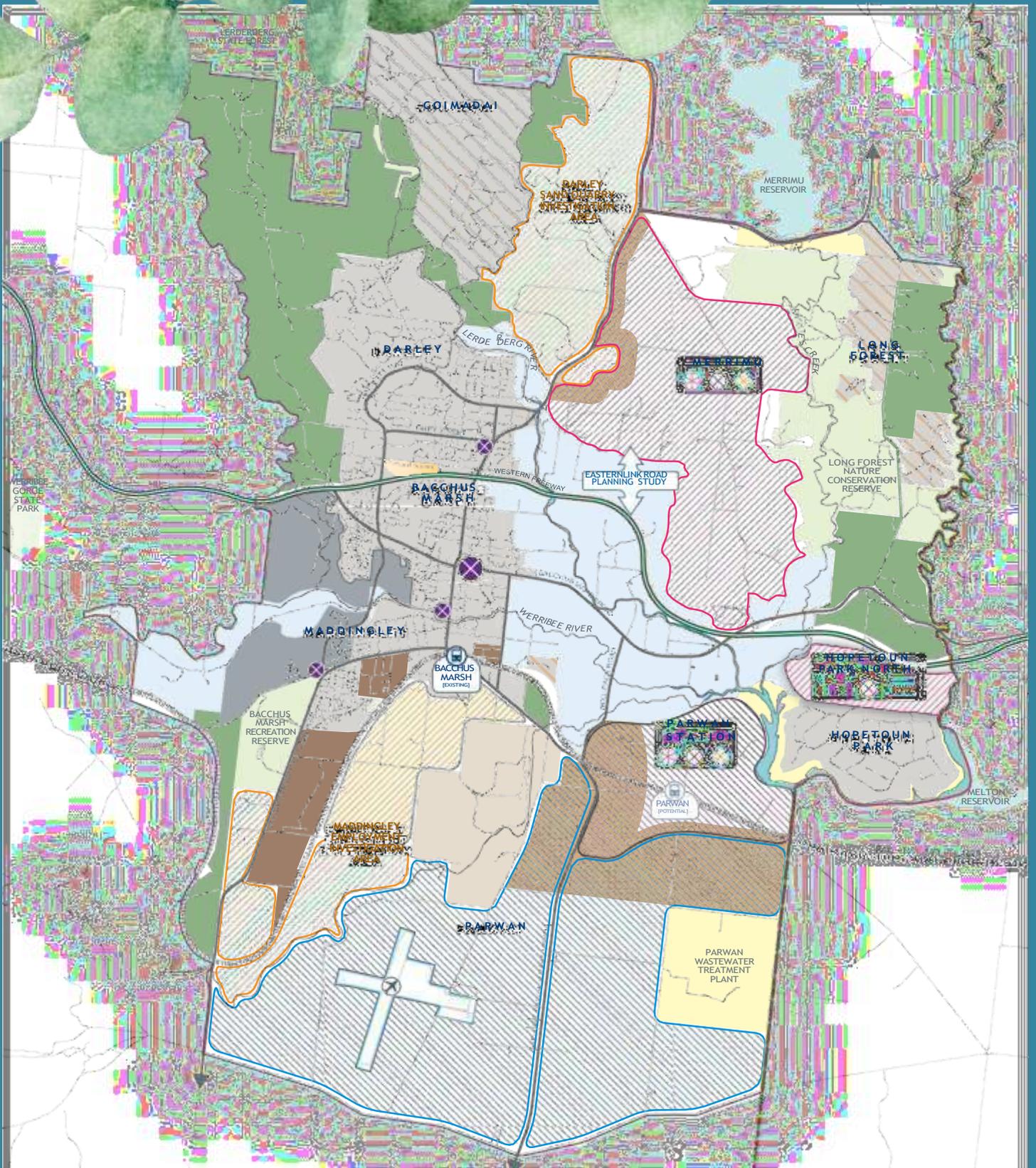
West Gate Tunnel Project

With plans for the West Gate Tunnel to be completed in 2022, it will improve travel to and from Melbourne's west and create a much-needed alternative to the West Gate Bridge.

The project involves building four more lanes on the West Gate Freeway, twin tunnels under Yarraville and a new bridge over the Maribyrnong River.

When the West Gate Tunnel opens there will be 24/7 truck bans on local streets in the inner west, helping to improve road safety, local air quality and noise.

The West Gate Tunnel will cut travel times by up to 20 minutes, make travel more reliable, and create a more efficient route for freight to the Port of Melbourne.



- Bacchus Marsh district boundary
- municipal boundary
- existing urban area
- existing rural residential
- existing greenfield residential development
- farming
- Bacchus Marsh Irrigation District
- public park
- public uses
- extractive industry

- industrial uses
- watercourses
- existing activity centre & retail
- potential activity centre & retail
- potential health & community
- potential education
- future residential growth precinct*
- future investigation area*
- future employment growth precinct*
- future residential/commercial growth precinct*

- buffer interface required for sensitive uses (subject to further investigation)
- railway lines/stations (existing or future potential)
- freeway
- arterial road
- Bacchus Marsh Aerodrome

NOTES:

* boundary alignment subject to confirmation
 Eastern Link Road planning study to be undertaken by VicRoads; location and alignment subject to confirmation

Site Plan.





Holts Lane

Western Freeway



Western Freeway



Level 16, 627 Chapel Street,
South Yarra, 3141

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