



## PROPERTY SELECT ADVISORY



# \$655,800

3  1  3  1 

## Verve 15

Lot 6221 Brushwood Drive,  
Aintree, Woodlea

Land size: 256m<sup>2</sup>  
House size: 136.43m<sup>2</sup>  
Land Price: \$310,000  
Build Price: \$345,800

## Inclusions

- SPECIAL - \$20K TITLED LAND DISCOUNT AVAILABLE
- Ducted Heating & Cooling
- Front and back landscaping
- Colored concrete driveway & path
- 20mm stone benchtop to kitchen
- Fixed Site Cost
- 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

---

- Up to P Class Engineered waffle pod slab. Includes rock excavation. Excavation and or import/removal, if required of clean fill soil with an allowance for fall of up to 1000mm over total block. Includes concrete footings, bored piers and aggie drains if required

## 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.
- Flyscreens installed to all openable windows (excluding sliding doors and fixed windows)
- Double glazing as required by 7- Star report

## EXTERNAL FEATURES

---

- Natural clay bricks and rolled mortar joints.
- Brickwork over all windows and external doors (home and facade dependent)
- 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

---

- Heating: Gas ducted heating to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific.
- Cooling: Evaporative cooling to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific.

## 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 Moldings.
- 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.
- Aluminum 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.

## 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.

# Inclusions Range



## EXTERNAL

---



Garage door – Slimline



Coloured Concrete driveway



Letterbox



Clothesline



Plants



Garden bed mulch & edging



Ground coverings – Tuscan topping



Seeded grass



Established tree



Full share fencing



170L Heat pump



External lighting

**INTERNAL**

---



Built in electric oven



Electric Cooktop



Canopy rangehood



Retractable rangehood



Double bowl sink



Freestanding dishwasher



Kitchen mixer



Basin Mixer



Bath & shower mixer



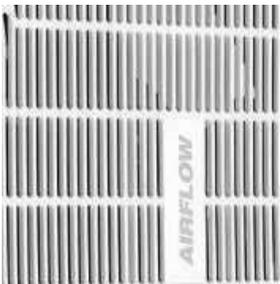
Shower head



Counter basins - white



Toilet suite with soft close seat - white



Exhaust fans



Internal passage handles



Downlights



Ducted heating & Split cooling system



Power point / switch



Blinds

••••

# Investment Data - Aintree

**\$720K**

**MEDIAN HOUSE  
PRICE**

**+3.37%**

**AVERAGE  
ANNUAL  
GROWTH**

**\$545P/W**

**WEEKLY MEDIAN  
RENT**



# TRUE WEST

WOODLEA



true west

woodlea.com.au

Visit our Woodlea Hub  
11 Recreation Road, Altrree, 3336  
Open 7 days, 10am - 5pm  
Register your interest  
woodlea.com.au  
1300 966 353



## Woodlea is living-large

- 711 hectares**  
Of master planned spaces
- 7,000 homes**  
Build your dream
- 25,000 residents\***  
A true community  
\*Upon completion
- Woodlea Town**  
Exciting mix of retail, employment, health & community facilities
- Sportsground**  
High quality sporting facilities
- Education**  
Childcare, primary, secondary and vocational training
- Connected**  
As little as 29 minutes from Melbourne via V-Line train
- Woodlands**  
Enhanced native woodland and parks
- Green space**  
200m from every home
- Wetlands**  
Koroit Creek, Deanside Wetlands and Wulai Wetlands

## A community full of life



### Woodlea Town now open

A selection of specialty stores, you'll have all the essentials right at your fingertips. A local Coles will serve your everyday needs, from fresh food and veggies to everything for the household.

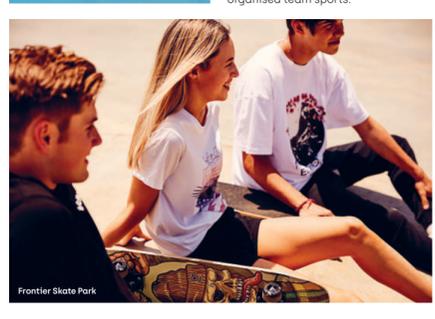


### Connectivity

Getting to and from Melbourne for work or a visit is a quick, simple trip. Rockbank train station is close by, which makes Southern Cross Station only a short V-Line ride away.



### Education



Woodlea is a fully integrated master planned community, designed to provide wonderful homes as well as opportunities including employment, education, retail, commercial and community services. This exceptional new community is a dynamic addition to Melbourne.

### Thriving Community

With over 16,000 residents already calling Woodlea home, we've quickly grown to become one big family. From local initiatives such as Humans of Woodlea, to hosting epic events like Flavour Fest, we're proud to become the thriving, close-knit community we are today.



### Green Space

A strong community spirit sets Woodlea truly apart. In neighbourhoods characterised by large and varied spaces, residents can come together to attend everything from outdoor movies to meet-the-neighbours barbecues.

### Health & Fitness

Sports and recreation facilities are all around Woodlea. People of every age and ability will find ways to enjoy an active lifestyle, from solo pursuits through to organised team sports.



### Adventure Playgrounds

When it comes to playtime, kids will find plenty to get excited about. From pocket playgrounds to the epic adventure playgrounds, there's something for all ages.

Everything at Woodlea is designed to support better living, from the diversity of the homes to the use of the landscape to the spirit of the neighbourhoods. We have considered some of the greatest ideas from around the world in our goal to lift suburban living to new and inspiring standards in a uniquely Australian setting.

## Delivering on our promise

- 2015 & 2016**
  - Woodlea Launched
  - First Community Planting Day
  - Display Village 1
  - Adventure Park
- 2017**
  - Learning Hub
  - Bacchus Marsh Grammar Early Learning Centre
- 2018**
  - Pharmacy & Medical Centre
  - Walk of Honour
  - Ten Tennis Courts, Netball Courts, Two AFL Football Ovals & a Sports Pavilion
- 2019**
  - Bacchus Marsh Grammar Primary School
  - Upgraded Rockbank Train Station
  - Woodlea Early Learning Centre
  - Timbertop Children's & Community Centre
- 2020**
  - Display Village 2
  - Aintree Reserve & Viewing Tower
  - Wireless Dog Park
  - Taylors Road Connection to Caroline Springs
- 2021**
  - Walk of Honour
  - Aintree Primary school
  - Woodlea Town & Coles
  - 13th Park opens
- 2022**
  - Bonnie Brook Bridge
  - EnviroDevelopment Recertified
- 2023**
  - Central Quarter Outlook Park completed
  - Aintree Scout Centre
- 2024**
  - Yarrabing Secondary College & Dharra Specialist School
  - Dharra Specialist School
  - Emergency Services (VICSES) hub
- 2025 & Beyond**
  - Active Open Space Precinct
  - New Display Village & Sales Experience Centre
  - Woodlands precinct & landscaped wetlands
  - Rockbank Inn restoration
  - Future Community Facility
  - Future Indoor Sports Centre
  - Future Major Activity Centre
  - Future Public Primary School
  - Central Quarter Park Installation
  - Stage 62 Reserve (Wildwood Reserve) Installation
  - Graziers Wetland Installation
  - Tahana Rain Garden Installation
  - Koroit Creek Ongoing Pathway Connectivity



Every home is within walking distance of a park and neighbourhoods can be accessed by various walkable routes.

- Melton Highway 3.5km
- Melbourne Airport 18km
- Woodgrove Shopping Centre 5km



Watergardens Shopping Centre 11km

### Display Village

- Display Village

### Shopping & Amenities

- Cafe
- Proposed Major Activity Centre\*
- Woodlea Town featuring Coles
- Caroline Springs Shopping Centre
- Watergardens Shopping Centre
- Woodgrove Shopping Centre
- Woodlea Hub

### Community

- Future Community Centre (North of Taylors Road)
- Future Indoor Sports Centre\*
- Timbertop Children's & Community Centre
- Emergency Services (VICSES) base
- Aintree Scout Hall

### Education

- Woodlea Early Learning Centre
- Bacchus Marsh Early Learning Centre
- Bacchus Marsh Grammar (BMG) Primary School
- Aintree Primary School
- Yarrabing Secondary College
- Dharra Specialist School
- Future Public Primary School\*

### Open Space/ Conservation Reserve

- Protected Woodlands
- Rain Garden
- Kororoit Creek
- Rockbank Inn Heritage Site
- Wetlands
- Walking/Cycle Trails

### Sporting & Recreation

- Cricket Nets
- Netball Courts
- Basketball Court
- Soccer Fields
- Tennis Courts
- Australian Rules Football & Cricket Ground
- Sports Pavillion
- Skate Parks

### Parks & Playgrounds

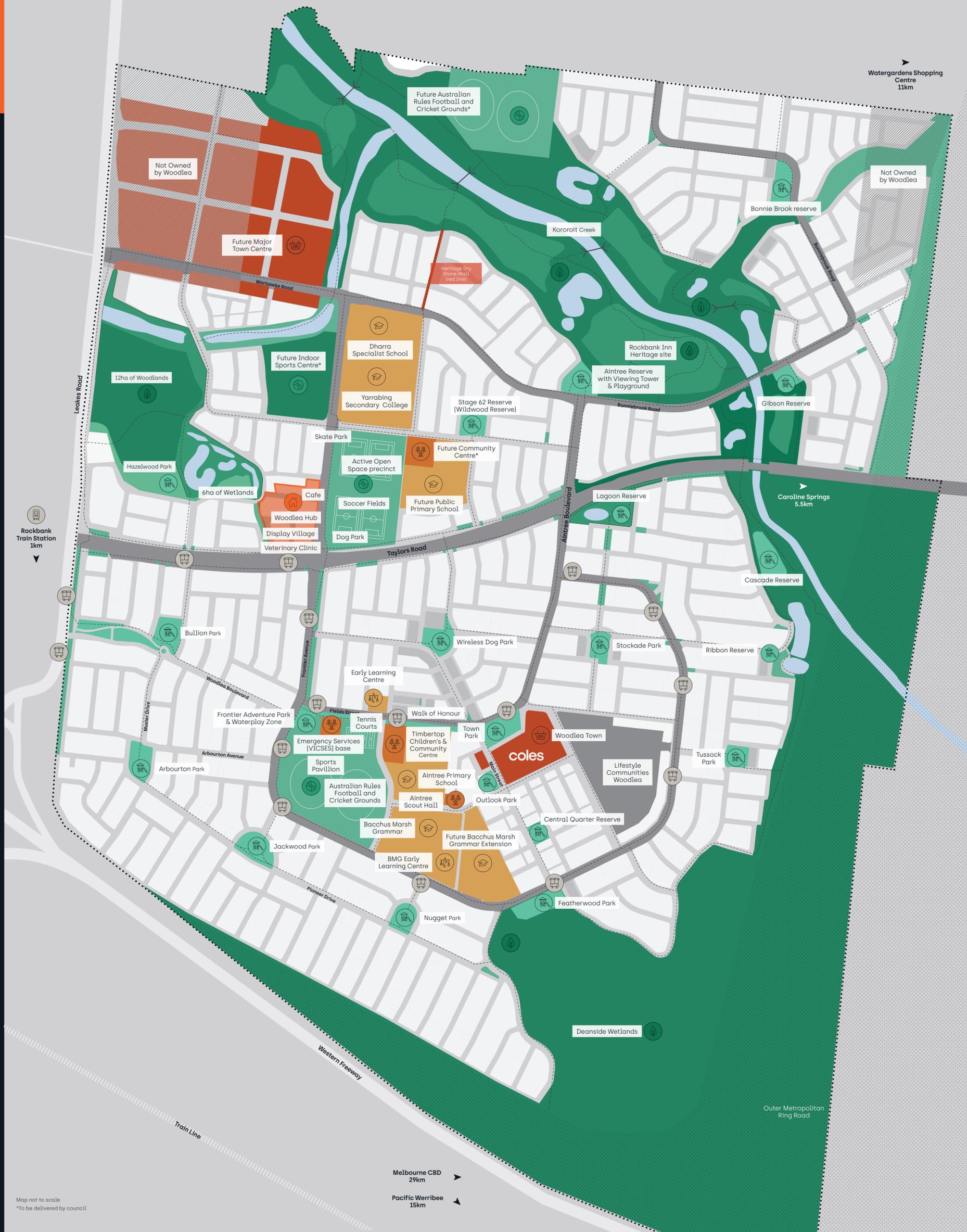
- 20 Parks Now Open
- Water Play Zones
- BBQ Facilities
- Fitness Equipment
- Walk of Honour

### Transport

- Rockbank Train Station
- PTV Bus service

**Key**

- Land Lots
- Townhouse Lots
- Future development
- Rockbank North PSP Boundary
- Walking & Cycling Paths
- Pedestrian Bridge
- Bus Route
- Outer Metropolitan Ring Road

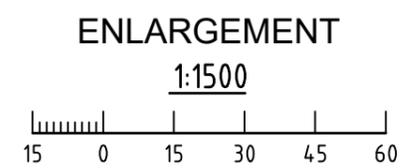
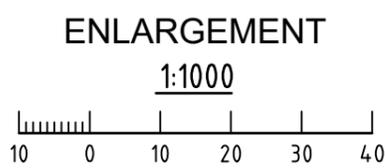
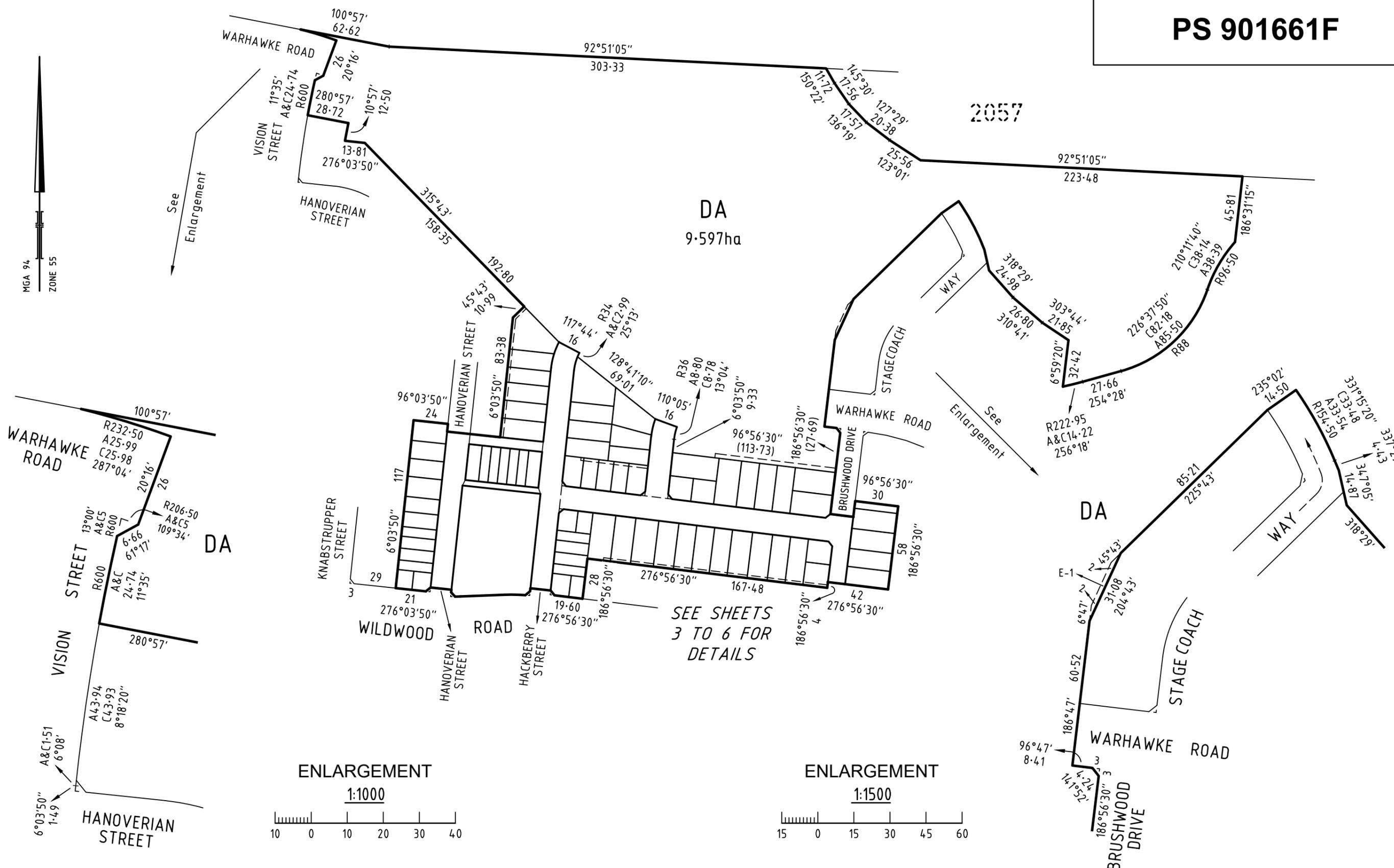


Map not to scale  
\*To be delivered by council

Melbourne CBD 29km  
Pacific Werribee 15km

<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS 901661F</b>	
<b>LOCATION OF LAND</b> PARISH: KOROROIT TOWNSHIP: - SECTION: 6 CROWN ALLOTMENTS: 4A (PART), 4B (PART) & 5 (PART) CROWN ALLOTMENT: 2063 NO SECTION TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: PS 901641M, LOT CY  POSTAL ADDRESS: TAYLORS ROAD, (at time of subdivision) AINTREE, VIC. 3335 MGA94 CO-ORDINATES: E: 294 660 ZONE: 55 (of approx centre of land in plan) N: 5823 450		Council Name: Melton City Council SPEAR Reference Number: S196180C		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON		LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.  LOTS 1 TO 6200, B TO Z, AA TO AZ, BA TO BZ AND CA TO CZ (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	
ROAD R-1 RESERVE No.1	MELTON CITY COUNCIL MELTON CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : 15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 2063				
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. PA2017/5565  This survey has been connected to permanent marks No(s). 2, 9, 10, 11, 18, 20, 31, 53 & 56  In Proclaimed Survey Area No. -				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	SEWERAGE	SEE DIAG	PS 814020G	WESTERN REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-3	DRAINAGE	SEE DIAG	THIS PLAN	MELTON CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	GREATER WESTERN WATER CORPORATION
<b>WOODLEA ESTATE - STAGE 62 (71 LOTS)</b>			<b>AREA OF STAGE - 3.603ha</b>	
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 308831SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (3), 30/06/2022, SPEAR Ref: S196180C		SHEET 1 OF 7

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196180C 30/06/2022 03:33 pm



SEE SHEETS  
3 TO 6 FOR  
DETAILS

SURVEYOR'S FILE REF: 308831SV00

414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SCALE 1: 2500

LENGTHS ARE IN METRES

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (3),  
30/06/2022, SPEAR Ref: S196180C

ORIGINAL SHEET SIZE: A3

SHEET 2

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196180C 30/06/2022 03:33 pm

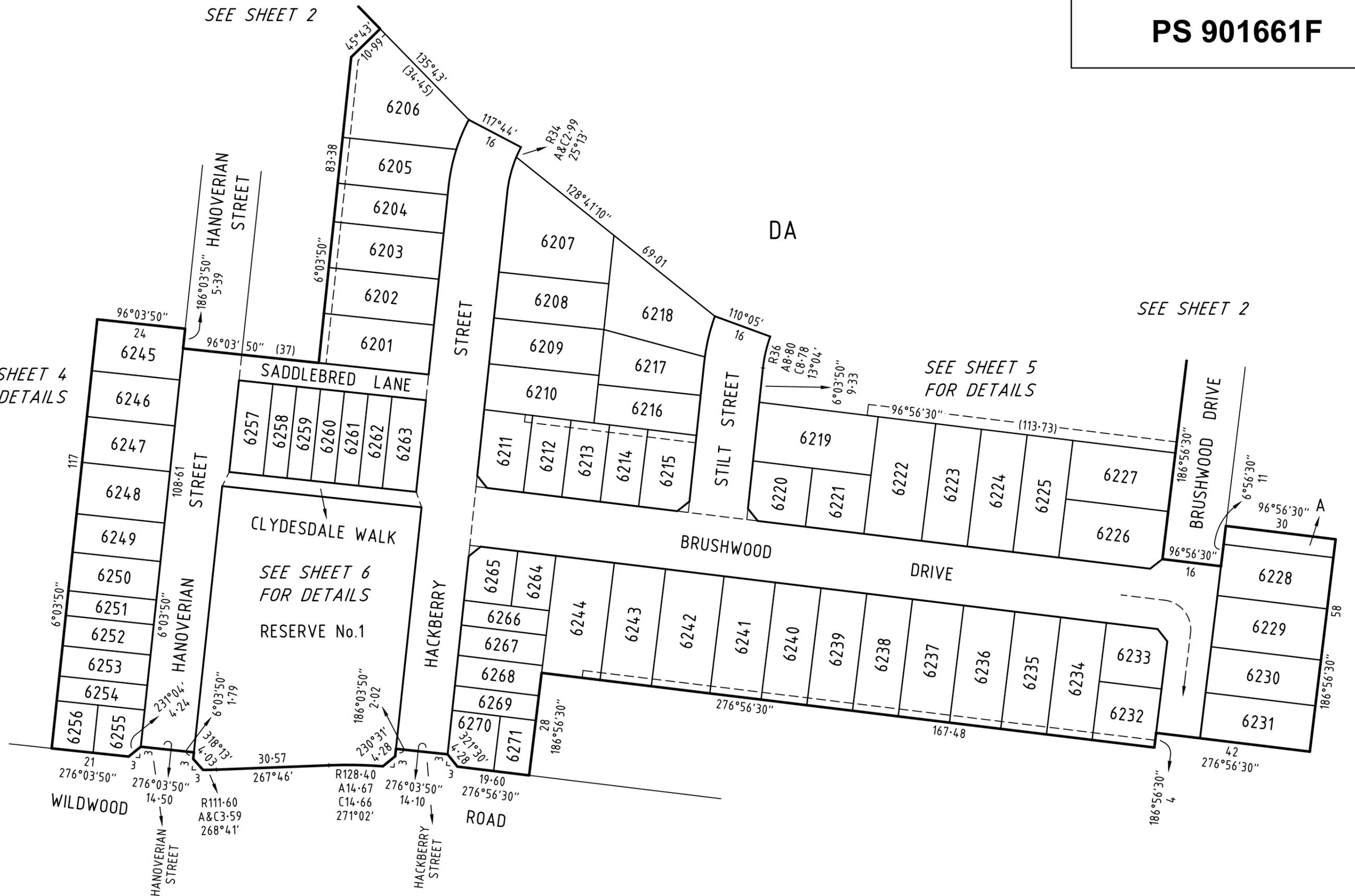
SEE SHEET 2

SEE SHEET 2

SEE SHEET 5 FOR DETAILS

SEE SHEET 4 FOR DETAILS

SEE SHEET 2

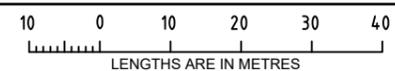


SURVEYOR'S FILE REF: 308831SV00



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SCALE 1: 1000



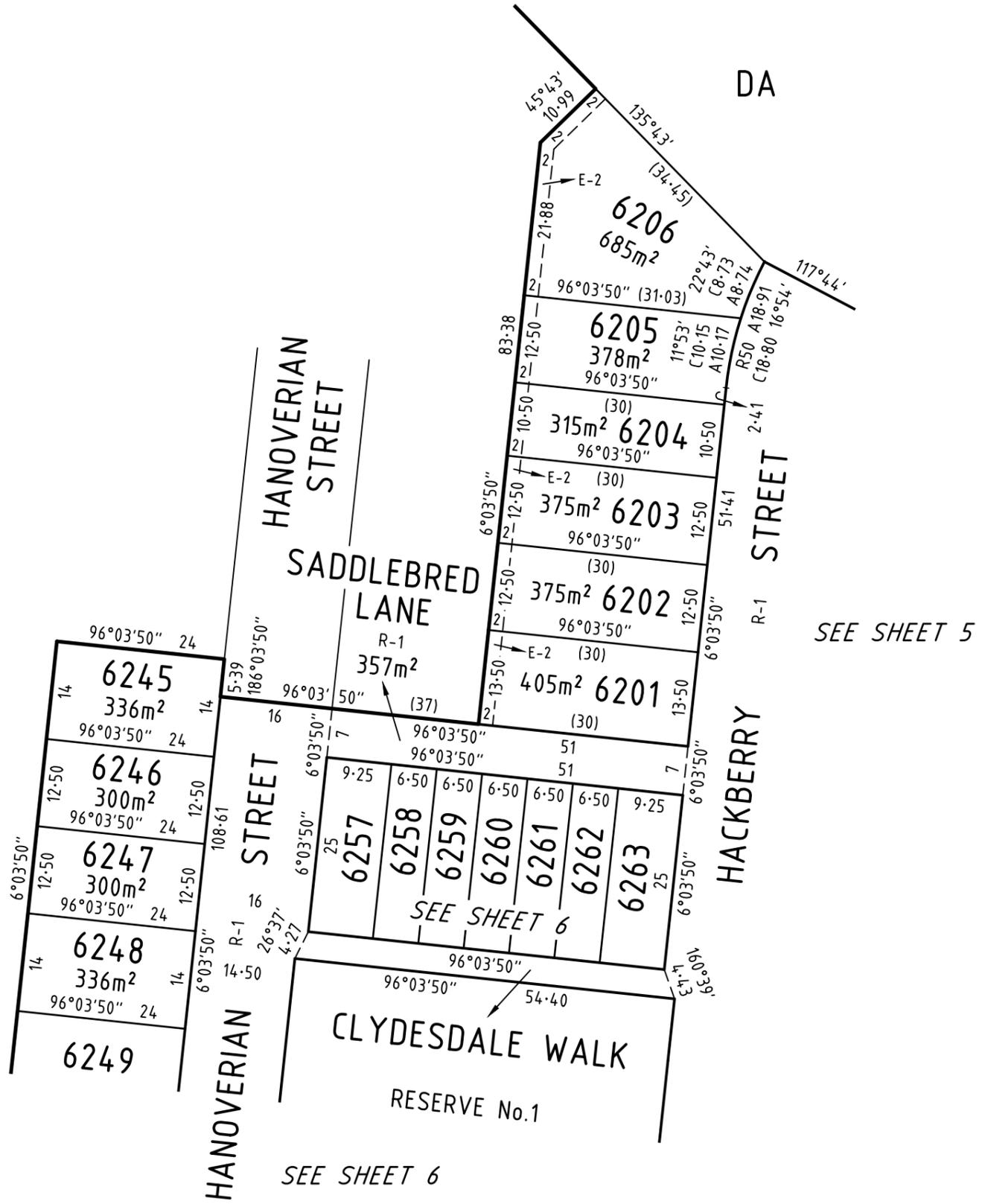
ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (3),  
30/06/2022, SPEAR Ref: S196180C



SEE SHEET 2



SEE SHEET 5

SEE SHEET 6

SURVEYOR'S FILE REF: 308831SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

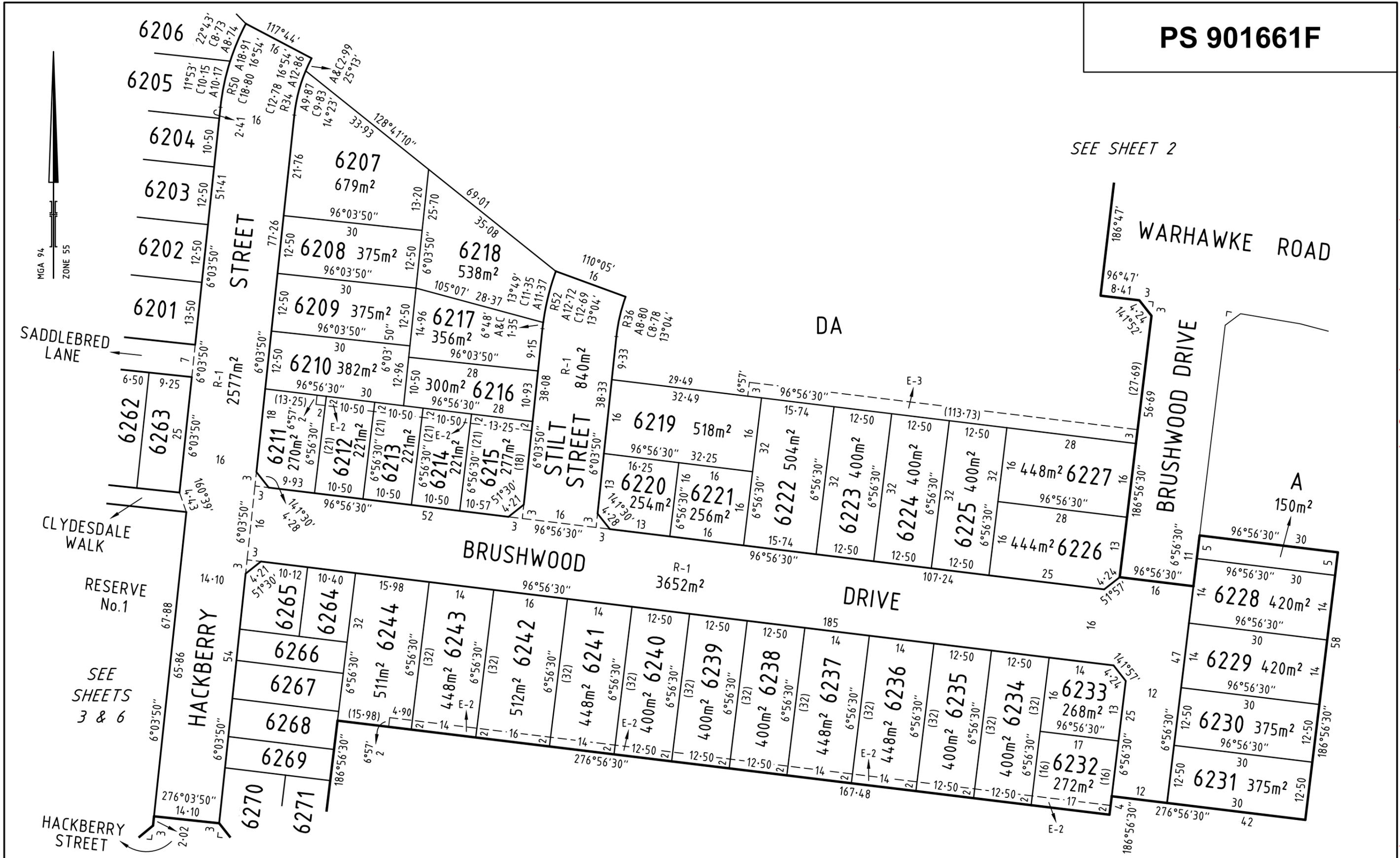
SHEET 4



414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (3),  
30/06/2022, SPEAR Ref: S196180C

SEE SHEET 2



SURVEYOR'S FILE REF: 308831SV00

**spiire**  
 414 La Trobe Street  
 PO Box 16084  
 Melbourne Vic 8007  
 T 61 3 9993 7888  
 spiire.com.au

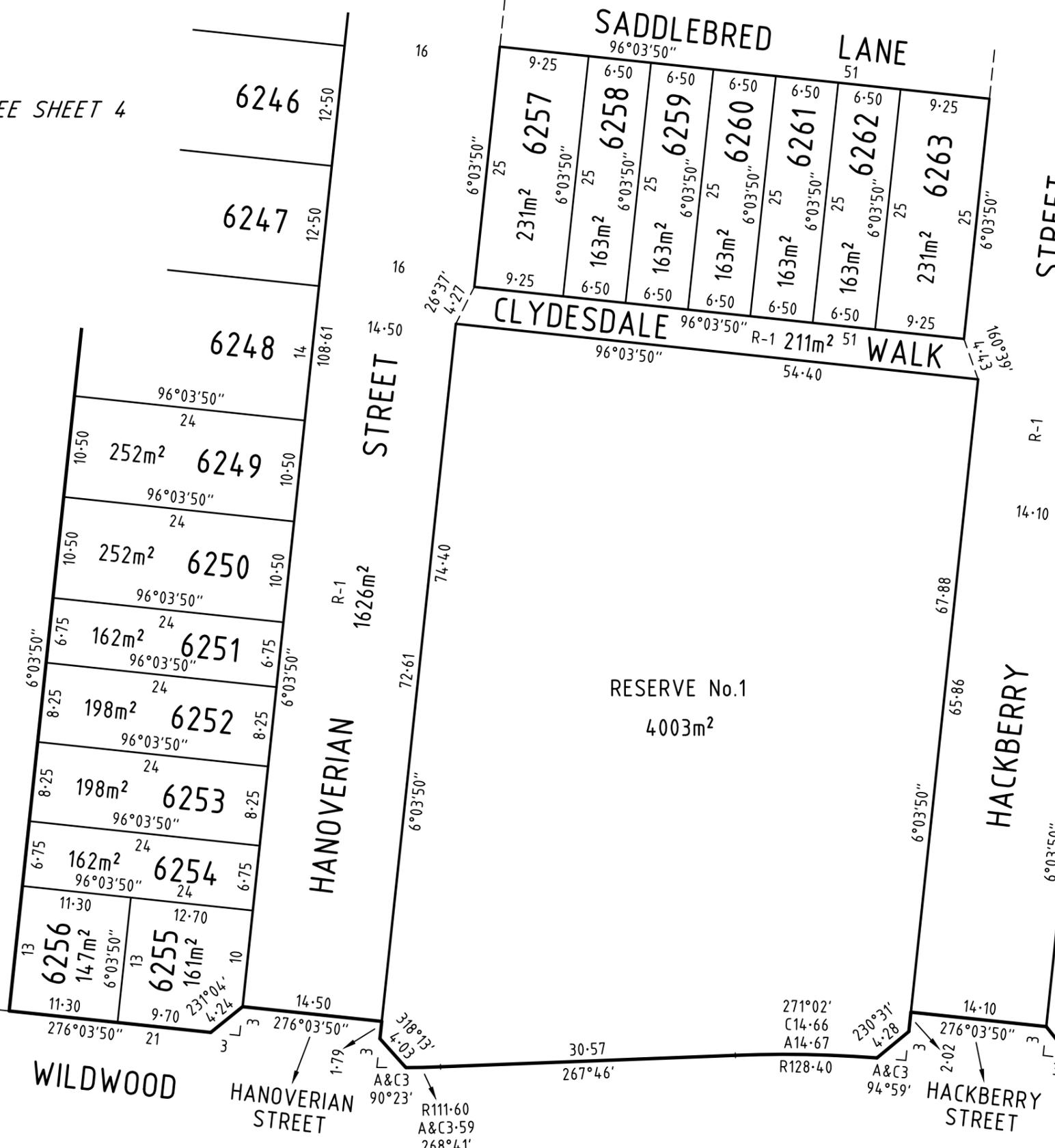
SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (3), 30/06/2022, SPEAR Ref: S196180C	

ORIGINAL SHEET SIZE: A3	SHEET 5
----------------------------	---------

SEE SHEET 4



KNABSTRUPPER STREET



STREET

BRUSHWOOD DRIVE

HACKBERRY

ROAD

WILDWOOD

HANOVERIAN STREET

HACKBERRY STREET

SADDLEBRED LANE

CLYDESDALE WALK

RESERVE No.1  
4003m²

SURVEYOR'S FILE REF: 308831SV00

414 La Trobe Street  
PO Box 16084  
Melbourne Vic 8007  
T 61 3 9993 7888  
spiire.com.au

SCALE 1: 500

LENGTHS ARE IN METRES

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,  
Surveyor's Plan Version (3),  
30/06/2022, SPEAR Ref: S196180C

ORIGINAL SHEET SIZE: A3

SHEET 6

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196180C 30/06/2022 03:33 pm

CREATION OF RESTRICTION No. 1

The following restriction is created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Land to Benefit: Lots 6201 to 6271 (both inclusive)  
Land to be Burdened: Lots 6201 to 6271 (both inclusive)

Restriction:

The burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number

Expiry Date:

The restriction shall expire 10 years after the date of registration of this plan.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Spiire Australia Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S196180C 30/06/2022 03:33 pm

<p>SURVEYOR'S FILE REF: 308831SV00</p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 7</p>
 <p>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</p>	<p>Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (3), 30/06/2022, SPEAR Ref: S196180C</p>		