

# PROPERTY SELECT ADVISORY



## Coogee 19

Facade: 01



TOTAL FIXED PRICE CONTRACT

### \$900,488

Address: 340 Bellavista Crescent Fraser Rise VIC 3336

Estate: Clara Place

Land Size (m<sup>2</sup>): 350

Title Date: 09/03/26

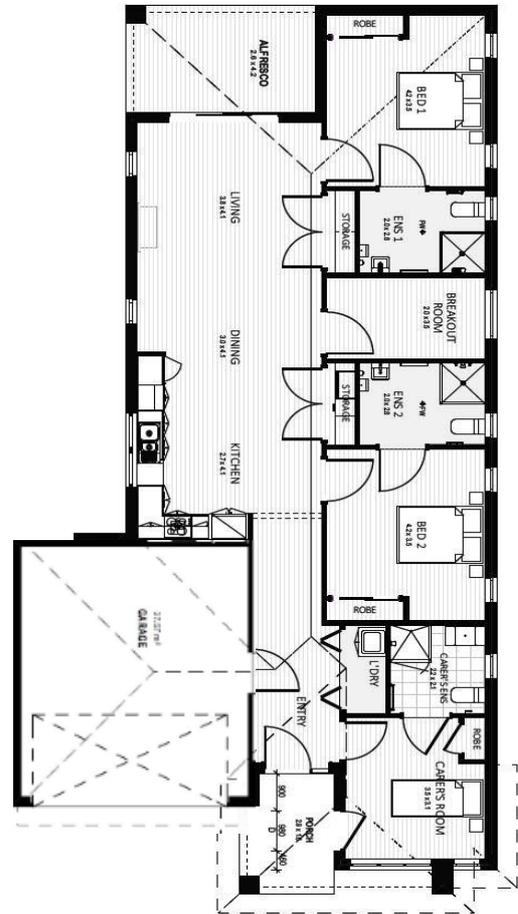
Land Contract: \$399,000

Build Contract: \$501,488

Minimum Lot Size	12.00m x 27.50m
Overall Width	9.35m
Overall Length	21.00m
Living	135.33 m <sup>2</sup>
Garage	25.03 m <sup>2</sup>
Porch	5.98 m <sup>2</sup>
Alfresco	10.95 m <sup>2</sup>
<b>Total</b>	<b>177.29 m<sup>2</sup></b>

### Turnkey Inclusions

- Ducted Refrigerated Heating & Cooling
- Hybrid Flooring to All Living Areas
- Tiled Flooring to All Wet Areas
- 20mm Stone Benchtops Throughout (zero silica)
- Kitchen Appliance Package including Dishwasher
- LED Downlights
- Holland Blinds & Flyscreens
- Coloured Concrete Driveway
- Front & Rear Landscaping
- Full Share Fencing
- Letter Box & Clothesline



\* Price includes GST. Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict fixtures, finishes, features, furnishings and landscaping not included. This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change. VIC Builder's Licence CBD-U 58278.

# 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.
- Protekta 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 and doors.
- Acrylic Texture Render and cladding as per design.

## GARAGE CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer and 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 and 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 and Cooling system with outlets nominated as per design.

## PLASTER

- Plasterboard to Ceilings and 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, Jambes 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 and Soffits, Doors, Jambes and Trims.

## STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed and 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 and 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 and fridge space.

## BATHROOM & ENSUITE

- Cabinetry with Laminate Door/s and 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 and Cold Washing Machine Taps.
- 20mm stone benchtops.

## TILING

- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom,
- Ensuite, WC and Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals,
- Bathroom, Ensuite, WC and Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC and 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 and Rumpus Areas (If Applicable)
- Theatre Room (If Applicable)
- Staircase (If Applicable)
- All First Floor Areas (Other than Wet Areas and WC/Powder Rooms)

## WINDOWS FURNISHINGS

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

## CONCRETE DRIVEWAY

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

## FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front.\*
- Topsoil to Garden Bed and 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.



## **Carefully curated for close connections**

Choosing where to lay the foundations on which to build your home is a significant decision. Clara Place makes that decision easy and provides a community built on connections.

Clara Place has been designed with community top of mind, centred around a one hectare central park. Each allotment is within easy access to the central park and one of the many open green spaces on offer in the area. It is here, in these shared public spaces, that the underpinnings of a strong community can be built.

Clara Place has been fashioned for people just like you; couples, families and community-minded individuals who understand that something as simple as a saying hello to a neighbour creates a feeling of solidarity.

It is these things plus more that make Clara Place the estate where everything connects.





Frontier Park



Watergardens Shopping Centre



Watergardens Train station



Bacchus Marsh Grammar



Caroline Springs Town Centre Recreation Reserve



CS Square



Artist's impression

Future Clara Place Park

## Where the community connects

Clara Place has been carefully curated for those seeking connections. What this means to each person, however, will be different.

Choosing to create a life at Clara Place allows you to access the things you tell us hold the greatest value. We understand how important this is for you, your immediate family, and also your neighbours; likeminded people striving to create an environment where a proud sense of community burgeons. It's for this reason that the estate's design principles are centred around nurturing a connected community, with everything on it's doorstep.

Whether it's relaxing in the Clara Place park, or getting involved in physical pursuits at the Caroline Springs Recreation Reserve, you're guaranteed to do so with a smile on your face.

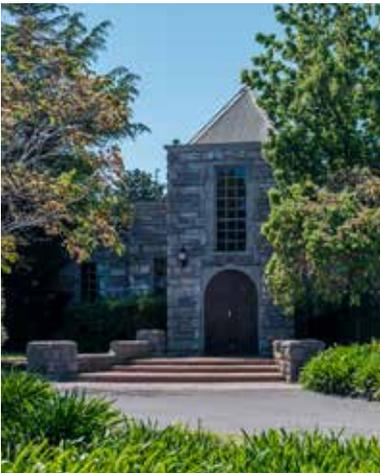
Clara Place is more than a location; it's a destination to create a prosperous future for both you and those that you love.



Springside West Secondary College



Taylors Hill Village



Avanti Witchmount Winery



Springs Reserve

## Where everything connects

Clara Place enjoys a prime position within Fraser Rise, a recently established suburb situated approximately 25km north-west of the Melbourne CBD.

Unlike many new suburbs, however, Fraser Rise already has many amenities and essential conveniences that are highly sought by today's astute homeowner.

Clara Place is a short drive to a number of popular shopping precincts including Watergardens Shopping Centre. The community has a range of cafes and restaurants, as well as several transport options including bus and rail links, and

enjoys convenient access to major arterials. Families will also hold great value in the wide selection of schools, kindergartens and childcare facilities nearby.

The local offerings will also evolve as the population expands, with a future non-government secondary school and sporting fields just a short walk away, in addition to a planned major town centre.

It is for this reason and more that Clara Place is fast becoming a destination of choice.

WATERGARDENS SHOPPING CENTRE **5KM**

WATERGARDENS TRAIN STATION **5KM**

SPRINGSIDE PRIMARY SCHOOL **3KM**

SOUTHERN CROSS GRAMMAR **3KM**

MELBOURNE CBD **25KM**

MELTON HIGHWAY

SPRINGSIDE WEST SECONDARY SCHOOL 3KM

DEANSIDE PRIMARY SCHOOL 4KM

TAYLORS HILL VILLAGE 4KM

CS SQUARE SHOPPING CENTRE 5KM

WATERVALE SHOPPING CENTRE 4.5KM



Future Aquatic Centre 0.3km



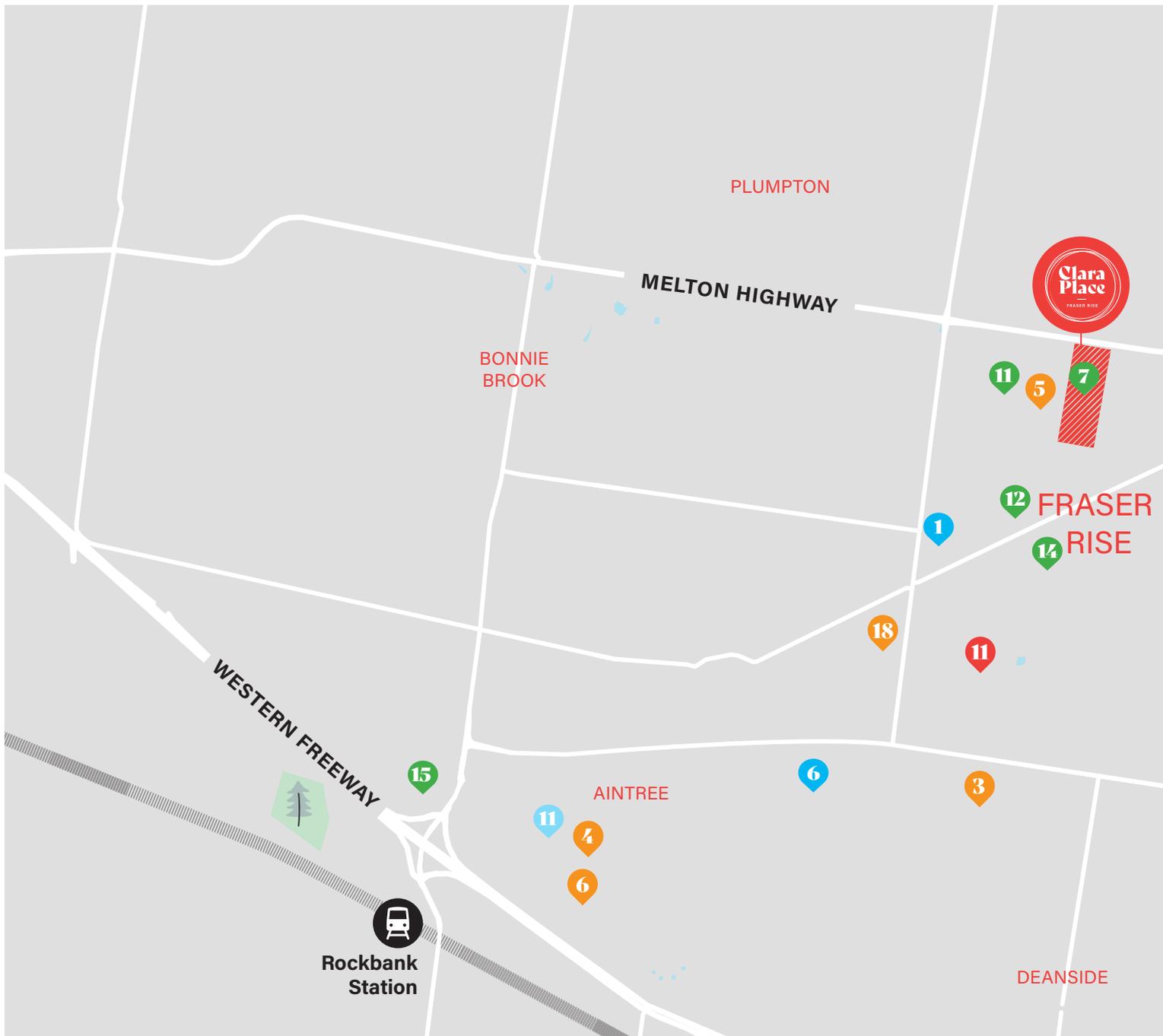
Central Park



Future Secondary School



Future Sports Field



### CHILDCARE & EARLY LEARNING

1. The Sanctuary Hillside
2. Bellevue Hill Preschool
3. Guardian Childcare & Education Hillside
4. Little Munchkins Childcare Centre
5. Crown Kiddo Education
6. Community Kids Haven Early Learning
7. Springside Kindergarten
8. Goodstart Early Learning Taylors Hill
9. Penguin Childcare Caroline Springs
10. Kororoit Creek YMCA Early Learning Centre
11. Plumpton Community Centre

### SCHOOLS

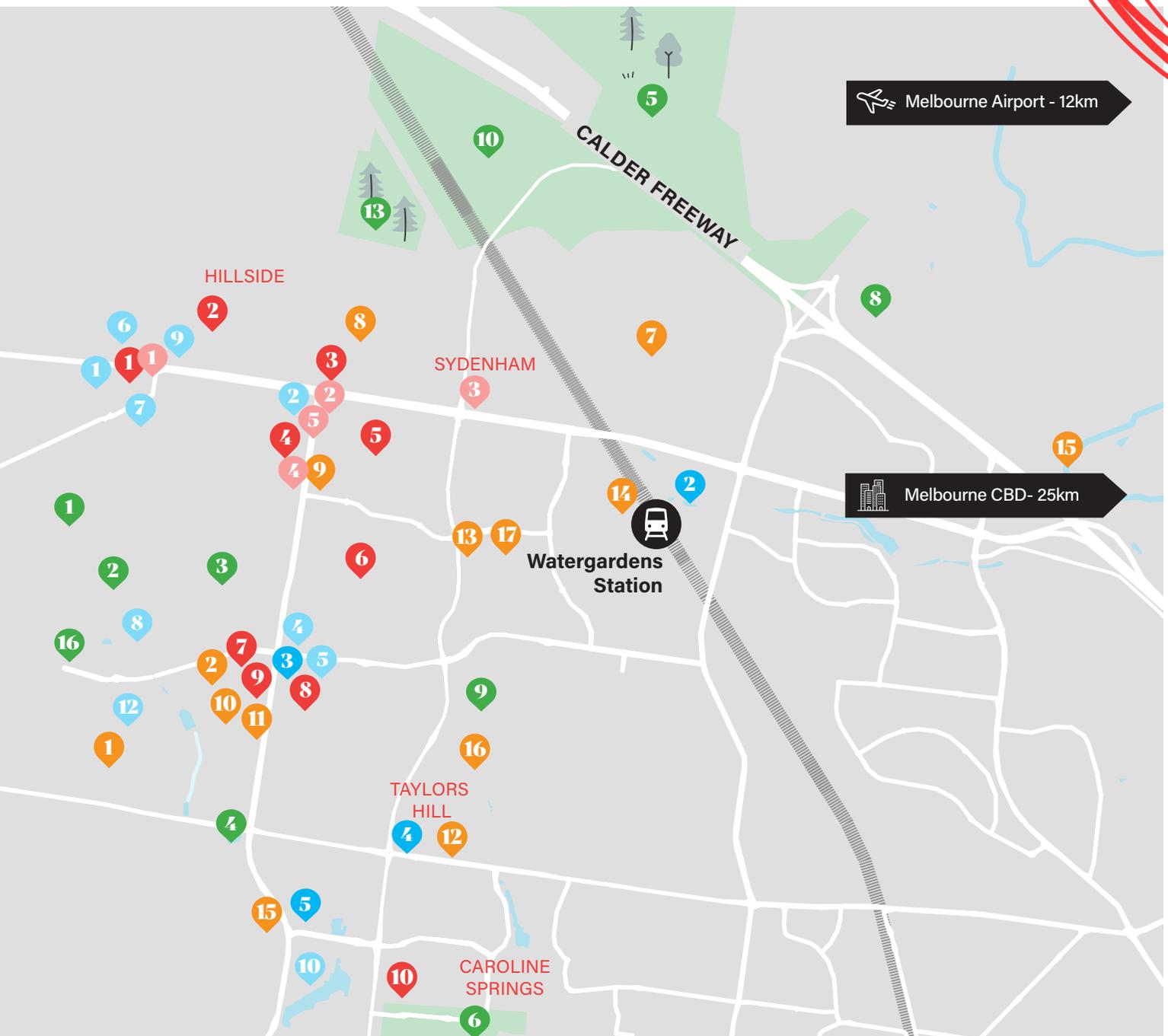
1. Springside West Secondary College
2. Springside Primary School
3. Deanside Primary School
4. Aintree Primary School
5. Future proposed non-government secondary school
6. Bacchus Marsh Grammar – Woodlea (P-8)
7. Sydenham-Hillside Primary School
8. Cana Catholic Primary School
9. Parkwood Green Primary School
10. St George Preca Primary School
11. Southern Cross Grammar
12. Gilson College – Taylors Hill
13. Copperfield Secondary College
14. Emmaus Catholic Primary School
15. Catholic Regional College Caroline Springs
16. Taylors Hill Primary School
17. Overnewton (TL campus)
18. Plumpton Primary School (interim name)

### MEDICAL

1. Aspire Medical and Skin Centre
2. Parkwood Green Medical Clinic
3. Sydenham Specialist Suites
4. Kings Park Medical Centre
5. Parkwood Green Dental

### SHOPPING

1. Future Major Town Centre
2. Watergardens Shopping Centre
3. Taylors Hill Village
4. Watervale Shopping Centre
5. CS Square Shopping Centre
6. HomeCo Woodlea Town Shopping Mall



### PARKS, PLAYGROUNDS AND RECREATION

1. Golding Park
2. Mawson Gardens
3. Boronia Drive Reserve Park
4. The Springs Reserve
5. Organ Pipes National Park
6. Caroline Springs Town Centre Recreation Reserve
7. Clara Place Park
8. Keilor Public Golf Course
9. Taylors Hill Recreation Reserve
10. Calder Park Thunderdome
11. Proposed Sports Reserve
12. Proposed Aquatic Centre
13. Banchory Grove Grassland Nature Conservation Reserve
14. Community Centre
15. Frontier Recreation Reserve
16. Infinity Park Equinox Way

### RESTAURANTS & DINING

1. Fish Salt
2. The Sugar Gum Hotel
3. Avanti - Witchmount Estate Winery
4. Clove Chill and Grill
5. Wat The Pho
6. Patiala House
7. Chur Thai
8. Bella Vista Cafe
9. Baked since 95
10. West Waters Hotel and Entertainment Complex
11. Aintree Food & Wine Co
12. Georgies on Vista Bistro



### MAP LEGEND

-  Train Lines & Stations
-  Parklands & Reserves
-  Clara Place Site
-  Lakes & waterways

MELTON HIGHWAY

### Masterplan Key

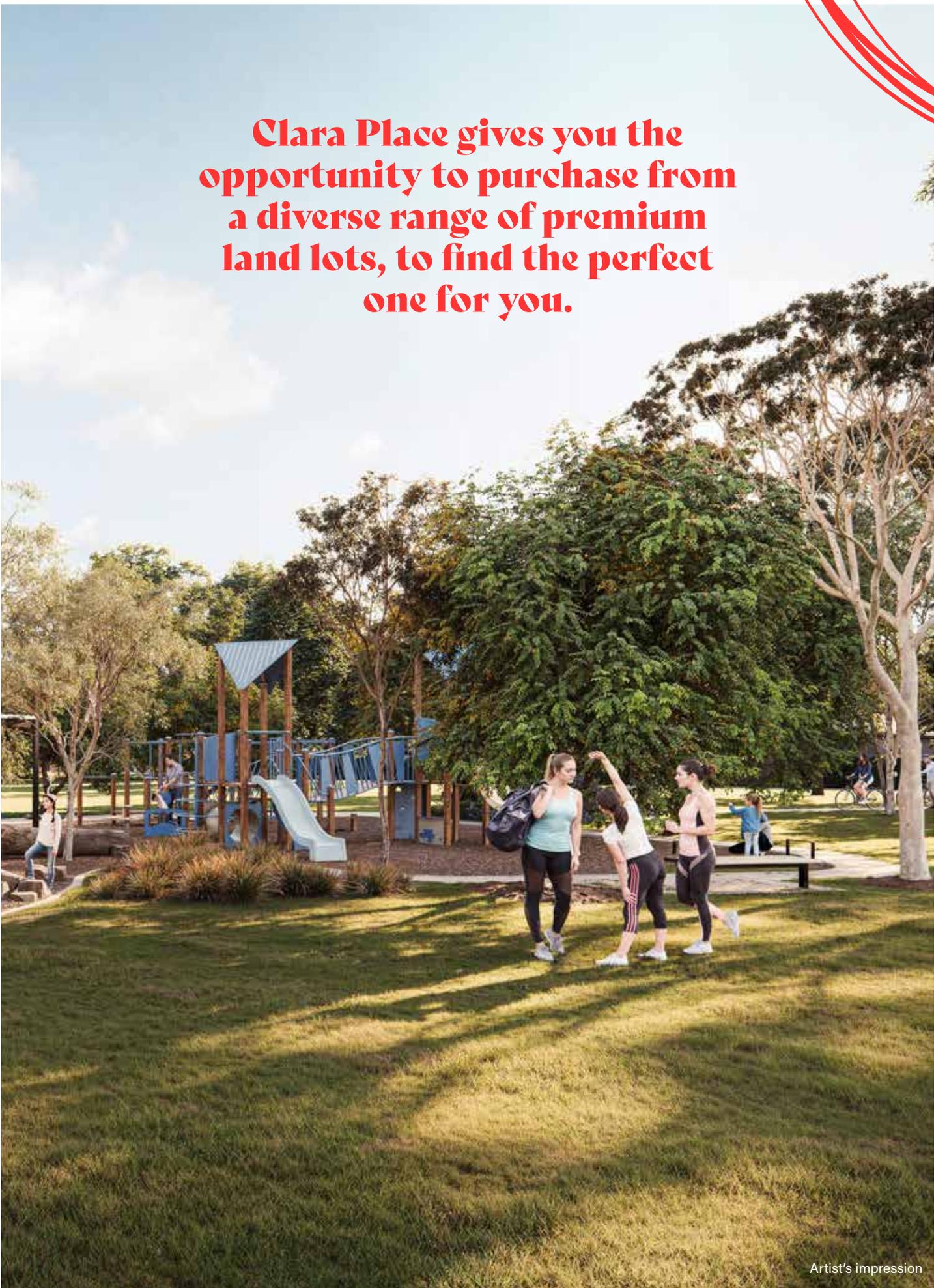
-  Clara Place Park
-  Proposed Schools
-  Proposed Local Parks and Sports Field
-  Proposed Parks & Reserves

Clara Place Park

Future Sports Field

Future Secondary School

**Clara Place gives you the opportunity to purchase from a diverse range of premium land lots, to find the perfect one for you.**



Artist's impression

Future Clara Place Park



Williams Landing

**At Cedar Woods, we strive to create quality homes, workplaces and communities that people are proud of. Meaningful places that inspire connection and help us grow.**

Where relationships count and the needs of customers are met. It's an approach grounded in understanding people, creating solutions that enrich their lives. From green, crafted parklands that connect us with our environment and the people around us, to considered designs that simplify the task of living.

For over 30 years we've worked hard to think ahead, evolving to always respond to the changing world in which we live. We understand that purchasing a new property is a big decision and it's one we take very seriously.

It means that at Cedar Woods we think about the details and deliver on our word, always putting our customers first.

In fact, everything we do, from creating new homes, to nurturing vibrant communities where people live, work and play, is about improving lives. It is about giving our customers a solid and inspiring foundation, now and into the future.

**Cedar Woods**  
Developing Tomorrow Today

