



Seren 22

Facade: Blackman - Double Storey



TOTAL FIXED PRICE CONTRACT

\$821,334

Address: 5075 Waterway Boulevard Weir Views VIC 3338

Estate: Exford Waters Estate

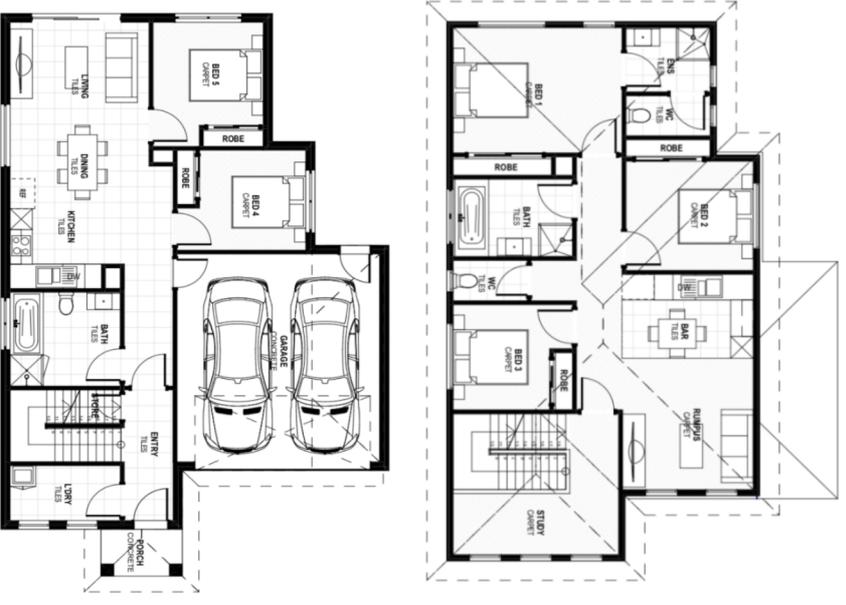
Land Size (m²): 374

Title Date: 10/03/26

Land Contract: \$355,000

Build Contract: \$466,334

Minimum Lot Size	12.50m x 28.00m
Overall Width	10.50m
Overall Length	16.19m
Ground Floor Living	91.53 m ²
First Floor Living	112.34 m ²
Garage	37.27 m ²
Porch	2.97 m ²
Total	244.11 m²



Turnkey Inclusions

- Ducted Refrigerated Heating & Cooling
- Tiled Flooring & Carpet throughout
- 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
- Letterbox and 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.

A new type of community.

Welcome to Exford Waters

“Your new reality awaits;
it’s time to build your
Life on the Riverbank”



Your natural escape

Exford Waters is a new residential community, where you can enjoy a lifestyle built around a unique, beautiful part of Melbourne's growing outer west. A leisurely 40-minute drive to both Melbourne's CBD and Geelong, allows you to take care of life, leisure and business.

A place where serenity and convenience meet to provide a modern, sought after sanctuary, a stones throw from the Werribee River.



Adventurous living.

Creating a quality
community experience.

A well-planned community

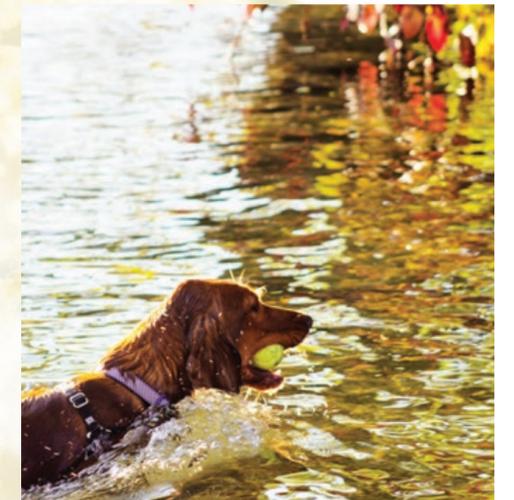
Exford Waters is a sanctuary that brings together carefully considered designs with its majestic natural surrounds. Tree-lined streetscapes, landscaped parklands and the natural riverbank combine to give you a unique living experience.



Space to explore

Exford Waters will inspire you to enjoy all that the natural surrounds have to offer. Living along the banks of the Werribee River is the perfect place to get away from modern pressures and enjoy quality time with your family and friends and perhaps even catch a glimpse of the local wildlife.

“Exford Waters is where
idyllic community living
and nature merge”





Geelong
50 mins

Bacchus Marsh
Hospital
20 mins

VIA EXFORD ROAD



Grey Box Forest
5 MINS

VIA EYNSBURY ROAD



Melton
3 MINS

Train Station
3 MINS

Station Square
Shopping Centre
5 MINS

Freeway Access
7 MINS

VIA EXFORD ROAD



Melbourne CBD
40 MINS

Sunshine Hospital
25 MINS

VIA GREIGS ROAD



EXFORD
PRIMARY
SCHOOL

MELBOURNE
RUNABOUT &
SPEEDBOAT CLUB

RIVER
VIEWPOINT

RIVER
VIEWPOINT

WERRIBEE
RIVER TRAIL

WERRIBEE
RIVER TRAIL

EXFORD
HERITAGE
HOMESITE
(PRIVATE)

SUBJECT
TO FUTURE
INVESTIGATION

FUTURE RIVER
TRAIL CIRCUIT

GREIGS
ROAD

POTENTIAL
HERITAGE
COMMERCIAL

WEIR
VIEWS

PARK

ESTABLISHED
COMMUNITY

FUTURE
GOVERNMENT
PRIMARY

RECREATION
FACILITIES

CATHOLIC
PRIMARY
SCHOOL

COMMUNITY
CENTRE

LOCAL
COMMERCIAL
CENTRE

ESTABLISHED
COMMUNITY

PARK

PARK

LAND
SALES

EXFORD ROAD

WERRIBEE RIVER

WETLANDS
RESERVE

NATURAL
PARKLAND

NATURAL
PARKLAND

FUTURE RESIDENTIAL
(BY OTHERS)

SHOPPING
CENTRE
IN CONSTRUCTION
DUE TO OPEN
2020

SHOPPING
CENTRE
IN CONSTRUCTION
DUE TO OPEN
2020



Melton 5mins



NORTH

Everything on your doorstep.

“Exford Waters offers everything you need to feel connected”



Whether you're enjoying a quiet morning coffee at a local café or taking a day trip, there is plenty to do in the surrounding area. An abundance of retail, local schools and sporting clubs allow you to develop your lifestyle and grow your family to it's full potential.

 Schools



 Parkland



Surrounded by amenity.



3338
YOUR NEW HOME

A new standard of living.



Building a quality estate

Exford Waters have created Design Guidelines to ensure all housing aesthetics compliment the unique natural surrounds. This well-planned community will continue to set a new standard of quality as time unfolds. Diverse and generous allotments will allow you to build the home you have always dreamed of, while your new address brings you everything you need to suit your ever changing lifestyle.

Bringing a vision to life.



A trusted developer

After buying the Exford Waters land parcel in 2004, developer Bill Green was adamant in keeping the historical features in tact with the Exford Weir continuing to be accessible for future residents of the estate.

Bill has been involved with purchasing land and transforming properties since 1974. From running sheep, cattle and cropping on over 6000 hectares to developing the successful and completed Diamond Rise Estate in Melton.

With a vision to create a master planned community that backs onto the Werribee River, Bill is on site daily ensuring deadlines are met for purchasers. Life on the Riverbank is all made possible due to Bill's commitment to a plan coming to fruition.

