



Bridgewater 15

Facade: Blackman - Single Storey



TOTAL FIXED PRICE CONTRACT

\$627,507

Address: 4329 Draycott Street Wyndham Vale VIC 3024

Estate: Jubilee Estate

Land Size (m²): 221

Title Date: Titled

Land Contract: \$298,000

Build Contract: \$329,507

Minimum Lot Size 10.50m x 22.00m

Overall Width 10.50m

Overall Length 15.00m

Living 94.87 m²

Garage 36.06 m²

Porch 3.82 m²

Total 134.75 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.


Celebrate the unexpected!



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masterplan

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A vision that celebrates you and the way you want to live.

At Jubilee, we have thought of everything to create the ideal neighbourhood. A well-connected, beautiful community, with a real sense of belonging, a place to feel at home. You'll find a wealth of amenities at your doorstep, with everything you need and more.

1 Club Jubilee One: Jubilee Aquatic Centre
Australia's first private indoor water park is open for you and your guests. Featuring indoor water slides, a large leisure pool, 25-metre lap pool, Junior Fun Zone and gym.



2 Club Jubilee Two: Jubilee Wellness Centre (Future)
The second of Jubilee's recreation clubs, the Jubilee Wellness Centre is a future residents club designed for relaxation and rejuvenation.



3 Jubilee Business Park (Future)
The future Jubilee Business Park will be a new employment hub in Melbourne's West. With 32.5ha of office and commercial space, it will create new job opportunities close to home.



4 Neighbourhood Centre
Opening in summer 2021/22, stage 1 of our multi-million dollar marketplace-style centre will include an IGA Supermarket and four specialty shops. Stage 2 of the multi-million dollar centre, including cafes and alfresco dining, is anticipated to be completed in summer 2022/23.



5 Nido Early School
For your little ones, Nido Early School, which is now open, offers convenience and nurturing care at The Mill Quarter, while a second child care centre is planned for Jubilee Central.



6 Prep-12 Catholic School (Future)
The future Prep to 12 Catholic School at Scholars Green will deliver quality education and teach positive values, offering your children a distinct advantage in life.



7 Prep-6 Government School (Planned)
Located on a 3.5ha site, a planned Prep to 6 Government School is anticipated to open in Jubilee, offering young families another schooling option.



8 Passeggiata (Future)
Inspired by a European tradition, this leafy boulevard connects the Urban Plaza to the Waterfront Promenade, creating opportunities for neighbours to mingle as they enjoy leisurely walks.



9 Jubilee Parks and Wetlands
With 77ha of open green spaces planned for Jubilee, every home is no more than 400m from the nearest park. Residents will enjoy abundant parklands and wetlands, connected by cycling and walking trails.



10 Waterfront Promenade (Future)
A vibrant activated waterfront welcoming you to Jubilee.



11 Werribee River
Residents can enjoy access to 1.5km of glorious riverfront. Meandering along Jubilee's northern boundary, its natural beauty offers an escape from the daily grind.



12 Jubilee Central (Future)
Located on an impressive main street, the 6.6ha town centre is Jubilee's social and civic heart, with 8,000m² of shopping, entertainment, offices, restaurants, and open green spaces.



13 Urban Plaza (Future)
Bringing an inner city lifestyle and culture to Urban Square, you can enjoy some entertainment or a bite to eat in this activated space.



14 Jubilee Sports Grounds (Future)
For your active pursuits, look forward to 23ha of sports fields and facilities, including massive sports ovals for footy and cricket.



15 Wyndham Vale Train Station (35 minutes to CBD)
Only 35 minutes to Southern Cross Station, the gleaming new Wyndham Vale Train station is across the road.



16 Bus Route
PTV Bus Route 191 connects Jubilee residents to Wyndham Vale and Werribee Train Stations.



17 Tarneit West Train Station (Future)
The future Tarneit West Train Station will offer Jubilee residents more options for public transport.



“Every day at Jubilee is a celebration of life, a place to feel at home right from the start.”

Artists Impression



Jubilee's first neighbourhood is now well- established with residents enjoying three beautiful playgrounds, wetland and parks. With Nido Early Care and Club Jubilee One: Jubilee Aquatic Centre already delivered, and a multi-million dollar Neighbourhood Centre coming soon, The Mill Quarter has the makings of a vibrant community.



SCHOLARS GREEN

The bright neighbourhood at Jubilee, featuring generous family size lots, a future Prep-12 Catholic school, sports grounds, parklands and an indoor water park close by, is everything your kids have been waiting for. The real fun starts with a future sports centre surrounded by outstanding sports fields, a huge park with a kick-about area, and best of all it's next to the established Club Jubilee One: Jubilee Aquatic Centre.



It is fresh. It is vibrant. It is urban living reimagined. Come home to Urban Square, your perfect balance realised. We've designed Urban Square to be a place to feel at home, where you can enjoy a real sense of belonging in plentiful open spaces. Stroll along our waterfront promenade as the sun begins to set, or head to the beautiful Passeggiata to meet new people and catch up with old friends.

RIDGETOP VIEWS

Taking advantage of its elevated position, beautiful homes, parks and leafy streets offer amazing outlooks to the city skyline and the You Yangs. Ridgetop Views will be home to Club Jubilee Two: Jubilee Wellness Centre, the second of our residents only clubs.

Visit our Sales & Information Centre and discover the unexpected joys at Jubilee.



SALES AND INFORMATION CENTRE

39 Memory Crescent, Wyndham Vale, VICTORIA 3024

P: 03 9684 8185 **E:** info@myjubilee.com.au

OPENING HOURS

11am to 5pm daily

myjubilee.com.au

URBAN SQUARE SALES GALLERY

774 Ballan Road, Wyndham Vale, VICTORIA 3024

P: 03 9684 8141 **E:** info@urbansq.com.au

OPENING HOURS

11am to 5pm daily

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