

Your Floorplan

Somerset 18

Facade: Blackman - Single Storey

706 Yucamane Drive
Truganina, Olivia



Land Size: 294m²

House size: 168.89m²

Land price: \$312,000

Build price: \$357,548

Minimum Lot Size	10.50m x 26.50m
Overall Width	10.50m
Overall Length	19.30m

Living	128.98m ²
Garage	36.07m ²
Porch	3.84m ²
Total	168.89m²

\$669,548



Your Facade



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 Point
- 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, 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 and Soffits, Doors, Jambs 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 polymer 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.f - 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.

OLIVIA

T R U G A N I N A

Start something beautiful

Welcome to Olivia, a boutique estate in Truganina, only 28 kms west of Melbourne's CBD. Olivia is the ideal community to raise your family, upscale to your dream home, or invest in your future. Family, work, play, wellbeing - experience quality of living with a prosperous, vibrant and flourishing community.

- Magnificent green open spaces
- Exceptional educational facilities nearby
- Easily accessible transport and shopping
- State-of-the-art playground for all ages and abilities
- Picturesque surrounds





Imagine

Enjoying picnics in open green parklands and making work-life balance a reality. Imagine a lovely home in a tree-lined street and being part of a thriving and growing community of like-minded people.



Explore

Over 6.5 hectares of stunning green spaces all around you including a 4.5 hectare sporting reserve and 2 hectares of beautiful landscaped parklands. Enjoy time with the family at an interactive feature park with a state-of-the-art inclusive playground for all ages and abilities.



Ideally located in the heart of the west

Rockbank

- Train Station
- Proposed Town Centre
- Rockbank Primary School
- Rockbank General Store
- Bacchus Marsh Grammar and Early Childhood & Preschool
- Proposed Primary and Secondary Schools

Caroline Springs/Taylors Hill

- CS Square – Shopping Centre
- Burnside Shopping Centre
- Goodstart Early Learning
- Caroline Springs Lakes
- Caroline Springs Train Station

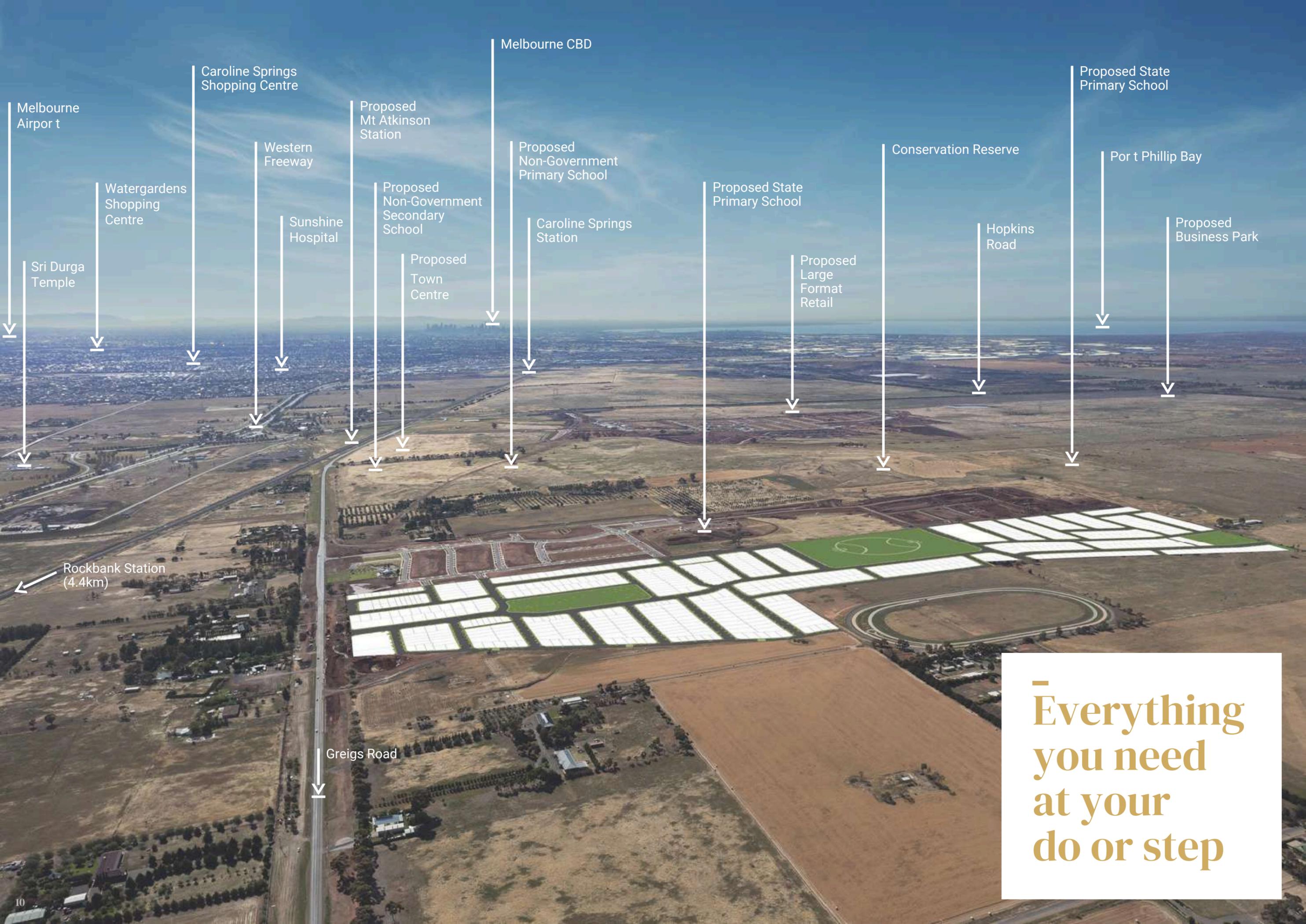
- Springside College
- Catholic Regional College
- Gilson College
- Watervale Shopping Centre
- Caroline Springs Medical Centre

Truganina

- Proposed Mt Atkinson Train Station
- Proposed Town Centre
- Proposed Business Park
- Proposed Non-Government Primary School
- Proposed State Primary School
- Proposed State Secondary School

Other

- Melton Botanic Garden
- Woodgrove Shopping Centre
- Melton Health Services
- Melton Train Station
- Cobblebank Train Station
- Watergardens Town Centre
- Galli Estate Winery
- Witchmount Estate Winery
- Sunshine Hospital



Melbourne Airport

Caroline Springs Shopping Centre

Melbourne CBD

Proposed State Primary School

Sri Durga Temple

Watergardens Shopping Centre

Western Freeway

Proposed Mt Atkinson Station

Proposed Non-Government Primary School

Conservation Reserve

Port Phillip Bay

Sunshine Hospital

Proposed Non-Government Secondary School

Caroline Springs Station

Proposed State Primary School

Hopkins Road

Proposed Business Park

Proposed Town Centre

Proposed Large Format Retail

Rockbank Station (4.4km)

Greigs Road

Everything you need at your do or step

Your beautiful life

From the moment you arrive at Olivia, you'll appreciate the vision and thoughtful design of this master-planned community. The main boulevard leads to a large landscaped park with an interactive playground for all ages and abilities. Extensive playing fields are located at the centre of the estate and more landscaped parklands to the south provide all residents close access to open green spaces.

Olivia offers a wide variety of living choices from large to small land lots and a range of house and land packages.

Whatever life you're looking to start, it will be beautiful at Olivia.





— A bright future

Quality, balanced and peaceful words that

express a lifestyle at Olivia. Make this future yours and begin your next chapter today.

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—
The start
of something
beautiful

OLIVIA

www.oliviate.com.au

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