Your Floorplan

Balmoral 12

131 | Mortlock Street,
Cobblebank - Balmoral

3 1 2 1

Land Size:	240m2
House size:	112.32m2
Land price:	$249,000
Build price:	$317,278

Minimum Lot Size	8.50m x 22.00m
Overall Width	8.50m
Overall Length	15.00m

Living	85.03m2
Garage	23.34m2
Porch	3.82m2
Total	112.19m2

$566,278

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

7.0 NATIONWIDE HOUSE ENERGY RATING SYSTEM

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PROPERTY SELECT ADVISORY

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. - Proteka 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.
- Colorbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

WINDOWS, DOORS & FLYSCREENS

- Solidcorefrontentrancedoor.
- Aluminium framed, lockable rar 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 claybricks and rolled mortar joints. - Fibre Cement Sheetinfillpanelsinstalled above side and rear elevation windows and doors. - Acrylic Texture Render and cladding as per design.

GARAGE CAR ACCOMMODATION

- Double orSingle LockUp Garage asper 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 Poin - 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-ift 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 Clotheseline.
- 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.

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YOUR MAJESTIC
WEST VILLAGE

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BALMORAL ESTATE

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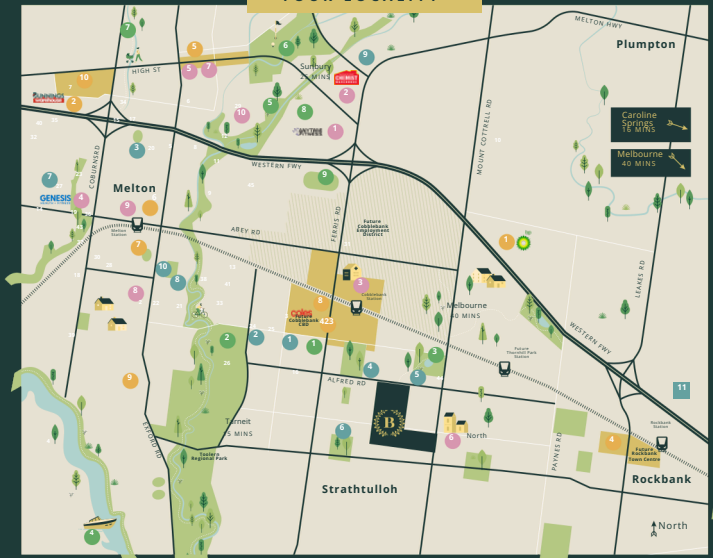
YOUR LOCALITY



Recreation

1. Athertstone Adventure Park
2. Athertstone Athletics Facility
3. Future Active Open Space & Playing Fields
4. Melbourne Runabout & Speedboat Club
5. Melton Botanic Garden
6. Melton Valley Golf Club
7. Melton Waves
8. Mick's Jump 'n' Play
9. Tabcorp Park Racing & Entertainment

Wellbeing

1. Anytime Fitness Melton
2. Chemist Warehouse Melton
3. Future Melton Hospital (Construction 2022)
4. Genesis Health and Fitness
5. Melton Madina Musallah (Mosque)
6. Neighbourhood Activity Centre
7. Primary Medical & Dental Centre
8. St Anthony's Catholic Church
9. Station Medical Centre
10. Yoga West

Learning

1. Aspire Early Education
2. Bridge Rd Children's & Community Centre
3. Coburn Primary School
4. Future Catholic School
5. Future Government School
6. Future School
7. Melton Christian College
8. Melton South Primary School
9. Paisley Park Early Learning Centre
10. Staughton College
11. Bacchus Marsh Grammar Woodlea Campus

Retail

1. 24/7 BP Western Fwy
2. Bunnings Warehouse
3. Future Cobblebank CBD (Coles)
4. Future Rockbank Town Centre
5. High Street Retail Strip
6. Melton Station Square (Coles)
7. Staughton St Restaurants
8. Urban 35 Cafe
9. Weir Views Shopping Centre (Under construction)
10. Woodgrove Shopping Centre

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