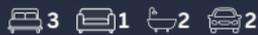


Your Floorplan

Bridgewater 15

7221 Stellenbosch Street,
Aintree Aintree VIC 3336
Woodlea Estate



Land Size: 221m²

House size: 134.88m²

Land price: \$269,000

Build price: \$327,687

Minimum Lot Size	10.5m x 22m
Overall Width	10.60m
Overall Length	21m

Living	94.87m ²
Garage	36.06m ²
Porch	3.82m ²
Total	134.75m²

\$596,687



Your Facade



Turnkey Inclusions

- SDA Compliant
- 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



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 BIAL 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.
- Protecta 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 Sols-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 polymeric shower bases to remaining ensuite 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.

TRUE

WOODLEA

Woodlea
live large

- 711 hectares
- 3,000 homes
- 25,000 residents
- 300+ sports ground
- 5 education
- Connected
- Woodland
- Green space

Every day, the thoughtful design of Woodlea is put to the test as the landscape to the south of the city unfolds. From the green spaces to the vibrant streets, from the award-winning architecture to the vibrant community, Woodlea is a truly Australian setting.



Photo: © iStockphoto.com

A community full of life



Woodlea Town now open

Woodlea Town is a vibrant, modern shopping and dining precinct. It features a mix of retail, dining, and entertainment options, all designed to create a sense of community and convenience for residents.



Education

Woodlea offers a range of educational opportunities, from early childhood education to primary and secondary schools. The schools are designed to provide a high-quality education in a safe and supportive environment.



Green Space

Woodlea is a green community, with a wealth of parks, gardens, and recreational areas. These spaces provide a place for residents to relax, exercise, and enjoy the outdoors.



Connectivity

Woodlea is a well-connected community, with excellent public transport links and a network of roads and paths. This makes it easy for residents to get around and access all the amenities Woodlea has to offer.



Health & Fitness

Woodlea offers a range of health and fitness facilities, including gyms, swimming pools, and sports grounds. These facilities provide residents with the opportunity to stay active and healthy.

Woodlea is a fully integrated master planned community, designed to provide wonderful homes as well as exceptional facilities including employment, education, retail, commercial and community services. This exceptional new community is a dynamic addition to Melbourne.

Thriving Community

- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025 & Beyond

Delivering on our promise 2015 & 2016

- Woodlea Town
- Woodlea Primary School
- Woodlea Secondary School
- Woodlea Community Centre
- Woodlea Sports Ground
- Woodlea Gardens
- Woodlea Parks
- Woodlea Retail
- Woodlea Commercial
- Woodlea Employment
- Woodlea Education
- Woodlea Health & Fitness
- Woodlea Green Space
- Woodlea Connectivity
- Woodlea Security
- Woodlea Sustainability
- Woodlea Innovation
- Woodlea Leadership
- Woodlea Excellence
- Woodlea Success



Every home is within walking distance of a park and neighbourhoods can be accessed by various walkable routes.

Display Village

- Display Village

Shopping & Amenities

- Cafe

- Proposed Major Activity Centre*
- Woodlea Town Neighbouring Centre
- Carolina Springs Shopping Centre
- Watergardens Shopping Centre
- Woodgrove Shopping Centre
- Woodlea Hub

Community

- Future Community Centre (North of Taylor Road)
- Future Indoor Sports Centre
- Timberlake Children's & Community Centre
- Emergency Services (ACCESO) base
- Antisee Scout Hall

Education

- Woodlea Early Learning Centre
- Spectra West Early Learning Centre
- Blaclynn Marsh Cummer (M2) Primary School
- Antisee Primary School
- Varsity Secondary College
- Dharna Specialist School
- Future Public Primary School*

Open Space / Conservation

- Protected Woodlands
- West Garden
- Kororah Creek
- Redburn Hill Heritage Site
- Woodlands
- Walking/Cycle Trails

Sporting & Recreation

- Cricket Nets - Northball Courts - Basketball Court - Soccer Fields - Tennis Courts - Australian Rules Football

- 1 Cricket Ground
- Sports Pavilion
- Skate Parks

Parks & Playgrounds

- Dharna NewOpen Water Play Zones
- M20 Facilities
- Fitness Equipment
- Walk of Honour

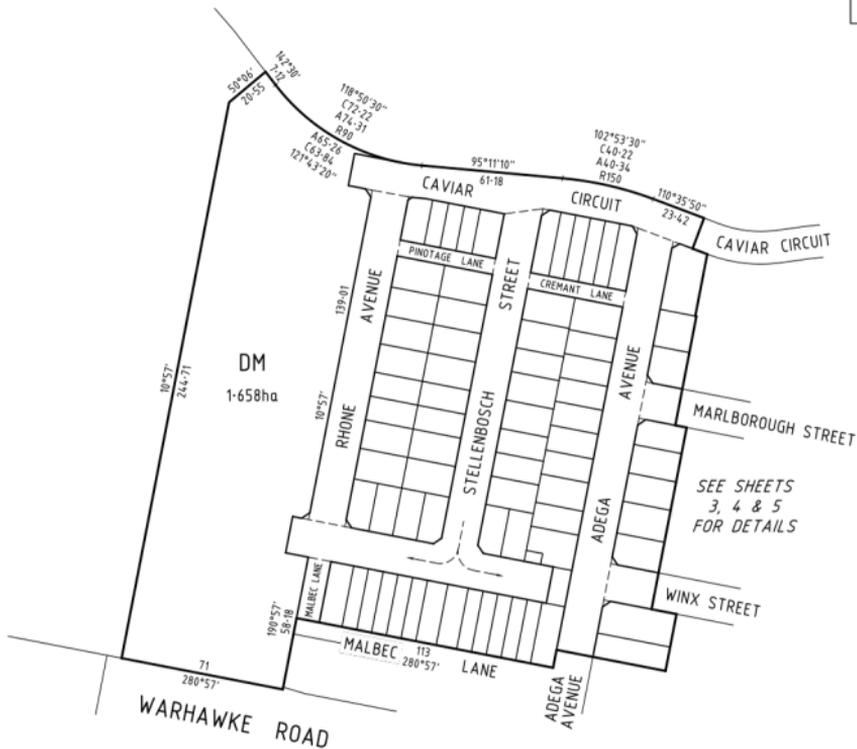
Transport

- Rail/Bus Inter-Station
- PTV Bus service



- Landmarks
- Parks/Recreation
- Open Space/Conservation
- Sporting/Recreation
- Education
- Community
- Shopping/Amenities
- Display Village





SEE SHEETS
3, 4 & 5
FOR DETAILS

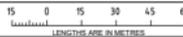
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SCALE

1:1600



Licensed Surveyor: Mark Oswald Stansfield
Version: 4

ORIGINAL SHEET
SIZE: A3

SHEET 2