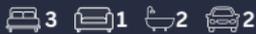


# Your Floorplan

Traditional and Custom House & Land

104 Souffle Road  
Donnybrook VIC 3064  
Estate: Heartford - East Village



Land Size: 262m<sup>2</sup>

House size: 134.88m<sup>2</sup>

Land price: \$315,000

Build price: \$327,687

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

|              |                            |
|--------------|----------------------------|
| Living       | 94.87m <sup>2</sup>        |
| Garage       | 36.06m <sup>2</sup>        |
| Porch        | 3.82m <sup>2</sup>         |
| <b>Total</b> | <b>134.75m<sup>2</sup></b> |

## \$642,687



Bridgewater 15

# 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 & Fyisccreens
- 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.



# The Heart of What's to Come



WELBOURNE CBD 3006

FLENTY GORGE PARK 150M

12PPING PLAZA SHOPPING CENTRE 120M

WENDON 100M

EDGARS CREEK SECONDARY SCHOOL 70M

TRANGEBURN BYPASS 70M

FUTURE RESERVE

FUTURE PARK

Heartford  
East Village

Heartford

FUTURE OPEN SPACE

PROPOSED TOWN CENTRE

PROPOSED ACTIVE OPEN SPACE

PROPOSED GOVERNMENT PRIMARY SCHOOL

Donnybrook Road

- PROPOSED FOOT PATH
- VAN LEAN RECREATION PARK
- FUTURE TOWN CENTRE 300M

- WELBOURNE AIRPORT 10KM
- HOME FREEDWAY 400M
- DONNYBROOK STATION 200M

# Places to Discover

## Education & Childcare

- 1 Annabelle Childcare
- 2 Agre Early Education & Kindergarten Kalkallo
- 3 Craigburn Secondary College
- 4 Donnybrook Primary School
- 5 Edgars Creek Primary School
- 6 Edgars Creek Secondary College
- 7 Eucalyptus Parade Kindergarten
- 8 Future Government School
- 9 Garvo Yagla Primary School
- 10 Gilga Plains Primary School
- 11 Hume Anglican Grammar—Mt Ridley Campus
- 12 Hume Anglican Grammar—Donnybrook Campus
- 13 Hume Anglican Grammar—Kalkallo Campus
- 14 Kinbrook Family Daycare
- 15 Koof Kids Childcare
- 16 Mother Teresa Catholic Primary
- 17 Mount Ridley P-12 College
- 18 Nubally Childcare

## Parks & Recreation

- 19 Annabelle Community Park
- 20 Craigburn Public Golf Club
- 21 Craigburn Football Club
- 22 Donnybrook Cricket Club
- 23 Donnybrook North Wetland
- 24 Donnybrook Skatepark
- 25 Funtasia Theme Park Whittlesea
- 26 Future Community Centre
- 27 Hume Hockey Club
- 28 L.W. Teed Park
- 29 Kalkallo Community Centre
- 30 Kalkallo North Community Centre
- 31 Mount Ridley Nature Conservation Reserve
- 32 Olives Pavilion
- 33 Peppercorn Park Playground
- 34 South Azzura Park & Leisure Centre
- 35 Yan Yean Tennis Club

## Shopping & Amenity

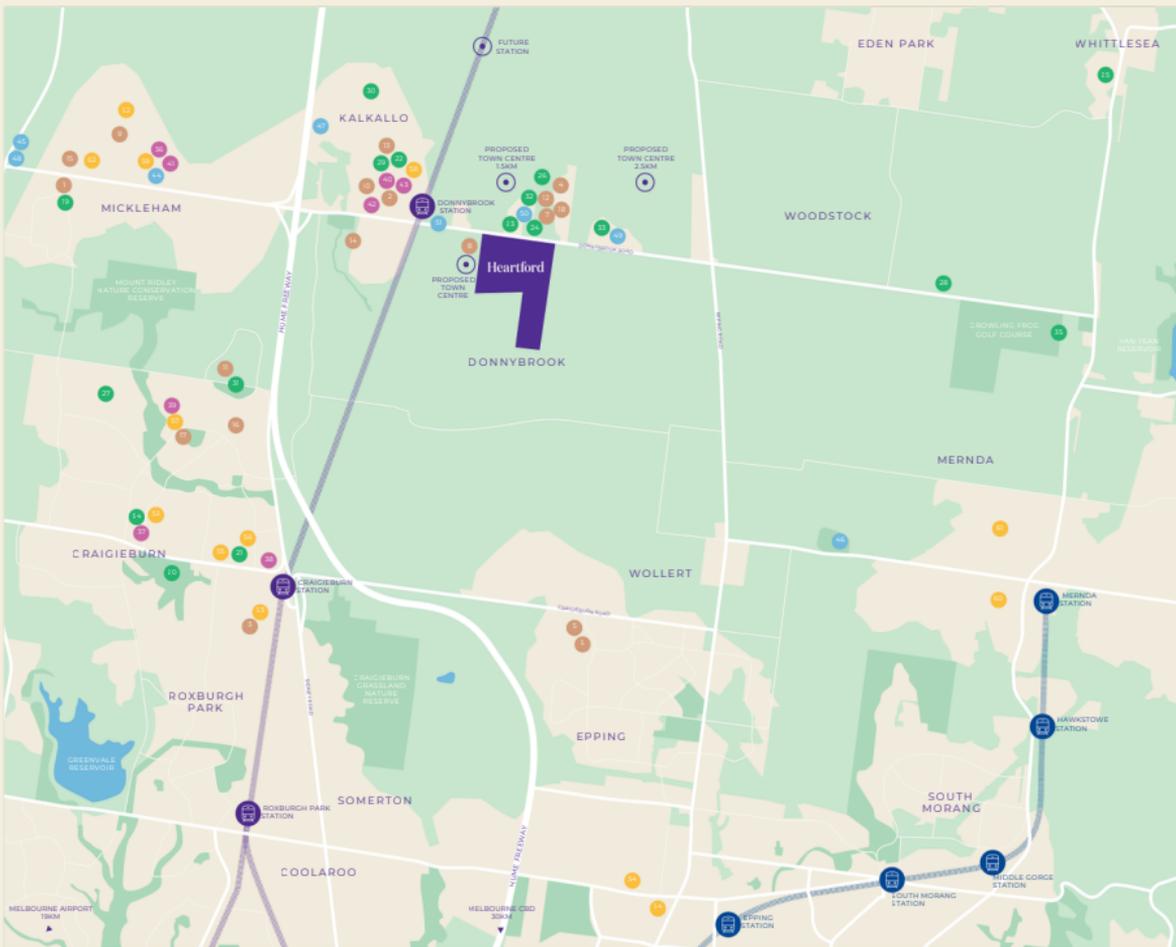
- 36 Coles Merrifield
- 37 Craigburn Central
- 38 Craigburn Plaza
- 39 Highlands Shopping Centre
- 40 Kalkallo Town Centre
- 41 Merrifield City
- 42 Post Office
- 43 Woolworths Kalkallo

## Food & Beverage

- 44 Aurum Espresso
- 45 Cucina 2004
- 46 Five Vineyard
- 47 Kalkallo Hotel
- 48 Manning Estate Winery
- 49 Peppercorn Cafe
- 50 Shaved Cup Cafe
- 51 The Donnybrook Hotel

## Healthcare

- 52 Annabelle Family Medical Centre
- 53 Craigburn Central Medical Centre
- 54 Epping Private Hospital
- 55 Family Health Medical Centre
- 56 Hanson Medical Clinic & Dental Surgery
- 57 Highlands Medical Centre
- 58 Kalkallo Medical Select
- 59 Merrifield City Medical Centre
- 60 Merrida Family Clinic
- 61 Merrida GP Clinic
- 62 Micklem Medical Select
- 63 Wilson & Coopers Medical Child Health Centre
- 64 Northern Hospital Epping



# Perfectly Connected Everyday Ease

At Heartford, you'll enjoy the ease of being close to everything. Donnybrook Railway Station is just a short car ride away, taking you into Melbourne's CBD in under 50 minutes, while the Hume Freeway gets you there by car in less than an hour.

Local buses, nearby metro stations, and Melbourne Airport only 20 minutes away makes every journey simple—whether it's for work, leisure, or adventure.



Donnybrook Train Station

## Donnybrook Primary School



Quality education is made effortless, with a proposed government primary school and community centre planned within Heartford. Less than a kilometre away, Hume Anglican Grammar caters for Prep to Year 12, while nearby options Donnybrook Primary, St Mary's Catholic Primary, and Mount Ridley College ensure families have exceptional choices at every stage. From early learning to graduation, Heartford offers a complete pathway for children to learn, grow, and thrive.



Merrfield City

From grocery runs to weekend outings, Heartford keeps life simple. Merrfield City is 10 minutes from your door, perfect for ticking off the essentials before enjoying a coffee or a casual meal. Major retail hubs of Epping and Craigieburn expand your options for retail, dining, and entertainment.

Medical and allied health services are a 10 minute drive, and the Northern Hospital Epping is within 20 minutes, allowing you peace of mind knowing that quality care is always close by.

