

The background of the entire image is a dark green, textured pattern of repeating leafy branches, likely eucalyptus, which are slightly lighter in shade than the background.A decorative graphic on the left side of the text, consisting of a vertical line with several horizontal lines branching off to the right, ending in small circles, resembling a stylized leafy branch or a circuit board.

Property Select Advisory is pleased to present

ORCHARD SQUARE

BACCHUS MARSH - DARLEY

YOUR NEW

Orchard Square Facade

One Part Contract/
SMSF Friendly

1 | 18 Valda Crescent Darley -
Orchard Square

 3  1  3  1

Estate: Orchard square

Land Size: 339m²

House Size: 158.4m²

\$705,500



Facade: Blackman - Single Storey

Peak *One*

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.

Visit our website at:
www.propertyselectadvisory.com/

 **PROPERTY SELECT
ADVISORY**

YOUR NEW Orchard Square FloorPlan

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



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 are 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 Cappings.

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 Laminated Doors/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 polycrystalline 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 Mulchings 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

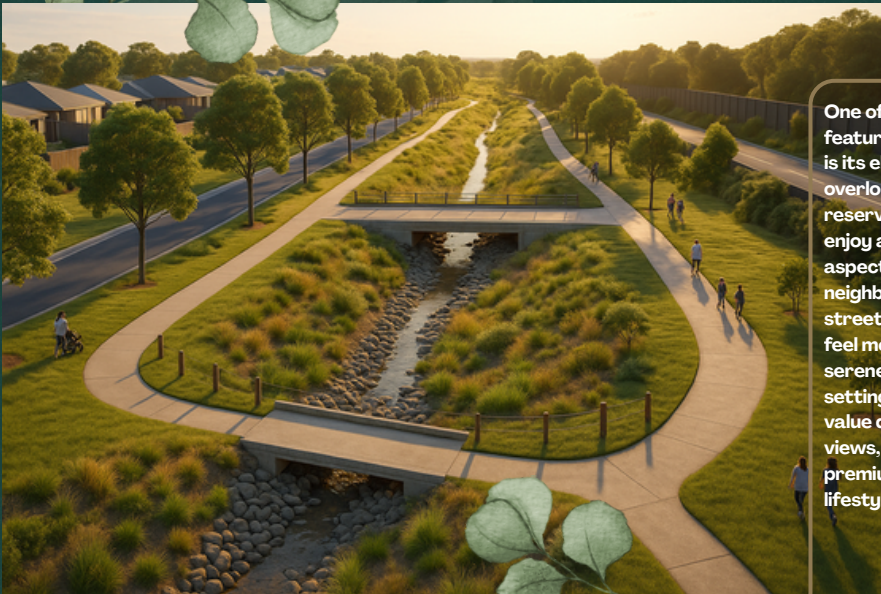
- Provision of either 2000L water tank or recycled water connection to toilets as required by developer or site conditions.



**PROPERTY SELECT
ADVISORY**

Visit our website at:
www.propertyselectadvisory.com/

*Purchasers must carefully review the plans and specifications within the context 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 compiled prior to completion of the design and construction of the project therefore development details and timing are subject to change.
VIC Builder's License CB20-119278.



One of the standout features of this property is its elevated position overlooking a peaceful reserve. Residents will enjoy a tranquil, scenic aspect with no immediate neighbours across the street, making the home feel more spacious and serene. It's an ideal setting for those who value quiet living, nature views, and a more premium, relaxed lifestyle.



With increasing demand for affordable family living and ongoing infrastructure investment in the region, house and land packages in Darley represent a strategic entry point for investors. The area's strong rental yields, excellent transport connections, and access to quality schools, parks, and shopping precincts make it an ideal choice for long-term capital growth and stable tenancy.

Offering modern, turnkey homes with low maintenance and high appeal. Investors can benefit from stamp duty savings, depreciation advantages, and low vacancy rates in one of Victoria's fastest-growing peri-urban corridors.





Key Investment Highlights:

- Affordable entry point compared to Melbourne metro suburbs
- Strong population growth driven by regional migration
- Access to Western Freeway and Bacchus Marsh train station
- Proximity to established amenities and education hubs
- Ongoing infrastructure upgrades supporting long-term value growth

Darley is more than a place to live it's a community on the rise, offering investors the chance to secure a quality asset in a high-demand growth corridor.



Bacchus Marsh

Melbourne Airport

Melbourne CBD

Port Phillip Bay

As a major town on the Western Freeway, Bacchus Marsh and its surrounds have long been known as a source of employment and lifestyle living. With extremely fertile soil and natural resources on its fringes, the area has a strong connection to agriculture and extraction industries.

Victoria



Bacchus Marsh

50 mins to CBD
55 mins to Geelong
40 mins to Melbourne Airport
40 mins to Melbourne CBD
(via express rail)

Shopping Centres

Just minute's drive from the site, the recently refurbished Village Shopping Centre in the heart of Bacchus Marsh offers locals a 'one-stopshop' venue anchored by Coles, Aldi, Target, Liquorland and over 45 specialty stores



The Village, Bacchus Marsh

A 10 minute drive up the Western Freeway, you'll find the Woodgrove Shopping Centre. Includes over 160 specialty stores such as Big W, Kmart, JB Hi-fi and Reading Cinemas.

Parks & Reserves

Boasting everything from plunging gorges and glacial valleys to lush forests and wildflowers in bloom, the state parks surrounding Bacchus Marsh are ideal destinations for nature lovers. Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve,



Avenue of Honour, Bacchus Marsh

and the tall timbers of the Wombat State Forest are all in easy reach. Bottle mineral water right from the spring by the Lerderderg River or venture further afield to be overwhelmed by springtime colour in the Brisbane Ranges.

Education

The area is well serviced by kindergartens, primary & secondary schools, offering residents of the municipality a multitude of options for their P-12 education.



Bacchus Marsh Grammar

Additionally, the Bacchus Marsh Community College and Western Institute of Technology provide vocational education to the immediate area.

Transport

Orchard Square benefits from its location on the Western Freeway with easy access eastbound to the Melbourne CBD (50 mins) via several large towns and employment districts including Melton, Caroline Springs,



PTV

Derrimut and Sunshine. Alternatively, residents may travel westbound to Ballarat (42 Mins) or southbound via the Geelong-Bacchus Marsh road to Victorias second largest city, Geelong (56 mins).

Local Amenities.

The property benefits from its proximity to a wide range of amenities including:

Education

Pre-School / Kindergarten

1. Aussie Kindies Early Learning Bacchus Marsh
2. Pentland Childcare & Kindergarten
3. Genius Childcare
3. Maddingley Darley Kindergarten
4. Bacchus Marsh Childcare & Kindergarten Centre
5. Bacchus Marsh Montessori Preschool

Primary

7. Darley Primary School
8. Pentland Primary School
9. Bacchus Marsh primary School
10. St Bernards Parish Primary School
11. Bacchus Marsh Grammar
12. Proposed Primary School

Secondary

13. Bacchus Marsh Grammar
14. Bacchus Marsh College
15. Indie School

Tertiary

16. Bacchus Marsh Community College

Medical

17. Grant Street Medical Centre
18. Lake Imaging Bacchus Marsh Hospital
19. Bacchus Marsh Medical Centre
20. The Elms Family Medical Centre
21. Darley Medical Centre
22. Rapha Bulk Billing Medical Centre

Retail & Restaurants

23. The Village Shopping Centre
24. 7-Eleven
25. IGA
26. Pet Stock
27. Home Timber & Hardware
28. Back to Bacchus Restaurant
29. Sopranos Pizza Bar
30. Fannigan's
31. Bacchus Thai Restaurant

Park Reserves

32. Bacchus Marsh Recreation Reserve
33. Bacchus Marsh West Golf Club
34. Maddingley Water Reserve
35. Maddingley Park
36. Lidgett Street Reserve
37. Masons Lane Reserve
38. Darley Park





PROPERTY SELECT ADVISORY

LEVEL 16, 627 CHAPEL STREET,
SOUTH YARRA, 3141

VISIT OUR WEBSITE AT:
www.propertyselectadvisory.com

No statements, representations, or warranties will be made about the accuracy or completeness of, and you should not rely on, any information contained in this publication. The information contained herein has been obtained for marketing purposes only, through sources deemed reliable, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. 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.