

Your Floorplan

Traditional and Custom House & Land

5029 Rivervista Road
Weir Views VIC 3338

Estate: Exford Waters



Land Size: 400m²

House size: 156.23m²

Land price: \$360,000

Build price: \$357,412

Minimum Lot Size 12.50m x 22m

Overall Width 11.35m

Overall Length 15m

Living 115.70m²

Garage 35.70m²

Porch 4.83m²

Total 156.23m²

\$ 717,412



Brighton 17

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 Shore 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 polymer 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/L - 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

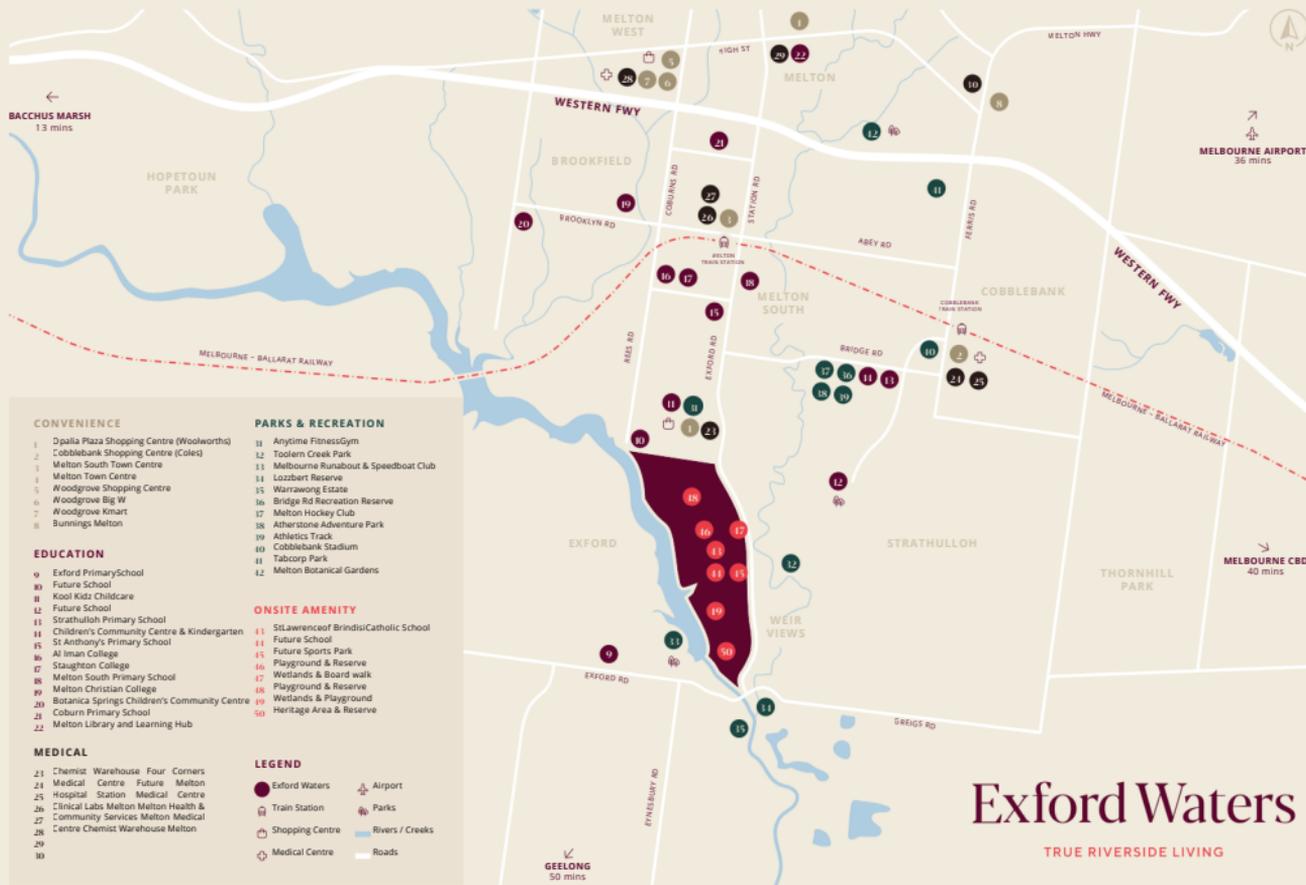
- 170L electric boosted heat pump water unit.

WATER SERVICES

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

Masterplan





CONVENIENCE

- 1 Dpalla Plaza Shopping Centre (Woolworths)
- 2 Cobblebank Shopping Centre (Coles)
- 3 Melton South Town Centre
- 4 Melton Town Centre
- 5 Woodgrove Shopping Centre
- 6 Woodgrove Big W
- 7 Woodgrove Kinart
- 8 Bunnings Melton

EDUCATION

- 9 Exford Primary School
- 10 Future School
- 11 Kool Kids Childcare
- 12 Future School
- 13 Strathulloh Primary School
- 14 Children's Community Centre & Kindergarten
- 15 St Anthony's Primary School
- 16 Al Iman College
- 17 Staughton College
- 18 Melton South Primary School
- 19 Melton Christian College
- 20 Botanica Springs Children's Community Centre
- 21 Coburn Primary School
- 22 Melton Library and Learning Hub

MEDICAL

- 23 Chemist Warehouse Four Corners
- 24 Medical Centre Future Melton
- 25 Hospital Station Medical Centre
- 26 Clinical Labs Melton Melton Health & Community Services Melton Medical Centre Chemist Warehouse Melton
- 27
- 28
- 29
- 30

PARKS & RECREATION

- 31 Anytime FitnessGym
- 32 Toolern Creek Park
- 33 Melbourne Runabout & Speedboat Club
- 34 Lazzibert Reserve
- 35 Warramong Estate
- 36 Bridge Rd Recreation Reserve
- 37 Melton Hockey Club
- 38 Athertstone Adventure Park
- 39 Athletics Track
- 40 Cobblebank Stadium
- 41 Tabcorp Park
- 42 Melton Botanical Gardens

ONSITE AMENITY

- 11 Silvanwood Brindisi/Catholic School
- 14 Future School
- 15 Future Sports Park
- 16 Playground & Reserve
- 17 Wetlands & Board walk
- 18 Playground & Reserve
- 19 Wetlands & Playground
- 20 Heritage Area & Reserve

LEGEND

- Exford Waters
- Train Station
- Shopping Centre
- Medical Centre
- Airport
- Parks
- Rivers / Creeks
- Roads

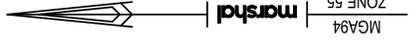
Exford Waters
TRUE RIVERSIDE LIVING

←
GEELOG
50 mins

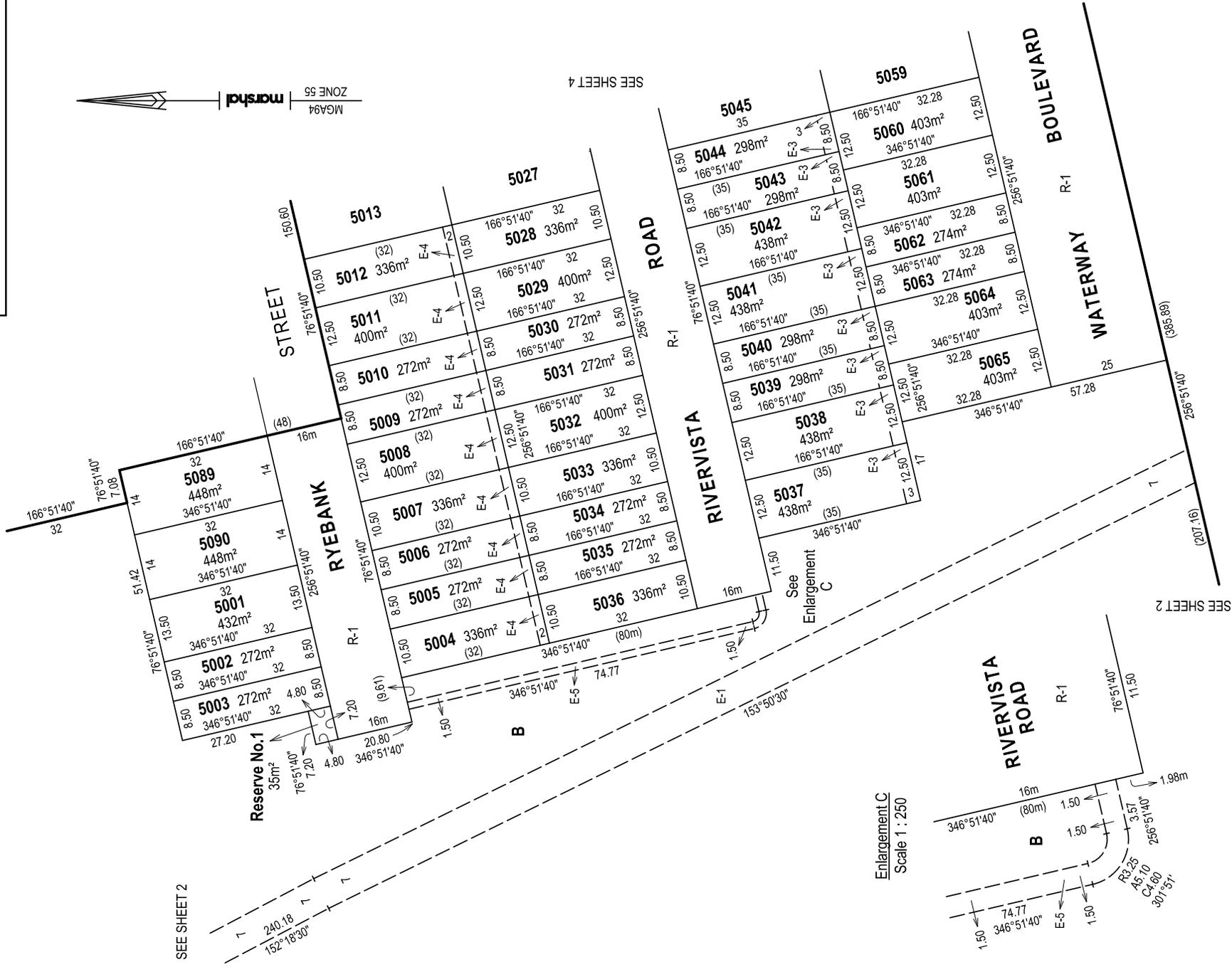
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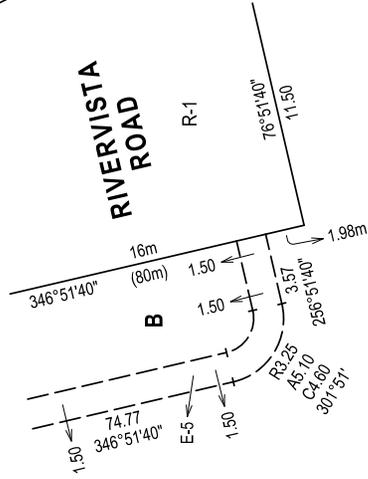
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SEE SHEET 4



Enlargement C
Scale 1 : 250



SCALE 1 : 750
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
SHEET 3

Digitally signed by: Kevin Charles Walsh, Licensed Surveyor,
Surveyor's Plan Version (6),
18/06/2025, SPEAR Ref: S2114175

Digitally signed by: Melton City Council,
04/08/2025,
SPEAR Ref: S2114175

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