

# Your Floorplan

## Traditional and Custom House & Land

820 Ribbonwood Road,  
Donnybrook VIC 3064

Estate: Balmain

3 1 2 1

Land Size: 238m<sup>2</sup>

House size: 112.19m<sup>2</sup>

Land price: \$310,000

Build price: \$321,100

Minimum Lot Size 8.5m x 22m

Overall Width 8.50m

Overall Length 15m

Living 85.03m<sup>2</sup>

Garage 23.34m<sup>2</sup>

Porch 3.82m<sup>2</sup>

Total 112.19m<sup>2</sup>

**\$ 631,100**



**Balmoral 12**

# 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



# 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.
- Protekta Termicoat Termitite 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 Builders Discretion).
- Double glazing as required by 7-Star report

## EXTERNAL FEATURES

- Natural clay bricks and tilled 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 Trim.

## STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed and Visible Painted Stringers.
- Timber Painted or Varished 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 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 polyamide 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

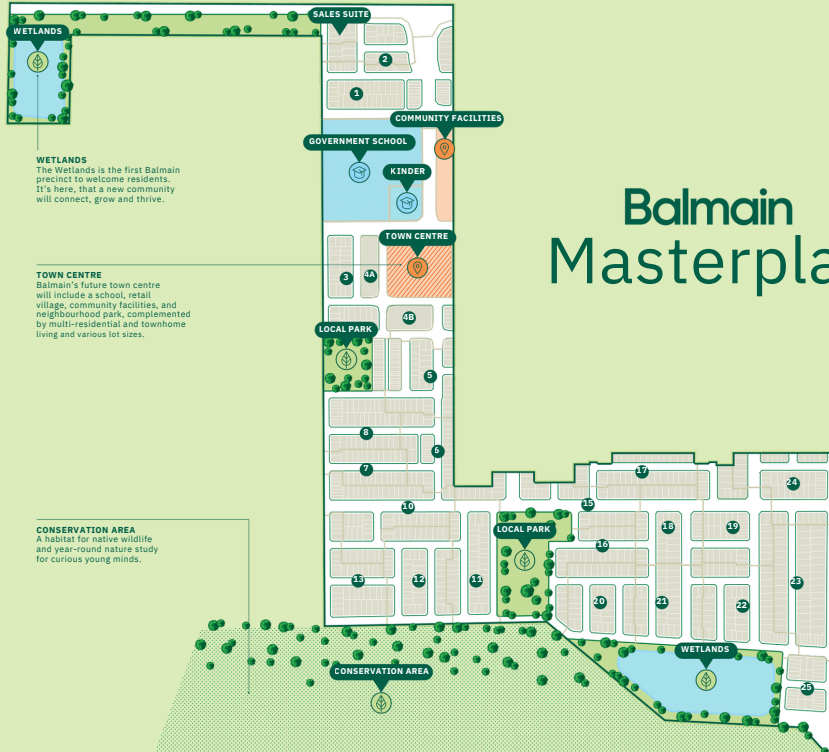
- Full share 1800mm high fence with wing return fence to front & Topsoil to Garden Bed and Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox - Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

## HOT WATER SYSTEM

- T70L 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.

**WETLANDS**

The Wetlands is the first Balmain precinct to welcome residents. It's here, that a new community will connect, grow and thrive.

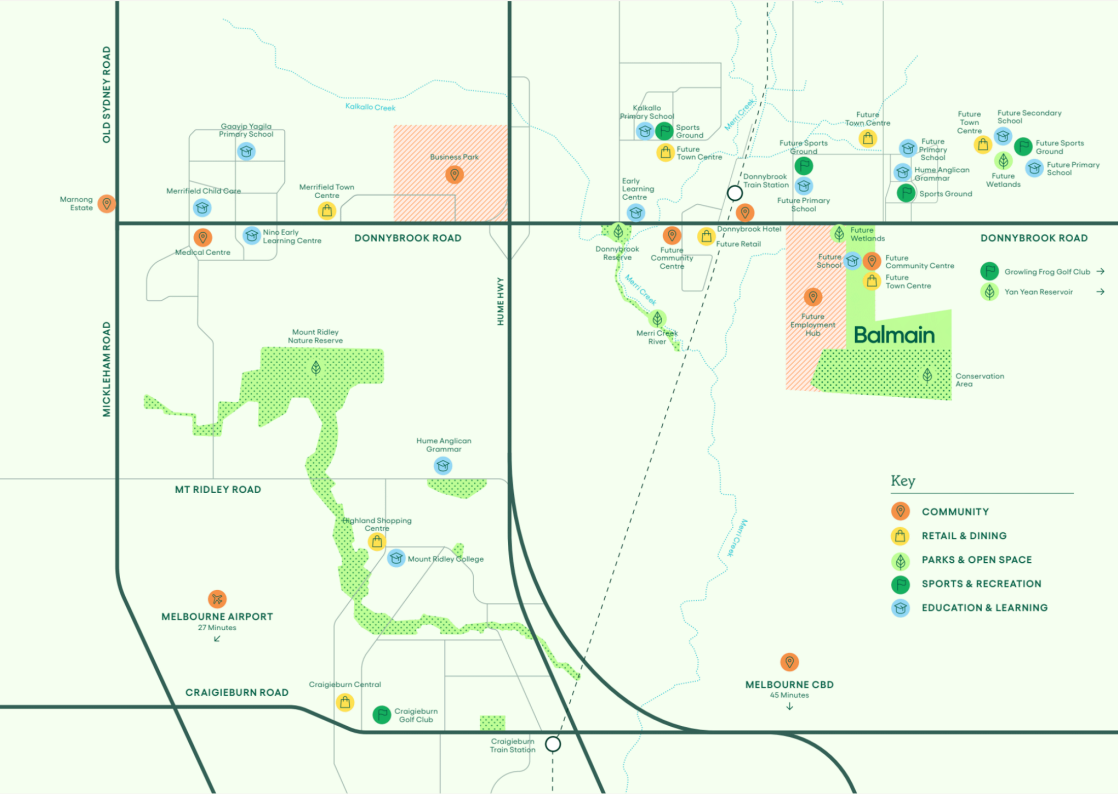
**TOWN CENTRE**

Balmain's future town centre will include a school, retail village, community facilities, and neighbourhood park, complemented by multi-residential and townhome living and various lot sizes.

**CONSERVATION AREA**

A habitat for native wildlife and year-round nature study for curious young minds.

# Balmain Masterplan



SEE SHEET 3 PS 846236B

SEE SHEET 3

### Q (Part)

KIRRAMINGLY AVENUE

TINDERRY  
STREET

MGA2020  
 ————  
 ZONE 55

SEE SHEET 5

# marshal

+61 3 9860 0380  
hello@marshal.melbourne

marshal melbourne  
ABN 58 643 224 266

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE A3

SHEET 4

JONATHAN TREVOR NEATE, VERSION 3