

get the **TOTAL** package

Movida Facade



Hayward 24sq

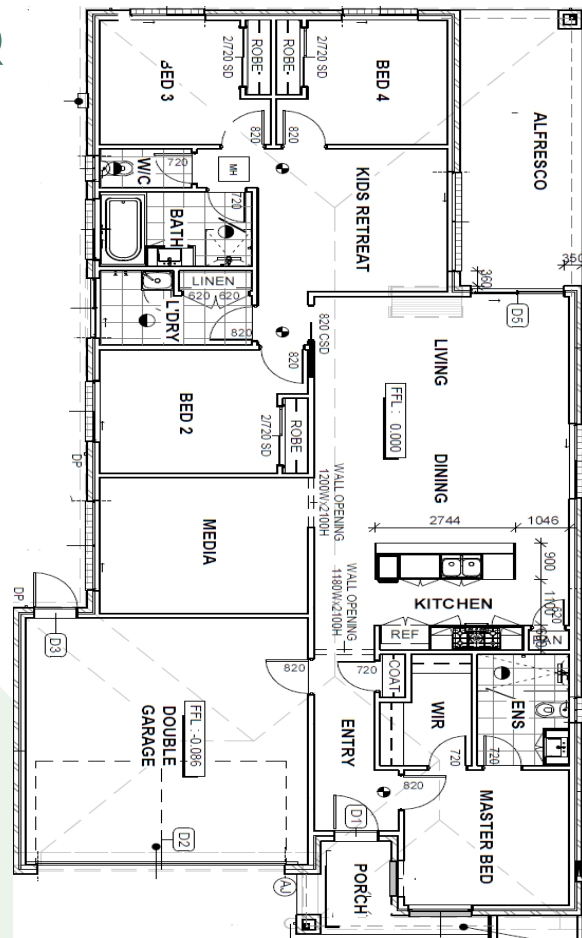
Lot 1343 (512m²) Bankston Rd, Cornerstone Estate, Werribee

Lot Width	Lot Length	Est. Title
16 m	32 m	Titled

Gold Turnkey Inclusions

- 25900mm ceiling heights
- European-inspired 900mm stainless-steel appliances
- Stone benchtops to kitchen, bathrooms and ensuite
- Gas-ducted heating
- Split-system cooling to living
- Landscaping, fencing and driveway
- Alarm
- Fixed Site Costs
- Meets with Developer requirements

Land Price	\$324,000
Build Price	\$295,330
Total Price	\$619,330



*Package is for Lot 822 Seventh Bend exclusively

Price is based on fixed site cost specification and includes Total Living Turnkey inclusions. Total Living reserves the right to amend prices and inclusions without notification. Please refer to house specific inclusions and full working drawings for full details. All render images are for illustrative purposes only and are not to be reproduced.

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Gold Turnkey Inclusions

House | Land Collection

Site Works

Concrete waffle pod slab, engineer designed 'M' up to 'P' class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Compaction report 'site specific' is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Connections

Underground electricity, gas, sewer and storm water included. Telephone conduit and draw cable from the supply pit. Telephone and electricity fees by owner. NBN ready.

External Features

Bricks Clay brick selection from Total Living colour scheme.

Render Acrylic texture coating render. Colour to be selected from Total Living colour scheme.

Tile feature option Feature tile to façade. Colour to be selected from Total Living colour scheme.

Infills over windows Front Elevation – Brick or light weight (façade design dependent). Side and rear Elevations – Cement sheet infill over windows and doors.

Roof cover Colorbond roofing to be selected from colour selection.

Roof plumbing Metal gutter, fascia and flashings to be Colorbond finish.

Front entry door Stain or paint finish. Colour to be selected from Total Living Colour Scheme.

Windows Powder coated aluminium awning windows or timber to front façade only (façade design dependent). Powder coated aluminium sliding windows to side and rear elevations only.

Sliding doors Aluminium powder coated sliding door. Colour to be selected from Total Living colour scheme.

Locks to all windows and sliding doors keyed alike.

Framing

Walls Stabilised timber frame throughout at 450mm centres externally and 600mm centres internally to single storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof Engineer designed stabilised timber roof trusses.

Insulation

Insulation batts to home to comply with 6 Star Energy Rating.

Internal Features

Ceiling height 2590mm ceiling height (nominal) to single storey with 75mm cove cornice.

Internal doors Flush panel Core 2040mm high.

Internal door furniture Passage lever sets. Chrome finish.

Mouldings Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster Ceiling Plaster. 10mm plasterboard finish.

Wall plaster Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds Holland blinds to bedrooms and living areas.

Fly wire Screens to all openable windows.

Paint

Internal and external Two coats as per internal colour scheme.

Woodwork and skirting Two coats as per internal colour scheme.

Heating and Cooling

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Split system cooling to living (3kw).

Hot Water System

Hot water unit in accordance with estate design guidelines.

Kitchen

European inspired oven 600mm.

European inspired cooktop 900mm 5 burner stainless steel gas cooktop. European inspired rangehood 900mm stainless steel canopy rangehood. European inspired dishwasher 600mm.

Sink Stainless steel double bowl sink.

Tap Mixer gooseneck in chrome finish.

Bench top Engineered stone benchtop with 20mm edge. Choose colour from Total Living colour scheme.

Splashback Tiled. Choose colour from Total Living colour scheme.

Laundry

Trough and Cabinet unit.

Tapware Sink mixer in chrome finish.

Gold Turnkey Inclusions

House | Land Collection cont.

Bathroom, Ensuite, Powder Room and WC

Mirror Polished edges to full width of vanities sitting on tile splashback.

Basin Ceramic above mount. Inset basin (white), chrome waste 1 tap hole/overflow.

Vanity unit Laminate finish. 16mm white melamine carcass.

Bench top Engineered stone benchtop 20mm. Choose colour from Total Living colour scheme.

Bath Acrylic bath (white) in tiled podium.

Shower bases Ceramic tiled shower base. Selection from Total Living colour scheme range with grated drain system.

Shower screens Semi frameless with pivot door and clear laminated glass.

Taps and outlets Shower outlets to bath and ensuite.

Shower on rail - chrome-plated.

Bath (Wall Mounted) – Straight wall bath outlet 200mm and wall mixer – chrome-plated.

Basin (Top Mounted) – Basin mixer chrome-plated.

Accessories Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet suite China toilet suite in white with soft close seat.

Electrical

Internal light points Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External light points (2 No) flood light wall mounted light fitting.

Power points White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

Smoke detector Hardwired with battery backup.

Exhaust fans Above all showers and toilet with self-sealing air flow draft stoppers.

Fibre optic package NBN ready.

Telephone point x 2 with NBN.

Safety switch Residual Current Devices safety switch and circuit breakers to meter box.

Alarm With 3 sensors keypad at entrance.

Plumbing

(2 No) garden taps, one located to the front water meter and one to rear of home.

Tiling

Ceramic floor tiles Selected from Total Living colour scheme to Laundry, Ensuite, Bathroom, WC, and Powder room.

Ceramic wall tiles Selected from Total Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

Floor Coverings

Carpet Selected from Total Living colour scheme.

Timber laminate Selected from Total Living colour scheme timber look laminate flooring.

Storage

Shelving Robes – One white melamine shelf and hanging rail. Walk in Robe – One white melamine shelf and hanging rail.

Pantry and linen Four white melamine shelves. Broom – One white melamine shelf.

Robe doors 2040mm high flush panel hinged doors.

Garage

Garage door 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

Remote control Remote control unit to front garage door with 2 handsets.

Pedestrian door (home specific) Door Frame – Aluminium frame with solid door core.

Door furniture Lockable lever and deadlock chrome-plated.

Outdoor

Landscaping Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing 1800mm high timber paling/ Colorbond including wing fence and gate to suit estate design covenants.

Paving Coloured concrete to driveway, front path and rear outdoor living.

Letterbox As per Design Guidelines.

Clothesline Colorbond fold out clothesline in rear yard.

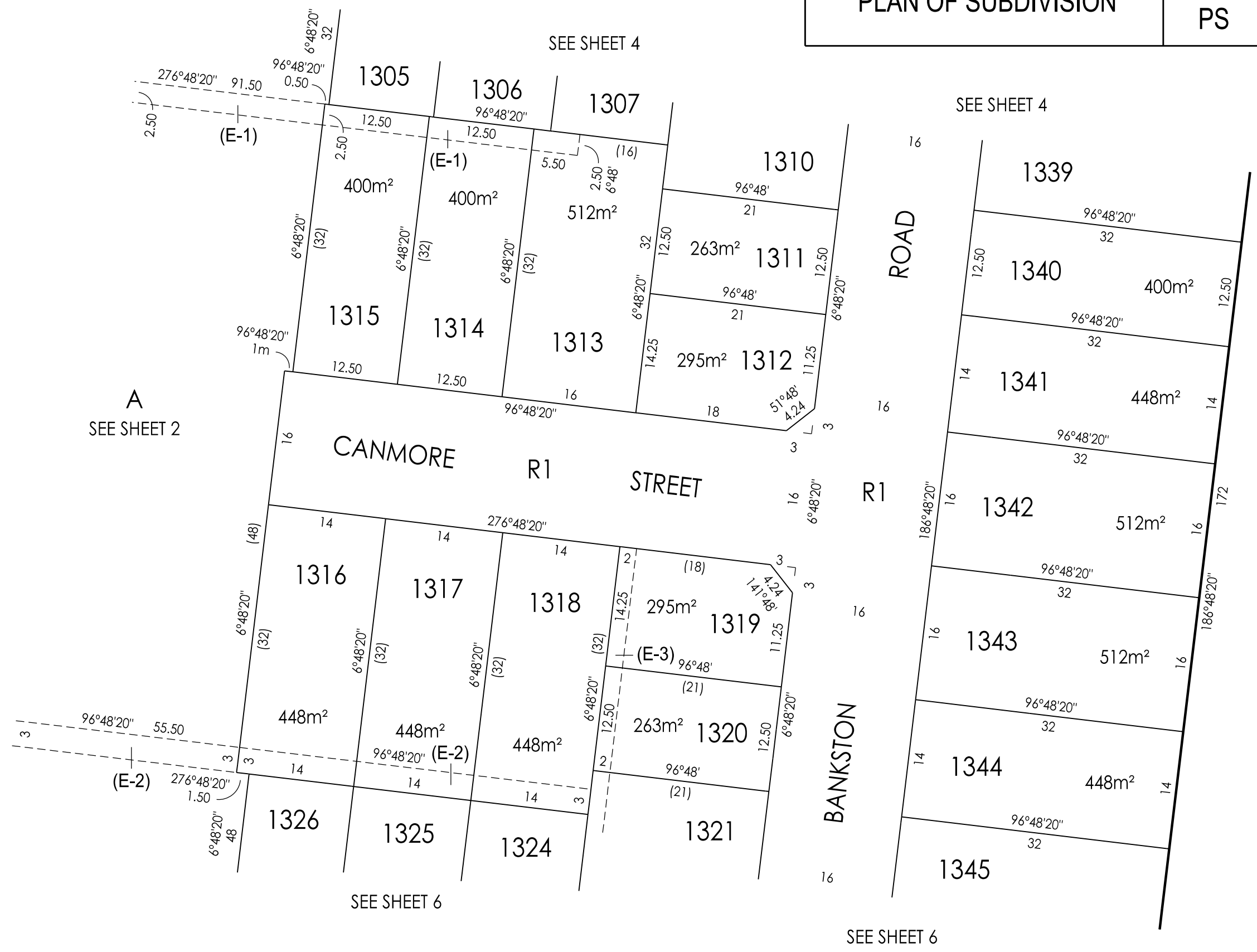
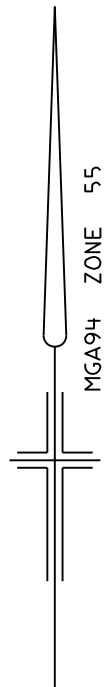
* Member of Housing Industry of Australia. 10-year structural guarantee. Total Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.



■ DISPLAY HOMESITES

PLAN OF SUBDIVISION

PLAN NUMBER
PS 811207F



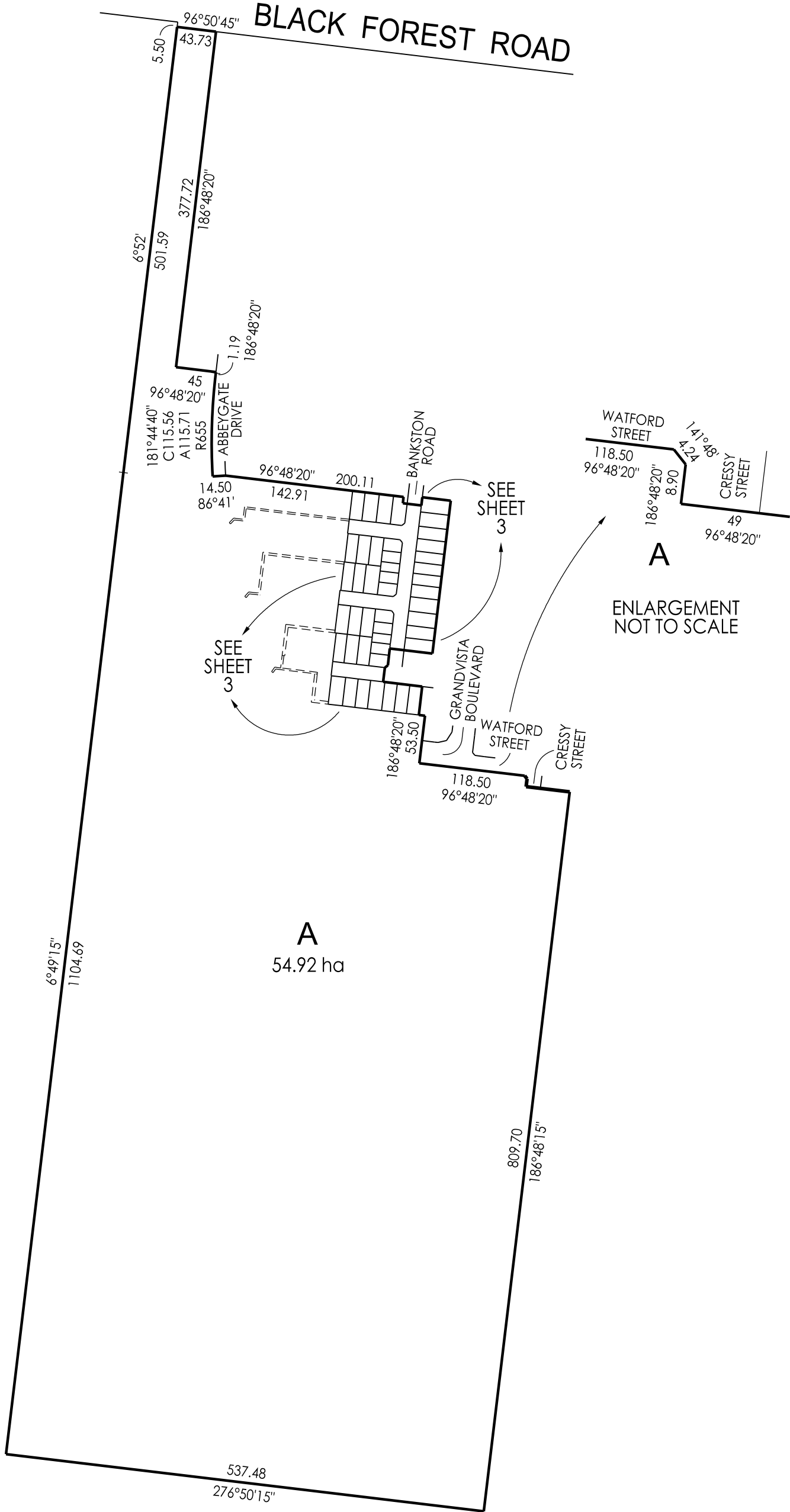
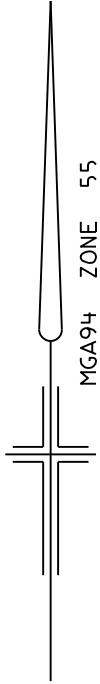
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SCALE
1:500



REF: 8890/13 VERSION: 8
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3
SHEET 5



Total Living Selections –

Tapwear, Towel Rails, Toilet Roll Holders & Door Furniture –



Chrome

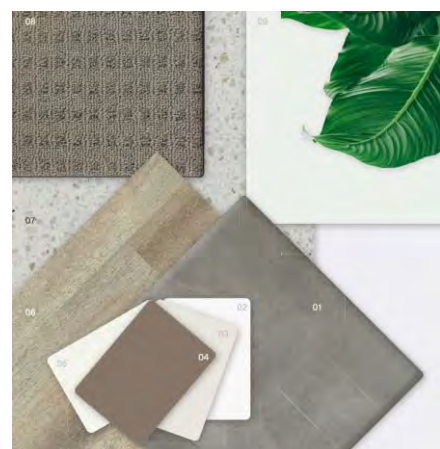


Matte Black

Internal Colour Scheme –



Internal Colour 01



Internal Colour 02

*Photos for illustrative purposes only



Internal Colour 01.

- 01 Floor Tile Siera White
- 02 Paint Greyology 1
- 03 Polytec Classic White Matt
- 04 Polytec Carbon Micro Matt
- 05 Polytec Sanctuary Matt
- 06 Laminate Floor Vista – 180 Earth Brown
- 07 Benchtop Quantum Quartz/Turino
- 08 Carpet Classic City – Calico
- 09 Splashback Tile Urban White Gloss



Internal Colour 02.

- 01 Floor Tile Atlas Stone Charcoal
- 02 Paint Minimalist 1
- 03 Polytec Classic White Matt
- 04 Polytec Caraway Matt
- 05 Polytec Snowy Fabrini Matt
- 06 Laminate Floor Vista –520 Light Taupe
- 07 Benchtop Alpine White
- 08 Carpet Hastings Street Seagrass
- 09 Splashback Tile Urban White Matt





