



HOUSE & LAND PACKAGE

LOT 19112 ELBRIDGE ROAD, MANOR LAKES



Berkeley 15 Vogue



FIXED PRICE CONTRACT

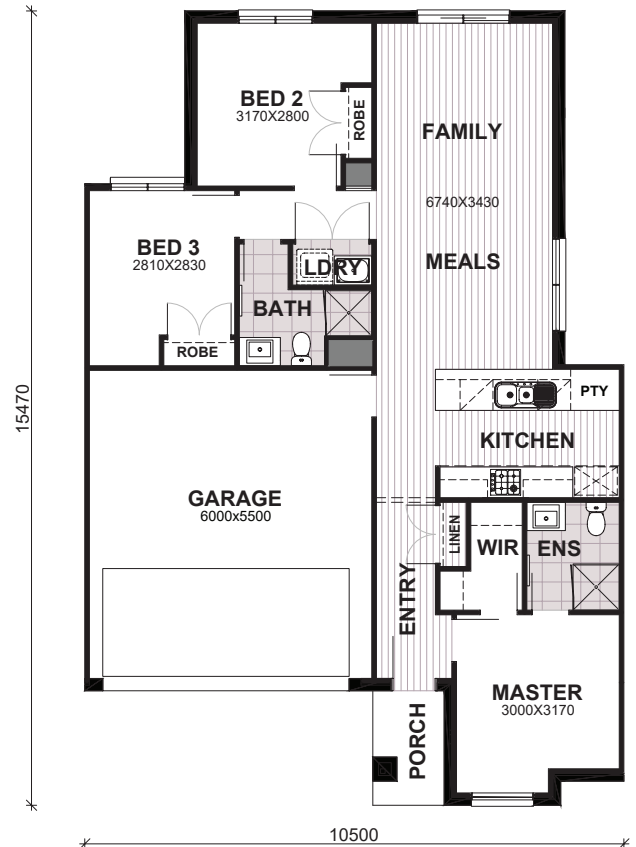
\$519,300*

Land size: 221.00 sqm

House size: 134.76 sqm

TURNKEY INCLUSIONS

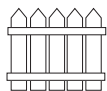
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS
- FENCING AND LETTERBOX
- FRONT AND REAR LANDSCAPING
- ALARM SYSTEM



TURNKEY OPTIONS

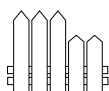


Colour on Concrete Paving
Driveway (up to 30m²).



Fencing

Full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



Wing Fence

1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



Front Landscaping

includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



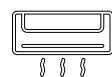
Rear Landscaping

Includes mulched garden bed with trees and / or plants to rear boundary, 12m² of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of colour on concrete pad and 12m² of colour on concrete paving to rear or alfresco area (plan specific).



TV Antennae

Connection to roof including connection to internal TV points.



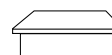
Split System Air Conditioner

(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.



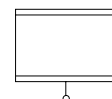
Alarm System

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



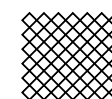
Reconstituted Stone

Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



Holland Blinds

Comes with metal chain and Vibe Block out (design specific).



Flyscreens

Aluminium framed to all openable windows - colour to match window colour.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.

Effective date: 03.05.2021

Replace date: 30.09.2019

ROYSTON HOMES

SPECIFICATIONS

Kitchen Appliances

Oven

Stainless steel 600mm fan forced oven.

Hot Plate

Stainless steel 600mm gas cook top with wok burner.

Rangehood

Stainless steel 600mm wide canopy range hood.

Dishwasher

Stainless steel dishwasher.

Sink

Double bowl stainless steel sink.

Tap

Flickmaster tap, chrome finish.

Cabinetry

Cupboards

Fully lined melamine modular cabinets.

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Microwave Provision

Standard laminate including single power point.

Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

Vanity Bench Tops

Laminate square edge from builder's predetermined colour boards.

Handles

Selected from builder's predetermined colour boards.

Bathroom & Ensuite

Basins

Vitreous china vanity basin (white).

Mirrors

Polished edge mirrors full length of vanity.

Bath

Acrylic bath (white) in tiled podium.

Shower Bases

Tiled shower bases with waterproof system throughout.

Shower Screens

Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Taps

Chrome mixer tapware.

Shower Outlet

Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

Accessories

600mm single towel rails and toilet roll holders in chrome finish.

Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

Ceramic Tiling

Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

Floor Coverings

Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet

Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

Timberwork

Gloss enamel to internal doors, jambs & mouldings.

Ceilings

Flat acrylic to ceilings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Gloss enamel to front entry door.

Colours

Colours selected as per builder's predetermined colour boards.

Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

External Features

External Cladding

Clay bricks from builder's pre determined colour boards to single storey homes and ground floor of double storey homes.

Note: For homes constructed under the Small Lot Housing Code and with walls on boundary to boundary, the entire home will be constructed in rendered hebel panels.

Rendered lightweight cladding or painted FC sheet cladding to first floor of double storey homes (design specific).

Mortar Joints

Natural colour rolled joints.

Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows

Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.

Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

Front Entry Door

Feature front door as per facade with clear glass.

Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

Infill Over Windows

Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

Door Seal

Door seal and weather seal to all external hinged doors.

Balcony Balustrade

Facade Specific

Balcony Tiling

Builders range external ceramic tile.

Insulation

Ceiling

Glasswool Batts to ceiling of roof space only (excludes garage ceiling).

External Brickwork

Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

Garage

General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

External Walls

Brick veneer (on boundary wall or product specific if required).

Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame

Aluminium powder coat finish.

Door Furniture

Entrance lockset.

Internal Features

Doors

Flush panel, 2040mm high. Either hinged or sliding as per plan.

Door Furniture

Lever door furniture in polished chrome finish to all rooms.

Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

Door Stops

Plastic white door stops to hinged doors (where applicable).

Door Seals

Door seal to nominated internal doors.

Note: This will be in accordance with energy rating assessor's report.

Hot Water System (Estate Specific)

Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure gas booster (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit).

OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

Laundry

Trough

Stainless steel tub and melamine cupboard with bypass.

Tap

Flickmaster tap, chrome finish.

Washing Machine

Chrome washing machine stops/grubs.

Plaster

Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

Plumbing

Taps

2 No. external taps.
(1 to front water meter and 1 next to laundry exit)

Roofing

Pitch

Roof pitch to be 22.5 degrees.

Material

Concrete colour on roof tiles from builder's predetermined colour boards.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

Heating

Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

Framing

Framing

Engineered pine wall frame and roof trusses.

Storage

Shelving

Walk In Robe: One white melamine shelf with hanging rail.

Robe

One white melamine shelf with hanging rail.

Pantry/Linen

Four white melamine shelves.

Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

Handles

Handles in polished chrome finish.

Ceilings

Height

2440mm (nominal) height throughout.

Electrical

Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points

Double power points throughout excluding dishwasher and fridge space.

TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - **basic pack only**.

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box.

Site Conditions / Foundations

Foundation Class

Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m² with a maximum setback of 5m to the house.

Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment

Termite spray system where required by relevant authority.

Angle of Repose

Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).

Structural

Warranty

10 year structural warranty and 3 month maintenance warranty

Connection Costs

Connection of services

Dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed. Does not include electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.

INCLUSIONS RANGE

Bathroom



Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

Laundry & Hot Water Service



Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

INCLUSIONS RANGE

Kitchen & Flooring



Double bowl sink



600mm dishwasher
12 settings, 7 programs



600mm electric fan
forced inbuilt oven with
manual timer



600mm canopy
range hood



Benchtop (Laminate)



600mm cooktop 4
burner w/wok cast iron
trivets



Sink Mixer - Chrome



Bolero timber look
laminate flooring

Garage & Roofing



Remote controlled Colorbond®
Sectional overhead garage door
with 2 remotes



Monier Atura roof tile

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Imagery for illustrative purposes only.



CLASSIC

(Included)

Royston
— HOMES —

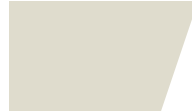
EXTERNAL COLOURS - HAVANA



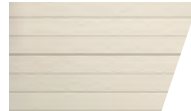
1.
Brickwork
Putty



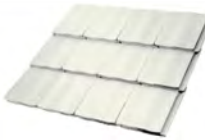
2.
Render 1
Cloudy Sky



3.
Render 2
Surfmist



4.
Garage Door
Surfmist



5.
Roof Tiles
Salt Spray



6.
Gutters
Surfmist



7.
Fascias
Surfmist



8.
Front Entry Door
Titanium White



CLASSIC

(Included)

Royston
— HOMES —

EXTERNAL COLOURS - OLYMPIA



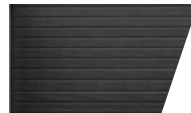
1. Brickwork
Bark



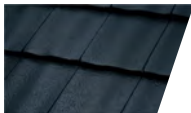
2. Render 1
Wallaby



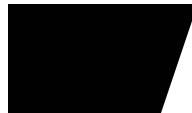
3. Render 2
Dune



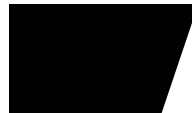
4. Garage Door
Monument



5. Roof Tiles
Sambuca



6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Wallaby



CLASSIC

(Included)

Royston
— HOMES —

EXTERNAL COLOURS - SAHARA



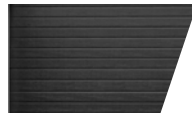
1.
Brickwork
Red Rock



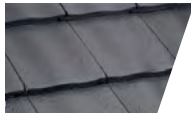
2.
Render 1
Shale Grey



3.
Render 2
Fossil Creek



4.
Garage Door
Monument



5.
Roof Tiles
Barramundi



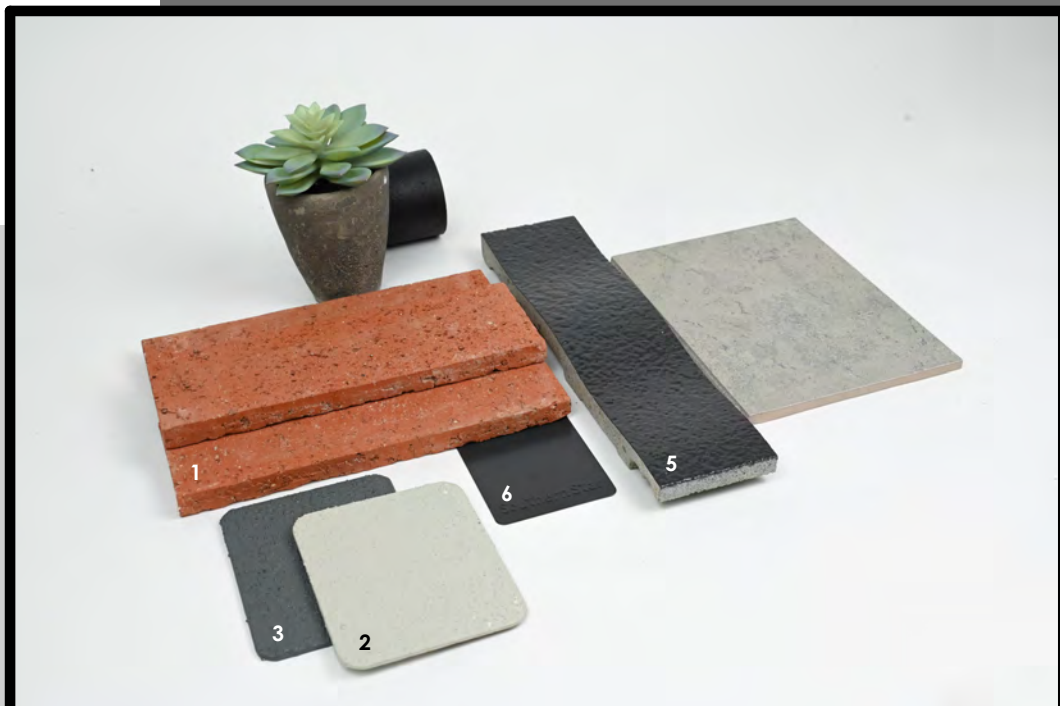
6.
Gutters
Monument



7.
Fascias
Monument



8.
Front Entry Door
Monument



EXTERNAL COLOURS - VERONA



1. Brickwork
Mocha



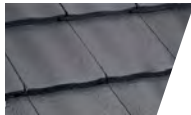
2. Render 1
Shale Grey



3. Render 2
Basalt



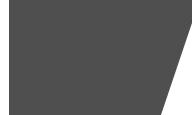
4. Garage Door
Monument



5. Roof Tiles
Barramundi



6. Gutters
Monument



7. Fascias
Monument



8. Front Entry Door
Monument



PREMIUM

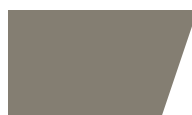
(\$2,500)

Royston
HOMES

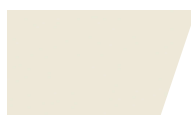
EXTERNAL COLOURS - INDIANA



1. Brickwork
Heathwood



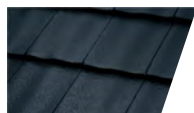
2. Render 1
Thunderbolt



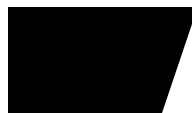
3. Render 2
Floral White



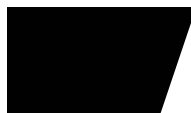
4. Garage Door
Timberlook
Blushed Teak



5. Roof Tiles
Sambuca



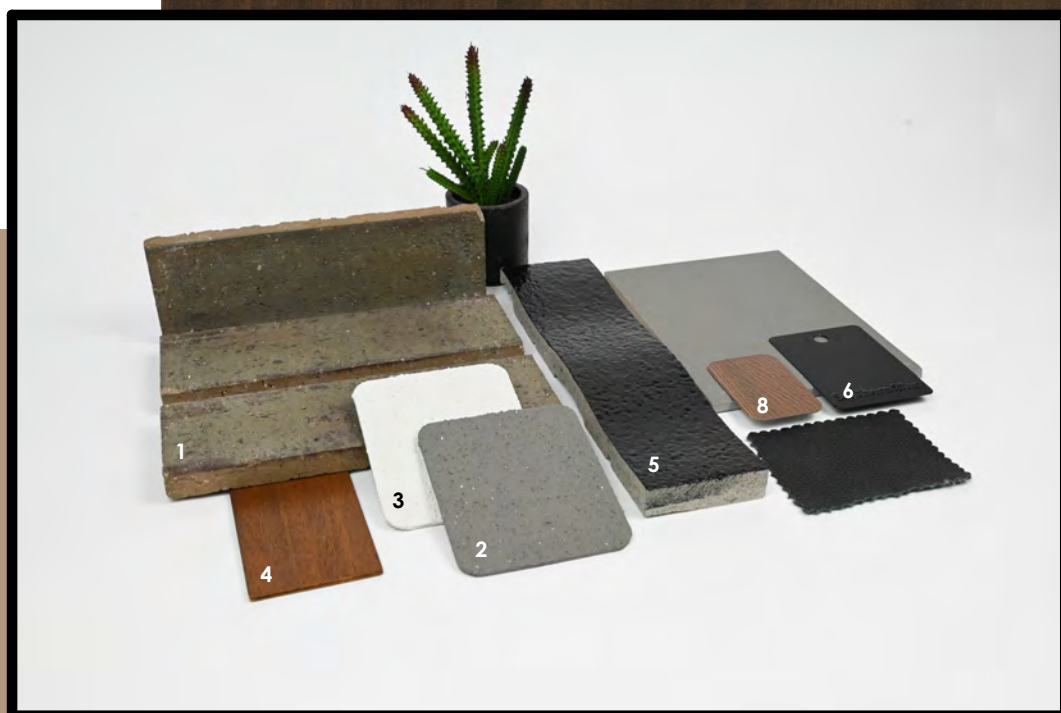
6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Wallaby

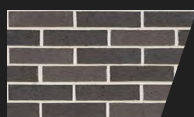


PREMIUM

(\$2,500)

Royston
HOMES

EXTERNAL COLOURS - VALENCIA



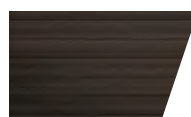
1. Brickwork
Black Ash



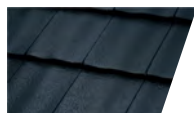
2. Render 1
Morning Grey



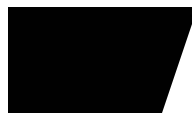
3. Render 2
Charcol



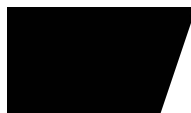
4. Garage Door
Timberlook
Ashen Black Oak



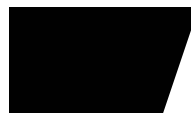
5. Roof Tiles
Sambuca



6. Gutters
Night Sky



7. Fascias
Night Sky



8. Front Entry Door
Black



INTERNAL COLOURS - CASHMERE



1. Splashback
United Ice Grey

2. Overhead cupboards
Idyllic

3. Base cupboards
Seal Grey

4. Kitchen Benchtop
Pure Marble



5. Laminate flooring
Maize

6. Carpet
Rainstorm

7. Floor tiles
Belga Grey

8. Cupboards
Idyllic

9. Vanity benchtop
Pure Marble



Disclaimer:
Images provided are for illustration purpose only. The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res-Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.



INTERNAL COLOURS - CLOUDBURST



1. Splashback

United White

2. Overhead cupboards

Autumn Oak

3. Base cupboards

Crystal White

4. Kitchen Benchtop

Pure Marble



5. Laminate flooring

Rustic Oatmeal

6. Carpet

Vintage Pewter

7. Floor tiles

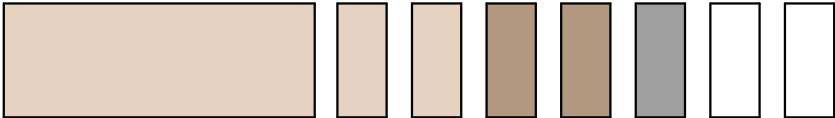
Belga White

8. Cupboards

Autumn Oak

9. Vanity benchtop

Pure Marble



Disclaimer:
Images provided are for illustration purpose only. The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res-Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.

INTERNAL COLOURS - TEMPO



1. Splashback
United Ice Grey

2. Overhead cupboards
Silver Riftwood

3. Base cupboards
Crystal White

4. Kitchen Benchtop
Pure Marble



5. Laminate flooring
Rye

6. Carpet
City Shadow

7. Floor tiles
Warehouse Dark

8. Cupboards
Seal Grey

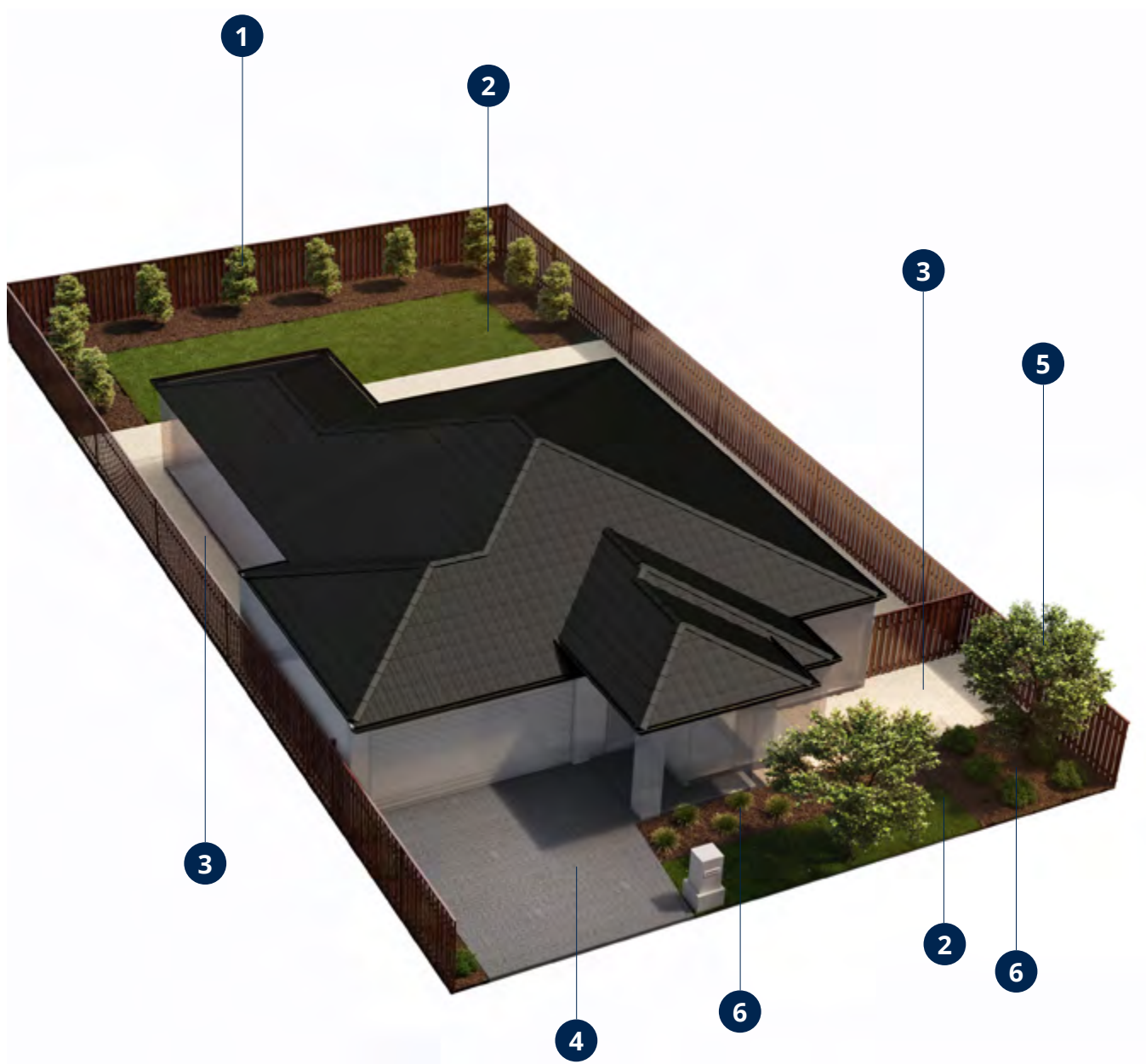
9. Vanity benchtop
Pure Marble



Disclaimer:
Images provided are for illustration purpose only. The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res-Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.



LANDSCAPE OPTION A



1. 1-2m Screening Trees (Pittosprum or Delonia)
2. Turf
3. Lilydale/Tuscan Toppings

4. Colour-on Concrete
5. 1.2m Australian Native Trees
6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.





New Homes Direct PTY LTD

27/20 Ponting st Williamstown VIC 3016



www.roystonhomes.com.au

Royston Homes Pty Ltd

56 Barclay Road, Derrimut VIC 3026

Proudly part of the **AHB** group