



18.8sq



4



2



1



2

\$787,745

# BELMONT 174

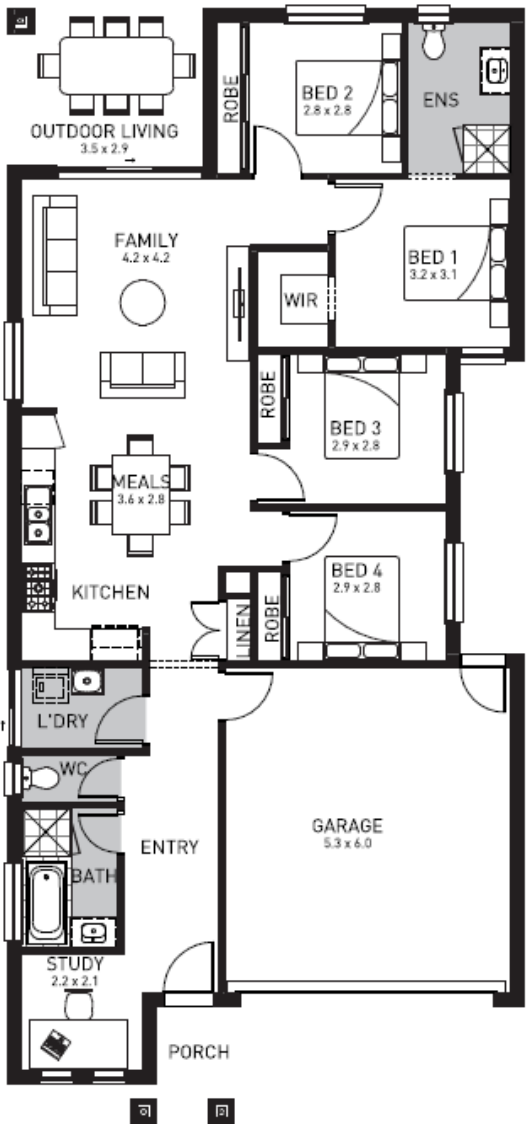
Lot 508 ANTHONIA AVENUE POINT COOK

Land Size: 336m2  
Anticipated Titles: TITLED

Build Price: \$344,145  
Land Price: \$443,600

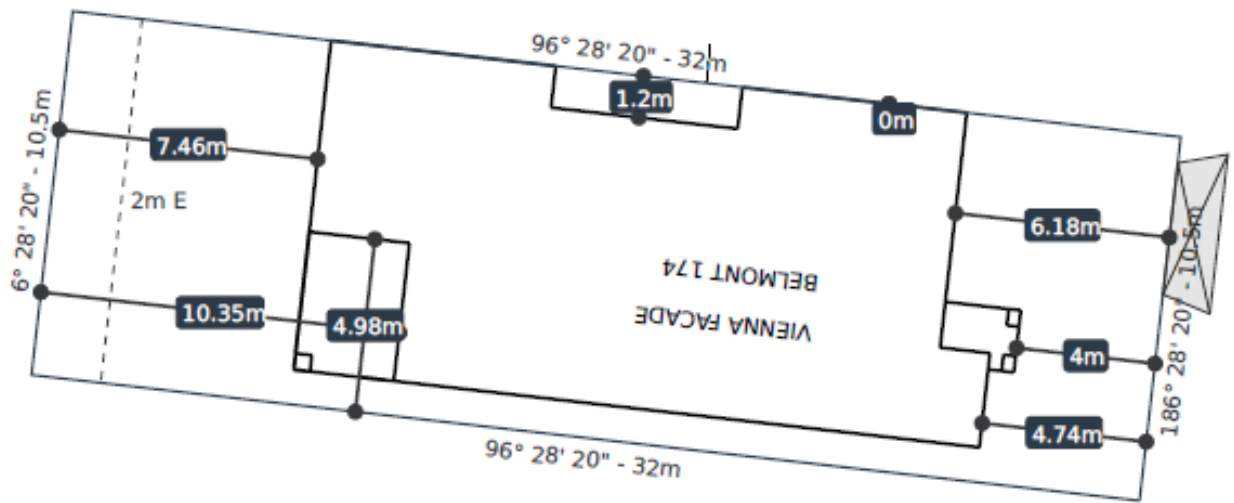
## TURNKEY INCLUSIONS:

-  Fixed site costs including rock removal
-  Boundary Fencing & Landscaping (including Clothesline & Letterbox)
-  Coloured concrete to Driveway, Porch and Outdoor Living Area
-  Roller Blinds, Flyscreens and window locks to all openable windows
-  Freestanding stainless-steel Dishwasher
-  2 Split System air conditioning units





Scale 1:200



## Site Coverage

Ground Floor	125.11
Garage	35.25
Alfresco	11.50
Porch	3.23
Option	0.00
Ext/Red	0.00

Total House m <sup>2</sup>	175.09
Lot Area	336.00

**Total Coverage 52.11%**

## Lot Details

Lot No.	509
SP No.	
Parent Lot No.	
Parent SP No.	

Inclusions

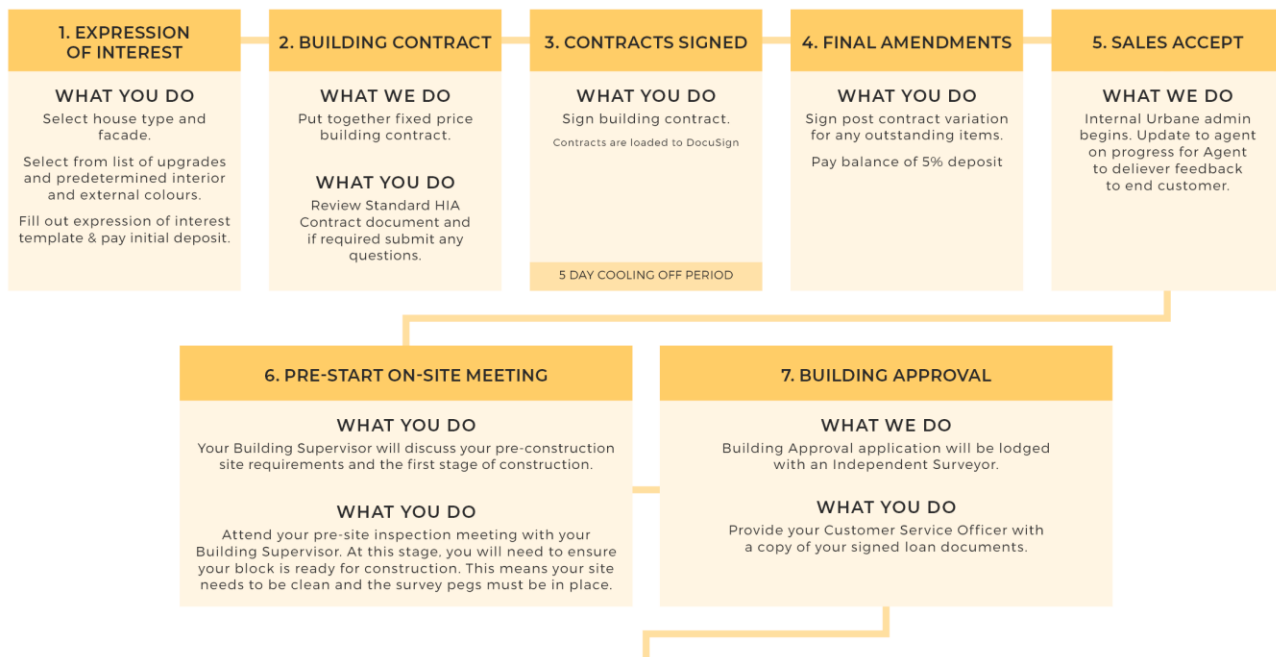
1.0	KITCHEN PRODUCTS
1.1	Technika Bellissimo TB90FSS-5 900mm electric underbench stainless steel oven.
1.2	Technika Bellissimo TB95GWSS-3 900mm stainless steel gas cook top.
1.3	Technika GEH9017 900mm stainless steel slide-out rangehood ducted externally.
1.4	Technika TBD4SS-6 600mm stainless steel freestanding dishwasher.
1.5	Stylus R150 1.75 end bowl stainless steel sink.
1.6	Dorf Kip sink mixer tap (Chrome).
2.0	KITCHEN CABINETRY
2.1	Laminex Lamiwood melamine base and overhead cabinetry, as per plan.
2.2	Colour as per pre-determined colour boards.
2.3	20mm Caesarstone benchtops to Kitchen from builders' group 1 Investor range and pre-determined colour boards.
2.4	Handles selected from builders' group 1 Investor range.
3.0	ENSUITE / ENSUITE 1 / ENSUITE 2 (IF APPLICABLE)
3.1	Laminex Lamiwood melamine base cabinetry with Caroma Luna 1TH Inset Basin (899215W) – White OR Caroma Luna Hand (One Tap Hole) Wall Basin White (Design Specific). Colour as per pre-determined colour boards.
3.2	20mm Caesarstone benchtops from builders' group 1 Investor range. Colour as per pre-determined colour boards.
3.3	Polished edge mirrors full length of vanity.
3.4	Recessed Tiled shower bases from group 1 investor range and pre-determined colour boards.
3.5	Semi framed shower screens with glass on glass sill-less overlap door.
3.6	Caroma Luna mixer taps (Chrome) to basins & showers
3.7	Caroma Luna Multi-function shower rail (Chrome).
3.8	Stylus Symphony connector toilet suite (White).
3.9	Caroma Cosmo 600mm single towel rails (Chrome) and Caroma Cosmo toilet roll holders (Chrome). (Design Specific).
4.0	POWDER ROOM / POWDER ROOM 1 / POWDER ROOM 2 (IF APPLICABLE)
4.1	Laminex Lamiwood melamine base cabinetry with Caroma Luna Hand (One Tap Hole) Wall Basin White. Colour as per pre-determined colour boards.
4.2	20mm Caesarstone benchtops from builders' group 1 Investor range. Colour as per pre-determined colour boards.
4.3	Polished edge mirrors full length of vanity.
4.4	Caroma Luna mixer tap (Chrome) to basin.
4.5	Stylus Symphony connector toilet suite (White).
4.6	Caroma Cosmo toilet roll holders (Chrome).
4.7	Caroma Cosmo towel ring (Chrome)
5.0	WC (IF APPLICABLE)
5.1	Stylus Symphony connector toilet suite (White).
5.2	Caroma Cosmo toilet roll holders (Chrome).
6.0	BATHROOM
6.1	Laminex Lamiwood melamine base cabinetry with Caroma Luna 1TH Inset Basin (899215W) – White. Colour as per pre-determined colour boards.
6.2	20mm Caesarstone benchtops from builders' group 1 Investor range. Colour as per pre-determined colour boards.
6.3	Polished edge mirrors full length of vanity.
6.4	Caroma Luna 1525mm (Four Tile Flange) white acrylic bath in tiled podium
6.5	Recessed Tiled shower bases from group 1 investor range and pre-determined colour boards.
6.6	Semi framed shower screens with glass on glass sill-less overlap door.
6.7	Caroma Luna mixer taps (Chrome) to basin, shower & bath including Caroma Luna bath outlet to bath.
6.8	Caroma Luna Multi-function shower rail (Chrome).
6.9	Caroma Cosmo 600mm single towel rails (Chrome)
7.0	FLOOR & WINDOW COVERINGS
7.1	Wall tiles to Kitchen, Bathroom, Ensuite and Laundry, as per plans. Selection from builders group 1 Investor range and pre-determined colour boards.
7.2	Floor tiles to Ensuite, Bathroom, Laundry, WC, Kitchen, Meals and Entry, as per plans. Selection from builders' group 1 Investor range and pre-determined colour boards.
7.3	Carpet to non-tiled areas. Selection from builders' group 1 Investor range and pre-determined colour boards.
7.4	Flyscreens and window locks to be installed to all openable window sashes.
7.5	Sliding doors with keyed locks and fly screen doors.
7.6	Satinlite glazing to the Bathroom, Ensuite and WC windows.
7.7	Block-Out Roller (single) blinds to all windows and sliding doors, excludes Sidelight(s), Bathroom, Ensuite and WC windows.
8.0	PAINT
8.1	2 coats Solver Duraguard Matt to external surfaces (where applicable)
8.2	2 coats Watty! Trade Ceiling White to ceilings, cornices and eaves.
8.3	3 Coats Watty! Trade Interior Matt to internal walls.
8.4	2 coats Watty! Aqua Trim Gloss to external doors, internal doors and internal woodwork (doors, skirtings & architraves).
8.5	Colours selected as per builders pre-determined colour boards.
9.0	INTERNAL FEATURES
9.1	Flush panel doors, 2040mm high hinged or cavity sliding, as per plan.
9.2	Gainsborough Amelia levers door furniture to all internal hinged doors, excluding garage.
9.3	Gainsborough 396 circular flush pull handles to internal cavity sliding doors (design specific)
9.4	67 x 12mm Bevelled MDF skirting & 42 x 12mm Bevelled MDF architraves. NOTE: 18mm Architraves to Wet Areas where applicable
9.5	Stairs: Pine handrails and balustrades (paint finish), painted Pine continuous wall mounted Handrail (where applicable), painted exposed stringers and carpeted treads and risers. Note: Pine handrails and balustrades (paint finish) to open voids (design specific). Note: Refer to Staircase Option 1 of the Orbit Homes Staircase Guide.
9.6	White cushion door stops to hinged doors (where applicable).
9.7	Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.
10.0	EXTERNAL FEATURES
10.1	Face Brickwork as per plans from builders' group 1 Investor range and pre-determined colour boards. First Floor: CSR Hebel with rendered finish (painted) external wall cladding to upper floor excluding specific facade upgrade requirements.
10.2	Natural colour rolled mortar joints.
10.3	Front Elevations as per Working Drawings.
10.4	Feature aluminium windows to front elevation (facade specific). Awning aluminium windows to sides and rear. Double Storey: Overlooking windows to upper floor where required
10.5	Aluminium entry frame, powder coat finish, clear glazed sidelight(s) (design specific).
10.6	Hume Vaucluse (DuraXP) XV1 & XV10 (2040mm high x 920mm wide painted) entrance door.
10.7	Gainsborough Traditional series Trilock Leverest double cylinder entrance lock to front door only.
10.8	Brick inlays over front facade windows and front entry (design specific). Painted FC Sheet infills to side and rear windows and doors.
10.9	Door seal and weather seal to all external hinged doors.
10.10	Double glazed clear windows throughout, excluding sliding doors.

11.0	INSULATION
11.1	Glasswool Batts to ceiling of roof space only (excludes garage ceiling).
11.2	Glasswool Batts including insulation to external brick veneer walls (excludes garage) and wall between garage and house Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.
12.0	GARAGE
12.1	Double garage with tiled hip roof including painted FC sheet infill over garage door, plaster ceiling and concrete floor.
12.2	Automatic sectional garage door with two remote handsets.
12.3	Face brickwork from the builders' group 1 Investor range.
12.4	Weatherproof flush panel external hinged door to rear of garage (design specific).
12.5	Gainsborough Terrace entrance set to external hinged door & internal garage hinged door.
12.6	Aluminium door frame with powder coat finish (design specific).
13.0	HOT WATER SYSTEM
13.1	Rheem 270 litre electric heat pump Ambiheat hot water service and the necessary electrical and plumbing connections.
14.0	LAUNDRY
14.1	45 Litre stainless steel bowl and white metal cabinet with bypass.
14.2	Clark Cross Wall Sink Set CL10042.C4A – Chrome
14.3	Clark Cross Washing Machine Set CL10037.C – Chrome
15.0	PLASTER
15.1	10mm plasterboard to ceiling and wall, villaboard to ensuite, bathroom walls and above laundry trough.
15.2	75mm cove cornice throughout.
16.0	FRAMING
16.1	Stabilized pine wall frame (90mm) and roof trusses.
17.0	PLUMBING
17.1	2 No. external taps (1 to front and 1 to rear).
18.0	ROOFING
18.1	Roof pitch to be 22.5 degrees or that meets or exceeds estate design guidelines.
18.2	Concrete roof tiles from builders' group 1 Investor range as pre-determined colour boards.
18.3	Colorbond gutters and fascia.
18.4	Colorbond 100mm x 50mm downpipes.
19.0	COOLING/HEATING
19.1	7.0kW reverse cycle split system air—conditioner to Family.
19.2	2.6kW reverse cycle split system air-conditioner to Bedroom 1.
19.3	Gas ducted heating to Living Areas and Bedrooms (excludes wet areas). Total number of points and unit (design specific).
20.0	STORAGE
20.1	(1) 450mm white melamine shelf with hanging rail to walk-in robe.
20.2	(1) 450mm white melamine shelf with hanging rail to robes and coat cupboards, where applicable.
20.3	(4) 450mm white melamine shelves to pantry/linen closets.
20.4	2100mm high vinyl sliding doors to robes and linen (design specific).
20.5	2040mm high flush panel hinged doors to pantry and linen (design specific).
21.0	CEILINGS
21.1	Single Storey: 2440mm (nominal) height throughout or that meets or exceeds estate design guidelines. Double Storey: 2550mm (nominal) height to ground floor and 2440mm (nominal) height to upper floor or exceeds state design guidelines.
22.0	ELECTRICAL
22.1	LED IC rated downlights to Main Living Areas. Refer electrical plan.
22.2	Beacon LEDlux Frost LED 3 Step Dimming 400mm Flush Mount in Warm White (sku 189115) light fittings to Porch, Bedrooms, Rear Passage, Bathroom, Ensuite, WC, Powder Room (if applicable), Garage and Outdoor Living. As per electrical plan.
22.3	(2) 250mm exhaust fans units to (1) Bathroom and (1) Ensuite, only.
22.4	Weatherproof flood light to rear yard, as per electrical plan.
22.5	Double power points throughout, excluding dishwasher and fridge space (White).
22.6	TV Antenna connected to two (2) points within dwelling. (1) Bedroom 1 and (1) Family.
22.7	(2) Pre-wired telephone points to (1) Kitchen & (1) Bedroom 1, with wall plate including under ground draw wire with the ability to connect to supply plate. Wall mounted switch plates (White).
22.8	Hardwired smoke detectors with battery backup.
22.9	RCD safety switch and circuit breakers to meter box.
22.10	Basic NBN requirements including conduit run in and internal point, double power point.
23.0	LANDSCAPING
23.1	Plain Coloured concrete paving to Driveway, Path to Porch and Porch.
23.2	Plain Coloured concrete paving to Outdoor Living.
23.3	Polytek Key Largo pre-cast painted letterbox with street number(s).
23.4	Foldaway wall mounted clothesline to be installed at rear of property, includes Plain Coloured concrete paving underneath (not exceeding 4m²)
23.5	Drought tolerant front and rear landscaping consisting of a mixture of turf, mulch, pebbles, rocks, garden beds, 1no Advanced tree to front yard and that meets or exceeds estate design guidelines.
23.6	Fencing with 1 metre wide side gate. 1800mm high. Full share allowed in contract and meeting estate design guidelines.
24.0	GENERAL INCLUSIONS
24.1	Site costs include council requirements (termitte treatment included – if applicable), Class H1 concrete slab and site fall up to 500mm of fall over the property, excludes concrete bored piers, screw piles, recycled water tapping, re-establishment survey, timber sleeper retaining walls and bushfire requirements.
24.2	Fixed price rock excavation and removal (where required).
24.3	Construction Insurance, Public Liability & BSA Insurance.
24.4	Covenant, Certification and Council application fees.
24.5	Soil tests, engineering reports and full working drawings.
24.6	Engineering plans.
24.7	7 Star energy rating included.
24.8	Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.
24.9	All developer estate design requirements to be determined and priced accordingly
24.10	3.5KW single phase Solar PV including Jinko Panels and SolaX Inverter. Note: Output is orientation specific.
25.0	CLEANING
25.1	Thorough internal and external builders clean to allow presentation of property for occupancy.
26.0	MISCELLANEOUS TERMS AND CONDITIONS
26.1	Unless otherwise specified, the works shall be constructed in accordance with the Building Act (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.
26.2	Any valuations required by the lending body are to be the responsibility of the owner.
26.3	The builder reserves the right to replace any item at any time of construction with an equivalent product.
26.4	Building Plans and Colour Selections are subject to change and may be altered to meet with Engineering, Council and Estate requirements and guidelines.

# THE **urbane**HOMES JOURNEY

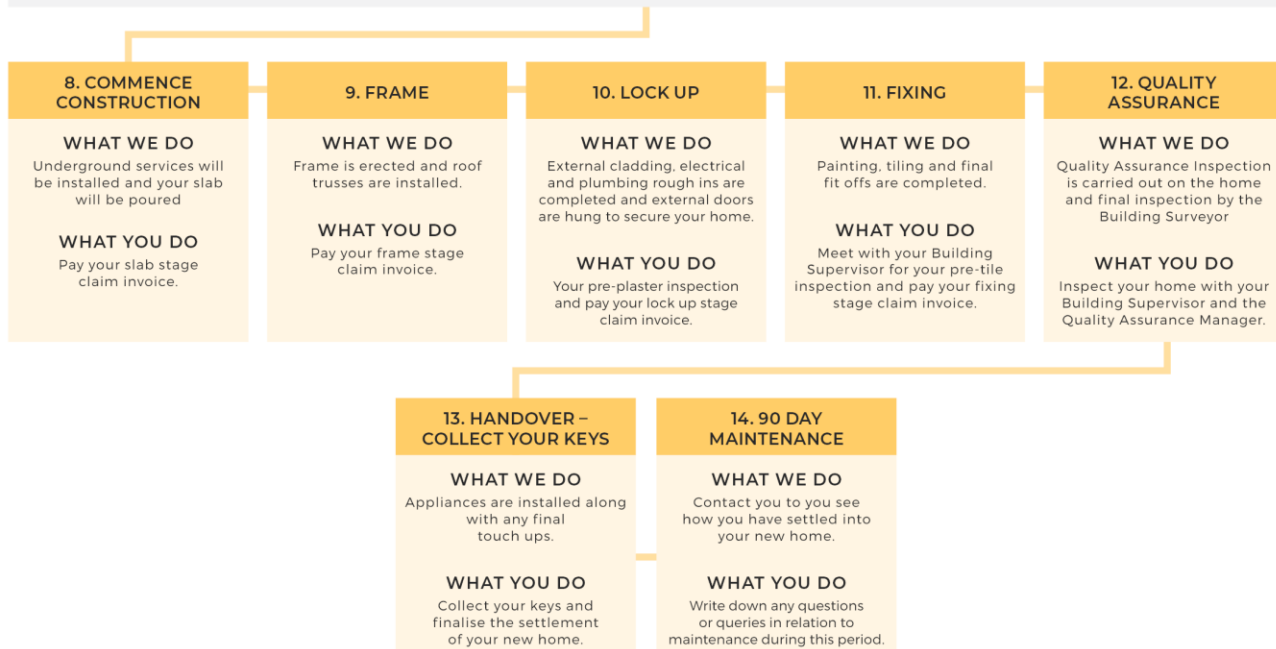
## PRE-SITE JOURNEY

At Urbane Homes we believe that you shouldn't be left in the dark when purchasing your brand new home. We will be with you at every stage during your journey.



## BUILDING JOURNEY

At Urbane Homes we believe that you shouldn't have to face building your home alone, that's why we will be here at each stage during the construction of your home.



# urbaneHOMES

Our experienced team are focused on ensuring your house & land package is designed to meet your needs with all aspects considered up-front so the house is ready to move into on completion with no hidden surprises or costs.

Leveraging key relationships across the industry, our buying power across both land development & construction ensures that our homes the best quality and value on the market.

**45**

**YEARS**  
INDUSTRY  
EXPERIENCE

**25**

**YEAR**  
STRUCTURAL  
WARRANTY\*



**FIXED  
PRICE**  
TURNKEY  
INCLUSIONS

**7**

**STAR**  
ENERGY  
RATING

Proudly part of the Orbit Homes Group, rest assured that your build is in safe hands. We have a long history of building premium homes for Australian families, delivering outstanding service, design excellence and exceptional quality homes since 1979.

We focus on quality, so be sure that our designs, workmanship and relationships with our clients and suppliers, are front-of-mind for all of our team.

Reaching over 45 years is a milestone in any business, but particularly so in the building industry where changes in the housing market, materials innovation, building standards and regulations, not to mention styles and trends, all play a huge part in our day- to-day success.

We stand proudly by the more than 15,000 homes we have built.