



HOME & LAND PACKAGE

WATERMARK ESTATE

Lot 1203 Tyson Loop, Charlemont

FROM **\$691,900** (INC. First Home Owner's Grant)

VOGUE

collection

CUNNINGHAM 23

3 Bed | 2 Bath | 2 Living | 2 Garage

House Size: 215.14 m² (23.16 SQ)

Block Size: 400 m² (12.5 x 32m)

High End Inclusions:

- Combination of External Claddings
- Colorbond Metal Roof
- Engineered Raft Concrete Slab (not Waffle Pod Slab)
- Spotted Gum Timber Decking to Entry
- 2550 High Ceilings & Raked Ceilings
- Square Set Cornices
- Polished Concrete Floors (incl. shower bases)
- Caesarstone Benchtops 20mm - 60mm thickness
- Frameless 2100mm High Glass Shower Screens
- Feature Spotted Gum Timber Posts to Entry & Internal
- Gas Ducted Heating (optional cooling available)
- Built in Shelving to all Bedroom Robes

Energy Efficient Inclusions:

- 6 Star Energy Rating
- High Performance Insulation
- Rinnai Instantaneous Hot Water System
- Rainwater Tank with Pump plumbed to Toilets
- Ceiling Fans to Living & Bedrooms
- Double Glazed Windows & Stacker Sliding Doors
- Low Voltage LED Downlights throughout





INCLUSIONS

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Preliminary

- Council's Building Permit Application Fees
- Soil Test and Detail Feature Survey
- Professional Colour Selection Service with Interior Designer
- Home Owners Warranty Insurance
- Contract Documentation including Working Drawings, Engineering and BAL Assessment

Services

- Electricity Connection up to 10m from Electricity Pit to Meter Box
- Water Connection up to 10m from Front Setback
- Gas Connection up to 10m from Front Setback
- Sewer Connection up to 10m from Dwelling to legal point of discharge
- Stormwater Connection up to 10m from Dwelling to legal point of discharge

Slab/Earthworks

- Earthworks including levelling of building platform. Provisional Sum Allowance \$2000
- Engineered 'M' Class Concrete Raft Slab (not a Waffle Pod Slab)

Garage

- Garage with concrete floor (90mm stepdown)
- Plaster lined ceiling with 75mm Cove Cornice and Impact Board to Garage Walls
- Sectional Garage Door with 2 Remotes

External Fixtures and Finishes

- Combination of External Claddings (as shown on plans)
- Colorbond Roof, Facia and Down Pipes (roof includes sarking)
- Draft Seals to all Windows and Doors
- Double Glazed Powder Coated Aluminium keyed locked Windows and Sliding Glass Doors (as per plans)
- Fly Wire Screens to all operable windows
- Solid Core Front Entry Door 2040mm 920mm (Hume XLR140)
- Entry Door Furniture (Gainsborough Trilock)
- 200mm x 200mm Feature Spotted Gum Timber Posts and Timber Decking to entry (as per plans)
- Pre-Oiled and Pre-Drilled Countersunk Screws to all decking
- 3 x Garden Taps (Includes Water Meter)
- Exterior Acrylic Paint to any external painted surfaces

Insulation/Energy Efficiency/Hot Water

- R 5.0 Gold High Performance Insulation to Ceilings
- R 2.5 Gold High Performance Insulation to External Walls and Bathroom/Toilet Internal Walls
- 6 Star Energy Rating
- Rinnai Instantaneous Hot Water System
- Rainwater Tank with Pump plumbed to Toilets

Internal Fixtures and Finishes

- 2550mm (8ft6in) High Ceilings throughout
- Raking/Raised Ceiling as per plans
- 2040mm Flush Panel Redicoat Doors
- Flush Panel Solid Core Door from Garage (includes deadlock)
- Door Furniture (Gainsborough G3 Range)
- 92mm Skirtings and 67mm Solid Timber Architraves (not MDF)
- Walk In and Built In Robes with Melamine Shelf and Hanging Rail
- Square Set Cornices throughout (75mm cove cornice to garage)
- Washable Safin Finish Acrylic Paint to Internal Walls (1 Colour)
- Matt Finish Acrylic Paint to Ceilings (1 Colour)
- Gloss Enamel Paint to Skirtings, Architraves and Internal Doors (1 Colour)



INCLUSIONS

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Floor/Wall Coverings

- Polished Concrete as per plans
- Wall Tiling as per plans
- Carpet to Bedrooms

Electrical

- Low Voltage LED Downlights throughout
- Double Power Points throughout
- Hard Wired Smoke Detectors
- Sealed Exhaust Fan to Toilets and Showers
- Up Light to Spotted Gum Feature Post on Entry Deck
- TV Points (2) – Data Points (2)

Heating/Cooling

- Gas Ducted Heating (includes Controller) and Ceiling Fans to Living and Bedrooms.

Please note: Split Systems are included where a Ducted System isn't available.

Kitchen

- Stainless Steel 900mm Freestanding Oven / Cooktop (Technika TU950ME8)
- Stainless Steel 900mm Undermount Rangehood (Technika TUR90S)
- Stainless Steel Dishwasher (Technika TDX6SS-5)
- Choice of 20mm - 60mm Caesarstone Benchtop (Premium Range)
- White Melamine Lined Cupboards and Drawers
- Laminate Finish to Drawers and Cabinetry Doors
- Soft Closing Mechanism to hinged, Cutlery and Pot Drawers
- Overhead Cupboards with Bulkhead above
- Choice of Glass or Tiled Splashback
- Microwave provision under bench with Pot Drawer below
- Mixer Tapware (Clark Round Blade Range - Chrome / Black Finish)
- Double Bowl Kitchen Sink (Clark Vital 1129)

Bathroom/Ensuite/Laundry/Toilet

- Polished Concrete Shower Bases
- Frameless 2100mm High Glass Shower Screens
- Choice of 20mm – 60mm Caesarstone Benchtop (Standard, Deluxe and Premium Ranges)
- Laminate Benchtop to Laundry with 45 litre Stainless Steel Insert Trough
- White Melamine Lined Cupboards, Drawers and Shelving
- Laminate Finish to Drawers and Cabinetry Doors
- Polished Edge Mirrors to width of Vanity
- Ceramic Wall Tiles (300mm x 600mm)
- Decina Cortez 1675mm Acrylic White Bath
- Toilets (Clark Round Back to Wall) and Fittings ie Towel Rail, Toilet Roll, Clothes Hook
- Linen and Broom Cupboard (Redicote Doors) to Laundry (other storage as per plans)
- Mixer Tapware (Clark Round Blade Range - Chrome / Black Finish)
- Vanity Basins (Clark Round Inset)

Options

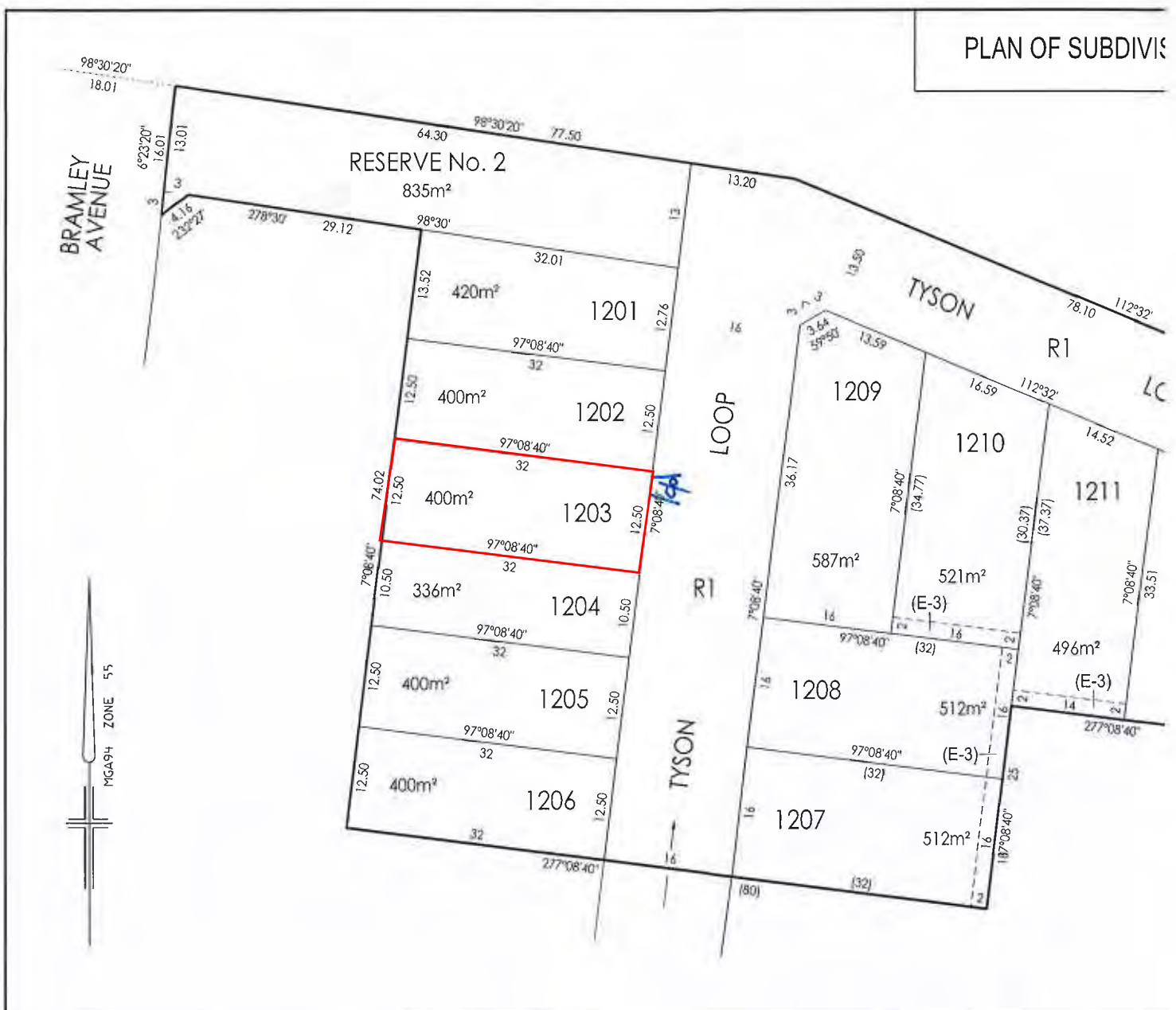
The items below are of a pure, personal taste and whilst they may be featured in our Display Home, they are not included in pricing, but available to you as optional items. Items such as Additional Decking, Landscaping, Driveways/Paths, Window Furnishings, Privacy Screens, Fencing, TV/Bar/Study Nook Cabinetry, Overhead Cupboards to Laundry, Hydraulic Hinging to Kitchen Overhead Cupboards, Feature Windows, 2700mm High Ceilings, 60mm-100mm Caesarstone Benchtops, Rylock Windows & Doors, Cooling, Timber Flooring, Gas Fireplace, Polished Concrete to Garage, Floor to Ceiling Wall Tiling in Wet Areas, Upgraded Tapware, Internal Face Sliding Doors, Undermounted Sinks, Security/Intercom System, Ducted Vacuum, Sound System, Pivot Front Door, Covered Outdoor Areas, Town Planning Applications, Re Establishment Surveys, Installation of Underground Power Pits.

Pivot Homes reserves the right to alter any of its specifications due to the availability of some items or its continual product development.

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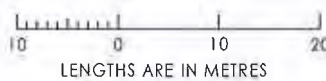
PLAN OF SUBDIVISION



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SCALE

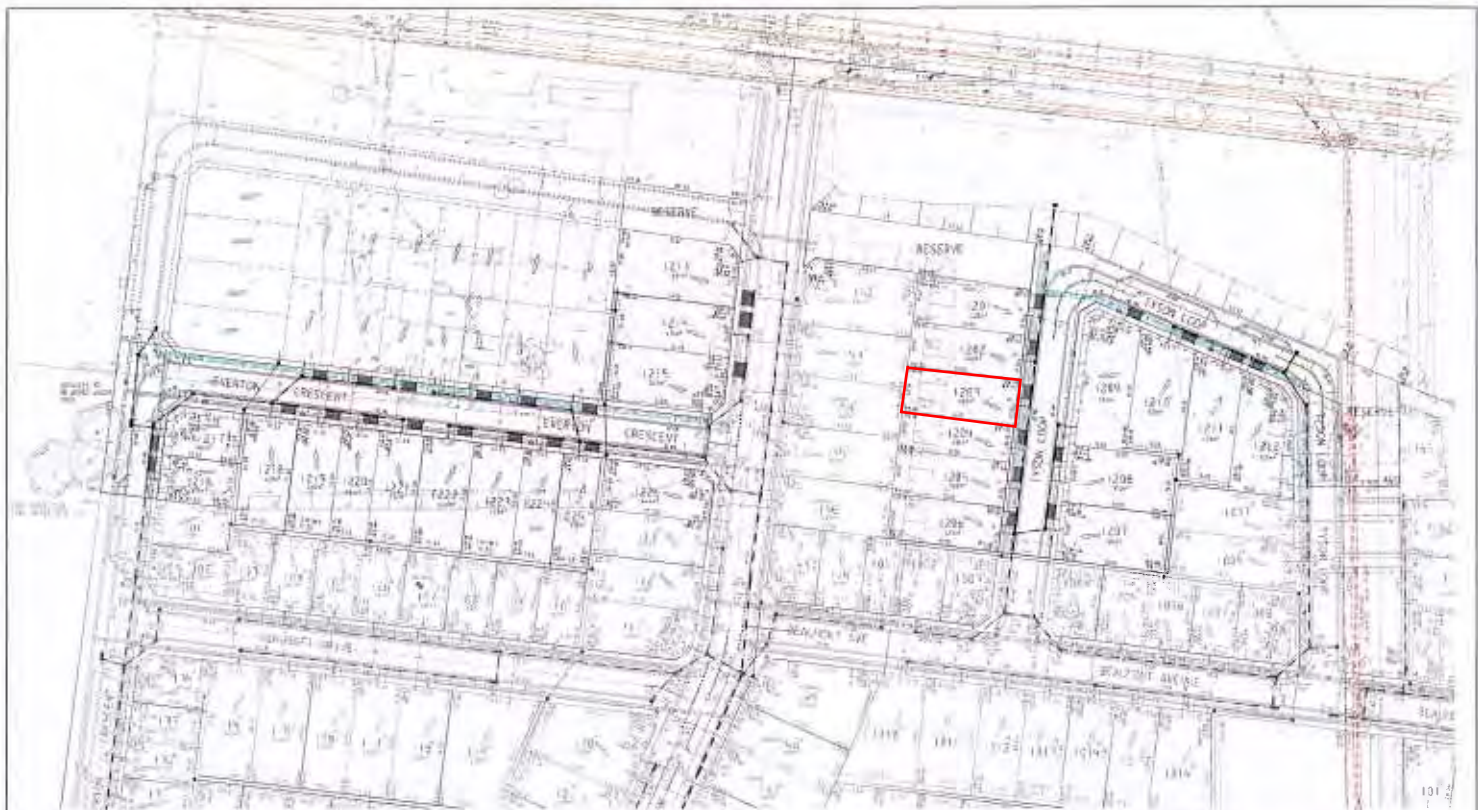
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VERSIO

LICENSED SURVEYOR: DAMIAN SMA



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 SHOWN ON THESE PLANS. NO GUARANTEE IS
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 AS SHOWN ON THESE PLANS

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FUNCTIONAL LAYOUT PLAN

SYMBOL LEGEND

Symbol	Description
Symbol	Public Utility
Symbol	Water
Symbol	Gas
Symbol	Electricity
Symbol	Stormwater
Symbol	Proposed
Symbol	Existing
Symbol	Boundary
Symbol	Lot
Symbol	Section
Symbol	Other

SERVICES OFFSETS AND LOCATIONS

YEAR	TYPE	NUMBER	TYPE	DATE	LOCATION	STATUS	REMARKS
2018	SEWER	1	1	1	1	1	1
2018	WATER	1	1	1	1	1	1
2018	ELECTRICITY	1	1	1	1	1	1
2018	STORMWATER	1	1	1	1	1	1
2018	PROP. ROAD	1	1	1	1	1	1

breese pitt dixon pty. ltd
 land surveyors
 civil engineers

WATERMARK ESTATE
STAGE 12

DATE: 12/12/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]