

art  
RESIDENCE  
BY MAC



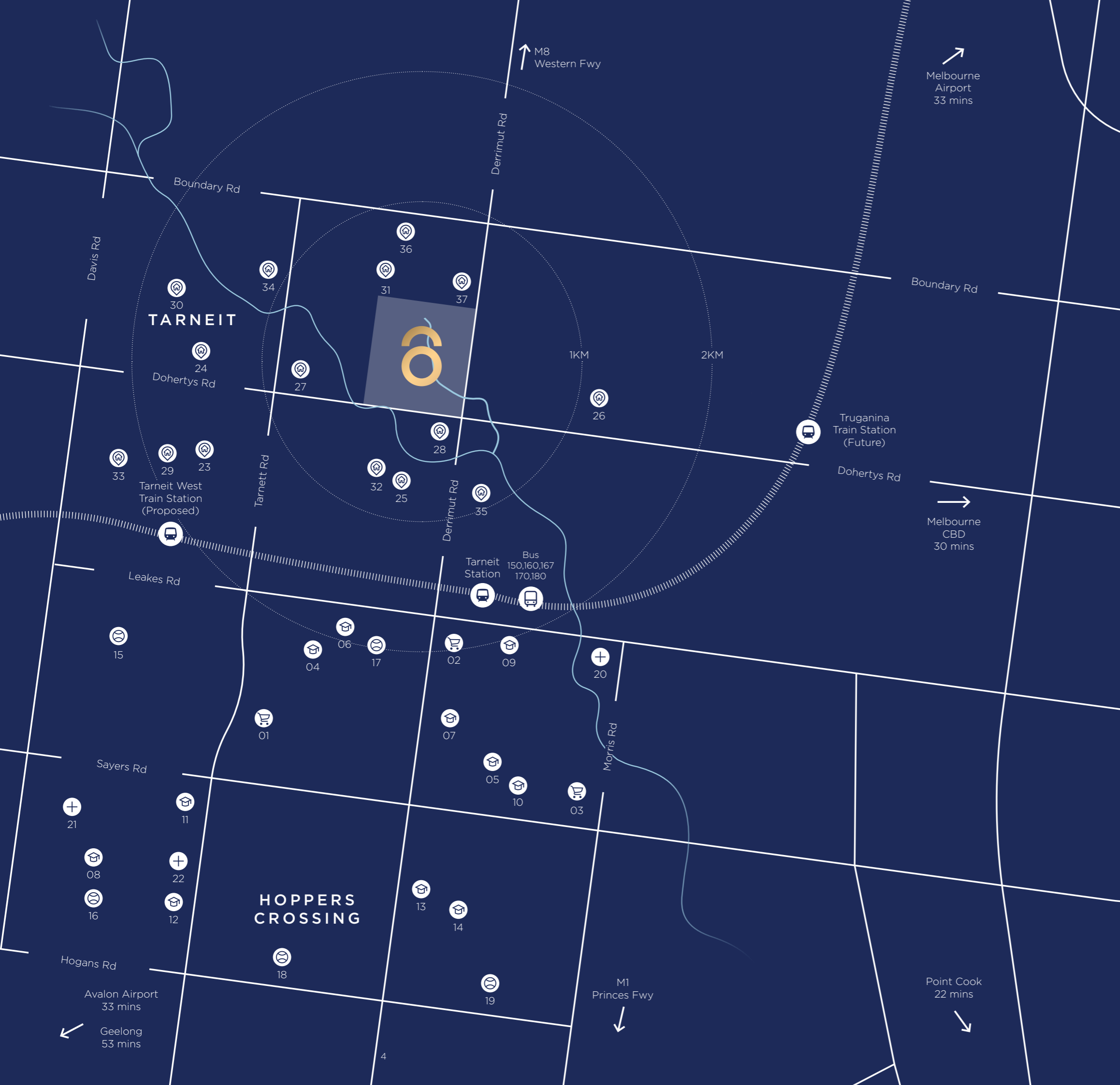
Marigold is a tranquil development in Tarneit North. Art Residence Marigold is providing a chance to be one of its first residents to shape the area's identity for generations to come.





## Melbourne's newest picturesque landscape

Marigold living is all about life in a peaceful, refreshing and relaxed environment. Master-planned across 60 hectares of untouched land, Marigold is surrounded by nature's best resource; a harmonious balance between generous greenery and communal spaces.



Located 27km from Melbourne CBD and two minutes from Tarneit Railway station, Marigold provides the best of both worlds. Enjoy the lively big city when you want it, or take a step back into a life of calm and simplicity. With the established suburb of Tarneit and the new suburb of Mt Atkinson minutes away, life at Marigold is as convenient as it can be.

**SHOPPING**

- 01 Tarneit Gardens Shopping Centre (5 mins)
- 02 Tarneit Central Shopping Centre (3 mins)
- 03 Wyndham Village Shopping Centre (6 mins)

**EDUCATION**

- 04 Tarneit P-9 College (5 mins)
- 05 St Francis of Assisi Catholic Primary School (7 mins)
- 06 Tarneit Senior College (4 mins)
- 07 Baden Powell College (5 mins)
- 08 Islamic College of Melbourne (8 mins)
- 09 Tarneit Library & Community Centre (3 mins)
- 10 Thomas Carr College (7 mins)
- 11 Kool Kidz Childcare (8 mins)
- 12 Good News Lutheran College (10 mins)
- 13 St James the Apostle Primary School (5 mins)
- 14 Baden Powell Primary Derrimutt (6 mins)

**SPORTS CLUB**

- 15 Tarneit United Soccer Club (6 mins)
- 16 Wootten Road Reserve (10 mins)
- 17 Tarneit Cricket Club (5 mins)
- 18 Grange Reserve (7 mins)
- 19 Hogan Road Reserve (7 mins)

**MEDICAL**

- 20 Health West Medical & Specialist Centre (5 mins)
- 21 Tarneit Family Medical & Dental Centre (8 mins)
- 22 Well Crest Medical Tarneit - Hospital (8 mins)

**FUTURE PROPOSED AMENITIES**

- 23,24,25,26 Schools
- 27,28 Mixed Use Retail
- 29,30,31,32 Sporting Reserves
- 33,34,35 Town Centre
- 36 Business Precinct
- 37 Bike Path

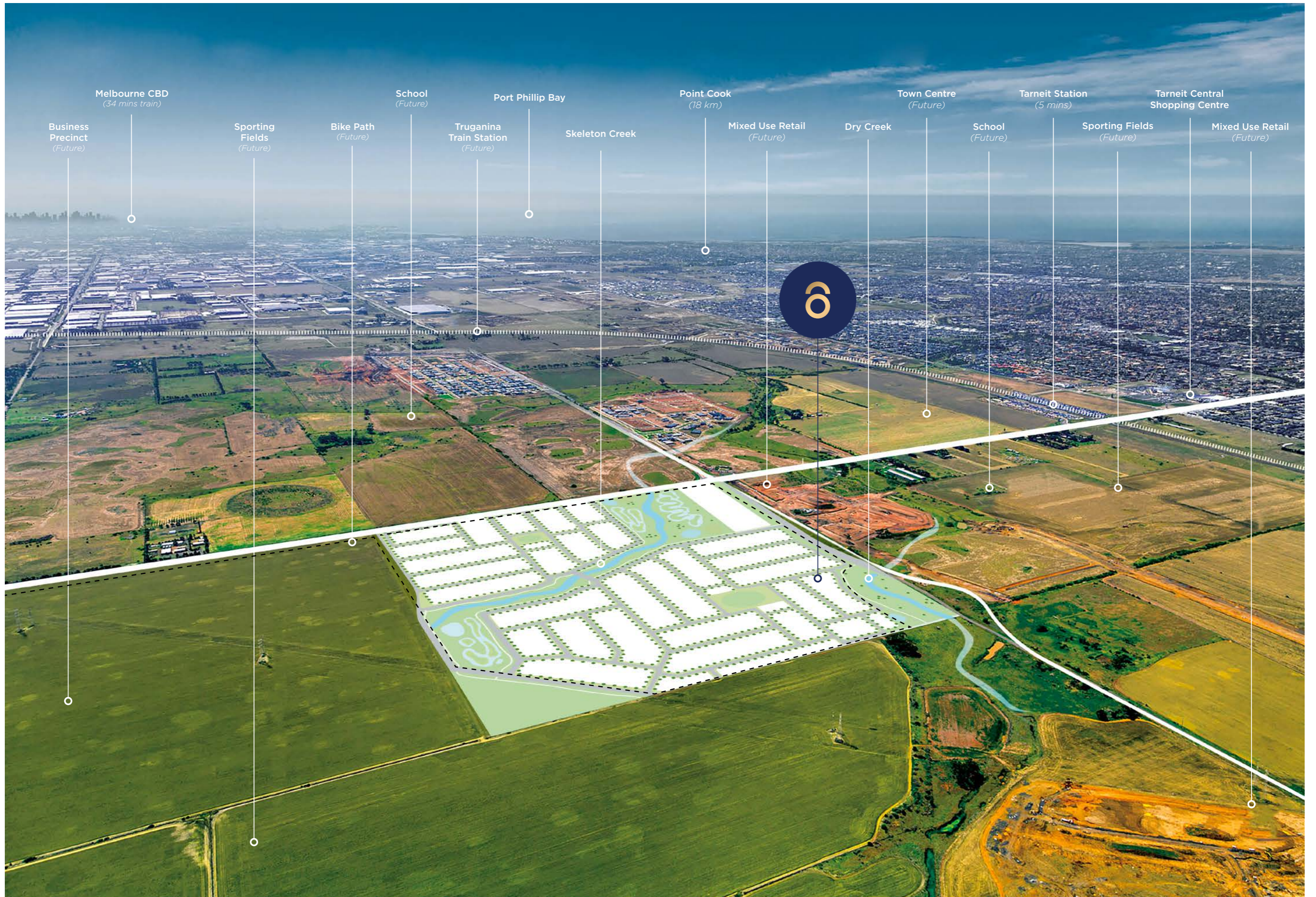
## Living made easy in Marigold

Marigold provides comfort, community and easy access to what you need. Nearby Tarneit Central Shopping Centre and Tarneit Garden Shopping Centre are full-service retail precincts, where all your shopping needs are met.



Weekends are getting better with the newly proposed Westfield Town Centre, a wide range of retail and restaurant choices will be added to your options!





Melbourne CBD  
(34 mins train)

School  
(Future)

Port Phillip Bay

Point Cook  
(18 km)

Town Centre  
(Future)

Tarneit Station  
(5 mins)

Tarneit Central  
Shopping Centre

Business  
Precinct  
(Future)

Sporting  
Fields  
(Future)

Bike Path  
(Future)

Truganina  
Train Station  
(Future)

Skeleton Creek

Mixed Use Retail  
(Future)

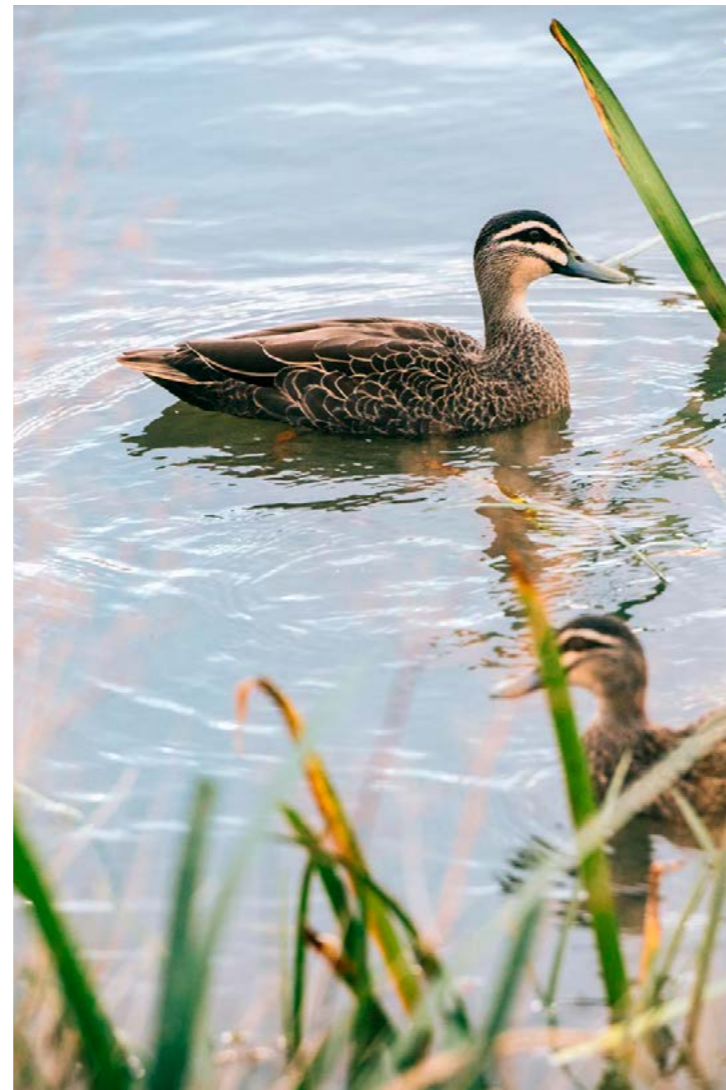
Dry Creek

School  
(Future)

Sporting Fields  
(Future)

Mixed Use Retail  
(Future)





## Immerse in nature

The commitment to greenery starts with the two natural creeks, Skeleton Creek and Dry Creek meandering through Marigold. With Australian native plants and trees, such as wattle, myrtle, eucalyptus and silver banksia, predominantly planted, you are able to enjoy a deeper connection to the environment.

Almost one quarter of the land has been reserved for natural open space. You are always just a few footsteps from a park, playground, sporting ground or wetland.



## Education at every turn

In Marigold, your child's growth matters. With a diverse range of primary schools, such as St Francis of Assisi Catholic Primary School and Baden Powell Primary Derrimutt, and high schools, such as Baden Powell College and Tarneit Senior College, their future is assured. With 5 newly proposed schools underway, Marigold will become the centre of a thriving community.





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Life is beautiful at Art Residence Marigold, and it begins in the comfort of your beautiful home. They have been designed to reflect a deep connection to the local environment; balancing modern design aesthetics with great respect for the natural greenery.

It's about the simple pleasures that come with the clever use of space — spacious, welcoming and bathed in natural light. In here, every colour and texture has been paired to portray a harmonised and elegant atmosphere. With a limited release of 15 architectural townhomes in 2 stages, Art Residence Marigold will provide the best of family life, private and intimate with the pleasures of a close-knit community.



↑  
Sporting  
Fields  
(Future)  
Business  
Precinct  
(Future)

↗  
Melbourne Airport  
(33 mins)  
M8 Western Fwy



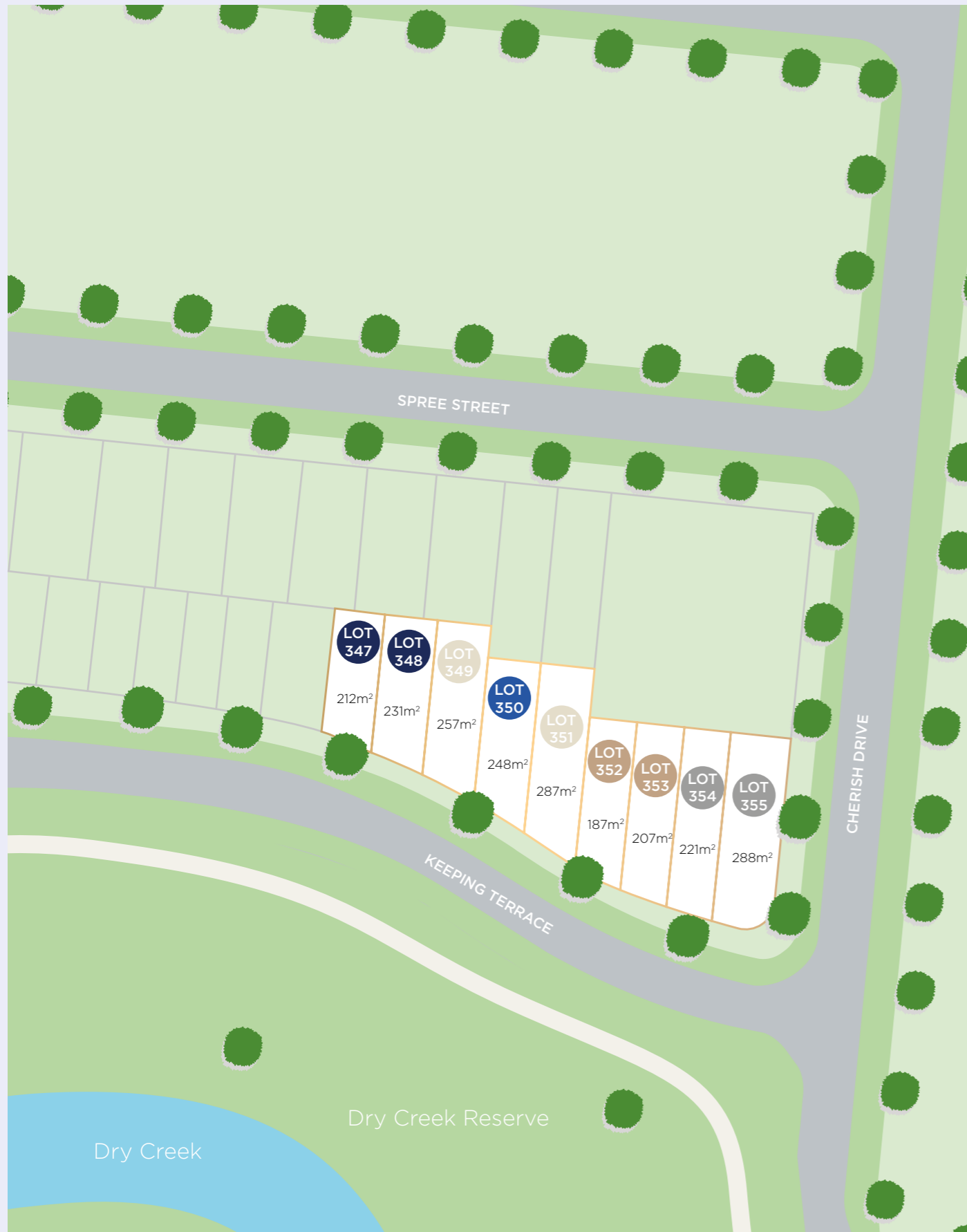
## Welcome to Art Residence Marigold

In the wider community, a total of 900 lots have been master-planned across 60 hectares of land. Art Residence Marigold is set to be part of a unified community. Art Residence Marigold has carefully selected 9 lots next to the Dry Creek and 6 lots next to the community park to create an urban environment within a natural setting. One that offers water views and extensive passive open space.

→  
Melbourne CBD  
(30 mins)

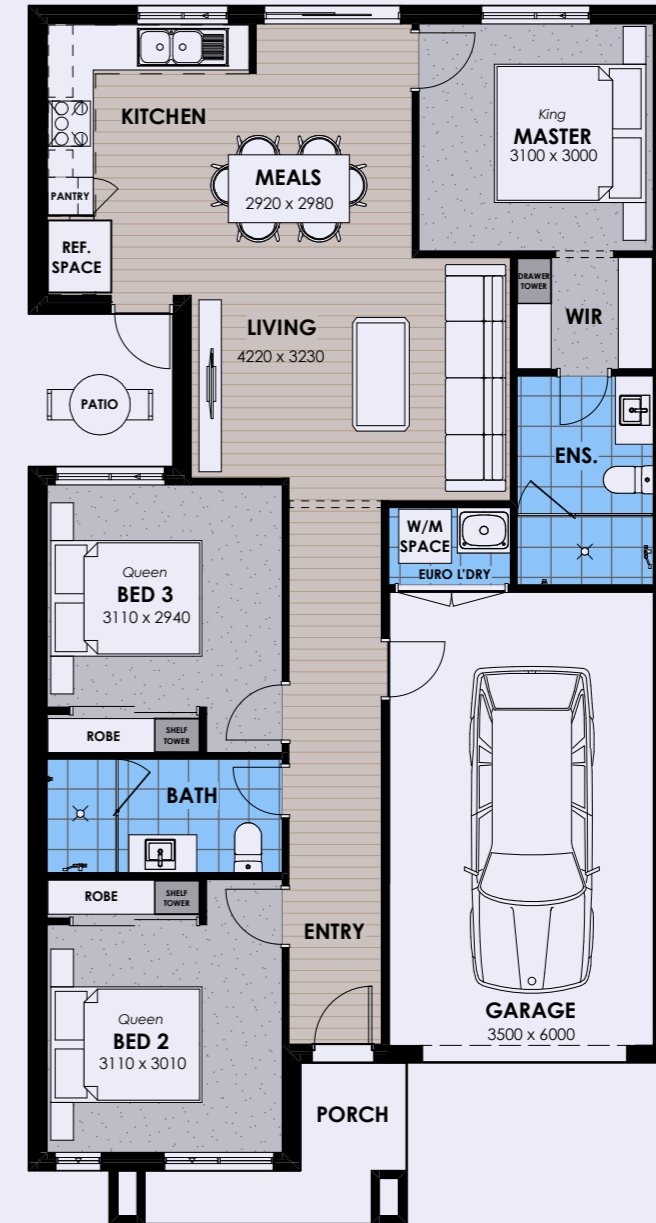
Tarneit Central  
(3 mins)  
Tarneit Train Station  
(2 mins)  
↓

Stage One



Art Residence Marigold  
Stage One

- LANA 15
- SIENNA 17
- JACK 16
- BARON 12
- CODY 13

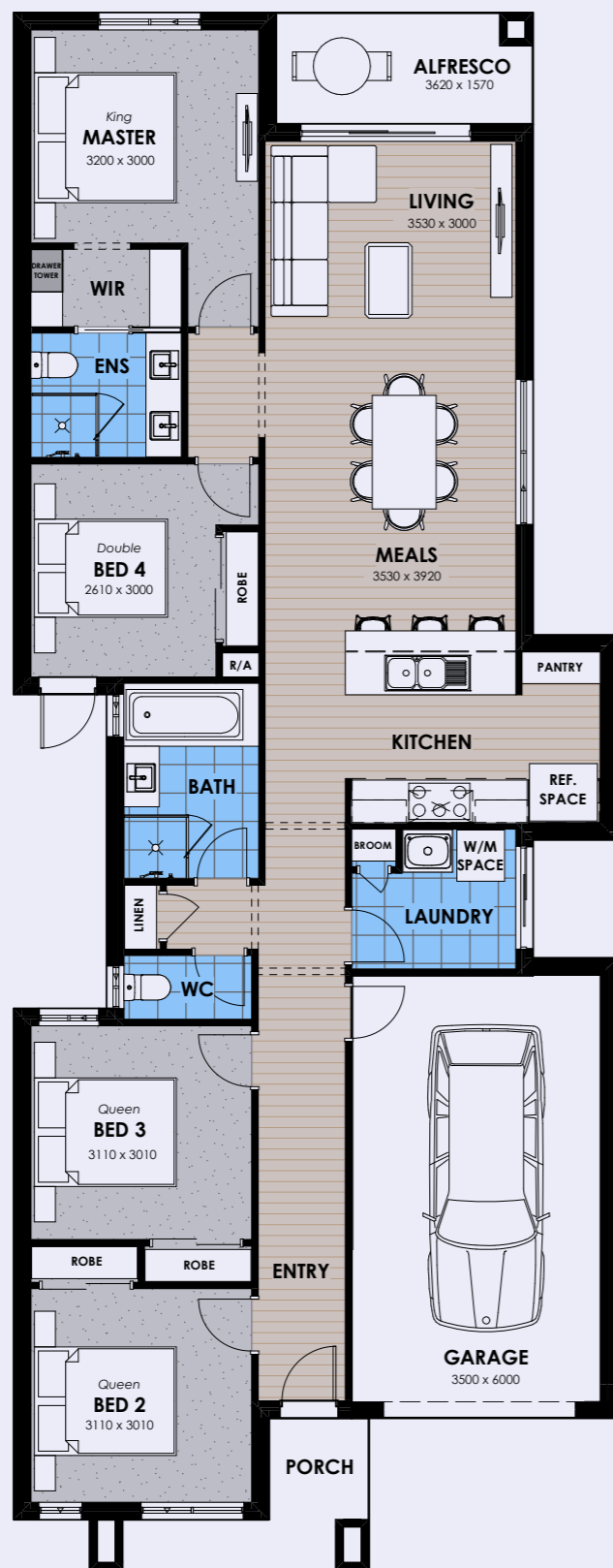


CODY 13  
**LOT 347/348**

BEDROOM	3	HOUSE AREA	124.89 M <sup>2</sup>
BATHROOM	2	HOUSE SIZE	13.4 SQ (INC GARAGE)
CAR PARK	1		8.5 M X 16.12 M

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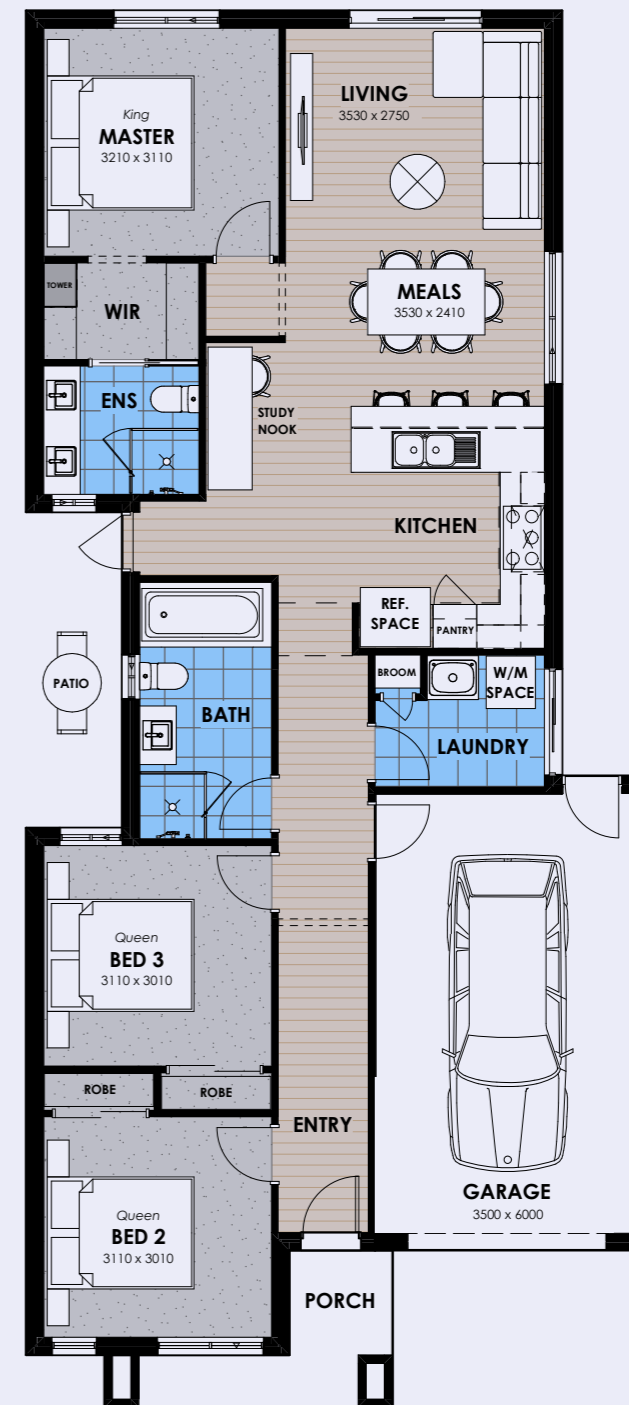




**SIENNA 17  
LOT 349/351**

BEDROOM	<b>4</b>	HOUSE AREA	<b>158.86 M<sup>2</sup></b>
BATHROOM	<b>2</b>	HOUSE SIZE	<b>17.2 SQ (INC GARAGE)</b>
CAR PARK	<b>1</b>	HOUSE SIZE	<b>8.5 M X 21.92 M</b>

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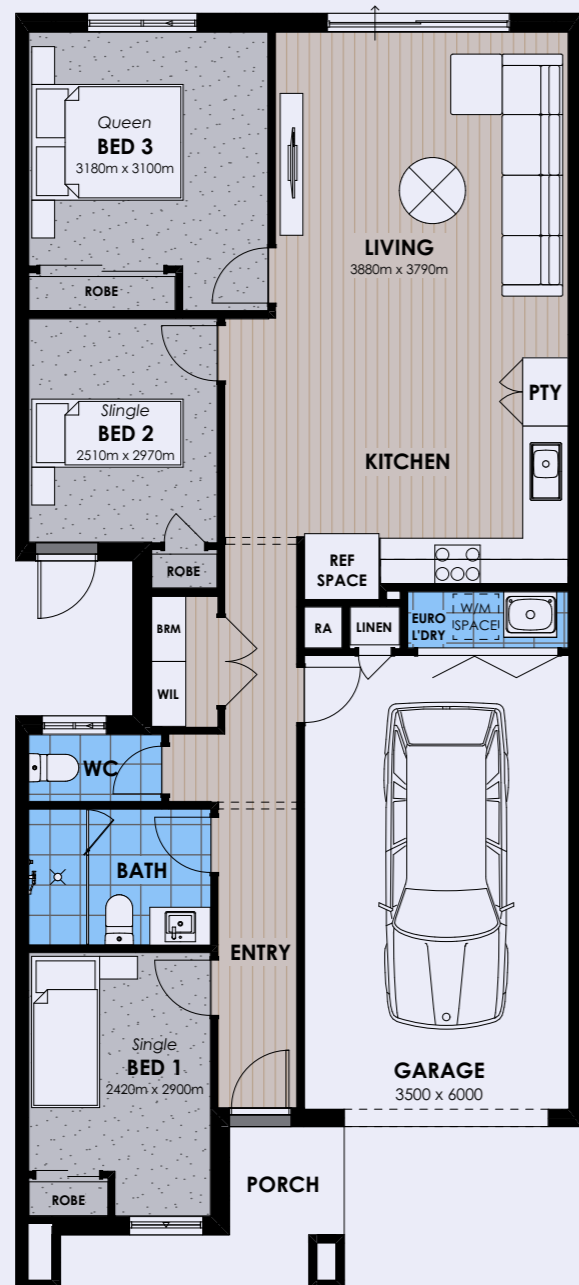


**LANA 15  
LOT 350**

BEDROOM	<b>3</b>	HOUSE AREA	<b>135.61 M<sup>2</sup></b>
BATHROOM	<b>2</b>	HOUSE SIZE	<b>14.59 SQ (INC GARAGE)</b>
CAR PARK	<b>1</b>	HOUSE SIZE	<b>8.5 M X 19.05 M</b>

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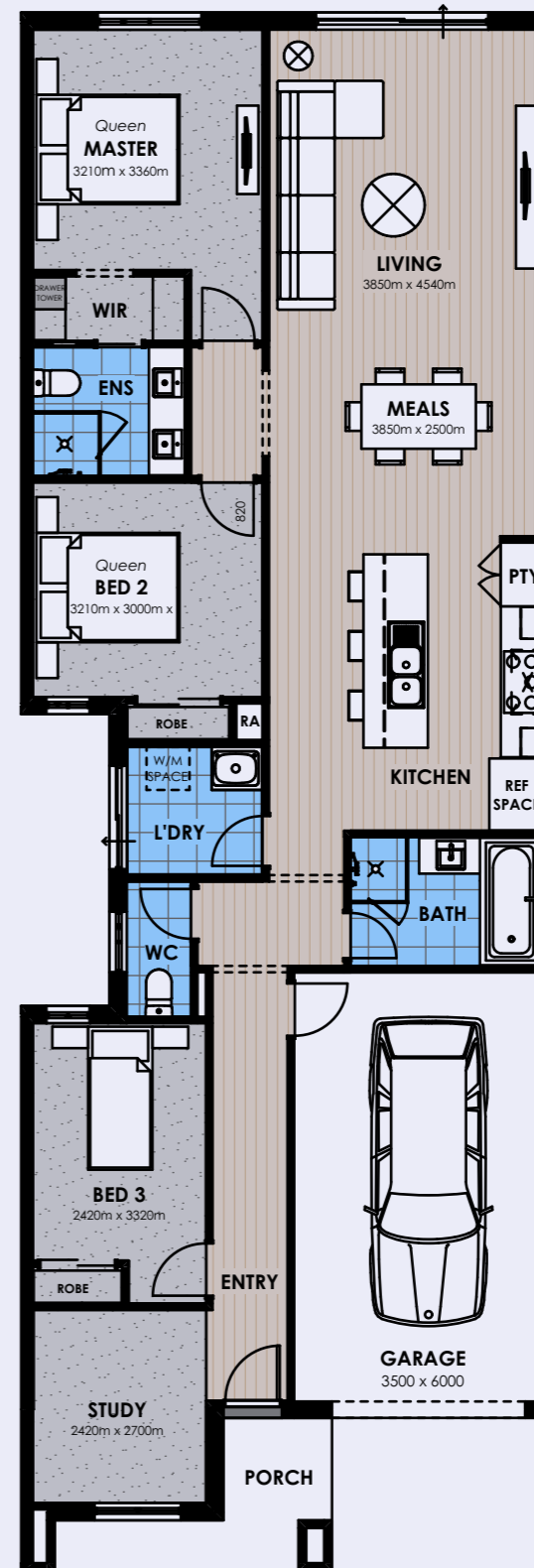




**BARON 12  
LOT 352/353**

BEDROOM	<b>3</b>	HOUSE AREA	<b>116.83 M<sup>2</sup></b>
BATHROOM	<b>1</b>	HOUSE SIZE	<b>12.58 SQ (INC GARAGE)</b>
CAR PARK	<b>1</b>	HOUSE SIZE	<b>7.48 M X 16.86 M</b>

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**JACK 16  
LOT 354/355**

BEDROOM	<b>3</b>	HOUSE AREA	<b>150.65 M<sup>2</sup></b>
BATHROOM	<b>2</b>	HOUSE SIZE	<b>16.21 SQ (INC GARAGE)</b>
CAR PARK	<b>1</b>	HOUSE SIZE	<b>7.48 M X 21.79 M</b>

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Stage One - Artist's Impression





# Stage One - Single Storey Specification List

## INTERNAL INCLUSIONS

### GENERAL FEATURES (as per plans)

<b>Ceiling Heights</b>	2590mm high throughout.
<b>Internal Room Doors</b>	Moulded panel 2040mm high - exclude robe doors.
<b>Door Furniture</b>	Designer door handles in polished chrome. Privacy locks to Bathroom, Powder, and WC.
<b>Skirting</b>	92 x 18 Primed MDF
<b>Architraves</b>	67 x 18 Primed MDF
<b>Door Stops</b>	Plastic white cushion stops to hinged doors.
<b>Door Seals</b>	As per Energy Report.

### BEDROOMS (PER PLANS)

<b>Walk in Robe</b>	1 x Four drawer unit with two adjustable shelves to Master Suite only.
<b>Robe</b>	Painted flush panel sliding doors 2040mm high to all other rooms – per plans.
<b>Powerpoints</b>	Two powerpoints (gpo's) to all bedrooms. Three powerpoints (gpo's) to Master Suite.

### APPLIANCES (per plans)

<b>Cooktop</b>	900mm wide gas, stainless steel – per plans.
<b>Rangehood</b>	900mm wide canopy, stainless steel – per plans.
<b>Oven</b>	600mm wide under bench, stainless steel.
<b>Dishwasher</b>	600mm wide freestanding, stainless steel.

### CABINETRY (per plans)

<b>Base Cupboards</b>	Fully lined melamine modular cabinets.
<b>Overhead Cupboards</b>	Fully lined modular cabinets.
<b>Doors</b>	Laminated doors with standard hinges (Builder's Range).
<b>Drawers</b>	Laminated drawers with soft close runners (Builder's Range).
<b>Kitchen Benchtop</b>	20mm stone benchtop (Builder's Range).
<b>Vanity Benchtops</b>	20mm stone benchtops (Builder's Range).
<b>Laundry Benchtop</b>	Laminated benchtop.
<b>Pantry</b>	Fully lined melamine cabinets – per plans.
<b>Handles</b>	Designer handles in chrome (Builder's Range).

### KITCHEN (per plans)

<b>Sink</b>	Double bowl with single drainer, stainless steel.
<b>Tap</b>	Designer flickmixer, chrome (Builder's Range).
<b>Microwave Provision</b>	Colour laminate under bench – per plans.
<b>Fridge Provision</b>	Provision for fridge with laminated cupboards above.

### BATHROOM / ENSUITE / POWDER / WC (per plans)

<b>Basins</b>	Vitreous china inset vanity basin, white (Builder's Range).
<b>Vanity Splashback</b>	Feature tiles between mirror and vanity benchtop.
<b>Taps</b>	Designer flickmixer, chrome (Builder's Range).
<b>Shower Outlet</b>	Handheld shower with rail in chrome.
<b>Mirror</b>	Polished edge mirror to full length of vanity.
<b>Bath</b>	1650mm acrylic inset white bath on tiled hob.
<b>Showerbases</b>	Tiled showerbases throughout.
<b>Toilet Suite</b>	Back to wall white toilet suite (vitreous china) with soft close seat.
<b>Towel Rail / Hooks</b>	Double towel rails and / or hooks to Bathroom and Ensuite (Design specific).
<b>Toilet Paper Holder</b>	Chrome toilet paper roll holder to toilets.
<b>Handtowel Holder</b>	Chrome handtowel holder to Powder with basin only.

### LAUNDRY (per plans)

<b>Trough</b>	45 litre inset single bowl trough, stainless steel with laminated cupboard.
<b>Tap</b>	Flickmixer, chrome.

### ELECTRICAL (per plans)

<b>Internal Lights</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>Powerpoints</b>	Double powerpoints (gpo's) throughout as per plans. Single gpo to fridge, microwave and dishwasher.
<b>Switch Plates</b>	White wall mounted plates (Builder's Range).
<b>Porch Soffit Lights</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>Alfresco Light</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>External Lights</b>	Weatherproof para floodlight outside Laundry and with sensor to Garage.
<b>TV Points</b>	Two points – Living and Master Suite.
<b>Phone / Data Point</b>	Two phone / data points, NBN ready.
<b>Smoke Detectors</b>	Hardwired and interconnected to meet NCC requirements.
<b>Exhaust Fans</b>	Ceiling exhaust fans including draft stopper.
<b>Safety Switches</b>	RCD safety switch and circuit breakers.
<b>Rangehood</b>	Externally vented.

### TILING (per plans)

<b>Wall Tiles</b>	Wall tiles to all mandatory areas of Bathroom, Ensuite, Powder, and Laundry – per plans (Builder's Range).
<b>Floor Tiles</b>	Floor tiles to Bathroom, Ensuite, Powder, WC, and Laundry – per plans (Builder's Range).
<b>Skirting Tiles</b>	100mm high skirting tiles (floor) to Bathroom, Ensuite, Powder, WC, and Laundry – Per plans (Builder's Range).
<b>Kitchen Splashback</b>	Feature wall tiles to Kitchen splashback – per plans (Builder's Range).

### FLOOR COVERINGS (per plans)

<b>Bedrooms</b>	Carpet with standard underlay (Builder's Range)
<b>Lounge / Study</b>	Carpet with standard underlay (Builder's Range).
<b>Other Areas</b>	Timber look laminated flooring to Entry, Kitchen, Meals, Living, and Hallways (Builder's Range).

### STORAGE (per plans)

<b>Robes</b>	White melamine shelf with hanging rail.
<b>Pantry / Linen</b>	4No. white melamine shelves.
<b>Broom</b>	Single white melamine shelf – per plans.

### PLASTER (per plans)

<b>Walls</b>	10mm plasterboard.
<b>Ceiling</b>	10mm plasterboard.
<b>Cornice</b>	75mm cove cornice throughout.

### PAINTWORK – 2 COAT APPLICATION

<b>Internal Walls</b>	Washable low sheen acrylic paint.
<b>Woodwork</b>	Gloss enamel to doors, jambs, skirting, and architraves.
<b>Ceiling</b>	Flat acrylic ceiling paint.

### HEATING (per plans)

<b>Heating</b>	Gas ducted heating (3 star) to bedrooms and living areas (habitable rooms) – excludes wet areas. Number of heating points and unit size is dependent on the size of the house.
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## EXTERNAL INCLUSIONS

### EXTERNAL CLADDING (as per plans)

<b>Cladding</b>	Clay brickwork (Builder's Range).
<b>Mortar Joints</b>	Natural colour mortar with rolled finish joints.
<b>Other Cladding</b>	As per plans. (Design Specific)
<b>Front Elevations</b>	As per plans (Design Specific).

### EXTERNAL DOORS and DOOR FURNITURE

<b>Entry Door</b>	Solidcore 2040 x 820mm glazed door (Builder's Range)
<b>Entry Doorframe</b>	Aluminium powdercoated door frame. Side light on selected designs.
<b>Door Furniture</b>	Entrance lockset in chrome including deadlock.

### ROOF COVER (per plans)

<b>Roof Cover</b>	Semi flat profile roof tiles (Builder's Range).
<b>Roof Pitch</b>	22.5 degree roof pitch.
<b>Roof Plumbing</b>	Colorbond fasci, gutter, and rectangle downpipes.

### WINDOWS (per plans)

<b>Front Windows</b>	Feature powdercoated aluminium windows (Design Specific).
<b>Side &amp; Rear Windows</b>	Sliding powdercoated aluminium windows including locks.
<b>Sliding Doors</b>	Aluminium powdercoated sliding doors with locks.
<b>Window / Door Infills</b>	Front elevation brickwork over windows. Side and rear elevations to have painted fibre cement sheet.

### FRAMING (per plans)

<b>Framing</b>	M10 structural pine studs to Australian Standard.
<b>Roof Frame</b>	Engineered roof trusses per manufacturers design.

### INSULATION (per plans)

<b>External Walls</b>	Glasswool batts including sisalation to external brick veneer walls (exclude Garage) and internal walls between house and Garage. Note: Wall batts and sisalation will be installed as per the approved Energy Report to be 6 star compliant (excludes double glazing and Low-E glass).
<b>Door Seals</b>	Door seals to be provided as per Energy Report.

### GARAGE (per plans)

<b>Walls</b>	Brick veneer wall on boundary (Design Specific).
<b>Front Garage Door</b>	Colorbond sectional overhead door with remote control.
<b>Pedestrian Door Frame</b>	Aluminium powdercoated door frame.
<b>Pedestrian Door</b>	Painted weatherproof flush panel hollow core door with chrome lockset (Builder's Range).
<b>Front Door Infill</b>	Rendered blueboard cement sheet or painted fibre cement sheet.
<b>Rear Door Infill</b>	Painted cement sheet infill.
<b>Ceiling</b>	Plaster ceiling with 75mm cove cornice.
<b>Floor</b>	Concrete floor.

### SUSTAINABLE ENERGY (per plans)

<b>Hot Water System</b>	Solar assisted hot water system with gas booster. Note: Solar panel and tank is positioned at the Builder's discretion.
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### PLUMBING (per plans)

<b>External Taps</b>	2No. external taps 1) Front water meter 2) side or rear (Design Specific).
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### PORCH / ALFRESCO FLOORS (per plans)

<b>Porch Floor</b>	Concrete floor.
<b>Alfresco Floor</b>	Concrete floor.

### SITE CONDITIONS / FOUNDATIONS

<b>Slab Class</b>	Up to Class 'P1' rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply.
<b>Fall of Land Allotment Size</b>	Maximum 500mm fall over allotment. Maximum 600m2 with a maximum setback of 5m to the house.
<b>Rock Removal</b>	If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site.
<b>Angle of Repose</b>	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply.
<b>Termite Treatment</b>	Termite protection collars to slab penetrations and spray system to perimeter of slab.

### COUNCIL REQUIREMENTS

<b>Temporary Fencing</b>	Hire of temporary fencing to site where required by Local Council.
<b>Silt Fence</b>	Hire of environmental silt fence to front of property where required by Local Council.

### SITE SERVICES CONNECTION

<b>Water</b>	Dry water tapping connection included. Excludes recycled water connection costs.
<b>Gas</b>	Mains gas connection included.
<b>Electricity</b>	Mains electricity connection included excludes cost of pit. Consumer account opening fees excluded.
<b>Sewer</b>	Sewer connection to point inside property, up to 1.2m deep.
<b>Stormwater</b>	Stormwater connection to LPOD inside property, up to 1.2m deep.
<b>Telecommunications</b>	Conduit installed from house to pit to be NBN ready. NBN internal enclosure (basic) with 1 phone / data point. Consumer account opening fees excluded.

### WARRANTY

<b>Warranty</b>	10 year structural warranty.
<b>Maintenance</b>	3 month maintenance period.

Stage Two



Art Residence Marigold  
Stage Two



MARIGOLD  
LOT 482-487

BEDROOM	4	HOUSE AREA	207.99 M <sup>2</sup>
BATHROOM	3	HOUSE SIZE	22.38 SQ (INC GARAGE)
CAR PARK	2		8.47 M X 18.85 M

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Stage Two - Artist's Impression



Stage Two - Artist's Impression



Stage Two - Artist's Impression

# Stage Two - Double Storey Specification List

## INTERNAL INCLUSIONS

<b>Ceiling Heights</b>	GF: 2590mm high throughout. FF: 2590mm high throughout.
<b>Internal Room Doors</b>	GF : <b>Accent HAG 2040mm high</b> - excluded robe doors FF : <b>Accent HAG 2040mm high</b> - excluded robe doors

<b>Door Furniture</b>	Designer door handles in polished chrome.
<b>Skirting</b>	Privacy locks to Bathroom, Powder, and WC.
<b>Architraves</b>	92 x 18 Primed MDF
<b>Door Stops</b>	67 x 18 Primed MDF
<b>Door Seals</b>	Plastic white cushion stops to hinged doors. As per Energy Report.

### BEDROOMS (per plans)

<b>Walk in Robe</b>	1 x Four drawer unit with two adjustable shelves to Master Suite only.
<b>Robe</b>	Painted flush panel sliding doors 2040mm high to all other rooms – per plans.
<b>Powerpoints</b>	Two powerpoints (gpo's) to all bedrooms. Three powerpoints (gpo's) to Master Suite.

### APPLIANCES (per plans)

<b>Cooktop</b>	600mm wide gas, stainless steel – per plans.
<b>Rangehood</b>	600mm wide canopy, stainless steel – per plans.
<b>Oven</b>	600mm wide under bench, stainless steel.
<b>Dishwasher</b>	600mm wide freestanding, stainless steel.

### CABINETS (per plans)

<b>Base Cupboards</b>	Fully lined melamine modular cabinets.
<b>Overhead Cupboards</b>	Fully lined modular cabinets.
<b>Doors</b>	Laminated doors with standard hinges (Builder's Range).
<b>Drawers</b>	Laminated drawers with soft close runners (Builder's Range).
<b>Kitchen Benchtop</b>	20mm stone benchtop (Builder's Range).
<b>Vanity Benchtops</b>	20mm stone benchtops (Builder's Range).
<b>Laundry Benchtop</b>	Laminated benchtop.
<b>Pantry</b>	Fully lined melamine cabinets – per plans.
<b>Handles</b>	Designer handles in chrome (Builder's Range).

### KITCHEN (per plans)

<b>Sink</b>	Double bowl with single drainer, stainless steel.
<b>Tap</b>	Designer flickmixer, chrome (Builder's Range).
<b>Microwave Provision</b>	Colour laminate under bench – per plans.
<b>Fridge Provision</b>	Provision for fridge with laminated cupboards above.

### BATHROOM / ENSUITE / POWDER / WC (per plans)

<b>Basins</b>	Vitreous china inset vanity basin, white (Builder's Range).
<b>Vanity Splashback</b>	Feature tiles between mirror and vanity benchtop.
<b>Taps</b>	Designer flickmixer, chrome (Builder's Range).
<b>Shower Outlet</b>	Handheld shower with rail in chrome.
<b>Mirror</b>	Polished edge mirror to full length of vanity.
<b>Bath</b>	1650mm acrylic inset white bath on tiled hob.
<b>Showerbases</b>	Tiled showerbases throughout.
<b>Toilet Suite</b>	Back to wall white toilet suite (vitreous china) with soft close seat.
<b>Towel Rail / Hooks</b>	Double towel rails and / or hooks to Bathroom and Ensuite (Design specific).
<b>Toilet Paper Holder</b>	Chrome toilet paper roll holder to toilets.
<b>Handtowel Holder</b>	Chrome handtowel holder to Powder with basin only.

### LAUNDRY (per plans)

<b>Trough</b>	45 litre inset single bowl trough, stainless steel with laminated cupboard.
<b>Tap</b>	Flickmixer, chrome.

<b>Internal Lights</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>Powerpoints</b>	Double powerpoints (gpo's) throughout as per plans. Single gpo to fridge, microwave and dishwasher.
<b>Switch Plates</b>	White wall mounted plates (Builder's Range).
<b>Porch Soffit Lights</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>Alfresco Light</b>	90mm diameter LED downlights throughout as per electrical layout.
<b>External Lights</b>	Weatherproof para floodlight outside Laundry and with sensor to Garage.
<b>TV Points</b>	Two points – Living and Master Suite.
<b>Phone / Data Point</b>	Two phone / data points, NBN ready.
<b>Smoke Detectors</b>	Hardwired and interconnected to meet NCC requirements.
<b>Exhaust Fans</b>	Ceiling exhaust fans including draft stopper.
<b>Safety Switches</b>	RCD safety switch and circuit breakers.
<b>Rangehood</b>	Externally vented.

### TILING (per plans)

<b>Wall Tiles</b>	450mm x 450mm Wall tiles to all mandatory areas of Bathroom, Ensuite, Powder, and Laundry – per plans (Builder's Range).
<b>Floor Tiles</b>	Floor tiles to Bathroom, Ensuite, Powder, WC, and Laundry – per plans (Builder's Range).
<b>Skirting Tiles</b>	100mm high skirting tiles (floor) to Bathroom, Ensuite, Powder, WC, and Laundry – Per plans (Builder's Range).
<b>Kitchen Splashback</b>	Feature wall tiles to Kitchen splashback – per plans (Builder's Range).

### FLOOR COVERINGS (per plans)

<b>Bedrooms</b>	Carpet with standard underlay (Builder's Range)
<b>Lounge / Study</b>	Carpet with standard underlay (Builder's Range).
<b>Other Areas</b>	Timber look laminated flooring to Entry, Kitchen, Meals, Living, and Hallways (Builder's Range).

### STAIRS (per plans)

<b>Treads and Risers</b>	MDF with carpet cover (Builder's Range)
<b>Balustrading</b>	Painted plasterboard dwarf wall.
<b>Handrail</b>	Painted pine handrail.

### STORAGE (per plans)

<b>Robes</b>	White melamine shelf with hanging rail.
<b>Pantry / Linen</b>	4No. white melamine shelves.
<b>Broom</b>	Single white melamine shelf – per plans.

### PLASTER (per plans)

<b>Walls</b>	10mm plasterboard.
<b>Ceiling</b>	10mm plasterboard.
<b>Cornice</b>	75mm cove cornice throughout.

### PAINTWORK – 2 COAT APPLICATION

<b>Internal Walls</b>	Washable low sheen acrylic paint.
<b>Woodwork</b>	Gloss enamel to doors, jambs, skirting, and architraves.
<b>Ceiling</b>	Flat acrylic ceiling paint.

<b>HEATING/COOLING</b>	<b>Multi-heads split</b> - system with heating and cooling to all bedrooms and living area
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## EXTERNAL INCLUSIONS

### EXTERNAL CLADDING (as per plans)

<b>Cladding GF</b>	Clay brickwork (Builder's Range).
<b>Cladding FF</b>	As per plan.
<b>Mortar Joints</b>	Natural colour mortar with rolled finish joints.
<b>Front Elevations</b>	As per plans (Design Specific).

### EXTERNAL DOORS and DOOR FURNITURE

<b>Entry Door</b>	Solidcore 2340 x 920mm glazed door (Builder's Range)
<b>Entry Doorframe</b>	Aluminium powdercoated door frame. Side light on selected designs.
<b>Door Furniture</b>	Entrance lockset in chrome including deadlock.

### ROOF COVER (per plans)

<b>Roof Cover</b>	As per design specific
<b>Roof Pitch</b>	As per design specific
<b>Roof Plumbing</b>	Colorbond fasci, gutter, and rectangle downpipes.

### WINDOWS (per plans)

<b>Front Windows</b>	Feature powdercoated aluminium windows (Design Specific).
<b>Side &amp; Rear Windows</b>	Sliding powdercoated aluminium windows including locks.
<b>Sliding Doors</b>	Aluminium powdercoated sliding doors with locks.
<b>Window / Door Infills</b>	Front elevation brickwork over windows. Side and rear elevations to have painted fibre cement sheet.

### FRAMING (per plans)

<b>Framing</b>	M10 structural pine studs to Australian Standard.
<b>Roof Frame</b>	Engineered roof trusses per manufacturers design.
<b>Floor Joists</b>	Engineered floor joists per manufacturers design.
<b>First Floor Flooring</b>	19mm thick particleboard flooring.

### INSULATION (per plans)

<b>External Walls</b>	Glasswool batts including sisalation to external brick veneer walls (exclude Garage) and internal walls between house and Garage. Note: Wall batts and sisalation will be installed as per the approved Energy Report to be 6 star compliant (excludes double glazing and Low-E glass).
<b>Door Seals</b>	Door seals to be provided as per Energy Report.

### BALUSTRADING (per plans)

<b>Balustrading</b>	External balustrade is dependent on the façade selected.
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### GARAGE (per plans)

<b>Walls</b>	Brick veneer wall on boundary (Design Specific).
<b>Front Garage Door</b>	Colorbond sectional overhead door with remote control.
<b>Pedestrian Door Frame</b>	Aluminium powdercoated door frame.
<b>Pedestrian Door</b>	Painted weatherproof flush panel hollow core door with chrome lockset (Builder's Range).
<b>Front Door Infill</b>	Rendered blueboard cement sheet or painted fibre cement sheet.
<b>Rear Door Infill</b>	Painted cement sheet infill.
<b>Ceiling</b>	Plaster ceiling with 75mm cove cornice.
<b>Floor</b>	Concrete floor.

### SUSTAINABLE ENERGY (per plans)

<b>Hot Water System</b>	Solar assisted hot water system with gas booster. Note: Solar panel and tank is positioned at the Builder's discretion.
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### PLUMBING (per plans)

<b>External Taps</b>	2No. external taps 1) Front water meter 2) side or rear (Design Specific).
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### PORCH / ALFRESCO FLOORS (per plans)

<b>Porch Floor</b>	Concrete floor.
<b>Alfresco Floor</b>	Concrete floor.

### SITE CONDITIONS / FOUNDATIONS

<b>Slab Class</b>	Up to Class 'P1' rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply.
<b>Fall of Land Allotment Size</b>	Maximum 500mm fall over allotment. Maximum 600m2 with a maximum setback of 5m to the house.
<b>Rock Removal</b>	If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site.
<b>Angle of Repose</b>	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply.
<b>Termite Treatment</b>	Termite protection collars to slab penetrations and spray system to perimeter of slab.

### COUNCIL REQUIREMENTS

<b>Temporary Fencing</b>	Hire of temporary fencing to site where required by Local Council.
<b>Silt Fence</b>	Hire of environmental silt fence to front of property where required by Local Council.

### SITE SERVICES CONNECTION

<b>Water</b>	Dry water tapping connection included. Excludes recycled water connection costs.
<b>Gas</b>	Mains gas connection included.
<b>Electricity</b>	Mains electricity connection included excludes cost of pit. Consumer account opening fees excluded.
<b>Sewer</b>	Sewer connection to point inside property, up to 1.2m deep.
<b>Stormwater</b>	Stormwater connection to LPOD inside property, up to 1.2m deep.
<b>Telecommunications</b>	Conduit installed from house to pit to be NBN ready. NBN internal enclosure (basic) with 1 phone / data point. Consumer account opening fees excluded.

### WARRANTY

<b>Warranty</b>	10 year structural warranty.
<b>Maintenance</b>	3 month maintenance period.

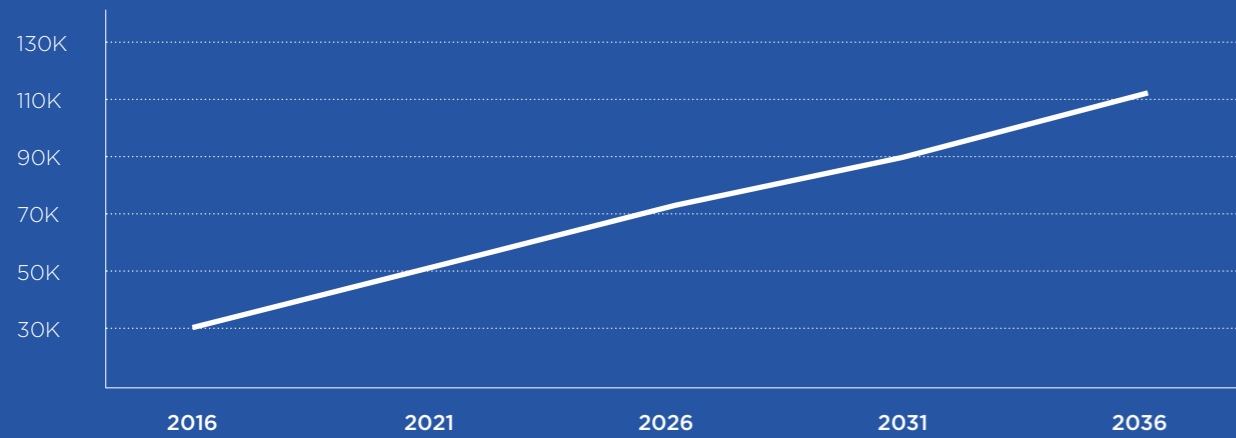


## Investment in Tarneit

Tarneit is known as one of the top 20 growing suburbs in Melbourne. This thriving community presents an abundance of employment opportunities and is the perfect opportunity for buyers at all stages of life.

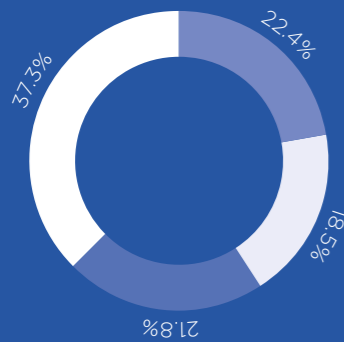
70% of the residences in Tarneit are owner occupied while 30% are rental occupied. Compared to other local suburbs, Tarneit's median house price is lower. The rental rate is respectable. Investors can definitely look forward to an attractive amount with returns around \$390/pw.

### POPULATION



Tarneit is top 20 growing suburb. Demand is expected to outweigh supply which will fuel price growth.

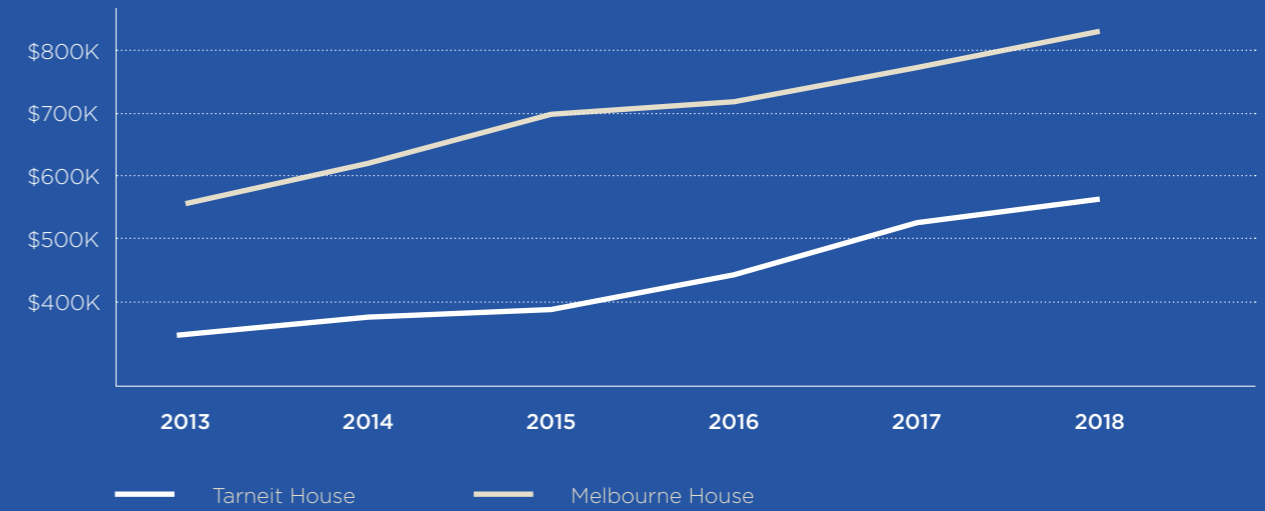
### AGE GROUP



5-19 years	22.4%
20-29 years	18.5%
30-39 years	21.8%
Others	37.3%

The age group in Tarneit is young, and the young age group represents the future. Tarneit is full of vigor and potentials.

### MEDIAN PRICE



The median price of house in Tarneit increases 53.5% from 2013 to 2018.

### RENTAL MARKET SIZE



Most of the residences in Tarneit are owner-occupied. This helps the community to build up and influence the price to increase.

### STAGE ONE

#### OUR MEDIAN PRICE

**\$439,815**

#### RENTAL YIELD

**4.7%**

#### HOUSE RENTAL

**\$390/w**

### STAGE TWO

#### OUR MEDIAN PRICE

**\$574,777**

#### RENTAL YIELD

**4.1%**

#### HOUSE RENTAL

**\$450/w**

## Homes crafted with a legacy of quality

MAC, Melbourne Architectural Constructions, is a professional building company with multidisciplinary practice.

At MAC, we always strive to provide exceptional designs while tailoring to every client's needs. With in-house drafting, construction and maintenance department, we provide total solutions for every house with architectural design, exceptional quality and competitive price. Through a variety of polished designs, we aim for high quality and detailed specifications. We believe your home is not only a place to live, but also a place to belong.



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