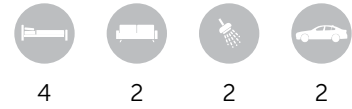




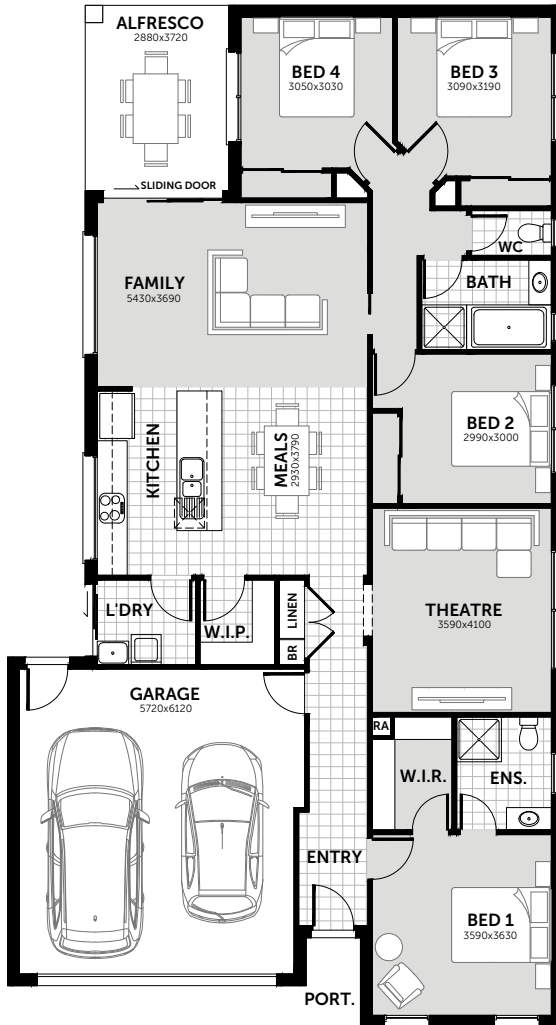
Highfield 203

Lot 177 Verdale Drive,
Alfredton Grove Estate*

BLOCK SIZE: 466 M²
BLOCK PRICE: \$195,000
EXPECTED TITLE DATE: MARCH 2021



\$457,500[^]



Key Inclusions

Landscaping

Timber garden edging, plants and bark mulch to front only, top soil and seeded lawn area. Rear; top soil and seed only.

Window Coverings

Total Blackout Holland blinds to bedrooms and Living Areas

Clothes line

Daytek fold down wall mounted clothesline

Concrete Paving

Natural concrete paving to driveway, crossover and clothesline

Cooling

Split system cooling to living area

Fencing Allowance

Half Share Allowance to be credited from final account. Owner to arrange supply and install

Letterbox

Free standing Pillar Letterbox

*Subject to availability. Land is purchased separately from selling agent. ^Subject to engineering and energy rating report, excludes rock removal, purchase of land from selling agent (price excludes purchasers stamp duty and legal fees). © Hearty Homes 2020. All Rights Reserved.

Sales

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HEARTY HOMES

Love at first site.

Inclusions

General

- + HIA New Home Fixed Building Contract
- + Engineer Designed Class M Concrete Slab
- + Engineer's Soil Report, Footing Design and Building Permit
- + Site Levelling On Blocks With Up To 300mm Fall Over the Building Area
- + Connection Of Services within the Property Boundaries to Underground Power, Water, Sewer & Gas if available. Based on a 700m² Block with a 6m front Setback
- + Consultant to Assist in Your Selection of Inclusions and Colour Selections
- + Power, Water and Gas installed in client's name for a trouble free handover

External

- + Standard Façade including Eaves to Entry
- + Garage Colorbond Panel-Lift Door with Three Remote Controls
- + Brickwork over All Windows and External Doors Including Garage Lintel
- + Large range of Bricks to choose from
- + Rinnai Gas Instant Hot Water Service
- + Colorbond Roof or Concrete Roof Tiles with a choice of Profile & Colour
- + Colorbond Metal Fascia & Barge. Quad Slotted Gutter & Colorbond Downpipes
- + Two External Garden Taps – Front & Rear
- + Alfresco and Portico include Concrete Paving

Internal

- + 3 Coats of Quality Haymes Paint
- + Gas Ducted Heating, roof mounted, ducted to all Living Areas, Bedrooms, Bathroom & Ensuite
- + 2400mm High Ceilings With 75mm Scotia Cornice Throughout
- + Walk In Robe with Melamine Shelf & Hanging Rail, or Built In Robes With Sliding Doors, Melamine Shelf & Single Hanging Rail
- + Linen Cupboards with Doors and Four White Melamine Shelves
- + Quality Carpets / Tiles and Vinyl Plank. Large Standard Range to Choose From
- + Selection of 67mm Architraves
- + White Rubber Doorstops to Doors
- + Privacy Locks to the Main Bedroom, WC and Main Bathroom
- + Tiles or Vinyl flooring to kitchen, dining and entry

Windows and Doors

- + Feature Front Entry Door
- + Deadlocks to External Sliding Doors & Front Entry Door
- + Quality Aluminium Powder Coated Sliding Doors & Windows with Energy Efficient Weather Seals to All Openings
- + Locks to all Openable Windows & Garage Internal PA Door
- + Fly Screens to All Opening Windows
- + Fly Screens to All Sliding Doors
- + Flush Internal Doors, 2040mm High
- + Quality Gainsborough Lever Passage Sets. Large standard range to choose from
- + Privacy Latch passage sets To Bathroom, WC & Bed 1 Doors
- + Weather Seals to All External Doors
- + Sliding Doors to Robes in Bedrooms

Kitchen

- + 900mm Wide Stainless Steel Freestanding Cooker with Canopy Rangehood. Built into Overhead Cabinetry or Slide Out
- + 1 3/4 Bowl Stainless Steel Sink & Choice of Modern Quality Chrome Mixers
- + Stainless Dishwasher with Cold Water Supply & Single Power Point
- + White Lined Kitchen Cupboards with a Huge Selection of Laminated Cupboards
- + High Gloss, Standard Gloss or Low Sheen Benchtops
- + Pantry with Open Melamine Shelving
- + Soft Closing Doors & Drawers to Joinery
- + Overheads, Including Over Fridge
- + Joinery Panel or Plaster Wall between Fridge & Benchtop

Bathroom

- + Tiled Shower Bases with Feature Tile Insert Waste
- + Tiled Shower Niches
- + Framed Shower Screen, 1850mm high, with Pivot Door & Clear Laminated Safety Glass
- + Tiling to Floors & Skirtings of Ensuite, Bathroom, WC & Laundry
- + White Acrylic Luxury Deep Bath to Main Bathroom. Multiple Choices
- + White China Inset or Bench Mount Basins. Multiple Choices
- + Vanities to Bathroom & Ensuite with Wide Range of Laminated Benchtops & Doors
- + Gas Ducted Heat Points

- + Tiles above Vanity with Polished Edge Mirror above to Match Height of adjacent Shower Screen or Window
- + Choice of Designer Chrome Mixer Tapware to Basins, Bath & Shower with Deluxe Hand Held Shower Head
- + Luxury Bath Waterfall Spout – Multiple Choices
- + White Vitreous China Soft Closing Wall Flush Toilet Pan & Cistern
- + Chrome Double Towel Rail to Bathroom & Ensuite. Multiple Choices
- + Chrome Toilet Roll Holder to WC & Ensuite. Multiple Choices
- + Obscure Glazing To WC & Bathroom Windows

Laundry

- + 45 Litre Stainless Steel Standalone Trough, Mixer & Washing Machine Provision
- + 300mm tiles above Laundry trough
- + White Melamine Shelving to Linen Cupboards or Walk in Linen Cupboards
- + Tiled Floor & Skirts
- + Fly screen to Sliding door

Electrical

- + 12 LED Downlights to Main Living Areas with Bulb Fittings to Other Rooms
- + 2 Light Heat Fan to Bathroom & Ensuite
- + Approved Electricity Safety Switch & Circuit Breakers To Meter Box
- + 2 Power points to Living Areas, Kitchen & Main Bedroom. 1 Double Power Point to each other room
- + One Telephone or Data Point
- + NBN equipment installed if available
- + Digital TV Antenna
- + Two TV Points Including Connection to Digital TV Antenna
- + Hard Wired Electronic Smoke Detectors
- + Slim Line Power Points & Light Switches

6-Star Energy Requirements

- + R4 insulation to ceiling & R2.0 to walls
- + R3 Insulation to garage ceiling
- + LED Downlights
- + Fan Draught stoppers
- + Weather seals to all external windows & doors
- + 2000 Litre water tank plumbed to WC's

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