



Facade colour scheme is example only refer to

plans for actual external colour scheme.

Enable St Tropez 18



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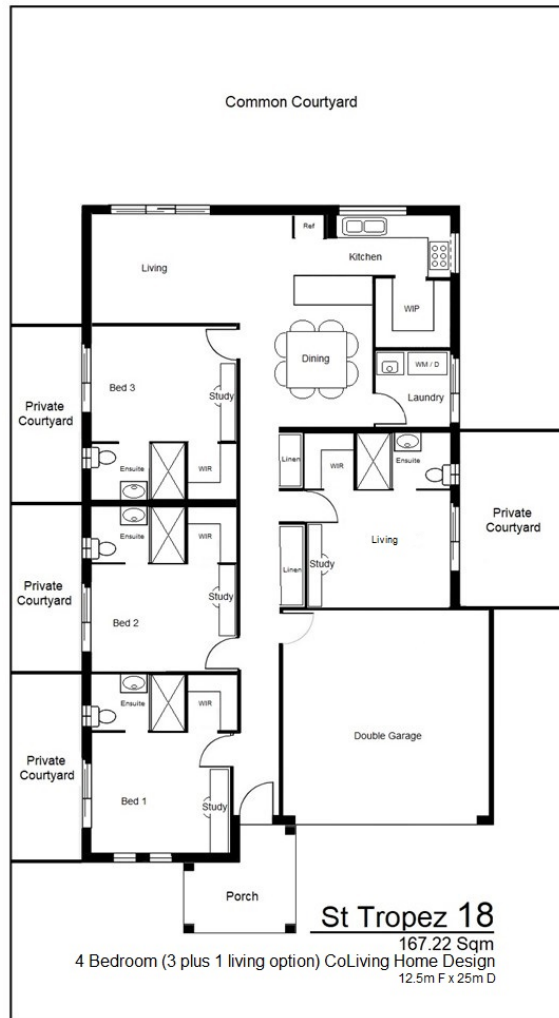
FULL TURNKEY Home and Land Package

ESTATE	Katalia
SUBURB:	Donnybrook
REGION:	VICTORIA
HOUSE SIZE:	167m ²
LAND SIZE:	313m ²
RENTAL ESTIMATE:	\$1000pw
Lot :	21160
Land Price:	\$313,000
Build Price:	\$449,900
PACKAGE PRICE	\$762,900

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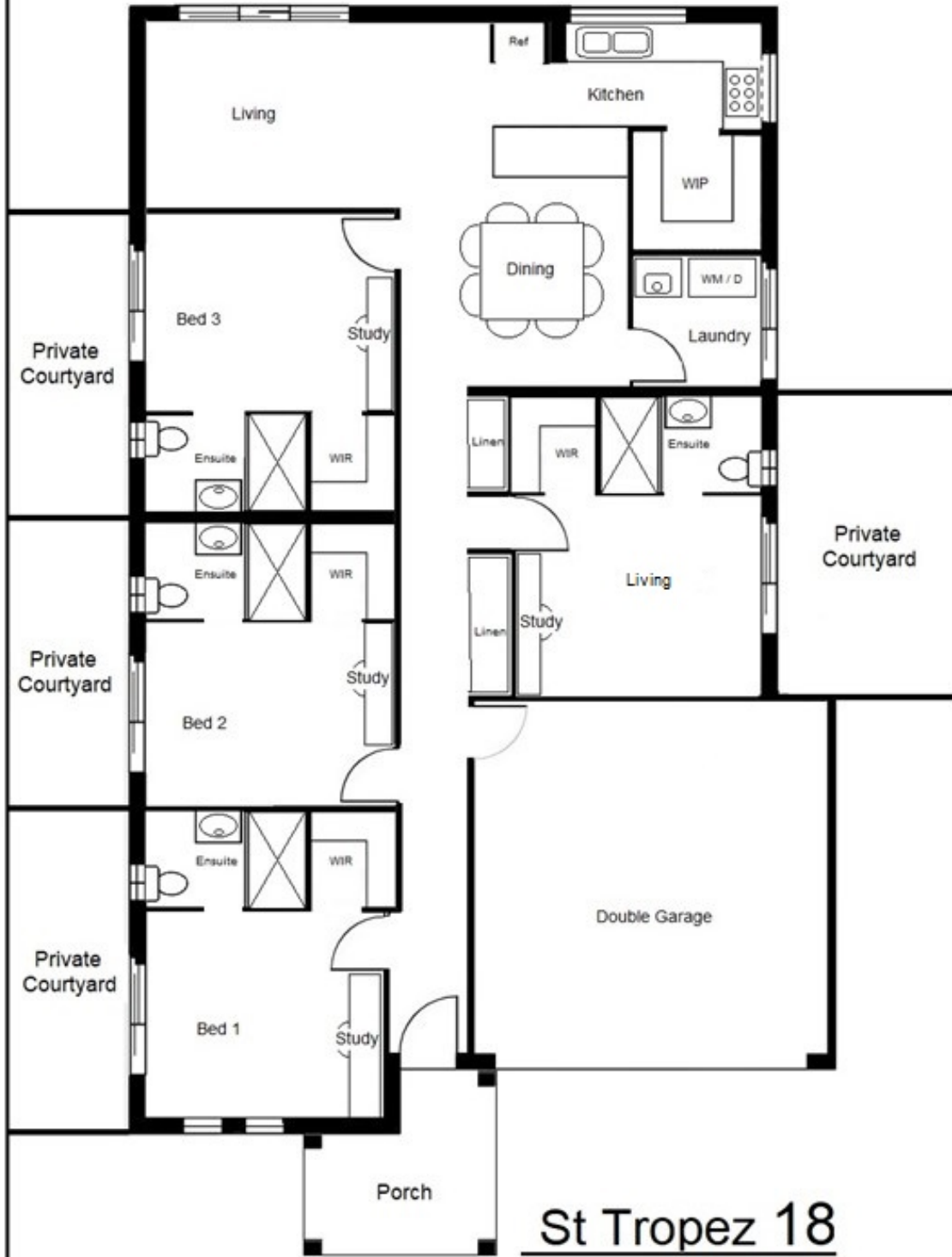
Design Features

- Stainless steel kitchen appliances including dishwasher
- Elevated 2.55m Ceiling Heights throughout
- Laminate wood flooring to living areas and quality carpet to all bedrooms
- air-conditioning (as per plans)
- LED downlights to all living areas and bedrooms
- Ceiling fans in living area and all bedrooms
- Driveway, fencing, garden taps, and turf to front and rear
- Clothesline, letterbox, antenna, and blinds
- Site works, council charges, and standard construction costs included*



Disclaimer: Renders, floor plans, and images are for illustration purposes only, and should only be used as a guide. These may contain fixtures, furniture, landscaping, and decorative finishes not offered by the Builder for this specific design. Please refer to house specific drawings for accurate details and position of the home with respect to the lot. Please note that unless contracts have been issued or deposit received, prices and availability are subject to change without notice. The Builder reserves the right to amend or terminate the contract should extraordinary items or site costs be encountered. ****NOTE:** These are estimates only, provided by independent managing agents and regularly updated following market conditions.

Common Courtyard



St Tropez 18

167.22 Sqm

4 Bedroom (3 plus 1 living option) CoLiving Home Design

12.5m F x 25m D

PREMIUM INCLUSIONS

Services

- Sewerage connected to the Legal Point
- Storm-water connected to Council's Legal point of Discharge
- Electricity connected to authority's underground supply
- Extension of gas supply provided by Authority
- connected to Meters
- Telephone points wired and provision for connection

Preliminary Site Works and Foundations

PRECONSTRUCTION DOCUMENTATION

- Working Drawings (for single dwelling)
- Engineering
- Energy Report
- Soil Report
- Site Survey
- Developers Approval
- Building Permit
- PLEASE NOTE - This is included for single dwellings in a newly sub-divided area only.

SITE PREPARATION

- Site Cost and connection based on land size up to 450m², and up to 300 mm fall over building
- Fixed Site Cost up to H2 Slab. Piers and edge beams not included
- Site cut up to 100 mm

FOOTINGS AND SLAB

- Residential Slab Construction as per AS 2870
- Engineer designed concrete slab (site-specific) to standard Class H soil (as per plans)

TERMITE PROTECTION

- As per AS 3660.1-2000

Carpentry Works

- Pre-fabricated timber frames and sizes as per AS 1684
- Engineered roof trusses as per plan
- Ceiling height 2550 mm
- Eaves to front facade (if required) as per designer guideline

External Windows and Sliding Doors

- Aluminium awning/sliding windows and doors, residential grade powder coated with a choice of colours from the builders standard range.
- Standard single glazing and obscure as standard (Variation cost applies if Double Glazing windows required per Energy Rating Report)
- Key-locks throughout
- Window blinds from the Builders standard range

Fixings

- Architraves - 67mm x 18mm pre-primed MDF
- Skirting - 67mm x 18mm pre-primed MDF
- Single melamine shelf and hanging rail and smart-robe doors from the builder's standard range to all robes and WIR.

Doors

EXTERNAL

- Solid External entry door 2040 mm X 820mm from Builders Range
- Dead lock for external door from the builder's standard range
- Choice of lever handles from the builders standard range for external and internal doors

INTERNAL

- 2040 X 820 mm Flush panel Doors from Builders Range
- Lever Handle | From Builders Range

GARAGE DOOR

- Panel Lift Door with 2 remotes

Roofing

- Concrete roof tiles From Builder Range
- Metal Fascia – Colorbond | Color from the builders standard range
- Gutters and Box Gutters – Colorbond | Color from the builders standard range
- Downpipes – Colorbond | Color from the builders standard range
- Flashings and Rain Heads (If required) – Colorbond | Color from the builders standard range

Brickwork, Masonry and External Cladding

- Selection of Bricks from the builders standard range Face Bricks
- Natural Mortar
- Brick on edge of Window sills where applicable
- Upper Story Cladding 75mm polystyrene rendered as per plan (Double Storey Only)

Insulation

- R3.5 Batts for ceiling (subject to 6 star energy rating)
- R2.0 for Walls (Excluding garage)
- Sarking Installed to external side of the frame with joints lapped and taped

Electrical

- Light points with batten holders and bulbs as per plan
- LED downlights (up to 25 lights)
- 2 telephone points
- 2 TV. points
- 2 external flood light
- Exhaust fans to bathrooms
- Smoke detectors as per plan

Heating and Cooling

- Braemar gas ducted heating and evaporative cooling | Up to 7 points

Stairs and Balustrade (for double storey only)

- MDF stairs (risers and stinger) with a carpet of your choice from the builders' standard range.
- 42mm X 42 mm chamfered profile timber balustrade, painted
- 65mm X 45mm colonial profile handrail, painted

PREMIUM INCLUSIONS

Kitchen

CABINETS AND BENCH TOP

- Cabinets with Silk Finish laminex doors
- White melamine shelving to all cupboards
- 20mm Stone bench-top
- Tiled splashback to underside of overhead cupboards
- Stainless Steel 1 ¾ bowl with one side drainer – ECT | Model: TBA
- Chrome mixer from the builder's standard range
- Overhead cupboards (as per plan)

APPLIANCES

- 600mm Stainless Steel Oven from the builders standard range
- 600mm Stainless Steel Rangehood from the builders standard range
- 600mm Stainless Steel Cooktop from the builders standard range
- 600mm Stainless Steel Dishwasher from the builders standard range

Bathroom and Ensuite

- Ceramic slim top white vanity with 20mm stone (as per plan)
- Chrome mixer from the builders to the vanities and shower from the builders standard range
- Semi framed shower screens
- Rise-up square arm in the shower from the builder's standard range
- Poly marble shower base
- Imperial-ware toilet suites with cistern from Builder Range
- Towel rail to ensuite and bathroom from the builder's standard range
- White Bath from the Builders Standard Range
- Mirror above vanities
- Tiled Shower Base

Laundry

- 45L Stainless Steel trough – Builder Range
- Chrome Mixer – Builder Range

Plumbing

- UPVC underground supply
- Hot water piper service throughout including brass fittings
- Cold Water - UPVC service
- Gas installed to from the metre to the (single) dwelling (up to 6m)
- 2 x wall mounted external water taps

SOLAR HOT WATER

- Chromagen Solar Hot Water System
- If recycled water is available from the estate, only instantaneous hot water system will be supplied in lieu of solar hot water

RAINWATER TANK

- If rain water tank required, no solar hot water or recycled water will be provided

Internal Walls and Ceiling Linings

- 10mm Plasterboard
- 10mm W.R. board to wet areas
- 75mm cornice throughout

Wall and Floor Coverings

WALL TILING

- Bathroom/Ensuite– Porcelain tiles from builder's range, 300mm above vanities and 2100mm height to showers
- Laundry – Porcelain tiles from builder's range, 300mm above trough

Painting

- 3 Coats high gloss paint to internal timber doors and woodwork
- 3 Coats paint in a high gloss to all external doors
- 3 Coats paint to timber and PVC components
- 3 Coats paint in white to eave lining

Floor Coverings

- Wet Areas Kitchen – Porcelain tiles selected from builder's range
- Carpet and Underlay to Bedrooms and Study – Selected from builder's range
- Flooring Joints – Metal chrome floor joint will be used where unlike floor coverings merge
- Living, meals and passage - timber laminate flooring

TURNKEY INCLUSIONS

- Landscaping
- Fencing
- Driveway
- Clotheslines
- Flyscreens
- Roller blinds
- Letterbox
- 25 LED downlights
- Tiled shower bases
- Fixed site cost up class P*

*Conditions apply. 7 year structural guarantee - 7 Star Energy Rating - applies to all standard designs with no modifications. Fixed site cost does not include rock or retaining walls and it is subject to engineering. The list of items mentioned herein form part of the items included in the base house price of all Enable Group Home Designs. Any items selected by the customer that is not included in this list will result in additional costs to the contract price. All items are subject to manufacturers/ suppliers availability. Enable Group reserves the right to replace or substitute any of the listed items with items



WARATAH

Standard Facade (included in the base price)



DENVOR

Standard Facade (included in the base price)



ALIRA

*Standard Facade (included
in the base price)*



EUCALYPT

*Standard Facade (included
in the base price)*