

# BEAUFORT 303

# \$417,220\*

Price excludes stamp duty on land.



John - 0437 758 571

Shepparton - (03) 5823 2179

[www.lewishomes.com.au](http://www.lewishomes.com.au)

Ceiling Height 2550mm

Residence 206.39m<sup>2</sup> 22.22sq

Garage 46.84m<sup>2</sup> 5.04sq

Outdoor 22.21m<sup>2</sup> 2.39sq

Portico 9.47m<sup>2</sup> 1.02sq

Eaves 18.09m<sup>2</sup> 1.95sq

Total 303.00m<sup>2</sup> 32.61sq

Master Bed 3880x4060

Bed 2 3490x3000

Bed 3 3000x3050

Bed 4 3000x3490

Family/Meals 4810x9560

Lounge 4300x3950

Outdoor 3480x6480

Garage 6000x6710

Some of our great package inclusions are..

- Steel Framing
- 2550mm Ceiling Height
- Colorbond Roof
- Bal 12.5
- 6 Star Energy Rating VIC or BASIX NSW
- Site Works, Foundations & Connections
- Plain External Concrete (Design Specific)
- Panel Lift Door with Remote
- Floor Coverings Throughout
- Evaporative Cooling & Ducted Gas Heating
- Custom Cabinetry with Soft Close
- Westinghouse Appliances Inc. Dishwasher
- Tiled Shower Bases
- LED Downlights
- Shelving to all Bedroom Robes
- Window Locks & Flyscreens
- Screen Doors to External Sliding Doors
- Solar Hot Water with 30 Evacuated Tubes
- Letterbox
- TV Aerial & Splitter Box to 2 Points
- Wall Fitted Clothes Line
- Plus Many More Inclusions!

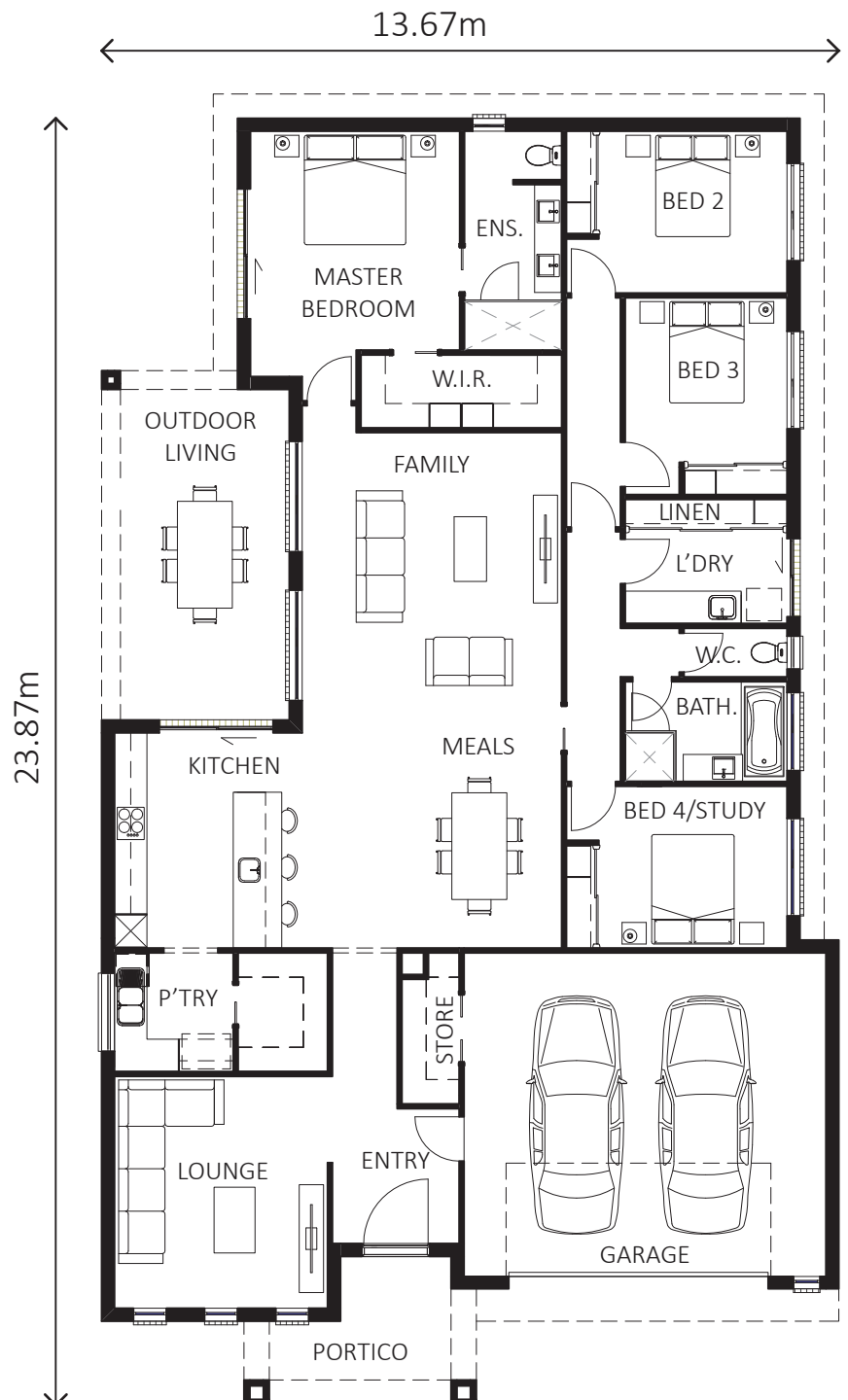


## HOUSE & LAND PACKAGE

Lot 68 Malmsbury Crescent, Kialla

Sanctuary Park Estate

BLOCK SIZE 739m<sup>2</sup>



\*Pricing based on the Shepparton area.  
Package standard inclusions subject to change.



NORTH

21.000

EASEMENT

7.870

6.330

35.180

**LOT 68**  
739 m<sup>2</sup>

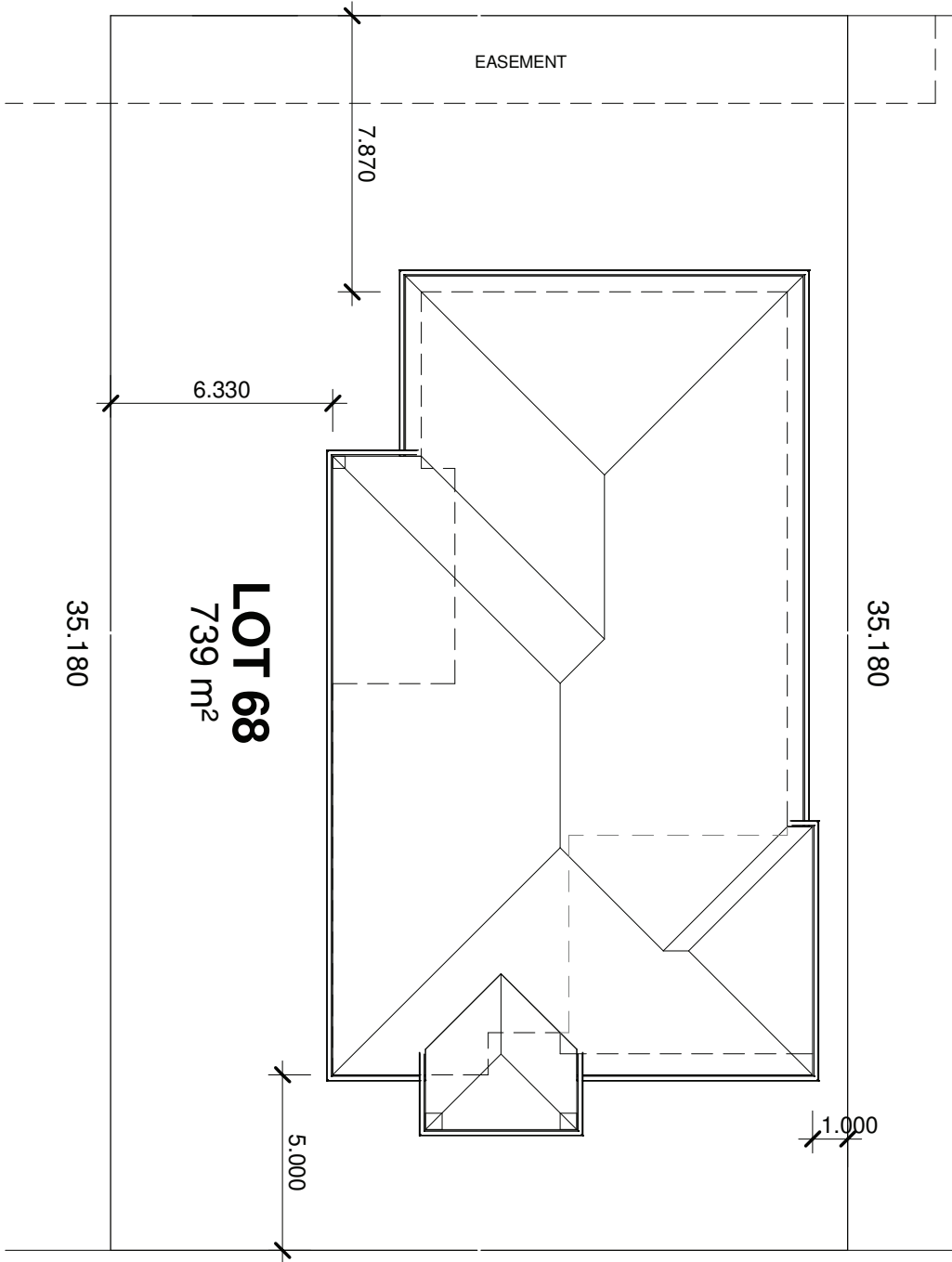
35.180

5.000

1.000

21.000

**MALMSBURY CRESCENT**



## House & Land Inclusions November 2016

These inclusions are subject to change without notice.

### Pre-Construction:

- Soil Test & Site Assessment
- Detailed Architectural Drawings
- Detailed Specification
- Engineers Foundation Design (Slab Design)
- Council Building Permit - not Planning Permit (Victoria) or Development Application (N.S.W)
- BAL Rating to 12.5
- 6 Star Energy Rating in (Victoria) or BASIX Requirements (NSW)

### Connections to Services:

- Water up to 10Lm
- Power up to 10Lm
- Sewer up to 30Lm
- Storm Water up to 80Lm
- Gas
- NBN (if applicable)

### Foundations:

- Class M-D\* & H1\* Engineered Concrete Slab to Flat Site up to 300mm site fall
- Concrete Pump
- Termite Treatment to Penetrations & Perimeter Spray

### Framing:

- 90mm Truecore Enduro Steel Frame
- 2550mm Ceiling Height

### External Brickwork:

- Choice of bricks from builders range
- Natural mortar colour

### Windows:

- Aluminum powder coated design specific windows with locks, Fly screens & Security Doors (to glass sliding doors)
- Obscure glazing to Bathroom, Ensuite & W.C

### Roofing:

- Bluescope Colorbond® Iron roofing at 22.5° pitch
- Bluescope Colorbond® Fascia & Gutter
- Temporary Guard Rail (Fall Protection)
- Sisalation

### Verandah's

- Design Specific

### Insulation:

- Sisalation (Foil Wrap) to External Walls of Dwelling
- R3.5 Batts to Ceiling of Dwelling
- R2.0 Batts to External Walls of Dwelling

### Internal Linings:

- Plasterboard to ceilings and walls
- Moisture Resistant 'Plaster Board' to Bathroom/Ensuite
- 90mm Standard Cove Cornice
- 67mm x 18mm MDF Skirting's & Architraves

### External Doors:

- Choice of Hume 'Savoy' or 'Nexus'
- Lockwood 'Nexion' & 'Sentine or Vicinity' Door Furniture

### Internal Doors:

- Hume Moulded Panel Unglazed
- Lockwood 'Velocity' Door Furniture

### Painting:

- 2 coats of Wattyl premium paint

### Robes:

- Sliding Polytec Doors with Powder Coated Trims
- Double Shelving
- Bank of Shelves to all Robes Including Walk-In Robe (x2)

**Tiling:**

- Wall & Floor Tiling to all wet areas
- Tile Allowance of \$30m<sup>2</sup> (including G.S.T)

**Hot Water Service:**

- Solar Hot Water Service with Rinnai 20 Continuous Flow with 30 Evacuated Tubes Natural Gas backup (Victoria) or Rinnai Infinity BASIX (NSW)

**Heating & Cooling:**

- Brivis Ducted Gas Heating
- Brivis Ducted Evaporative Cooling

**Laundry:**

- Essential 45 Litre inset trough into Custom made Cupboard
- Innova Pin Flickmixer (chrome) to Laundry trough

**Kitchen:**

- Builder Range Laminated Base, Overhead Cupboards (full height) & Laminated Benchtops
- Everhard 1¾ bowl Stainless Steel Sink
- Pacso Jaanson Quadra Sink Mixer (chrome)
- Westinghouse WVE615S – 600mm Electric Fan Forced Wall Oven (S/Steel) – Plan Specific
- Westinghouse WHG462SA – 600mm Gas Cooktop with 'Wok' Trivet (S/Steel) – Plan Specific
- Westinghouse WFE914SB – 900mm Freestanding Cooker (S/Steel) – Plan Specific
- Westinghouse WRF900CS 900mm Canopy Rangehood (S/Steel)
- Or Westinghouse ER1712SA Under Mounted Range hood (S/Steel)
- Westinghouse WSF6606X Dishwasher (S/Steel)
- Microwave Provision
- 2 Pot Drawers under Wall Oven
- Single Cutlery Insert
- 3 Pot Drawers under cooktop
- Blum Soft Close Motion to Metabox Drawers
- Blum Soft Close Motion to Hinges

**Bathroom / Ensuite:**

- Banjo 405 X 410 X 180 Inset Basins with Pop-Up Waste
- Maxton Acrylic Bath 1675mm long
- In situ (Tiled) Shower Bases
- 'Pivot 2000' Semi Frameless Shower Screen

- Double Towel Rails & Toilet Roll holders
- Custom made Vanity Units with drawers
- Mirrors above Vanity Units (width of Vanity)
- Raymor 'Adesso' Close Coupled dual flush toilets
- Exhaust Fans to Bathroom, Ensuite & W.C
- Innova Mixers AAA rated tapware (Chrome) with 'Torrential' Hand Shower Rail to shower

**Electrical:**

- 1 x Double Power point per 'Square' of living area
- LED
- Safety Switches
- Smoke Detectors (direct wired)
- 2 x T.V points with Aerial & Splitter box
- 1 x External Double Powerpoint
- 3 x Two Way Switches

**Floor Coverings:**

- Carpets to Lounge and Bedrooms
- Floor Tiles or Vinyl Planks to balance of Dwelling from Builders range

**Plain Concreting:**

- Plain to Verandah/Porch/Outdoor Area (Design Specific) & Path to Clothesline.

**Garage & General:**

- 6.0m x 6.0m internal (Design Specific)
- Panelift Door with Remote Control Unit & two handpieces
- House Clean & Site Clean
- Garden Taps x 3
- Allowance for letter box
- Wall mounted clothes line

**Insurance:**

- Full Insurance during construction & 6½ year Structural Guarantee

**Defect Liability:**

- 90 Day Defects Liability

**Not Included or Additional to our Standard Inclusions:**

- Drapes
- Landscaping including fences

\* All Concrete Slabs are Engineer designed to suit the individual site. As a result foundation costs may vary depending on soil profiles & site classifications of each individual site (e.g: filled sites, types of clay etc.). A determination of additional costs (if any) is made on completion of an Engineers Foundation Design (Slab Design) prior to Contract Signing.