

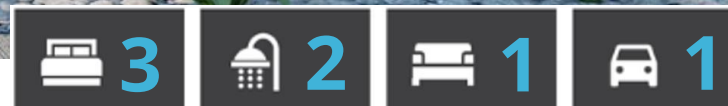
# HOUSE & LAND PACKAGE

Lot 241 Hemera Avenue, Hargrove

# MunCorp.



Portland - Maddox



## FIXED PRICE CONTRACT

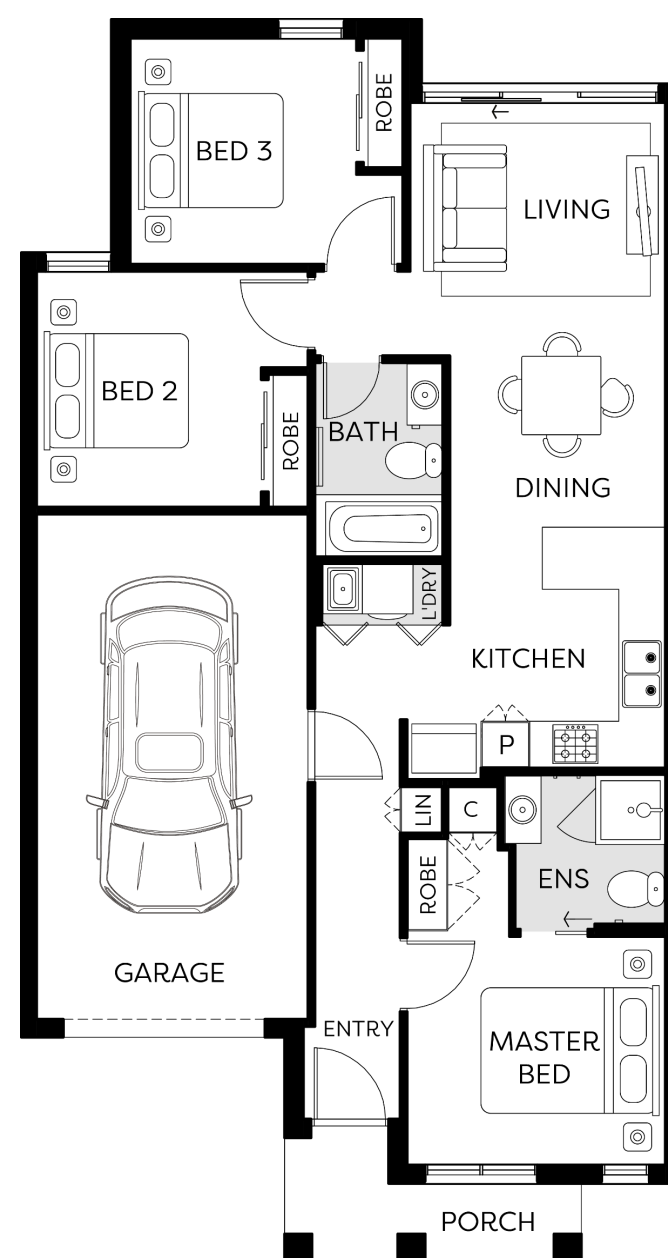
# \$796,650

Land size: 252 sqm

House size: 119 sqm

## TURNKEY INCLUSIONS

- 20MM COMPOSITE STONE BENCHTOP
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS
- FENCING AND LETTERBOX
- FRONT AND REAR LANDSCAPING
- ALARM SYSTEM
- 2590MM CEILING HEIGHTS TO GROUND FLOOR



Land Contract: \$430,000

Build Contract: \$366,650

The builder reserves the right to amend specification and price without notice. All plans and facades and indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change.

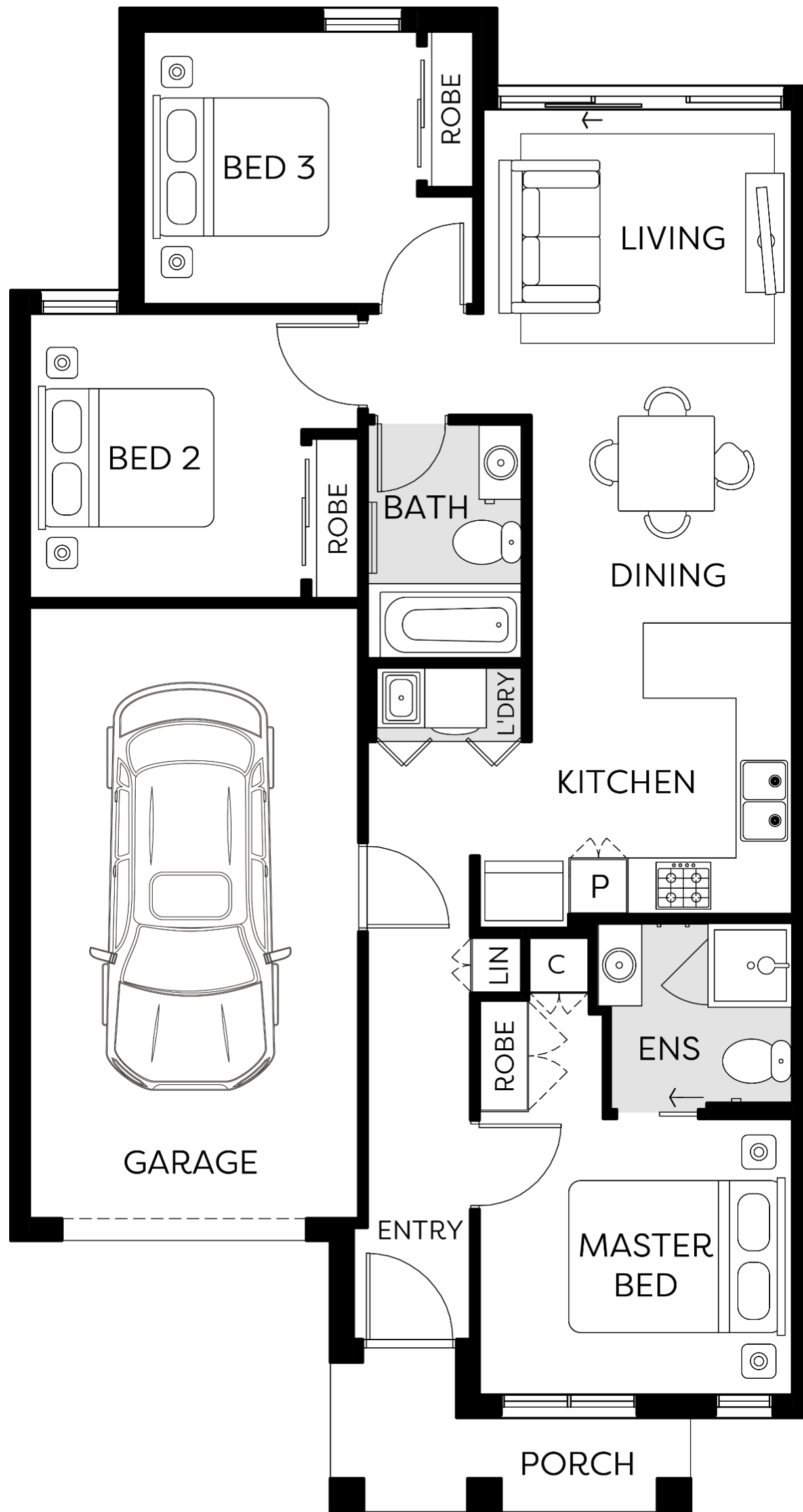


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1300 686 267

# MunCorp.



# PORTLAND

LIVING 1 BED 3 BATH 2 CAR 1  
 MIN. 8.5 X 21 LOT SIZE

LENGTH - 16000mm WIDTH - 8500mm

AREA SCHEDULE		
GROUND FL:	89.22m <sup>2</sup>	9.6sq
GARAGE:	24.84m <sup>2</sup>	2.67sq
PORCH:	4.62m <sup>2</sup>	.50sq
TOTAL:	118.68m <sup>2</sup>	12.78sq

**TOTAL AREA DISCLAIMER:**  
 PLEASE NOTE TOTAL AREA IS BASED ON  
 MADDOX FACADE AND IS SUBJECT TO  
 CHANGE AS PER FACADE SELECTION

AREA BASED ON MADDOX FACADE SCALE 1:100  
 CURRENT AS OF 2/03/2026

# HOUSE & LAND TURNKEY INCLUSIONS

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## SITE WORKS

Concrete waffle pod slab, engineer designed "M" up to "P" class\*, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

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Compaction report "site specific" is required or else other cost incurred.

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Based on land size up to 600m<sup>2</sup>, and a maximum building setback of 6m (subject to planning authority).

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Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

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Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

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## CONNECTIONS

Underground electricity, gas, sewer and storm water included.

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Telephone conduit and draw cable from the supply pit.

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Telephone and electricity fees by owner.

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NBN ready.

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## EXTERNAL FEATURES

**Bricks** Clay brick selection from Hattan colour scheme.

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**Render** Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

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**Tile Feature Option** 300x600mm Horizontal lay to front façade. Colour to be selected from Hattan Colour scheme. (Design Specific)

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**Infills Over Windows** Front Elevation – Brick light weight (façade design dependent).  
Side and rear Elevations – Brick infill over windows and doors.

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**Roof Cover** Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

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**Roof Plumbing** Metal gutter, fascia and flashings to be Colorbond finish.

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**Roof Pitch** 22.5 degree. (Design Specific)

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**Front Entry Door** Front Entry Door with colour to be selected from Hattan colour scheme.

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**Laundry Door** Aluminum sliding door, up to 2100mm high x 1450mm wide. (Design Specific)

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**Windows** Powder coated aluminum windows. (Design Specific)

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**Sliding Doors** Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.

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Locks to all openable windows & sliding doors keyed alike.

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## FRAMING

**Walls** Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

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**Roof** Engineer designed stabilised timber roof trusses at 600mm centres.

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# HOUSE & LAND TURNKEY INCLUSIONS

<b>INTERNAL FEATURES</b>	<b>Ceiling Height</b>	2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.
	<b>Room Doors</b>	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.
	<b>Room Door Furniture</b>	Passage set. Chrome levers throughout.
	<b>Mouldings</b>	Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.
	<b>Plaster</b>	Ceiling Plaster. 10mm plasterboard finish.
	<b>Wall Plaster</b>	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
	<b>Blinds</b>	Holland blinds to bedrooms and living areas.
	<b>Fly Wire</b>	Fly Wire screens to all openable windows.
<b>PAINT</b>	<b>Internal and External</b>	Two coats.
	<b>Woodwork and Skirting</b>	Two coats.
<b>ENERGY EFFICIENCY, HEATING AND COOLING</b>		7-star energy compliant.
		Reverse cycle split system (heating and cooling) to Living and Bedrooms as per manufacturers/suppliers' recommendations for home size.
<b>HOT WATER SYSTEM</b>		Hot water unit in accordance with estate design guidelines.
<b>KITCHEN</b>	<b>Appliances</b>	Haier oven 600mm. Haier gas cooktop 600mm. Haier rangehood 600mm stainless steel canopy. Haier dishwasher 600mm.
	<b>Sink</b>	Stainless steel 1.75 double bowl sink.
	<b>Tap</b>	Mixer gooseneck in chrome finish.
	<b>Bench Top</b>	Engineered Caesarstone Mineral 20mm benchtop. Colour to be selected from Hattan colour scheme.
	<b>Splashback</b>	White Subway Tile.
<b>BATHROOM, ENSUITE, POWDER ROOM &amp; WC</b>	<b>Mirror</b>	Polished edges to full width of vanities sitting on tiled splashback.
	<b>Basin</b>	Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.
	<b>Vanity Unit</b>	High quality vanity unit.
	<b>Bench Top</b>	Engineered Caesarstone Mineral 20mm benchtop. Colour to be selected from Hattan colour scheme.
	<b>Bath</b>	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)
	<b>Shower Bases</b>	Ceramic tiled shower base. Selected from Hattan colour scheme range with Stainless Steel Centre Waste.

# HOUSE & LAND TURNKEY INCLUSIONS

<b>BATHROOM, ENSUITE, POWDER ROOM &amp; WC (cont.)</b>	<b>Shower Screens</b>	1950mm high semi frameless with pivot door and clear laminated glass.
	<b>Taps and Outlets</b>	Handheld shower on rail for Bathroom and Ensuite. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.
	<b>Accessories</b>	Toilet roll holders chrome, double towel rails.
	<b>Toilet Suite</b>	China toilet suite in white with soft close seat.
<b>LAUNDRY</b>	<b>Trough</b>	Stainless steel 42L Tub and Cabinet.
	<b>Tapware</b>	Sink mixer in chrome finish.
<b>ELECTRICAL</b>	<b>Internal Light Points</b>	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	<b>External Light Points</b>	Two flood light wall mounted light fitting.
	<b>Power Points</b>	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.
	<b>Smoke Detector</b>	Hardwired with battery backup
	<b>Exhaust Fans</b>	Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.
	<b>TV Points</b>	To Family and Master Bedroom.
	<b>Telephone Point</b>	To Kitchen and Master Bedroom.
	<b>Safety Switch</b>	Residual Current Devices safety switch and circuit breakers to meter box.
<b>PLUMBING</b>	Two garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear. (Design Specific)	
<b>TILING</b>	<b>Ceramic Floor Tiles</b>	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.
	<b>Ceramic Wall Tiles</b>	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
<b>FLOOR COVERING</b>	<b>Carpet</b>	Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.
	<b>Timber Laminate</b>	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway in line with manufacturers guidelines.
<b>STORAGE</b>	<b>Shelving</b>	Robes – One white melamine shelf and hanging rail. Walk in Robe – One white melamine shelf and hanging rail. Pantry/Linen – Four white melamine shelves. Broom – One white melamine shelf (Design specific). Sliding Robe Doors to bedrooms.
<b>STAIRS (DOUBLE STOREY HOMES)</b>	Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).	

# HOUSE & LAND TURNKEY INCLUSIONS

<b>CAR ACCOMMODATION</b>	<b>Garage Door</b>	Up to 2100mm high x 4800mm wide Colorbond sectional door (Design Specific).
	<b>Remote Control</b>	Remote control unit to front garage door with 2 handsets.
	<b>Pedestrian Door (Home Specific)</b>	Aluminum frame and sill with sealer undercoat and low sheen acrylic top coat paint finish. 2040mm high weatherproof flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening inward.
	<b>Internal Access Door (Home Specific)</b>	Timber with sealer undercoat and low sheen acrylic topcoat paint finish including full perimeter draft seals. 2040mm high flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening into home.
<b>OUTDOOR</b>	<b>Landscaping</b>	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	<b>Fencing</b>	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	<b>Paving</b>	Coloured concrete to driveway, front path, and rear outdoor living.
	<b>Letterbox</b>	Pre cast concrete letterbox with colour to match house.
	<b>Clothesline</b>	Fold out clothesline in rear yard.