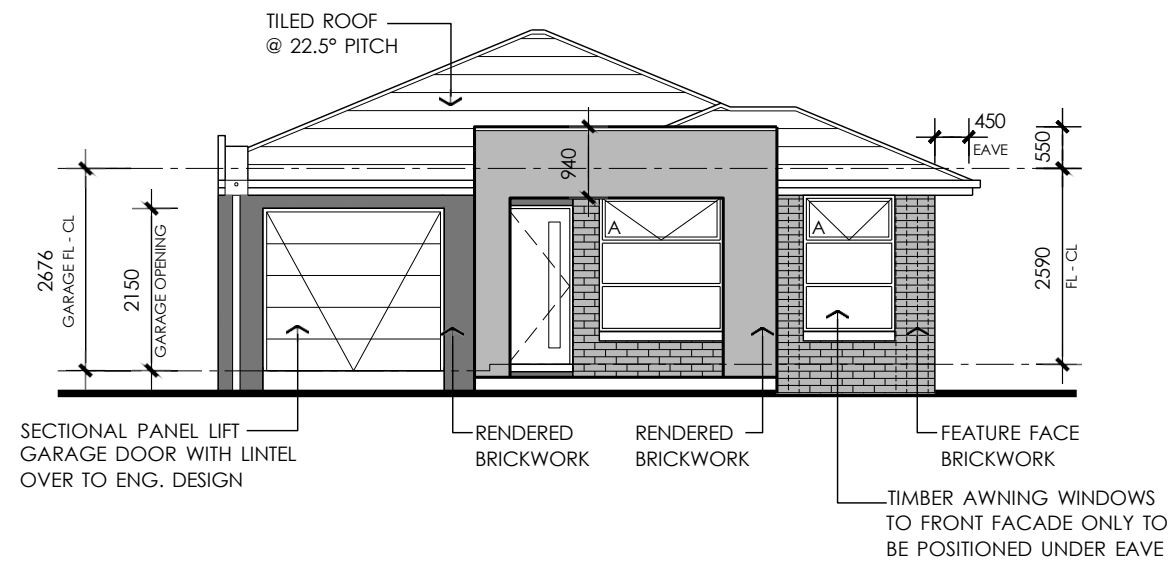


House & Land Package



**RENDER ONLY, SUBJECT TO CHANGE

FOR MORE INFORMATION EMAIL: info@harrlex.com.au

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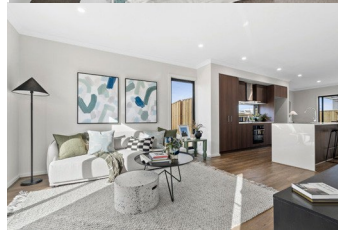
\$685,950*

LOT 55 MADDINGLEY
THE AVENUE

EST. TITLE DATE	Q4 2023
HOME SIZE	19 SQ
LAND SIZE	339 m ²

TURNKEY INCLUSIONS

- Full Turnkey
- 2590mm High Ceilings
- Holland Roller blinds and fly screens
- 20mm stone benchtop to kitchen with waterfall edge
- Timber laminate flooring to living area
- Quality carpet to bedrooms
- Ducted heating and split system cooling to living
- Premium Splashback to Kitchen
- Coloured Concrete Driveway
- Landscaping and Fencing
- Letterbox and Clothesline
- Alarm System with Sensors
- LED Downlights



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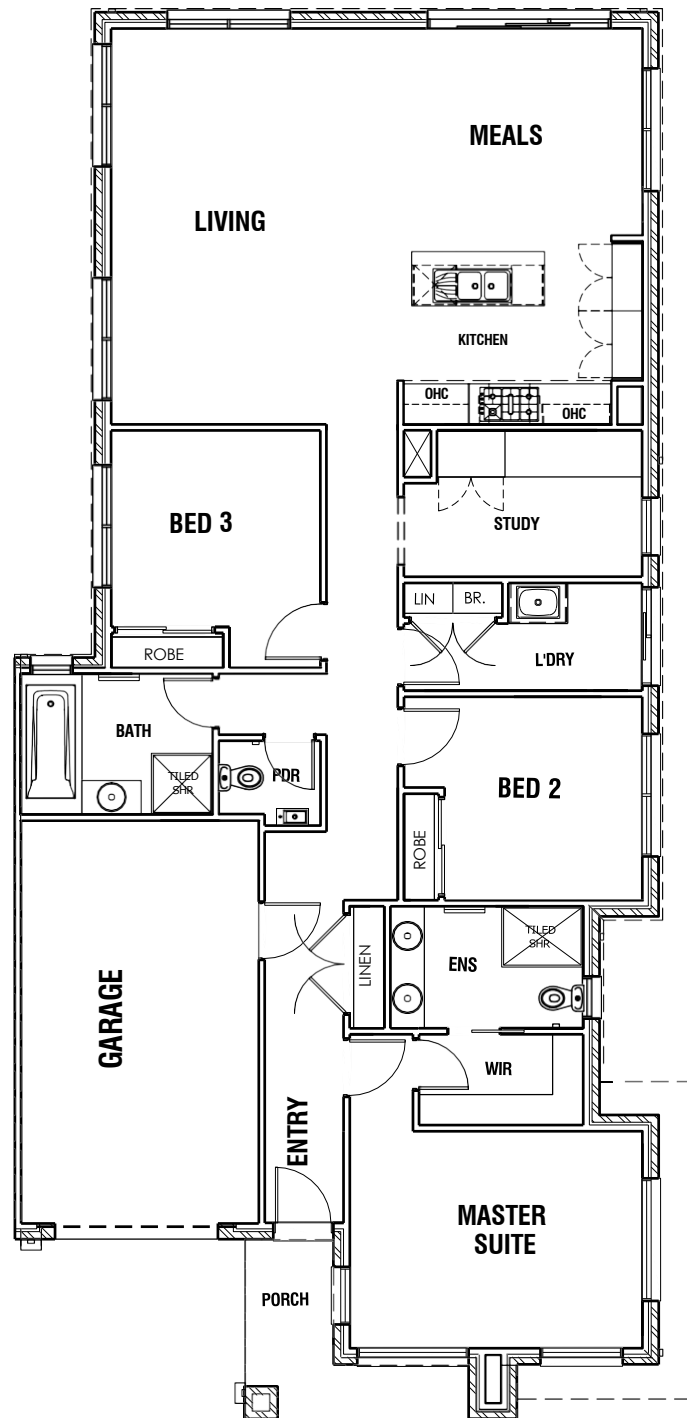
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LOT 55 MADDINGLEY
THE AVENUE

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CONTACT BISHAL SAPKOTA 0423 634 150



Whilst care has been taken in the preparation of this flyer, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. This flyer is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot layout, lot size dimensions, easements, landscape treatments and final road layout are subject to change and conditional on authority approval. All interested parties should make their own enquires. Information contained is correct at the time of printing. * Source: Victorian Planning Authority CDB-U 50036

Turnkey Inclusions

A photograph of a modern bathroom sink. The sink is white and bowl-shaped, set on a light-colored countertop. A chrome faucet is mounted on the wall behind it. To the left of the sink, there is a white vase filled with greenery and orange flowers. In the foreground, there are folded towels, one with a striped pattern and one yellow. The background shows a white wall with a framed abstract painting in shades of pink and white.

Turnkey inclusions feature quality products and finishes, ensuring your home is something to treasure each time you step through the front door.

A turnkey house is one that is purchased at a fixed price and when completed is move-in ready with no additional inclusions or costs required. All you need to do is turn the key and move in.

A turn-key home might be off-the-plan, ready built, constructed on land you already own, or built as part of a house and land package. In any case, it's a hassle-free shortcut to a new home and an easy source of passive income should it be an investment property instead.

Turnkey homes include all essential connections, like power, water and sewerage, plus basic living and utility essentials required for occupation.

- ✔ Full Turnkey
- ✔ 2590mm Ceiling Heights
- ✔ Fencing and Landscaping
- ✔ Alarm System
- ✔ LED Lighting throughout
- ✔ Stone Benchtops to Kitchen, Bathroom and Ensuite
- ✔ Block-out Blinds
- ✔ European Kitchen Appliances
- ✔ Ducted Gas Heating
- ✔ Split System Air-Condition (To Living)

One of the most attractive features of buying a turnkey home is the saved time.

Your time is precious and the real estate market can be unpredictable. So having a home ready and waiting for inhabitants can be ideal. Plus, the hands-off approach means you will have a smooth and enjoyable building process from start to completion.

Even if you already manage other investment properties, turn key homes can help you diversify your portfolio. Having real estate ready to go means you can start earning income instantly.

The Hattan expert design team have created a contemporary, livable & stunning array of home designs, facades & colour schemes with maximum rental returns and capital gains in mind.

All images in this brochure are for illustrative purposes only and while every effort has been made to accurately represent colours, finishes and products, actual items may vary. Pricing should be used as a guide only. Pricing is valid from August 2024 and is correct at the time of printing and subject to change without notice. Melbourne build region. Hattan reserves the right to alter pricing, inclusions and descriptions without notice. See your Hattan consultant for further details on pricing and available options.

Turnkey Inclusions



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.	
	Compaction report "site specific" is required or else other cost incurred.	
	Based on land size up to 600m ² , and a maximum building setback of 6m (subject to planning authority).	
	Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2No) flexible couplings to sewer, engineer design and certification.	
	Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.	
Connections	Underground electricity, gas, sewer and storm water included.	
	Telephone conduit and draw cable from the supply pit.	
	Telephone and electricity fees by owner.	
	NBN ready.	
External Features	Bricks	Clay brick selection from Hattan colour scheme.
	Render	Acrylic texture coating render. Colour to be selected from Hattan colour scheme.
	Tile feature Option	300 x 600mm Horizontal lay to front façade. Colour to be selected from Hattan colour scheme.
	Infills Over Windows	Front Elevation – Brick light weight (façade design dependent). Side and rear Elevations – Brick infill over windows and doors.
	Roof Cover	Concrete Roof Tiles to be selected from colour selection.
	Roof Plumbing	Metal gutter, fascia and flashings to be Colorbond finish.
	Roof Pitch	22.5 degree.
	Front Entry Door	Stain colour to be selected from Hattan colour scheme.
	Laundry Door	Design specific openable door – as per design on drawings.
	Windows	Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum sliding windows to side and rear elevations only.
	Sliding Doors	Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme. Locks to all windows and sliding doors keyed alike.
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.
	Roof	Engineer designed stabilised timber roof trusses at 600mm centre.
Insulation	Insulation batts to home to comply with 6 Star Energy Rating.	
Internal Features	Ceiling Height	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.
	Room Doors	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.
	Room Door Furniture	Passage set. Provide Alba Chrome levers through Chrome finish.
	Mouldings	Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.
	Plaster	Ceiling Plaster. 10mm plasterboard finish.
	Wall Plaster	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
	Blinds	Holland blinds to bedrooms and living areas.
	Fly Wire	Fly wire screens to all openable windows.
Paint	Internal & External	Two coats.
	Woodwork & Skirting	Two coats.
Heating & Cooling	Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size. Reverse cycle split system (heating and cooling) to living.	
Hot Water System	Hot water unit in accordance with estate design guidelines.	

Kitchen	European inspired oven 600mm.	
	European inspired cooktop 900mm 5 burner stainless steel gas cooktop.	
	European inspired rangehood 900mm stainless steel canopy rangehood.	
	European inspired dishwasher 600mm.	
	Sink:	Stainless steel double bowl sink.
	Tap:	Mixer gooseneck in chrome finish.
	Bench Top:	Engineered stone benchtop 20mm. Choose colour from Hattan colour scheme.
	Splashback:	Premium Splashback. Choose colour from Hattan colour scheme.
Bathroom, Ensuite, Powder Room & WC	Mirror	Polished edges to full width of vanities sitting on 200mm tile splashback.
	Basin	Ceramic above mount basin (white). Chrome waste 1tap hole/overflow.
	Vanity Unit	Laminate finish vanity unit – as per design on drawings..
	Bench Top	Engineered stone benchtop 20mm. Choose colour from Hattan colour scheme.
	Bath	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)
	Shower Bases	Ceramic tiled shower base. Selection from Hattan colour scheme range with Demtech grated drain system.
	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.
	Taps and Outlets	Ensuite Shower hand shower on rail. Bathroom Shower – Shower hand shower on rail. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.
	Accessories	Toilet roll holders chrome, double towel rails and soap dish holders to showers.
	Toilet Suite	China toilet suite in white with soft close seat.
	Laundry	Trough
Base Cupboard		800mm wide fully lined modular cabinet, refer to working drawings.
Bench Top		Laminate with square edge.
Tapware		Sink mixer in chrome finish.
Electrical	Internal Light Points	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	External Light Points	Flood light wall mounted light fitting – as per design on drawings.
	Power Points	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.
	Smoke Detector	Hardwired with battery backup.
	Exhaust Fans	Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.
	TV Points	To Family and Master Bedroom.
	Telephone Point	To Kitchen and Master Bedroom.
	Safety Switch	Residual Current Devices safety switch and circuit breakers to meter box.
Alarm	Reliance 8 with 3 sensors keypad at entrance.	
Plumbing	(2 No) garden taps. One located at front and one at rear of dwelling.	
Tiling	Ceramic Floor Tiles	Selected from Hattan colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, and Powder room.
	Ceramic Wall Tiles	Selected from Hattan colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
Floor Coverings	Carpet	Selected from Hattan colour scheme to Bedrooms, WIR, Lounge, Study, Activity and Staircase.
	Timber Laminate	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway.





Storage	Shelving	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.
	Robe Doors	Single Storey – 2040mm high flush panel hinged doors.
		Double Storey – 2040mm high flush panel hinged doors.
Stairs (Double Storey Homes)		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).
Garage	Garage Door	Colorbond sectional door in flat line profile.
	Remote Control	Remote control unit to front garage door with 2 handsets.
		Door Frame – Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.
		Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.
		Door Furniture – Schlage Alba Chrome Levers through Chrome finish.
		Internal Access Door (Home Specific): Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.
	Pedestrian Door (Home Specific)	Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.
		Door Furniture – Chrome Levers through Chrome finish.
Outdoor	Landscaping	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	Paving	Coloured concrete to driveway, front path and rear outdoor living.
	Letterbox	Pre cast concrete letterbox with colour to match house.
	Clothesline	Colorbond fold out clothesline in rear yard.
About us		Member of Master Builders Association & Housing Industry of Australia.
		10-year structural guarantee.
		SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.