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0419 536 905
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In conjunction with



Stylish facades to choose from



■ The Ruby



■ The Emerald



■ The Opal



■ The Diamond

PARKLANE 180 Single Storey House

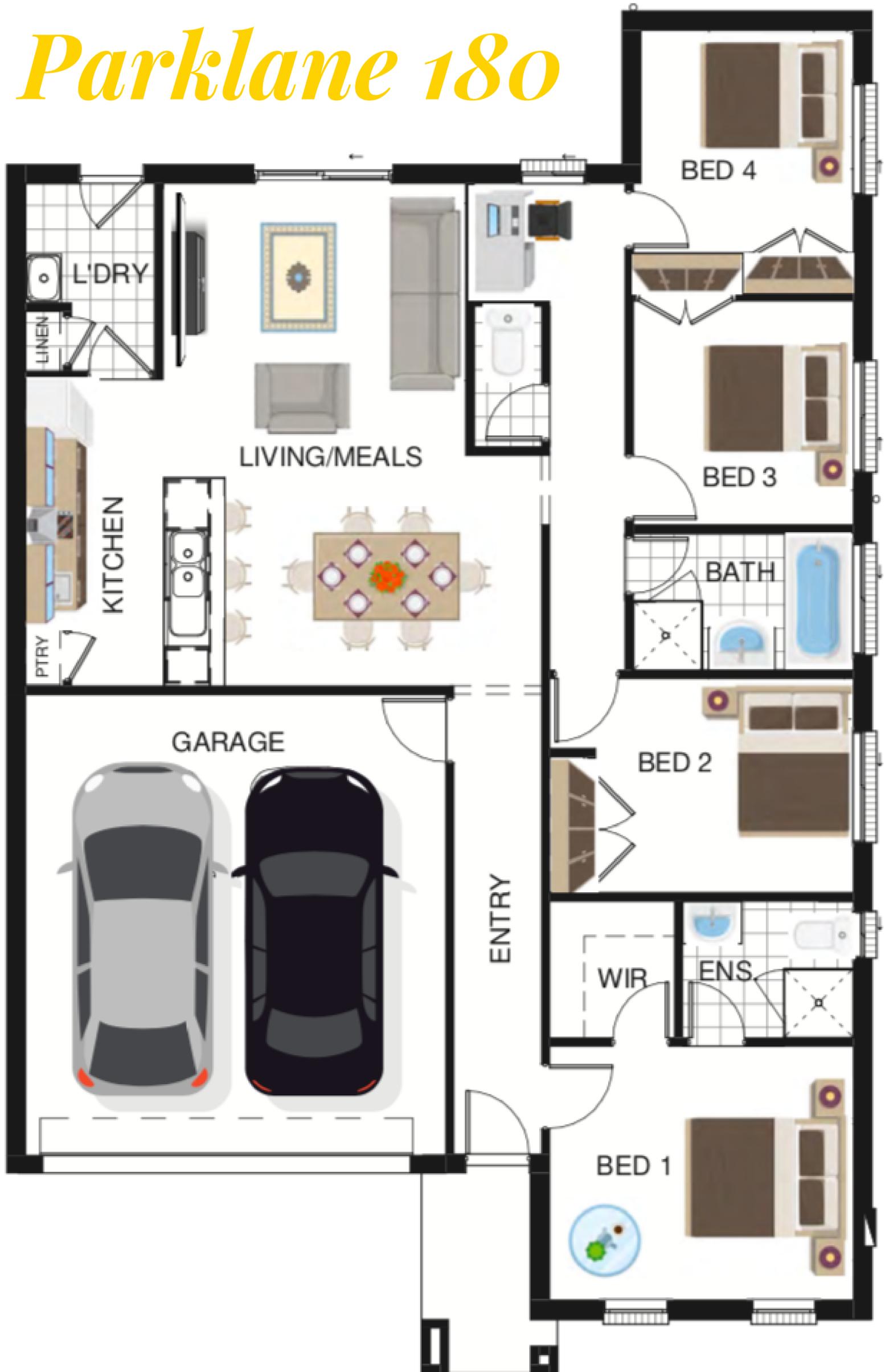
\$459,900

Add luxury styling upgrades (P.O.A.)

- 2100mm Mirror Sliding Doors to Robes
- European 900mm Freestanding Oven/Cooker
Canopy rangehood in stainless steel to Kitchen in lieu of 600mm appliances
- Gold Range Tiles to Rear hall and Study nook
- Altitude range 20mm reconstituted Stone benchtops
To Bathrooms and ensuite
- Medium Gain Digital TV Antenna
To roof with 2 way splitter and connected to TV Points to nominated areas
- 30 x LED Downlights (DL9) as per electrical plan
- Bosch Solution 2000 Alarm System
including: 3x Standard Detectors, 1x8 Zone Code Pad, 1x Screamer (next to control panel) 1x External Siren and Strobe with cover
- Additional plants to front garden



Parklane 180



Stylish facades to choose from



■ The Jade



■ The Topaz



■ The Sapphire



■ The Pearl

PARKLANE 250D Double Storey House

\$529,900

Add luxury styling upgrades (P.O.A.)

- 2100mm Mirror Sliding Doors to Robes
- European 900mm Freestanding Oven/Cooker
Canopy rangehood in stainless steel to Kitchen in lieu of 600mm appliances
- Altitude range 20mm reconstituted Stone benchtops
To Bathrooms and ensuite
- Medium Gain Digital TV Antenna
To roof with 2 way splitter and connected to TV Points to nominated areas
- 2590mm First floor ceiling height
- 30 x LED Downlights (DL9) as per electrical plan
- Bosch Solution 2000 Alarm System
including: 3x Standard Detectors, 1x8 Zone Code Pad, 1x Screamer (next to control panel) 1x External Siren and Strobe with cover
- Additional plants to front garden



Parklane 250D





MY PARKLANE *Communities*

My Parklane Communities

Turn Key Specification - Parklane Gardens

KITCHEN

- **Cabinetry:** Standard Laminate from Builders Colour Range with Builder's standard range handles with microwave provision underbench with pot drawers; overhead cupboard over Cooktop.
- **Bench tops:** Altitude range 20mm reconstituted stone with 16mm shadow-line to Kitchen.
- **Sink:** Stainless steel 1 3/4 bowl with chrome designer sink mixer.
- **Oven:** European 600mm Stainless Steel under bench Oven.
- **Cooktop:** European 600mm Stainless Steel Cooktop.
- **Rangehood:** European 600mm Stainless Steel Slide out Rangehood with External Venting to Rangehood.
- **Dishwasher:** European Freestanding dishwasher with cold waterpoint, single power point and waste outlet provision.

BATHROOM, ENSUITE & WC

- **Cabinetry:** Standard Laminate from Builders Colour Range with Builder's standard range handles.
- **Bench tops:** Standard Laminate from Builder's Colour Range – Square style edge.
- **Basins and Tapware:** Ceramic Vanity basin with designer chrome mixers.
- **Toilet:** Dual Flush Close Coupled Pan Toilet.
- **Mirrors:** Full vanity width Polished Edged Silver Mirrors to the Ensuite and Bathroom.
- **Shower Bases:** 900x900mm acrylic shower bases to the Ensuite and Bathroom designer chrome shower tap sets and 2000mm high shower screens.
- **Shower:** Rail shower.
- **Bath:** with designer chrome mixer and spout set to bathroom only.
- **Toilet Roll Holder:** Supply and fit 1 No. chrome toilet roll holder to Ensuite, supply and fit 1 No. chrome toilet roll holder to WC.
- **Accessories:** Chrome accessories.

TILING

- **Wall:** Builder's Category A ceramic wall tiles to the Kitchen, Ensuite, Bathroom as per working drawings.

LAUNDRY

- **Trough:** Freestanding Cabinet with a 45 litre trough with chrome designer sink mixer.

FLOOR COVERING

- Gold Range Ceramic floor tiling to wet areas including Bathroom, Ensuite, Laundry and WC.
- **Gold Range** Ceramic tiling or Timber Laminate flooring to living areas and corridors.
- **Carpet:** Builder's Category A carpet to all bedrooms, WIR, lounge and study if applicable (Refer to flooring plan).

WINDOWS & EXTERNAL DOORS

- **Front Entry Door:** Frosted Glazed Front Entry Door with Single deadbolt entrance set with door stop.
- **External Doors:** Aluminum sliding door to Living/Meals. (plan specific)
- **Windows:** Aluminum windows throughout. Awning windows to facade with brick over. Sliding windows to sides and rear with painted infill over.
- **Locks:** Locks to windows and keyed sliding doors.
- **Fly screens:** Nylon fly screens to all openable windows and sliding doors.
- **Window Coverings:** Block-out blinds to all windows and glazed sliding door.

GARAGE

- **Garage Door:** Sectional Overhead Garage door with two remote control units plus one fixed, and painted infills above the garage overhead door.

INSULATION

- **Insulation:** Ceiling Insulation and Wall Insulation as required to obtain 6-Star Energy rating (excluding garage external wall).

CEILINGS

- 2590mm ceiling height with 22.5 degree roof pitch. 2440mm to first floor if applicable.

SOLAR HOT WATER SERVICE

- **Hot Water Unit:** Gas boosted solar paneled, 6-Star energy compliant with North facing panel orientation.

ROOFING

- **Roof Tiles:** Category A Roof Tiles (Refer to Colour Schedule).
- **Fascia & Gutters:** Colorbond fascia, gutters and downpipes (refer to Colour Schedule).





MY PARKLANE *Communities*

My Parklane Communities Turn Key Specification - Parklane Gardens

INTERNAL FEATURES

- **Internal Doors:** Flush Panel Internal Doors with chrome lever sets to passageway doors with white cushioned door stop.
- **Robe Doors:** Flush panel bedroom hinged robe doors with white cushioned door stop (where appropriate).
- **Other Doors:** Flush panel doors to broom & linen if applicable.
- **Skirting & Architraves:** 67x12mm skirting & 67x12mm architraves square edge MDF Profile.
- **Cornice:** Standard 70mm Scotia Cornice throughout.
- **Plaster:** 10mm Unispan to walls and ceiling with water resistant plasterboard to bathroom laundry and ensuite.
- **Shelving:** 445mm melamine shelving to all bedroom robes with chrome hanging rails.

FOUNDATIONS/STRUCTURAL

- Site cost for up to 600mm fall
- H-Class Waffle Pod concrete slab (Engineer Determined).
- Termite Protection Part A & B.
- 7 year structural guarantee.
- Standard stud spacing Internal and External to engineer specification.

DRIVEWAY

- **Driveway:** Reinforced coloured concrete to driveway, path and porch.
- **Rear Patio:** Reinforced coloured concrete patio at rear to area determined by LIH (Min 9m² - Plan specific).

HEATING & COOLING

- **Heating:** Gas Ducted heating with a manual digital thermostat.
- **Cooling:** Evaporative cooling.

PAINTWORK

- **Ceiling&Cornices:** 2 Coat Wattyl Builder's ceiling paint.
- **Walls:** 2 Coat Wattyl with low sheen finish.

EXTERNAL FEATURES

- **Brickwork:** Builders Range Category A with natural colour mortar as per plan.
- Lightweight foam cladding as per plan. (Design specific)
- **Clothesline:** Clothesline positioned outside.
- **Letterbox:** Concrete letter box in front yard near driveway.
- **Landscaping:** Basic land scaping to front 25% of area in garden beds. (Up to 25 plants, 1x tree (nom. 800mm high) Lawn mix to lawn area, and rear, with Lawn mix to soil (SEED) to lawn area.

STAIRCASE (DOUBLE STOREY HOMES)

- Natural MDF bullnose carpeted treads and risers
- Painted MDF stringer
- Painted continuous handrail to one side
- Plaster/studdwarfwallbalustradewithpaintedMDFcapping
- Enclosed void under stair with door (plan specific)
- Two way light switching between floors

ELECTRICAL

- **PowerPoints:** Double Power Points through out as per plan.
- **Internal Light Points:** Round fluoro oyster style lights throughout.
- **External Light Points:** 2external floodlights – Ref to electrical plan.
- **NBN Basic Pack:** NBN Ready. 1x Data point, 2x TV points, 1x Phone point.

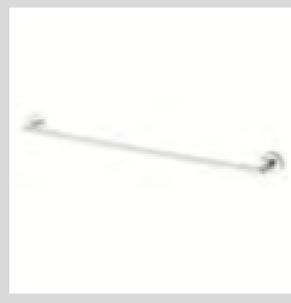
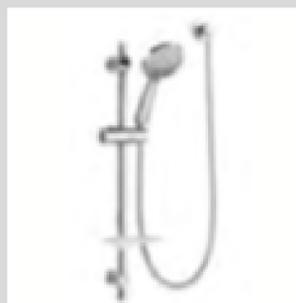
CONNECTION SERVICES

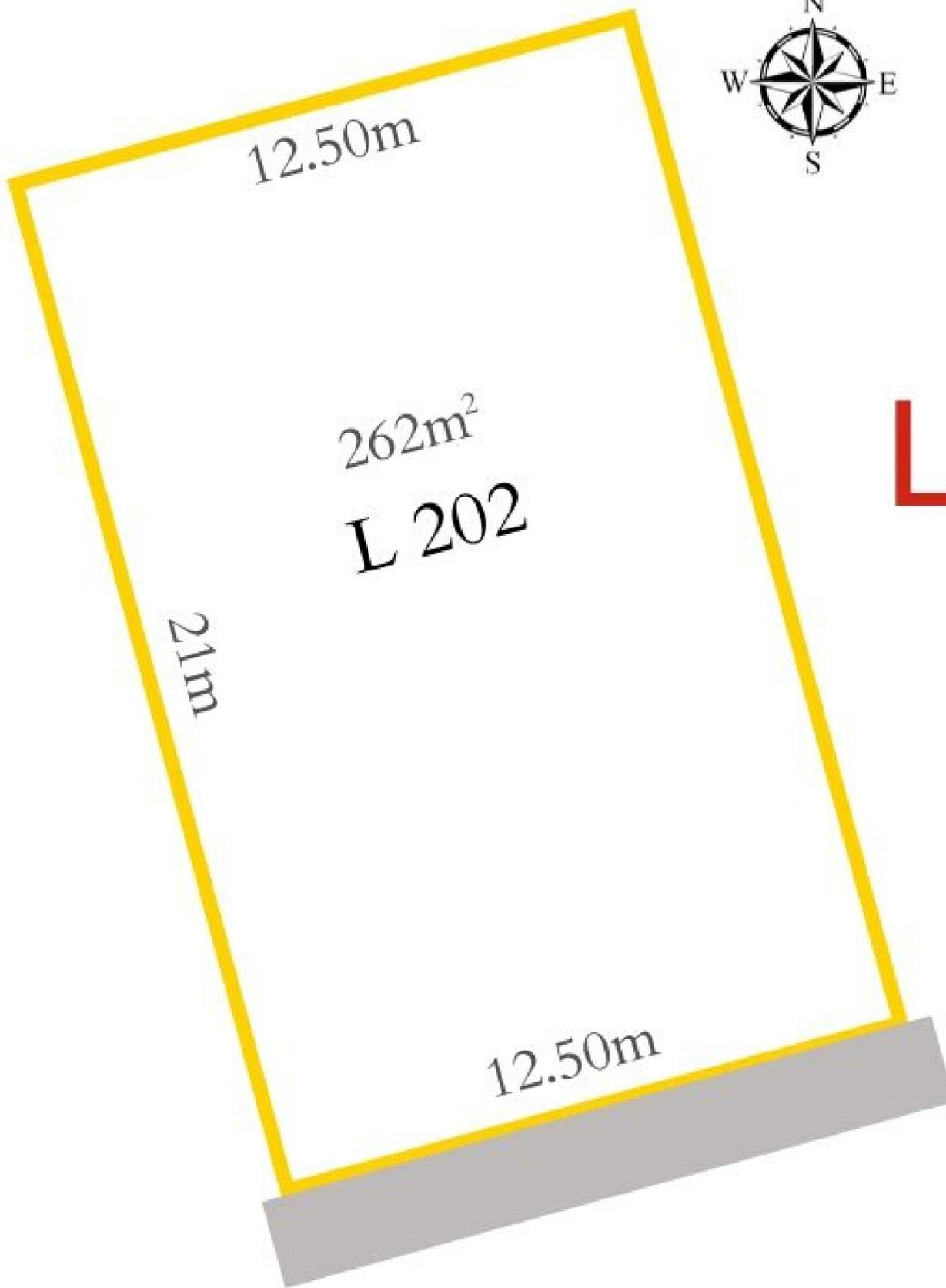
- Including connection services (water, gas, electricity, sewer, telephone line and stormwater) based on 650m² block with 300mm fall, excluding electricity and telephone consumer account opening fees.
- 2 no. external garden taps (including 1 at meter location determined by water authority)



Stunning features and standard

- ✓ Site cost for 600mm fall
- ✓ Termite Protection Part A & B
- ✓ H2 Class waffle slab
- ✓ NBN Basic Pack
- ✓ Choice of Facades
- ✓ Basic Landscaping to front 25% of area in garden beds up to 25 plants, 1x tree (nom. 800mm high) Lawn mix to lawn area, and rear, with Lawn mix to soil (SEED) to lawn area
- ✓ Reinforced Coloured Concrete to Driveway, Porch and Path
- ✓ Concrete letterbox
- ✓ Reinforced Coloured Concrete to Alfresco (if applicable, Min 9m²) pr 12m² rear paving.
- ✓ 2590mm ceiling height (ground floor)
- ✓ European 600mm appliances stainless steel to Kitchen
- ✓ Altitude Range 20mm Reconstituted Stone with 16mm Shadow-line to Kitchen and Laminate bench top to Bathroom and Ensuite
- ✓ Gold Range Ceramic Floor Tiling to wet areas including Bathroom, Ensuite, Laundry, WC
- ✓ Gold Range Ceramic Floor Tiling or Timber Laminate Flooring to Living areas and Corridors
- ✓ Block-out Blinds to all Windows and Glazed Sliding Door
- ✓ Evaporative cooling





LOT 202

ATISHA STREET - STAGE 2

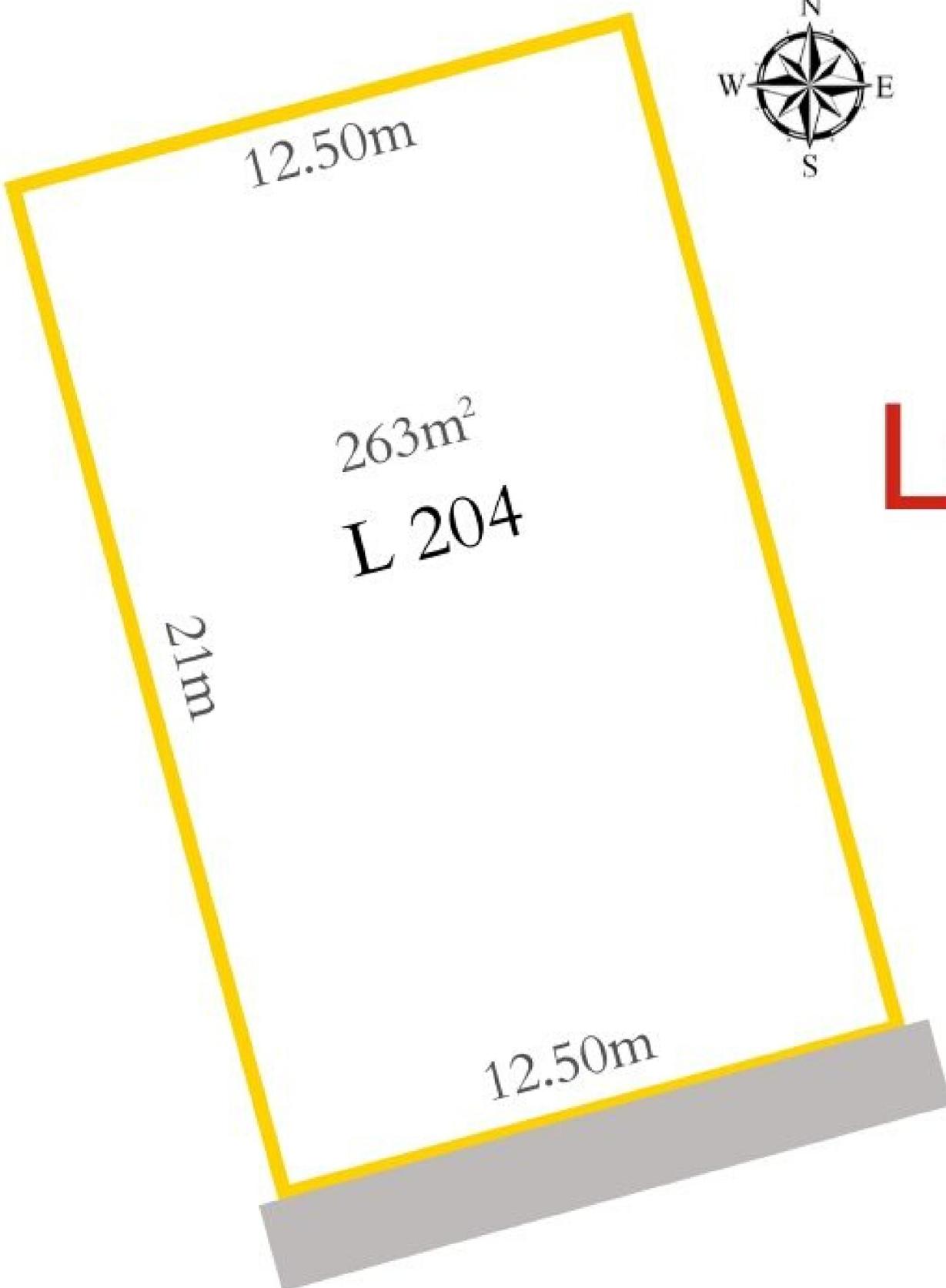
Frontage: 12.50m

Depth: 21.00m

Total SQM: 262m²

Easements: NONE





LOT 204

ATISHA STREET - STAGE 2

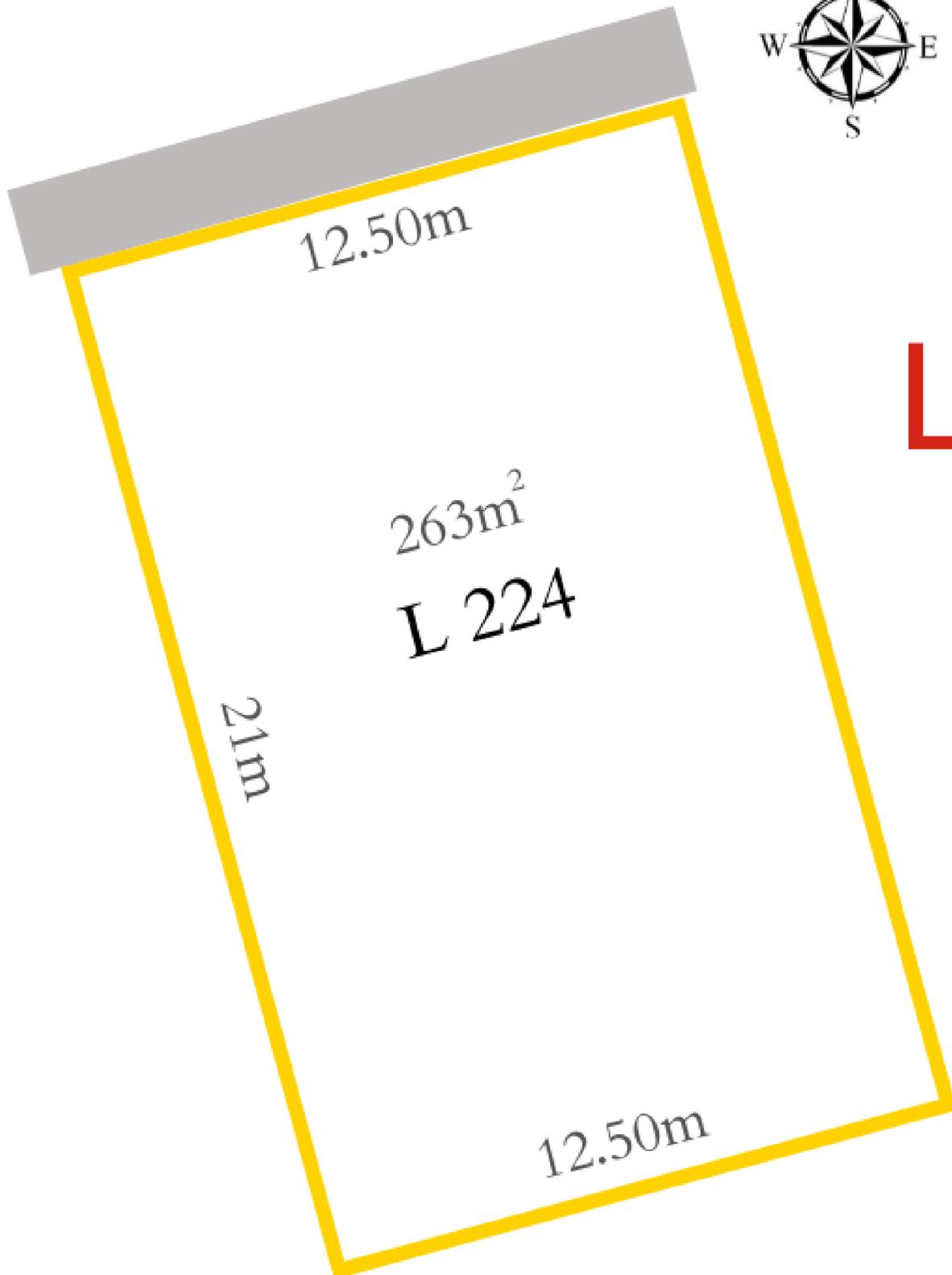
Frontage: 12.50m

Depth: 21.00m

Total SQM: 263m²

Easements: NONE





LOT 224

ATISHA STREET - STAGE 2

Frontage: 12.50m

Depth: 21.00m

Total SQM: 263m²

Easements: NONE



In conjunction with Barry Plant Werribee 21 Watton Street Werribee Victoria 3030





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Jonathon Bird

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