**AREZZO SINGLE GARAGE**

**04 FACADE**

**Price:** $506,550

- 3.0 bedrooms
- 2.0 bathrooms
- 1.0 garage

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**Facade as shown may be altered to suit developer requirements—lighting and landscaping are indicative only.**

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**LOT 421 LINDBERG BOULEVARD, DIGGERS REST**

**SOVEREIGN ROSE ESTATE**

- **HOUSE AREA:** 137.65m²
- **LAND AREA:** 266m²
- **TITLE RELEASE:** MAR 2022

**HOUSE PRICE:** $240,550

**LAND PRICE:** $266,000

**TOTAL PRICE:** $506,550

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**TURNKEY INCLUSIONS**

- Full turnkey package
- Fixed price (including site costs)
- Split cycle cooling system to family room
- Venetians and Holland blinds to all windows
- Quality carpet and tiled flooring throughout
- Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox

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**NOTE:** Minimum lot size may vary depending on the estate design guidelines and building envelopes. Floor plan areas may vary slightly in size depending on facade selection. Floor plans shown are not to scale. House size is based on Torquay facade. Price effective for 3 months from date if issue.

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**Contact:**
03 9291 0709
ARIAFIRSTHOMES.COM.AU
Aria

COLOUR SCHEMES

EXTERNAL COLOUR SCHEME 1

1. ROOF TILE
   Twilight

2. FASCIA, GUTTER & DOWNPIPES
   Monument

3. BRICK
   Putty

4. ALUMINIUM DOORS & WINDOWS
   Monument

5. GARAGE & ENTRANCE DOOR
   Basalt

6. RENDER 1 & CLADDING
   Shale Grey

7. RENDER 2
   Monument
EXTERNAL COLOUR SCHEME 2

1. ROOF TILE  Gunmetal
2. FASCIA, GUTTER & DOWNPIPES  Basalt
3. BRICK  Pathway
4. ALUMINIUM DOORS & WINDOWS  Surfmist
5. GARAGE & ENTRANCE DOOR  Surfmist
6. RENDER 1 & CLADDING  Minimalist 7

EXTERNAL COLOUR SCHEME 3

1. ROOF TILE  Ebony
2. FASCIA, GUTTER & DOWNPIPES  Night Sky
3. BRICK  Black Ash
4. ALUMINIUM DOORS & WINDOWS  Black
5. ENTRANCE DOOR  Basalt
6. GARAGE  Night Sky
7. RENDER 1  Aged Grey 7
8. RENDER 2 & CLADDING  Basalt
EXTERNAL COLOUR
SCHEME 4

06 FACADE COLOUR
SCHEME OPTIONS

SPECIFICATIONS
1. ROOF TILE Ebony
2. FASCIA & GUTTER Night Sky
3. DOWNSPYES Dune
4. BRICK Labassa
5. ALUMINIUM DOORS & WINDOWS Black
6. GARAGE & ENTRANCE DOOR Surfmist
7. RENDER 1 & CLADDING Dune
8. RENDER 2 Surfmist

SPECIFICATIONS
1. ROOF TILE Gunmetal
2. FASCIA, GUTTER & DOWNSPYES Basalt
3. BRICK Vault Grey
4. ALUMINIUM DOORS & WINDOWS Surfmist
5. GARAGE & ENTRANCE DOOR Surfmist
6. CLADDING Shale Grey
7. GABLE END RENDER 1 Surfmist

SPECIFICATIONS
1. ROOF TILE Gunmetal
2. FASCIA, GUTTER & DOWNSPYES Basalt
3. BRICK Storm
4. ALUMINIUM DOORS & WINDOWS Surfmist
5. GARAGE & ENTRANCE DOOR Surfmist
6. CLADDING Surfmist
7. GABLE END RENDER 1 Surfmist
INTERNAL COLOUR SCHEME 1

1. STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)  
   Oyster, 20mm Square Edge

2. LAMINATE BASE CABINETS (KITCHEN)  
   Ghostgum

3. LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)  
   Black Birchply, Vertical Grain

4. SPLASHBACK TILE  
   Uni White Satin, 400mm X 250mm (Horizontal Brickbond)

5. SPLASHBACK TILE GROUT  
   Misty Grey

6. FLOOR & MAIN WALL TILE  
   Belga Grey, 450mm X 450mm (Horizontal Stackbond)

7. FLOOR & MAIN WALL TILE GROUT  
   Magellan Grey

8. WALL & WOODWORK PAINT  
   Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)

9. LAMINATE TIMBER FLOOR (UPGRADE)  
   Newhaven

10. CARPET  
    Grey Pebble

SPECIFICATIONS

*Where applicable
INTERNAL COLOUR SCHEME 2

SPECIFICATIONS

1. STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)
   Jet Black, 20mm Square Edge
2. LAMINATE BASE CABINETS (KITCHEN)
   Calm White
3. LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)
   Black
4. SPLASHBACK TILE
   United White Satin, 300mm X 100mm (Horizontal Brickbond)
5. SPLASHBACK TILE GROUT
   Misty Grey
6. FLOOR & MAIN WALL TILE
   Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7. FLOOR & MAIN WALL TILE GROUT
   Charred Ash
8. WALL & WOODWORK PAINT
   Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9. LAMINATE TIMBER FLOOR (UPGRADE)
   Otway
10. CARPET
    Cavalcade

*Where applicable
**INTERNAL COLOUR SCHEME 3**

**SPECIFICATIONS**

1. **STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY**): Raven, 20mm Square Edge
2. **LAMINATE BASE CABINETS (KITCHEN)**: White Linen
3. **LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY**): Natural Walnut, Vertical Grain
4. **SPLASHBACK TILE**: United White Satin, 300mm X 100mm (Horizontal Brickbond)
5. **SPLASHBACK TILE GROUT**: Misty Grey
6. **FLOOR & MAIN WALL TILE**: Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7. **FLOOR & MAIN WALL TILE GROUT**: Midnight
8. **WALL & WOODWORK PAINT**: White On White (Low Sheen to Walls, Gloss to Woodwork)
9. **LAMINATE TIMBER FLOOR (UPGRADE)**: Flinders
10. **CARPET**: Hazelnut

*Where applicable*
INTERNAL COLOUR
SCHEME 4

S P E C I F I C A T I O N S

1. STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*) Osprey, 20mm Square Edge
2. LAMINATE BASE CABINETS (KITCHEN) White
3. LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*) Whitewashed Oak, Vertical Grain
4. SPLASHBACK TILE United White Satin, 300mm X 100mm (Horizontal Brickbond)
5. SPLASHBACK TILE GROUT Misty Grey
6. FLOOR & MAIN WALL TILE Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7. FLOOR & MAIN WALL TILE GROUT Misty Grey
8. WALL & WOODWORK PAINT Aura (Low Sheen to Walls, Gloss to Woodwork)
9. LAMINATE TIMBER FLOOR (UPGRADE) Apollo
10. CARPET Ashville

*Where applicable
**TURNKEY INCLUSIONS**

**GENERAL**
- Member of MBA & HIA
- Member of Glenwill Group of Companies
- Insurance with home owners warranty
- Structural guarantee

**PRELIMINARIES**
- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

**SITE WORKS**
- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

**CONNECTIONS**
- Stormwater, sewer & underground power included

**FRAMING**
- Prefabricated pine wall frames
- Prefabricated pine roof trusses

**CEILING HEIGHT**
- 2440mm (8”) high to all single storey &
first floor of double storey
- 2590mm high to ground floor on all double storey

**PLUMBING**
- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

**BRICKWORK**
- Bricks from builders’ standard range

**ROOFING**
- Flat profile roof tiles from builders’ standard range

**WINDOWS**
- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

**WINDOW COVERINGS**
- Holland blinds to all windows & sliding doors
  (excluding front door sidetails)
- Venetians to bathrooms

**INSULATION**
- R2.0 batts & isolation to external walls
- R3.5 batts to roof space (excluding garage)

**HOT WATER SERVICE**
- 160 litre solar hot water unit with 1 solar panel
  & gas booster (if no recycled water is available)
- 170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

**HEATING & COOLING**
- Gas ducted heating to all living rooms & bedrooms
- Split cycle cooling unit to family

**PLASTERWORK**
- 75mm cow cornice throughout

**ARCHITRAVES & SKIRTINGS**
- 67mm MDF skirtings
- 67mm MDF architraves

**CUPBOARDS**
- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

**DOORS**
- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family &
rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus
  (house specific)

**DOOR FURNITURE**
- Chrome entrance set to front door & rear
garage door
- Deadbolt to front door & garage internal
access door
- Chrome lever to room doors
- Weatherstrip to front door & internal access
door to garage

**TILES**
- Ceramic floor tiles from builders’ standard range
to entry, kitchen, meals, family, bathroom, WC,
ensuite & laundry.
- Ceramic wall tiles from builders’ standard range
to kitchen, laundry & bathroom vanity splashbacks,
shower recesses & above bath.

**CARPETS**
- Carpet from builders’ standard range to all
bedrooms, robes, bedroom passage, living &
rumpus (house specific)

**PAINTS**
- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

**ELECTRICAL**
- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living
  (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devices)
- Smoke detectors (direct wired with battery back up)

**KITCHEN**
- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

**LAVATORY**
- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

**BATHROOM & ENSUITE**
- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste &
overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door
  with polished silver frame
- Chrome mixer taps
- Double towel rail
- Toilet roll holder
- Shower rail with soap basket

**GARAGE**
- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door
  (includes 2 no. handsets)
- Internal access door
- Single weather proof fly rear door

**PORCH / ALFRESCO**
- Concrete waffle slab, lined ceiling, brick piers,
tiled roof & downlights

**LANDSCAPING**
- Drought resistant garden & plants to front
- Instant lawn to front & rear

**FENCING**
- Timber paling/COLORBOND® fence including
  wing fence & gate to suit estate design guidelines

**PAVING**
- Coloured concrete driveway, front path & rear
  outdoor living area

**LETTERBOX & CLOTHES LINE**
- Rendered letterbox
- Fold out clothesline to rear yard
**Plan of Subdivision**

**Location of Land**
- Parish: Holden
- Township: __________
- Section: 13
- Crown Allotment: B (Part)
- Crown Portion: __________
- LRS Base Record: Vicmap
- Title References: Vol. ______ Fol. ______
- Last Plan Reference(s): PS 819429 S Lot S3
- Postal Address (At line of subdivision): 87-193 Davis Road, Diggers Rest, Vic. 3427
- MGA 49 Coordinates for approximate centre of land in plan: E 5025440 N 5934420 ZONE: 55

**Vesting of Roads and/or Reserves**
- Identifier: NR
- Council/Body/Person: Nil

**Notations**
- Depth Limitation: Does Not Apply
- Staging: This is a staged subdivision
- This is a Spear Plan
- The land being subdivided is shown enclosed by thick continuous lines.

**Survey**
- This Plan is Based on Survey
- This Survey has been Connected to Permanent Marks No.1s1 - 276100140 and 276100570

**Easement Information**

<table>
<thead>
<tr>
<th>Subject Land</th>
<th>Purpose</th>
<th>Length (Metres)</th>
<th>Origin</th>
<th>Land Benefitted/In Favour of</th>
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<tbody>
<tr>
<td>E-1</td>
<td>Drainage</td>
<td>See Diag.</td>
<td>This plan</td>
<td>Melton City Council</td>
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<td>Sewerage</td>
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**Reference**
- 15312-S4

**Original Sheet Size**: A3

**Sheet 1 of 6 Sheets**

**Licensed Surveyor**: David Sidley

**Version**: 2