AREZZO SINGLE GARAGE  

01 FACADE  

$516,000  

3.0 2.0 1.0

LOT 404 LINDBERGH BOULEVARD,  
DIGGERS REST  
SOVEREIGN ROSE ESTATE

HOUSE AREA 137.65m²  
LAND AREA 277m²  
TITLE RELEASE MAR 2022

HOUSE PRICE $239,000  
LAND PRICE $277,000  
TOTAL PRICE $516,000

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

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 of issue.

Contact:  
03 9291 0709  
ARIAFIRSTHOMES.COM.AU

Facade as shown may be altered to suit developer requirements—lighting and landscaping are indicative only.
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 Surfmat
5. GARAGE & ENTRANCE DOOR Surfmat
6. RENDER 1 & CLADDING Minimalist 7

SPECIFICATIONS

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

SPECIFICATIONS
EXTERNAL COLOUR SCHEME 4

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

SPECIFICATIONS

06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT

1. ROOF TILE Gunmetal
2. FASCIA, GUTTER & DOWNPIPES 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

OPTION 2 - DARK

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

### SPECIFICATIONS

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

*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
   GREYOLGY 1 (Low Sheen to Walls, Gloss to Woodwork)

9. LAMINATE TIMBER FLOOR (UPGRADE)
   Otway

10. CARPET
    Cavalcade

*When applicable
**INTERNAL COLOUR SCHEME 3**

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 TILES 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

**SPECIFICATIONS**

Artist impression: Upgrade 900mm appliances shown.
### INTERNAL COLOUR SCHEME 4

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 Stacked)
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

*When applicable

---

**SPECIFICATIONS**
## TURNKEY INCLUSIONS

### GENERAL
- Member of MBA & HIA
- Member of Glenvill 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 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 sidelights)
- 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 ducting heating to all living rooms & bedrooms
- Split cycle cooling unit to family

### PLASTERWORK
- 75mm cove 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 paraphoods (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 devises)
- 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

### BATHROOM & ENSUITE
- 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.

### 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 ply rear door

### PORCH / ALFRESCO (DESIGN SPECIFIC)
- Concrete waffle slab, lined ceiling, brick pavers, tiled roof & downlights
- Instant lawn to front & rear

### 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

### 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 paraphoods (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 devises)
- 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

### BATHROOM & ENSUITE
- 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.

### 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 ply rear door

### PORCH / ALFRESCO (DESIGN SPECIFIC)
- Concrete waffle slab, lined ceiling, brick pavers, tiled roof & downlights
- Instant lawn to front & rear

### 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**
- 87-193 Davis Road,
  Diggers Rest, Vic. 3427
- El 296510
  N 5834420
  Zone: 55

**VESTING OF ROADS AND/OR RESERVES**
- Identifier: VR
- 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.1a - 276100140 and 276100570

**EASEMENT INFORMATION**
- Subject: Land
- Purpose: Drainage
- E - Encumbering Easement
  - E-1
    - Drainage
    - See Diag.
    - Origin: This plan
    - Land Benefited/In Favour of: Melton City Council
  - E-2
    - Sewerage
    - See Diag.
    - Origin: This plan
    - Land Benefited/In Favour of: Western Region Water Authority
  - E-3
    - Drainage
    - See Diag.
    - Origin: This plan
    - Land Benefited/In Favour of: Western Region Water Authority

**REFERENCES**
- 15312-S4

**LICENSED SURVEYOR**
- David Sidley

**PLAN NUMBER**
- PS 819429 S/4

**JREwoods**
- Land Surveyors

**59 Fletcher Street, Essendon, 3040**
- Ph: 9370 2209 Fax: 9370 1102
- P.O.Box 165 Essendon 3040
- Email: jredwards1@optusnet.com.au
- Web: www.jredwardslandsurveyors.com.au
Aria
FIRST HOMES

Ariafirsthomes.com.au