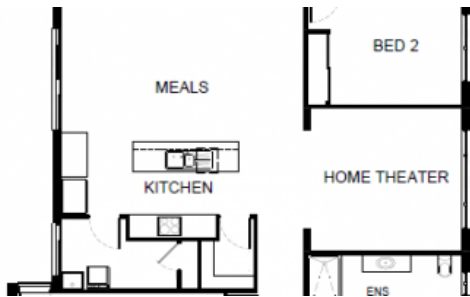




**The Merlin, Cranbourne West**



## The Merlin

### LUXURY INCLUSION LIST

#### Preliminary

- Working Drawings
- Soil Report
- Engineering Plans
- Energy Rating Report
- Colour Consultation
- Building Permit
- Builders Warranty Insurance
- Excludes planning permits, council dispensations, developer approval & infrastructure levy.

#### Site Works

- Maximum 6.0m setback & up to 700m2 allotment
- Excavation with up to 300mm fall over building area
- Setout from existing title boundary pegs
- Sewer & storm water drains to LPD within allotment
- Termite treatment parts A & B
- Retaining walls & re-establishment surveys not included

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**Price** Call Matthew 0434 793 008

**Property Type** Residential

**Property ID** 2681

**Floor Area** 27 m2

#### Agent Details

Matthew Robins - 0434793008

#### Office Details

Victorian House & Land Specialists  
 8 Universal Way Cranbourne West  
 VIC 3977 Australia  
 03 5995 3911



## Connections

- Single phase underground power from existing power pit
- Natural gas underground & meter installation
- Water reticulation from existing dry tapping including meter setup & tap
- Wet water tapings & underground boring not included

## Structural

- Engineered concrete slab foundation (up to Class M) with 100mm founding depth to edge beams
- F5 pine framing with engineered beams & lintels
- 2.4m high (approx.) ceiling height
- Prefabricated pine roof trusses

## Façade

- Bricks selected from builders' range
- Natural coloured raked or rolled mortar joints
- Brick over galvanised lintels to front windows & entry door
- Painted Hardieplank\* to light weight infills else where
- Eaves to front facade

## Roofing

- Concrete roof tiles\* on timber battens
- Colorbond valleys, fascia, quad gutters & 100x50 downpipes

## External Openings

- Aluminum framed powder coated windows, door frames & sliding door(s)\* where illustrated
- Awning sashes to front & sliding else where
- Clear & obscured\* single glazing where illustrated
- Aluminum framed powder coated fly screens with fibre glass mesh to openable windows
- Glass feature hinged door\* 2040h to entry
- Flyscreens & locks to opening windows
- Lever handle lock set\* to external hinged doors & internal garage door keyed alike.
- Colorbond sectional panel lift garage door\* with remote controlled operation to front
- Colorbond roller garage door\* with manual operation & lock to rear where illustrated

## Insulation

- Sisalation wrap with taped joints to external residence walls
- Wall batts as per energy report requirement
- Ceiling batts as per energy report requirement

## Internal Fix

- 10mm recessed edge plaster board to walls & ceilings
- WR board to wet areas & alfresco ceilings where required
- 75mm cove cornice throughout
- MDF architrave's & skirting boards\*
- 2040mm high flush panel painted doors\*
- Lever handle passage sets\*
- White door stops
- One white melamine shelf & hanging rail to robes / WIR
- Four white melamine shelves to pantry & linen where illustrated
- One white melamine shelf to broom where illustrated

### **Cabinetry**

- 20mm polished edge stone\* bench tops to kitchen
- Laminate\* benchtop to vanity cabinets
- Soft close draws to kitchen
- Cutlery drawer bank with soft close runners to kitchen
- Bin drawer to kitchen
- White melamine finish to internal surfaces
- Post & rail handles\* to doors & drawers

### **Sanitary**

- S/S inset double bowl sink with drainer\* to kitchen
- S/S trough in acrylic cabinet\* to laundry
- Ceramic white inset basins\* where illustrated
- Acrylic bath\* in tiled hob where illustrated
- Ceramic white close coupled toilets\* with dual flush cistern
- Preformed white shower bases, sizes as per plan

### **Tapware**

- Sink mixer\* to kitchen & laundry
- Basin mixer\* to vanities
- Wall mixer\* to showers & bath
- Shower head on rail\* one to each shower
- Bath outlet\* from wall
- Washing Machine stops\*

### **Fixtures**

- Clear pivot semi framed\* shower screens
- Mirror over vanity benches
- Double towel rail\* adjacent showers
- Toilet roll holder\* adjacent toilets

### **Electrical**

- Batten light points as per plan
- Double power points as illustrated
- Exhaust fans with draft stoppers to Bath & Ens

- Hardwired smoke detectors
- R.C.D safety switches
- Free to air television antenna connected to one point

## **Appliances**

- Gas ducted heating\* to habitable rooms via ceiling outlets with manual controller
- Solar HWS storage & gas continuous flow booster\*
- 900mm S/S electric free standing\*
- 900mm S/S gas cook top\*
- 600mm S/S slide out range hood\*
- S/S dishwasher\*

## **Wall Coverings**

- Ceramic tiles\* (up to 400x400mm) to Builders standard locations
- Ceramic soap dish holder to showers if selected
- Wattyl paint\* in 2 coat system, acrylic washable low sheen to walls, flat acrylic finish to ceilings, gloss enamel to doors, architraves & skirting boards.
- Wattyl All Weather paint\* to external cladding
- One paint colour to each ceiling, walls, internal & external wood work

## **Floor Coverings**

- Ceramic tiles\* (up to 400x400mm) to wet areas with skirting tile
- Ceramic tiles\* (up to 400x400mm) to entry, kitchen, pantry where illustrated
- Quality carpet and underlay from category1\* elsewhere

## **External**

- 1 x freshwater garden tap fixed to external wall
- Driveway rebate \$2,500
- Final site clean & rubbish removal

## **General**

- 7 year structural guarantee
- 13 week maintenance period
- House cleaned on completion.

\*To be selected or provided from the Builders range detailed in the Contract Specification.

\*Prices and inclusions subject to change without notice. Façade is for illustration purposes only.

information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.