

# THE XENA RELEASE

A MODERN NEIGHBOURHOOD OF EFFORTLESS AND AFFORDABLE  
HOUSE & LAND SOLUTIONS.

WESTBROOK 





## EVERYTHING YOU NEED RIGHT WHERE YOU NEED IT.

Westbrook is the second largest estate to be developed in the Truganina/Tarneit area. While size alone isn't everything, it means just about everything is right in your neighbourhood.

Residents will be able to enjoy a vast choice of recreation and play areas – in fact over 32 kms of shared paths and trails throughout the estate – plus indoor and outdoor sports facilities, your own school, and two major waterway projects that will enhance the natural beauty of the area.

The future shopping will be spectacular with both major retailers and boutique brands creating a large Town Centre near the estate's very own railway station.



Images are for illustration purposes only and the masterplan is subject to change.

Westbrook sits in the centre of a fast growing community with a proposed schools and childcare centres all around it. There's plenty of local shopping with Werribee Plaza less than 5kms away.

# HOUSE DESIGNS

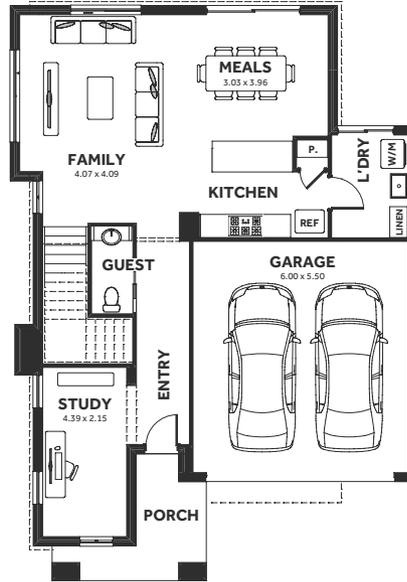
**THE ZUI 2-24** is a double-storey home, perfect for families wanting more from their everyday living. This open-plan design features clever storage solutions, including large linen cupboard, separate toilet to the bathroom and double garage.

**THE VIVA 1-13** will impress you with its clever use of space, featuring 3-bedrooms, master ensuite, walk-in robe and an open-plan living space. All your essential features are included in this narrow footprint - suitable for a minimum 10.5m lot width.

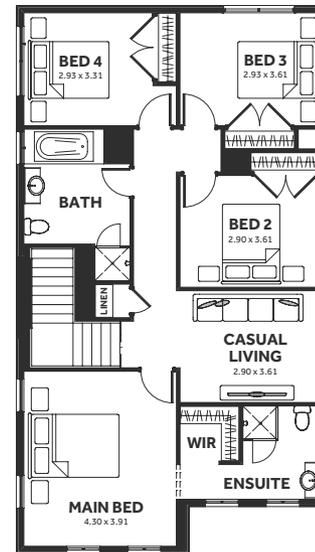
If you need more space for your growing family, then **THE VIVA 2-16** is the perfect blend of appeal and functional design. This home boasts additional living space to enjoy, a larger laundry, double garage and suitable for a minimum 12.5m lot width.



LOTS 4827 & 4831



GROUND FLOOR



FIRST FLOOR

## ZUI 2-24

4 2.5 2

### LOT 4827

238.57 M<sup>2</sup> | 25.69 SQS

Facade: S3

Lot size: 274 m<sup>2</sup>

Exterior Width: 10,420 mm

Exterior Length: 14,920 mm

### LOT 4831

240.77 M<sup>2</sup> | 25.93 SQS

Facade: S4

Lot size: 274 m<sup>2</sup>

Exterior Width: 11,150 mm

Exterior Length: 15,090 mm





VIVA I-13  
LOT 4829

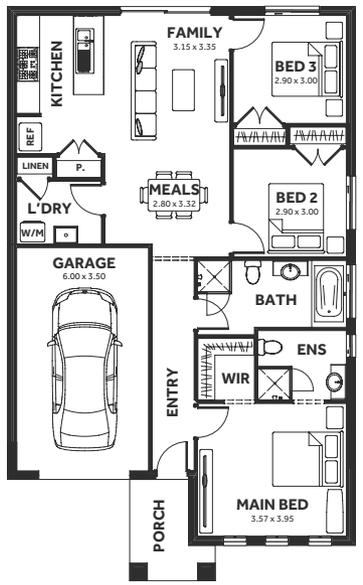
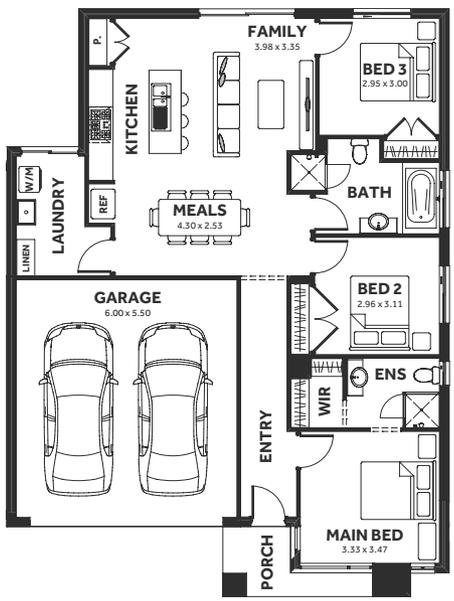
VIVA I-13  
LOT 4830

ZUI 2-24  
LOT 4831

ARTIST IMPRESSION

LOT 4828

LOTS 4829 & 4830



VIVA 2-16



LOT 4828 147.31 M<sup>2</sup> | 15.86 SQS

Facade: P4 | Lot size: 263 m<sup>2</sup>  
Exterior Width: 11,030 mm | Exterior Length: 14,840 mm

VIVA I-13



LOT 4829 130.08 M<sup>2</sup> | 14.01 SQS

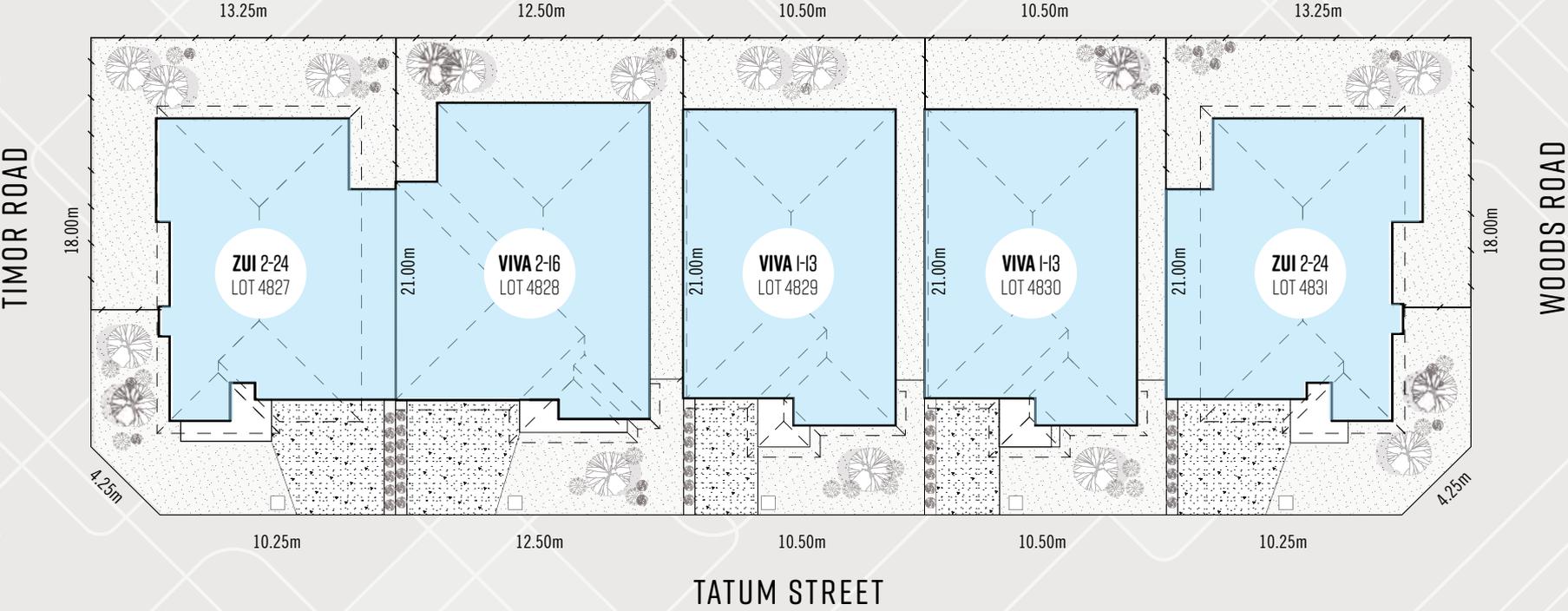
Facade: S3 | Lot size: 221 m<sup>2</sup>  
Exterior Width: 9,230 mm | Exterior Length: 15,430 mm

LOT 4830 130.42 M<sup>2</sup> | 14.05 SQS

Facade: S5 | Lot size: 221 m<sup>2</sup>  
Exterior Width: 9,230 mm | Exterior Length: 15,430 mm

Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information Any changes to the floorplan with incur an additions cost.

# SITEPLAN



# HOUSE & LAND INCLUSIONS

## PRE-CONSTRUCTION

- Bushfire assessment report
- Concrete pump for slab
- Site Analysis. Including soil test report, survey plan and property information. Foundations—'M' class waffle slab up to 300mm of fall over building envelope
- Engineer's slab design and computations
- Building Permit—Including permit fees, working and detailed specifications
- Connections—Underground electrical, gas, sewer, storm water and water for allotment up to 550m<sup>2</sup> with 5m set back
- 100mm sewer grade PVC storm water system

## STRUCTURAL

- 90mm machine grade pine studs (MGP10)

## EXTERNAL FEATURES

- Up to 36m<sup>2</sup> of colour on concrete driveway and path to front door (inc. porch as per plan)
- Face brickwork/light weight to facade (Category 1 range bricks)
- Brickwork/light weight over all facade windows and external door from Category 1 range (facade dependant)

## MATERIALS

- Brick veneer/light weight construction (Category 1 range bricks)
- Natural Colour Mortar Joints — Rolled Finish
- Concrete Roof Tiles (Category 1 range)
- 820mm x 2040mm tempered hardboard Front Entry door (Category 1)
- Timber Front Entry door frame
- Aluminium Windows and sliding doors (as per standard plan)
- Chrome terrace entry sets
- Double cylinder snib deadlock to all glass sliding doors
- Painted fibre cement sheet Infill above windows and doors (excluding facade)
- Painted fibre cement sheet Infill above Garage opening (design specific)
- 2 x Garden taps (1 to front yard and 1 to rear yard)

## SIX STAR ENERGY RATING

- 6 star energy rating compliance on base plan on best house orientation at no extra cost

## INSULATION

- R4.1 batts to ceiling
- R2.0 wall batts to external walls of dwelling

## INTERNAL FEATURES

- 2440mm ceiling height (single storey designs)
- 2590mm ground floor ceiling height & 2440mm first floor ceiling (double storey designs)
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific) (Excludes Laundry linen)

- Chrome door furniture
- Chrome handles (Category 1 Range) to robes, linen and pantry (Design Specific)
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home garage
- Staircase includes closed stringers with MDF treads and risers. Painted finish to stringers. Black steel balusters with painted newel post & handrail and Bullnose finish (design specific) to treads suitable for carpet finish (Category 1).

- Semi-frameless shower screens with pivot doors

*Note: Painted timber handrail fixed to the wall where a stair is located between plaster walls.*

## FLOORING

- Stylish Category 1, 8mm timber look laminate (refer to specific plan for locations)
- Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas
- Category 1 carpet to remainder of home

## STORAGE

- Robes—White melamine top shelf with hanging rail and hinged doors
- Walk in Robe—White melamine top shelf with hanging rail
- Pantry—Four white melamine shelves
- Linen—Four white melamine shelves

## GARAGE

- Sectional overhead Garage door
- 820 x 2040mm tempered hardboard rear Entry door (design specific)

## PAINTWORK

### EXTERNAL

- Front Entry door: Gloss enamel finish
- Woodwork: External acrylic

### INTERNAL

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 3 Coat Premium Paint System

## KITCHEN

- Cupboards — Modular cabinets including melamine shelves (Category 1 Range)
- 20mm square edge stone benchtop with 16mm shadowline (Category 1 Range)
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers — Square edge laminate (Category 1 Range)
- Chrome handles (Category 1 Range)
- Chrome 1 3/4 bowl sink with drainer
- Dishwasher

- Chrome sink mixer tap
- Laminate overhead cupboards (Category 1 Range)
- 900mm upright cooker and 900mm canopy rangehood
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally fluted

## BATHROOMS, ENSUITE & POWDER ROOM

(IF APPLICABLE)

- 1100mm high polished edge mirrors to full width of vanity
- Ceramic wall and floor tiles up to 400mm x 400mm (Category 1 range)
- Laminate cabinetry including benchtops from Category 1 range
- White toilet suites
- White semi recessed vanity basins
- Chrome basin mixers
- White bath
- Chrome Bath Outlet
- Tiled shower bases to Ensuite and Bathroom
- Chrome multifunction shower heads
- Semi-frameless shower screens with pivot doors
- 100mm high skirting tile to all wet areas (Excluding Kitchen)

## LAUNDRY

- 45 litre stainless steel trough and steel cabinet
- Chrome sink mixer
- Chrome standard washing machine stops
- 100mm high skirting tile
- Aluminium Sliding door to Laundry

## ELECTRICAL

- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and 1 x side/laundry wall
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers
- 2 x TV points including 5m coaxial cable to roof space
- 2 x Telephone points
- RCD safety switch and circuit breaker to meter box

## HOT WATER UNIT

- 200lt Gas boosted Solar hot water system including 2 solar panel collectors

## HEATING

- 3 Star Gas Ducted Heating unit—Ducted to all living areas and bedrooms

## TERMITE TREATMENT

- Part A: Termite collars to all pipes passing through the concrete slab

WESTBROOK 



Please be advised that all land purchases at Westbrook must be made directly through the Land Sales Centre in person. Any lot sales advertised or offered through unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, contracts will only be issued to person(s) named on the Deposit Notification Form, which must be signed in person at our Land Sales Centre.

Limited number of lots available and buyers of the lots must sign a building contract for the lot with the builder specified by the vendor. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. This document is not a contract and is not binding. Your land sale contract will set out all binding terms relating to the lot, and your building contract with Eight Homes will set out all binding terms for the build. DFC (Westbrook) Pty Ltd is the project manager for Leakes Pty Ltd, and therefore of the Westbrook estate. The Westbrook trade mark used under licence © 2023.

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