

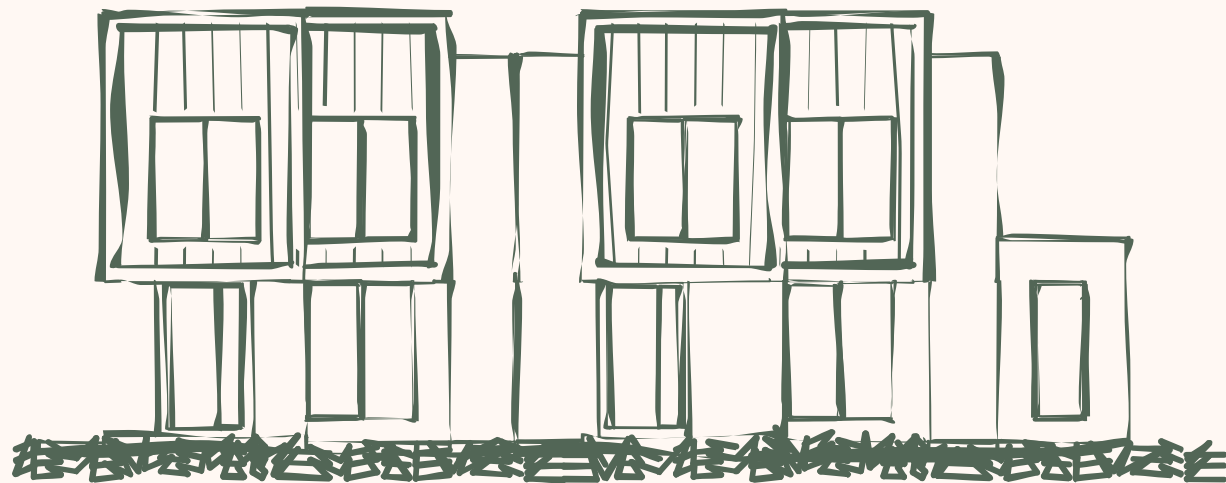
Olive

release



DAVIS VINEYARD
Life Begins





The Olive Release.

Discover Melbourne's hidden gem, nestled in the heart of Diggers Rest, Davis Vineyard offers a charming blend of tranquil green landscapes and modern convenience – the perfect setting for your new beginning.

Life Begins at Davis Vineyard.

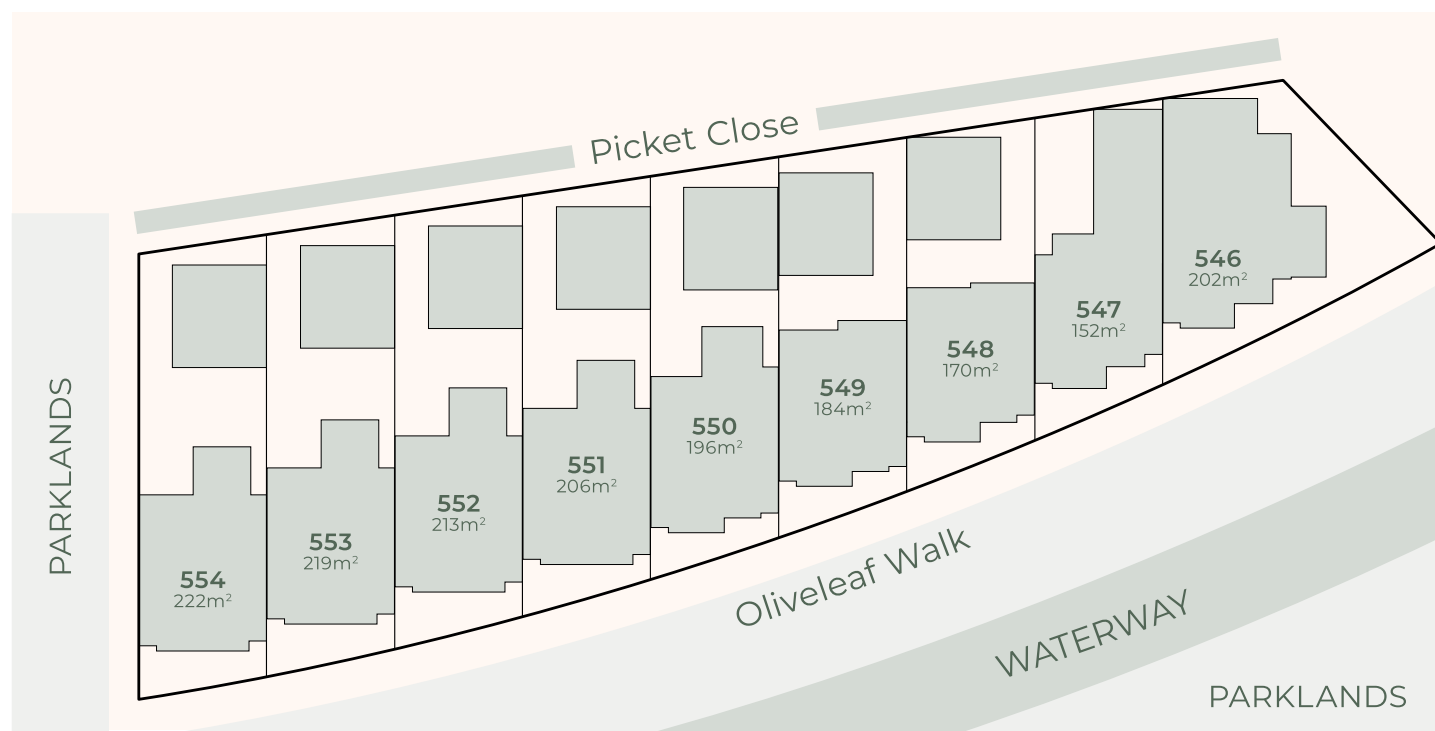
Located in the heart of the well established suburb of Diggers Rest, Davis Vineyard is set in beautiful green surroundings with shopping, recreational amenities and great schools all within easy reach of your new home.

- Sunbury _____ 4 Minutes
- Watergardens Shopping Centre _____ 13 Minutes
- Melbourne Airport _____ 18 Minutes
- Train Station (Diggers Rest) _____ 4 Minutes
- Train Station (Sunbury) _____ 8 Minutes
- Melbourne CBD _____ 29 Minutes





ARTIST IMPRESSION



Life's best moments start here.

Our exclusive house and land packages invite you to embrace a balanced lifestyle in Melbourne's growing Diggers Rest community. Each Eight Homes two-storey town home combines quality fixtures and intelligent spatial planning—creating the perfect backdrop for your next chapter.

From the moment you step inside, these thoughtfully designed spaces transition seamlessly from practical everyday living to sophisticated entertaining. Positioned within an established neighbourhood offering the perfect blend of community connection and personal privacy, Davis Vineyard residents can enjoy waterfront serenity with scenic views across wetlands.



These homes don't just accommodate life – they enhance it, creating the perfect foundation for your family's journey.



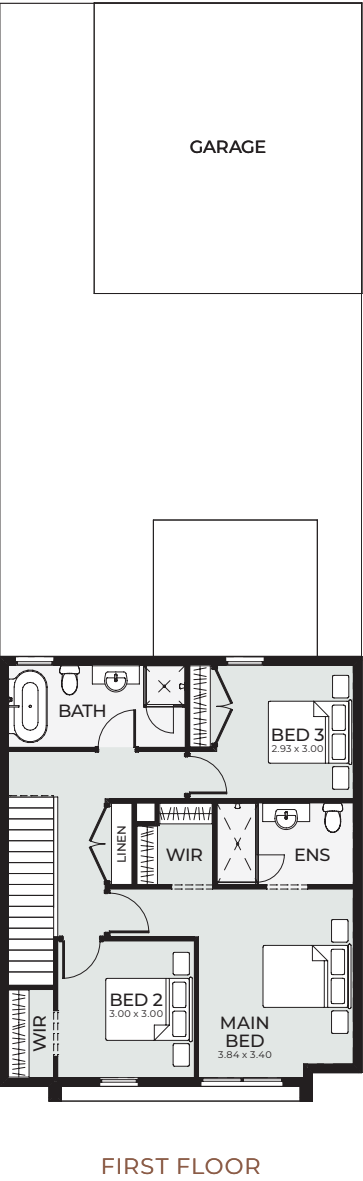
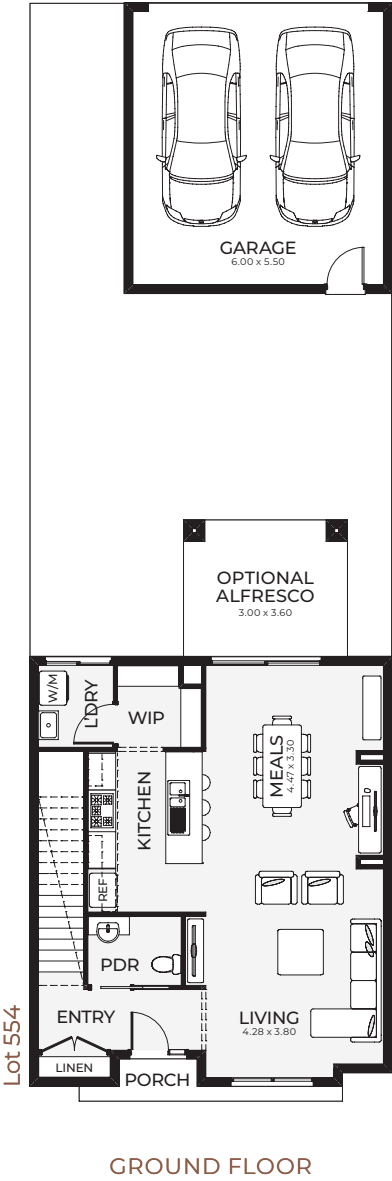
ARTIST IMPRESSION

Jell 1-20

3 2.5 2

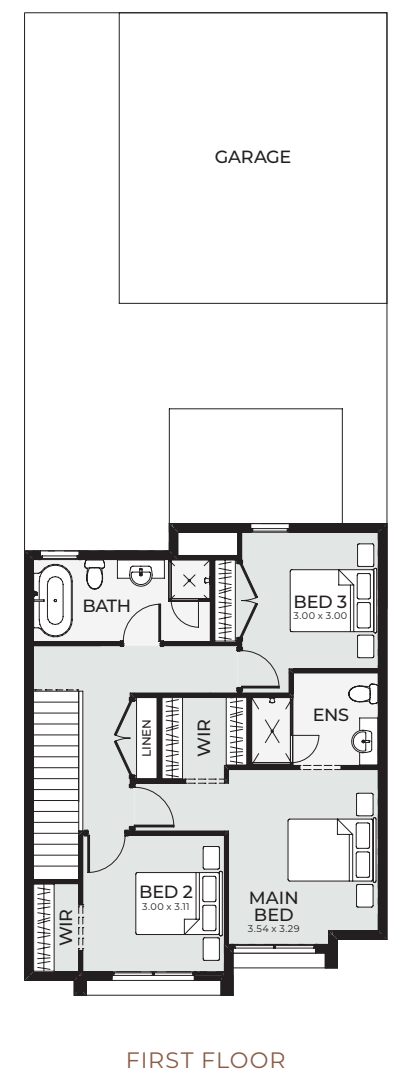
House m² 189.03 m²
House sq 20.34 sq
House exterior length 9,755 mm
Garage exterior length 6,380 mm
House exterior width 7,960 mm

Lot Size
Lot 551 206 m²
Lot 552 213 m²
Lot 553 219 m²
Lot 554 222 m²





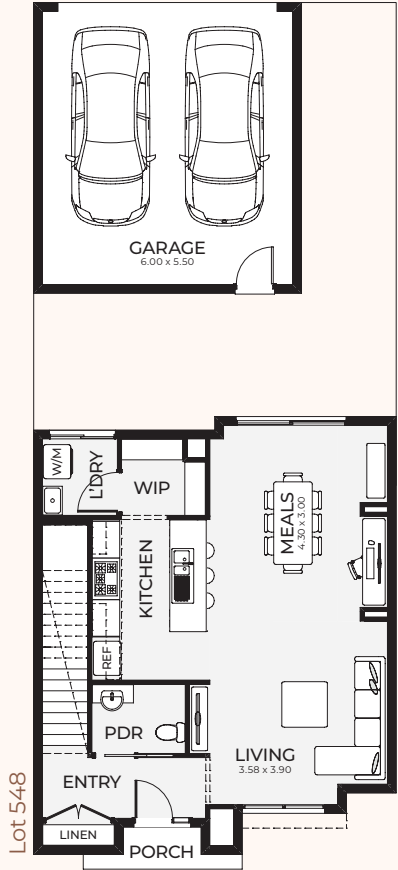
Lot Size
Lot 550 _____ 196 m²



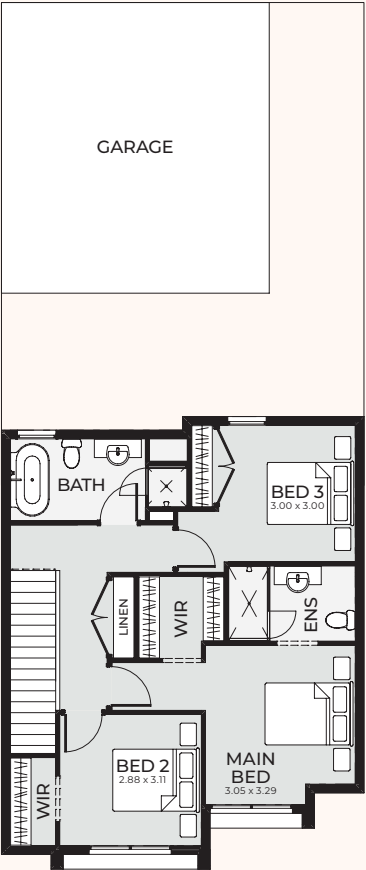
Jell 1-20 3 2.5 2

House m² _____ 182.44 m²
House sq _____ 19.63 sq
House exterior length _____ 9,935 mm
Garage exterior length _____ 6,380 mm
House exterior width _____ 7,960 mm

Lot Size
Lot 548 _____ 170 m²
Lot 549 _____ 184 m²



GROUND FLOOR

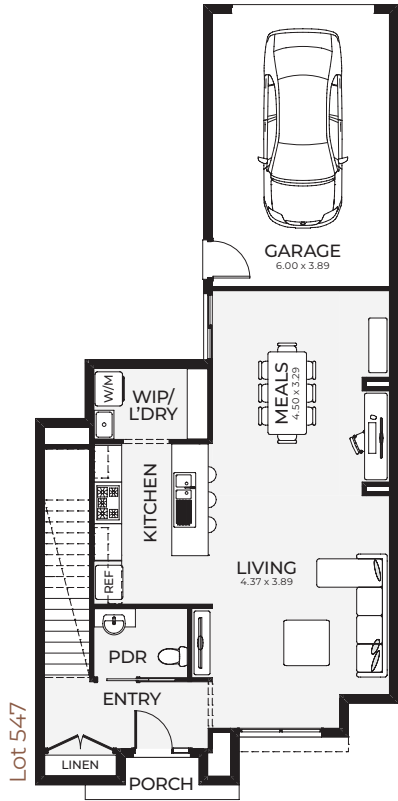


FIRST FLOOR

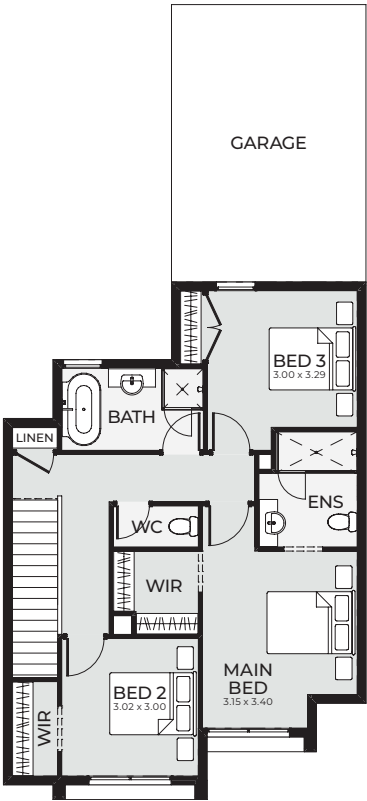
Jell 1-20 3 2.5 1

House m² _____ 178.71 m²
House sq _____ 19.23 sq
House exterior length _____ 17,450 mm
House exterior width _____ 7,960mm

Lot Size
Lot 547 _____ 152 m²



GROUND FLOOR



FIRST FLOOR

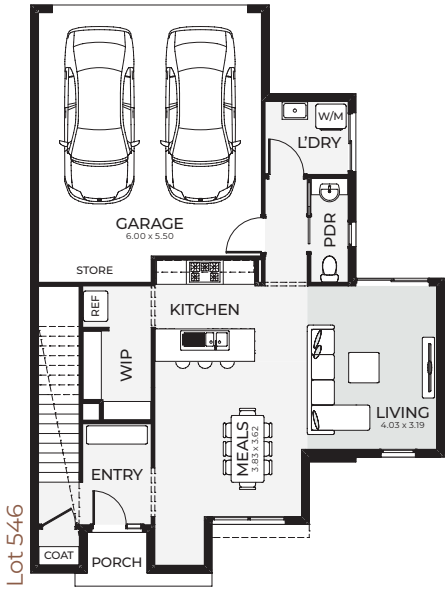


ARTIST IMPRESSION

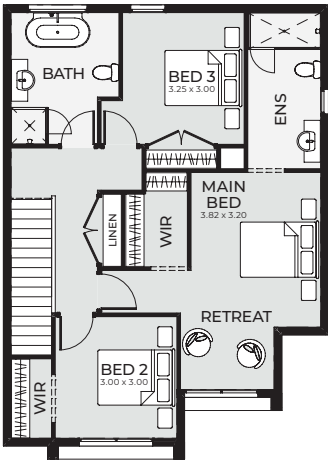
Jell 1-20 3 2.5 2

House m² _____ 193.84 m²
House sq _____ 20.86 sq
House exterior length _____ 14,335 mm
House exterior width _____ 10,200 mm

Lot Size
Lot 546 _____ 202 m²



GROUND FLOOR



FIRST FLOOR



House & Land Inclusions

RE-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 550m² with 5m set back
- 100mm sewer grade PVC storm water system

STRUCTURAL

- 90mm machine grade pine studs (MGP10)

EXTERNAL FEATURES

- Fully rendered home including rendered prefabricated AAC panels
- Fencing, letterbox & landscaping

MATERIALS

- Natural Colour Mortar Joints – Rolled Finish
- Colorbond roof
- 820mm x 2040mm tempered hardboard Front Entry door
- 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)

INSULATION

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

SIX STAR ENERGY RATING

- All homes are 6 Star Energy rating compliant in their standard form and best house orientation*

FLOORING

- Category 1, 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

INTERNAL FEATURES

- 2590mm ceiling height to ground floor, 2440mm to first floor
- 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
- Semi-frameless shower screens with pivot doors
- Roller blinds to windows

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

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

KITCHEN

- Cupboards – Modular cabinets including melamine shelves (Category 1 Range)
- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- 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 flued

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
- Toilet roll holders
- Towel rail
- 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

GARAGE

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

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 & COOLING

- Wall Panel heating system to all bedrooms
- 3.5kw split system to Ground floor

TERMITE TREATMENT

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

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