

— WOLLERT —
MASON
QUARTER



Willow Fields.





Nestled in the shade of the River Red Gums, Mason Quarter is an exclusive new community that will elevate expectations about life in Wollert.

The community will offer the opportunity for people to craft their ideal lifestyle in beautiful, natural surrounds, with a diverse range of home styles available.

Created by highly regarded developer Cedar Woods, Mason Quarter will become a place where you can experience the vibrancy, excitement and unexpected nature of life, and embrace every moment of it.



Mason Quarter, a community connected to your future.

Mason Quarter is planned with convenience in mind, with a future major town centre and future train station just moments from home putting daily essentials, city commutes, and weekend adventures within effortless reach.

At the heart of the community, education and lifestyle go hand in hand. With a primary school, kindergarten, and long day care centre right inside the estate plus established schools and university campuses nearby, families can invest confidently in their children's future.

Surrounded by beautiful natural landscapes and river red gums, Mason Quarter offers more than just a home it offers space to grow, connect and belong. A variety of home styles ensures there's something to suit every stage of life, while community spaces and green parks make it easy to live well, every day.

Build your life where opportunity is on your doorstep at Mason Quarter.

Less than

1km

to the future Wollert Train Station

Less than

1km

to the future town center

Walking distance

to Umarkoo Primary School,
kindergarten and long daycare
centre and Future Hume Anglican
Grammar Wollert Campus



Masterplan

Willow Fields.



Leny 1-24

Lot 722 Prioletti Rd, Wollert
Finn Facade



Leny 1-24

Lot 727 Prioletti Rd, Wollert
Sana Facade



Leny 1-24

3 2.5 2

Lot 722 Prioletti Rd, Wollert

House sq 22.73 sq

House m² 211.30 m²

House exterior width 9,500 mm

House exterior length 15,090 mm

Lot Size 226 m²

Lot 727 Prioletti Rd, Wollert

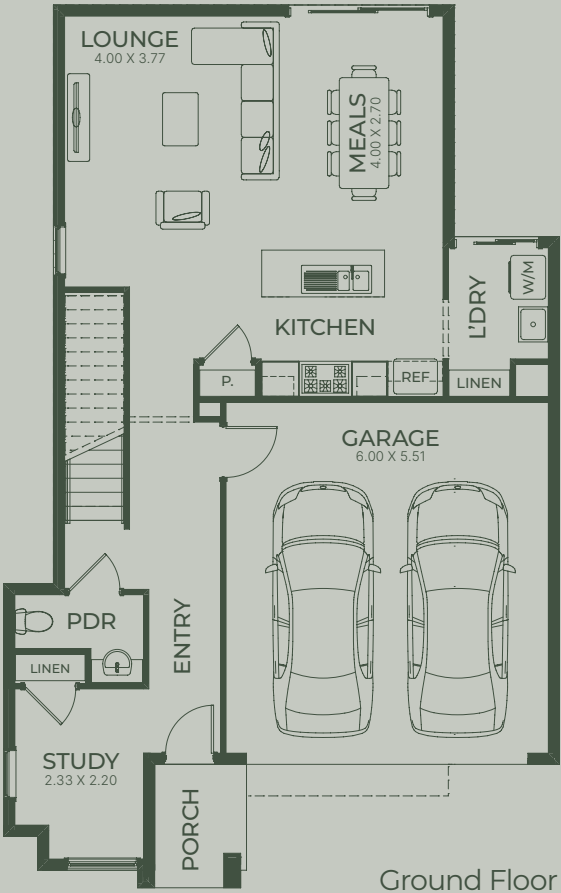
House sq 22.73 sq

House m² 211.30 m²

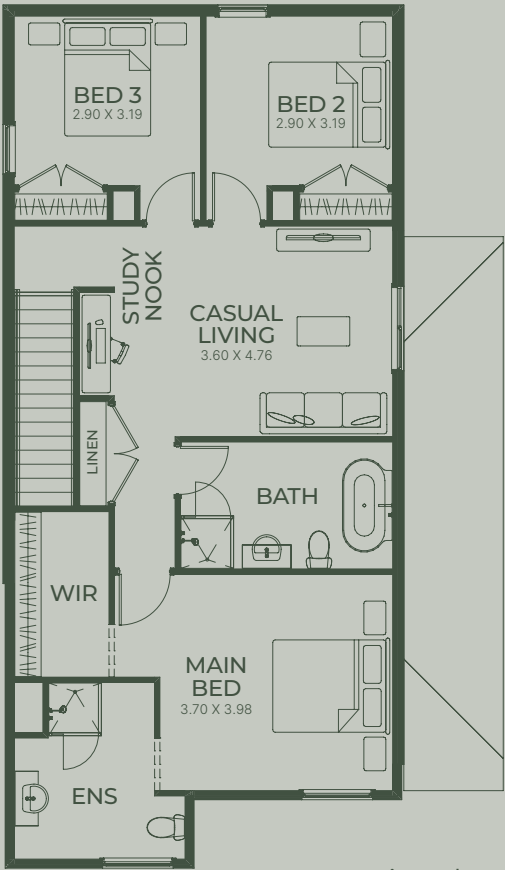
House exterior width 9,500 mm

House exterior length 15,090 mm

Lot Size 227 m²



Ground Floor



First Floor

Lot 722 Prioletti Rd, Wollert

Kirra 1-12

Lot 724 Prioletti Rd, Wollert
Yara Facade



Kirra 1-12

Lot 726 Prioletti Rd, Wollert
Ivy Facade



Kirra 1-12

3 2 1

Lot 724 Prioletti Rd, Wollert

House sq 12.48 sq

House m² 115.90 m²

House exterior width 8,440 mm

House exterior length 15,600 mm

Lot Size 179 m²

Lot 726 Prioletti Rd, Wollert

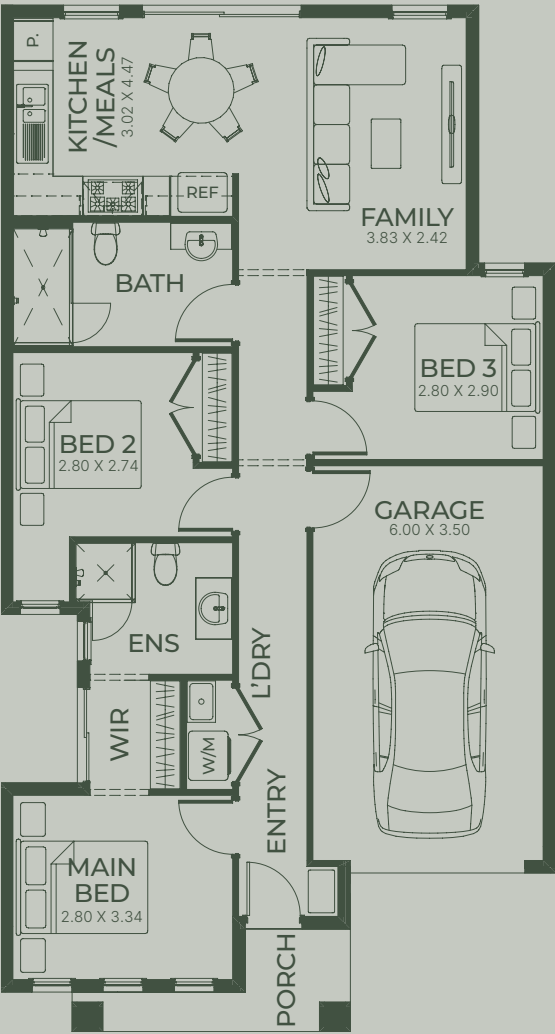
House sq 12.42 sq

House m² 115.33 m²

House exterior width 8,440 mm

House exterior length 15,600 mm

Lot Size 179 m²



Lot 724 Prioletti Rd, Wollert

Kirra 1-12

Lot 723 Prioletti Rd, Wollert
Willow Facade



Kirra 1-12

Lot 725 Prioletti Rd, Wollert
Xen Facade



Kirra 1-12

3 2 1

Lot 723 Prioletti Rd, Wollert

House sq 12.41 sq

House m² 115.26 m²

House exterior width 8,440 mm

House exterior length 15,600 mm

Lot Size 179 m²

Lot 725 Prioletti Rd, Wollert

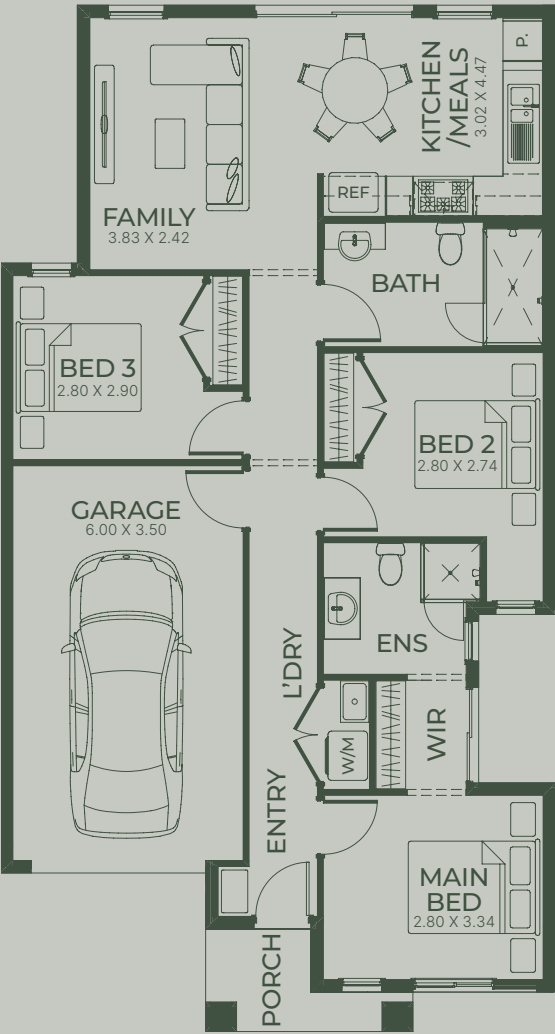
House sq 12.41 sq

House m² 115.26 m²

House exterior width 8,440 mm

House exterior length 15,600 mm

Lot Size 179 m²

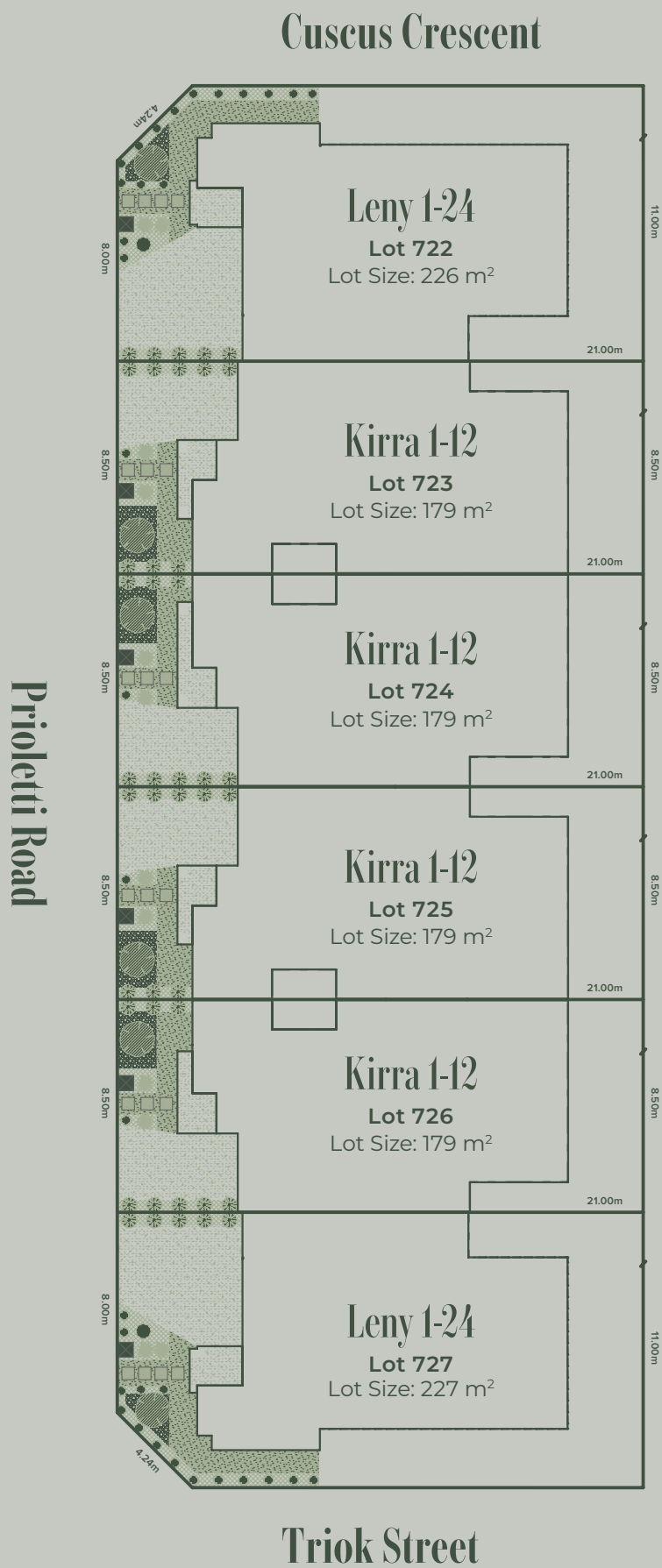


Lot 725 Prioletti Rd, Wollert



Artist Impression

Site- map



House & Land Inclusions to suit Leny 1-24 designs

Turnkey inclusions

- Front and rear landscaping, featuring garden beds, turf and permeable toppings completed to developer guidelines (if applicable), plus a drip irrigation system with timer, fold-down clothesline and modern letterbox.
- 1800mm timber paling fencing to the sides and rear of dwelling, complete with side wing fencing and gate.
Note: Fencing height and material may be subject to developer guidelines and approval.
- Up to 36m² of colour through concrete driveway and path to front door (inc. porch as per plan)¹
- Modern roller blinds to every window and flyscreens to every opening window for privacy and comfort.
- Wall mounted reverse cycle split system with isolation switch and condenser.
- Alarm system with 3 sensors inc. panel to walk-in robe and keypad to entrance inc. single power point.
- Fibre optic ready for internet connection
Note: Provider specific to developer guidelines.

Pre-Construction

- Bushfire assessment report
- Concrete pump for slab pour including construction to BAL-LOW
- 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 Timber Studs (MGP10 or Equivalent)

External Features

- Fully rendered home including rendered prefabricated AAC panels
- Rendered expanded polystyrene foam to first floor (Double storey designs)
- Rendered AAC panel infill above windows and doors (single storey designs)
- Rendered AAC infill above Garage opening (design specific)
- Colorbond® roof, fascia and gutter
- Haymes Solashield painted downpipes
- 450mm eaves to first floor of double storey homes
- Keyed locks to all openable windows
- Flyscreens with aluminium mesh to all openable windows
- Remote control openers to Garage door including two hand held transmitters and one wall mounted transmitter

Insulation

- R5.0 batts to ceiling
- R2.5 wall batts to external walls of dwelling

Materials

- Concrete Roof Tiles (Category 1 range)
- 820mm x 2040mm Duracote Flush Front Entry door (Category 1)
- Timber Front Entry door frame
- Category 1 range entrance set
- Double cylinder snib deadlock to glass sliding doors
- 2 x Garden taps (1 to front yard and 1 to rear yard)

Seven Star Energy Rating

- All homes are 7 Star Energy rating compliant in their standard form and best house orientation*
- Aluminium Double Glazed Windows and Sliding Door/s (as per standard plan)*
- 4kw Solar System (design specific)

Garage

- Colorbond sectional overhead Garage door including manual lock
- 820 x 2040mm Duracote tempered hardboard external door (design specific)

Internal Features

- 2440mm ground floor ceiling height and 2440 first floor ceiling height (Double storey designs)
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific)
- Category 1 range Round Rosette passage leverset
- Studio Furniture Chrome Plated handles 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). Bullnose finish to treads suitable for carpet finish (Design Specific)
- Painted Timber Handrail to Stair - Wall mounted (Design Specific)

Livable Housing

- 870mm wide Garage access door to garage with step-free access
- Hobless Step Free Shower(s) as per standard plan
- Reinforcement for future installation of grab rails as per standard
- 870mm wide doors internally as required

Flooring

- Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas
- Category 1 Laminate Flooring (as per plan)
- Category 1 Carpet (as per plan)

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

- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- Cupboards — Modular cabinets including melamine shelves (Category 1 Range)
- Laminated Kitchen base cabinetry (Category 1 Range)
- Laminate overhead cupboards
- Bulkhead above Kitchen overhead cupboards
- Häfele Soft Close Doors[‡] (also applies to wet areas)
- Doors and Drawers — Square edge laminate (Category 1 Range)
- Studio Furniture Chrome Plated handles (Category 1 Range)
- Kitchen 1 & 3/4 bowl sink with drainer
- 608mm wide Dishwasher provision located under kitchen sink
- Sink mixer tap chrome finish
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

Paintwork

External

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

Internal

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Haymes Elite Matt Acrylic 3 coat washable paint system

Appliances

- Artusi 900mm upright cooker (design specific)
- Artusi 900mm canopy rangehood (design specific)
- Artusi 600mm dishwasher

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)
- 33mm laminate square edge benchtop
- Category 1 range toilet suites
- Sink mixer tap chrome finish
- Clark square 400 insert basin
- Basin mixers chrome finish
- Round Back to wall freestanding bath
- Wall Bath mixer chrome finish
- Bath spout outlet chrome finish
- Tiled preformed Shower Base to Ensuite & Bathroom
- 2000mm 'framed' shower screens with pivot door and laminated glass
- Adjustable wall shower head chrome finish
- 100mm high skirting tile to all wet areas (Excluding Kitchen)
- Chrome tile trims to all wet areas

Laundry

- 42 litre stainless steel trough and steel cabinet
- Sink mixer tap chrome finish
- Standard washing machine stops
- 100mm high skirting tile

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 (design specific)
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers — externally flued
- 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

- Gas boosted continuous flow hot water system

Heating

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

Termite Treatment

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

*Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating.¹Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size — includes grated strip drain. [‡]Soft Close Doors included as per Standard Plan. Excludes drawers and/or any additional doors. *900mm appliances do not fit all floorplans. Ask your Sales Consultant for alternative options. Gas appliances subject to building regulations at time. Eight Homes responsible to manage gas connection.

House & Land Inclusions to suit Kirra 1-12 designs

Turnkey Inclusions

- Front and rear landscaping, featuring garden beds, turf and permeable toppings completed to developer guidelines (if applicable), plus a drip irrigation system with timer, fold-down clothesline and modern letterbox.
- 1800mm timber paling fencing to the sides and rear of dwelling, complete with side wing fencing and gate.

Note: Fencing height and material may be subject to developer guidelines and approval.

- Up to 36m² of colour through concrete driveway and path to front door (inc. porch as per plan)[†]
- Modern roller blinds to every window and flyscreens to every opening window for privacy and comfort.
- Wall mounted reverse cycle split system with isolation switch and condenser.
- Alarm system with 3 sensors inc. panel to walk-in robe and keypad to entrance inc. single power point.
- Fibre optic ready for internet connection

Note: Provider specific to developer guidelines.

Pre-Construction

- Bushfire assessment report – Including construction to BAL-LOW
- Concrete pump for slab pour
- 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 Timber Studs (MGP10 or Equivalent)

External Features

- Fully rendered home including rendered prefabricated AAC panels
- Rendered expanded polystyrene foam to first floor (Double storey designs)
- Rendered AAC panel infill above windows and doors (single storey designs)
- Rendered AAC infill above Garage opening (design specific)
- Colorbond® roof, fascia, gutter and downpipes
- 450mm eaves to first floor of double storey homes
- Keyed locks to all openable windows
- Flyscreens with aluminium mesh to all openable windows
- Remote control openers to Garage door including two hand held transmitters and one wall mounted transmitter

Materials

- Concrete Roof Tiles (Category 1 range)
- 2040mm x 820mm Duracote Flush Front Entry Door (Category 1)
- Timber Front Entry door frame including clear glazed sidelight (design specific)
- Category 1 range entrance set
- Double cylinder snib deadlock to all glass sliding doors
- 2 x Garden taps (1 to front yard and 1 to rear yard)

Seven Star Energy Rating

- All homes are 7 Star Energy rating compliant in their standard form and best house orientation*
- Double Glazed Windows and Doors (as per standard plan)
- 4kw Solar System (design specific)

Insulation

- R5.0 batts to ceiling
- R2.5 batts to external walls of dwelling

Internal Features

- 2440mm ceiling height (Single storey designs)
- 2590mm ground floor ceiling height and 2440 first floor ceiling height (Double storey designs)
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific) (Excludes Laundry linen)
- Haymes Elite Matt Acrylic 3 coat washable paint system
- Category 1 range Round Rosette passage leverset
- Studio Furniture Chrome Plated handles to robes, linen and pantry (Design Specific)
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home 90mm Cove Cornice to Garage
- Staircase includes closed stringers with MDF treads and risers. Painted finish to stringers. Black steel balusters with painted newel post and handrail and Bullnose finish (design specific) to treads suitable for carpet finish (Category 1).

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

Flooring

- Your choice of stylish Ceramic floor tiles (up to 400mm x 400mm) or 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

Garage

- Colorbond sectional overhead Garage door
- 2040mm x 820mm Duracote Flush rear door (design specific)

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

Paintwork

External

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

Internal

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 2 coat washable paint system

Kitchen

- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- Cupboards – Modular cabinets including melamine shelves (Category 1 Range)
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers – Square edge laminate (Category 1 Range)
- Studio Furniture Chrome Plated handles (Category 1 Range)
- Kitchen 3/4 bowl sink with drainer
- Laminate overhead cupboards

- Bulkhead above Kitchen overhead cupboards
- Häfele Soft Close Doors* (also applies to wet areas)
- Sink mixer tap chrome finish
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

Appliances[^]

- Artusi 600mm dishwasher
- Artusi 900mm upright cooker and Artusi 900mm canopy rangehood

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
- Sink mixer tap chrome finish
- Quantum Zero benchtops to all ensuites and bathrooms
- Basin mixers chrome finish
- Round back to wall freestanding bath
- Bath spout outlet chrome finish
- 2000mm high 'framed' shower screens with pivot door and laminated glass
- Adjustable wall shower head chrome finish
- 100mm high skirting tile to all wet areas (Excluding Kitchen)
- Chrome tile trims to all wet areas
- Clark square 400 insert basin
- 2000mm high semi-frameless shower screens with pivot doors
- Round back to wall freestanding bath
- Ensuite Vanity Upgrade (design Specific)
- Clark toilet roll holders
- Clark single towel rails (600mm)

Laundry

- 42 litre stainless steel trough and steel cabinet
- Sink mixer tap chrome finish
- Standard washing machine stops
- 100mm high skirting tile
- LB1 Base Cabinetry

Livable Housing

- 870mm wide Garage access door to garage with step-free access
- Hobless Step Free Shower(s) as per standard plan
- Reinforcement for future installation of grab rails as per standard
- 870mm wide doors internally as required

Electrical

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

Hot Water Unit

- Gas boosted continuous flow hot water system

Heating

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

Termite Treatment

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

*Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating.†Garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size — includes grated strip drain. ^Soft Close Doors included as per Standard Plan. Excludes drawers and/or any additional doors. *900mm appliances do not fit all floorplans. Ask your Sales Consultant for alternative options. Gas appliances subject to building regulations at time. Eight Homes responsible to manage gas connection.

Willow Fields.

Release

Nirmal Hewa

0415 927 897

nirmal.hewa@8homes.com.au



Images are for illustrative purposes and may include items that will incur additional costs. Images depict items not provided by Eight Homes including furniture, landscaping, porch decking, window furnishings and other decorative items. Please refer to house & land inclusions and house specific working drawings for all details. Plans, maps, images, drawings and measurements are for illustration only, are not to scale and may differ from final built forms. Each house & land package is sold individually and therefore the homes depicted are subject to change, your contract of sale will set out all binding terms. Geographical restrictions apply.