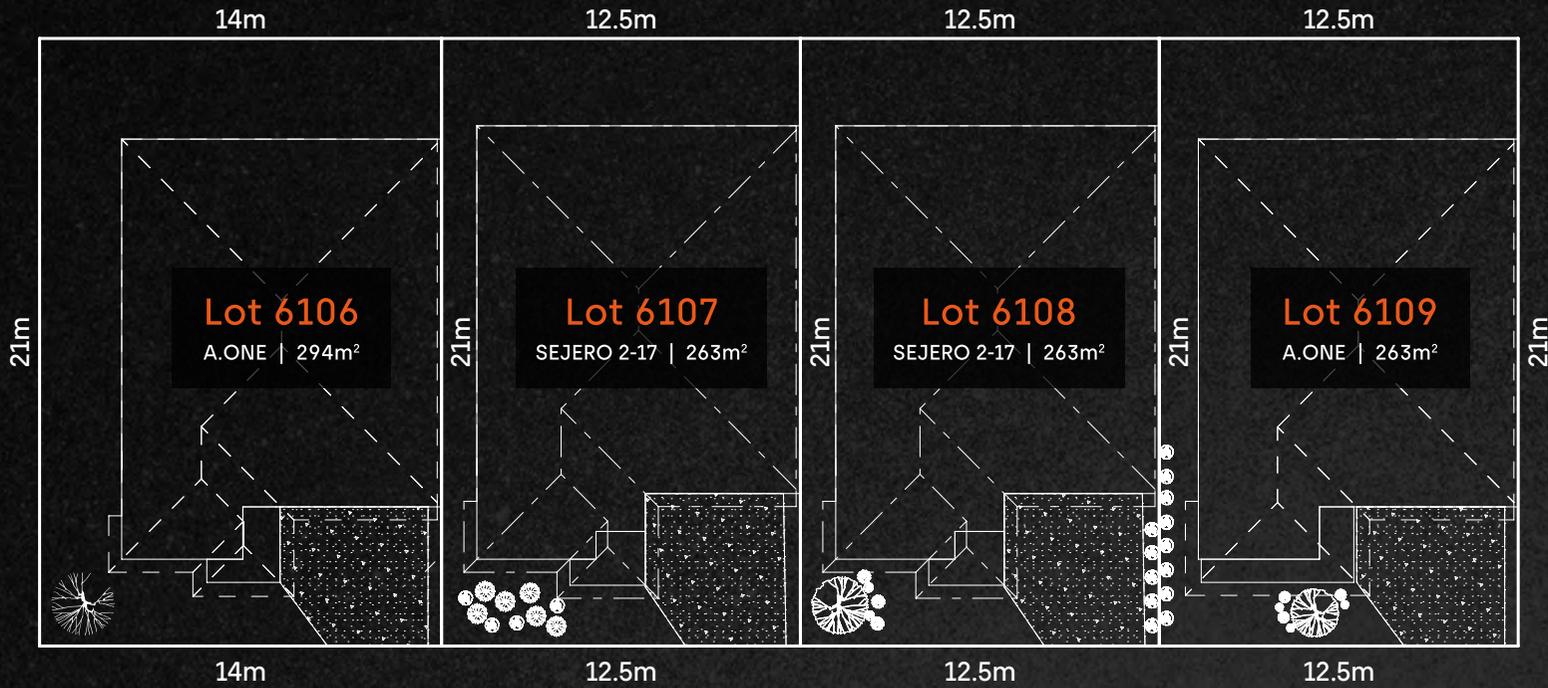


The ——— ——— Alaia Release ———



Artist Impression

Siteplan



Knabstrupper Street



Masterplan

Every home is within walking distance of a park and neighbourhoods can be accessed by various walkable routes.



Display Village

Shopping & Amenities

Community Centre

Education

Medical

Open Space/
Conservation Reserve

Sporting & Recreation

Parks & Playgrounds

Transport

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

PRE-CONSTRUCTION

- Bushfire assessment report
- 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

- Contemporary Façade
- Fully rendered home including rendered masonry Hebel Power Panel
- Up to 36m² of concrete driveway to front door inc. porch as per plan
- Colorbond fascia and gutter
- Haymes Solashield painted downpipes
- Keyed locks to all openable windows

MATERIALS

- Colorbond Metal Roof (Category 1 range)
- 820 x 2040mm Duracote tempered hardboard Front Entry door (Category 1)
- Timber Front Entry door frame
- Aluminium Windows and sliding door/s (as per standard plan)
- Gainsborough Terrace entry sets
- Double cylinder snib deadlock to all glass sliding doors
- Painted fibre cement sheet Infill above Garage opening
- 2 x Garden taps (1 to front yard and 1 to rear yard)

SIX STAR ENERGY RATING

- Guaranteed 6-star energy rating based on the standard house plan best orientation

INSULATION

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

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

FLOORING

- ! **Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas**

INTERNAL FEATURES

- 2590mm ceiling height
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific) (Excludes Laundry linen)
- Gainsborough door furniture – Amelia lever
- Hafele 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 90mm Cove Cornice to Garage

GARAGE

- Colorbond sectional overhead Garage door including manual lock
- 820 x 2040mm Duracote 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
- Haymes Elite Matt Acrylic 3 coat washable paint system

KITCHEN

- 32mm thick laminate benchtop to Kitchen (Category 1 Range)
- Cupboards — Modular cabinets including melamine shelves (Category 1 Range)
- Laminate Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers — Square edge laminate (Category 1 Range)
- Hafele handles (Category 1 Range)
- Stylus 1 3/4 bowl sink with drainer
- 608mm wide Dishwasher provision located under kitchen sink
- Stylus Verdi sink mixer tap
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

APPLIANCES

- ! **Artusi 900mm upright cooker**
- ! **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
- Caroma Aire Concorde toilet suites
- Stylus Venecia semi recessed vanity basins
- Stylus Verdi basin mixers
- Clark Round Back to wall Freestanding Bath to Bathroom
- Stylus wall Bath Outlet
- ! **Tiled preformed Shower Base to Ensuite & Bathroom**
- Semi-frameless shower screens with pivot door and laminated glass
- Venecia multifunction shower heads
- 100mm high skirting tile to all wet areas (Excluding Kitchen)
- Chrome tile trims to all wet areas

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
- 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

- ! **Electric Heat Pump 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

Lot 6106 | aONE



Lot 6109 | aONE



A ONE



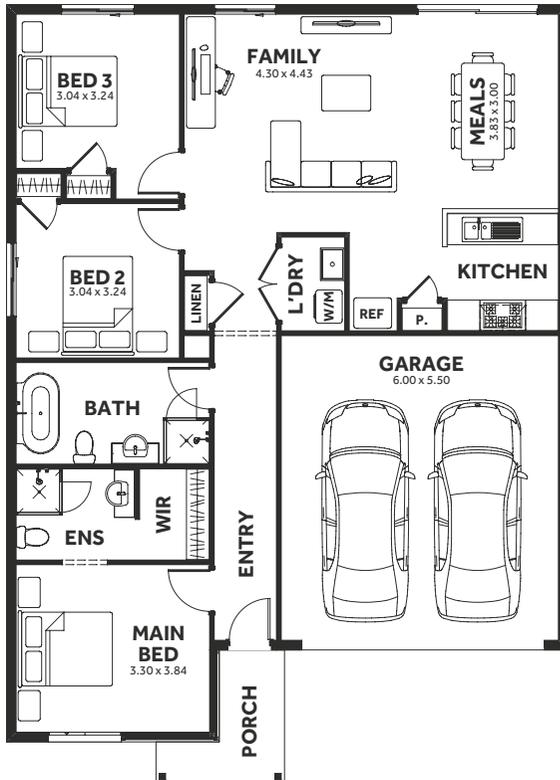
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2



2



Lot 6106 Knabstrupper Street

House Size: 153.61 m² | 16.54 sqs

Facade: S1 | Lot Size: 294 m²

Exterior Width 11,140 mm | Exterior Length 14,520 mm

Lot 6109 Knabstrupper Street

House Size: 153.61 m² | 16.54 sqs

Facade: S1 | Lot Size: 263 m²

Exterior Width 11,140 mm | Exterior Length 14,520 mm

INCLUSIONS

BY **eight**
HOMES

Sejero 2-17 inclusions only

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

STRUCTURAL

- 90mm machine grade pine studs (MGP10)

EXTERNAL FEATURES

- Up to 36m² 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 dependent)

MATERIALS

- Brick veneer/light weight construction (Category 1 range bricks)
- Natural Colour Mortar Joints — Rolled Finish
- Concrete Roof Tiles (Category 1 range)
- 820 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

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

INTERNAL FEATURES

- 2440mm ceiling height
- 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

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 flued

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

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

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

- 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

Lot 6107 | Sejero 2-17

Lot 6108 | Sejero 2-17



SEJERO 2-17



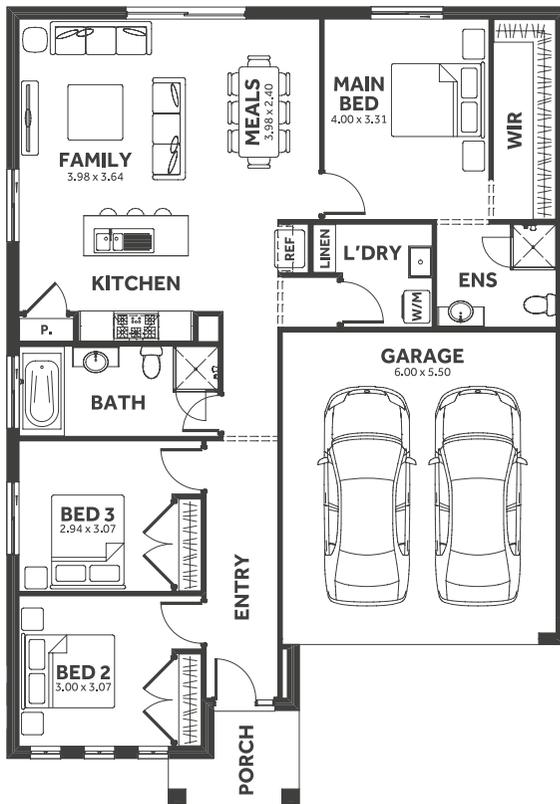
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2



2



Lot 6107 Knabstrupper Street

House Size: 159.10 m² | 17.13 sqs

Facade: S2 | Lot Size: 263 m²

Exterior Width 11,270 mm | Exterior Length 14,980 mm

Lot 6108 Knabstrupper Street

House Size: 159.10 m² | 17.13 sqs

Facade: S1 | Lot Size: 263 m²

Exterior Width 11,270 mm | Exterior Length 14,980 mm



*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, 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. Your contract of sale will set out all binding terms. Geographical restrictions apply. DBU 18864