

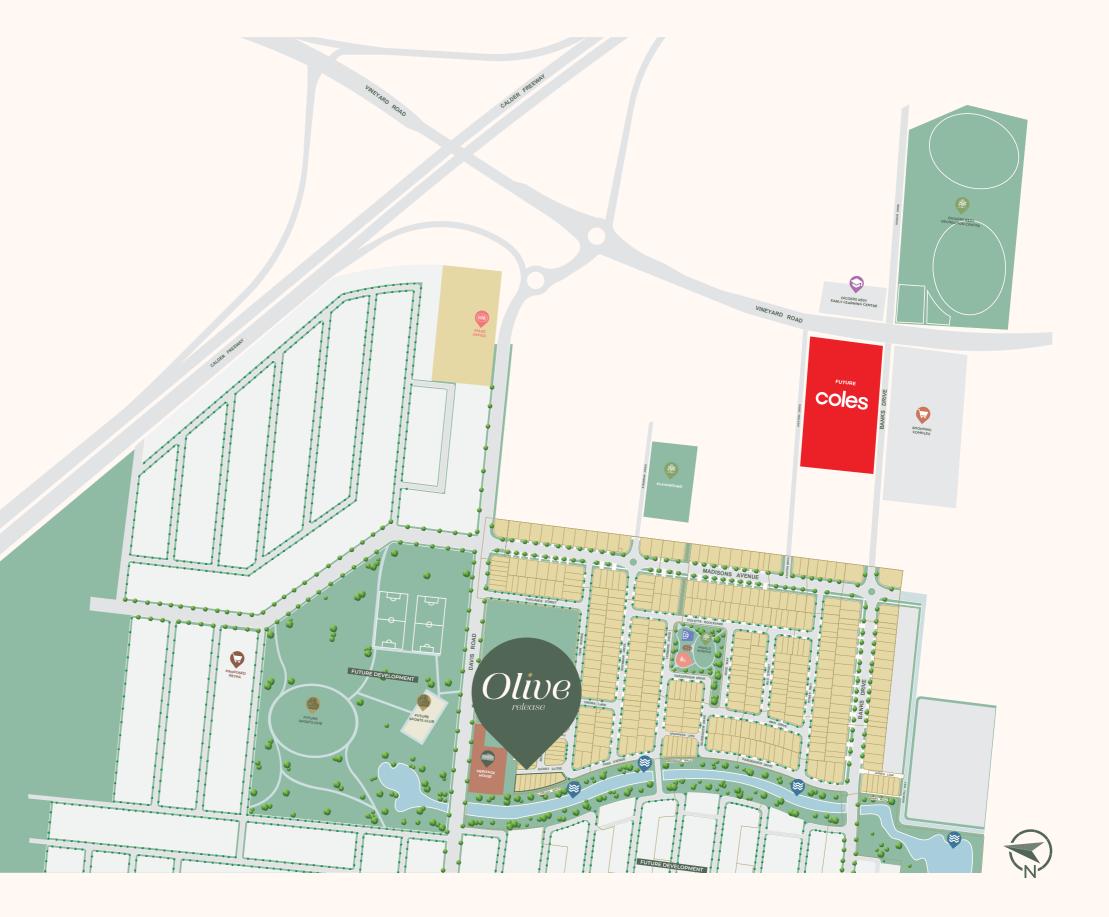
# The Olive Release.

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.

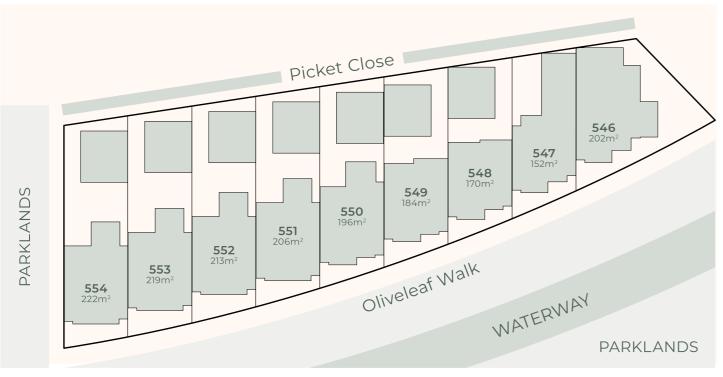
# Life Begins at Davis Vineyard.

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.

\_ 4 Minutes Sunbury\_ Watergardens Shopping Centre \_ \_13 Minutes Melbourne \_18 Minutes Airport \_ Train Station (Diggers Rest) 4 Minutes Train Station (Sunbury)\_ 8 Minutes Melbourne CBD 29 Minutes







# 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.



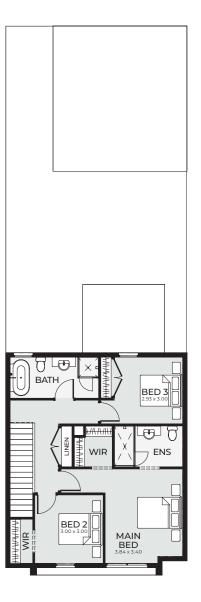
# *Jell 1-20* ► 3 = 2.5 = 2

House m<sup>2</sup>\_ \_ 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 m <sup>2</sup>
Lot 552	213 m <sup>2</sup>
Lot 553	219 m²
Lot 554	222 m <sup>2</sup>







FIRST FLOOR



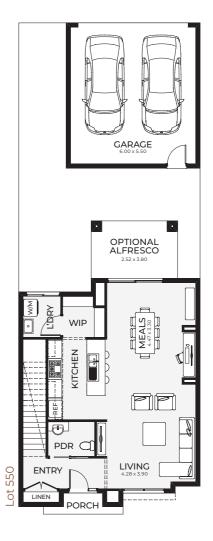
ARTIST IMPRESSION

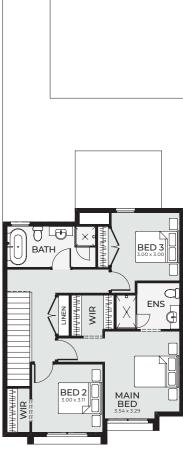
# *Jell 1-20* ⊨3 = 2.5 ≥ 2

\_\_ 190.05 m<sup>2</sup> House m<sup>2</sup>\_\_ House sq \_\_ \_ 20.45 sq House exterior length\_\_\_\_\_10,355 mm Garage exterior length\_\_\_\_ 6,380 mm House exterior width \_\_\_\_\_ 7,960 mm

Lot Size Lot 550 \_ \_ 196 m<sup>2</sup>

ARTIST IMI





GROUND FLOOR

FIRST FLOOR

# *Jell 1-20* ⊨3 = 2.5 ≥ 2

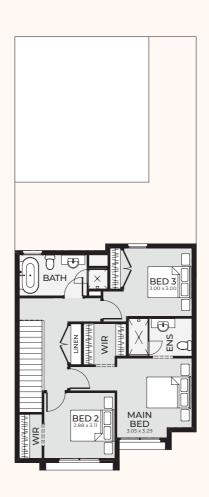
House m <sup>2</sup>	182.44 m <sup>2</sup>
House sq	19.63 sc
House exterior length	9,935 mm
Garage exterior length_	6,380 mm
House exterior width	7960 mm

Lot Size

Lot 548	170 m <sup>2</sup>
Lot 549	184 m²





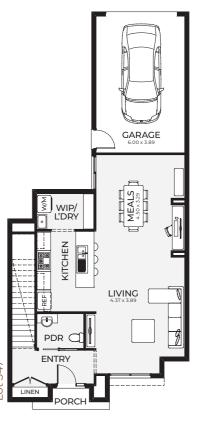


FIRST FLOOR

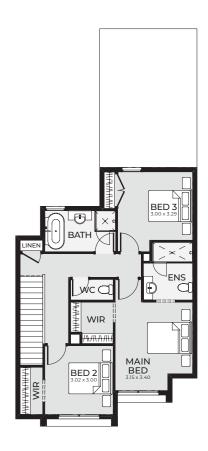
# *Jell 1-20* ⊨3 = 2.5 ≥1

House m <sup>2</sup>	178.71 m <sup>2</sup>
House sq	19.23 sq
House exterior length	17,450 mm
House exterior width	7960mm

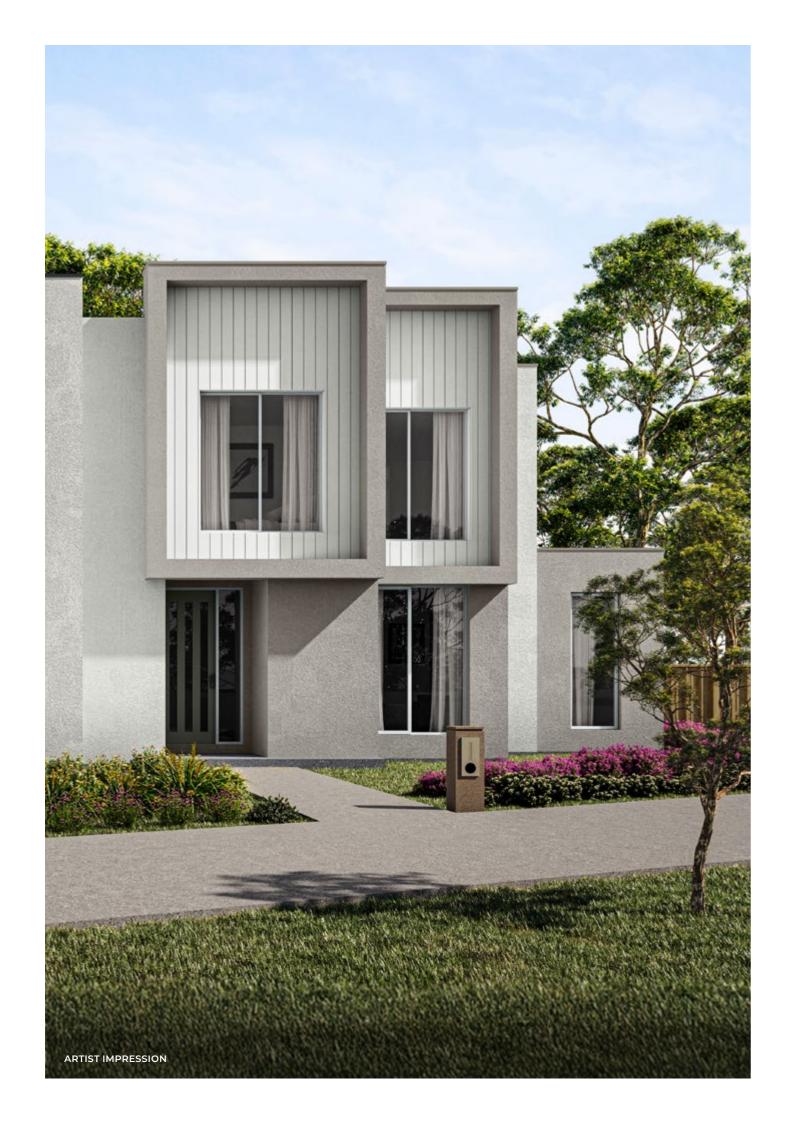
Lot Size Lot 547\_ 152 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

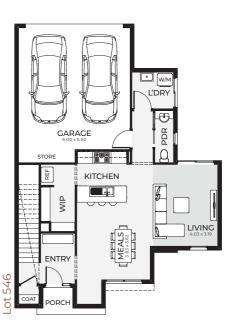


# *Jell 1-20* ⊨3 = 2.5 ≥ 2

\_\_\_ 193.84 m<sup>2</sup> House m<sup>2</sup>\_\_\_ House sq \_\_\_\_ \_\_\_ 20.86 sq House exterior length\_\_\_\_14,335 mm House exterior width \_\_\_\_ 10,200 mm

Lot Size

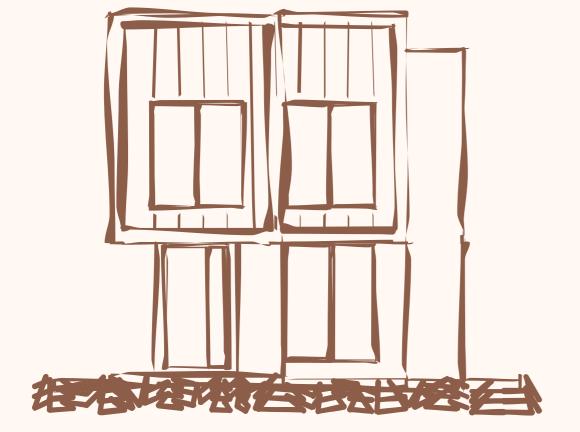
Lot 546\_\_ \_\_\_\_202 m<sup>2</sup>





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
- $67 \text{mm} \times 18 \text{mm}$  DAR skirtings and architraves throughout
- 75mm Cove Cornice to home garage
- Semi-frameless shower screens with pivot doors
- Roller blinds to windows

# **PAINTWORK**

## EXTERNA

- 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 13/4 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
- $820 \times 2040 \text{mm}$  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 pointsRCD 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

Olive Release 19



Kathy Salva 0417 571 005 kathy.salva@8homes.com.au



