

THE XANDER RELEASE





ARTIST IMPRESSION

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Winterset Lodge Estate and Eight Homes proudly present **The Xander Release**; a modern neighbourhood of effortless and affordable house and land solutions.

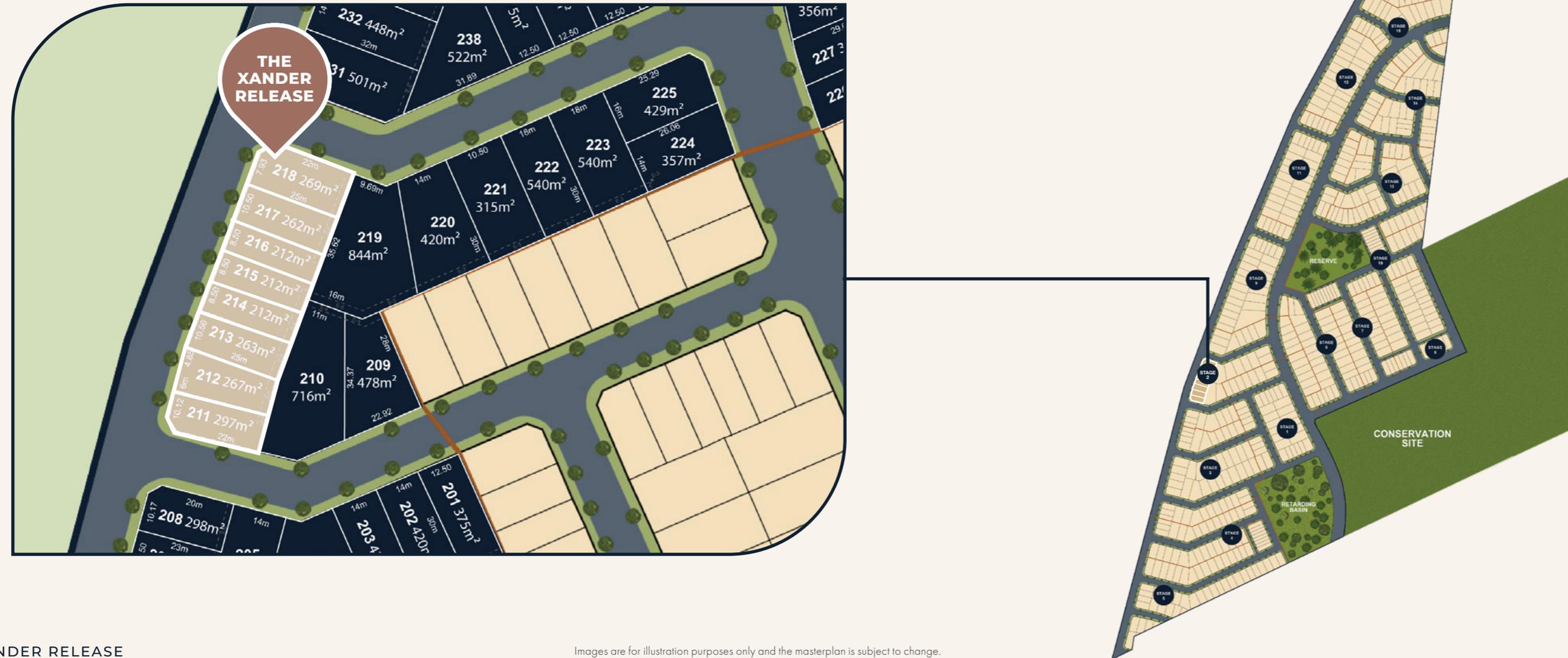


Discover your future at Winterset

Surrounded by natural beauty and country charm, the Winterset Estate presents an extraordinary opportunity to enjoy the best of a much sought-after lifestyle - far enough from the frantic pace of the city but close enough to enjoy the best of what both worlds offer. Winterset Lodge Estate is not simply a place; it is a community full of beauty, spirit and peace.

We promise you'll fit right in.

MASTERPLAN



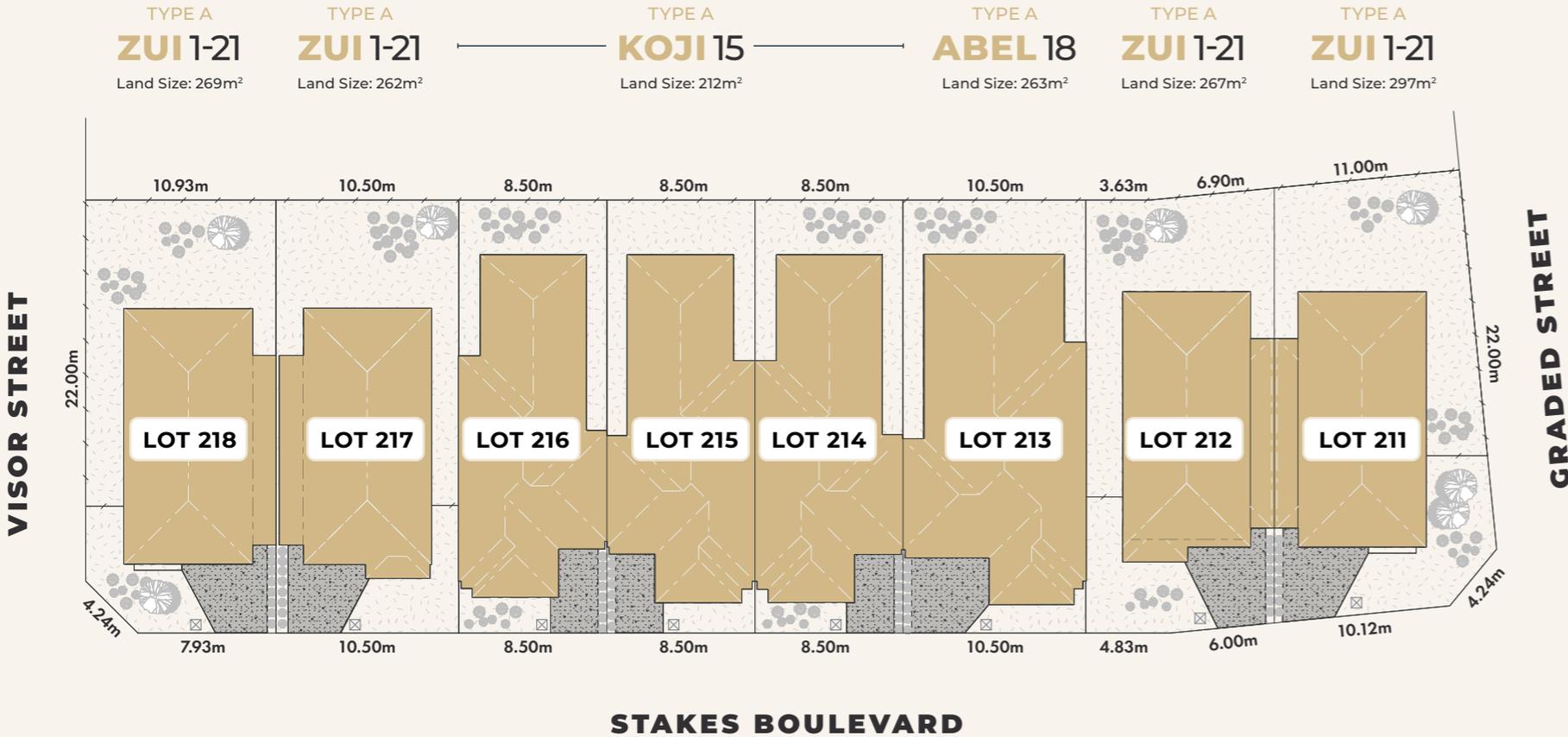
Winterset Lodge Estate

The Winterset Lodge Estate is located a comfortable 45-minute drive to Melbourne's CBD and a 5-minute drive to Manor Lakes.

Here a selection of shops and amenities are on offer, including schools, cafes, restaurants and the renowned Manor Lakes Central Shopping Centre.

Winterset Estate has everything you need right on your doorstep.

SITE PLAN



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 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 dependant)

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

INTERNAL FEATURES

- 2440mm ceiling height (single storey designs)
- 2590mm ground floor ceiling height & 2440mm first floor ceiling height (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
 - MDF staircase includes closed stringer, MDF treads & risers with metal balusters and timber handrail. Painted finish to stringer and balustrade/handrail with 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 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
- 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

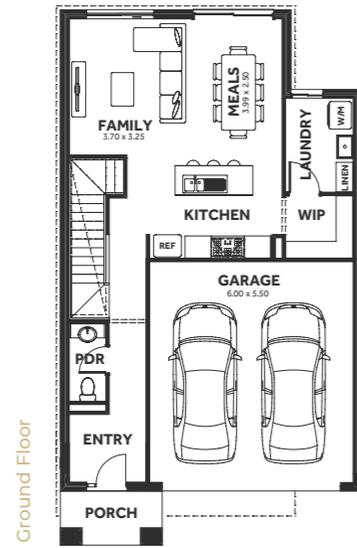
- Part A: Termite collars to all pipes passing through the concrete slab

House Designs

The Zui is a double-storey home, perfect for families wanting more from their everyday living. This open-plan design features clever storage solutions, including a walk-in pantry, a large linen cupboard, a separate toilet to the bathroom and a double garage.

The Koji is a single-storey home with a clever layout. The open plan family, meals and kitchen area embraces a sense of warmth and comfort. The master bedroom features a spacious walk-in robe and private ensuite, whilst the secondary bedrooms include built-in robes.

The Abel is also a single-storey design perfect for singles, young families or investors. This home offers an open-plan kitchen, living and family area and provides clever storage solutions throughout.



LOTS 211, 212, 217 & 218

ZUI 1-21

4 bedrooms, 2 bathrooms, 1 laundry, 2 garages

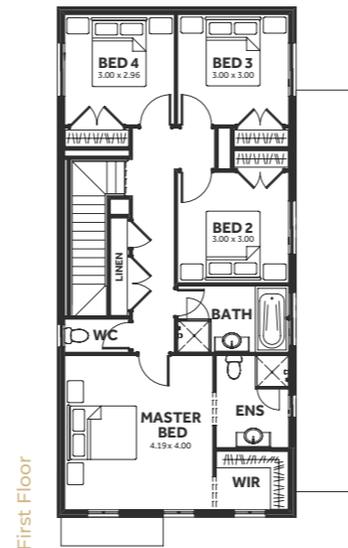
Exterior Width: 8,250mm
Exterior Length: 14,640mm

Lot 211 Stakes Boulevard, Manor Lakes
Total Area: 195.41 m² | 21.03 sq
Facade: S3 | Lot Size: 297m²

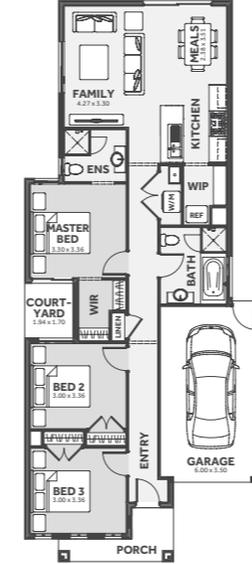
Lot 212 Stakes Boulevard, Manor Lakes
Total Area: 195.50 m² | 21.04 sq
Facade: S4 | Lot Size: 267m²

Lot 217 Stakes Boulevard, Manor Lakes
Total Area: 195.50 m² | 21.04 sq
Facade: S3 | Lot Size: 262m²

Lot 218 Stakes Boulevard, Manor Lakes
Total Area: 195.41 m² | 21.03 sq
Facade: S4 | Lot Size: 269m²



First Floor



LOTS 214, 215 & 216

KOJI 15

3 bedrooms, 2 bathrooms, 1 garage

Exterior Width: 8,460mm
Exterior Length: 19,650mm

Lot 214 Stakes Boulevard, Manor Lakes
Total Area: 133.33 m² | 14.35 sq
Facade: S1 | Lot Size: 212m²

Lot 215 Stakes Boulevard, Manor Lakes
Total Area: 133.33 m² | 14.35 sq
Facade: S5 | Lot Size: 212m²

Lot 216 Stakes Boulevard, Manor Lakes
Total Area: 131.85 m² | 14.19 sq
Facade: S4 | Lot Size: 212m²



LOT 213

ABEL 18

4 bedrooms, 2 bathrooms, 2 garages

Exterior Width: 10,460mm
Exterior Length: 19,650mm

Lot 213 Stakes Boulevard, Manor Lakes
Total Area: 172.09 m² | 18.52 sq
Facade: S3 | Lot Size: 263m²



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

