

THE PERFECT
HOME & land
FOR SALE

On the best Land in Victoria



Turnkey Home .com.au One Fixed price..

With the assurance that your price is fixed and complete.
Specialising in Land & Home construction in Melbourne
and Regional Victoria.





ASSURED RENTAL RETURN

100% PEACE OF MIND



Investors don't like uncertainty

We understand Investors want certainty around the estimated rental return, they don't want inflated and inaccurate figures to suck them in.



Investors want assurance

When we present you with our comprehensive Investment Analysis, the rental return, is an **Assured Rental Return**.



Investors want peace of mind

Therefore when you rent your property and if the rent is below our Assured amount, we will pay you the difference for a period of 2 years.*

*Terms and Conditions apply

Clients choose us!

The new way to build

OUR PROCESS

The Turnkey Building Process

OUR POINT OF DIFFERENCE

Since we don't have the onerous process of tender documents, soil testing and the many discussions with a consultant to arrive at your final price, we go straight to 'Fixed Turnkey Price' at the very first meeting. What you see is what you get, is the difference between the retail builders and our Turnkey offer.

If you like the package price and it meets your budget then the next step is

EOI - EXPRESSION OF INTEREST

This means you will pay \$1000 dollars to lock in the package price, secure the land and commence the journey to building your very own Turnkey home.

This is all done via an Expression of Interest form.

COLOURS & FACADE

Before contract signing you will be asked to pick your choice of façade and internal colour schemes.

Normally the external colour schemes are predetermined by the choice of the façade, but the internal colours are chosen from our predetermined colour charts.

You can also visit your Virtual Tours on line to help you see the internal colours as built in various displays across Melbourne. www.turnkeyhome.com.au

CONTRACT VARIATION

In some homes, you will have options to make some changes or add inclusions. Normally this is very limited as our homes are always 100% complete, but some inclusions may have options to relocate or add too, in this case you will sign a PCV (Post Contract Variation) so that these changes are incorporated into your Final Working Drawings.

CONTRACTS, LAND & CONSTRUCTION

Our time frame is normally 7-14 working days to get your contracts ready. Your second meeting will be to sign both land and construction contracts.

The soft copies of the contracts are normally available before your appointment and we will email these to you before you come in for your second meeting. This allows you to review your contracts and exchange them with your conveyancer.

DEPOSITS

Your deposits are now due as per the time frame agreed while signing your contracts. The land deposit could be either 5% or 10% of the price of the land, while the construction deposit is always 5% of the price.

LAND SETTLEMENT

Depending upon the title release of your land, you could be waiting a few month or more before your land is ready to settle.

The settlement date is normally 14 days after the title release on your block. Your Conveyancer will coordinate with you and your Lender to ensure that settlement is booked and happens on time.

We advise you to commence your final loan application as soon as possible so that there are no delays in settlement.

FWD - FINAL WORKING DRAWINGS

This will be ready approximately shortly after your land settlement happens. You must review these drawings in detail, as this is the final drawings and your home will be built as per these drawings.

BUILDING PERMIT

Once your land has settled you must send us a settlement letter from your Conveyancer so that we can apply for a Building Permit. After this is approved the builder will be on site within a short time.

CONSTRUCTION

Our single storey homes are normally built within 18 - 22 weeks and our double storey homes between 26 - 30 weeks. These time frames are subject to weather and other delays, but we will try to hand over your home well within the contract stipulated dates.

BUILDING INSPECTIONS

We appoint an independent building surveyor to work with you and your builder all the way from Building Permits to Completion.

The independent surveyor will ensure quality construction practices and management of inspections and rectification of works if necessary.

The benefits of a turnkey project are many but most importantly there are no uncertainties when you buy. You know exactly how much your home costs right from the get-go. You don't have to ask about upgrades, because our homes are finished with superior inclusions, designer kitchens and appliances. Our prices are not subject to anything and therefore are truly fixed.

Display Home



9 Athletic Circuit. Clyde
Open: by appointment

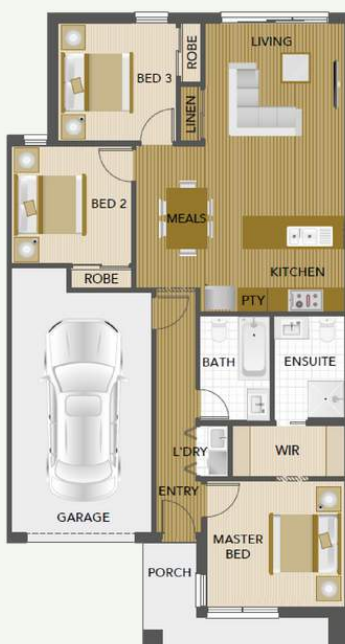
Cremorne 16

TO FIT 10.5 M BY 21M BLOCKS



Capeside 13

TO FIT 8.5 M BY 21M BLOCKS



VIRTUAL TOUR



VIRTUAL TOUR



Facade images are only for illustration and do not necessarily match the floor plans. All floor plans and facades are subject to change.

Display Home



144 City Vista Ct. Plumpton

Open: by appointment

TO FIT 12.5 M BY 28 M BLOCKS

Domain 23



VIRTUAL TOUR



Facade images are only for illustration and do not necessarily match the floor plans. All floor plans and facades are subject to change.

Houston 1

TO FIT 8.5M BY 28M BLOCKS



Houston 2

TO FIT 8.5M BY 28M BLOCKS



Elysee

TO FIT 14M BY 32M BLOCKS



Highland

TO FIT 12.5M BY 25M BLOCKS

Site Works

Concrete waffle pod slab, engineer designed "M" up to "P" class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ. Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority). Engineer design surface drainage, including silt pits with grated covers, connected to storm water, (2 No) flexible couplings to sewer, engineer design and certification. Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Connections

Underground electricity, gas, sewer, and storm water included. Telephone conduit and draw cable from the supply pit. Telephone and electricity fees by owner. NBN ready.

External Features

Bricks: Clay brick selection from SOHO Living colour scheme.

Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.

Tile feature Option: 300 x 600mm Horizontal lay to front façade. Colour to be selected from SOHO Living colour scheme.

Infills Over Windows: Front Elevation – Brick light weight (façade design dependent). Side and rear Elevations – Cement sheet infill over windows and doors.

Roof Cover: Concrete Roof Tiles to be selected from colour selection.

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree.

Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.

Laundry Door: Aluminium sliding door, 2100mm high x 1450mm wide.

Windows: Powder coated aluminium awning windows or timber to front façade only (façade design dependent). Powder coated aluminium sliding windows to side and rear elevations only.

Sliding Doors: Aluminium powder coated sliding door. Colour to be selected from SOHO Living colour scheme. Locks to all windows and sliding doors keyed alike.

Insulation

Insulation batts to home to comply with 6 Star Energy Rating.

Internal Features

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Provide Alba Chrome levers through Chrome finish.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Blinds: Holland blinds to bedrooms and living areas.

Fly wire: Fly wire screens to all openable windows.

Paint

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

Heating & Cooling

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Split cycle cooling to living (3kw)

Hot Water System

Hot water unit in accordance with estate guidelines.

Kitchen

European inspired oven 600mm.

European inspired cooktop 900mm 5 burner stainless steel gas cooktop.

European inspired rangehood 900mm stainless steel canopy rangehood.

European inspired dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer 220mm gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm.

Choose colour from SOHO Living colour scheme.

Splashback: Premium Mirror. Choose colour from SOHO Living colour scheme.

Bathroom, Ensuite, Powder Room & WC

Mirror: 900mm high, polished edges to full width of vanities sitting on 200mm tile splashback.

Basin: Ceramic above mount 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Floating vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm.

Choose colour from SOHO Living colour scheme.

Bath: 1675mm acrylic bath (white) in tiled podium.

Shower Bases: Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Demtech grated drain system.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail.

Bathroom Shower – Shower hand shower on rail.

Bath (Wall Mounted) – Straight wall bath outlet

200mm and wall mixer. Basin (Top Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

Laundry

Trough: 45 litre single inset bowl stainless steel without top bypass.

Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings.

Bench Top: Laminate with square edge.

Tapware: Sink mixer in chrome finish.

Electrical

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

Alarm: Reliance 8 with 3 sensors keypad at entrance.

Plumbing

(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door.

Tiling

Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, and Powder room.

Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath

Floor Coverings

Carpet: Selected from SOHO Living colour scheme to Bedrooms, WIR, Lounge, Study, Activity and Staircase.

Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway.

Storage

Shelving: Robes – One white melamine shelf and hanging rail.

Walk in Robe – One white melamine shelf and hanging rail.

Pantry/Linen – Four white melamine shelves.

Broom – One white melamine shelf.

Robe Doors: Single Storey – 2040mm high flush panel hinged doors. Double Storey – 2040mm high flush panel hinged doors.

Stairs (Double Storey Homes)

Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

Garage

Garage Door: 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

Pedestrian Door (Home Specific): Door Frame – Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Door Furniture – Schlage Alba Chrome Levers through Chrome finish.

Internal Access Door (Home Specific):

Internal access door: (home specific) Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture – Chrome Levers through Chrome finish.

Outdoor

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway, front path and rear outdoor living.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Colorbond fold out clothesline in rear yard.

About us

Member of Master Builders Association & Housing Industry of Australia.

10-year structural guarantee.

SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability.

Imagery for illustrative purposes.

SOHO LIVING FACADE OPTIONS - SMALL LOTS



HAMPTONS



EMERSON



GEMINI



BELMONT



PORTSEA



APOLLO



HAYWORTH



BERKLEY

Facade images are only for illustration and may not represent the exact facade built on your home.

SOHO LIVING FACADE OPTIONS - LARGE LOTS



CIRCA



CROWN



HAVEN



LUDLOW



MAINE



PENINSULA

The benefits of a turnkey project are many but most importantly there are no uncertainties when you buy. You know exactly how much your home costs right from the get-go. You don't have to ask about upgrades, because our homes are finished with superior inclusions, designer kitchens and appliances. Our prices are not subject to anything and therefore are truly fixed.

Display Home



22 Catch St. Clyde

Open: by appointment

Mckenzie

TO FIT 12.5M BY 32M BLOCK



Dundas

TO FIT 12.5M BY 28M BLOCK



Virtual Tour



2/29 Princes Hwy, D
tel: 979

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Argyle

TO FIT 12.5M X 28M BLOCKS

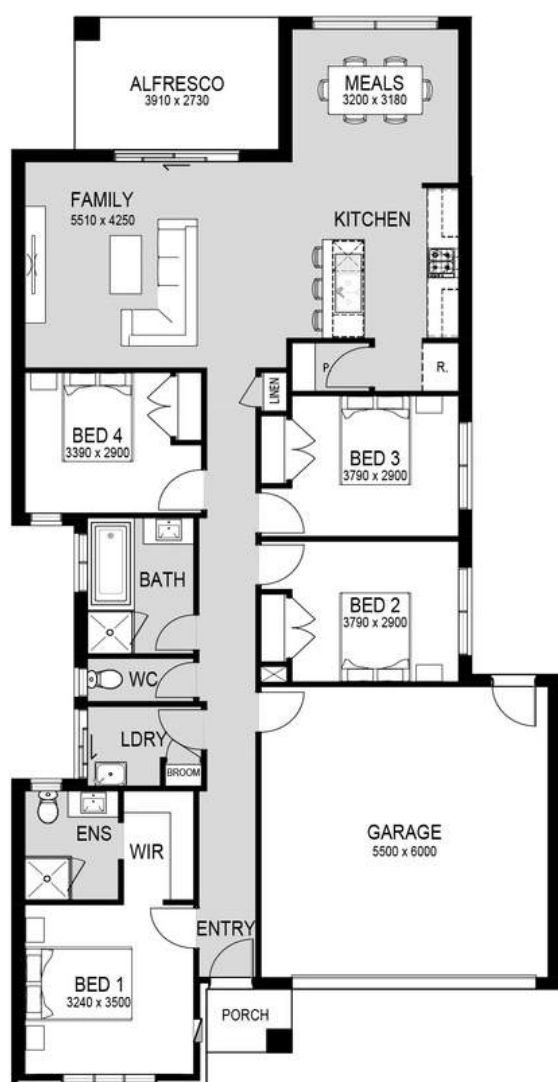


Virtual Tour



Gippsland

10.5 M BY 28 M BLOCK



Torrens

8.5 M BY 28 M BLOCK

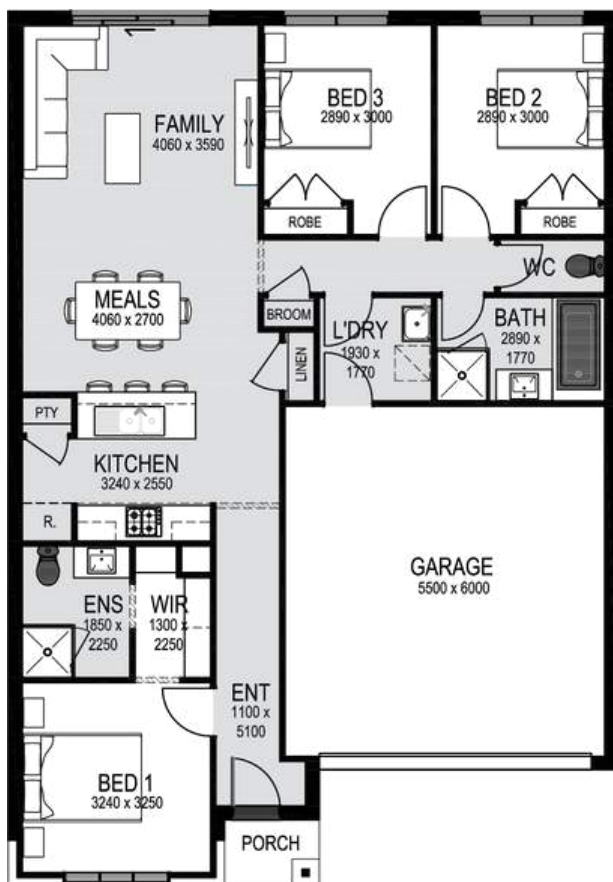


Virtual Tour



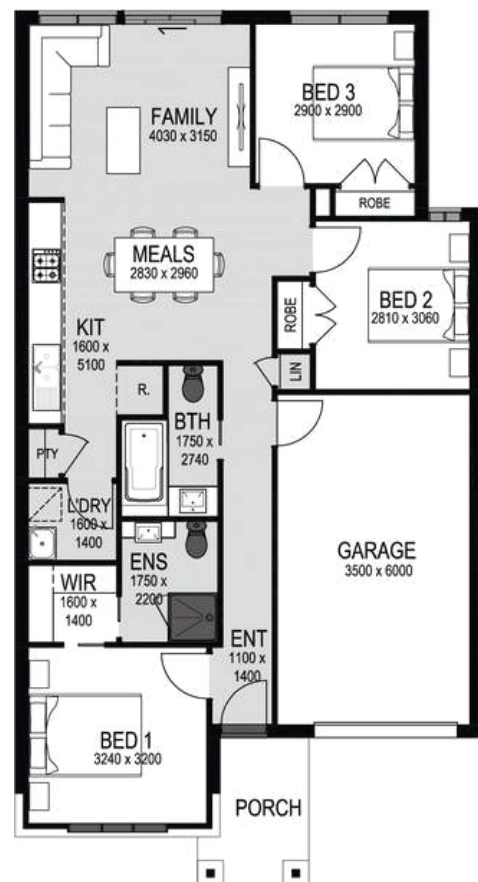
Eyre

TO FIT 10.5M X 21M BLOCK



Dove

TO FIT 8.5M BY 21M BLOCK



SUPERIOR INCLUSIONS

TURNKEY

HOME.COM.AU

GENERAL

Member of MBA & HIA

Member of Glenvill Group of Companies Insurance with home owners warranty

6 year structural guarantee

PRELIMINARIES

6 star energy rating report, Plans & specifications

Engineering drawings & building permit

Bushfire compliance upgrade (where applicable)

SITE WORKS

Concrete waffle slab & pump allowance

Allowance for balanced cut/fill up to 300mm

Termite treatment (Part A & B) Temporary fencing

Roof guard rail/fall protection, Crushed rock access drive

CONNECTIONS

Storm water, sewer & underground power included

Telephone & electricity standard connection fees by owner

FRAMING

Prefabricated pine wall frames

Prefabricated pine roof trusses

CEILING HEIGHT

2440mm (8") high to all single storey & first floor of double storey

2590mm high to ground floor on all double storey

PLUMBING

Concealed plumbing, Colorbond fascia's, gutters & downpipes

BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

ROOFING

Concrete roof tiles from builders' standard range

WINDOWS

Feature windows to front of home & aluminium sliding

windows to balance, Window seals and Locks to all openable windows.

Flyscreen's to all openable windows

WINDOW COVERINGS

Holland blinds to all windows & sliding doors

(excluding front door sidelights) Venetians to bathrooms

INSULATION

R2.0 batts & sisilation to external walls

R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)

170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings

67mm MDF architraves

CUPBOARDS

Robes with melamine shelf & hanging rail

Linen cupboard with 4 melamine shelves

Broom cupboard with melamine shelf

Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

Feature solid door to front entry

Glazed sliding external door to laundry, family & rumpus (house specific)

Flush panel internal doors

Fly screen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

Chrome entrance set to front door & rear garage door

Deadbolt to front door & garage internal access door

Chrome levers to room doors. Chrome bar pulls to all cupboard doors.

Weatherstrip to front door & internal access door to garage door stops

TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry.

Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

Solagard low sheen to exterior garage timber door (2 coats)

Gloss enamel to front door (2 coats)

Low sheen acrylic to interior walls & ceiling (2 coats)

Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

Split system inverter with remote control

Double power points throughout

LED downlights throughout (batten point to garage)

External parafoods (x2)

TV point to family room, bedroom 1 & living (if applicable)

UHF/VHF digital ready TV antenna

Telephone point to kitchen & bedroom 1

Self closing exhaust fans above showers (x2)

Safety switches (residual current devises)

Smoke detectors (direct wired with battery back up)

KITCHEN

Reconstituted stone benchtops with 20mm square edge

Pantry with 4 melamine shelves

600mm multifunction electric oven (stainless steel)

600mm gas cooktop (stainless steel)

600mm canopy rangehood (stainless steel)

Dishwasher (stainless steel)

Double bowl sink & drainer

Gooseneck chrome

LAUNDRY

Stainless steel trough & white acrylic cabinet

Hot & cold washing machine connections

Gooseneck chrome mixer tap

BATHROOM AND ENSUITE

Reconstituted stone benchtops with 20mm square edge

Polished edge mirror to full width of vanities

Square feature basins (white with chrome waste & overflow)

Toilet suites (white with chrome flush button)

1675mm bath (white) to bathroom

Tiled shower base & semi framed glass pivot door with polished silver frame

Chrome mixer taps

Double towel rail, toilet roll holder & soap dish

GARAGE

Concrete waffle slab floor

Plaster lined ceiling & walls with cornice

Colorbond panel lift door with brickwork over

Remote control to garage door (includes 2 no. handsets)

Internal access door, Single weather proof ply rear door

PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

LANDSCAPING

Drought resistant garden & plants to front & rear, instant Lawn to front & rear

FENCING

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

PAVING

Coloured concrete driveway, front path & rear outdoor living area.

LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours.

Colorbond fold out clothesline to rear yard

These upgrades apply to the Superior Inclusions only

STRUCTURE (CEILING HEIGHT).

2590mm high ceilings in lieu of 2440mm (to ground and first floor of double story homes)

KITCHEN (COOKTOP).

900mm Cooktop in lieu of standard 600mm

KITCHEN (RANGEHOOD).

900mm Rangehood in lieu of standard 600mm

KITCHEN (OVEN).

900mm Oven in lieu of standard 600mm

FLOORING (TIMBER LOOK FLOORING).

Timber look laminate flooring in lieu of tiles to Family/Kitchen/meals/entry

PAVING

Exposed aggregate paving in lieu of standard coloured concrete

KITCHEN

Glass splash back

GENERAL

Member of MBA & HIA
Member of Glenvill Group of Companies Insurance with home owners warranty
6 year structural guarantee

PRELIMINARIES

6 star energy rating report, Plans & specifications
Engineering drawings & building permit
Bushfire compliance upgrade (where applicable)

SITE WORKS

Concrete waffle slab & pump allowance
Allowance for balanced cut/fill up to 300mm
Termite treatment (Part A & B) Temporary fencing
Roof guard rail/fall protection, Crushed rock access drive

CONNECTIONS

Storm water, sewer & underground power included
Telephone & electricity standard connection fees by owner

FRAMING

Prefabricated pine wall frames
Prefabricated pine roof trusses

CEILING HEIGHT

2440mm (8") high to all single storey & first floor of double storey
2590mm high to ground floor on all double storey

PLUMBING

Concealed plumbing, Colorbond fascia's, gutters & downpipes

BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

ROOFING

Concrete roof tiles from builders' standard range

WINDOWS

Feature windows to front of home & aluminium sliding windows to balance, Window seals and Locks to all openable windows.

INSULATION

R2.0 batts & sisilation to external walls
R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings
67mm MDF architraves

CUPBOARDS

Robes with melamine shelf & hanging rail
Linen cupboard with 4 melamine shelves
Broom cupboard with melamine shelf
Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

Feature solid door to front entry
Glazed sliding external door to laundry, family & rumpus (house specific)
Flush panel internal doors

DOOR FURNITURE

Chrome entrance set to front door & rear garage door
Deadbolt to front door & garage internal access door
Chrome levers to room doors. Chrome bar pulls to all cupboard doors.
Weatherstrip to front door & internal access door to garage door stops

TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry.
Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

Solagard low sheen to exterior garage timber door (2 coats)
Gloss enamel to front door (2 coats)
Low sheen acrylic to interior walls & ceiling (2 coats)
Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

Double power points throughout
LED downlights ONLY to Kitchen & Family
External parafloods (x2)
TV point to family room, bedroom 1 & living (if applicable)
UHF/VHF digital ready TV antenna
Telephone point to kitchen & bedroom 1
Self closing exhaust fans above showers (x2)
Safety switches (residual current devises)
Smoke detectors (direct wired with battery back up)

KITCHEN

Reconstituted stone benchtops with 20mm square edge to Kitchen only
Pantry with 4 melamine shelves
600mm multifunction electric oven (stainless steel)
600mm gas cooktop (stainless steel)
600mm canopy rangehood (stainless steel)
Dishwasher provision
Double bowl sink & drainer
Gooseneck chrome

LAUNDRY

Stainless steel trough & white acrylic cabinet
Hot & cold washing machine connections
Gooseneck chrome mixer tap

BATHROOM AND ENSUITE

Laminate benchtops to Ensuite & bathroom
Polished edge mirror to full width of vanities
Square feature basins (white with chrome waste & overflow)
Toilet suites (white with chrome flush button)
1675mm bath (white) to bathroom
Tiled shower base & semi framed glass pivot door with polished silver frame
Chrome mixer taps
Double towel rail, toilet roll holder & soap dish

GARAGE

Concrete waffle slab floor
Plaster lined ceiling & walls with cornice
Colorbond panel lift door with brickwork over
Remote control to garage door (includes 2 no. handsets)
Internal access door, Single weather proof ply rear door

PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof.

Tailor you home by adding back what you want us to do for you

Stone benchtops to the ensuite and bathroom	\$450	<input type="checkbox"/>
Provide dishwasher	\$440	<input type="checkbox"/>
Split system Air conditioner to family room	\$2390	<input type="checkbox"/>
Holland blinds to all windows	\$1350	<input type="checkbox"/>
Flywire screens to all windows	\$840	<input type="checkbox"/>
Landscaping front and rear	\$3000	<input type="checkbox"/>
All required fencing as per requirement of estate	\$4500	<input type="checkbox"/>
Driveway and paths and clothes line pad (exposed aggregate)	\$3840	<input type="checkbox"/>
Clothes line	\$320	<input type="checkbox"/>
Led downlights to bedrooms	\$280	<input type="checkbox"/>
600mm appliances to 900 mm appliances	\$750	<input type="checkbox"/>
Ceiling height 2590	\$3,100	<input type="checkbox"/>

Total

Prices are subject to change.

GLENVILL APLACE FACADE OPTION - LARGE LOTS

TURNKEY HOME.COM.AU



BENTLEIGH



CANTERBURY



KENSINGTON



LONSDALE



DRYSDALE



TORQUAY



VERMONT



WINDSOR

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TURNKEY HOME.COM.AU



ARMADALE



ELWOOD



MARLVEN



MONTROSE



RICHMOND A



RICHMOND B



RICHMOND C



SEAFORD

INVST AUSTRALIA TAILORED COLLECTION

TURNKEY

HOME.COM.AU



TAILORED COLLECTION HOMES

We are proud to present our TAILORED Turnkey Home built by one of our experienced and reputed home-builders of quality Turnkey Construction. Our homes are 100% fixed price.

This range of homes offers you the option to tailor your inclusions to suit your budget. We recognise that some clients may want to add their own personal touch to their home, this range of inclusions give you exactly this option. You can either ask us to do it or you can get it done your self.

The price you have been quoted is 100% fixed and includes all our Tailored Inclusions. We have given you a list of items that you may or may not want us to complete for you. If you do select any inclusions from this list, it will be added to you price.

Ask us to do it or do it yourself



TURNKEY HOME.COM.AU

Site Works

Concrete waffle pod slab, engineer designed 'M' up to 'P' class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ. Compaction report 'site specific' is required or else other cost incurred. Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority). Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Connections

Underground electricity, gas, sewer and storm water included. Telephone conduit and draw cable from the supply pit. Telephone and electricity fees by owner. NBN ready.

External Features

Bricks Clay brick selection from Total Living colour scheme.

Render Acrylic texture coating render. Colour to be selected from Total Living colour scheme.

Tile feature option Feature tile to façade. Colour to be selected from Total Living colour scheme.

Infills over windows Front Elevation – Brick or light weight (façade design dependent). Side and rear Elevations – Cement sheet infill over windows and doors.

Roof cover Colorbond roofing to be selected from colour selection.

Roof plumbing Metal gutter, fascia and flashings to be Colorbond finish.

Front entry door Stain or paint finish. Colour to be selected from Total Living Colour Scheme.

Windows Powder coated aluminium awning windows or timber to front façade only (façade design dependent). Powder coated aluminium sliding windows to side and rear elevations only.

Sliding doors Aluminium powder coated sliding door. Colour to be selected from Total Living colour scheme.

Locks to all windows and sliding doors keyed alike.

Framing

Walls Stabilised timber frame throughout at 450mm centres externally and 600mm centres internally to single storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof Engineer designed stabilised timber roof trusses.

Insulation

Insulation batts to home to comply with 6 Star Energy Rating.

Internal Features

Ceiling height 2440mm ceiling height (nominal) to single storey with 75mm cove cornice.

Internal doors Flush panel Core 2040mm high.

Internal door furniture Passage lever sets. Chrome finish.

Mouldings Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster Ceiling Plaster. 10mm plasterboard finish.

Wall plaster Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Paint

Internal and external Two coats as per internal colour scheme.

Woodwork and skirting Two coats as per internal colour scheme.

Heating and Cooling

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Hot Water System

Hot water unit in accordance with estate design guidelines.

Kitchen

European inspired oven 600mm.

European inspired cooktop 600mm 5 burner stainless steel gas cooktop.

European inspired rangehood 600mm stainless steel canopy rangehood.

Dishwasher provision provided.

Sink Stainless steel double bowl sink.

Tap Mixer gooseneck design.

Bench top Engineered stone benchtop with 20mm edge. Choose colour from Total Living colour scheme.

Splashback Tiled. Choose colour from Total Living colour scheme.

Laundry

Trough and Cabinet unit.

Tapware Sink mixer in chrome finish.

Bathroom, Ensuite, Powder Room and WC

Mirror Polished edges to full width of vanities sitting on tile splashback.

Basin Ceramic above mount. Inset basin (white), chrome waste 1 tap hole/overflow.

Vanity unit Laminate finish. 16mm white melamine carcass.

Bench top Laminate finish benchtop. Choose colour from Total Living colour scheme.

Bath Acrylic bath (white) in tiled podium.

Shower bases Ceramic tiled shower base. Selection from Total Living colour scheme range with grated drain system.

Shower screens Semi frameless with pivot door and clear laminated glass.

Taps and outlets Shower outlets to bath and ensuite.

- Shower (on rail) - Chrome - plated.

- Bath (wall Mounted) - Straight wall bath outlet 200mm and wall mixer - chrome - plated.

- Basin (top Mounted) - Basin mixer Chrome - plated.

Accessories

Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet suite China toilet suite in white with soft close seat.

Electrical

Internal light points

- Recessed LED downlights in white non-metallic polyamide housing with diffuser to kitchen and family/living areas

- Batten light fittings to all other areas

External light points (2 No) flood light wall mounted light fitting.

Power points White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

Smoke detector Hardwired with battery backup.

Exhaust fans Above all showers and toilet with self-sealing air flow draft stoppers.

Fibre optic package NBN ready.

Telephone point x 2 with NBN.

Safety switch Residual Current Devices safety switch and circuit breakers to meter box.

Plumbing

Garden Taps (2 No), one located to the front water meter and one to rear of home.

Tiling

Ceramic floor tiles Selected from Total Living colour scheme to Laundry, Ensuite, Bathroom, WC, and Powder room.

Ceramic wall tiles Selected from Total Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

Floor Coverings

Carpet Selected from Total Living colour scheme.

Timber laminate Selected from Total Living colour scheme timber look laminate flooring.

Storage

Shelving Robes – One white melamine shelf and hanging rail. Walk in Robe – One white melamine shelf and hanging rail.

Pantry and linen Four white melamine shelves. Broom – One white melamine shelf.

Robe doors 2040mm high flush panel hinged doors.

Garage

Garage door 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

Remote control Remote control unit to front garage door with 2 handsets.

Pedestrian door (home specific)

Door Frame – Aluminium frame with solid door core.

Door furniture Lockable lever and deadlock chrome-plated.

Outdoor

Letterbox As per Design Guidelines.

* Member of Housing Industry of Australia. 10-year structural guarantee. Total Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.

Tailor you home by adding back what you want us to do for you

Stone benchtops to the ensuite and bathroom	\$720	<input type="checkbox"/>
Provide dishwasher	\$550	<input type="checkbox"/>
Split system Air conditioner to family room	\$2340	<input type="checkbox"/>
Holland blinds to all windows	\$1550	<input type="checkbox"/>
Flywire screens to all windows	\$800	<input type="checkbox"/>
Landscaping front and rear	\$5500	<input type="checkbox"/>
All required fencing as per requirement of estate	\$4000	<input type="checkbox"/>
Driveway and paths and clothes line pad (exposed aggregate)	\$3250	<input type="checkbox"/>
Clothes line	\$280	<input type="checkbox"/>
Led downlights to bedrooms	\$350	<input type="checkbox"/>
Ceiling height 2590	\$4800	<input type="checkbox"/>
600mm appliances to 900mm cooktop and rangehood 600mm oven	\$750	<input type="checkbox"/>

Total

Croft 12.5

TO FIT 8.5 M X 21M BLOCKS

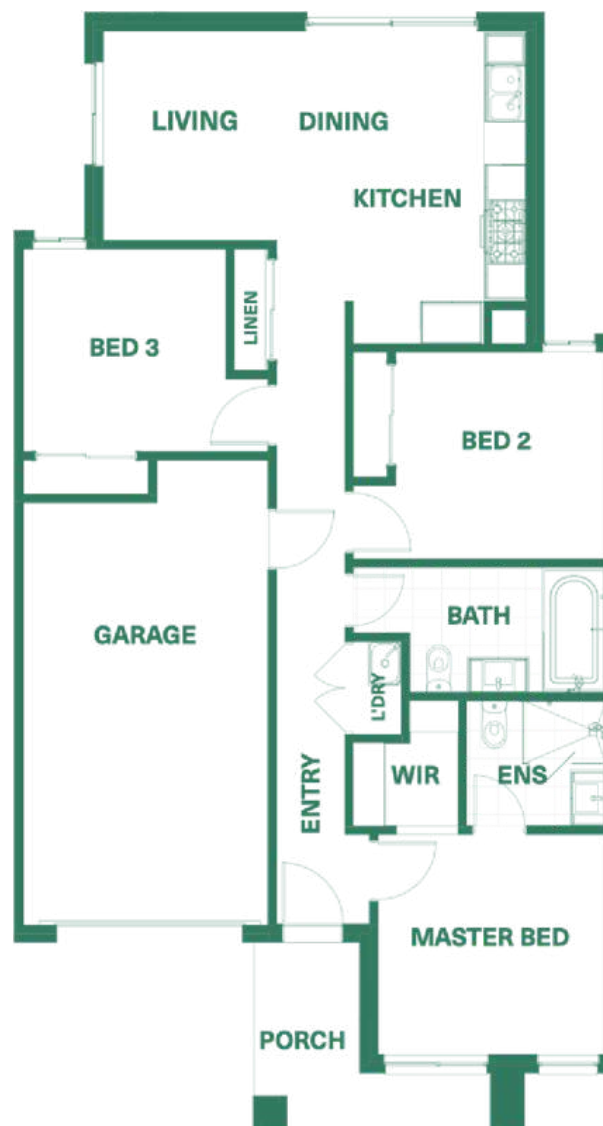
The benefits of a turnkey project are many but most importantly there are no uncertainties when you buy. You know exactly how much your home costs right from the get-go.

This range of homes offers you the option to tailor your inclusions to suit your budget. We recognise that some clients may want to add their own personal touch to their home, this range of inclusions give you this option. You can either ask us to do it or you can get it done your self.

Ask us to do it or do it yourself

Somerset 14

TO FIT 8.5 M BY 25 M BLOCKS



Crossley 14

TO FIT 10.5 M BY 21 M BLOCKS



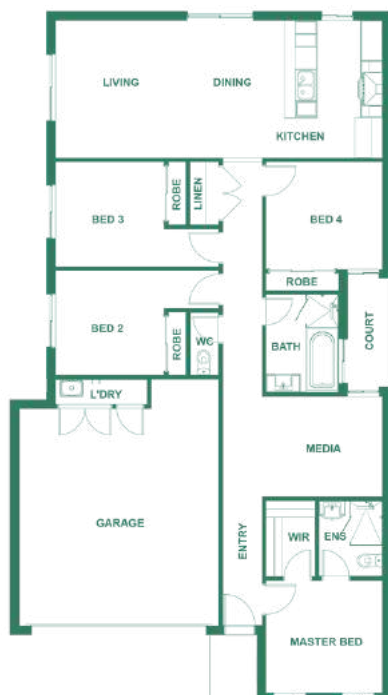
Meyer 16

TO FIT 10.5 M BY 21 M BLOCKS



Lennox 19

TO FIT 10.5 M X 25 M BLOCKS



Regent

TO FIT 10.5 M BY 28 M BLOCKS



Oliver 19

TO FIT 12.5 M X 25 M BLOCKS



Presgrave 20

TO FIT 12.5 M BY 25 M BLOCKS



Windsor

TO FIT 12.5 M BY 28 M BLOCKS



Albion

TO FIT 12.5 M BY 28 M BLOCKS



Portland 19

TO FIT 14 M BY 21 M BLOCKS



Westwood

TO FIT 14 M BY 28 M BLOCKS



Ramsay 27

TO FIT 14 M BY 30 M BLOCKS



Berkeley

TO FIT 14 M BY 32 M BLOCKS



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SAN TELMO

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The benefits of a turnkey project are many but most importantly there are no uncertainties when you buy. You know exactly how much your home costs right from the get-go. You don't have to ask about upgrades, because our homes are finished with superior inclusions, designer kitchens and appliances. Our prices are not subject to anything and therefore are truly fixed.

Display Home

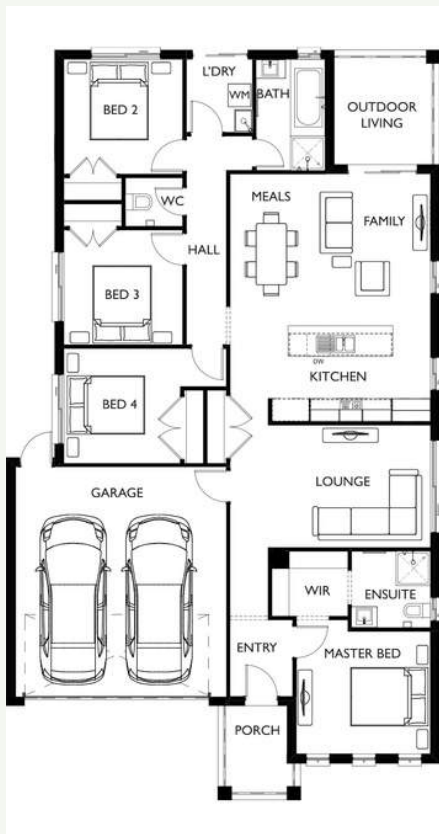


9 Colson Way. Berwick

Open: by appointment

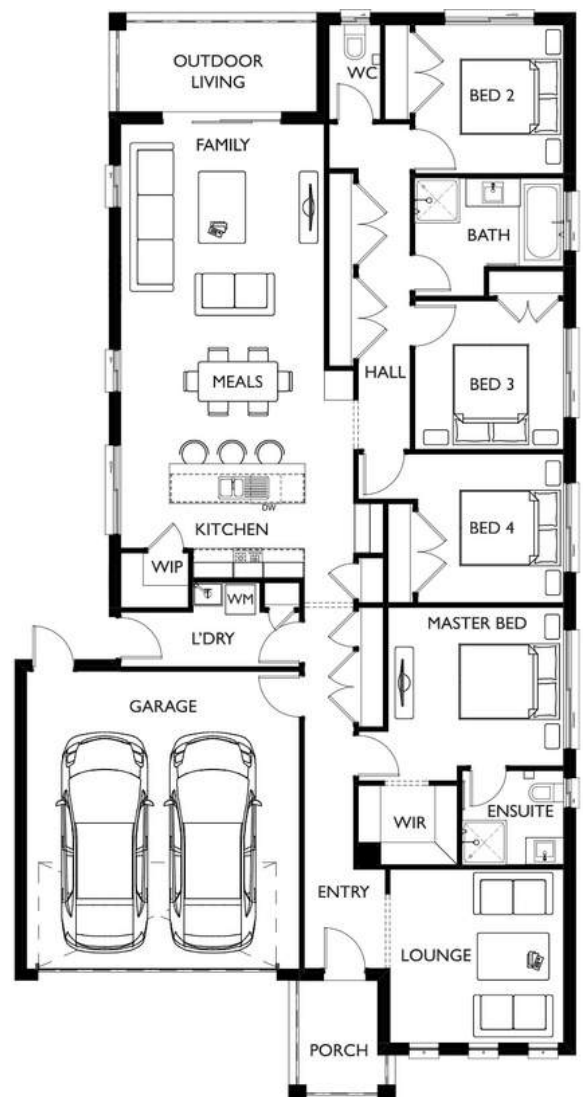
Elwood 20

TO FIT 12.5M BY 28M BLOCK



Kennedy 22L

TO FIT 12.5M BY 28M BLOCK

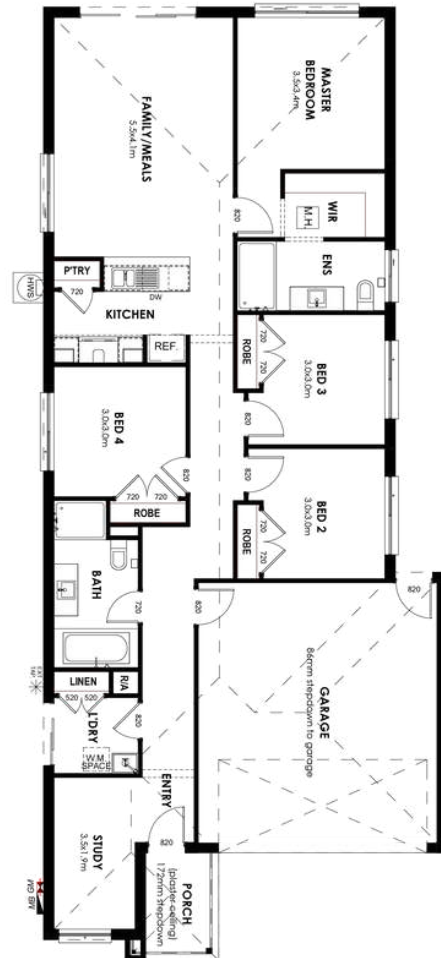


Facade images are only for illustration and do not necessarily match the floor plans. All floor plans and facades are subject to change.



Drake 19

TO FIT 10.5 M BY 28M BLOCK



Bering 20

TO FIT 10.5M BY 28M BLOCK



Cook 20

10.5 M BY 28M BLOCK





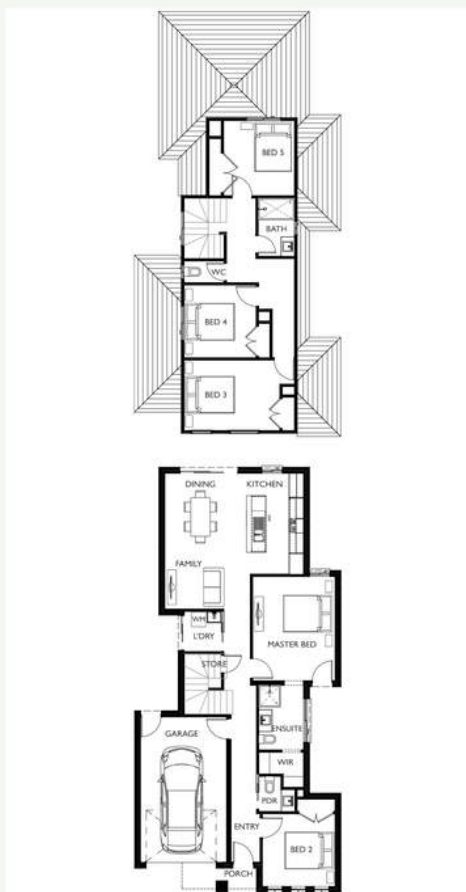
Catalina 20

TO FIT 14M BY 16M BLOCK



Ikonic 19

TO FIT 8.5 M BY 25M BLOCK



Princes Hwy, D
tel: 979

Facade images are only for illustration and do not necessarily match the floor plans. All floor plans and facades are subject to change.



Spencer 20

TO FIT 10M BY 25M BLOCK



Spencer 24

TO FIT 10 M BY 30M BLOCK



9 Princes Hwy, D
tel: 979

Facade images are only for illustration and do not necessarily match the floor plans. All floor plans and facades are subject to change.



Oxford 27

TO FIT 12.5 BY 24 M BLOCK



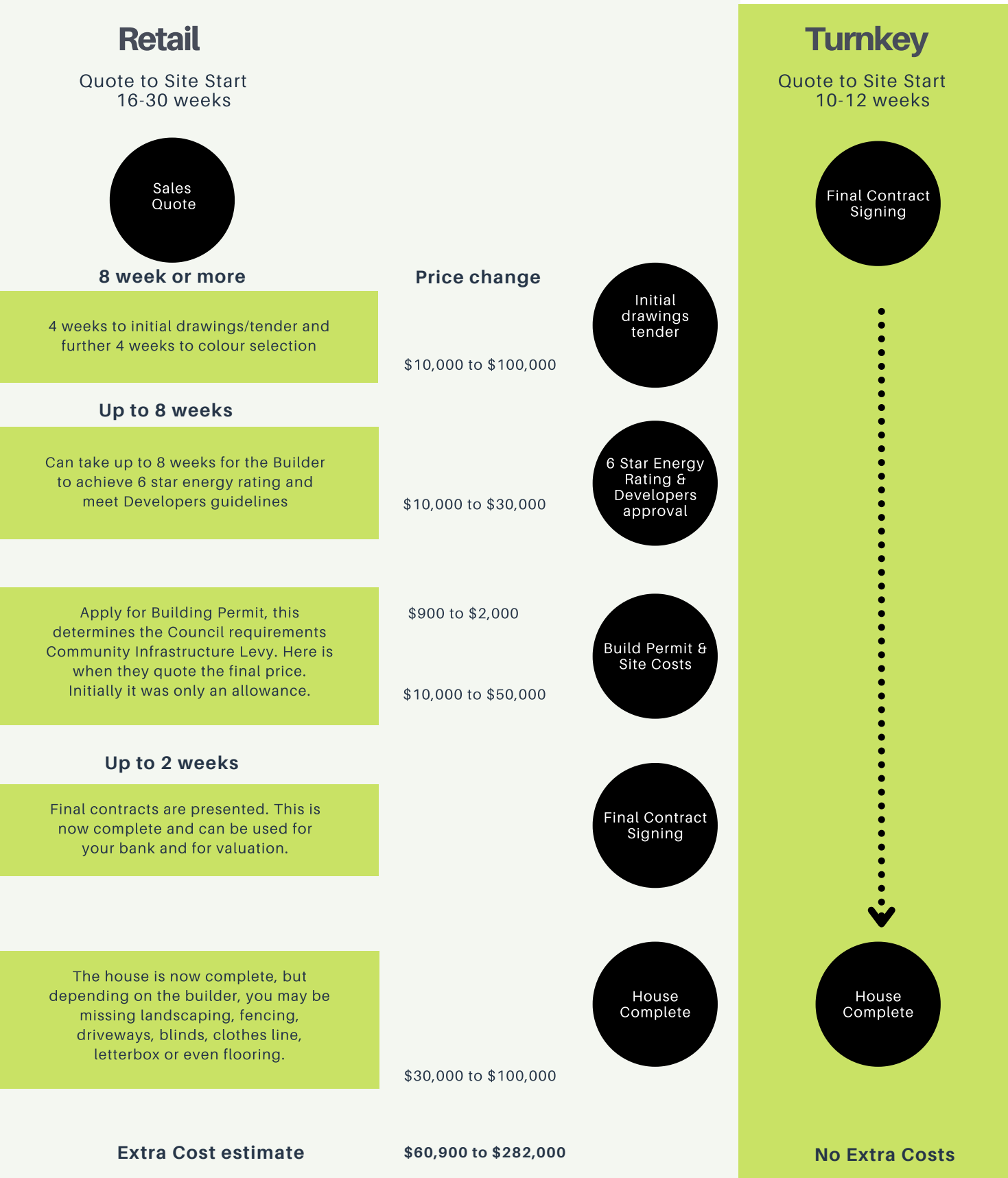
Cambridge 28

TO FIT 12.5 M BY 22M BLOCK



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RETAIL VS TURNKEY COMPARISON



FIRB - the rules around Non-Residents and Temporary Residents

Non-residents

Foreign non-residents are non-citizens who do not ordinarily live in Australia. They include individuals who hold visas that permit them to remain in Australia for only a limited period, as well as foreign governments, corporations and general partners of a limited partnership who meet the definition of a foreign person, and trustees of a trust that meets the definition of a foreign person.

Before buying a residential property, they need to apply for and receive foreign investment approval from FIRB, which is subject to meeting certain criteria:

Foreign non-residents cannot buy established dwellings, but they can buy new dwellings without being subject to any conditions. There are no limits on the number of new dwellings they can buy, although the FIRB generally needs to give approval prior to each acquisition. Under certain restriction a Foreign non-resident can buy an established property for redevelopment, but very strict guidelines must be followed.

Foreign non-residents can also buy vacant land for residential dwelling development, subject to the development being completed within four years of the date of approval and evidence of the project's completion being submitted within 30 days of being received.

Temporary residents

Temporary residents either hold a temporary visa that permits them to remain in Australia for a continuous period of more than 12 months (regardless of how long is left on the visa), or have applied for a permanent visa and hold a bridging visa that allows them to stay in the country until that application is finalised. Before buying a residential property, they need to apply for and receive foreign investment approval from FIRB, which is subject to meeting certain criteria:

Temporary residents can buy no more than one established dwelling, which must be used as their principal place of residence. They cannot rent out any part of the property, they must sell it within three months of ceasing to use it as their principal place of residence, and they must ensure the property is vacant at settlement. Under certain restriction a Temporary residents can buy an established property for redevelopment, but very strict guidelines must be followed. **Temporary residents cannot buy established dwellings as investment properties.**

When it comes to new dwellings, temporary residents face few restrictions: so long as the FIRB approves each acquisition, they can buy as many as they like. To be classified as a new dwelling, however, a property must not have been previously sold as a dwelling, nor have been built to replace one or more demolished established dwellings, nor have been previously occupied. The exception to this rule is if the property was part of a development with 50 or more dwellings and was sold by the developer of that development. In these circumstances, the property is still considered new if it has been previously occupied, so long as it wasn't occupied for more than 12 months.

Temporary residents can also buy vacant land for residential dwelling development, subject to the development being completed within four years of the date of approval and evidence of the project's completion being submitted within 30 days of being received.



Keeping it easy, with finance!

The importance of good finance advice cannot be underestimated:

Engage with our experienced Credit Advisors to find the most suitable lender and interest rate.