$329,900*

Unit 1 Garage
6.0 x 3.0

**SPECIAL FEATURES**

- Complete turnkey home
- Fully landscaped
- Fixed site costs—100% FIXED PRICING
- Quality floor coverings throughout
- Heating and Cooling included
- Stylish blinds and flyscreens
- Westinghouse stainless steel appliances
- Overhead cupboards and Caesarstone benchtops to kitchen
- Exposed aggregate driveway
- NBN connection
- Recycled water connection
- 25 year structural guarantee
- 12 month service warranty

**Jubilee, Wyndham Vale**
Lot 39A Langdon Drive - 149.85m²

**UNITY COURT 11**

Price based on home type and floorplan shown and on builder’s preferred site. Floor plan depicts a traditional facade, modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. “Fixed” pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of execution and final pricing may vary. Actual site conditions differ to those shown in these developer supplied documents. Floor plan and room dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ARN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land (April, 2019). Please refer to www.homebuyers.com.au/homebuildergovernmentgrant/ for HomeBuilder Grant information.
Urban Living Standard Inclusions

Building Inclusions
- Australia’s finest products and services used throughout every home we build
- Built by quality tradespeople
- Homeowners Warranty Insurance
- Energy rating compliance
- Termite protection to slab penetrations
- Engineer’s soil report and footing design, contour survey, building permit issued by registered building surveyor and water authority permits
- Engineer designed concrete slab
- Connection of services to underground power, water, sewer and gas
- Connection to fibre optic and recycled water network where applicable

External
- Architectural facade
- Sectional overhead Colorbond garage door with remote control and two handsets
- Rendered autoclaved aerated concrete panels to external walls (design specific)
- Exposed aggregate concrete to driveway, path and porch
- Metal roofing
- Metal fascia & barge, quad gutter & rectangular downpipes
- Two external garden taps
- Fencing
- Front and Rear landscaping
- Letterbox
- Clothesline (design specific)

Laundry
- Stainless steel trough and white metal cabinet
- Concealed washing machine taps

Internal
- Full painting with quality paint to ceilings, walls, doors, door frames, woodwork, eaves and meterbox
- Independent autoclaved aerated concrete wall or fire rated party wall between dwellings (design specific)
- Stabilised machine graded pine wall frame (superior product used to reduce frame movement and ensure straight walls) with roof trusses
- Quality floor coverings throughout
- Nylon mesh flyscreens to all openable windows and sliding doors
- Roller blinds to all sliding doors and windows (excluding laundry)
- Reverse cycle split system air-conditioning to Living and Bedroom
- 2500mm high ceilings (design specific)
- Walk-in robe with melamine shelf and hanging rail to Bedroom 1, and built-in robe with vinyl sliding door, melamine shelf and hanging rail to other Bedrooms (design specific)
- Linen cupboard with white melamine shelves
- TV point and telephone point to Living
- Ample lights and double power points (refer to working drawings for details)
- Approved electricity safety switch and circuit breakers to meter box
- Hard wired electronic smoke detectors
- 4.7m skirtings and 42mm architraves [single bevelled MDF]
- Insulation to walls and ceiling as required to achieve energy rating compliance

Doors and Windows
- Feature front entry door with quality lever handle
- Deadlocks to all external doors
- Superior quality aluminium sliding doors and windows with locks and energy efficient weather seals to all openings
- 2040mm high flush panel internal doors
- Quality chrome lever passage sets including privacy latch to Bathroom, WC and Ensuite doors
- Draught weather seals to all external doors
- 75mm air cushion doorslopes to external and internal doors

Kitchen
- 600mm wide stainless steel electric oven under bench
- 600mm wide stainless steel gas cooktop
- 400mm wide stainless steel slideout rangehood with overhead cupboards (includes tiling to underside of rangehood)
- Deluxe stainless steel sink with chrome mixer
- Dishwasher provision with cold water supply and single power point
- White lined cupboards with architectural handles
- Laminated kick rail
- 70mm engineered stone benchtops
- Overhead cupboards to fridge space

Bathroom
- Showers with 2100mm high tiling and tiled shower base
- 2000mm high semi frameless shower screen with pivot door and clear laminated safety glass
- Ceramic tiling to floors and skirtings of Bathroom, WC, Ensuite and Laundry
- White acrylic bath (design specific)
- White vitreous china inset basins
- Vanities to Bathroom and Ensuite with laminated benchtops and doors with architectural handles
- Polished edge mirror above vanity benchtops to match height of shower screen
- Designer chrome mixer tapware to basins, bath and shower with deluxe hand held slide rail
- White vitreous china toilet pan and cistern
- Chrome towel rail to Bathroom and Ensuite
- Chrome toilet roll holder to WC and Ensuite
- Exhaust fan to Bathroom and Ensuite

The Homebuyers Centre Commitment

At Homebuyers Centre, care and craftsmanship is our foundation. Our people have a passion for producing homes that are of unique design and quality finish. It is this passion that allows us to make the following commitment to each new Homebuyers’ Centre home owner:

- Homebuyers Centre is proudly part of the Alcock Brown-Neaves Group, Australia’s leading home building group. RBNGroup encompasses all aspects of the property cycle, from manufacture and supply through to finance, development and construction. Our reputation built over 40 years is your guarantee of quality.

- Superior Quality
  - At Homebuyers Centre we credit the quality of our new homes to four essential elements:
  - Selection of superior materials
  - Use of reliable diligent tradespeople
  - Calibre of meticulous building supervision
  - A combination of in-house and independent quality control inspections

- Guaranteed Assurance
  - Understanding the expectation that surrounds moving into a new home and the organisation required in relocating your family [and pets] is a big project. We provide all of our clients with updates on their construction and inform them how their build is tracking. From slab down to completion you’ll know exactly where you stand.

- 6 Star Energy Rating
  - Our 6 star energy rating compliance means you’ll enjoy energy efficiency and water saving features that are not only good for the environment but deliver greater comfort, lower electricity bills and reduce greenhouse emissions.

LOT ADDRESS: __________________________

NAME/S: ________________________________

SIGNATURE/S: ___________________________

DATE: _________________________________

Inclusions correct at time of print. All items are from Builders standard range. Builder reserves the right to change inclusions and brands without notice.
Please speak to a New Homes Consultant for further information. Issue Date: January 2020.