

# Royston

— HOMES —

# HOUSE & LAND PACKAGE

LOT 117 BURGEON WAY, WARRAGUL  
BLOOMFIELD ESTATE



EVELYN 281 Loddon



FIXED PRICE CONTRACT

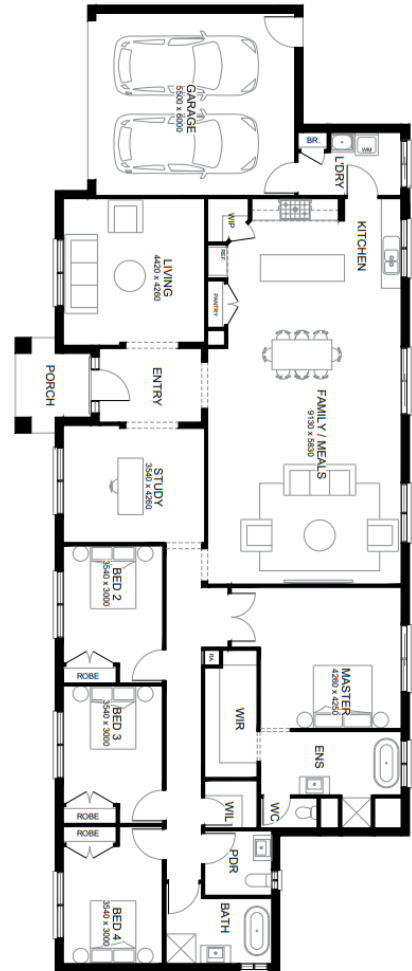
# \$1,099,082

Land size: 2099 sqm

House size: 281 sqm

## TURNKEY INCLUSIONS

- 20MM COMPOSITE STONE BENCHTOP TO KITCHEN
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY AND PORCH
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS AND FLYDOORS
- FENCING, LETTERBOX AND CLOTHESLINE
- LANDSCAPING – SEEDED GRASS TO PERIMETER OF DWELLING
- ALARM SYSTEM

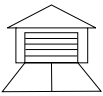


**Land Contract:**

**Build Contract: TOTAL: 1,099,082**

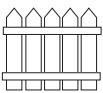
The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change. VIC Builder's Licence CDB-U 50038

# UPGRADED INCLUSIONS



## Colour on Concrete Paving

Driveway ands porch - Sqm Design dependent



## Fencing

Full share fencing to side and rear boundaries (note fence finishes in-line with front facade on one side and up to the rear of the garage on the other side). Post and Wire Fence, Including Top rail.



## Landscaping

Seeded Grass to perimeter of dwelling.



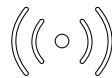
## Roofing

Free upgrade - Colorbond roofing.



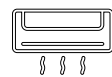
## Ceiling Heights

2590 Ceiling heights, single storey dwelling.



## TV Antenna

Installation to roof including connection to internal TV points.



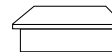
## Split System Air Conditioner

including isolation switch and condenser. Note- installation price includes head unit and condenser to be installed to an external wall within 3m of each other. ~ House specific



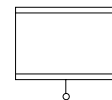
## Alarm System

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



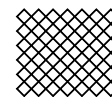
## Reconstituted Stone

Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



## Roller Blinds

Comes with metal chain and Vibe Block out blinds to all openable windows and 2 x sliding doors. (design specific).



## Flyscreens and Flydoors

Aluminium framed to all openable windows and sliding doors - colour to match window colour.

*The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.*

Effective date: 01.05.2024

# ROYSTON HOMES SPECIFICATIONS

## Kitchen Appliances

### Oven

Stainless steel 600mm fan forced oven.

### Hot Plate

Stainless steel 600mm gas cook top with wok burner.

### Rangehood

Stainless steel 600mm wide canopy range hood.

### Dishwasher

Stainless steel dishwasher.

### Sink

Double bowl stainless steel sink.

### Tap

Flickmaster tap, chrome finish.

## Cabinetry

### Cupboards

Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.

### Doors/Drawers

Standard laminate from builder's predetermined colour boards.

### Microwave Provision

Standard laminate including single power point.

### Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

### Vanity Bench Tops

850mm high laminate square edge benchtop from builder's predetermined colour boards.

### Handles

Selected from builder's predetermined colour boards.

## Bathroom & Ensuite

### Basins

Vitreous china vanity basin (white).

### Mirrors

1150mm high polished edge mirror to full width of vanity.

### Bath

Vega 1500mm freestanding bath (white). Product Specific.

### Shower Bases

Tiled shower bases with waterproof system throughout.

### Shower Screens

Step free tiled shower bases with waterproof system throughout. (Product Specific)

### Taps

Chrome mixer tapware.

### Shower Outlet

Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

### Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

### Accessories

600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.

### Exhaust Fans

Exhaust fans vented to outside air via a duct.

## Ceramic Tiling

### Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

### Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

## Floor Coverings

### Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

### Carpet

Carpet to areas not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

## Paint - 2 Coat Application

### Timberwork

Gloss enamel to internal doors, jambs & mouldings.

### Ceilings

Flat acrylic to ceilings.

### Internal Walls

Washable low sheen acrylic to internal walls.

### Entry Door

Gloss enamel to front entry door.

### Colours

Colours selected as per builder's predetermined colour boards.

## Staircase (double storey homes)

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

## External Features

### Bricks

Clay brick selection from builders' pre-determined colour boards to single storey homes and ground floor of double storey homes.

### Mortar Joints

Face Brickwork - Natural colour rolled joints.

### Light Weight Cladding

Rendered lightweight foam to single and double storey facades including first floor of double storey facades. Finish and colour to be selected from builder's pre-determined colour boards (design specific – refer to working drawings for extent of cover).

### Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

## Windows and Doors:

### Single Storey Homes

Feature aluminium windows to front elevation (Product Specific).  
Sliding aluminium windows to sides and rear.  
Double glazed awning windows and sliding doors as required to meet 7-star energy rating. Aluminium improved windows throughout.

### Double Storey Homes

Double glazed awning windows and sliding doors throughout as required to meet 7 star energy rating.

### Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

### Front Entry Door

2040mm high feature front door as per facade.

### Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

### Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

### Infill Over Windows

Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

### Door Seal

Door seal and weather seal to all external hinged doors.

### Balcony Balustrade

Facade Specific

### Balcony Tiling

Builders range external ceramic tile.

## Insulation

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### Ceiling

Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).

### Walls

Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

## Garage

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### General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.

### External Walls

Brick veneer.

### Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

### Door Frame

Aluminium powder coat finish.

### Door Furniture

Entrance lockset.

## Internal Features

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### Doors

2040mm high flush panel hinged or sliding doors (house design specific).

### Door Furniture

Lever door furniture in polished chrome finish to all rooms.

## Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

## Door Stops

Plastic white door stops to hinged doors (where applicable).

## Door Seals

Door seal to nominated internal doors.

*Note: This will be in accordance with energy rating assessor's report.*

## Hot Water System (Estate Specific)

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### Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

### OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

## Laundry

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### Trough

Stainless steel tub and melamine cupboard with bypass.

### Tap

Flickmaster tap, chrome finish.

### Washing Machine

Chrome washing machine stops/grubs.

## Plaster

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### Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

## Plumbing

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### Taps

2 No. external taps.

(1 to front water meter and 1 next to laundry door). Product Specific.

## Roofing

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### Pitch

Roof pitch to be 22.5 degrees.

### Material

Colorbond®

### Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

## Heating

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### Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

## Framing

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### Framing

Engineered pine wall frame and roof trusses.

## Storage

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### Shelving

Walk In Robe: One white melamine shelf with single hanging rail.

### Robe

One white melamine shelf with single hanging rail.

### Pantry/Linen

Four white melamine shelves.

### Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

### Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

### Handles

Handles in polished chrome finish.

## Ceilings

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### Height

2590MM (nominal) height throughout.

## Electrical

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### Solar PV

Solar PV (Photovoltaic) System 3.5kW.

### Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

### External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

### Power Points

Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

### TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

### Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only*.

### Switch Plates

White wall mounted switches.

### Smoke Detector(s)

Hardwired with battery backup.

### Safety Switches

RCD safety switch and circuit breakers to meter box.

## Site Conditions / Foundations

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### Foundation Class

Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

### Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

### Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

### Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

### Termite Treatment

Termite spray system where required by relevant authority.

### Angle of Repose

Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).

## Structural

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### Warranty

10 year structural warranty and 3 month maintenance warranty

## Service Connections

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Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

## 7 Star Energy

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Minimum 7 star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

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# INCLUSIONS RANGE

## Bathroom

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Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic **FREESTANDING** bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

## Laundry & Hot Water Service

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Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

# INCLUSIONS RANGE

## Kitchen & Flooring

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Double bowl sink



600mm dishwasher  
12 settings, 7 programs



600mm electric fan  
forced inbuilt oven with  
manual timer



600mm canopy  
range hood



Benchtop (Laminate)



600mm cooktop 4  
burner w/wok cast iron  
trivets



Sink Mixer - Chrome



Bolero timber look  
laminate flooring

## Garage & Roofing

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Remote controlled Colorbond®  
Sectional overhead garage door  
with 2 remotes



Colorbond roof

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# CLASSIC

(Included)

**Royston**  
— HOMES —

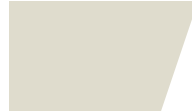
## EXTERNAL COLOURS - HAVANA



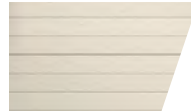
**1. Brickwork**  
Putty



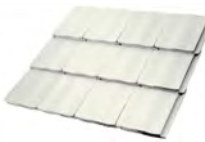
**2. Render 1**  
Cloudy Sky



**3. Render 2**  
Surfmist



**4. Garage Door**  
Surfmist



**5. Roof Tiles**  
Salt Spray



**6. Gutters**  
Surfmist



**7. Fascias**  
Surfmist



**8. Front Entry Door**  
Titanium White





# CLASSIC

(Included)

**Royston**  
— HOMES —

## EXTERNAL COLOURS - OLYMPIA



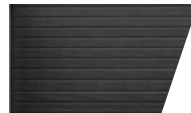
**1. Brickwork**  
Bark



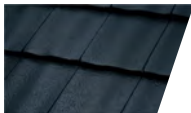
**2. Render 1**  
Wallaby



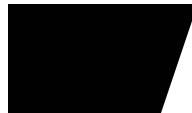
**3. Render 2**  
Dune



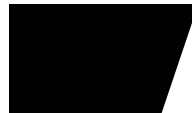
**4. Garage Door**  
Monument



**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Wallaby



# CLASSIC

(Included)

**Royston**  
— HOMES —

## EXTERNAL COLOURS - SAHARA



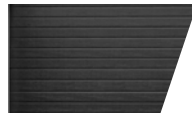
**1. Brickwork**  
Red Rock



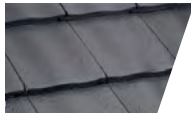
**2. Render 1**  
Shale Grey



**3. Render 2**  
Fossil Creek



**4. Garage Door**  
Monument



**5. Roof Tiles**  
Barramundi



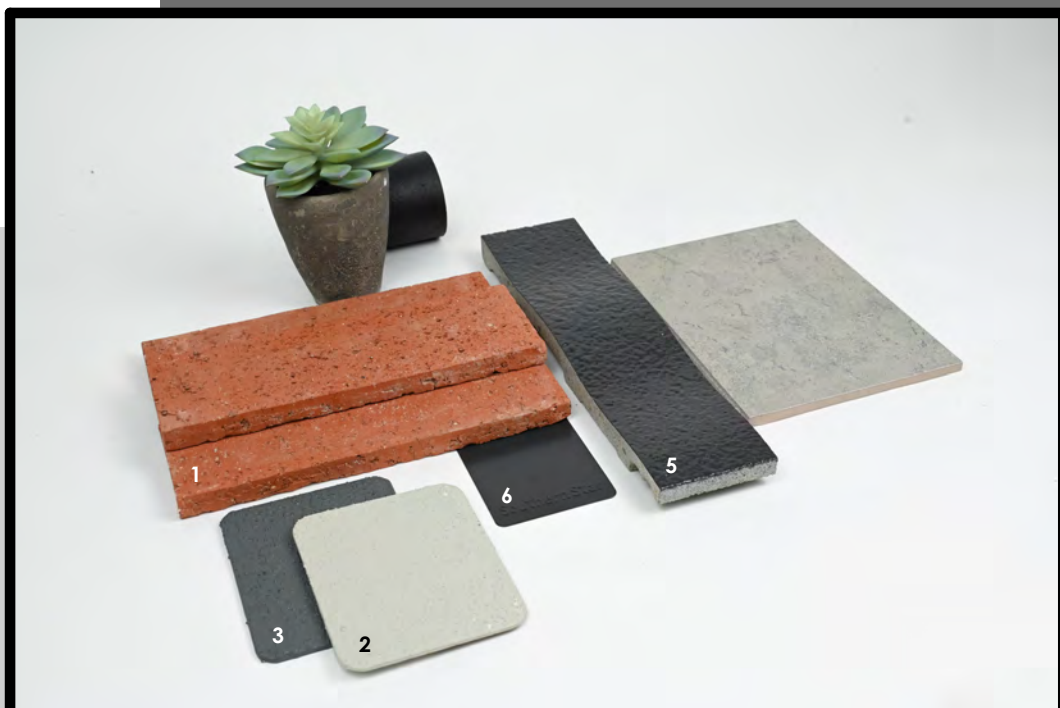
**6. Gutters**  
Monument



**7. Fascias**  
Monument



**8. Front Entry Door**  
Monument





## EXTERNAL COLOURS - VERONA



**1. Brickwork**  
Mocha



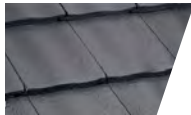
**2. Render 1**  
Shale Grey



**3. Render 2**  
Basalt



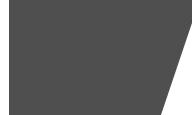
**4. Garage Door**  
Monument



**5. Roof Tiles**  
Barramundi



**6. Gutters**  
Monument



**7. Fascias**  
Monument



**8. Front Entry Door**  
Monument



PREMIUM

(\$2,500)

Royston  
HOMES

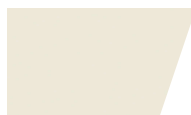
## EXTERNAL COLOURS - INDIANA



1.  
**Brickwork**  
Heathwood



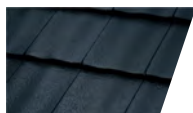
2.  
**Render 1**  
Thunderbolt



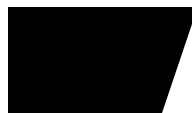
3.  
**Render 2**  
Floral White



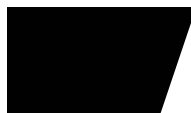
4.  
**Garage Door**  
Timberlook  
Blushed Teak



5.  
**Roof Tiles**  
Sambuca



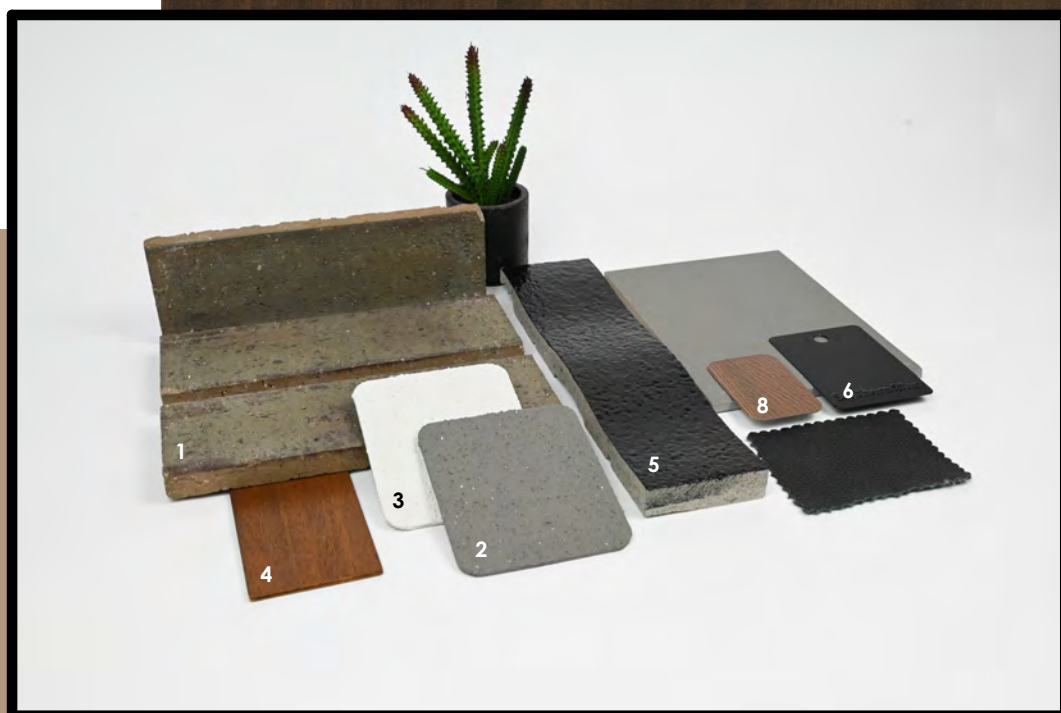
6.  
**Gutters**  
Night Sky



7.  
**Fascias**  
Night Sky



8.  
**Front Entry Door**  
Wallaby





PREMIUM

(\$2,500)

Royston  
HOMES

## EXTERNAL COLOURS - VALENCIA



**1. Brickwork**  
Black Ash



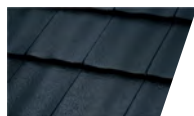
**2. Render 1**  
Morning Grey



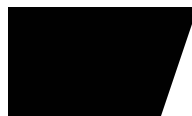
**3. Render 2**  
Charcol



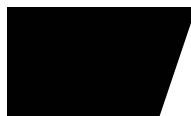
**4. Garage Door**  
Timberlook  
Ashen Black Oak



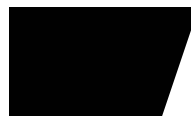
**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Black





# INTERNAL COLOURS - CASHMERE



**1. Splashback**  
United Ice Grey

**2. Overhead cupboards**  
Idyllic

**3. Base cupboards**  
Seal Grey

**4. Kitchen Benchtop**  
Pure Marble



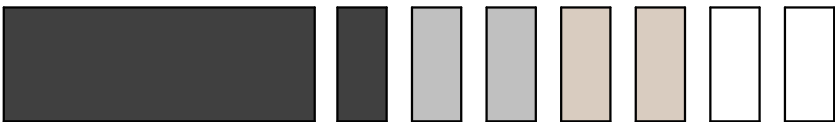
**5. Laminate flooring**  
Maize

**6. Carpet**  
Rainstorm

**7. Floor tiles**  
Belga Grey

**8. Cupboards**  
Idyllic

**9. Vanity benchtop**  
Pure Marble



**Disclaimer:**  
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# INTERNAL COLOURS - CLOUDBURST



1. Splashback

United White

2. Overhead cupboards

Autumn Oak

3. Base cupboards

Crystal White

4. Kitchen Benchtop

Pure Marble



5. Laminate flooring

Rustic Oatmeal

6. Carpet

Vintage Pewter

7. Floor tiles

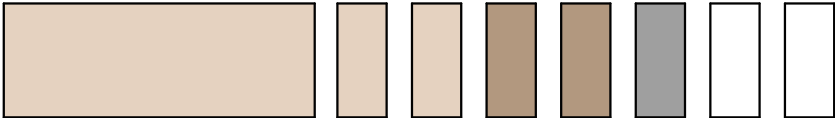
Belga White

8. Cupboards

Autumn Oak

9. Vanity benchtop

Pure Marble



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# INTERNAL COLOURS - TEMPO



1. Splashback

United Ice Grey

2. Overhead cupboards

Silver Riftwood

3. Base cupboards

Crystal White

4. Kitchen Benchtop

Pure Marble



5. Laminate flooring

Rye

6. Carpet

City Shadow

7. Floor tiles

Warehouse Dark

8. Cupboards

Seal Grey

9. Vanity benchtop

Pure Marble



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[www.roystonhomes.com.au](http://www.roystonhomes.com.au)

**Royston Homes Pty Ltd**

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