

**THE
ARBOR**

ARTIST IMPRESSION



**THE
ARBOR**

THE GROVE 

 **FRASERS
PROPERTY**

urbanedge
HOMES

Fraser's Property and Urbanedge Homes proudly present **The Arbor Release**; a modern precinct of luxurious homes. Situated conveniently in Tarneit with close access to parks and public transport, these spectacular homes are polished to perfection.

THE ARBOR

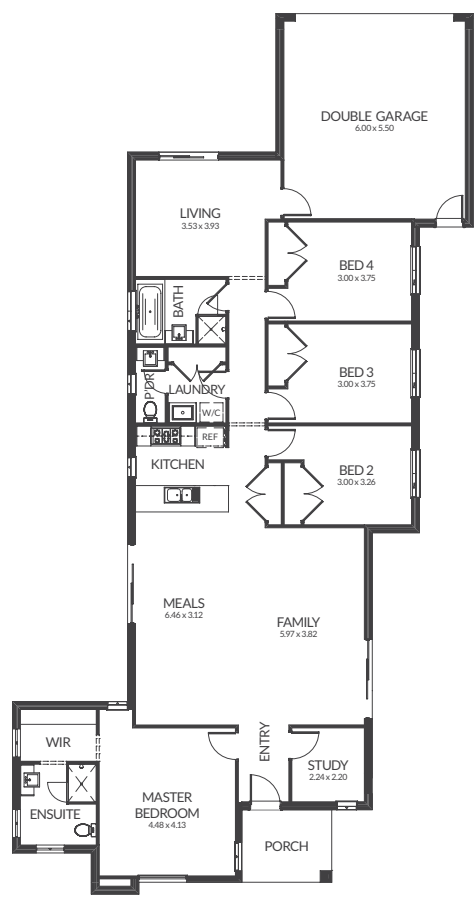
Step inside to experience a new way of living.

Our homes focus on open living, with ample entertainment space. An architecturally-inspired kitchen includes 20mm Silestone benchtops, walk-in pantry and a choice between glass or tile splashback, while the luxurious bathroom features high-polished designs and Dorf tapware.

Feature windows and doors elevate the look of the home. Choose from a stunning range of flooring options such as timber-look laminate, ceramic tiling and designer carpet.

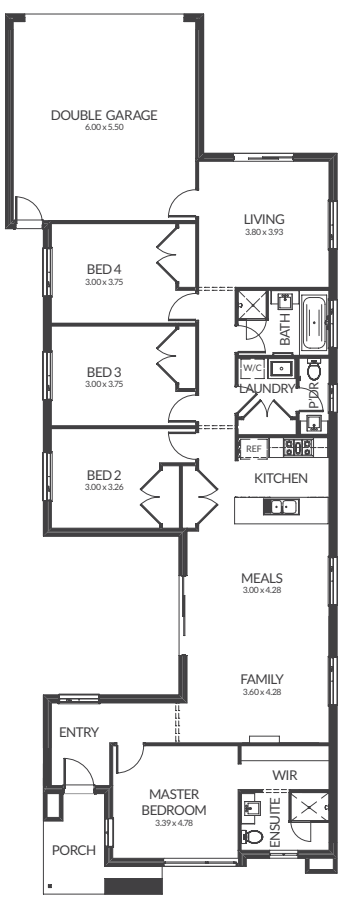
Upon request, Urbanedge can accommodate changes to each proposed design in order to create your personalised dream home.

Illustrations are indicative and should be used as a guide only. Floorplans are not to scale and may differ from final built forms.



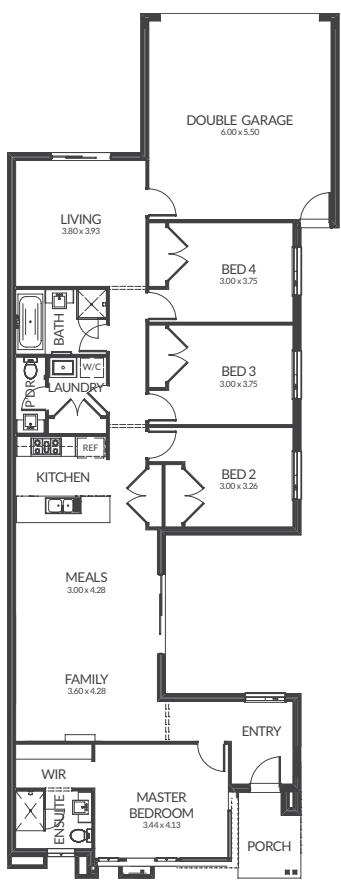
ZELTA 3197
DESIGNED FOR THE ARBOR LOT 3197

4 2 1 1 2
TOTAL AREA 224.73sqm | 24.19sq



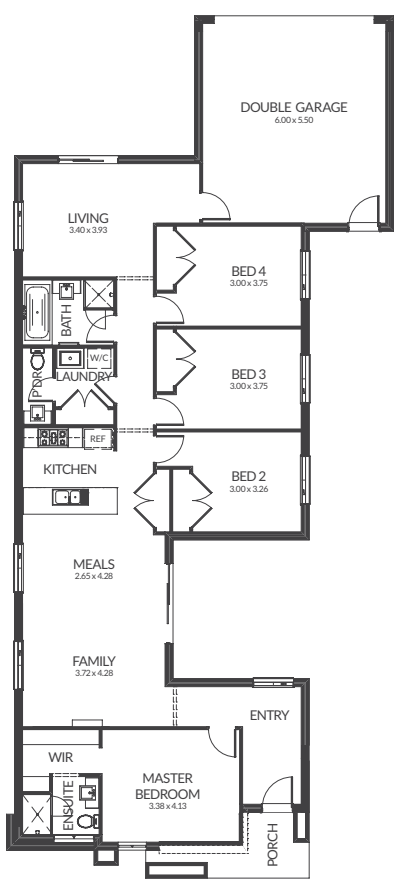
ZELTA 3198
DESIGNED FOR THE ARBOR LOT 3198

4 2 1 2
TOTAL AREA 201.11sqm | 21.65sq



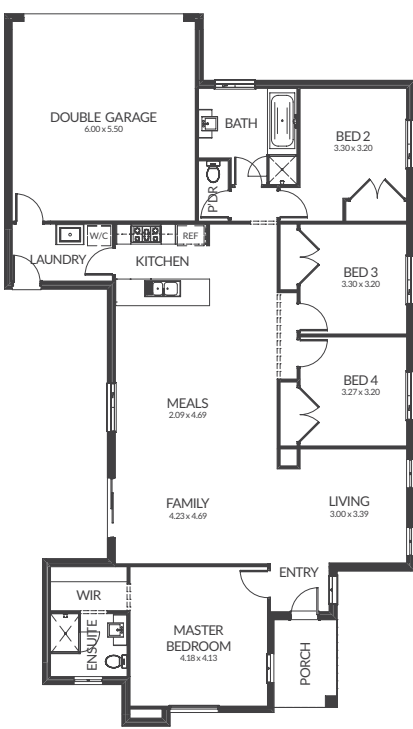
ZELTA 3199
DESIGNED FOR THE ARBOR LOT 3199

4 2 1 2
TOTAL AREA 200.83sqm | 21.62sq



ZELTA 3200
DESIGNED FOR THE ARBOR LOT 3200

4 2 1 2
TOTAL AREA 203.16sqm | 21.87sq



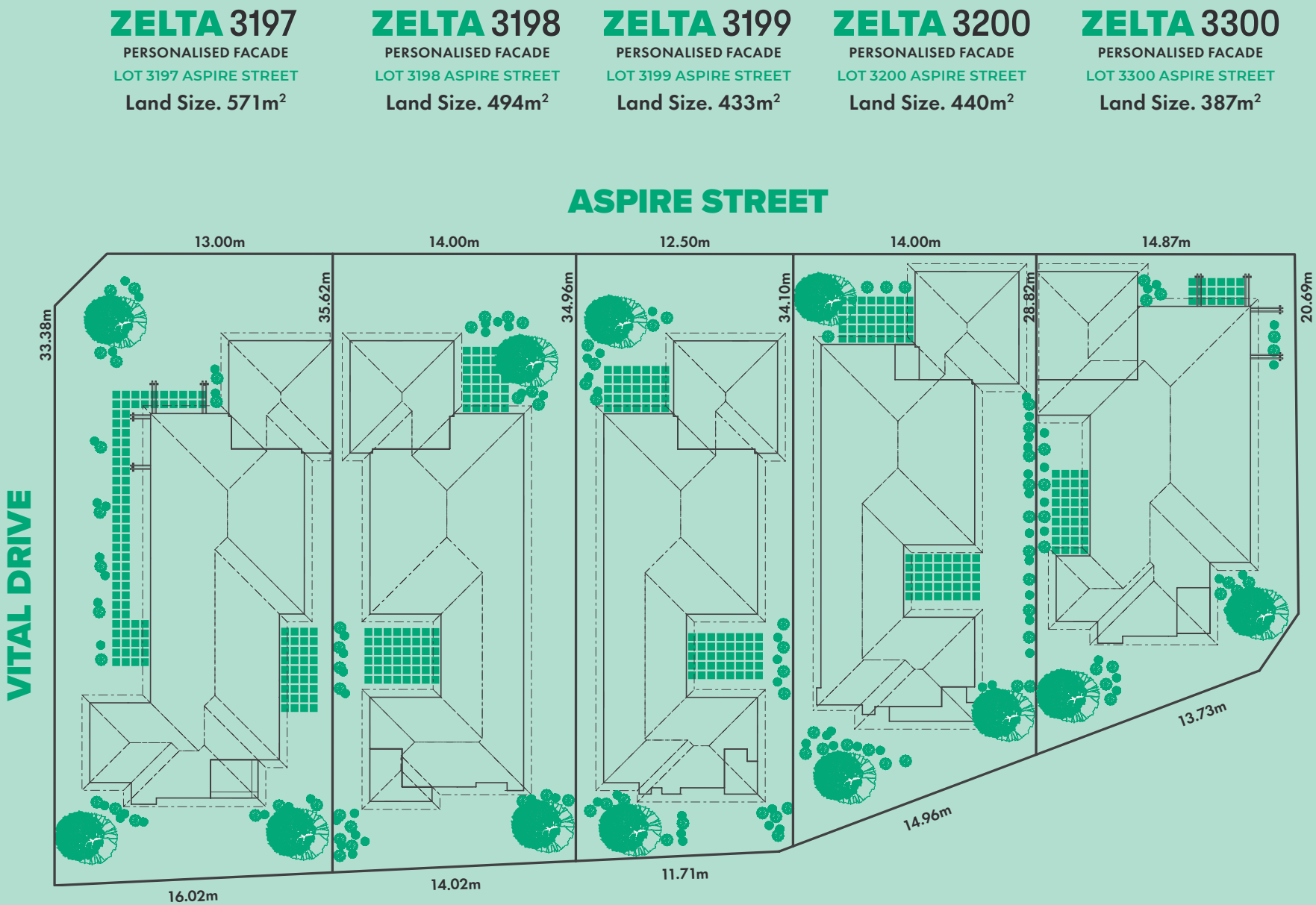
ZELTA 3300
DESIGNED FOR THE ARBOR LOT 3300

4 2 1 2
TOTAL AREA 204.10sqm | 21.97sq



SITE PLAN

Illustrations are indicative and should be used as a guide only. Drawings are not to scale and may differ from final built forms.

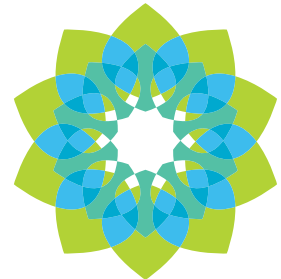




MASTERPLAN

Situated across 167 hectares in Tarneit at the Grove Estate, 31km west of Melbourne's CBD, The Grove Estate is an idyllic community. Bordered by the Werribee River and Davis Creek, it offers beautiful natural surrounds, as well as convenient facilities and amenities.

Schools, sporting ovals, public transport, playgrounds, shops and restaurants are all within close walking distance, with a vibrant town centre and additional schools in the planning stages. With a number of different neighborhoods, there's something for people of all life stages at The Arbor, whether you're raising a young family or enjoying retirement. Travel to the heart of the city in just 30 minutes by train, or explore the local area and discover all that the riverside lifestyle has to offer.



THE GROVE



Illustrations are indicative and should be used as a guide only. Map is not to scale and may differ.

KITCHEN

- Architecturally designed Kitchen including the following:
- Designer range base and overhead cabinetry to Kitchen
- 1000mm wide benchtop to island base cabinet including full width laminate end panels to either end of island bench
- 20mm Silestone benchtops from Category 2
- Walk-in pantry to Kitchen including 4 melamine shelves
- Clark Punch Double End Bowl stainless steel sink with drainer to Kitchen
- Dorf Viridian feature sink mixer to Kitchen
- Choose from stylish Category 1 clear glass splashback or feature tile from Category 11 splashback to Kitchen cooktop area
- Hafele Flat D Pull Handle Matt handles to doors and drawers from Category 1
- Microwave power provision

APPLIANCES

- Smeg 900mm stainless steel freestanding cooker to Kitchen
- Smeg 900mm canopy rangehood to Kitchen (includes cooking classes with Smeg)
- Smeg freestanding dishwasher to Kitchen

BATHROOM, ENSUITE & POWDER ROOM(S)

- 1100mm high polished edge mirror to full width of vanity
- Double vanity configuration to Master Ensuite
- 20mm Silestone benchtop from Category 2 range with square edge and 16mm shadow line to Ensuite(s), Bathroom and Powder Room(s).
- Hafele Flat D pull handle matt handles to doors and drawers from designer range
- Caroma Basa inset vanity basin to Bathroom, Ensuite(s) and Powder Room(s)
- Dorf Enigma basin mixers to Bathroom, Ensuite(s) and Powder Room(s)
- Dorf Enigma shower mixers, bath mixers and Stylus bath outlets to Bathroom and Ensuite(s)
- Caroma Quatro wall shower to all showers
- Up to 1800mm long x 900mm wide tiled shower base to Master Ensuite
- 2000mm high 'Semi-frameless' shower screens to all showers including wall tile height extended to 2200mm to suit
- Stylus Prima II Close Coupled toilet suites
- Bath to Bathroom and Ensuite

*DESIGN SPECIFIC – REFER TO PLAN FOR LOCATIONS AND DETAILS

LAUNDRY

- Base cabinetry to Laundry up to 1500mm wide with laminate benchtop*
- Designer range cabinetry to all Laundry cabinetry
- 700mm high wall tiles from Category 2 range
- Stylus 45L stainless steel tub (R45T)
- Designer range sink mixer
- Aztex washing machine stops – concealed within cabinetry

STORAGE

- Robes – white melamine top shelf with hanging rail and flush panel doors
- Walk-in Robe – white melamine top shelf with hanging rail
- Linen – 4 white melamine shelves and flush panel doors

WINDOWS & EXTERNAL DOORS

- Feature Corinthian 2340mm high x up to 1020mm wide Madison range (PMAD104) entry door with clear glazing
- Gainsborough contemporary trilock to entry door in bright chrome finish
- 2370mm high x 2673mm wide entertainer aluminium triple stacking entertainer door(s) to Alfresco
- Gainsborough terrace set to all external swing doors
- Double cylinder snib deadlock to all glass sliding doors
- Aluminium windows thermally improved powder coated
- Aluminium flyscreens with fibreglass mesh to all openable windows
- Keyed locks to all openable windows

ELECTRICAL

- Internal batten lights to all rooms
- External batten light to Porch and Laundry side of house
- Clipsal double power points to all rooms, 2 to Master and 1 for dishwasher, washing machine, fridge and microwave provisions
- Exhaust fans above all showers and to any wet area with no window
- Bonaire 3 star ducted heating to all living areas and bedrooms
- White switch plates from Category 1
- Hard wired smoke detector with battery backup
- 2 x Telephone points (if in NBN area will change to 1 x telephone and 1 x data)
- RCD safety switch and circuit breaker to meter box
- 2 x TV points including 5m coaxial cable to roof space to 2 rooms (Theatre/Master/Family Room)
- Chromagen 200lt gas boosted solar hot water system including 2 solar panels

INTERNAL FEATURES

- 2590mm ceilings to single storey designs, and to ground floor of double storey designs, and 2440mm to first floor of double storey designs
- 2340mm high internal flush panel doors to single storey and ground floor to double storey designs (where ceiling heights permit)
- Victorian Ash closed stair including (plaster wall beneath) including cut outer stringer, closed risers, square edge treads and clear finish
- Vertical stainless steel stair balustrade with 38mm stanchion posts, 15mm balusters and Victorian ash hand rail with feature dropdown to base with clear finish
- 1000mm high plastered wall to first floor balustrade
- 820mm wide flush panel garage access door
- Category 2 Lianna lever on round rosette range to internal door handles to hinged and latched passage doors in bright chrome finish
- Designer range handles to robes and linen
- Cushioned door stops throughout
- Deluxe 67mm x 18mm skirting and architraves pre-primed and dressed throughout
- 75mm scotia cornice to home and 90mm scotia cornice to garage

PAINTWORK

- Dulux wash and wear 101 matt 3 coat paint system washable and stain resistant finish to internal walls
- Gloss enamel finish to woodwork
- Flat acrylic to ceilings
- Gloss enamel finish to front entry door

FLOORING

- Timber look laminate flooring from the Bolero Range up to Category 2 or Ceramic floor tiles to living areas from Category 2
- Ceramic floor and wall tiles up to Category 2 to standard wet area locations
- Up to Category 2 Range carpet throughout remainder of home

GARAGE

- Colorbond sectional overhead garage door
- 820mm x 2040mm duracote tempered hardboard rear entry door
- Remote garage door opener to sectional overhead door including single powerpoint and 2 hand held transmitters and 1 wall mountable transmitter

STRUCTURAL

- 90mm MGP10 (machine grade pine) studs at 450mm centres to internal/external walls
- Alfresco with plaster lined ceiling

EXTERNAL FEATURES

- Front and rear landscaping
- Colour on concrete driveway (to rear)
- Colorbond Fencing
- Clothesline
- Letterbox
- Category 1 bricks
- Concrete slab to Alfresco and Porch
- Colorbond fascia, gutter and downpipes
- 450mm eaves to first floor of double storey homes
- Architecturally designed façade including feature part render
- Brickwork above ground floor windows and sliding doors up to 3000mm wide
- Rendered foam above windows and sliding doors to widths greater than 3000mm
- 2 x garden taps – 1 to the front yard and 1 to the rear yard
- Brick veneer to single storey and ground floor of double storey, rendered foam (lightweight) to first floor of double storey
- Natural colour mortar joints – rolled finish
- Timber front entry door frame with clear glazed side light
- Designer Range roof tiles – Elabana

PRE-CONSTRUCTION

- Site analysis including soil test report, survey plan and property information
- Engineer's slab design and computations
- Building permit – including permit fees, working drawings and detailed specifications
- Connections – underground electrical, gas, sewer, storm water and water for allotment up to 650m² with 5 meter set back
- 100mm sewer grade PVC storm water system
- Concrete pump for slab pour
- Bushfire assessment report
- Connection of sewer to sewer mains

6 STAR ENERGY RATING

- 6 star energy rating compliance on base plan on best house orientation at no extra cost. Option to fix any changes made to house on any orientation at small cost

INSULATION

- R4.1 ceiling batts
- R2.0 wall batts



The information provided in this document is correct at the time of printing, but is subject to change at any time without notice. House and land components are covered by separate contracts. This document is not a contract and is not binding. Images, plans, drawings and descriptions are for illustration purposes and should be used as a guide only – illustrations are not to scale and may differ from final built forms. Urbanedge Homes does not offer furniture, decor items, landscaping, plants or decking. Facades will be provided as per the artist impression on pages 2-3 and no further changes can be accommodated. All reasonable care has been taken to ensure accuracy however the information published may change from time to time to reflect changing circumstances, laws and regulations and without notice. Your contract of sale will set out all binding terms and relevant property information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. Mahercorp Pty. Ltd. ACN 100 090 560 is a Registered Building Practitioner. DBU 18864.

THE ARBOR

THE GROVE



FRASERS
PROPERTY

urbanedge
HOMES