

HOUSE & LAND PACKAGE



CLOVERTON ESTATE - LOT 60420 RUSSULA STREET KALKALLO VIC 3064
COBURG 17 *ELEVATE FACADE*

COMPLETE FIXED PRICE \$625,150

- LAND DIMENSIONS: 12.50M (W) x 21.0M (L)
- LAND SIZE:: 263M2
- BLOCK TYPE: REGULAR
- HOME SIZE:: 155.34 M2 / 17 SQ
- TITLED/ESTIMATED TITLE DATE: Q2 2026

- LAND CONTRACT: \$304,000
- BUILD CONTRACT: \$321,150
- ESTATE GUIDELINES: INCLUDED

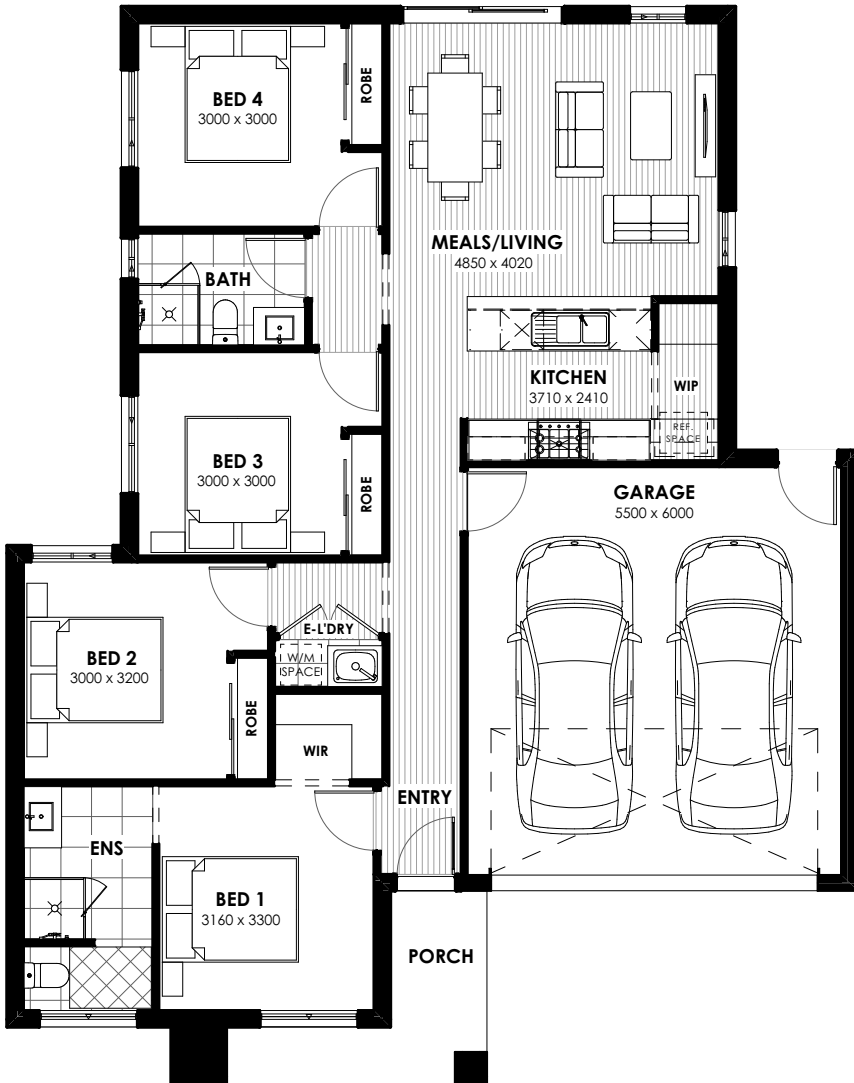
PREMIUM PACKAGE INCLUSIONS

- Premium 2590mm Ceiling Height through out
- Stoneart 20mm Stone Bench tops to Kitchen, Ensuite, Bathroom and L'dry
- Sleek waterfall end to Kitchen Island Bench
- Technika In-Built Oven, Cooktop & Canopy Rangehood
- Technika Stainless Steel Dishwasher to Kitchen
- Technika In-Built Oven, Cooktop & Canopy Rangehood
- Premium upgrade Timber 12MM Laminate Flooring to ALL Living Areas 22oz
- carpet to all bedrooms
- Designer Free-Standing Bath
- Slimline Light and Power Point Switches LED Down lights
- Braemar Ducted Heating
- Watty! Three Coat Paint System TO ALL LIVING AREAS
- Fibre Optic Ready - NBN network
- 10-Year Structural Warranty



COMPLETE TURNKEY UPGRADES

- Fixed Site Costs including H-Class Slab & Piers
- Peace of Mind Rock Extraction & Removal Guarantee
- Front, Side & Rear Landscaping - see Landscape Plan
- Concrete Driveway & Porch (Colour Through)
- Full Fencing, Clothesline, Letterbox & TV Antenna
- 7-Star Energy & NCC Compliant
- Developer Guidelines INCL Eaves, Water Tank, Recycled Water & Corner Treatment (where required)
- Community Infrastructure Levy (CIL)
- BAL12.5 Bushfire Compliant (where applicable)
- Split System Air Conditioner to Living Room
- Window furnishings - Blinds & Fly-screens to ALL Windows
- Brick Infills above all Windows & Garage Door



COBURG 17

4 | 2 | 1 | 2

Minimum Lot Width: 12.50m
 Minimum Lot Depth: 21.00m
 (EAST & WEST)
 Home Width: 12.50m
 Home length: 15.83m

AREA SUMMARY (m2)

FLOOR AREA	m2
GROUND FLOOR	112.40
GARAGE	36.19
PORCH	6.75
TOTAL BUILDING AREA	155.34 m ²

NOTE: NORTH AND SOUTH FACING LOTS WILL REQUIRE AN ADDITIONAL 2m IN LOT LENGTH



EVO HOMES

VICTORIA

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QUALITY INCLUSIONS

CEILING

2590mm Ceiling Height throughout to interior of the home

KITCHEN APPLIANCES

Oven

Stainless steel 600mm fan forced oven.

Rangehood

Stainless steel 600mm wide canopy rangehood.

Sink

Stainless steel double bowl sink.

Cooktop

Stainless steel 600mm gas cooktop with wok burner.

Dishwasher

Stainless Steel 600mm Dishwasher

KITCHEN

Cabinets

Soft Close Fully lined melamine modular cabinets including overhead cupboards as per plan (including above Refrigerator Space)

Microwave Provision

Standard laminate including single power point and pot drawers below (plan specific)

Handles

Selected from builder's quality colour boards.

Taps

Designer Chrome Gooseneck mixer tapware.

Splashback

Tiled Splashback as per plan – 75mm x 300mm

Hamper (Bulkhead)

Hamper above Walk-in-Pantry entry

Pantry

4 x white melamine shelves.

Fridge Provision

Laminate or plastered including single power point (plan specific).

Doors/Drawers

Laminate from builder's quality colour boards.

Kitchen Bench Top

20mm Stone Benchtops

Waterfall End

20mm Stone Waterfall End (1 x) to Kitchen Benchtop (plan specific)



BATHROOM CABINETRY

Cabinets

Soft Close Fully lined melamine modular cabinets as per plan.

Vanity Bench Top

20mm Stone Benchtops

Doors/Drawers

Soft Close Laminate from builder's quality colour boards.

Handles

Selected from builder's quality colour boards.

BATHROOM & ENSUITE

Basins

Vitreous china vanity basin (white).

Mirrors

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

Shower Screens

Semi framed 2000mm shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Shower Bases

Recessed Tiled shower bases with waterproof system throughout.

Shower Outlet

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

Hamper (Bulkhead)

Hamper above Ensuities & Walk-in-Robes entries



Bath

1500mm freestanding bath (plan specific)

Accessories

600mm single towel rail and toilet roll holder in chrome finish.

Taps

Chrome mixer tapware.

Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers.

Toilet Suite

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

Privacy Locks

Privacy Locks to all Bathrooms & WCs

LAUNDRY

Cabinet

700mm laundry cabinet with 20mm Stone Benchtop from builder's quality colour boards, with 45 Litres Stainless Steel trough.

Washing Machine Provision

Washing machine provision under Laundry Laminated Benchtop with chrome washing machine stops and powerpoint

Tap

Flickmaster tap, chrome finish.



STORAGE

Robe Shelving

1 x white melamine shelf with hanging rail.

Broom & Linen Shelving

1 x white melamine shelf with 2040mm high hinged door.

Robe Doors

2040mm high sliding doors as per plan.

Walk-In Robe (design specific)

1 x white melamine shelf with hanging rail.

Handles

Handles in polished chrome finish.

Linen

2040mm high hinged door(s) as per plan where space permits. Four white melamine shelves.

CERAMIC TILING

Wall Tiles

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

Floor Tiles

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

Skirting Tiles

Skirting Tiles to Bathroom, Ensuite, Laundry & WC

Feature Tiles

Feature 100mm x 300mm splashback wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's quality colour boards.



FLOOR COVERINGS

Carpet

Quality Carpet 22/OZ with Sprintread Ultimate 10mm underlay to all Bedrooms, Lounges & Study. Selections as per builder's quality colour boards and as shown on plan.

Carpet (double storey)

Quality Carpet 22/OZ with Sprintread Ultimate 10mm underlay to all upper floor areas including stairs (excluding wet areas). Selections as per builders quality colour boards and as shown on plan.

Laminate Flooring

Quality Laminate 12mm flooring to Entry, Kitchen, Meals, Family Areas and Passageways as shown on plan. Selection as per builder's quality colour boards.

INTERNAL FEATURES

Doors

2040mm high hinged or sliding doors as per plan.

Door Stops

White door stops to hinged doors, where applicable.

Mouldings

67mm x 18mm Beveled MDF skirting & 42mm x 18mm MDF beveled architraves.

Door Furniture

Lever door furniture in polished chrome finish to all rooms.

Door Seals

Door seals to nominated internal doors.

Note: This will be in accordance with energy rating report.

PLASTERWORK

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

PAINT – 3 COAT APPLICATION TO ALL OPEN AREAS

Timberwork

Semi-Gloss enamel paint to internal doors, jambs & mouldings.

Internal Walls

Washable low sheen acrylic paint to internal walls.

Entry Door

Semi-Gloss enamel paint to front entry door.

Ceilings

Flat acrylic paint to ceilings.

Colours

Paint colours selected as per builder's quality colour boards.

STAIRCASE (DOUBLE STOREY HOMES)

Pine closed stringers, with MDF treads and risers with carpet cover. Feature Pine Handrail above plastered Dwarf Wall balustrade.

INSULATION

External Brickwork

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

Ceiling

Ceiling insulation as required to meet 7 Star energy rating.

Note: Excludes double glazed, low E glazed, insulation batts between floor joists on Double Storey designs.

ELECTRICAL

Internal Light Points

100mm diameter 240V LED downlights fittings (colour – white) throughout as per floorplan specific 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 front of garage (1 x) and to rear (1 x) as per electrical plan.

Power Point

Double power points to all Bedrooms and Living areas. Single power points to dishwasher, microwave and refrigerator locations (refer to electrical plan).

TV Points

2 x TV points (1 x to Master Bedroom and 1 x to living area).

Data Points

2 x Data Points (as per plan)

NBN / Fibre Optics

NBN provision infrastructure on garage wall

Telephone Point

2 x pre-wired telephone points to kitchen & Master Bedroom with wall plate as per plan

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired Smoke Detectors with battery backup as per plan

Safety Switches

RCD safety switch and circuit breaker switches to meter box.

HEATING

Gas ducted heating to all bedrooms and living areas. Total number of points and unit size are product specific.

FRAMING

Engineered pine wall frame and roof trusses.

GARAGE

General

Garage with concrete tiled roof including Colorbond® sectional overhead door, plaster ceiling and concrete floor.

Infill Over Garage Door

Brick infill over sectional garage door

Remote Controls

2 x handheld remote controls & wall mount

External Door to Rear

Weatherproof flush panel door, low sheen acrylic paint finish (design specific).

External Walls

Brick veneer (on boundary wall or product specific if required).

External Door Frame

Aluminium powder coat finish.



External Door Furniture

Entrance lockset.

Internal Access Door to Home from Garage

2040mm x 920mm high hinged step-free door, low sheen acrylic paint finish. (design specific).

SOLAR PANELS

3.5kW Solar Panel system to achieve 7-Star Energy rating.

PLUMBING

2 x External Taps – 1 x external tap to front water meter and 1 x external tap next to laundry exit.

HOT WATER SYSTEM (ESTATE SPECIFIC)

Heat Pump System

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

Or Gas Continuous Flow System

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 or water tank is available. In lieu of heat pump system.

7 STAR ENERGY

Minimum 7 star energy rating for house plans and all facades on any orientation.

EXTERNAL FEATURES

Bricks

PGH Brick selection from builders' quality colour boards to single storey homes and ground floor of double storey homes.

Light Weight Cladding

Rendered lightweight finish to first floor of double storey homes. Finish and colour to be selected from builder's quality 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.

Eaves

450mm Eaves to Front Facade with up to 3m return (where required by Estate Guidelines)

Hebel Product

Rendered Hebel panels to facades (where required). Finish and colour to be selected from builder's quality colour boards (design specific – refer to working drawings for extent of cover).

Mortar Joints

Face Brickwork – Natural colour rolled joints.

Balcony Balustrade

Facade specific. (Double Storey plans only)

Balcony Flooring

Builders range external ceramic tile.

WINDOWS



Single Storey Windows

Aluminium awning windows to Front Facade. Aluminium sliding windows to all other openable windows. Double glazed windows to front facade where required to meet 7 star energy rating. Key lock to all openable windows

Infill Over Windows

Brick infill over all windows

Double Storey Windows

Aluminium awning windows to Front Facade. Aluminium sliding windows to all other openable windows. Double glazed windows to front facade where required to meet 7 star energy rating. Key lock to all openable windows

EXTERNAL DOORS

Front Entry Door

Feature front door as per facade with clear glass.

Front Entry Door Furniture

Entrance lockset in polished stainless steel with deadbolt (product specific).

Door Seal

Door seal and weather seal to all external hinged doors.

Infill Over Doors

Brick infill over all external doors

Entry Frame

Aluminium, powder coated finish (product specific).

External Hinged Door

Entrance lockset in polished stainless steel to external door of garage (plan specific)

External Family & Laundry Door

Aluminium powder coated sliding door (as per plan)

ROOFING

Pitch

Roof pitch to be 22.5 degrees.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

Material

Concrete roof tiles from builder's quality colour boards to meet 7 star energy rating.

SITE CONDITIONS / FOUNDATION

Foundation Class

Engineer-designed Up to Class H2 pierced concrete slab a maximum of 500mm fall over allotment and up to 200mm of fill. If fill is shown on block, a lot-specific Level 1 Compaction Report is required, or additional charges may apply. Land allotments up to 450m².

Silt Fence

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

Temporary Fencing

Supply and hire of temporary fencing to site as required.

Rock Extraction & Removal

Rock Extraction and Removal (fully guaranteed). Refer to special conditions of building contract

Termite Treatment

Termite spray system as required by the relevant authority.

PRELIMINARY WORKS

Pre-site Inspection

A pre-site inspection will be conducted

Soil Report & Contour Survey

From our independent Geotechnical Engineers

Developer Approval

Developer Approval applications (where required)

Building Permit

Building Permit and associated application fees

BAL 12.5 (Bushfire Attack Level)

Provided FREE if required

CONNECTION OF SERVICES

Electricity

Single Phase underground electricity

Water Mains & Gas Supply

To be provided

Sewer & Stormwater Connection

To be provided

Dry Tapping Water Connection

Recycled Water provided FREE if required

Water Tank

Water Tank provided FREE if required

NBN / Fibre Optics

The home is to be provided NBN ready

Note: All connection points to be within the boundary of the home. Telephone and electricity consumer account opening fees not included.

COMPREHENSIVE WARRANTY PROTECTION

Includes a 10-Year Structural Warranty for peace of mind, plus a 3-Month Maintenance Period to address any minor issues after handover.

PRICE LOCK PERIOD

12-Month Price Hold from the date of initial deposit — protecting you from market volatility during the planning process.

TURNKEY PACKAGE

Transform your new home into a stylish and comfortable haven with our turnkey package – expertly crafted upgrades that deliver the ideal balance of form and function from day one.



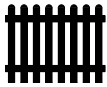
Front Landscaping

A welcoming front garden featuring premium instant turf, low-maintenance mulched garden beds, decorative pebbles and rocks, and a standout 1200mm feature tree. Includes a fully prepared nature strip with topsoil and seeded lawn for a lush, finished look.



Side & Rear Landscaping

A private outdoor sanctuary with up to 50m² of lush instant turf, mulched garden beds, and low-maintenance topping across remaining areas. Fitted with an efficient dripper system—ready for relaxation or entertaining.



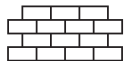
Fencing & Gates

Full perimeter fencing (1800mm high) to side and rear boundaries for privacy and peace of mind. Includes a wing fence and 900mm side gate for easy access—constructed in timber paling or Colorbond to developer standards.



Colour In Concrete Paving

Concrete paving to your driveway, front path and porch—durable, practical, and tailored to complement your façade's colour palette.



Brick Infills

Brick infills above all windows and external doors, including the garage front, for a seamless and cohesive facade finish.



Letterbox

Stylish pillar-style concrete letterbox, designed to complement the overall aesthetic of your front garden. Durable, modern, and colour-matched for a cohesive streetscape finish.



Clothesline

Space-saving fold-down clothesline, wall-mounted and colour-matched to complement your home's external finishes. Practical, durable, and neatly designed to blend in.



Flyscreens

Keep your home breezy and bug-free with high-quality flyscreens fitted to all openable windows and sliding doors. Designed for durability and airflow, they offer year-round comfort without compromising on style or security.



Roller Blinds

Stylish Vibe Block Out blinds fitted to up to 15 windows and 2 sliding doors, ensuring privacy and energy efficiency throughout your home.



Split System Airconditioning

Stay cool in summer with a powerful 3.5kW split system air conditioner, featuring a wall-mounted unit, condenser, and isolation switch for safety and comfort.



TV Antenna

Enjoy seamless entertainment with a fully installed TV antenna, connected directly to all designated TV points in your home.

INCLUDED FACADES



ELITE

The Elite facade blends clean lines with timeless sophistication. With its striking gable roof, natural textures, and understated palette, Aspen offers strong street presence while maintaining a relaxed, contemporary feel.

PAVILLION

Inspired by open, airy architecture, the Pavillion facade combines bold horizontal lines with subtle layering. Its minimalist design and modern materials create a sense of lightness and space — perfect for a fresh, coastal or urban look.



ELEVATE









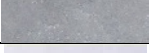
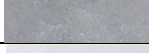








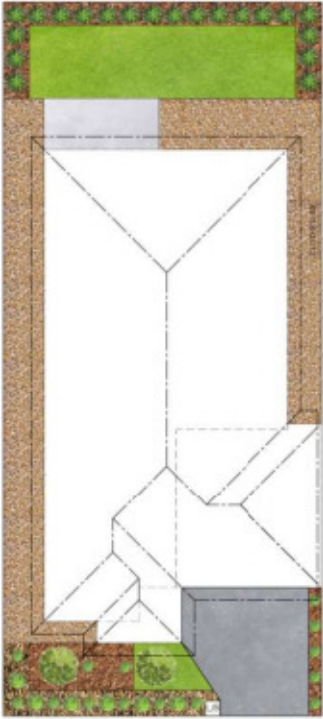
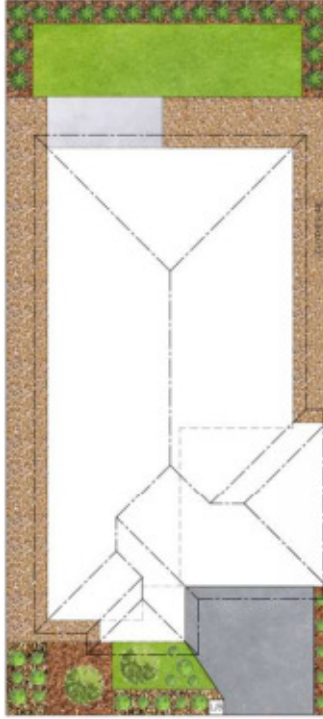
Elevate makes a confident statement with its bold angles and elevated finishes. Featuring strong vertical elements and a sleek, modern aesthetic, this facade is ideal for those wanting a premium, architectural feel from the street.

BRIGHT

The Bright facade lives up to its name — clean, fresh, and full of natural charm. With its inviting tones and simple symmetry, Bright offers a timeless design that suits both growing families and first-home buyers alike.

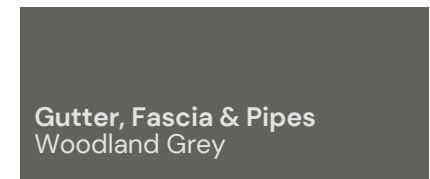
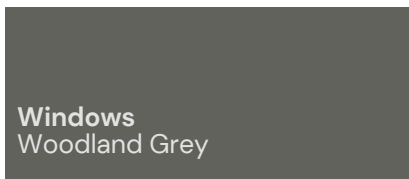
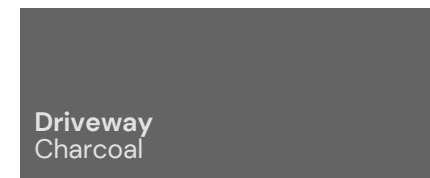
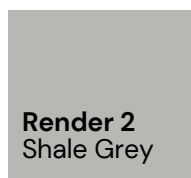
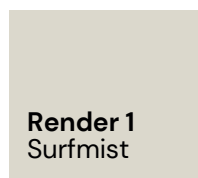


PREMIUM LANDSCAPING SELECTION (UPGRADE)

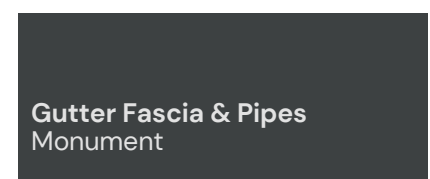
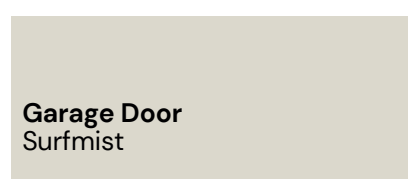
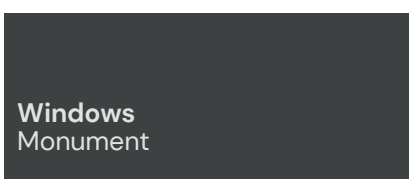
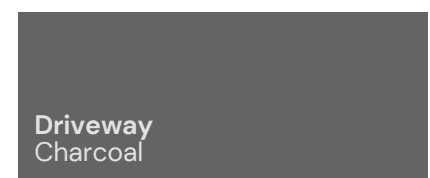
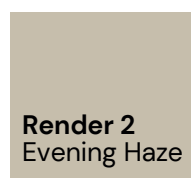
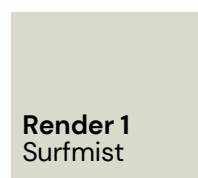
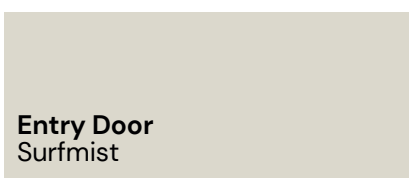
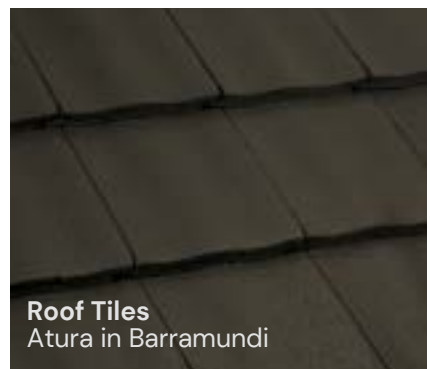
OPTION A		OPTION B	
LEGEND		LEGEND	
	Natural Rolled Out Turf		Natural Rolled Out Turf
	Coloured Mulch		Coloured Mulch
	River Pebble Toppings		River Pebble Toppings
	Lilydale / Tuscan Toppings - Compacted		Lilydale / Tuscan Toppings - Compacted
	Colour Through Concrete		Colour Through Concrete
	Plain Concrete Pad (If Applicable)		Plain Concrete Pad (If Applicable)
	1.2m Australian Native Plants		1.2m Australian Native Plants
	150-250mm Pot Size Mixed Variety Australian Native Plants		150-250mm Pot Size Mixed Variety Australian Native Plants
	200-300mm Pot Size Screening Plants (Pittostrum or Acmena Firescreen)		200-300mm Pot Size Screening Plants (Pittostrum or Acmena Firescreen)
			
<ul style="list-style-type: none"> ● FRONT LANDSCAPE <ul style="list-style-type: none"> ○ Coloured Mulch ○ River Pebble Toppings ○ Lilydale / Tuscan Topping – Compacted ○ 1.2m Australian Native Trees (x2) ○ 150-250mm Mixed Variety Plants (x20) ○ Natural Rolled Out Turf ○ Rendered Letterbox ● BACK & SIDES LANDSCAPE <ul style="list-style-type: none"> ○ Coloured Mulch ○ 200-300mm Screening Plants (x20) ○ Lilydale / Tuscan Topping – Compacted ○ Natural Rolled Out Turf ○ Drip Irrigation System with Battery Operated Automatic Timer to Garden Beds ○ Fully installed Fold Down Wall Mounted Clothesline ○ 6m2 Concrete Pad for Open Entertainment Area 		<ul style="list-style-type: none"> ● FRONT LANDSCAPE <ul style="list-style-type: none"> ○ Coloured Mulch ○ River Pebble Toppings ○ Lilydale / Tuscan Topping – Compacted ○ 1.2m Australian Native Trees (x2) ○ 150-250mm Mixed Variety Plants (x20) ○ Natural Rolled Out Turf ○ Rendered Letterbox ● BACK & SIDES LANDSCAPE <ul style="list-style-type: none"> ○ Coloured Mulch ○ 200-300mm Screening Plants (x20) ○ Lilydale / Tuscan Topping – Compacted ○ Natural Rolled Out Turf ○ Drip Irrigation System with Battery Operated Automatic Timer to Garden Beds ○ Fully installed Fold Down Wall Mounted Clothesline ○ 6m2 Concrete Pad for Open Entertainment Area 	

EXTERNAL COLOURS

SILVER MIST



UMBER



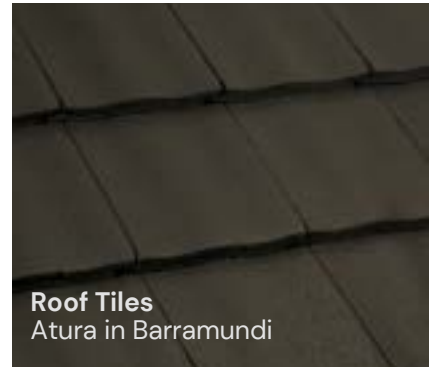
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EXTERNAL COLOURS

GUN METAL



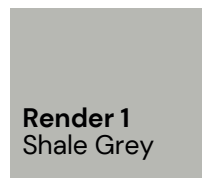
Brick
Grey Nuance



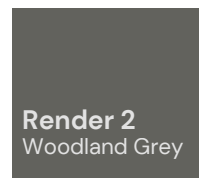
Roof Tiles
Atura in Barramundi



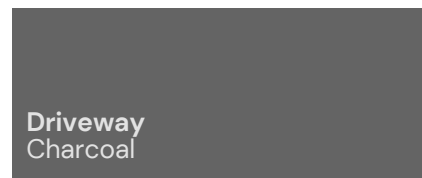
Entry Door
Woodland Grey



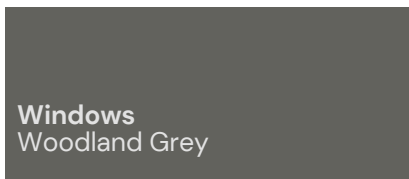
Render 1
Shale Grey



Render 2
Woodland Grey



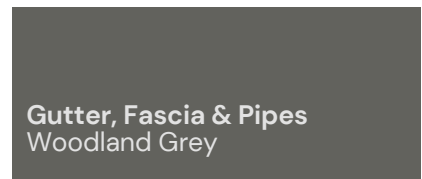
Driveway
Charcoal



Windows
Woodland Grey



Garage Door
Woodland Grey



Gutter, Fascia & Pipes
Woodland Grey

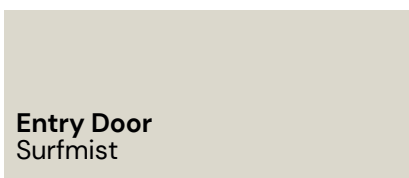
OAK



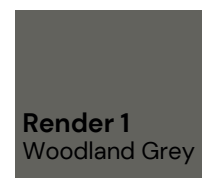
Brick
Straw



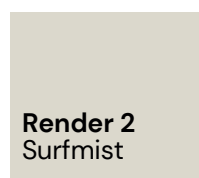
Roof Tiles
Colorbond Surfemist



Entry Door
Surfemist



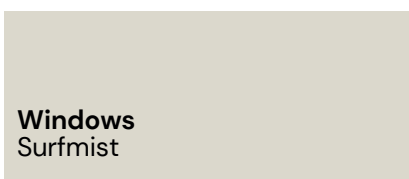
Render 1
Woodland Grey



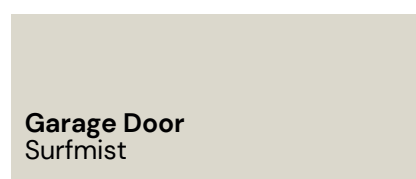
Render 2
Surfemist



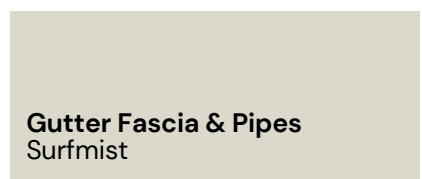
Driveway
Charcoal



Windows
Surfemist



Garage Door
Surfemist



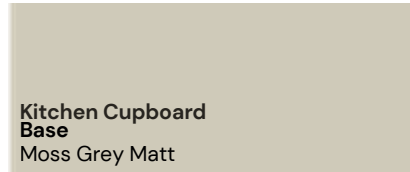
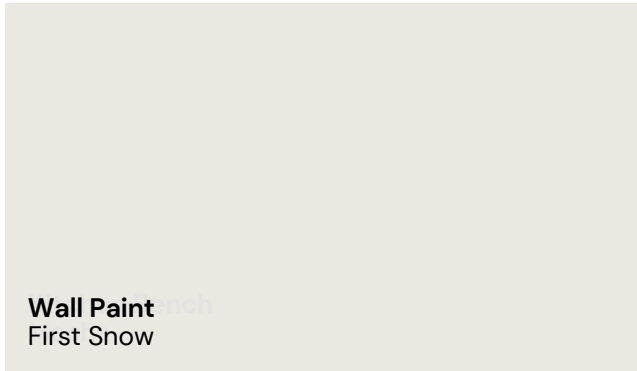
Gutter Fascia & Pipes
Surfemist

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INTERNAL COLOURS

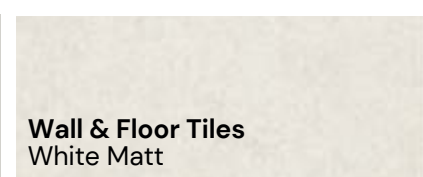
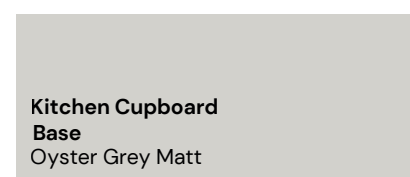
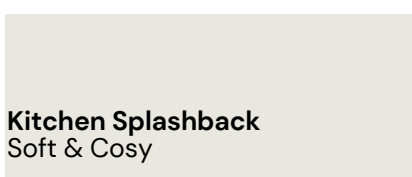
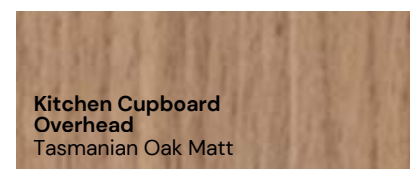
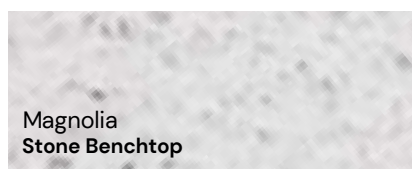
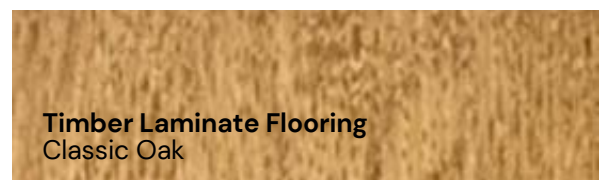
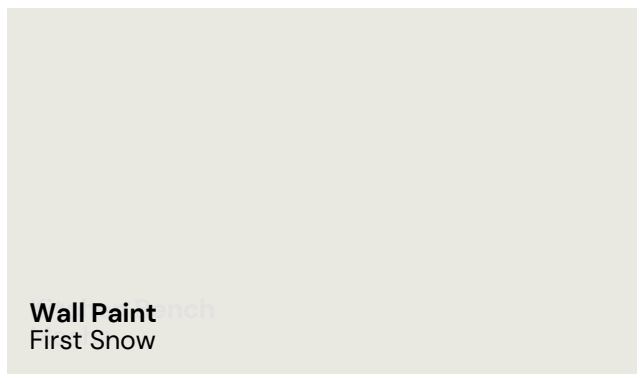
TAUPE

Tick box to select



DRIFTWOOD

Tick box to select

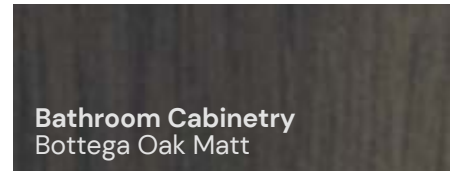
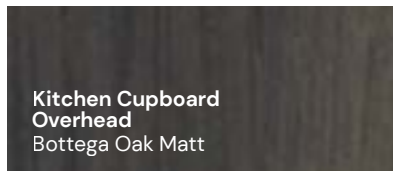
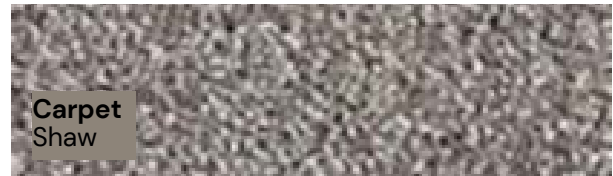
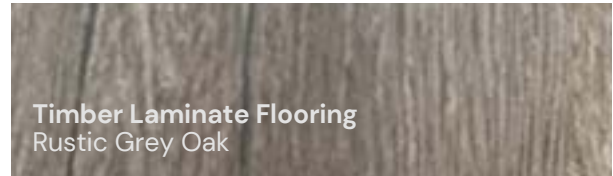
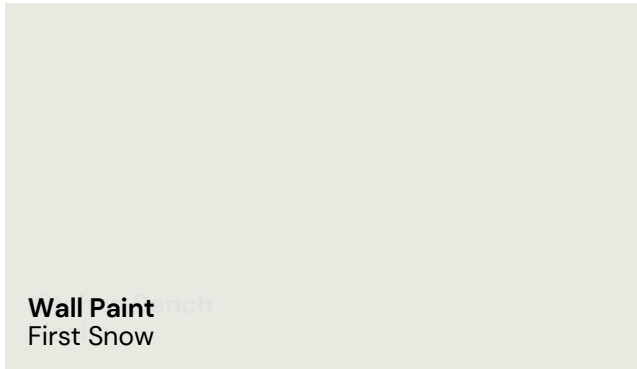


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INTERNAL COLOURS

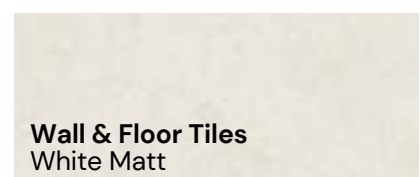
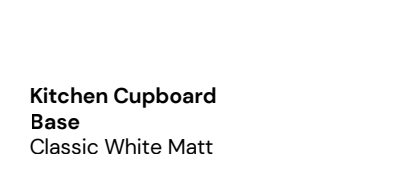
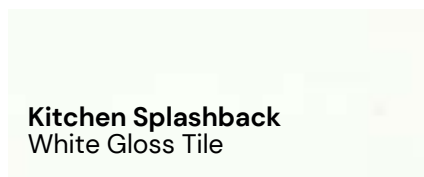
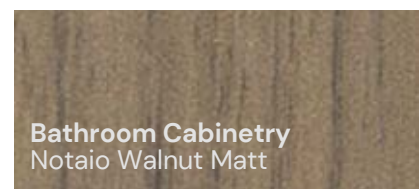
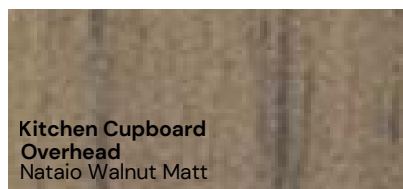
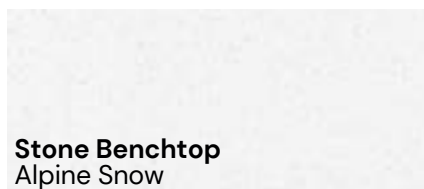
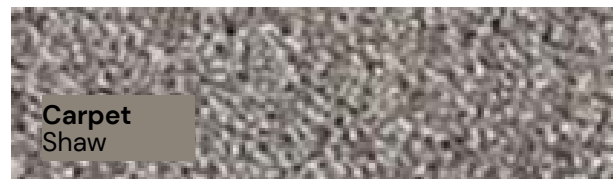
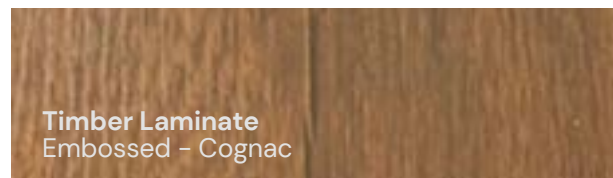
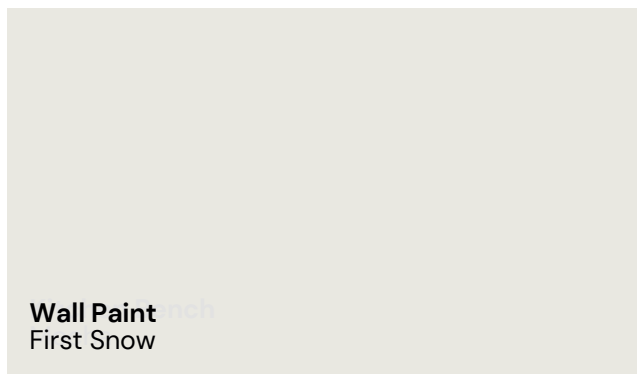
ASH STONE

Tick box to select



OAK

Tick box to select



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QUALITY SUPPLIERS



We're proud to work alongside some of Australia's most trusted and recognised brands to deliver high-quality homes for our clients.

