



Image for illustration purpose only, actual design may vary

CARLTON 18 BRIGHT FACADE

Lot 776 SPRINGFALL ROAD,
HARLOW ESTATE,
TARNEIT, VIC 3029



- Land Dimensions: 10.5m (W) x 25m (L)
- Land Size: 263 m²
- Land Type: Regular
- Home Size: 165.6m² / 18 Squares
- Block Frontage Orientation: NORTH
- Estimated Title Date: JUN 2026

FIXED PRICE CONTRACT

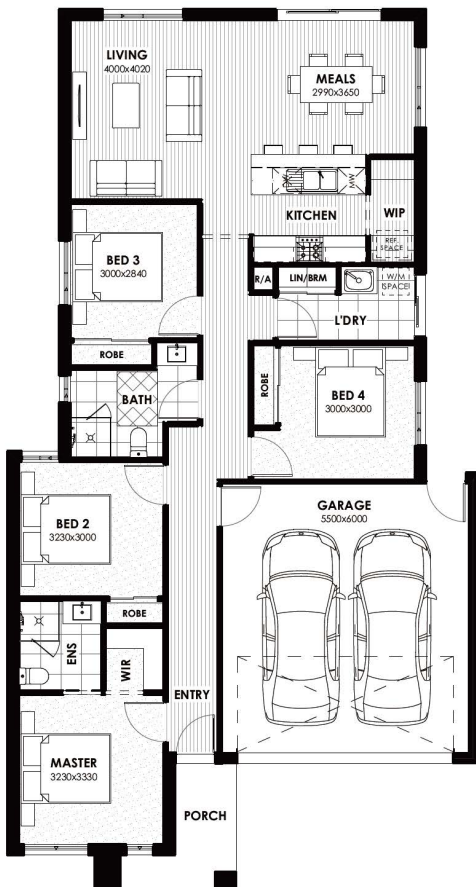
\$642,930

PRICE VALID UNTIL
30/JAN/2026

- Build Price: \$335,430
- Land Price: \$307,500

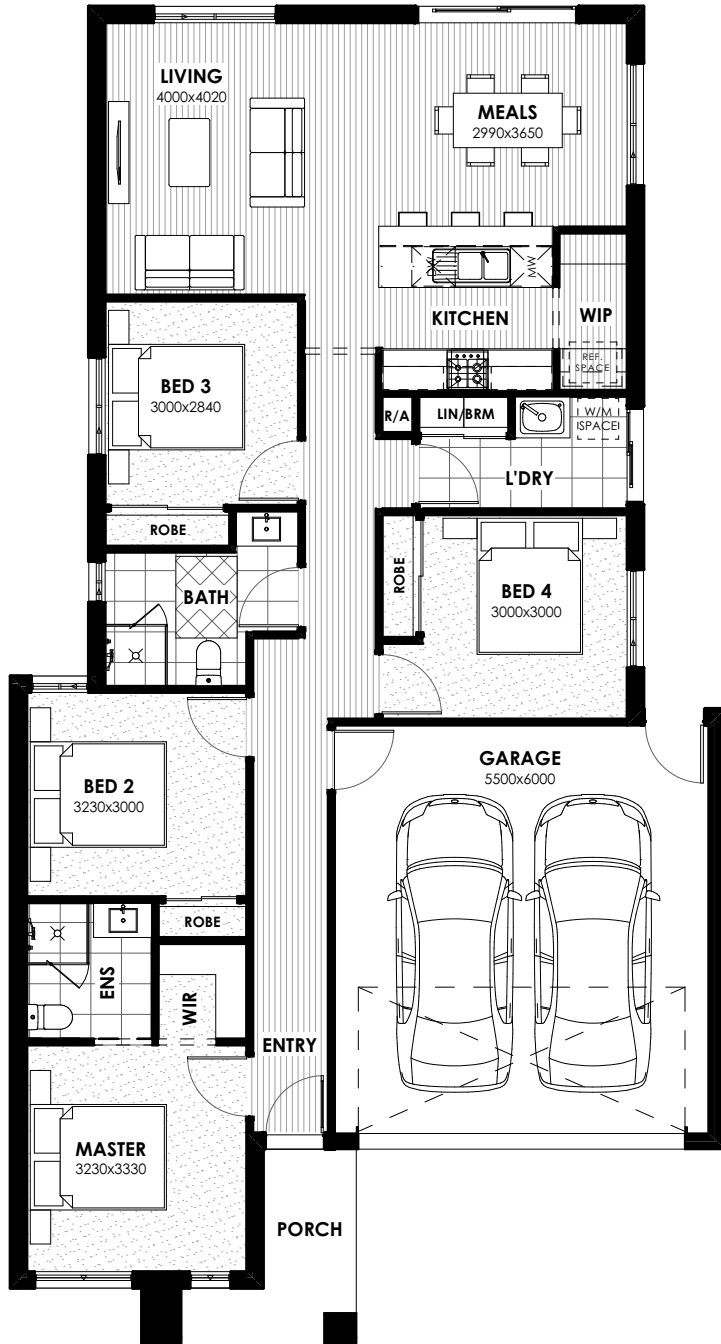
FIXED PRICE QUALITY INCLUSIONS

- Premium 2590mm Ceiling Height
- 20mm Stone Bench tops through out
- 600mm In-Built Oven, Cooktop & Canopy Rangehood
- Stainless Steel Dishwasher to Kitchen
- Timber Laminate Flooring to Living, Entry &
- Passageways Free-Standing Bath to Bathroom (design specific)
- Carpet to ALL Bedrooms & Study (design specific)
- Soft Close Cabinet Doors & Drawers to Kitchen &
- Bathrooms LED Down lights to ALL Internal Rooms & Porch
- Ducted Heating
- Three Coat Paint System
- Fibre Optic Ready - NBN network to all open area walls
- 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)
- 10-Year Structural Warranty
- **Fixed Site Costs including P-Class Slab & Piering**
- **Peace of Mind Rock Extraction & Removal Guarantee**



INCLUDED TURNKEY UPGRADES

- 1 x 3.5KW Split System Air Conditioner to Living Room
- Blinds & Fly-screens to ALL Windows
- Brick Infills above all Windows & Garage Door Concrete
- Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping - see Landscape Plan
- Full Fencing, Clothesline, Letterbox & TV Antenna



CARLTON 18

4 | 2 | 1 | 2

Minimum Lot Width:	10.50m
Minimum Lot Depth:	25.00m
(EAST & WEST)	
Home Width:	10.50m
Home length:	19.67m

AREA SUMMARY (m2)

FLOOR AREA	m2
GROUND FLOOR	124.12
GARAGE	36.05
PORCH	5.45
TOTAL BUILDING AREA	165.62 m ²

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



EVO HOMES

VICTORIA

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INCLUDED FACADES



ELITE

The Aspen 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 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.

KITCHEN

Cabinets

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.

Dishwasher Provision

Standard laminate including single power point and capped cold water point.

Handles

Selected from builder's predetermined colour boards.

Taps

Designer Chrome Gooseneck mixer tapware.

Splashback

Tiled Splashback as per plan - 75mm x 300mm

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Kitchen Bench Top

Laminate Benchtops

Pantry

Four white melamine shelves.

Fridge Provision

Standard laminate or plastered including single power point (plan specific).

Hamper (Bulkhead)

Hamper above Walk-in-Pantry entry

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

Step Free 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 Ensuites & Walk-in-Robes entries

Bath

1500mm freestanding bath (white).

Accessories

600mm single towel rails and toilet roll holders in chrome finish.

Taps

Chrome mixer tapware.

Exhaust Fans

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

Toilet Suite

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

Privacy Locks

Privacy Locks to all Bathrooms & WCs

BATHROOM CABINetry

Cabinets

Fully lined melamine modular cabinets as per plan.

Vanity Bench Top

lamine Benchtops

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Handles

Selected from builder's predetermined colour boards.

LAUNDRY

Cabinet

45 Litre Stainless Steel inset trough and melamine Benchtop/Cabinet with bypass

Washing Machine Provision

Chrome washing machine stops/grubs.

Tap

Flickmaster tap, chrome finish.

Open Shelving

Open Shelving above Laundry Benchtop as per plan

STORAGE

Robe Shelving

One white melamine shelf with hanging rail.

Pantry & Linen Shelving

One white melamine shelf with hanging rail.

Robe Doors

2040mm high sliding doors as per plan.

Walk-In Robe (design specific)

One white melamine shelf with hanging rail.

Handles

Handles in polished chrome finish.

Linen

2040mm high readicote flush panel, 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 predetermined colour boards.

Floor Tiles

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

Skirting Tiles

Skirting Tiles to Bathroom, Ensuite, Laundry & WC

FLOOR COVERING

Carpet

Carpet with 10mm underlay to all Bedrooms, Lounges & Study. Selections as per builders predetermined colour boards and as shown on plan.

Laminate Flooring

Builders range laminated flooring to Entry, Kitchen, Meals, Family Areas and Passageways as shown on plan. Selection as per builder's predetermined colour boards.

Carpet (double storey)

Carpet to all upper floor areas including stairs (excluding wet areas). Selections as per builders predetermined colour boards and as shown on plan.

INTERNAL FEATURES

Doors

2040mm high flush panel hinged or sliding door - design specific.

Door Furniture

Lever door furniture in polished chrome finish to all rooms.

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 report.

Mouldings

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

PLASTERWORK

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

PAINT – 3 COAT APPLICATION TO ALL OPEN AREAS

Timberwork

Gloss enamel to internal doors, jambs & mouldings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Gloss enamel to front entry door.

Ceilings

Flat acrylic to ceilings.

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. A-HP1 pine handrail. (dwarf walls). No balustrade.

INSULATION

Ceiling

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

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.

Note: Excludes double glazed, low E glazed, insulation batts between floor joists.

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.

HEATING

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

WINDOWS

Single Storey Windows

Aluminium windows with key lock to all standard openable windows. Double glazed windows to front facade as required to meet 7 star energy rating.

Double Storey Windows

Aluminium windows with key lock to all standard openable windows. Double glazed windows to front facade as required to meet 7 star energy rating.

Infill Over Windows

Brick infills over all windows of single storey homes.

EXTERNAL FEATURES

Bricks

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

Light Weight Cladding

Rendered lightweight foam to first floor of double storey homes. Finish and colour to be selected from builder's predetermined 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).

Eaves to Facade

450mm Eaves to Front Facade with wrap around of 3m return

Hebel Product

Rendered Hebel panels to facades (where required). Finish and colour to be selected from builder's predetermined 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 Tiling

Builders range external ceramic tile.

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.

Entry Frame

Aluminium, powder coat finish (product specific).

External Hinged Door

Entrance lockset in polished stainless steel to external door.

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 predetermined colour boards to meet 7 star energy rating.

FRAMING

Engineered pine wall frame and roof trusses.

GARAGE

General

Garage with 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 Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (product 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.

ELECTRICAL

Internal Light Points

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

External Lights

Recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to front of garage and to rear as per drawings.

Power Point

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).

Data Points

Two Data Points (as per plan)

NBN / Fibre Optics

NBN provision infrastructure on garage wall for future connection

Telephone Point

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

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box.

SOLAR PANELS

3.5kW Solar Panel system to achieve whole of home, 7-Star Energy assessment

PLUMBING

2 No. external taps – 1 to front water meter and 1 next to laundry exit.

SITE CONDITIONS / FOUNDATION

Foundation Class

Engineer-designed Up to Class P1 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 450mm.

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 where required to council requirements.

Rock Extraction & Removal

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

Termite Treatment

Termite spray system where required by relevant authority.

7 STAR ENERGY

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

PRELIMINARY WORKS

Pre site Inspection

A pre site inspection will be conducted

Building Permit

BP and associated application fees

Soil Report & Contour Survey

From our independent Geotechnical Engineers

Developer Approval

DA applications (where required)

CONNECTION OF SERVICES

Electricity

Single Phase underground electricity

NBN / Fibre Optics

The home is to be provided NBN ready

Water Mains & Gas Supply

To be provided

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

Sewer & Stormwater Connection

To be provided

STRUCTURAL WARRANTY

10 year structural warranty and 3 month maintenance warranty.

PRICE LOCK PERIOD

12 months from the date of initial deposit

MAINTENANCE PERIOD

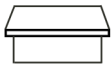
3-month maintenance inspection & warranty

EVO INSPIRATIONAL PACKAGE



900 Kitchen Appliances

Built in 900mm cooktop, Oven and 900mm rangehood in lieu of standard 600mm.



Stone Kitchen Bench

20mm engineered stone surface in lieu of laminate - max length 3000mm.



Stainless Steel Dishwasher

600mm dishwashers provided.



Split System Airconditioning

3.5kw Split System including isolation switch and condenser to be wall mounted.



Cupboard Over Fridge

Laminate overhead cupboards to fridge space.



Boundary Fencing

Timber boundary fencing to 3 side, including wing fence and gate 1800mm high.



Internal Paint

3 coat paint to all main open living area walls (excluding garage).



Clothesline

Fully installed fold down clothesline.



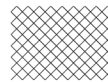
NBN

NBN Type 2 connection including hub, digital tv antenna in roof space, connection to 2 TV points, 2 phone points and 1 data point.



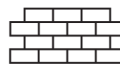
Holland Blinds

Roller blinds comes with metal chain and Vibe Block (design specific).



Flyscreens

Aluminium mesh flyscreens to all openable windows - colour to match window frame.



Brick Infills

Brick infills over all windows and doors, including garage front elevation from builders range



Colour In Concrete Driveway

Driveway, path to Porch and porch (up to 35m²).



Front Landscaping

Includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants x 12 and 1 x 1.2mt plant



Letterbox

Pillar concrete letterbox to complete look of front garden.



Overhead Cupboards

Overhead cupboards above refrigerator space (up to 1000mm wide).

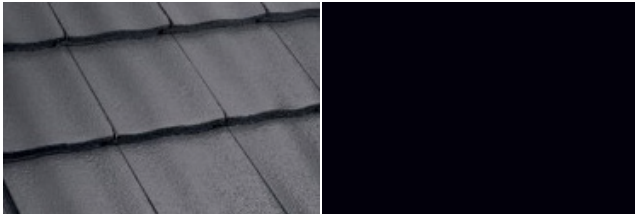
EXTERNAL COLOURS

UMBER

Warm and natural, Umber blends muted browns and neutrals for a soft, welcoming exterior. A versatile choice that suits a wide range of styles.

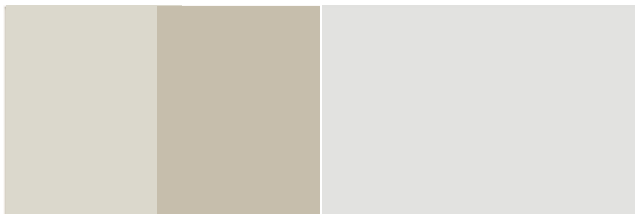


Brick



Roof Tiles

Gutter, Fascia,
Downpipes, Windows



Render, Cladding,
Painted Area

Front Entry Door



Garage Door

Driveway

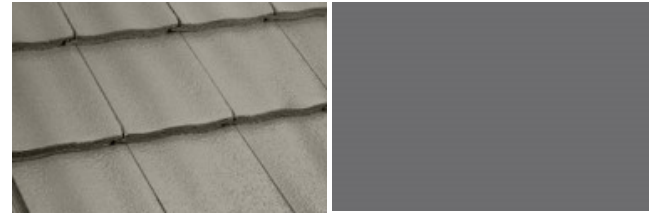


SILVER MIST

A fresh, modern palette featuring soft greys and neutral tones. Silver Mist delivers a clean, timeless look that suits both coastal and urban homes.

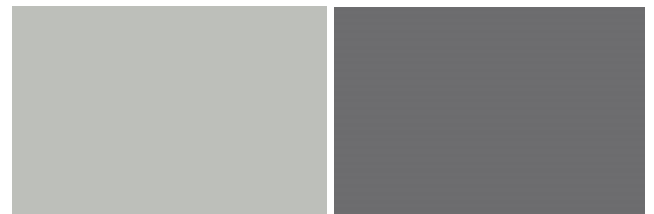


Brick



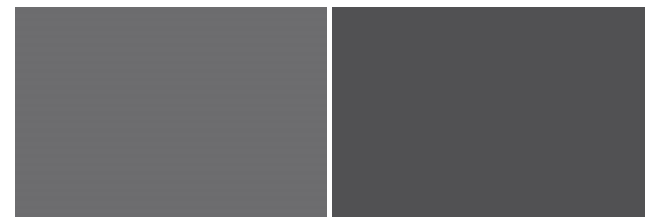
Roof Tiles

Gutter, Fascia,
Downpipes, Windows



Render, Cladding,
Painted Area

Front Entry Door



Garage Door

Driveway



EXTERNAL COLOURS

COASTAL

Rich and earthy, Oak is inspired by natural Australian landscapes. It brings warmth and character to any facade with a grounded, classic feel.



Brick



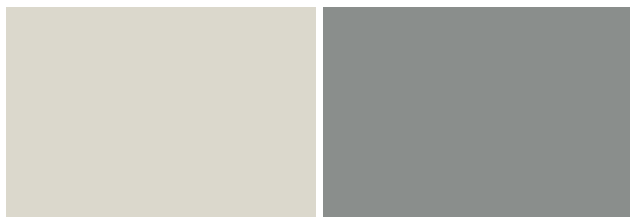
Roof Tiles

Gutter, Fascia,
Downpipes, Windows



Render, Cladding,
Painted Area

Front Entry Door



Garage Door

Driveway

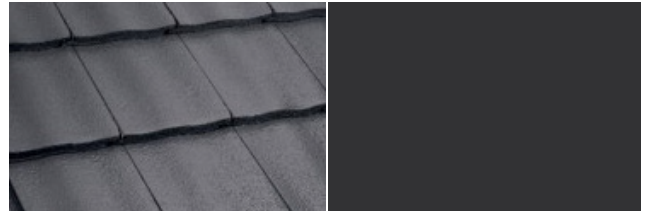


GUN METAL

Bold and modern, Gunmetal uses darker tones and strong contrast for sharp street appeal. Ideal for contemporary designs with an architectural edge.

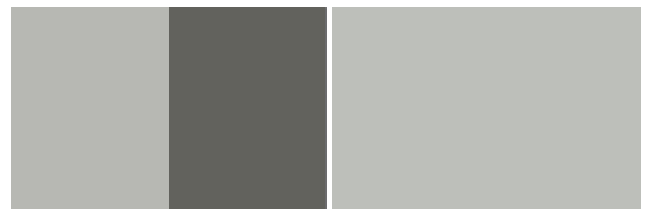


Brick



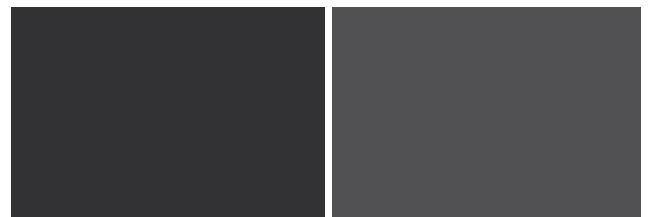
Roof Tiles

Gutter, Fascia,
Downpipes, Windows



Render, Cladding,
Painted Area

Front Entry Door



Garage Door

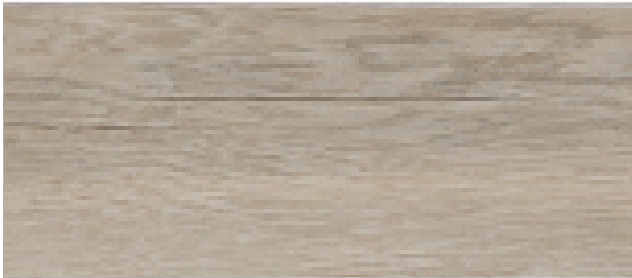
Driveway



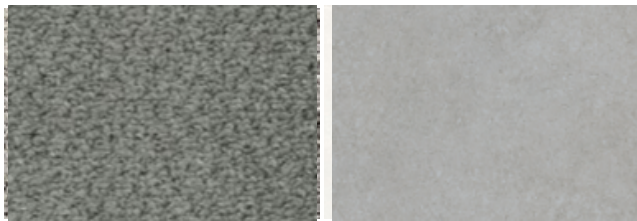
INTERNAL COLOURS

DRIFTWOOD

Light, airy, and inviting — Driftwood features soft timber-look tones and neutral finishes for a relaxed, coastal feel that brings warmth to every room.

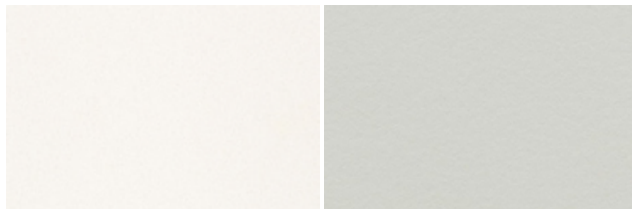


Laminate Flooring



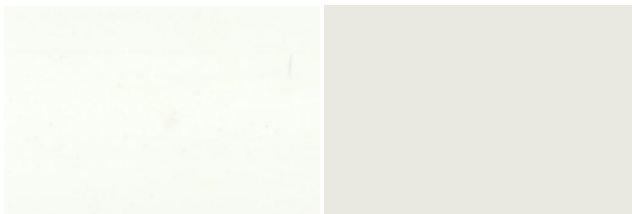
Carpet

Floor & Wall Tiles



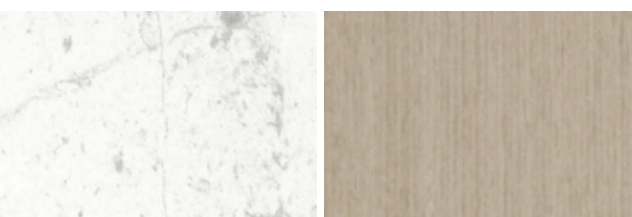
Kitchen Benchtop

Kitchen Overhead & Base Cupboards



Kitchen Splashback

Paint - Wall, Skirting, Architraves & Doors



Bathroom Benchtop

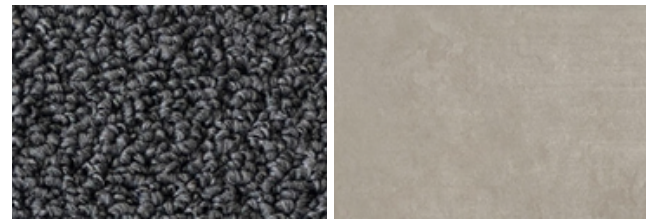
Bathroom Cupboards

ASH STONE

Elegant and calming, Ash Stone combines gentle grey hues with balanced textures, offering a versatile, modern palette that suits a wide range of interiors.



Laminate Flooring



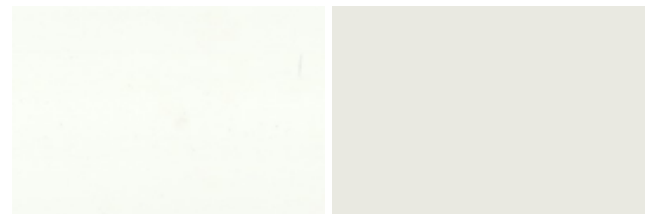
Carpet

Floor & Wall Tiles



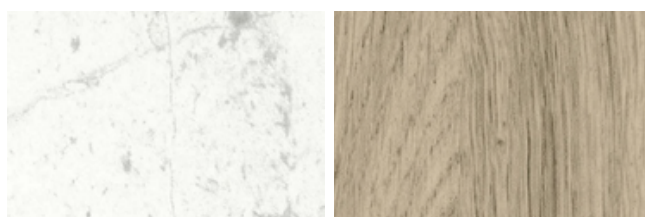
Kitchen Benchtop

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Bathroom Benchtop

Bathroom Cupboards

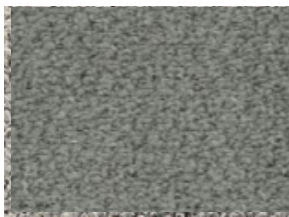
INTERNAL COLOURS

OAK

Bold and contemporary, Charcoal makes a confident statement. Rich dark tones contrast beautifully with light surfaces to create a sharp, designer finish.



Laminate Flooring



Carpet



Floor & Wall Tiles



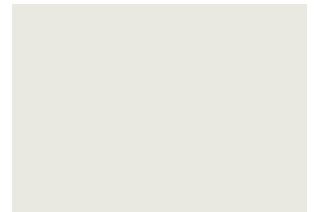
Kitchen Benchtop



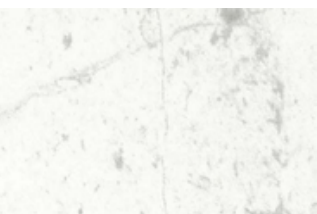
Kitchen Overhead & Base Cupboards



Kitchen Splashback



Paint - Wall, Skirting, Architraves & Doors



Bathroom Benchtop



Bathroom Cupboards

TAUPE

Warm, earthy, and timeless — Taupe blends subtle natural tones with soft textures to create a homely, grounded interior that feels effortlessly stylish.



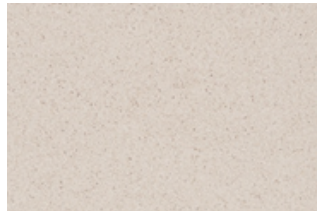
Laminate Flooring



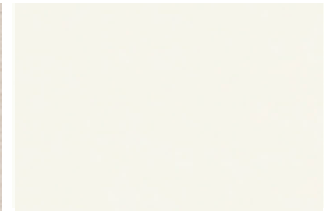
Carpet



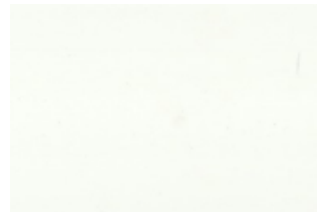
Floor & Wall Tiles



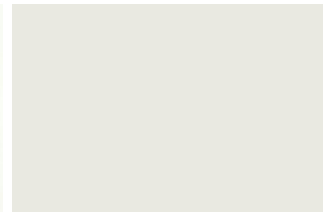
Kitchen Benchtop



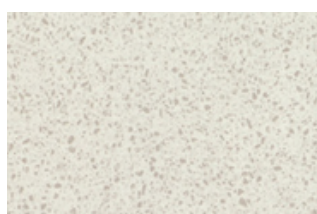
Kitchen Overhead & Base Cupboards



Kitchen Splashback



Paint - Wall, Skirting, Architraves & Doors



Bathroom Benchtop



Bathroom Cupboards

QUALITY SUPPLIERS



wattyl®



Braemar
HEATING COOLING

Colorbond®

TECHNIKA®

BUNNINGS



**HUME DOORS
& TIMBER**
100% Australian Owned

MIXX

tapware & accessories

PGH BRICKS & PAVERS™

polytec

Gainsborough
ENTER WITH STYLE



JamesHardie

Bowens
THE BUILDERS CHOICE

BEAUMONT TILES

CLIPSAL®

DYNAMIC™
DOOR SERVICE

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



**MASTER BUILDERS
VICTORIA**

