

HOUSE & LAND PACKAGE



HARPLEY ESTATE - LOT 6180 RUNCORN STREET WERRIBEE VIC 3030
SAIGON 22

COMPLETE FIXED PRICE \$727,280

- LAND DIMENSIONS: 15.75 (W) x 16.0M (L)
- LAND SIZE: 252M²
- BLOCK TYPE: REGULAR
- HOME SIZE: 202.53 M² / 22SQ
- TITLED/ESTIMATED TITLE DATE: TITLED

LAND CONTRACT: \$338,000
BUILD CONTRACT: \$389,280
ESTATE GUIDELINES: INCLUDED

EVO COMPLETE COLLECTION

Lux Kitchen Pack

20mm polished edge Asphaltic Concrete stone benchtops to kitchen, ensuite, bathroom & laundry from StoneArt
Waterfall end to kitchen island benchtop
WIP and butlers pantry (Design specific)
Soft-close cabinetry throughout kitchen and bathrooms – R+R Cabinets
Technica Appliance Pack including cooktop, canopy rangehood, oven and dishwasher in chrome or black finish

Lux Electrical Pack

LED downlights to all internal rooms and porch
3.0KW split system to family room
Data Package (Fibre Optic- NBN ready)
Slimline light switches

Lux External Pack (Ready to move in)

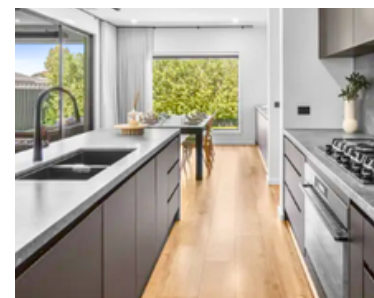
Landscape Design
External coloured concrete driveway
Fencing
Clothes line and letter box
Brick infills above all windows & garage door

Lux Finishes

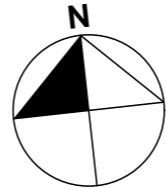
Upgrade floor coverings - 12mm laminate flooring, 10mm carpet underlay with 22OZ carpet
Three-coat paint system
Freestanding bath (design dependent)
Blinds & flyscreens to all windows
2590mm ceilings

Peace of Mind Pack

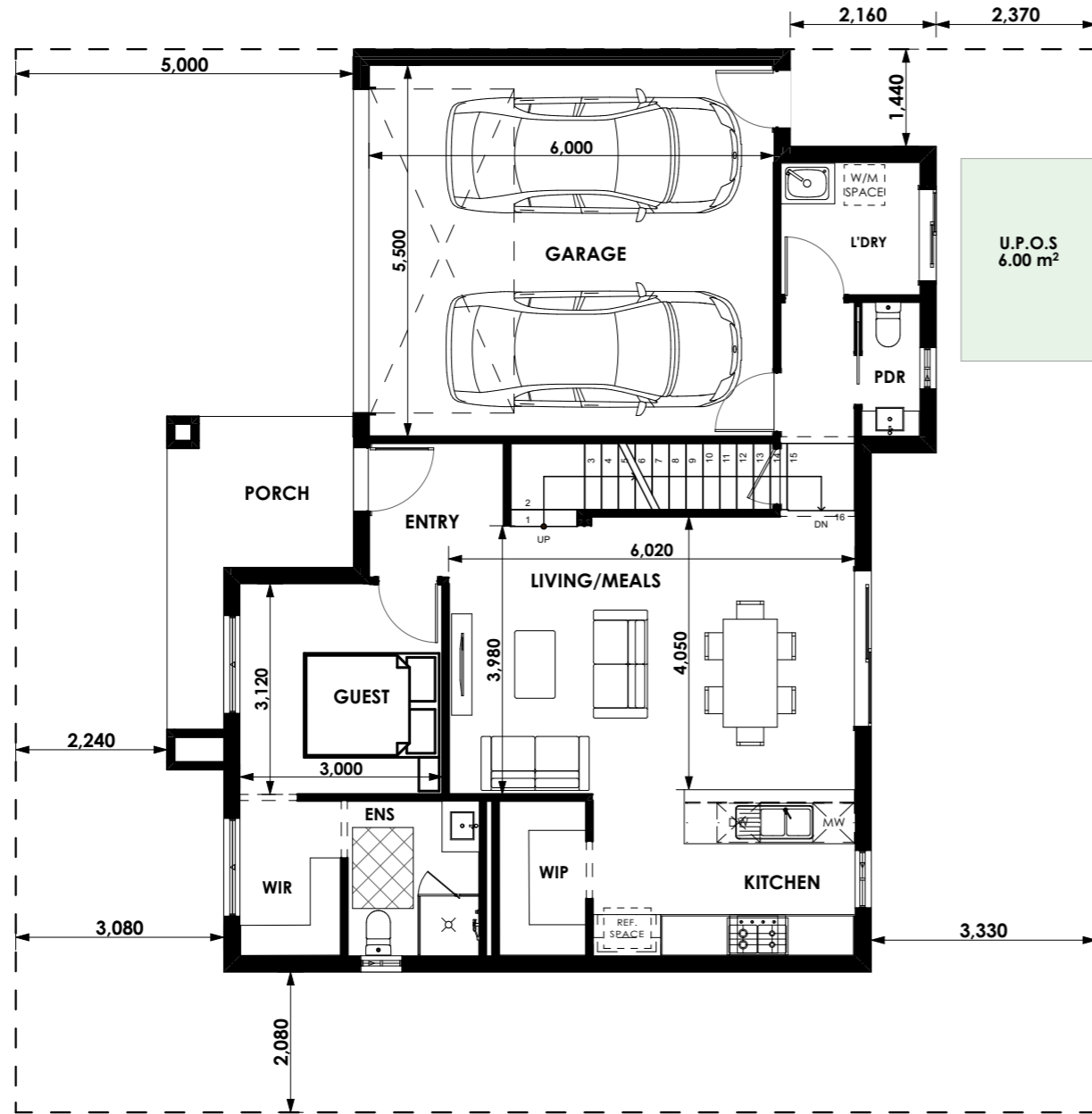
Fixed Site Costs including H-Class Slab & Piers
Peace of Mind Rock Extraction & Removal Guarantee
7-Star Energy & NCC Compliant
Developer Guidelines INCL Eaves, Water Tank, Recycled Water & Corner Treatment (where required)
Community Infrastructure Levy (CIL)
BAL12.5 Bushfire Compliant (where applicable)



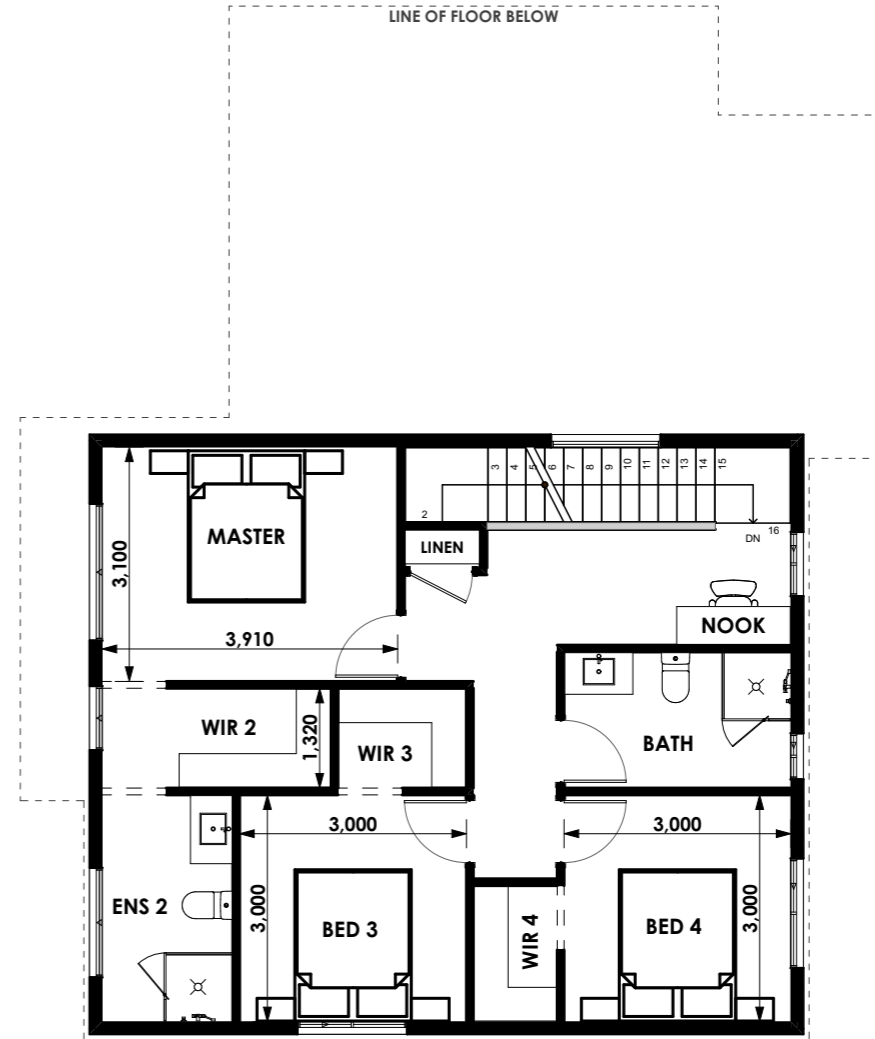
AREA SUMMARY (m2)	
FLOOR AREA	
GROUND FLOOR	82.87
FIRST FLOOR	74.86
GARAGE	36.11
PORCH	8.69
TOTAL:	202.53 m ²



RUNCORN STREET



GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR SCALE 1:100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE. 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY. 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY. 4. IMPORTANT NOTE: FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM EVO HOMES PTY LTD. 7. THESE DRAWINGS AND ASSOCIATED DOCUMENTATION IS OWNED BY AND (C) COPYRIGHT - EVO HOMES PTY LTD.

PLEASE READ CAREFULLY

I/WE ACKNOWLEDGE THAT THESE PLANS ARE CORRECT & REFLECT ALL THE ITEMS REQUESTED IN OUR BUILDING CONTRACT WITH EVO HOMES PTY LTD. I AM ALSO AWARE THAT IF ANY FURTHER CHANGES ARE REQUIRED TO BE MADE A \$1000.00 VARIATION FEE WILL OCCUR.
SIGNED.....DATE.....
SIGNED.....DATE.....
WITNESSED.....DATE.....

AMENDMENTS

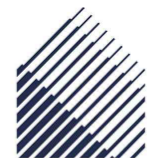
No.	DATE	DESCRIPTION
A	5/02/2026	DESIGN CONCEPT

Revision Sheet & General Notes

CUSTOM	
CUSTOM	
PRELIMS XX	SCALE: 1:100
CDS ####	PAGE: #TOTAL PAGES
WDS ####	

CLIENT

ADDRESS/ESTATE



EVO HOMES
VICTORIA

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.

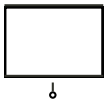
PRICE LOCK PERIOD

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

COMPLETE TURNKEY PACKAGE



Image for illustration purposes only. Actual Image may vary.



Holland Blinds

Block out roller blinds with metal chain and Vibe Block (design specific) to all standard sized clear glass windows and standard sliding door in Living/Meals area (excludes Laundry & wet areas)



Flyscreens

Aluminium mesh flyscreens to all openable standard windows (up to 15) - powder coated colour to match window frames



Clothesline

Fully installed fold down clothesline



900 Kitchen Appliances

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



Split System Airconditioning

3.5kw including isolation switch and condenser to be wall mounted to Living/Family area.



Boundary Fencing

Boundary Timber fencing to 3 side of property including return and wing gate (1800mm High)



Internal Paint

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



Letterbox

Rendered letterbox to complete look of front garden.



Colour In Concrete Paving

Driveway, porch and path to porch in (up to 35m²)



Front and Rear Landscaping

Includes 2 mature trees plus 20 plants to front, 2 mature trees plus 10 plants to rear, compacted topping pathway around house, up to 40m² natural turf, mulch and pebbles. Block size max 400m².

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









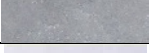
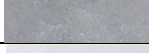








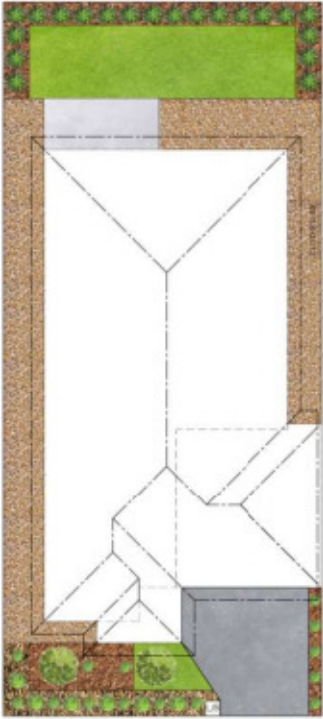
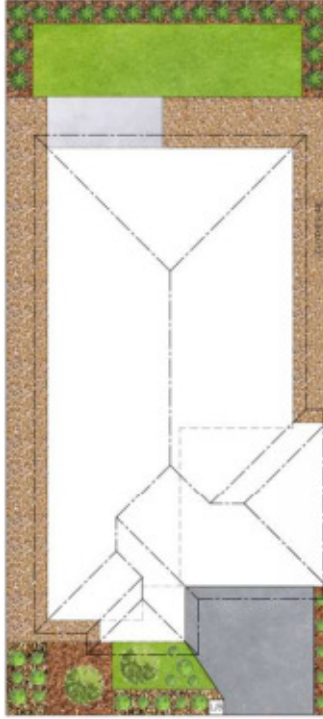
Elevate makes a confident statement with its bold angles and elevated finishes. Featuring strong vertical elements and a sleek, modern aesthetic, this facade is ideal for those wanting a premium, architectural feel from the street.

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.

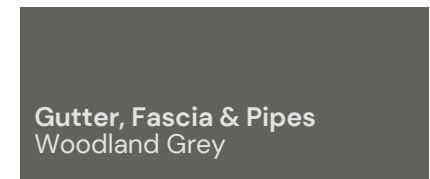
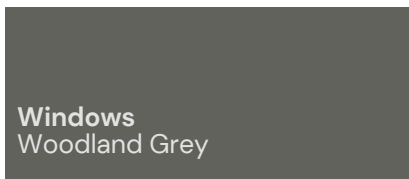
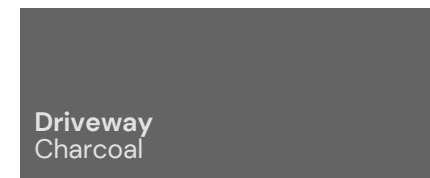
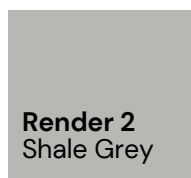
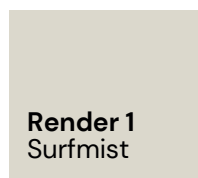


PREMIUM LANDSCAPING SELECTION (UPGRADE)

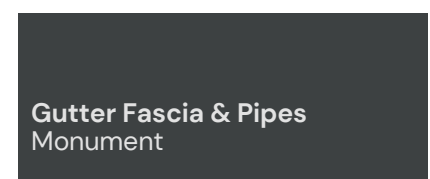
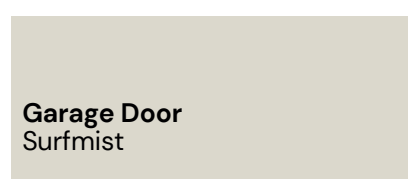
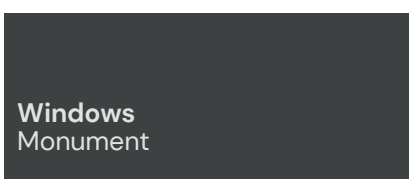
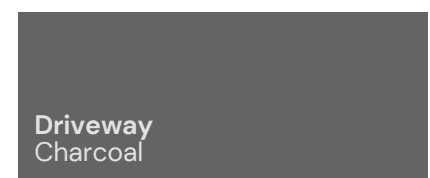
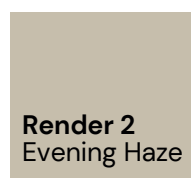
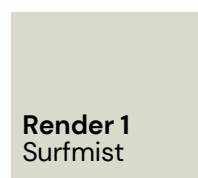
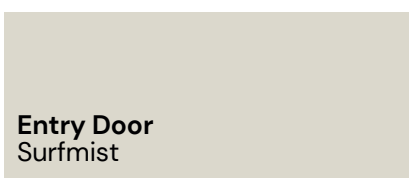
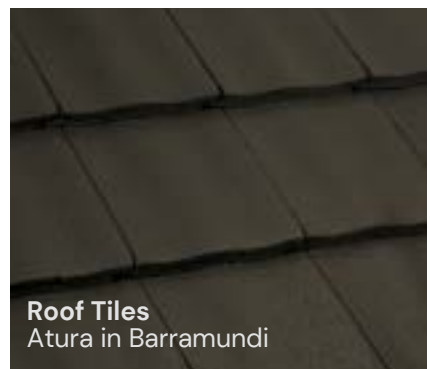
OPTION A		OPTION B	
LEGEND		LEGEND	
	Natural Rolled Out Turf		Natural Rolled Out Turf
	Coloured Mulch		Coloured Mulch
	River Pebble Toppings		River Pebble Toppings
	Lilydale / Tuscan Toppings - Compacted		Lilydale / Tuscan Toppings - Compacted
	Colour Through Concrete		Colour Through Concrete
	Plain 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



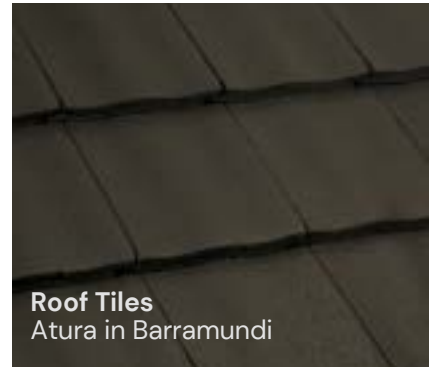
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EXTERNAL COLOURS

GUN METAL



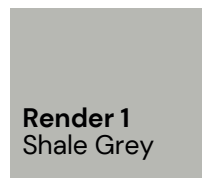
Brick
Grey Nuance



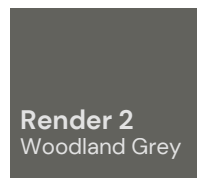
Roof Tiles
Atura in Barramundi



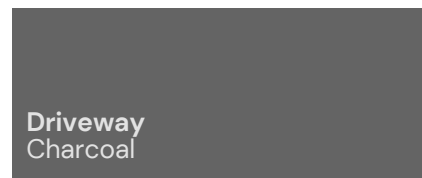
Entry Door
Woodland Grey



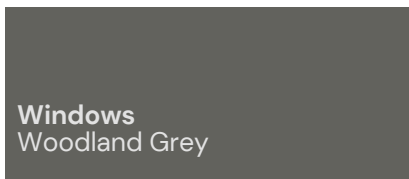
Render 1
Shale Grey



Render 2
Woodland Grey



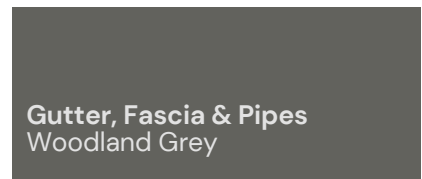
Driveway
Charcoal



Windows
Woodland Grey



Garage Door
Woodland Grey



Gutter, Fascia & Pipes
Woodland Grey

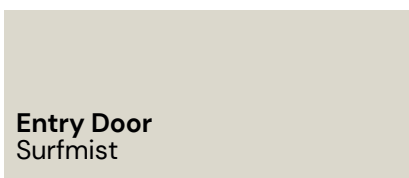
OAK



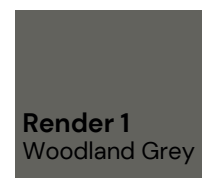
Brick
Straw



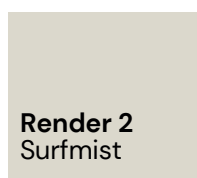
Roof Tiles
Colorbond Surfemist



Entry Door
Surfemist



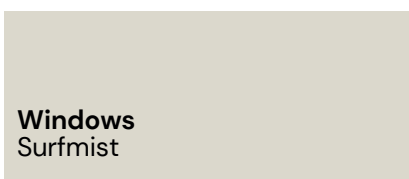
Render 1
Woodland Grey



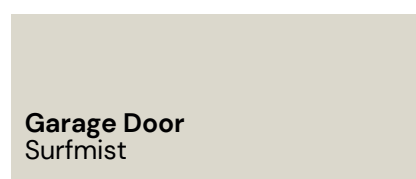
Render 2
Surfemist



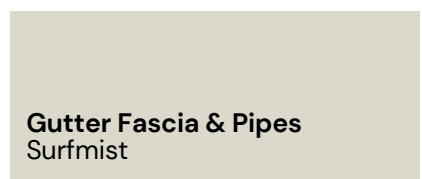
Driveway
Charcoal



Windows
Surfemist



Garage Door
Surfemist



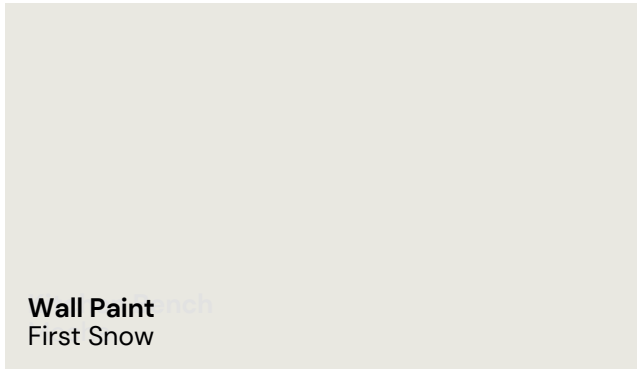
Gutter Fascia & Pipes
Surfemist

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INTERNAL COLOURS

TAUPE

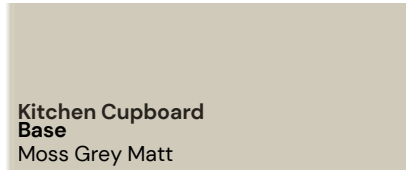
Tick box to select



Kitchen Splashback
White Gloss Tile

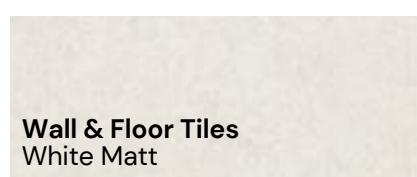
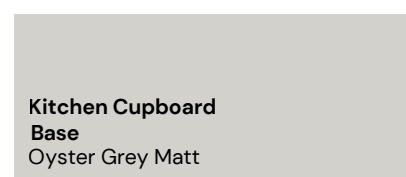
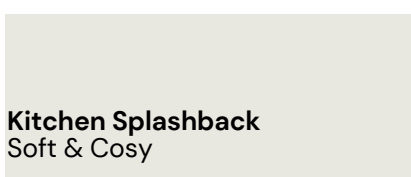
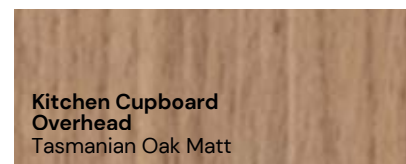
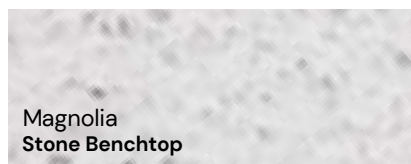
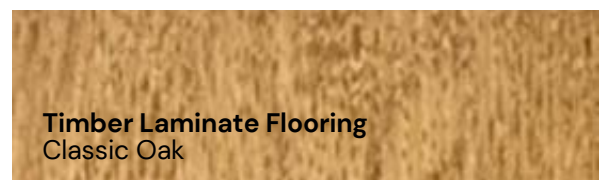
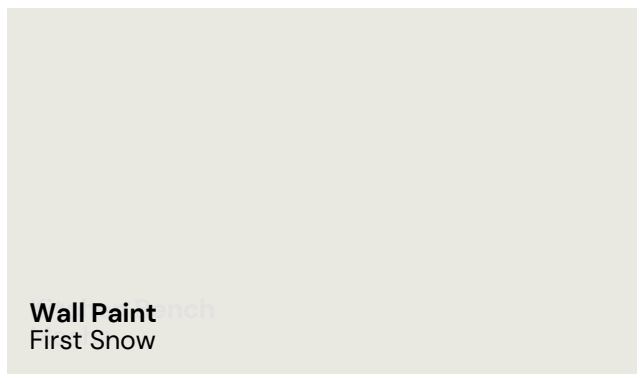


Bathroom Cabinetry
Classic White Matt



DRIFTWOOD

Tick box to select

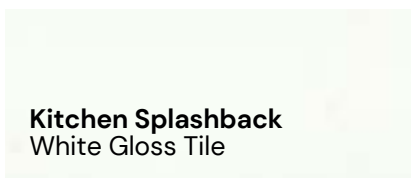
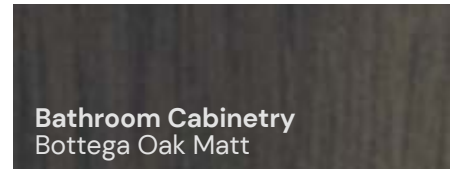
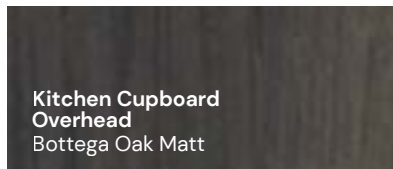
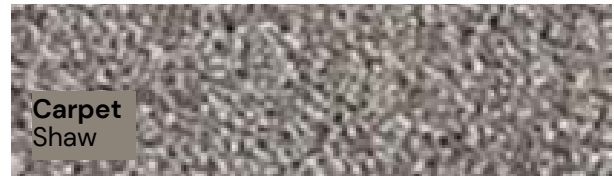
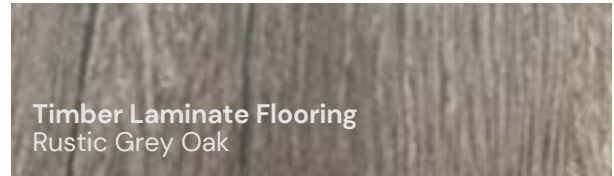
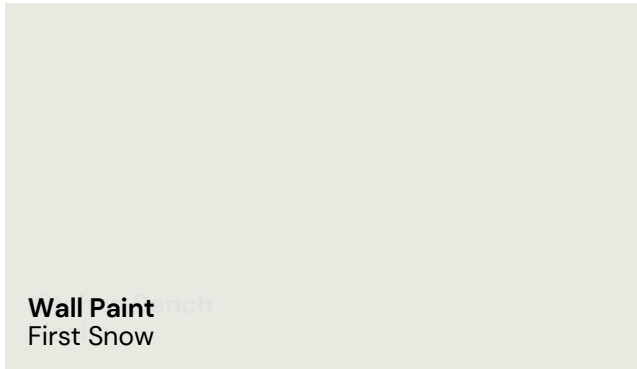


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INTERNAL COLOURS

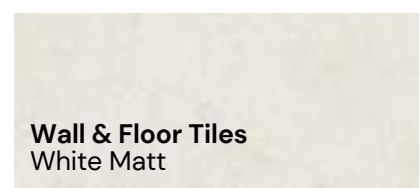
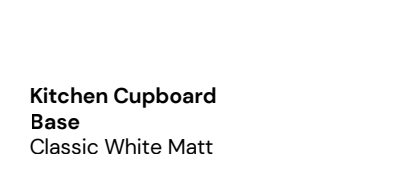
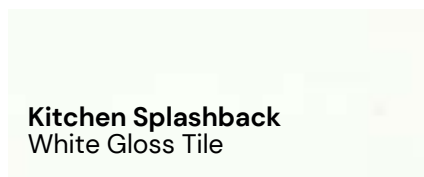
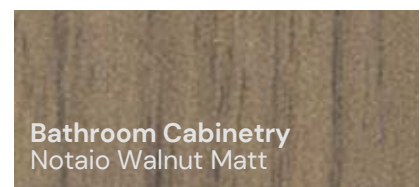
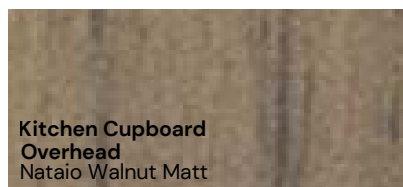
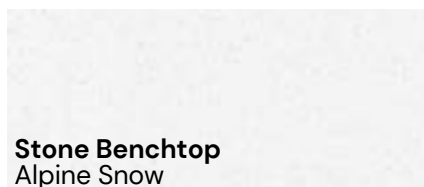
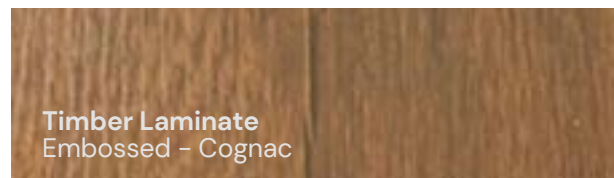
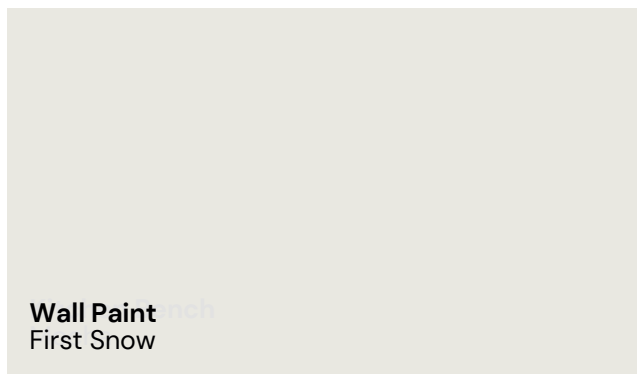
ASH STONE

Tick box to select



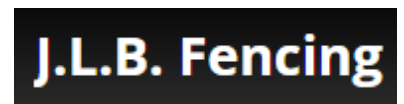
OAK

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.

