



GRANDVIEW

RELEASE



DROUIN FIELDS



NEIGHBOURHOODS
By **eight**
BY EIGHT HOMES

Welcome to Drouin Fields,
an exciting new development
nestled in the vibrant town
of Drouin, offering uninterrupted
views of the magnificent
Gippsland countryside.

A place where beauty
and space come together
to create an unrivalled lifestyle.
Just a short drive from Melbourne,
Drouin offers a tranquil escape
from the hustle and bustle of
the city, without compromising
on modern amenities
and conveniences.



Images are for illustration purposes only

MASTERPLAN



SITEPLAN

HILLCREST ROAD



Illustrations are indicative and should be used as a guide only. Landscaping is not offered by Eight Homes. Siting is not to scale and may differ to final built forms.

HOUSE & LAND INCLUSIONS

PRE-CONSTRUCTION

- Bushfire assessment report - Including construction to BAL-LOW
- Concrete pump for slab pour
- Site Analysis – Including soil test report, survey plan and property information
- Foundations – 'M' class waffle slab up to 300mm of fall over building envelope
- Engineer's slab design and computations
- Building Permit – Including permit fees, working and detailed specifications
- Connections – Underground electrical, gas, sewer, storm water and water for allotment up to 550m² with 5m set back
- 100mm sewer grade PVC storm water system

STRUCTURAL

- 90mm Timber Studs (MGP10 or Equivalent)

EXTERNAL FEATURES

- Up to 36m² of colour through concrete driveway and path to front door (inc. Porch as per plan)
- Colorbond Roof
- Colorbond fascia, gutter and downpipes
- Fully rendered home including rendered prefabricated AAC panels
- Rendered AAC panel infill above windows and doors
- Rendered expanded polystyrene foam infill above Garage opening
- Keyed locks to all openable windows
- Flyscreens with aluminium mesh to all openable windows
- Remote control openers to Garage door including 2 hand held transmitters and one wall mounted transmitter

MATERIALS

- 2040mm x 820mm Duracote Flush Front Entry Door (Category 1)
- Timber Front Entry door frame
- Category 1 range entrance set
- Double cylinder snib deadlock to all glass sliding doors
- 2 x Garden taps (1 to front yard and 1 to rear yard)

SEVEN STAR ENERGY RATING

- All homes are 7 Star Energy rating compliant in their standard form and best house orientation*
- Double Glazed Windows and Doors (as per standard plan)
- 4kw Solar System (design specific)

INSULATION

- R3.5 batts to ceiling
- R2.0 batts to external walls of dwelling

INTERNAL FEATURES

- Haymes Elite Matt Acrylic 3 coat washable paint system
- Semi-frameless shower screens with pivot doors
- Round Back to Wall Freestanding Bath
- 2440mm ceiling height
- 2040mm high flush panel Internal Doors including robes and linen (Excludes Laundry linen)
- Category 1 range Round Rosette passage leverset
- Studio Furniture Chrome Plated handles to robes, linen and pantry
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home 90mm Cove Cornice to Garage

FLOORING

- Your choice of stylish Ceramic floor tiles (up to 400mm x 400mm) or Category 1, timber look laminate (refer to specific plan for locations)
- Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas
- Category 1 carpet to remainder of home

GARAGE

- Colorbond sectional overhead Garage door
- 2040mm x 820mm Duracote Flush rear door

STORAGE

- Robes – White melamine top shelf with hanging rail and hinged doors
- Walk in Robe – White melamine top shelf with hanging rail
- Pantry – Four white melamine shelves
- Linen – Four white melamine shelves

PAINTWORK

EXTERNAL

- Front Entry door: Gloss finish
- Woodwork: External acrylic

INTERNAL

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 2 coat washable paint system

KITCHEN

- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- Laminate overhead cupboards
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers – Square edge laminate (Category 1 Range)
- Studio Furniture Chrome Plated handles (Category 1 Range)
- Kitchen 3/4 bowl sink with drainer
- Sink mixer tap chrome finish
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

APPLIANCES

- Artusi Dishwasher
- Artusi 900mm upright cooker and Artusi 900mm canopy rangehood

BATHROOM & ENSUITE

- 1100mm high polished edge mirrors to full width of vanity
- Ceramic wall and floor tiles up to 400mm x 400mm (Category 1 range)
- Laminate cabinetry including benchtops from Category 1 range
- Sink mixer tap chrome finish
- Semi recessed vanity basins
- Basin mixers chrome finish
- Acrylic bath in hob
- Bath spout outlet chrome finish
- 'Framed' shower screens with pivot door and laminated glass
- Adjustable wall shower head chrome finish
- 100mm high skirting tile to all wet areas (Excluding Kitchen)
- Chrome tile trims to all wet areas

LAUNDRY

- 42 litre stainless steel trough and steel cabinet
- Sink mixer tap chrome finish
- Standard washing machine stops
- 100mm high skirting tile

LIVABLE HOUSING

- 870mm wide Garage access door to garage with step-free access
- 1 x Hobless Step Free Shower as per standard plan
- Reinforcement for future installation of grab rails as per standard
- 870mm wide doors internally as required

ELECTRICAL

- Electrical appointment
- 20 Downlights to home
- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and one to side/laundry wall
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers externally flued
- 2 TV points including 5m coaxial cable to roof space
- 2 Telephone points
- RCD safety switch and circuit breaker to meter box

ENERGY & SUSTAINABILITY

- R5.0 Batts to Ceiling
- R2.5 wall batts to external walls of dwelling
- All homes are 7 Star Energy rating compliant in their standard form and best house orientation. ^

HOT WATER UNIT

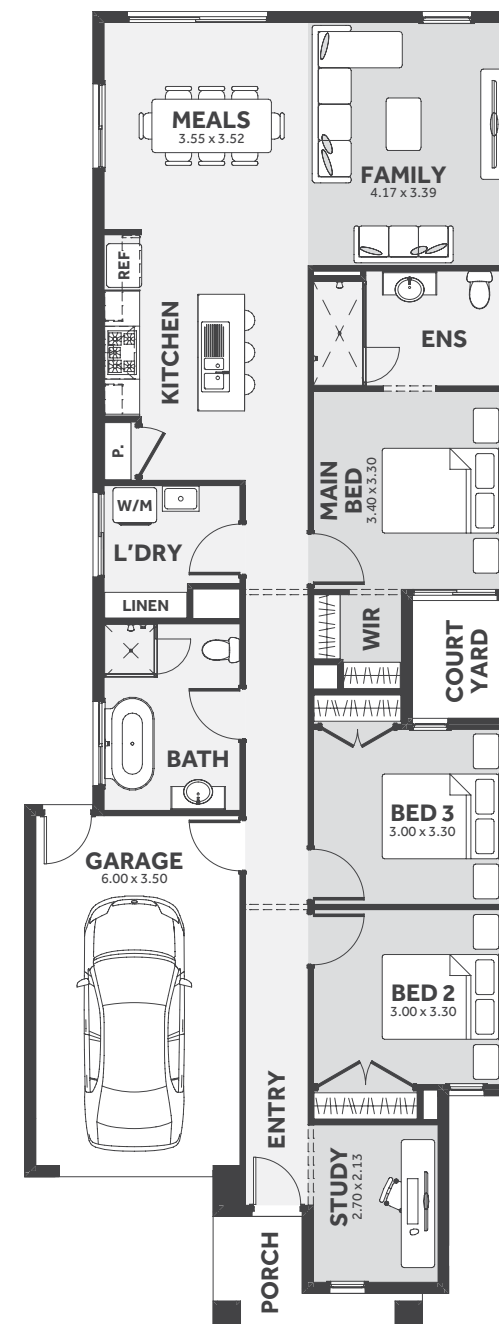
- Gas boosted continuous flow hot water system

HEATING

- 3 Star Gas Ducted Heating unit–Ducted to all living areas and bedrooms

TERMITE TREATMENT

- Part A: Termite Management System to all pipes passing through the concrete slab



KOJI 1-18



LOT 242 HILLCREST RD DROUIN

157.70m² | 16.98sqsq
Facade: H4
Lot size: 374m²
Exterior Width: 8,440mm
Exterior Length: 22,580mm

LOT 243 HILLCREST RD DROUIN

157.70m² | 16.98sqsq
Facade: H3
Lot size: 374m²
Exterior Width: 8,440mm
Exterior Length: 22,580mm

LOT 244 HILLCREST RD DROUIN

157.70m² | 16.98sqsq
Facade: H2
Lot size: 374m²
Exterior Width: 8,440mm
Exterior Length: 22,580mm

* Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating.



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NEIGHBOURHOODS

By **EIGHT**
HOMES

Images are for illustrative purposes and may include items that will incur additional costs. Images depict items not provided by Eight Homes including furniture, landscaping, porch decking, window furnishings and other decorative items. Please refer to house & land inclusions and house specific working drawings for all details. Plans, maps, images, drawings and measurements are for illustration only, are not to scale and may differ from final built forms. Your contract of sale will set out all binding terms. Geographical restrictions apply. DBU 18864