

# WATERS EDGE

BY DAVIS VINEYARD



DAVIS VINEYARD  
*Life Begins*



NEIGHBOURHOODS  
By **eiGHt** HOMES

# Life Begins at Davis Vineyard

Discover Melbourne's Hidden Gem:  
Davis Vineyard – The Best Kept Secret  
for Premium House and Land Estates

Located in the heart of the well established suburb of Diggers Rest, Davis Vineyard is set in beautiful green surroundings with shopping, recreational amenities and great schools all within easy reach of your new home.

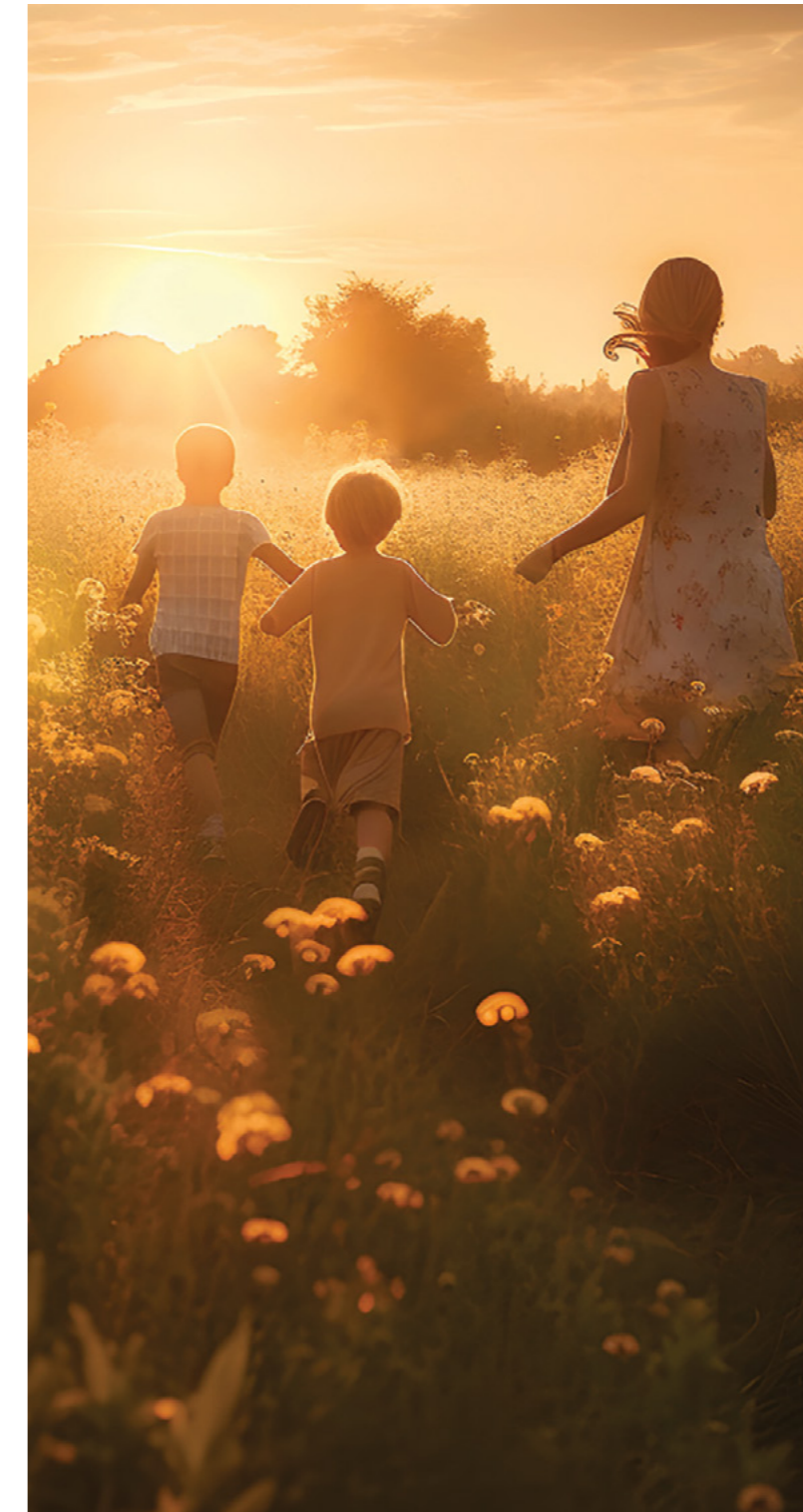


## Parklands

Discover the Serene Oasis  
of Davis Vineyard

One of the highlights of Davis Vineyard Parklands is the network of walking tracks that meander through the grounds, inviting visitors to explore at their own pace.

Whether you prefer a leisurely stroll to soak in the scenic views or an early morning run to get your heart pumping, our walkways offer the perfect setting to connect with nature and enjoy the rejuvenating effects of the great outdoors.



## Waterways

We're creating a unique waterfront lifestyle that welcomes nature and allows you to immerse yourself in the great outdoors only minutes from your home.

With more than 2kms of waterfront walkways, proposed outdoor gym facilities and picturesque barbecue spaces, Davis Vineyard has your suburban escape covered.



Artist's Impression

**DAVIS VINEYARD**  
MASTER PLAN

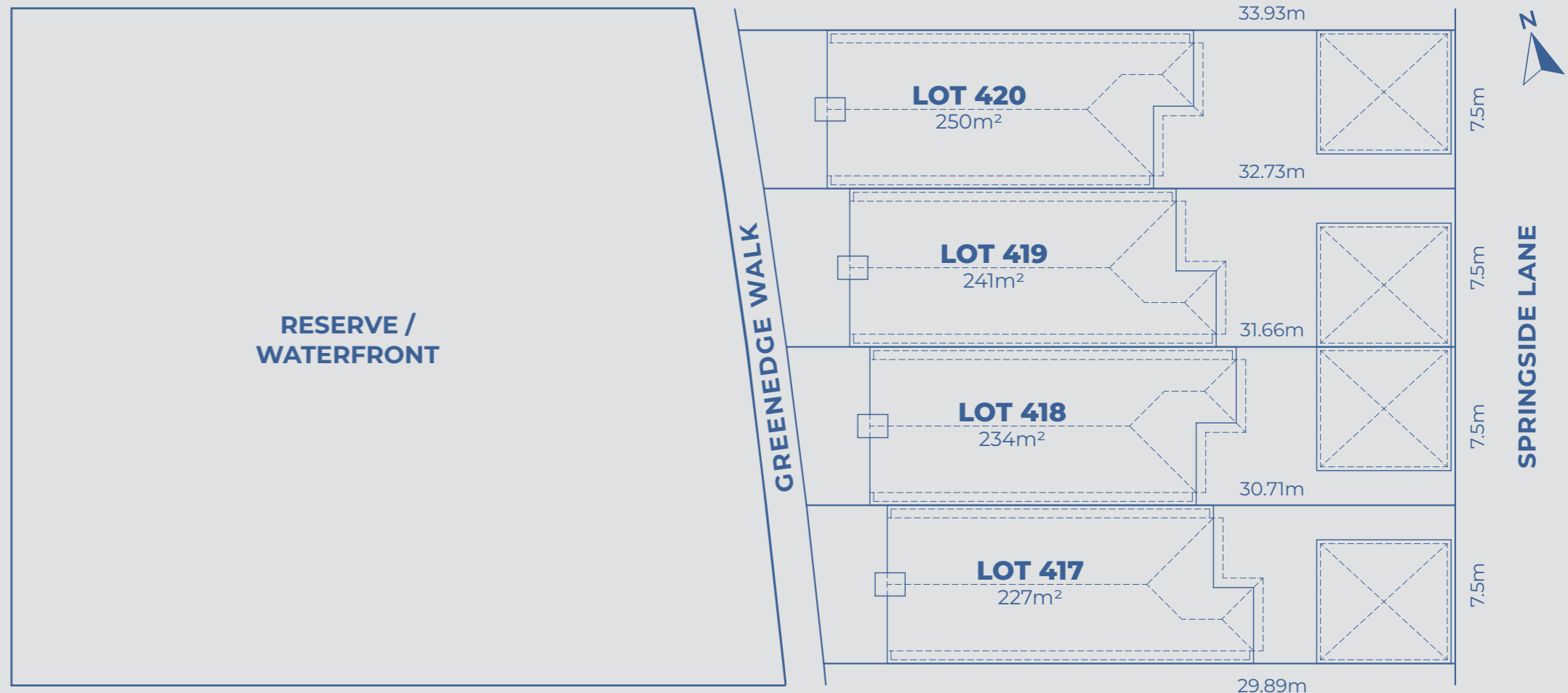
- 29Mins**  
Melbourne CBD
- 4 Mins**  
Sunbury
- 13Mins**  
Watergardens Shopping
- 18Mins**  
Melbourne Airport
- 4Mins**  
Train Station



- |                             |                                    |                                 |
|-----------------------------|------------------------------------|---------------------------------|
| <b>1</b> Sales Office       | <b>4</b> Future Waterways          | <b>7</b> Proposed Soccer Fields |
| <b>2</b> Future Development | <b>5</b> Town Centre & Local Shops | <b>8</b> Proposed Sports Oval   |
| <b>3</b> Park & Recreation  | <b>6</b> Future Coles Supermarket  | <b>9</b> Heritage Farmhouse     |



Artist's Impression

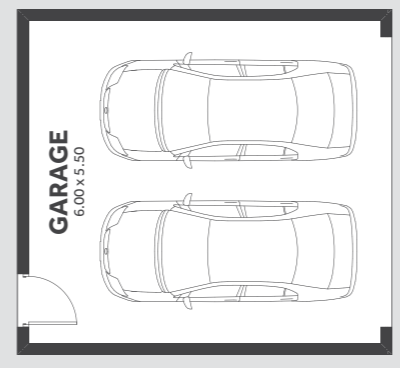
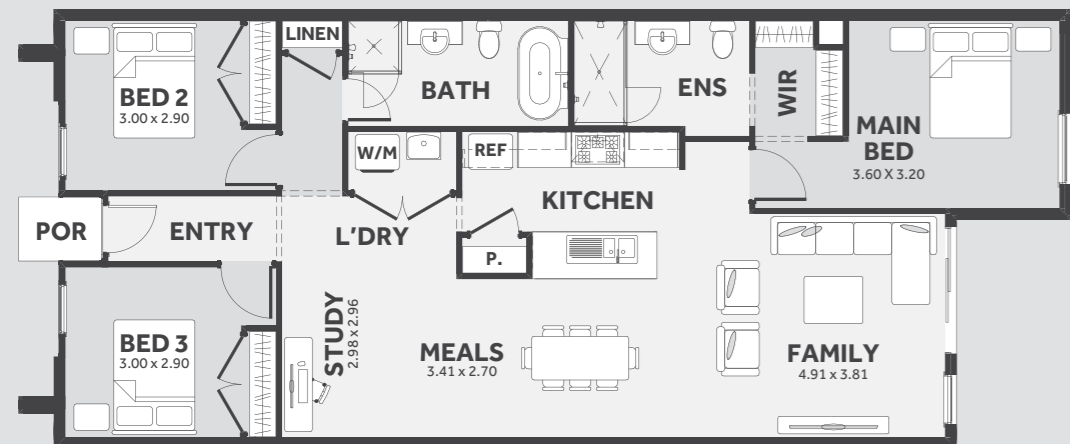


**SITE PLAN**



FACADE: Edge 1 – LOT 417 & 419

FACADE: Edge 2 – LOT 418 & 420



## ZELTA 30-20-20

House size: 17.21sq | 159.83m<sup>2</sup>

Facade: Edge 1 & Edge 2

Lot Size: Lot 417 - 227m<sup>2</sup>

Lot 418 - 234m<sup>2</sup>

Lot 419 - 241m<sup>2</sup>

Lot 420 - 250m<sup>2</sup>

House exterior length:

House - 17,920mm

Garage - 6,380mm

House exterior width: 7,480mm

### FLOOR PLAN

# INCLUSIONS

#### RE-CONSTRUCTION

- Bushfire assessment report
- Concrete pump for slab
- 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 550m<sup>2</sup> with 5m set back
- 100mm sewer grade PVC storm water system

#### STRUCTURAL

- 90mm machine grade pine studs (MGPI0)

#### EXTERNAL FEATURES

- Fully rendered home including rendered prefabricated AAC panels

#### MATERIALS

- Natural Colour Mortar Joints – Rolled Finish
- Colorbond roof
- 820 x 2040mm tempered hardboard Front Entry door
- Timber Front Entry door frame
- Aluminium Windows and sliding doors (as per standard plan)
- Chrome terrace entry sets
- Double cylinder snib deadlock to all glass sliding doors
- Painted fibre cement sheet Infill above windows and doors (excluding facade)
- Painted fibre cement sheet Infill above Garage opening (design specific)
- 2 x Garden taps (1 to front yard and 1 to rear yard)

#### INSULATION

- R4.1 batts to ceiling
- R2.0 wall batts to external walls of dwelling

#### SIX STAR ENERGY RATING

- All homes are 6 Star Energy rating compliant in their standard form and best house orientation\*

#### FLOORING

- Stylish 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

#### INTERNAL FEATURES

- 2590mm ceiling height
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific) (Excludes Laundry linen)
- Chrome door furniture
- Chrome handles (Category 1 Range) to robes, linen and pantry (Design Specific)
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home garage
- Semi-frameless shower screens with pivot doors

#### PAINTWORK

##### External

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

##### Internal

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 3 Coat Premium Paint System

#### KITCHEN

- Cupboards – Modular cabinets including melamine shelves (Category 1 Range)
- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers – Square edge laminate (Category 1 Range)
- Chrome handles (Category 1 Range)
- Chrome 1 3/4 bowl sink with drainer
- Dishwasher
- Chrome sink mixer tap
- Laminate overhead cupboards (Category 1 Range)
- 900mm upright cooker and 900mm canopy rangehood
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

#### 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

#### BATHROOMS, ENSUITE & POWDER ROOM (If applicable)

- 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
- White toilet suites
- White semi recessed vanity basins
- Chrome basin mixers
- White bath
- Chrome Bath Outlet
- Tiled shower bases to Ensuite and Bathroom
- Chrome multifunction shower heads
- Semi-frameless shower screens with pivot doors
- 100mm high skirting tile to all wet areas (Excluding Kitchen)

#### LAUNDRY

- 45 litre stainless steel trough and steel cabinet
- Chrome sink mixer
- Chrome standard washing machine stops
- 100mm high skirting tile
- Aluminium Sliding door to Laundry

#### GARAGE

- Sectional overhead Garage door
- 820 x 2040mm tempered hardboard rear Entry door (design specific)

#### ELECTRICAL

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

#### HOT WATER UNIT

- 200lt Gas boosted Solar hot water system including 2 solar panel collectors

#### HEATING

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

#### TERMITE TREATMENT

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

\*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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