

# Olive

*release*



## *The Olive Release.*

Discover Melbourne's hidden gem, nestled in the heart of Diggers Rest, Davis Vineyard offers a charming blend of tranquil green landscapes and modern convenience – the perfect setting for your new beginning.

# Life Begins at Davis Vineyard.

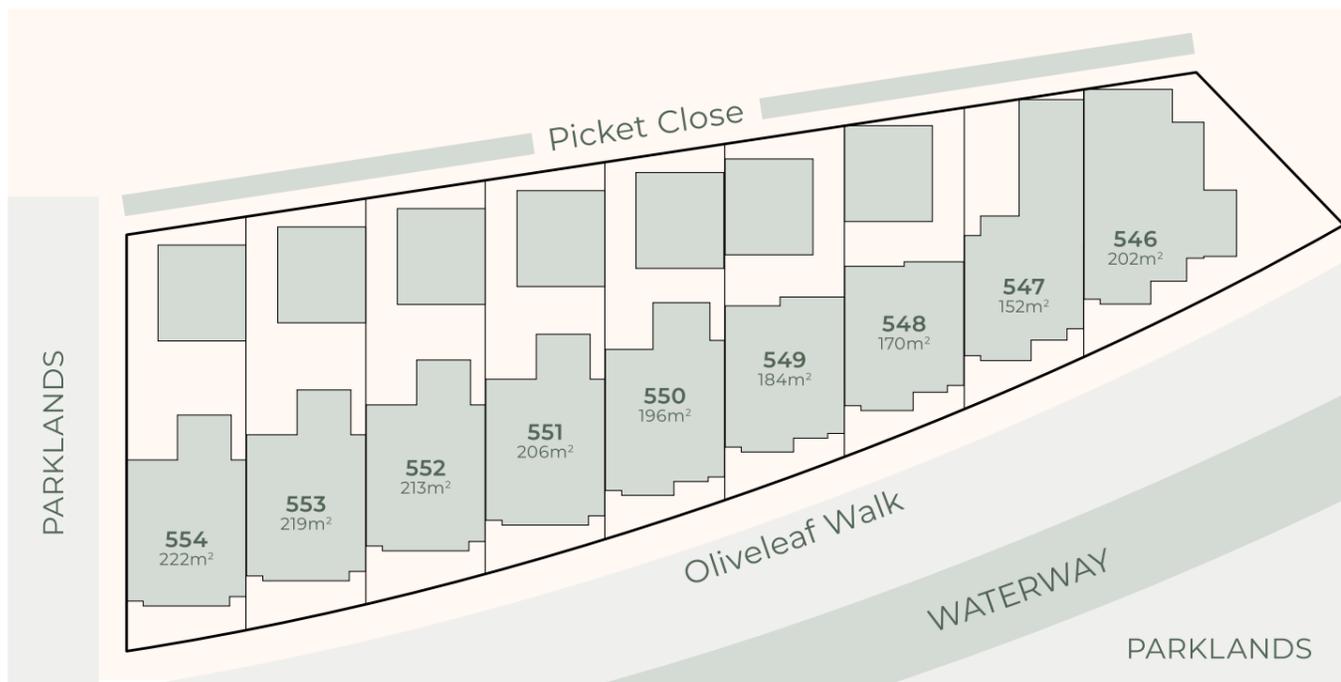
Located in the heart of the well established suburb of Diggers Rest, Davis Vineyard is set in beautiful green surroundings with shopping, recreational amenities and great schools all within easy reach of your new home.

- Sunbury \_\_\_\_\_ 4 Minutes
- Watergardens Shopping Centre \_\_\_\_\_ 13 Minutes
- Melbourne Airport \_\_\_\_\_ 18 Minutes
- Train Station (Diggers Rest) \_\_\_\_\_ 4 Minutes
- Train Station (Sunbury) \_\_\_\_\_ 8 Minutes
- Melbourne CBD \_\_\_\_\_ 29 Minutes





ARTIST IMPRESSION



## *Life's best moments start here.*

Our exclusive house and land packages invite you to embrace a balanced lifestyle in Melbourne's growing Diggers Rest community. Each Eight Homes two-storey town home combines quality fixtures and intelligent spatial planning—creating the perfect backdrop for your next chapter.

From the moment you step inside, these thoughtfully designed spaces transition seamlessly from practical everyday living to sophisticated entertaining. Positioned within an established neighbourhood offering the perfect blend of community connection and personal privacy, Davis Vineyard residents can enjoy waterfront serenity with scenic views across wetlands.



These homes don't just accommodate life – they enhance it, creating the perfect foundation for your family's journey.

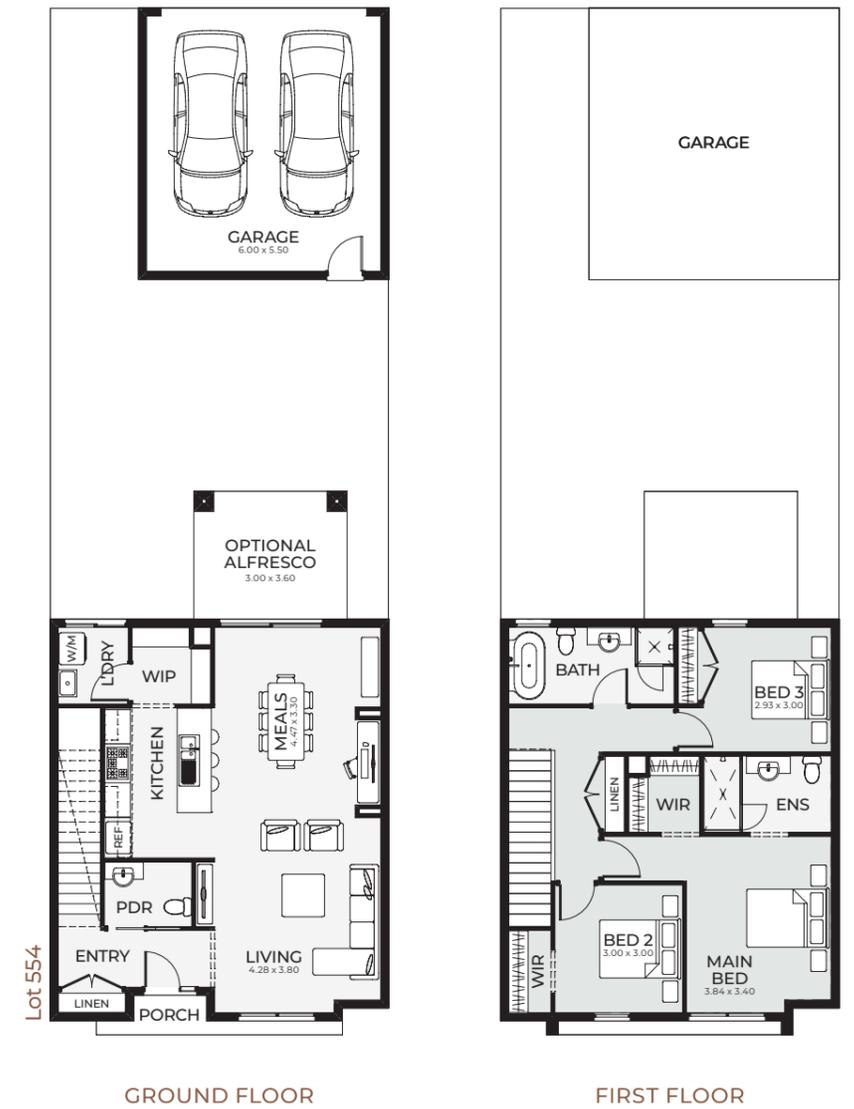


ARTIST IMPRESSION

**Jell 1-20** 🚗3 🛏2.5 🚗2

House m<sup>2</sup> \_\_\_\_\_ 189.03 m<sup>2</sup>  
 House sq \_\_\_\_\_ 20.34 sq  
 House exterior length \_\_\_\_\_ 9,755 mm  
 Garage exterior length \_\_\_\_\_ 6,380 mm  
 House exterior width \_\_\_\_\_ 7,960 mm

Lot Size  
 Lot 551 \_\_\_\_\_ 206 m<sup>2</sup>  
 Lot 552 \_\_\_\_\_ 213 m<sup>2</sup>  
 Lot 553 \_\_\_\_\_ 219 m<sup>2</sup>  
 Lot 554 \_\_\_\_\_ 222 m<sup>2</sup>





**Jell 1-20** 🚗3 🍷2.5 🛏2

House m<sup>2</sup> \_\_\_\_\_ 190.05 m<sup>2</sup>

House sq \_\_\_\_\_ 20.45 sq

House exterior length \_\_\_\_\_ 10,355 mm

Garage exterior length \_\_\_\_\_ 6,380 mm

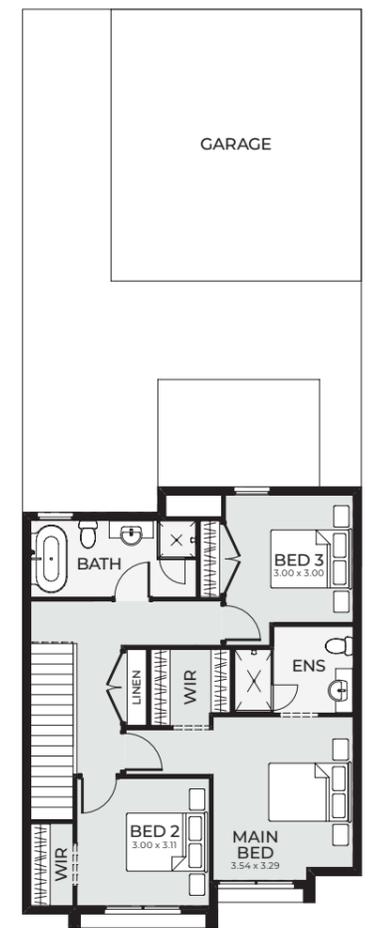
House exterior width \_\_\_\_\_ 7,960 mm

Lot Size

Lot 550 \_\_\_\_\_ 196 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



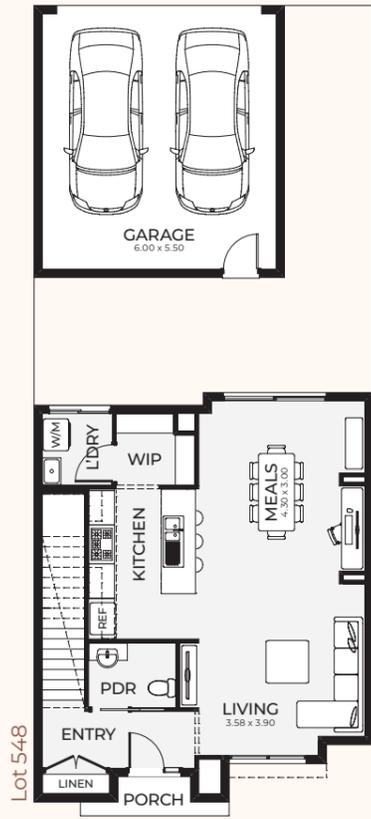
ARTIST IMPRESSION

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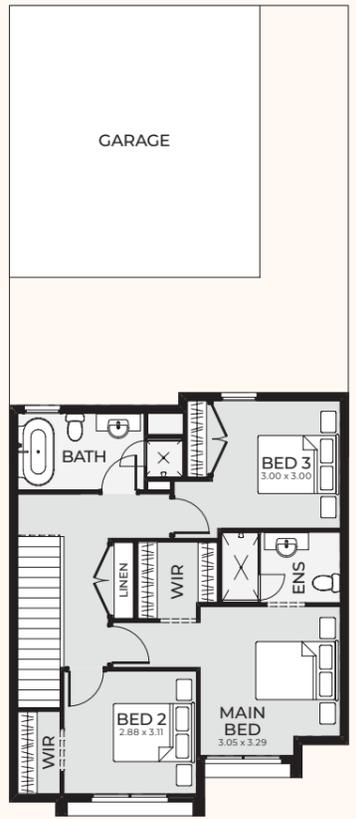
**Jell 1-20** 🏠 3 🍷 2.5 🚗 2

House m<sup>2</sup> \_\_\_\_\_ 182.44 m<sup>2</sup>  
 House sq \_\_\_\_\_ 19.63 sq  
 House exterior length \_\_\_\_\_ 9,935 mm  
 Garage exterior length \_\_\_\_\_ 6,380 mm  
 House exterior width \_\_\_\_\_ 7,960 mm

Lot Size  
 Lot 548 \_\_\_\_\_ 170 m<sup>2</sup>  
 Lot 549 \_\_\_\_\_ 184 m<sup>2</sup>



GROUND FLOOR

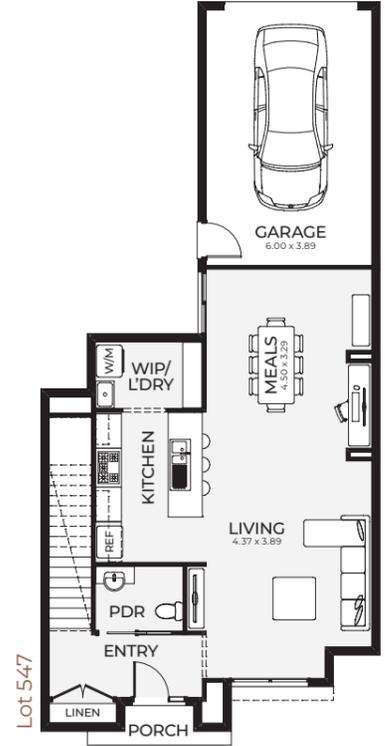


FIRST FLOOR

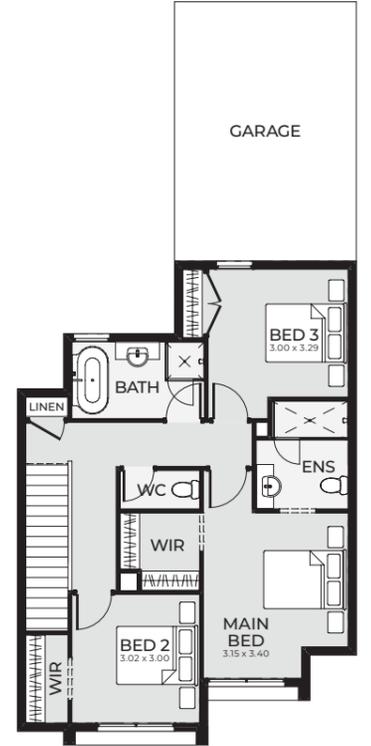
**Jell 1-20** 🏠 3 🍷 2.5 🚗 1

House m<sup>2</sup> \_\_\_\_\_ 178.71 m<sup>2</sup>  
 House sq \_\_\_\_\_ 19.23 sq  
 House exterior length \_\_\_\_\_ 17,450 mm  
 House exterior width \_\_\_\_\_ 7,960 mm

Lot Size  
 Lot 547 \_\_\_\_\_ 152 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



ARTIST IMPRESSION

**Jell 1-20** 🚗3 🍷2.5 🚿2

House m<sup>2</sup> \_\_\_\_\_ 193.84 m<sup>2</sup>

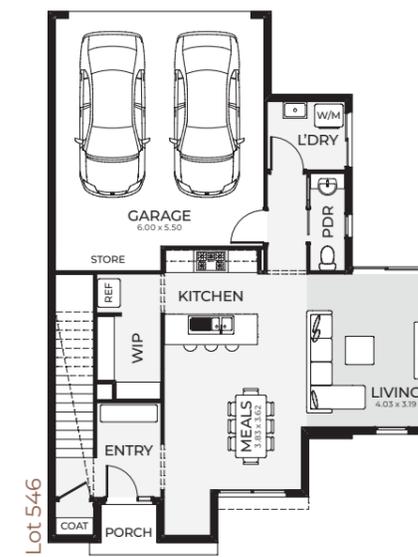
House sq \_\_\_\_\_ 20.86 sq

House exterior length \_\_\_\_\_ 14,335 mm

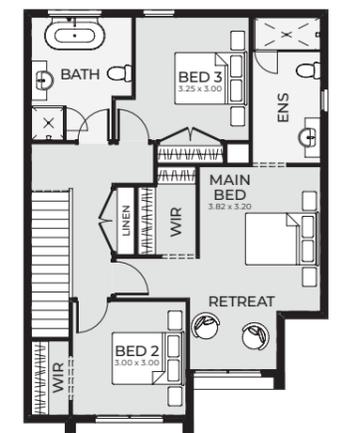
House exterior width \_\_\_\_\_ 10,200 mm

Lot Size

Lot 546 \_\_\_\_\_ 202 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

# House & Land 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
- Fencing, letterbox & landscaping

## MATERIALS

- Natural Colour Mortar Joints – Rolled Finish
- Colorbond roof
- 820mm 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

- 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 to ground floor, 2440mm to first floor
- 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
- Roller blinds to windows

## 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

## 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

## 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

## 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
- Toilet roll holders
- Towel rail
- 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 & COOLING

- Wall Panel heating system to all bedrooms
- 3.5kw split system to Ground floor

## TERMITE TREATMENT

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



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