



Hawksburn





LOT 162 SIZE 400 PRICE \$328,000



DESIGN Hawksburn SIZE 204.27 PRICE \$279,500



HOUSE & LAND PACKAGE



Lot 162 Altezze Drive **TRUGANINA**

Contact Gary on 03 9024 0142

gary@buildingassistanceaustralia.com.au

FULL TURN KEY INCLUSIONS

- Colorbond roof and termite treatment
- Landscaping
- Driveway, porch and paths
- Fencing, clothesline and letterbox
- 20mm engineered stone to kitchen, bath and ensuite
- Air conditioning and heating, please refer to full specification
- Stainless steel appliances
- LED down lights throughout
- Blinds and screens to openable windows and doors
- Dulux wash & wear three coat paint system

*Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only and is not included in the purchase price. All Illustrations and floor plans are artistic impressions only and should only be used as a visual aid. The images and façade may feature some upgrade options which require additional costing or may not be supplied by Impact Homes including but not limited to landscaping, planter boxes, pavers, edging, feature front door, external lighting and furniture. Refer to plans

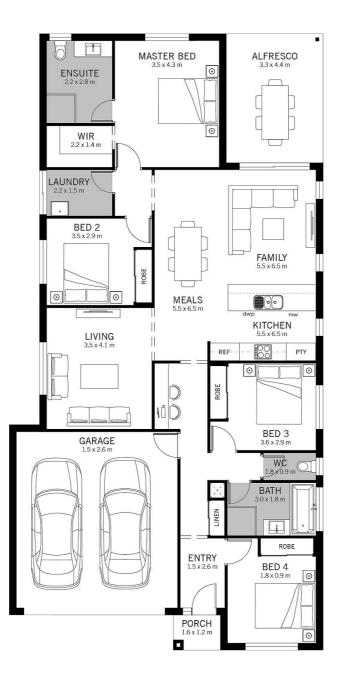
Privium Homes Pty Ltd A.B.N. 85 085 773 931 t/a Impact Homes

IMPACT HOMES

FLOOR PLAN

HAWKSBURN





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IMPACT HOMES

STANDARD INCLUSIONS



ITEMS INCLUDED IN THE CONTRACT PRICE

Contract: Full Turnkey	
Roof: Colourbond Custom Orb	
Ceiling Height: 2.44m	
Kitchen bench tops: 20mm Engineered stone kitchen bench tops	
Air Conditioning: One split system & ducted gas heating	
Outdoor Living Area: Under Roof if indicated on plans	
Lighting/fan package: White downlights throughout house	
Kitchen Appliances: Stainless Steel Appliances	
Dishwasher: Included to match appliances	
Hotwater: Gas continuous flow	
Security Package: Flyscreens to windows	
Hotplate: Stainless steel 60cm gas cooktop	
Internal Doors: Flush panel	
Wardrobes: Full Height Built-ins For Easy Storage	
Tapware: Flick Mixers	
External Concrete: Coloured concrete	
Window Cov: Roller Blinds To Windows & Vertical Blinds to Sliding Doors Excl. Wet Areas	
Floor Coverings: Tile & Carpet Flooring	
Metal Letterbox	
Internal Door Handles: Whitco Bevel Satin Chrome	
Architrave & Skirting: Pencil Round	
Landscaping: Standard landscaping package	
Fencing to complete property	
* Please refer to plans and specifications for full listing of inclusions	

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WARRANTIES

Full Internal and External Commercial quality clean on completion

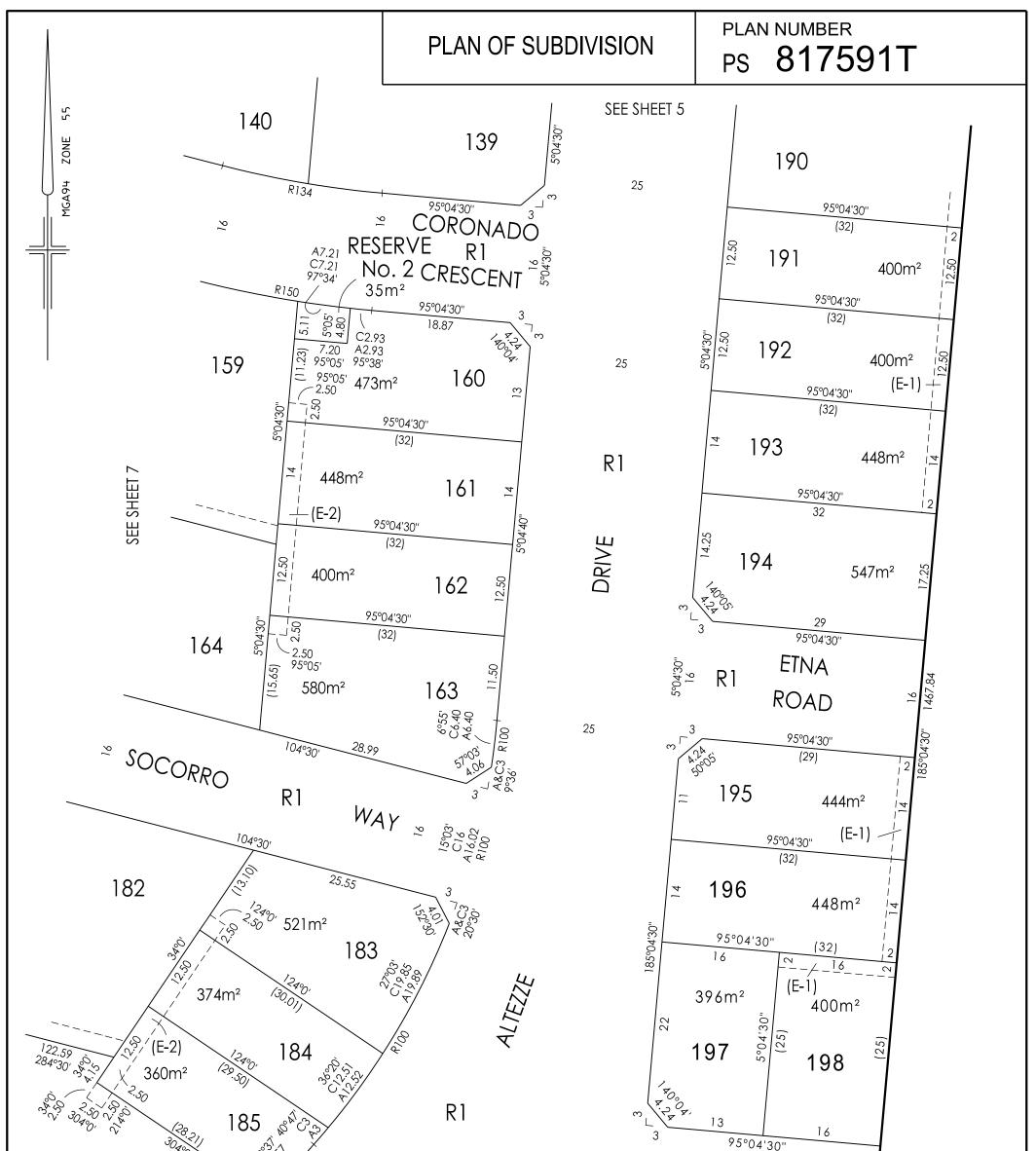
6 years structural guarantee

12 months guarantee on materials and workmanship

Appliances covered by manufacturers warranty

Lot 162 Altezze Drive TRUGANINA VIC 3029

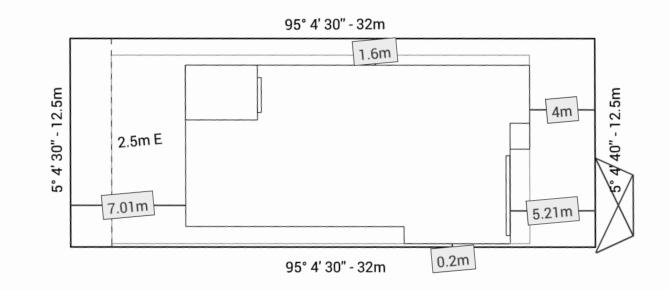
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Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	Digitally signed by Pty Ltd), Surveyor's Plan Ve 08/10/2018, SPEA		Digitally signe Melton City C 09/10/2018, SPEAR Ref: \$	ouncil,	

STRUCTURAL FOOTINGS DISCLAIMER STRUCTURAL FOOTINGS ARE TO BE A MINIMUM 1200mm HORIZONTALLY FROM SEWER AND STORMWATER INFRASTRUCTURE INCLUDING HOUSE CONNECTION AND BE FOUNDED A MINIMUM 300mm BELOW THE ZONE OF INFLUENCE.

FLOOR LEVELS ALL FLOOR LEVELS AND OTHER SITE SPECIFIC DETAILS ARE DESIGN DETAILS ONLY AND ARE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES AND SITE VARIABLES.





<u>NBN ESTATE</u> NBN ESTATE - NATIONAL BROADBAND NETWORK. PLEASE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED.

DUAL WATER RETICULATION - GREYWATER PLEASE SEE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED TO BE CONNECTED TO TOILETS AND GARDEN TAPS

privium

Building D - Level 2 54-66 Perrin Drive Underwood QLD 4119 Ph: 1300 986 422

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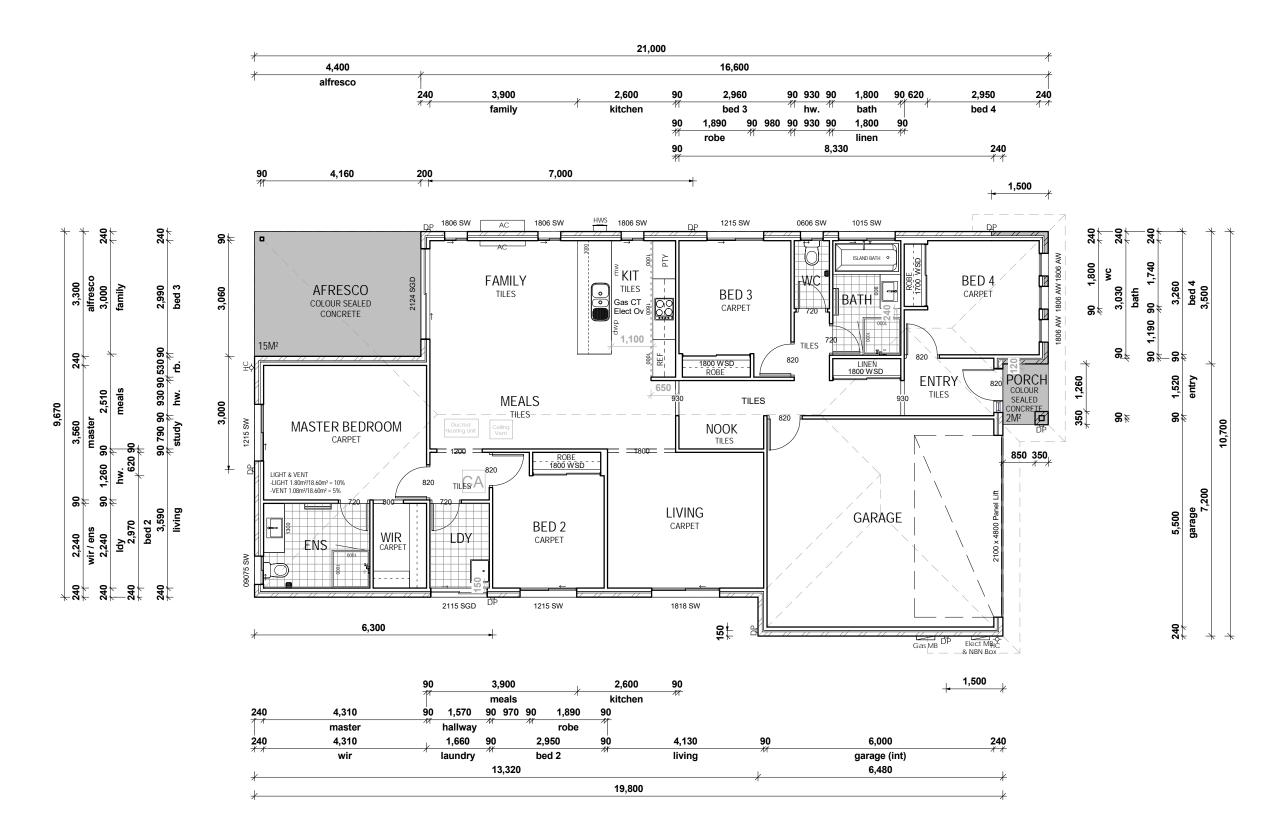
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SIGN:

CENTER WINDOW UNLESS DIMENSIONED ALL WINDOWS ARE TO BE CENTERED TO THE ROOM IN WHICH THEY ARE LOCATED. IF A WINDOW IS NOT CENTERED OR DIMENSIONED - ASK THE JOB SUPERVISOR



Floor Areas

GF Living	151.76 m ²
Garage	36.06 m ²
Alfresco	14.52 m ²
Porch	1.93 m ²
	204 27 m ²

204.27 m²



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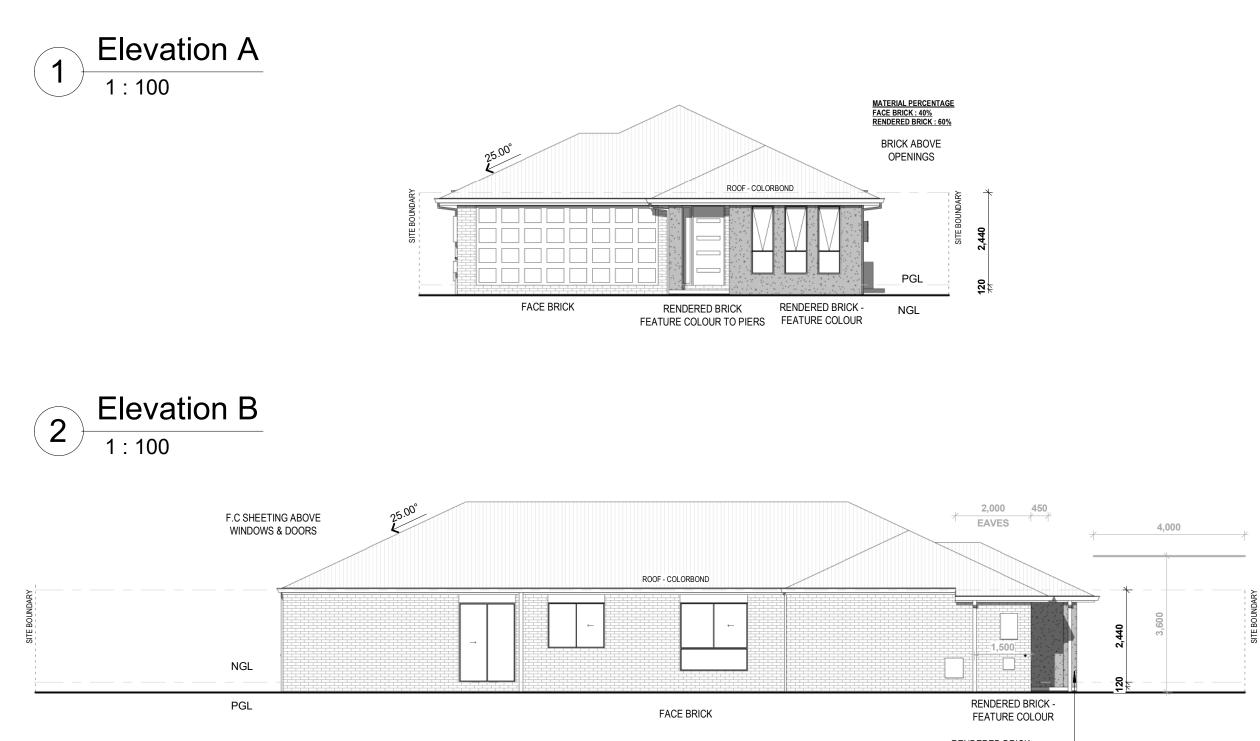
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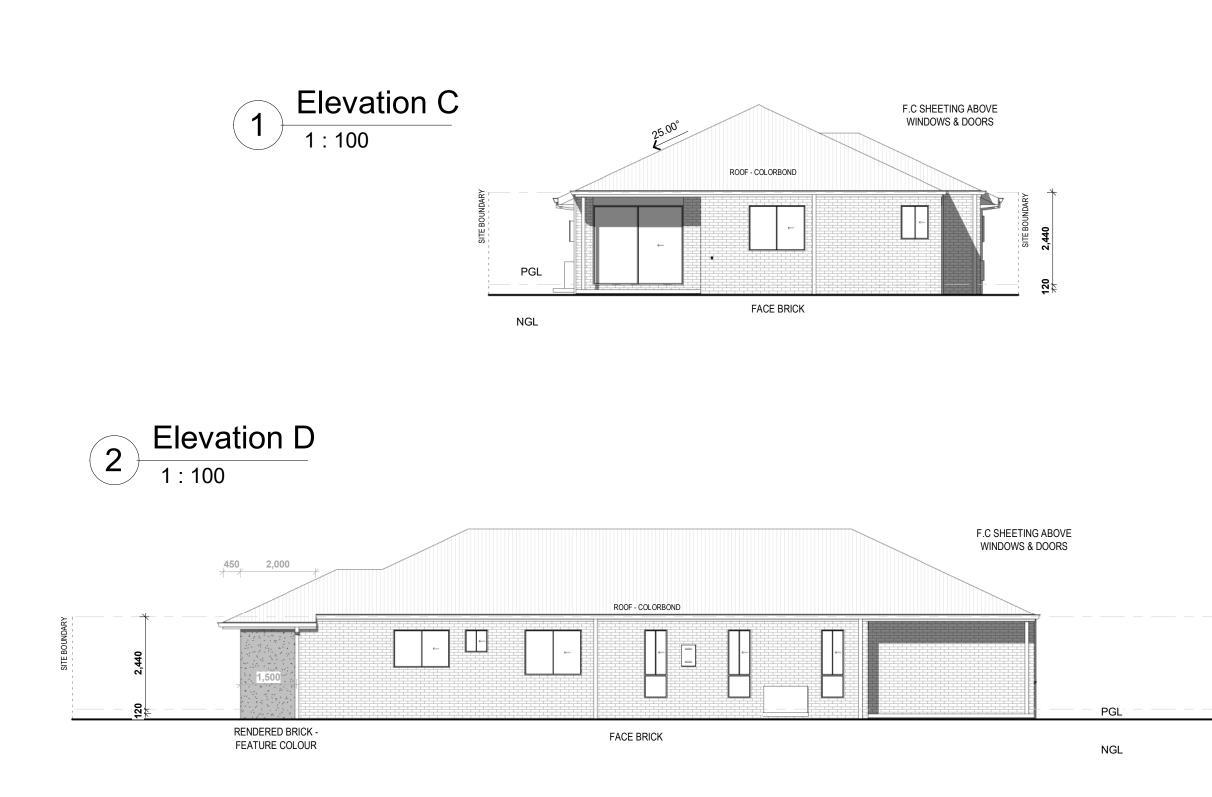


RENDERED BRICK FEATURE COLOUR TO PIERS

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SITE BOUNDARY

ELECTRICAL LEGEND

ELECT METER BOX GAS METER BOX \boxtimes \sim FUSE BOX (INT) GAS HWS SOLAR HWS AC AC CONDENSER AC HEAD UNIT GAS CYLINDER SOLAR PANEL CEILING FAN CEILING FANLIGHT (FLURO) EXHAUST 3 IN 1 Ý EXHAUST FAN SMOKE ALARM SGL FLURO TUBE 18W DBL FLURO TUBE 36W SGL GLOBE FLURO OYSTER (TH) DBL GLOBE FLURO OYSTER DOWNLIGHT 240V DOWNLIGHT 12V LOW VOLTAGE DOWNLIGHT 12V PENDANT DOWNLIGHT LOW V FLURO O EYEBALL LIGHT ()) BUNKER LIGHT (EXTERNAL) FLOOD LIGHT (EAVE) FLOOD LIGHT (WALL) \mathbb{Y} SENSOR ₩ SENSOR FLOOD LIGHT ◯ BATTEN HOLDER SINGLE GPO DOUBLE GPO ROOF SINGLE GPO O WATERPROOF SINGLE GPO WATERPROOF DOUBE GPO GAS OUTLET TV POINT + PAY TV POINT PHONE POINT 니 DATA POINT OOOR CHIME BUTTON DOOR CHIME SPEAKER DIMMER SWITCH

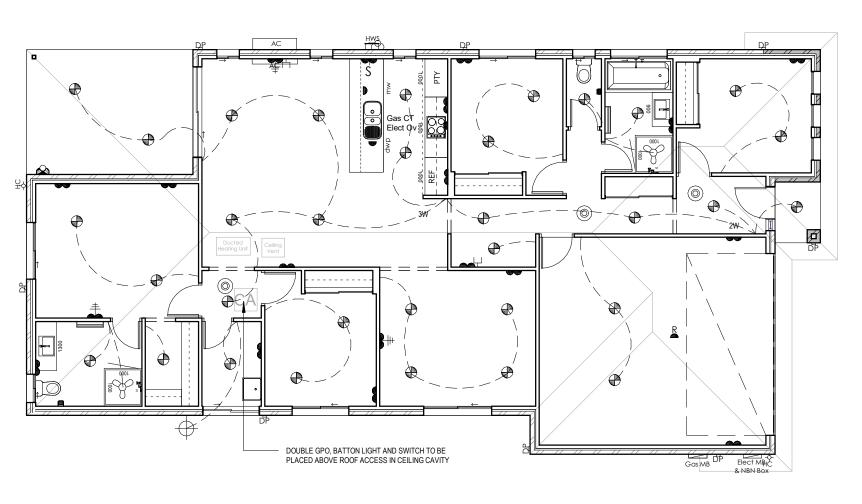
ELECTRICAL POINTS POSITIONS SUBJECT TO CONSTRUCTION CONSTRAINTS

OPTIC FIBRE ESTATE OPTIC FIBRE ESTATE - PLEASE SEE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS

IMPLEMENTED.

THE BUILDER MUST COMPLETE ALL FIBRE CABLE ENTRY WORK IN ACCORDANCE WITH OPTICOMM GUIDELINES. GUIDELINES ARE AVAILABLE AT WWW.OPTICOMM.NET.AU

NOTE: DUCTED HEATING THROUGHOUT





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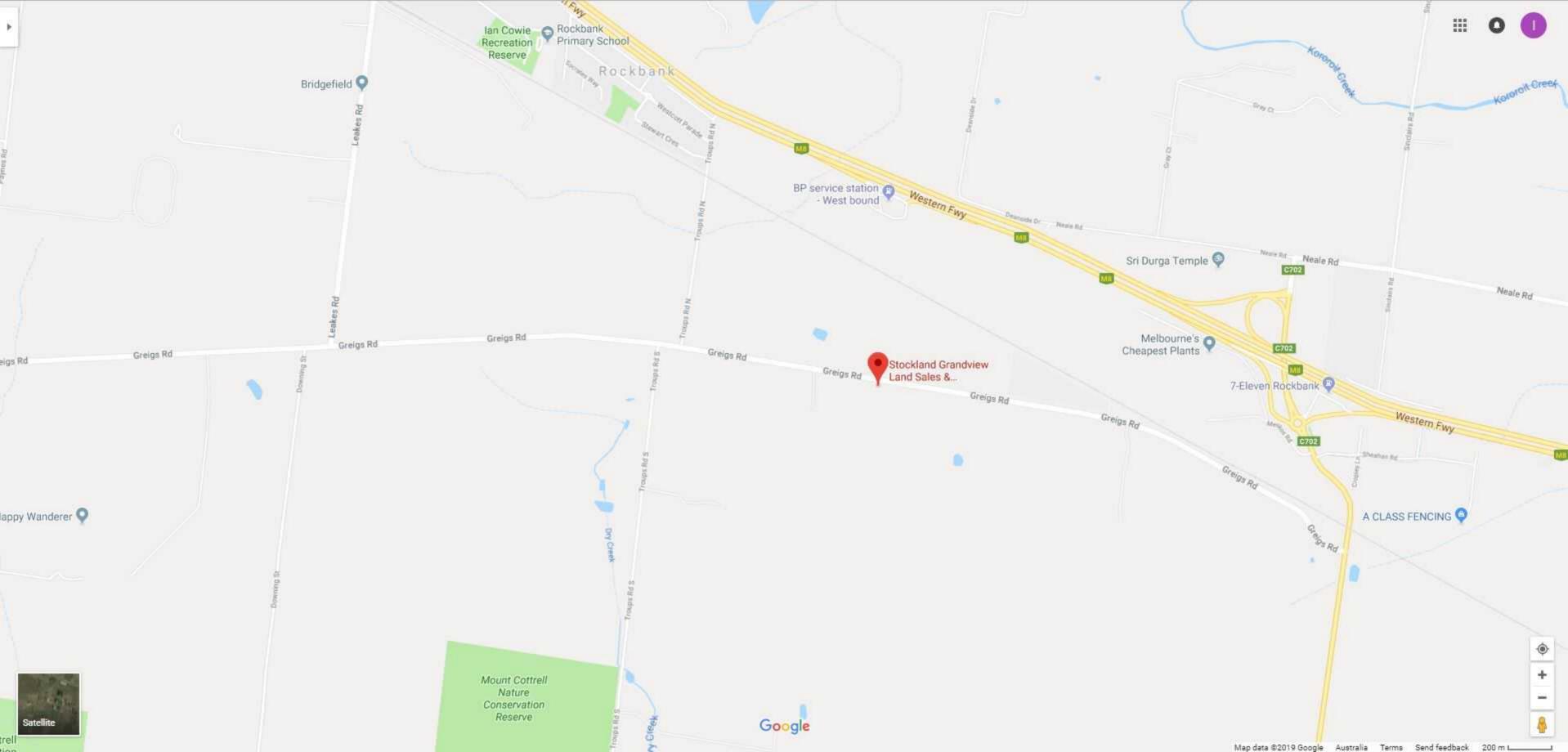
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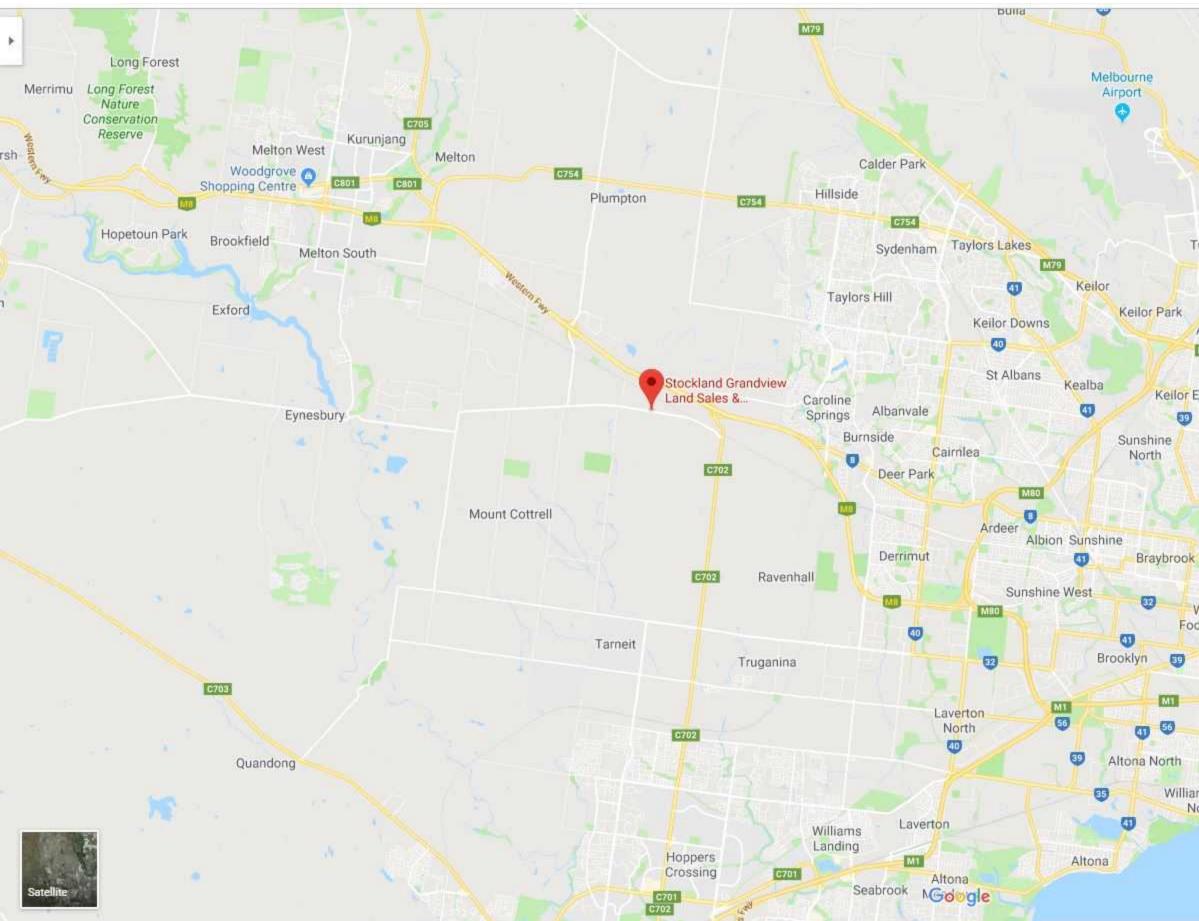
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Electrical Fixture Schedule

Count	Family	Туре
33	Light Downlight	240V
2	Service Point	Data
19	GPO	Double
2	Fan	Exhaust Fan
1	Isolation Switch	Isolation Switch
3	GPO	Single
1	GPO	Single Roof
3	Service Point	Smoke Detector
3	Service Point	TV
1	Light Point	Wall
1	GPO	Waterproof Double
1	GPO	Waterproof Single

70





		Eppi	ng		
- 28	55 Meadow 55 Heights Coolaroo				0.
a Attwood	Dallas		Lalor	N R	PI
	Campbellfield			Mill Park	
Westmeadows	Broadmeadows	Thom	astown	1.1 2	1
Gladstone Park	MBD		MBD		Greens
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Tullamarine	Glenroy Fawkn	er	VATE N		
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Airport West	Pascoe Vale		Ø		
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Williamstown	Harrison Hay	St Kilda			+ 🛛
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		Map data ©2019 Google	Australia Terms Se	nd feedback 2 km 📖	in Vinc

Reach new heights in the west

Find the home you want at Grandview.

Land now selling



Call 13 52 63 stockland.com.au/grandview

Welcome to Grandview

A Stockland community located 28km west from the Melbourne CBD – you'll reach new heights at Grandview. Becoming home to over 1,600 families, the community features elevated land with views to natural reserves. It's your place to be connected to nature and modern infrastructure, located just off the Western Freeway and close to exisiting public transport. Future parks and nature reserves will be just a short walk from home, with proposed and existing schools, shops, public transport and healthcare within easy reach.

Troups Rd S Future Private Primary School Hopkins Rd Proposed Melbourne Business Park Wetlands Proposed Playing Fields Proposed Community and Activity Centre Proposed Government Primary School Skeleton Creek

Ten reasons to make Grandview your place

1. A place where you can reach new heights

Positioned next to Mt. Atkinson Conservation Reserve, Grandview offers panoramic natural views on elevated land. Each lot is perfectly positioned to make the most of the natural views while keeping your family connected to everything they need.

2. A place that celebrates community

Grandview will foster a strong sense of community spirit. Future residents will be able to meet and connect at the proposed Community Activity Centre, proposed Government Primary School, proposed local convenience centre, future local parks, including an exciting prehistoric themed park, proposed sports reserve and over 50ha of nature reserves. Come to a place where every individual is celebrated, and every season brings new colour and life.

3. A unique place where nature meets convenience

The innovative and considerate design of Grandview means there is a balance of modern infrastructure and beautiful natural surrounds. Take a walk along the many future scenic paths winding throughout this relaxed community to a local café at the nearby future Westfield Town Centre, where you can catch up with friends for brunch, or enjoy a casual picnic with your family at any one of the three future local parks.

4. A place for work/life balance

Grandview is a well-connected community where residents travelling to work will benefit from a short drive to Rockbank Railway Station and easy access to the Western Freeway. A choice of shopping centres and healthcare facilities are conveniently located nearby. Potential employment opportunities will present themselves at the neighbouring Proposed Melbourne Business Park and Future Westfield Town Centre.

5. A place to learn

Grandview is a place for life-long learning. With seven existing schools and several early learning centres close to Grandview, and a proposed Government Primary School for the community, there are plenty of options for your child's education.

6. A place where your wellbeing is your greatest wealth

With proposed plans for plenty of open space, parks, and sporting facilities, there are countless opportunities for an active and healthy lifestyle at Grandview. Our community will include thoughtfully designed walking and cycling paths, a proposed sporting field and three future local parks where you can energise your body and clear your mind. Nearby is a proposed Sports and Recreation Precinct, along with numerous fitness and swimming centres in neighbouring suburbs for the fitness enthusiasts.

7. A place that grows with you

Grandview brings a new standard of living to this highly sought-after region in Melbourne's west. Our thriving young community will grow with you and your family, providing endless opportunities for you to reach your full potential.

8. A place where neighbours look out for each other

Grandview encourages a close community bond where everyone feels like they belong. Neighbours just like you will be proud to live in Grandview, and community meeting spaces will become places where lifelong friendships are made. Stockland's community events program will offer free activities to encourage residents to connect with like-minded people, to help create a supportive and safe environment for all.

9. A place you will be proud to call home

For over 65 years, Stockland has been creating places that meet the needs of our customers. Grandview will hold the same level of high quality as Stockland's other communities. At Grandview, you will feel a sense of pride when you move into your brand new home, designed the way you want. With Stockland's design guidelines and careful community planning, you can be confident that you are setting yourself and your family up for the future.

10. A place that inspires

Living here means making your brand new dream home a reality. A future Display Village featuring brand new home designs by some of the region's finest builders is coming to Grandview. Visit the Display Village and speak to experts who know how to design and deliver the perfect home to fit your family's lifestyle.



Grandview

🕞 Shopping and Amenities

Proposed Local Convenience Centre Future Town Centre - within 3km Proposed Melbourne Business Park™ – within 3km . Proposed Local Convenience Shop – within 3km Witchmount Winery – 9.3km Caroline Springs Square Shopping Centre – 8.3km

Public Transport & Accesses

Proposed Outer Metropolitan Ring Road Proposed Train Station - within 3km . Western Freeway – 3km Rockbank Railway Station – 3.5km Caroline Springs Railway Station - 7.9km Melbourne Airport – 31.5km Melbourne CBD – 28km

Leisure Centres

Proposed Indoor Recreation Centre - within 3km

🔞 Education and Childcare Centres

Proposed Government Primary School Future Private Primary School - within 3km Future Private Secondary School – within 3km Proposed Government Primary School - within 3km Rockbank Primary School - 2.8km Brookside P-9 College – 7.3km Creekside College – 8km Caroline Springs School of Music –7.2km Lakeview Senior College – 8.3km Catholic Regional College Caroline Springs – 8.5km Deer Park West Primary School – 9.6km Victoria University Secondary College - 12.2km

Caroline Springs Library and Learning Centre - 8.1km Medical Centres

Caroline Springs Medical Centre – 8km Melton Health – 15km Sunshine Hospital – 15.2km

OPART Parks and Open Spaces

Three Future Local Parks Proposed Sports Reserve Proposed Sports and Recreation Precinct – within 3km Future Bike Paths and Walkways – within 3km Proposed Playing Fields – within 3km Mount Cottrell Recreation Reserve - 6.2km

Onservation Areas

Wetlands Mt. Atkinson Conservation Reserve Western Grasslands Nature Reserve - within 3km

Community Centres

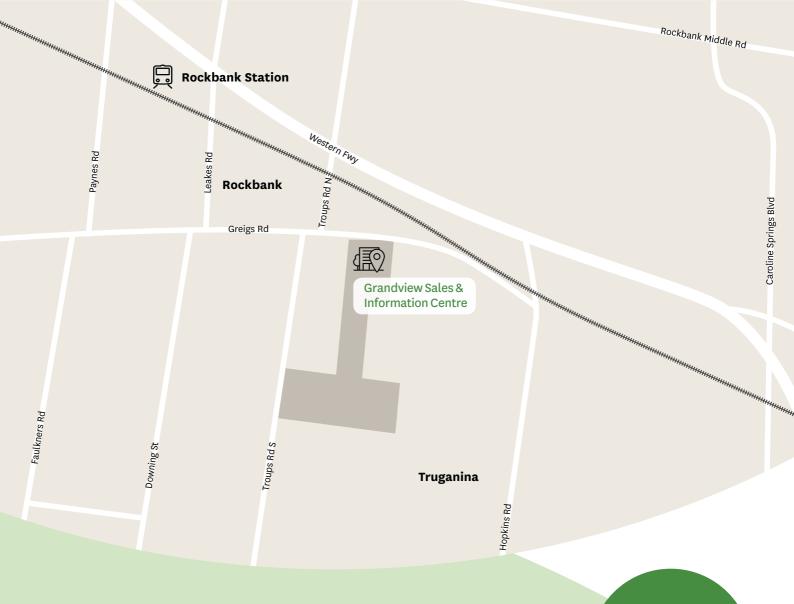
Proposed Community Activity Centre Community Homestead – within 3km

向 Display Village

Sales and Information Centre

Legend





Grandview Sales & Information Centre

Visit us today

317 Greigs Road, Truganina Open 7 days, 10am – 5pm P: 13 52 63 stockland.com.au/grandview grandview@stockland.com.au

This plan is provided solely for the purpose of providing an impression of the proposed development called 'Grandview' as well as the approximate location of existing and proposed third party facilities, services or destinations and is not intended to be used for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site or the current or future location or existence of any facilities, services or destinations. The plan is based on the intention of, and information available to, Stockland at the time of creation of the plan (August 2019) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. The plan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this plan or its contents.







Call 13 52 63 stockland.com.au/grandview