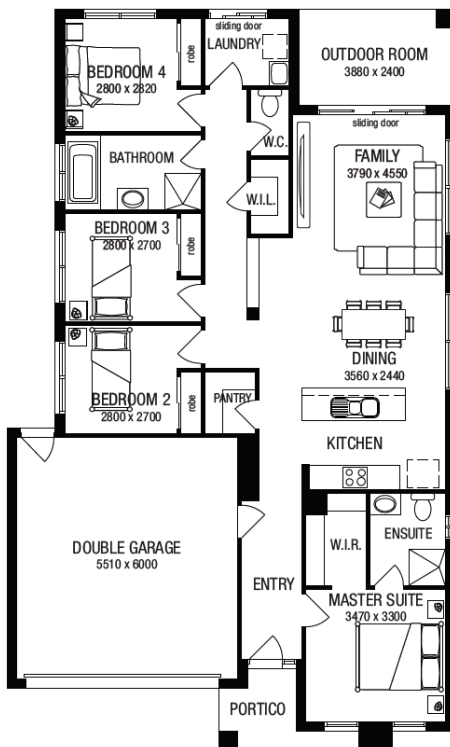


**Officer**  
 Providence  
**\$729,153**

Lot 29, Francesca Street, Land size 397 sqm<sup>2</sup>



Specifications	
	4                2                2
Property Type	House & Land
Contract Type	2 Part Contract
Titled	No
Estimated Date	06/2022
Land Area	397 sqm
Total House Area	184.43 sqm
Land Price	\$438,000
House Price	\$291,153
Total Price	\$729,153
Design	Avenue 184
Facade	Coastal
Reservation Deposit	\$2,000
Specification	MetInvest Complete Inclusion

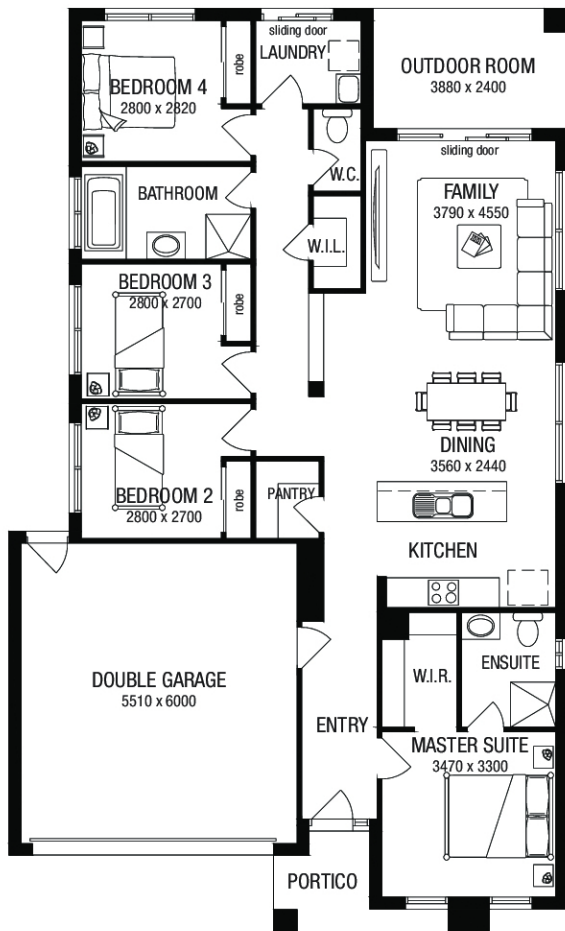


At Providence it's in the urban plan, which connects virtually every street to an area of park or bush, and in the choice of grass, selected for its softness underfoot. No home at Providence is more than 150m from a park. There are 20 hectares of recreational space, plus a further 75 hectares of surrounding bush and wetlands. Homesites are NBN-ready and landscaping and fencing packages, together with the planting of over 1500 street trees, are all included to give your new home instant kerb appeal.



**Sales Partner:** Gary McAvoy  
 041906770787  
 director@buildingassistanceaustralia.com.au

# Avenue 184



House Area:	134.17 m <sup>2</sup> (14.44 squares)
Garage Area:	36.23 m <sup>2</sup> (3.90 squares)
Porch Area:	4.72 m <sup>2</sup> (0.51 squares)
Outdoor Room Area:	9.32 m <sup>2</sup> (1.00 squares)
<b>Total Area:</b>	<b>184.43 m<sup>2</sup></b> <b>(19.85 squares)</b>
Min. Block Width:	12.50 m
Total Length:	18.47 m
Total Width:	11.15 m

Note:  
This product fits on a 12.5m wide x 25m deep allotment.

## HOME INCLUSIONS

MetInvest by Metricon

### EXTERNAL FEATURES

<b>BRICKWORK</b>	Clay bricks. Pre-selected from builder's MetInvest colour schemes
<b>MORTAR JOINTS</b>	Natural colour, raked joints
<b>ROOF TILES</b>	Concrete roof tiles. Pre-selected from builder's standard range
<b>ROOF PLUMBING</b>	Colorbond® or Colorcote metal fascia and barge, quad gutter with rectangular downpipes
<b>EXTERNAL RENDER</b>	Acrylic texture coating render. Pre-selected from builder's standard range (facade specific, refer working drawings for extent of cover)
<b>LIGHTWEIGHT CLADDING</b>	Fibre cement products to areas as per standard working drawings (product specific)
<b>ENTRY DOOR</b>	<b>Front Door:</b> Pre-selected from builder's standard range - 2040 x 820 mm BAL 12.5 compliant
<b>LAUNDRY DOOR</b>	<b>Hinged Door Only.</b> Paint finished, flush panel, 2040mm high with clear glass panel to top section (product specific)
<b>DOOR FURNITURE</b>	<b>Front Door:</b> Entry set and deadbolt <b>External Hinged Door:</b> Entry set keyed alike to front door
<b>DOOR FRAMES</b>	<b>Front Door:</b> Aluminium, powder coat finish, clear glazed sidelights (product specific) <b>Laundry (Sliding Door):</b> Aluminium, powder coat finish
<b>WINDOWS</b>	Aluminium sliding, powder coat finish. Feature windows to front facade (product specific) Keyed locks to openable windows
<b>INSECT SCREENS</b>	<b>Windows:</b> Aluminium framed, powder coat finished to match windows with fibreglass mesh fitted to all openable windows of house only <b>Sliding Doors:</b> Aluminium framed, powder coat finished to matched doors with grilled barrier and fibreglass mesh fitted to all sliding doors <b>Hinged Doors:</b> Aluminium framed, powder coat finished, with grilled barrier and fibreglass mesh fitted to hinged laundry doors only

### FRAMING

<b>WALLS</b>	Stabilised timber framing throughout 90mm external and internal walls
<b>ROOF</b>	Stabilised timber roof trusses

### INSULATION

<b>CEILING</b>	R4.0 glasswool batts to house only
<b>EXTERNAL WALLS</b>	R2.0 glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed

### PAINTWORK

<b>COLOUR</b>	All paint colours to be selected from builder's standard selection Category 1
<b>EXTERNAL</b>	<b>Front Door:</b> Sealer undercoat with enamel gloss top coats
<b>INTERNAL</b>	<b>Woodwork and Doors:</b> Sealer undercoat with satin acrylic top coats (doors, skirting and architraves to be one colour) <b>Ceilings:</b> Flat acrylic (one colour throughout) <b>Walls:</b> Two tinted coats low sheen acrylic (one colour throughout)

### INTERNAL FEATURES

<b>CEILING HEIGHT</b>	<b>Single Storey:</b> 2400mm throughout <b>Double Storey:</b> 2400mm throughout to ground floor and 2400mm to first floor
<b>ROOM DOORS</b>	Flush panel 2040mm high
<b>ROOM DOOR FURNITURE</b>	Pre-selected from builder's Category 1
<b>MOULDINGS</b>	<b>Skirtings:</b> 67mm high <b>Architraves:</b> 67mm wide
<b>HEATING</b>	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific – refer to working drawings
<b>COOLING</b>	Inverter high wall split system air conditioning unit with manual controller to family/dining area (product specific)
<b>WINDOW FURNISHINGS</b>	<b>Roller blinds:</b> To all windows. Colour pre-selected from builder's standard range
<b>STAIRS (DOUBLE STOREY HOMES)</b>	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished



## HOME INCLUSIONS

MetInvest by Metricon

### APPLIANCES

<b>HOT PLATE</b>	Stainless steel, gas, 600mm wide
<b>RANGEHOOD</b>	Stainless steel, 600mm wide canopy rangehood, with 4-speed recirculating fan
<b>DISHWASHER</b>	Stainless steel dishwasher including single powerpoint and water point
<b>OVEN</b>	Stainless steel electric, 600mm

### CABINETRY

<b>CUPBOARDS</b>	Fully lined modular cabinets
<b>OVERHEAD CUPBOARDS</b>	Up to 600mm high x 300mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
<b>DOORS/DRAWERS</b>	Standard laminate pre-selected from builder's standard colour schemes
<b>CABINETRY HANDLES</b>	From builder's standard colour schemes

### KITCHEN

<b>SINK</b>	Stainless steel 1200mm with 1¼ bowl
<b>TAP</b>	Bristol sink mixer
<b>MICROWAVE PROVISION</b>	600w incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all homes, refer working drawings for standard inclusions)
<b>BENCH TOPS</b>	20mm stone benchtop from builder's standard colour schemes

### BATHROOM / ENSUITE

<b>MIRRORS</b>	Silver backed, polished edge or aluminium framed, seated on vanity
<b>BASINS</b>	Base oval vanity with white acrylic waste
<b>BATH</b>	White acrylic with matching waste
<b>SHOWER BASES</b>	White polymarble with matching waste
<b>SHOWER SCREENS</b>	Semi-frameless with pivot door and clear, laminated glass
<b>TAP AND OUTLETS</b>	<b>Bath:</b> Mixer lever and spout <b>Basin:</b> Mixer lever <b>Shower:</b> Mixer lever with all-directional shower head on slide rail
<b>TOILET SUITE</b>	Toilet pan with white acrylic cistern and seat and chrome mini cistern stop
<b>TOWEL RAILS/ TOILET ROLL HOLDERS</b>	Metal double towel rails to bathroom and ensuite Toilet roll holders to ensuite and WC (product specific)
<b>BENCH TOPS</b>	20mm stone benchtop from builder's standard colour schemes

### SUSTAINABLE ENERGY

<b>SOLAR HOT WATER</b>	Gas mains pressure hot water unit with one solar collector, 200 litres storage
<b>DRAFT EXCLUSIONS</b>	<b>Exhaust Fans:</b> Backdraft shutter incorporated in exhaust fan <b>Entry frames:</b> Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

### LANDSCAPING

<b>PAVING</b>	Up to 36m² of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
<b>LANDSCAPING</b>	Low maintenance landscaping package pre-selected from builder's standard range
<b>LETTERBOX</b>	Metricon model 1 pre-formed concrete letterbox with street number
<b>CLOTHESLINE</b>	Single folding frame wall mounted clothesline with optional post kit
<b>FENCING</b>	1900mm high treated pine timber paling fencing, tapered to 900mm at front boundary Single paling gate with latch on metal frame

### LAUNDRY

<b>TROUGH &amp; CABINET</b>	Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
<b>TAP TO TROUGH</b>	Mixer lever set (over trough only)

### STORAGE

(PRODUCT SPECIFIC)

<b>SHELVING</b>	<b>Robes:</b> One white melamine shelf and hanging rail <b>Walk in Robe:</b> One white melamine shelf and hanging rail <b>Pantry/Linen:</b> Four white melamine shelves <b>Broom:</b> One white melamine shelf
<b>DOORS</b>	<b>Robes:</b> 2065mm high, vinyl clad finish, frame and vinyl colour selected from builder's selection Category 1 <b>Walk in Robe: No Doors:</b> Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion) <b>Built in Robe: With Doors:</b> Hinged doors. Product specific, refer to working drawings for standard inclusion <b>Pantry, Linen, Broom:</b> Flush panel, 2040mm high hinged doors
<b>STORAGE HANDLE</b>	Same as cabinetry handle



## HOME INCLUSIONS

MetInvest by Metricon

### ELECTRICAL

<b>POWER POINTS</b>	Double outlets throughout excluding dishwasher, microwave provision and refrigerator (product specific, refer to working drawings)
<b>INTERNAL LIGHT POINTS</b>	Fixed batten holder with Gail light fitting to all light points. LED downlights to living areas and entry
<b>EXTERNAL LIGHT POINTS</b>	LED to entry and weather proof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
<b>SWITCH PLATES</b>	Slimline coloured bakelite (wall mounted where practical)
<b>LIGHT SWITCHES</b>	Clipsal Impress push button
<b>SMOKE DETECTOR</b>	Hardwired with battery backup
<b>EXHAUST FANS</b>	Above showers and toilets not opening to outside air
<b>TV POINTS</b>	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
<b>TELEPHONE POINT</b>	Two points with wall plate and trenching Underground connection to supply pit is included with maximum 20 metres
<b>SAFETY SWITCH</b>	RCD safety switch and circuit breakers to meter box
<b>ANTENNA</b>	Metro antenna package

### FLOORING

<b>WALL TILES AND BATH HOB</b>	Ceramic wall tiles to areas as per standard working drawings. Pre-selected from builder's standard range Plain aluminium 'L-shape' angle trim to bath hob/riser junction
<b>SKIRTING TILES</b>	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite and toilet/s as per standard working drawings. Pre-selected from builder's standard range
<b>FLOORING</b>	Ceramic tiling to laundry, bathroom, ensuite, powder room (S) and water closets as per standard working drawing selected from builder's selection Category 1

<b>LAMINATE FLOORING</b>	Laminate 3 strip floating floor, moisture resistant underlay to entry through to kitchen, including pantry, family and dining
<b>CARPET</b>	Carpet to all bedrooms, rear hallway, sitting, rumpus (product specific). Excludes wet areas, entry (through to kitchen), kitchen, pantry, dining and family. Pre-selected from builder's standard range

### GARAGE

<b>GENERAL</b>	Brick garage with tiled hip roof including Colorbond® sectional overhead door to front, plaster ceiling, concrete floor, brickwork over front door, with brickwork over (product specific - refer to working drawings for garage size and front door width)
<b>EXTERNAL WALLS</b>	Brick veneer
<b>GARAGE DOOR</b>	Remote control unit to front garage door with three transmitter units Ember seals to Colorbond® sectional door
<b>EXTERNAL PEDESTRIAN DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) <b>Door:</b> 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in <b>Door Furniture:</b> Entry set keyed alike to front door
<b>INTERNAL ACCESS DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) <b>Door:</b> Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home <b>Door Furniture:</b> Entry set keyed alike to front door

### GENERAL ALLOWANCES

Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of MetInvest by Metricon). Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area



All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.\*

MetInvest by Metricon's standard specification is subject to change without notice and MetInvest by Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. \*Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, including timber floor construction, or if the developer dictates design controls over the home. The MetInvest by Metricon specification excludes HomeSolution, Freedom, Designer and Signature ranges and only applies in the Melbourne Metro and Regional Victoria building regions, see [www.metricon.com.au/build-regions](http://www.metricon.com.au/build-regions). NSW Contractor's Licence: 174699C; SA Builder's Licence: BLD231776. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC Licence 40992) and in NSW (Contractor's Licence: 36654C). MetInvest is a division of Metricon Homes Pty Ltd (ACN 005108752). Current as of 26 May 2021. MAY2021 MET4178

# THE METRICON DIFFERENCE



You're choosing a builder with over 40 years of experience, who has helped thousands of Australian families to truly love where they live. With all that experience, you can be sure that your home is being built to industry leading standards, and that we will look after you along the way. We're with you every step of your exciting home building journey.

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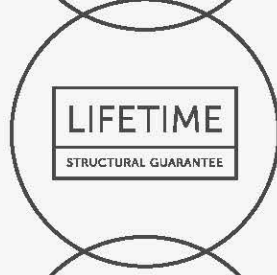
Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

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Metricon has a stringent Quality Assurance process to guarantee consistency in each of our completed homes. This process ensures our homes are built in accordance with building laws and legal requirements.

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Metricon offers a valuable and reassuring Lifetime Structural Guarantee\* on many of our homes. This offers you peace of mind for the length of your ownership of your beautiful Metricon home. No wonder Metricon is Australia's most trusted builder.

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Trust. It's what has made us Australia's No. 1 home builder<sup>^</sup>, 5 years running.

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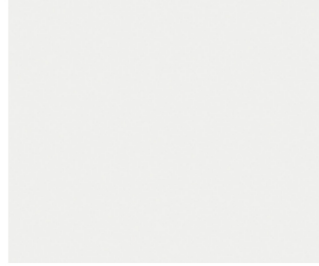
Real customers rate their experience with Metricon via the Product Review website. Product Review is completely independent – real customers volunteering real opinions and real reviews. Metricon prides itself on high Product Review ratings and positive feedback.



## Natural Oak



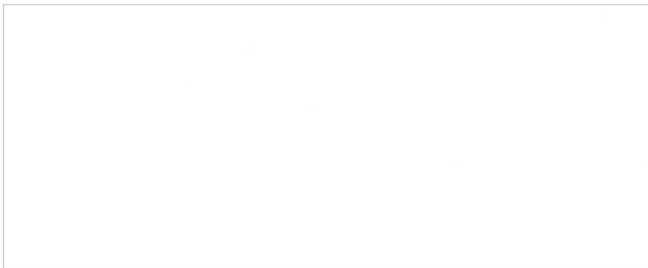
**BENCHTOP**  
SILESTONE Gris Expo



**CABINETRY**  
Formica Baikal  
Kitchen base cabinetry



**CABINETRY**  
LAMINEX Sublime Teak  
Kitchen overhead cupboards, laundry,  
bathroom & ensuite base cabinetry



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



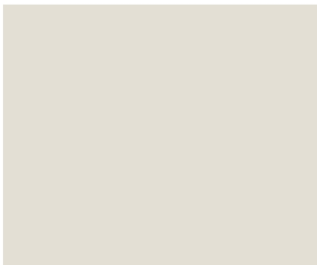
**FLOOR TILES**  
BEAUMONT TILES Valencia Stone Grey 400x400  
Laundry, Bathroom & Ensuite.



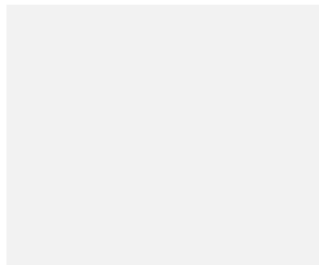
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Oatmeal



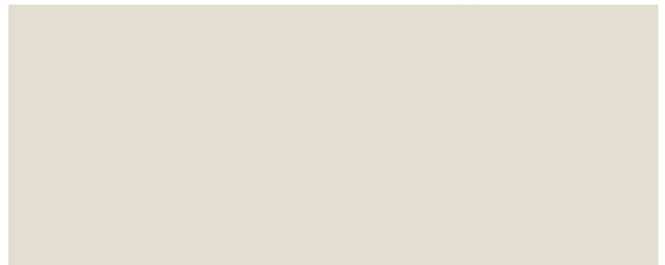
**CARPET**  
WEAVE SCAPE Natural Oak



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White



**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Cashmere  
Niagara range (Blockout)



## Sand Dune



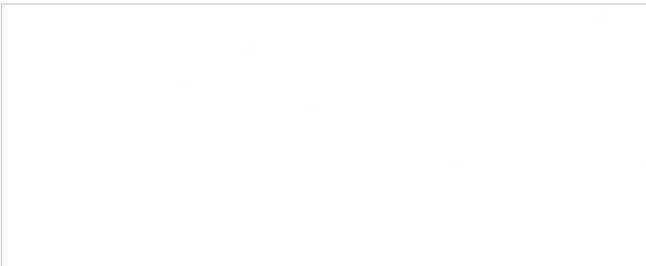
**BENCHTOP**  
SILESTONE Blanco City



**CABINETRY**  
FORMICA Warm White  
Kitchen, laundry, bathroom & ensuite  
base cabinetry



**CABINETRY**  
FORMICA Mulga  
Overhead cabinetry



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



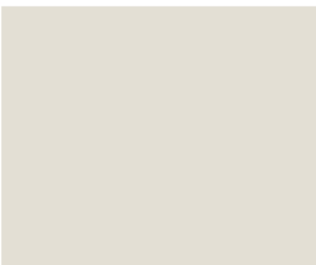
**FLOOR TILES**  
BEAUMONT TILES Valencia Stone Beige 400x400  
Laundry, Bathroom & Ensuite.



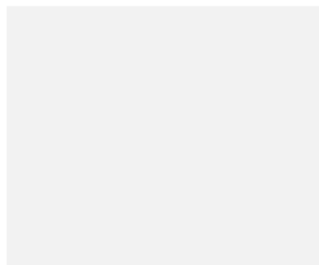
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Rye



**CARPET**  
WEAVE SCAPE Sand Dune



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White



**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Mario  
Niagara range (Blockout)

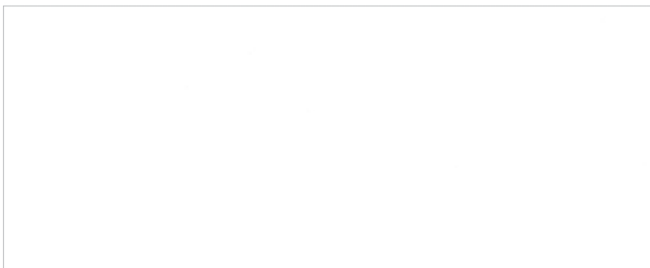
## Mineral



**BENCHTOP**  
SILESTONE Blanco Norte



**CABINETRY THROUGHOUT**  
Formica Sarum Grey



**WALL TILES THROUGHOUT**  
BEAUMONT TILES Unite White Gloss 200x400



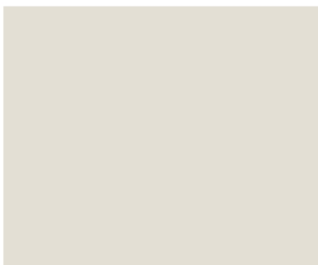
**FLOOR TILES**  
BEAUMONT TILES Valencia Stone White 400x400  
Laundry, Bathroom & Ensuite.



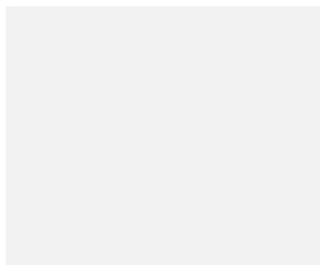
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Rustic Rye



**CARPET**  
WEAVE SCAPE Mineral



**INTERNAL PAINT  
COLOUR**  
DULUX Natural White

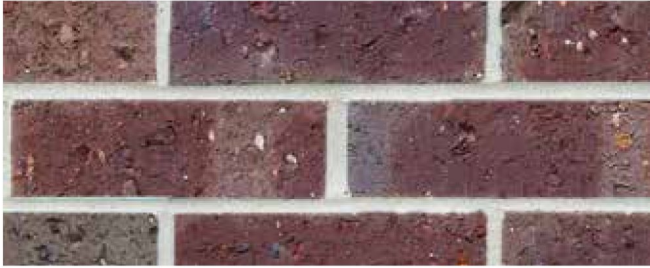


**CEILING PAINT COLOUR**  
DULUX Lexicon Quarter



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Mario  
Niagara range (Blockout)

## Musket Haze



### BRICKWORK

SELKIRK Musket Haze  
Natural rolled mortar



### ROOF

SMOKE  
Curved profile



### GUTTER, FASCIA & DOWNPIPES

COLORBOND Monument



### CONCRETE DRIVEWAY

Gunmetal  
Stippled finish



### GARAGE DOOR, WINDOWS & DOORS

COLORBOND Monument



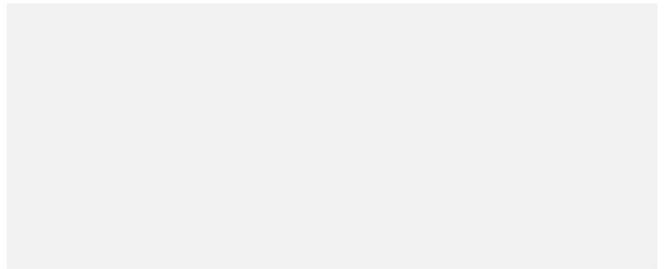
### RENDER

DULUX Calf Skin



### CLADDING & EXTERNAL PAINTED AREAS, FRONT ENTRY DOOR

DULUX Homebush



### CEILING LININGS

DULUX Lexicon Quarter



## Goldfield Haze



### BRICKWORK

SELKIRK Goldfield Haze  
Natural rolled mortar



### ROOF

SMOKE  
Curved profile



**GARAGE DOOR, WINDOWS, DOORS & DOWNPIPES**  
COLORBOND Evening Haze



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



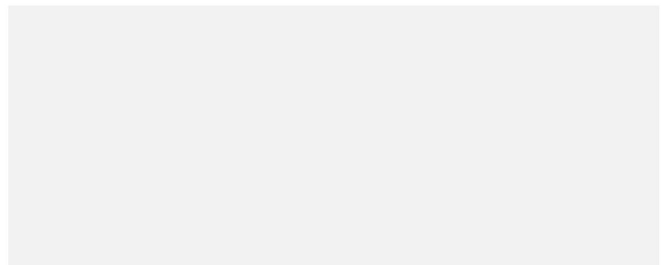
**GUTTER & FASCIA**  
COLORBOND Monument



**RENDER & FRONT ENTRY DOOR**  
DULUX Rogue



**CLADDING & EXTERNAL PAINTED AREAS**  
DULUX Linseed



**CEILING LININGS**  
DULUX Lexicon Quarter

## Copperstone



### BRICKWORK

SELKIRK Copperstone

Natural rolled mortar



### ROOF

SMOKE

Curved profile



### GARAGE DOOR, WINDOWS, FRONT ENTRY DOOR & DOORS

COLORBOND Woodland Grey



### CONCRETE DRIVEWAY

Gunmetal

Stippled finish



### GUTTER, FASCIA & DOWNPIPES

COLORBOND Woodland Grey



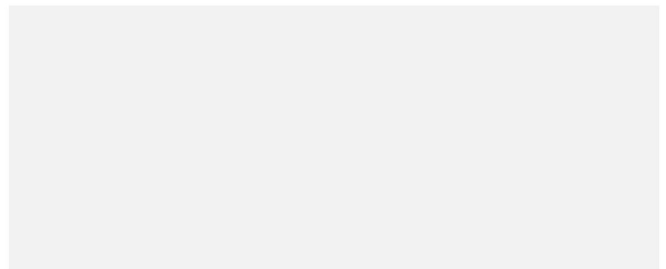
### RENDER

DULUX Heifer



### CLADDING & EXTERNAL PAINTED AREAS

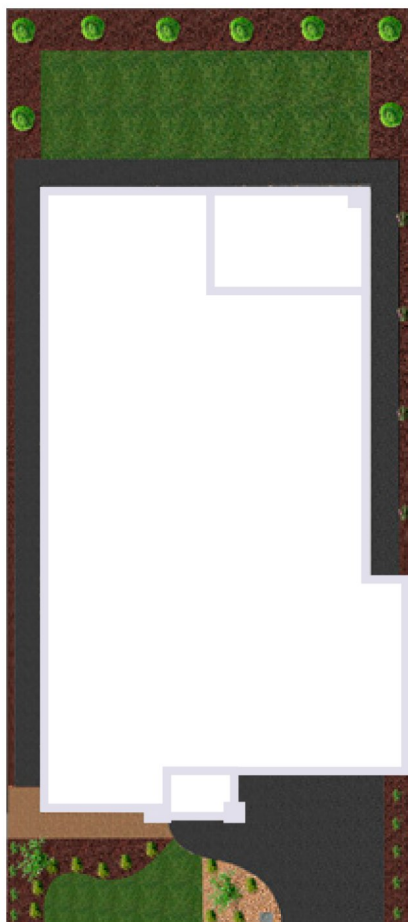
DULUX Mud Pack



### CEILING LININGS

DULUX Lexicon Quarter

# Landscaping selections – Banksia



All images are for illustrative purposes only.  
Actual landscaping may vary.

## Front Landscaping Schedule

### Shrubs / Ground coverings

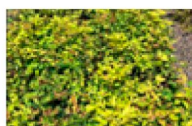
20 mixed variety plants in 150mm pots (or similar)



Westringia



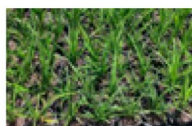
Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds (50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line (or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds (50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas (up to 40m<sup>2</sup>)

### Rear patio/verandah/outdoor room

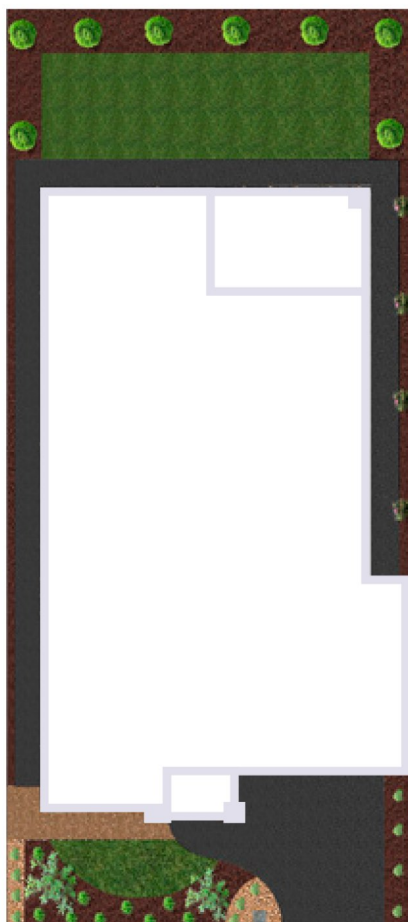
Up to 12m<sup>2</sup> of grey concrete to rear patio area or concrete slab to outdoor room (product specific)

### Fencing

Timber paling fencing (up to 70 linear metres) with single gate to front



# Landscaping selections – Correa



All images are for illustrative purposes only.  
Actual landscaping may vary.

## Front Landscaping Schedule

### Shrubs / Ground coverings

20 mixed variety plants in 150mm pots  
(or similar)



Westringia



Correa Alba



Nandina Domestica



Diete



Dianella Silver Streak

### Feature Tree

2 Native feature trees as indicated

### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

Timber edging to garden beds

### Watering

Manual drip line including timer

### Driveway

Up to 36m<sup>2</sup> of coloured concrete  
driveway

## Rear Landscaping Schedule

### Trees

8 Lilly pillies placed around the fence line  
(or similar)



### Turf

Rolled turf to front and rear

Imported top soil (50mm deep)

### Paths

Concrete path to sides of home

### Toppings

Lilydale or Tuscan (60mm deep) to sides

### Garden Beds

Fine pine mulch to garden beds  
(50mm deep)

### Edging

Timber edging to garden beds

### Watering

Pop up sprinklers to rear lawn areas  
(up to 40m<sup>2</sup>)

### Rear patio/verandah/outdoor room

Up to 12m<sup>2</sup> of grey concrete to rear patio  
area or concrete slab to outdoor room  
(product specific)

### Fencing

Timber paling fencing (up to 70 linear  
metres) with single gate to front