

the
gallery
arden
pakenham

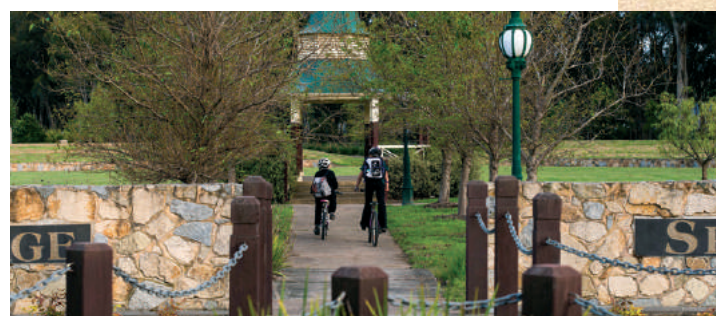
Contemporary Lifestyle

A popular address where you can enjoy a contemporary lifestyle amongst a picturesque setting.

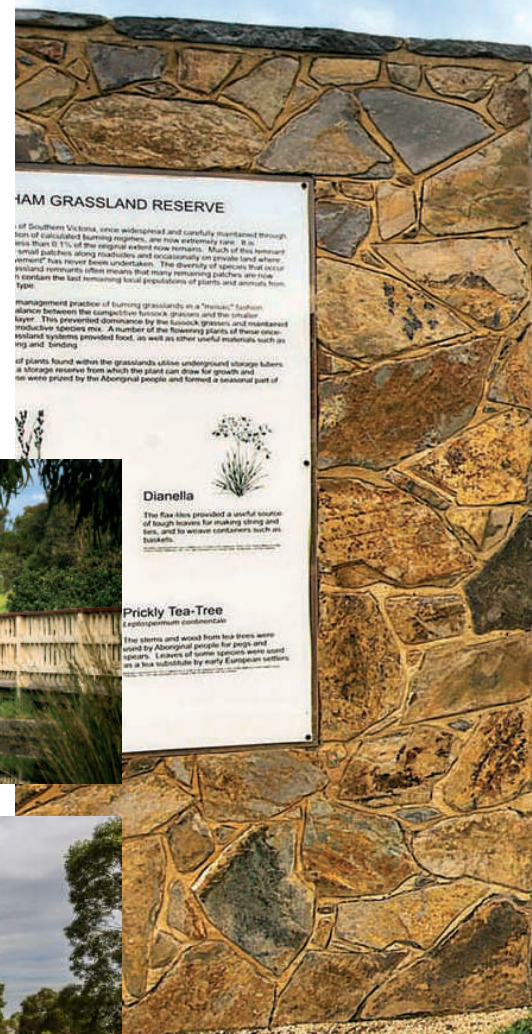
The Gallery at Arden offers a selection of architecturally designed homes that have been well considered and beautifully crafted that will not disappoint. Designed by Loius Chiodo Architects, The Gallery is a premium development, offering low - maintenance 3 bedroom homes with multiple living areas. Each full turnkey home will have high quality fixtures and fittings and with extensive landscaping to both front and rear gardens, all you will need to do is bring your furniture and move in.

Arden features landscaped boulevards boardwalks and eco-friendly reserves to cater for lifestyle, growth and sustainability. Everything at your doorstep. Arden has life's conveniences at your door - from nearby primary and secondary schools, child care facilities, a shopping centre adjacent to the address, sports and recreational facilities to Pakenham's fast - growing town precinct and landscaped parks - you'll find everything you need so close to home. Easy freeway access and nearby public transport allows for convenient travel to Melbourne's CBD, Fountain Gate Shopping Centre and Berwick for a variety of speciality stores, cafes, restaurants, schools, TAFE and Monash University.

- » **Arden has life's conveniences at your door**
- » **Easy freeway access from the new Pakenham Bypass**
- » **Close to Schools**
- » **Great parks & recreation close to home**
- » **Across the road from Heritage Springs Shopping Centre**
- » **Public Transport including bus route and train station close by**
- » **A short stroll to Pakenham Town Centre**



Only a 45 minute drive to Melbourne



Inclusions List

SITE COSTS

- Connection to fresh water, natural gas & single phase underground power services provided to the site. Client is responsible for connection, account opening fees & services usage after settlement.
- Underground Power single phase from group meter box into dwelling
- Fibre Optics provisions including conduit lead in to nominated external wall location, conduit lead in from external wall location to internal garage wall (with drawstring) & 1No double power point.
- Engineer designed concrete waffle pod slab
- Termite protection Part A slab penetration collars.
- Termite protection Part B physical barrier to full perimeter of dwelling (excluding garage openings) Note: Regular inspections to maintain warranty remain the responsibility of the owner.
- Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance
- 6 Star Energy rating assessment and report

EXTERNAL GENERAL

- Fixed external colour schemes prepared by our professional Interior Designer.
- Combination of Face Brickwork selected from the Category 3 range, Acrylic Render & Cement sheet cladding (design specific).

ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes
- Macquarie Profile Colour On Concrete Roof Tiles - excluding sarking.

WINDOWS, SLIDING DOORS AND INSULATION

- Powder coated aluminium Double clear glazed Awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Powder coated aluminium single clear glazed 2365mm high sliding doors with keyed locks.
- Aluminium Mesh Flyscreens to all openable windows
- Aluminium Mesh sliding flydoors to all openable sliding doors.
- Insulation batts to all external walls (including garage/house wall).
- Blow In insulation to roof cavity above living zones.
- Roller Block out Blinds to Living Room Windows & Sliding Doors, Bedrooms & Wet Areas. Excludes entry sidelights, splashback windows & stair void windows

EXTERNAL DOORS

- Front Entry Door Hume Newington XNI with paint finish & clear glass insert - 2340mm high
- Laundry Door Hume Solidcore flush panel with paint finish - 2340mm high
- Rear Garage Door Hume Solidcore flush panel with paint finish - 2040mm high
- Gainsborough Ambassador Contractor 500 Series Lever set (Satin Chrome) to all external hinged doors

GARAGE

- Sectional Garage door with powder coated finish - Flatline or Similar profile.
- Automatic motorised garage door opener with 2 handsets.

PLASTER AND PAINTING

- 75mm Boral Cove Cornice
- Premium 2 coat wall & 2 coat ceiling paint system.

INTERNAL GENERAL

- Choice of 2 Fixed internal colour schemes prepared by our professional Interior Designer.
- 2700mm Ground Floor, 2550mm First Floor ceiling height.
- Hume Flush panel internal passage doors - 2340mm high to ground floor (incl Garage/House internal access door), 2040mm high to first floor.
- Single white melamine shelf to Garage storage area, approx 2000mm above floor level.
- Broom cupboard with white melamine finish 1No fixed shelf & Linen with 4No fixed shelves.
- Vinyl Sliding robe doors - 2100mm high
- Robes white melamine finish 1No fixed shelf & single chrome hanging rod.
- Gainsborough Contractor 700 Series internal hinged passage door lever handles – Lianna
- 65mm x 18mm Single Bevelled MDF Architraves
- 65mm x 18mm Single Bevelled MDF Skirtings (Tiled Skirtings to Wet Areas).
- Laminate benchtop with 32mm square edge to Study area.
- Wall tiles to wet areas (refer drawings for full extent).
- Clix Laminate floating flooring to Entry, Hallway, Main Living, Dining & Kitchen (refer drawings for extent).
- Floor Tiling as per the Fixed Internal Colour Scheme to Wet Areas

- Provide carpet to balance of floor areas (refer drawings for full extent).
- Staircase with paint finish stringers, carpet to treads & risers, & wall rail with clear coat finish.

KITCHEN AND LAUNDRY

- Ariston PC640TX 600mm Gas Cooktop Stainless Steel - 5 year warranty
- Ariston FA3834HIXA 600mm Underbench Oven Stainless Steel - 5 year warranty
- Ariston RHC60IX 600mm Canopy Rangehood Stainless Steel - 5 year warranty (ducted into roof space).
- Ariston LFC2C19XAUS 600mm Stainless Steel free standing Dishwasher including capped cold water point & single power point on separate circuit.
- Franke Spark SKX62I Inset Stainless Steel Kitchen Sink
- Alder Soho straight Kitchen sink mixer
- Reconstituted Stone to kitchen benchtops 20mm thick with 40mm thick square edge.
- Laminate finish kitchen pantry, base & overhead cupboard doors/panels (mono tone). Soft close door & draw hardware. Handles from the Cat 1 range
- Wall tiles to the kitchen splashback (refer drawings for full extent).
- Combination Stainless Steel 45ltr Trough & White Powder coated Steel Cabinet.
- Alder Classico sink mixer to trough and mini washing machine stops - chrome.

BATHROOMS

- Stylus Venecia Vanity Basins - White.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat - White
- Stylus Maxton acrylic bath in tiled hob 1525mm – White
- Alder Soho basin mixers, bath mixer w/- straight outlet & shower mixers w/- Alder Excite hand shower rail.
- Alder Alto Accessories including towel rail to Bathroom & Ensuite, Toilet roll holder & towel ring to powder.
- Laminate finish to vanity benchtops (refer drawings for benchtops thickness).
- Laminate finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities

- Tiled shower bases with approx 1850mm high clear glazed semi-framed shower screen & semi frameless pivot door (Silver Trims)

ELECTRICAL, HEATING AND COOLING

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- Reverse Cycle Split System A/C unit to Main Living
- Solar hot water service with 26ltr continuous gas booster Hot Water booster.
- Clipsal LED Downlights with white surround, diffuser & warm white globe to Entry, ground floor Living, Dining & Kitchen.
- 300mm Oyster Light fittings with opaque cover and chrome surround to upper floor Living areas
- Ceiling Sweep fans with light fitting to Bedrooms - 3 Blade White
- Batten holders with acrylic light shades to remainder.
- Ample single & double power points throughout
- 2No Free to Air Television points & 1No Telephone/Multimedia point
- Free to air television Antenna connected to television points.
- Black para flood light w/- inbuilt motion sensor to rear yard
- Hardwired smoke detectors
- Ceiling exhaust fans to bathroom and ensuite

LANDSCAPING

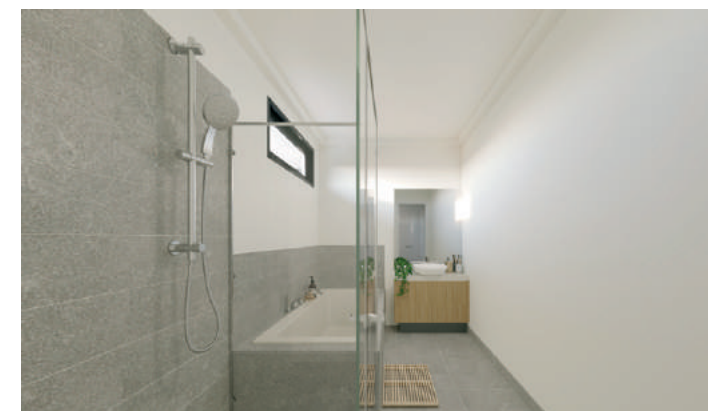
- Soft Landscaping as per Town Planning endorsed drawings including Garden Beds, mulching/toppings & seeded areas with Tube stock plantings to Garden Beds
- Coloured Concrete paving to Driveway, Porch & Rear Landing
- Hills Paraline ground mounted clothesline 2230mm x 1200mm
- Composite Slat frame & Stainless Steel letterbox
- Timber paling fencing approx 1950mm high with exposed posts & capping (excluding front boundary).

Disclaimer – the builder reserves the right to alter this specification list in the event of a suppliers unavailability, and will be replaced with a similar product.

Turnkey Homes

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Architecturally
Designed
Homes





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