

MONUMENT

COMPLETE NEW HOMES COLLECTION



MORE FOR LESS

Monument are offering more for less with these spectacular large homes at unbeatable prices.

The Complete New Homes Collection encapsulates affordability while not compromising on quality. These homes are designed by some of Melbourne's leading architects to deliver a new level of quality, sophistication and comfort.

Consideration of every detail is key, from intelligent layouts that maximise internal spaces, natural light, privacy and energy efficiency to refined modern facades and lush landscaping.



TURNKEY INCLUSIONS

These unique architecturally designed residences come complete and ready to live in with a comprehensive range of high quality inclusions.

Landscaping

Front landscaping includes a modern concrete letterbox to suit the style of your home. Rear landscaping includes a discreet fold away clothesline for convenience. Depending on your home plans, you may also choose 12m² of colour on concrete paving or alfresco area.

Fencing

Your home is fenced on the sides and rear boundary at 1800mm high. 1800mm WING fencing with a 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines.

Driveway & Path

Your home includes a coloured front concrete path, driveway and porch.

Window Furnishings & Flyscreens

Modern and stylish Holland Blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted, 3.3kw split system air conditioner with isolation switch and condenser.

Alarm System

Including key pad entrance and 3 sensors.

Fibre Optic Ready

Your home comes complete and Fibre Optic Ready, for NBN connection or compatible fibre optic services.



GARDEN INSPIRATION

Monument will be a community that people want to call home. It will be a living, breathing entity and what better way to showcase that than with a state-of-the-art front garden designed by an award-winning landscape architect.

The inspiration for the six garden designs at Monument was to provide a diverse choice of attractive, low maintenance gardens that change colour with the seasons and provide year round visual interest.



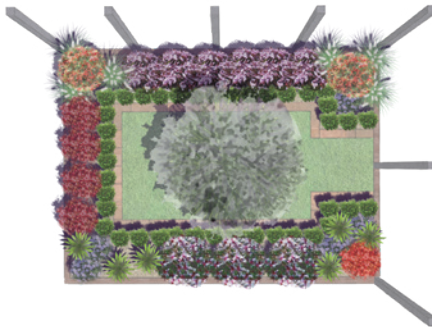
BOLD



BUSH



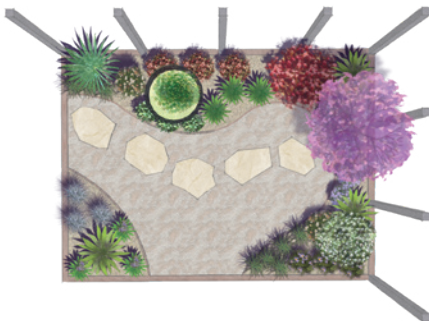
CLASSICAL



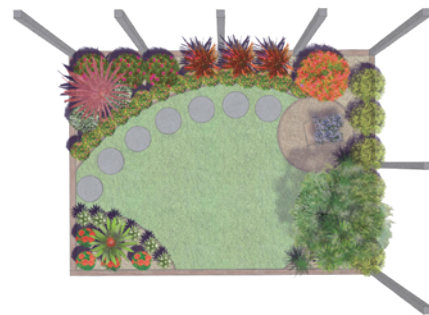
CONTEMPORARY



ASIAN



GEOMETRIC



Facade I - MK 2



MONUMENT MK II
\$428,400

House Dimensions
155.5m² (10.5m x 18.0m)

Designed to fit* at least
10.5m width x 25m length

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* Subject to council and developer requirements and guidelines

YOUR INCLUSIONS

Kitchen Appliances

Dishwasher: European stainless steel dishwasher.

Oven: European fan forced stainless steel oven.

Hot Plate: European stainless steel 600mm gas cook top with wok hob.

Range Hood: European stainless steel 600mm wide canopy range hood.

Sink: Double bowl stainless steel sink.

Tap: Chrome flickmaster tap.

Cabinetry

Cupboards: Fully lined melamine modular cabinets.

Doors/Drawers: Laminate doors.

Kitchen Bench Top: Stone square edge kitchen bench top.

Vanity Bench Top: Laminate square edge.

Handles: Selected from builder's colour boards.

Pantry: Full laminate or as per plan.

Bathroom & Ensuite

Basins: Vitreous china vanity basin (white).

Mirrors: Polished edge mirrors full length of vanity.

Bath: 1625mm acrylic bath (white) in tiled podium.

Shower Bases: Tiled shower bases throughout.

Shower Screens: Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Taps: Chrome mixer tap ware.

Shower Outlet: Hand held shower; rail and slider in chrome finish to ensuite and bathroom.

Toilet Suite: Vitreous china, close coupled toilet suite in white with soft close top.

Accessories: 600mm single towel rails and toilet roll holders in chrome finish.

Exhaust Fans: 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

Ceramic Tiling

Wall Tiles: Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's colour boards.

Floor Tiles: Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.

Floor Boards: As shown on plan. Selection as per builder's colour boards.

Carpet

Selection as per builder's colour boards.

Paint – 2 Coat Application

Timberwork: Gloss enamel to internal doors, jambs & mouldings.

Ceilings: Flat acrylic to ceilings.

Internal Walls: Washable low sheen acrylic to internal walls.

Entry Door: Gloss enamel to front entry door.

Colours: Selected as per builder's colour boards.

External Features

Brickwork: Clay bricks from builder's colour boards.

Mortar Joints: Natural colour rolled joints.

Front Elevations: As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific).

Windows: Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.

Entry Frame: Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).

Front Entry Door: Hume doors with translucent glass.

Door Furniture: Entrance lockset in polished stainless steel with deadbolt (Product Specific).

Ext. Hinged Door: Entrance lockset in polished stainless steel to external door.

Infill Over Windows: Brick to front facade windows.

Painted cement sheet infill above side and rear elevation windows and doors.

Door Seal: Door and weather seal to all external hinged doors.

SINGLE STOREY SPECIFICATIONS

Insulation

Ceiling: Glasswool batts to ceiling of roof space (excludes garage ceiling).

External Brickwork: Glasswool wall batts including Sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

Garage

General: Single/Double garage with tiled hip roof including single/double Colorbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.

External Walls: Brick veneer (on boundary wall or product specific if required).

Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

Ceramic Tiling

Wall Tiles: Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans.

Tile selection as per builder's colour boards.

Floor Tiles: Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.

Floor Boards: As shown on plan. Selection as per builder's colour boards.

Carpet

Carpet selection as per builder's colour boards.

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Infill Over Windows: Brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.

Door Seal: Door seal and weather seal to all external hinged doors.

YOUR INCLUSIONS

Internal Features

Doors: Flush panel, 2040mm high. Either hinged or sliding as per plan.

Door Furniture: Lever door furniture in polished chrome finish to all rooms.

Mouldings: 67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.

Door Stops: Plastic white door stops to hinged doors.

Door Seals: Door seal to nominated internal doors, in accordance with energy rating assessor's report.

Continuous Flow – Gas Hot Water System

Continuous Flow - Gas Hot Water System: Continuous Flow gas hot water system and Gas Hot Water necessary electrical and plumbing connections. System Note: Compact Flow Panel positioned at the builder's discretion.

Laundry

Trough: Stainless steel tub preformed cabinet with bypass.

Tap: Chrome Flickmaster tap.

Washing Machine: Chrome washing machine stops/grubs.

Plaster

Plasterwork: 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.

Framing

Framing: Stabilised pine wall frame and roof trusses.

Plumbing

Taps: 2 external taps, 1 to front water meter and 1 to rear of home.

Roofing

Roof Pitch: Roof Pitch to be 22.5 degrees.

Material: Concrete tiles roofing from builder's colour boards.

Fascia & Guttering: Colorbond fascia, guttering and downpipes.

Heating

Heating: Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.

Storage

Shelving: Walk in Robe: One white melamine shelf with hanging rail.

Robes: One white melamine shelf with hanging rail.

Pantry/Linen: Four white melamine shelves.

Doors: Robes – 2040mm high Redicote flash panel, hinged or sliding doors as per plan.

Linen – 2040mm high Redicote flush panel, hinged door(s).

Handles: Flush pull in polished chrome finish.

Ceilings

Height: 2590mm height throughout.

Electrical

Internal Light Points: 100mm diameter LED fittings (white) throughout as per standard electrical layout.

External Lights: 100mm LED downlight to front entry. Weatherproof Para flood light to rear as per drawings.

Power Points: Double power points throughout excluding dishwasher and fridge space.

TV Points: Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.

Telephone Point: Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.

Switch Plates: White wall mounted switches.

Smoke Detector(s): Hardwired with battery backup.

Safety Switches: RCD safety switch and circuit breakers to meter box.

SINGLE STOREY SPECIFICATIONS

Recycled Water Connection

Recycled Water Connection: Provide recycled water connection.
Connection: If required (additional charges will apply).

Site Conditions/Foundations

Foundation Class: Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m² with a maximum setback of 5m to the house.

Temporary Fencing: Supply and hire of temporary fencing to site to council requirements.

Silt Fence: Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance: Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).

Termite Treatment: Termite spray system where required by relevant authority.

Angle of Repose: Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

Connection Costs

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit). Does not include electricity and telephone consumer account opening fees.

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SELLING AGENT



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