



APLACE

BY GLENVILL

VIC PRODUCT BOOK

APLACE BY GLENVILL

Aplace by Glenvill specialises in affordable house and land packages across Victoria and Queensland.

The Glenvill Group began in the residential building industry over six decades ago and with thousands of builds under our belt we know that reliability, consistency and build quality are fundamental for every property owner.

Our expert team take care of everything from sourcing land and identifying the most suitable house design through to a quality and timely build.

Our strong history and relationships with reputable Developers positions us to be able to identify and secure land within Victoria's most desirable Estates for our clients. Aplace by Glenvill's comprehensive full turnkey offering provides exceptional value to investors and home owners alike without compromising on the quality Glenvill is renowned for.

We pride ourselves on building homes that are built to last - from our innovative designs created with practicality and longevity in mind through to our high-quality building materials and workmanship. Backed by our genuine fixed price contracts our clients can rest easy knowing that all costs are identified upfront with no unexpected surprises along the way, creating a simple and enjoyable journey to homeownership.

Each and every one of our team members is passionate about making a positive contribution to our business, working hard to provide exceptional service and deliver the best results.



QUALITY



HISTORY



AWARDS



APLACE GUARANTEE

With over ten thousand homes already constructed, we are proud of the quality product and high level of service we deliver to our clients. With a commitment to innovation and business development, **Aplace by Glenvill** is an exciting choice for industry partners and clients alike.



SERVICE

We believe that the delivery of a high-quality product is not measured solely by the end result but also by the professionalism and efficiency of the service provided throughout the journey. Years of experience means we truly understand exactly what it is you want and need from a builder and we are consistently striving to exceed our customers expectations.

Our team members are passionate and committed to providing exceptional results, making the process of purchasing a home straightforward and professional.



FIXED PRICE COMMITMENT

For investment buyers and home owners alike, one of the most concerning aspects of purchasing a home is the possibility of being presented with unexpected costs. Our fixed price commitment provides peace of mind that when you purchase an Aplace house and land package you know all of the costs upfront and the process is as seamless and straightforward as possible.

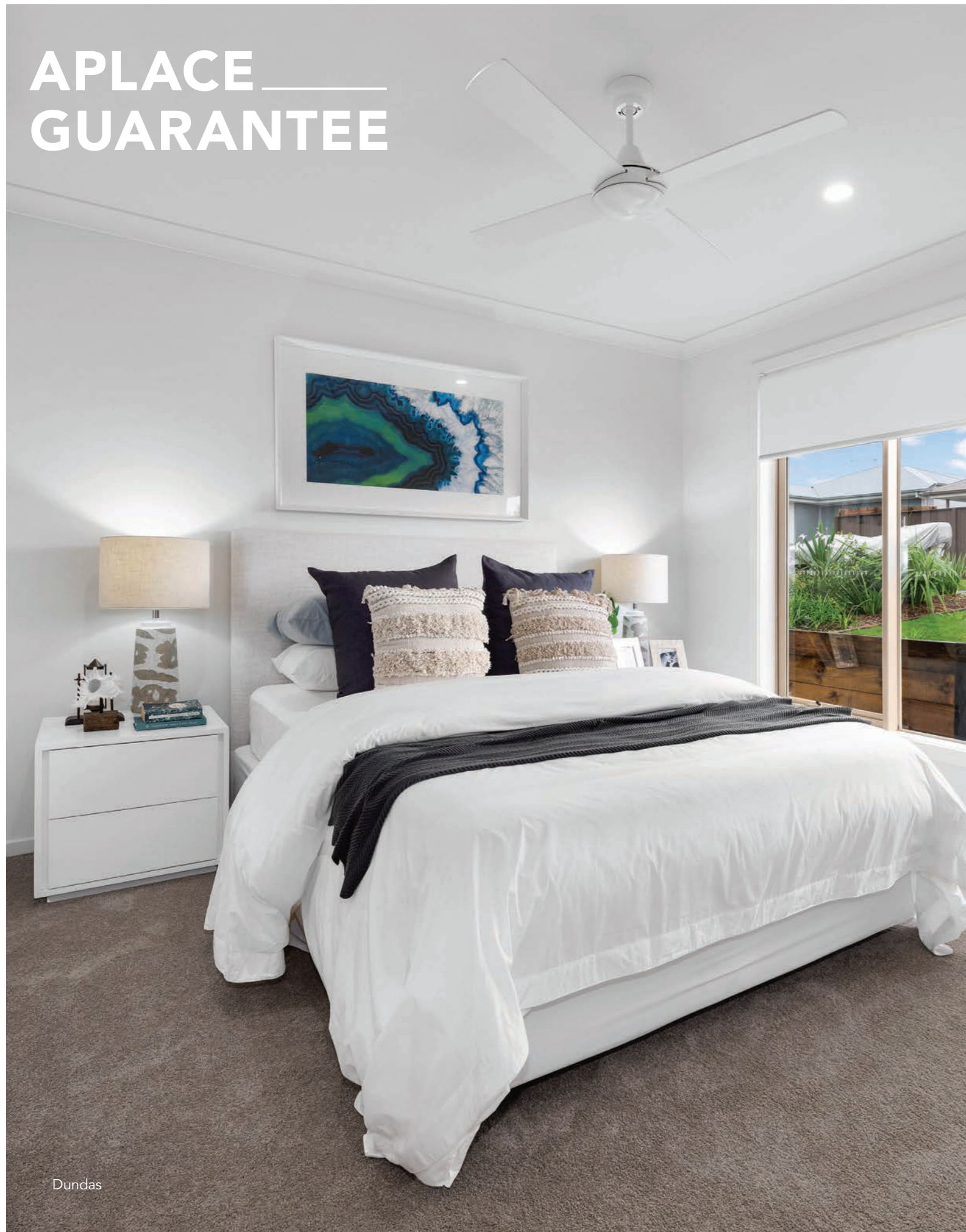


QUALITY

At Aplace we will never compromise on quality. We use the highest standard of products, suppliers and trades to deliver an exceptional home.

We know that providing a quality product can also be affordable and will always ensure we provide the best value to our clients. Our stringent QA measures combined with experienced Site Managers and the right trade partners ensure that this commitment is delivered on every home, every time.

APLACE GUARANTEE



Dundas



DESIGN

Our commitment to offer affordable homes is matched by our desire and expertise for good design. Our in-house design team create homes that are defined by their liveability, affordability and quality of finish. We continually strive to provide homes that embody functionality whilst delivering style and space solutions and maximising site potential. With a large range of striking facade options an Aplace home offers a point of difference within the streetscapes of our communities, meeting the changing needs of today's families and development partners alike.



TURNKEY

Our full turnkey offering provides exceptional value when purchasing an Aplace home. Our comprehensive list of high-quality inclusions means your home comes with everything you need to be move in ready, making the experience even more seamless and enjoyable.



HISTORY

The Glenvill Group are one of Australia's oldest and most awarded builders. We have been active in the design and delivery of residential properties for over six decades and have successfully built thousands of homes. With approximately \$200 million of projects in development, we know that reliability, consistency and build quality are fundamental for every property owner.

HOME FINDER

Better home designs to meet the Australian way of life.



Moore

08 / A PLACE

SINGLE STOREY

Minimum Block Width*	Minimum Block Length*	Home Design	Page	Total m ²	Total Sq	Beds	Bath	Living Area	Garage	Alfresco
8.5m	21m	Dove	20	120.03	12.92	3	2	1	1	
	25m	Illawarra (single garage)	21	137.65	14.81	3	2	1	1	
	28m	Torrens	22	158.96	17.11	4	2	1	1	•
10.5m	25m	Eyre	23	147.20	15.83	3	2	1	2	
	25m	Illawarra (double garage)	24	150.60	16.21	3	2	1	2	
	28m	Willandra	25	169.74	18.27	4	2	1	2	•
	28m	Hindmarsh	26	169.76	18.27	4	2	1	2	
	28m	Avoca	27	176.28	18.98	4	2	1	2	•
12.5m	28m	Macleod	28	176.28	18.98	4	2	1	2	
	28m	Gippsland	29	186.86	20.11	4	2	1	2	•
	16m	Newell	30	114.36	12.31	3	2	1	1	
	21m	Corella	31	154.58	16.64	3	2	1	2	
	25m	Hart	32	176.50	19.00	4	2	1	2	
	25m	Eildon	33	180.14	19.38	4	2	1	2	•
	28m	Argyle	34	198.18	21.32	4	2	1	2	•
	28m	Carey	35	199.31	21.45	4	2	2	2	
14m	28m	Dundas	36	207.26	22.29	4	2	2	2	•
	30m	McKenzie	37	224.82	24.20	4	2	2	2	•
	16m	Barlee	38	129.47	13.94	3	2	1	2	
	25m	Selina	39	206.36	22.20	4	2	2	2	•
	21m	Jasper	40	177.93	19.15	4	2	1	2	
16m	28m	Saint Clair	41	233.92	25.17	4	2	2	2	•
	25m	Moore	42	202.50	21.79	4	2	2	2	

09 / A PLACE

DOUBLE STOREY

Minimum Block Width*	Minimum Block Length*	Home Design	Page	Total m ²	Total Sq	Beds	Bath	Living Area	Garage	Alfresco
8.5m	25m	Eden	50	198.42	21.35	4	2.5	3	1	
10.5m	25m	Ainslie	51	241.51	25.99	4	2.5	2	2	•
12.5m	28m	Cordeaux	52	256.44	27.60	4	2.5	3	2	
	21m	Flinders	53	216.32	23.29	4	2.5	2	2	
14m	28m	Barwon	54	380.32	40.93	5	5.5	3	2	•
	25m	Hawkesbury	55	301.06	32.41	4	2.5	3	2	•
16m	16m	Helena	56	238.31	25.64	4	2.5	2	2	•

*Subject to orientation and fall of land, developer and council guidelines and in accordance with Small Lot Housing Code.

FACADE OPTIONS

SINGLE STOREY

A PLACE _____

Offers various distinctive single storey facade options. Each has its own characteristics affording you the choice to select your style.



06 LIGHT



Facade 06 only available in facade specific Light & Dark schemes



External colour scheme 1 shown



06 DARK

Facade 06 only available in facade specific Light & Dark schemes



08

External colour scheme 1 shown

All facades displayed on Dundas floorplan except facade 1 which is shown on Torres floorplan.

01 PREMIUM



External colour scheme 3 shown

03 PREMIUM



External colour scheme 3 shown

02 PREMIUM



External colour scheme 4 shown

04 PREMIUM



External colour scheme 4 shown

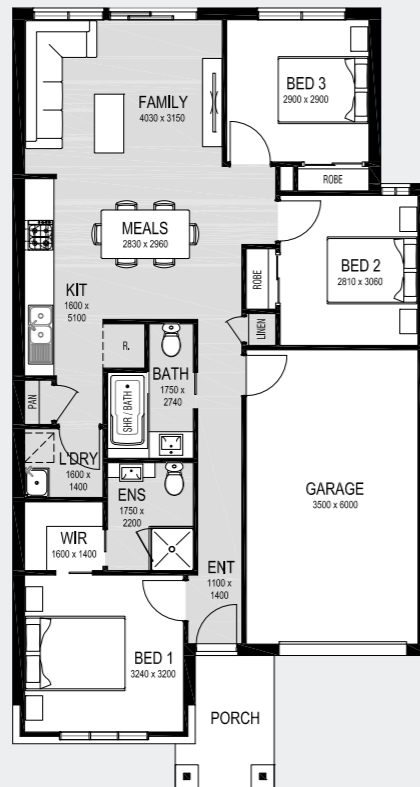
FLOORPLANS

SINGLE STOREY

DOVE

MINIMUM LOT SIZE

8.5m x 21m



SPECIFICATIONS

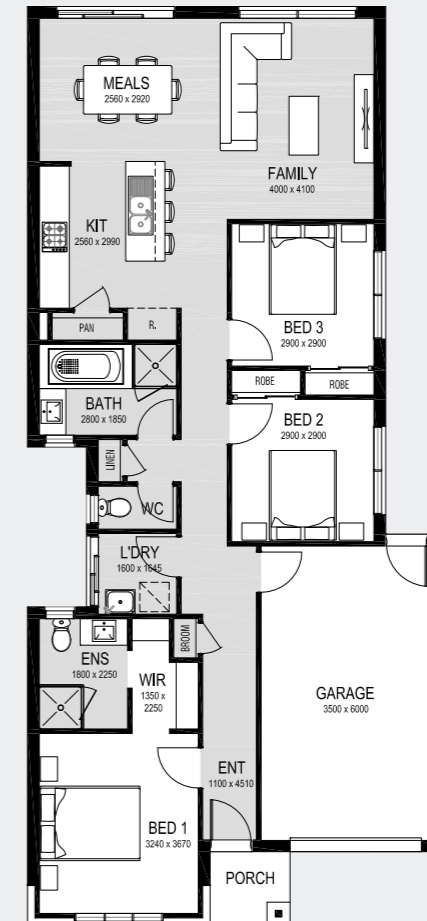
Overall Width	8.50m	
Overall Length	15.90m	
Ground Floor	92.02m ²	9.90sq
Garage	23.30m ²	2.51sq
Porch	4.71m ²	0.51sq
TOTAL AREA	120.03m²	12.92sq

Subject to orientation, fall of land and Developer and council guidelines.

ILLAWARRA SINGLE GARAGE

MINIMUM LOT SIZE

8.5m x 25m



SPECIFICATIONS

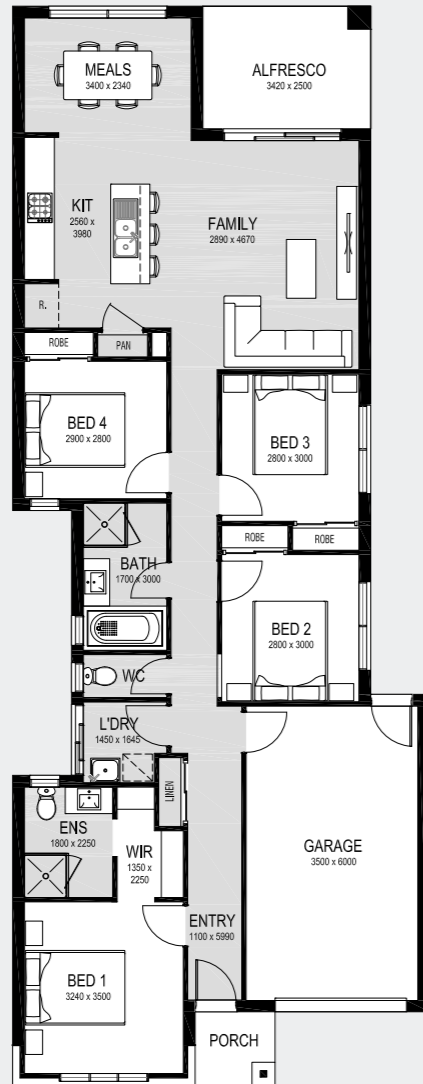
Overall Width	8.50m	
Overall Length	18.73m	
Ground Floor	111.62m ²	12.01sq
Garage	23.58m ²	2.54sq
Porch	2.45m ²	0.26sq
TOTAL AREA	137.65m²	14.81sq

Subject to orientation, fall of land and Developer and council guidelines.

TORRENS

MINIMUM LOT SIZE

8.5m x 28m



SPECIFICATIONS

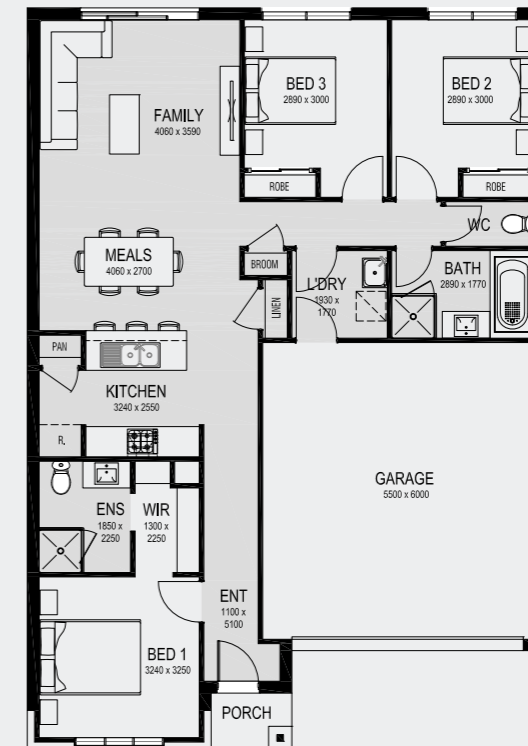
Overall Width	8.50m	
Overall Length	22.00m	
Ground Floor	124.38m ²	13.39sq
Garage	23.59m ²	2.54sq
Porch	2.44m ²	0.26sq
Alfresco	8.55m ²	0.92sq
TOTAL AREA	158.96m²	17.11sq

Subject to orientation, fall of land and Developer and council guidelines.

EYRE

MINIMUM LOT SIZE

10.5m x 25m



SPECIFICATIONS

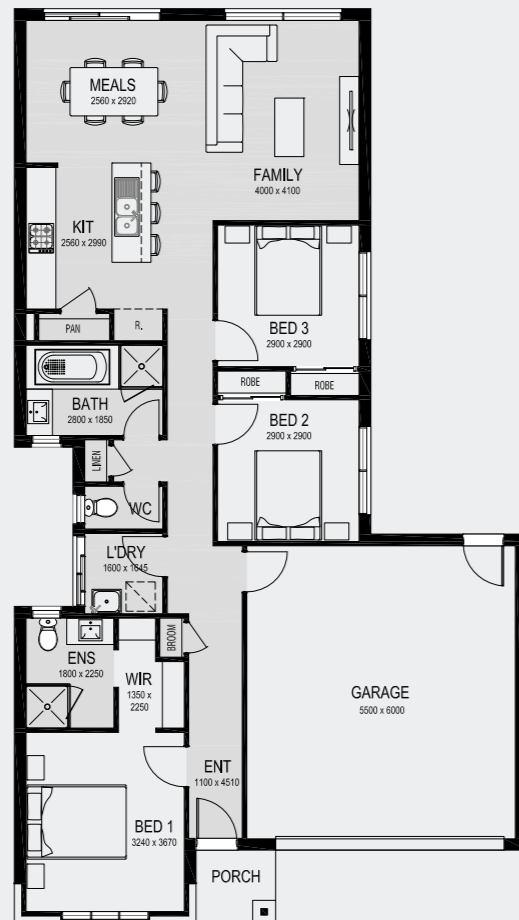
Overall Width	10.50m	
Overall Length	15.00m	
Ground Floor	109.72m ²	11.80sq
Garage	35.62m ²	3.83sq
Porch	1.86m ²	0.20sq
TOTAL AREA	147.20m²	15.83sq

Subject to orientation, fall of land and Developer and council guidelines.

ILLAWARRA **DOUBLE GARAGE**

MINIMUM LOT SIZE

10.5m x 25m



SPECIFICATIONS

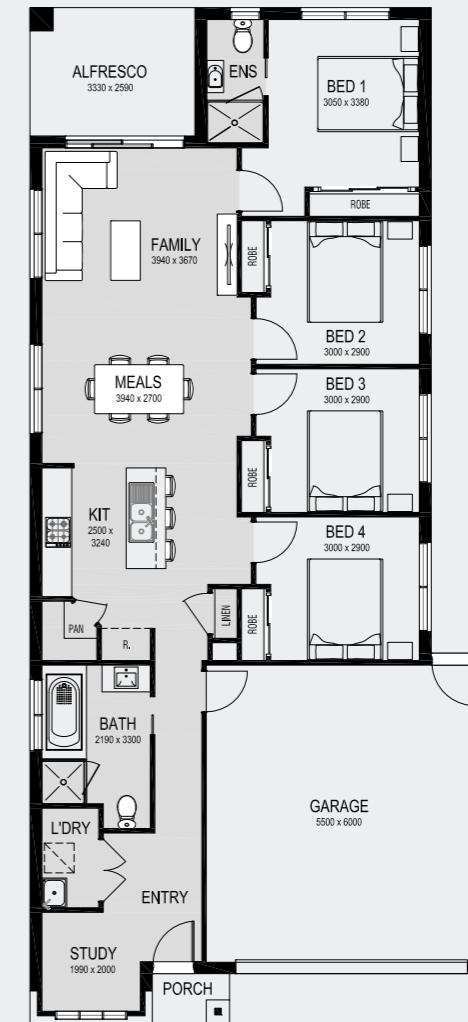
Overall Width	10.50m	
Overall Length	18.73m	
Ground Floor	111.62m ²	12.01sq
Garage	36.53m ²	3.94sq
Porch	2.45m ²	0.26sq
TOTAL AREA	150.60m²	16.21sq

Subject to orientation, fall of land and Developer and council guidelines.

WILLANDRA

MINIMUM LOT SIZE

10.5m x 28m



SPECIFICATIONS

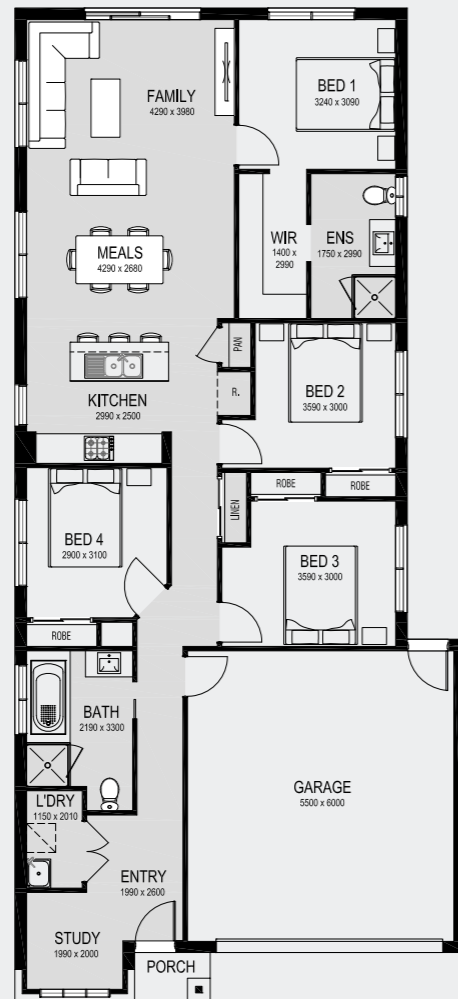
Overall Width	9.30m	
Overall Length	20.50m	
Ground Floor	123.51m ²	13.29sq
Garage	36.05m ²	3.88sq
Porch	1.56m ²	0.17sq
Alfresco	8.62m ²	0.93sq
TOTAL AREA	169.74m²	18.27sq

Subject to orientation, fall of land and Developer and council guidelines.

HINDMARSH

MINIMUM LOT SIZE

10.5m x 28m



SPECIFICATIONS

Overall Width	9.30m	
Overall Length	20.50m	
Ground Floor	132.15m ²	14.22sq
Garage	36.05m ²	3.88sq
Porch	1.56m ²	0.17sq
TOTAL AREA	169.76m²	18.27sq

Subject to orientation, fall of land and Developer and council guidelines.

AVOCA

MINIMUM LOT SIZE

10.5m x 28m



SPECIFICATIONS

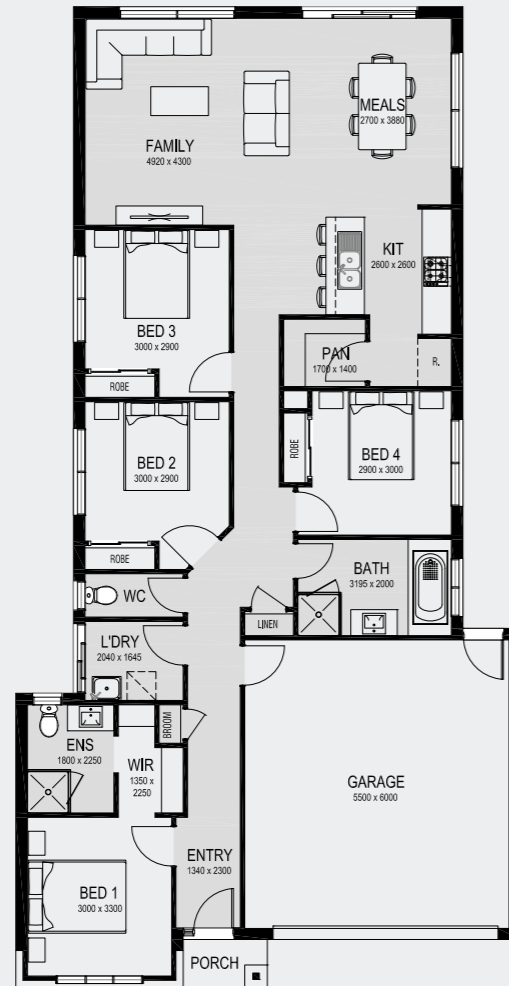
Overall Width	10.50m	
Overall Length	20.40m	
Ground Floor	129.96m ²	13.99sq
Garage	36.05m ²	3.88sq
Porch	1.75m ²	0.19sq
Alfresco	8.52m ²	0.92sq
TOTAL AREA	176.28m²	18.98sq

Subject to orientation, fall of land and Developer and council guidelines.

MACLEOD

MINIMUM LOT SIZE

10.5m x 28m



SPECIFICATIONS

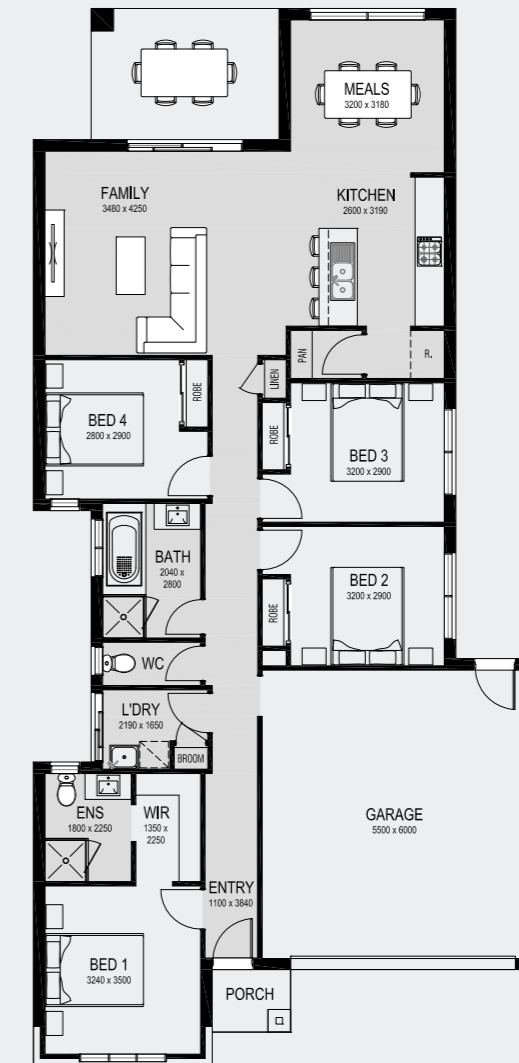
Overall Width	10.50m
Overall Length	20.40m
Ground Floor	138.48m ² 14.91sq
Garage	36.05m ² 3.88sq
Porch	1.75m ² 0.19sq
TOTAL AREA	176.28m² 18.98sq

Subject to orientation, fall of land and Developer and council guidelines.

GIPPSLAND

MINIMUM LOT SIZE

10.5m x 28m



SPECIFICATIONS

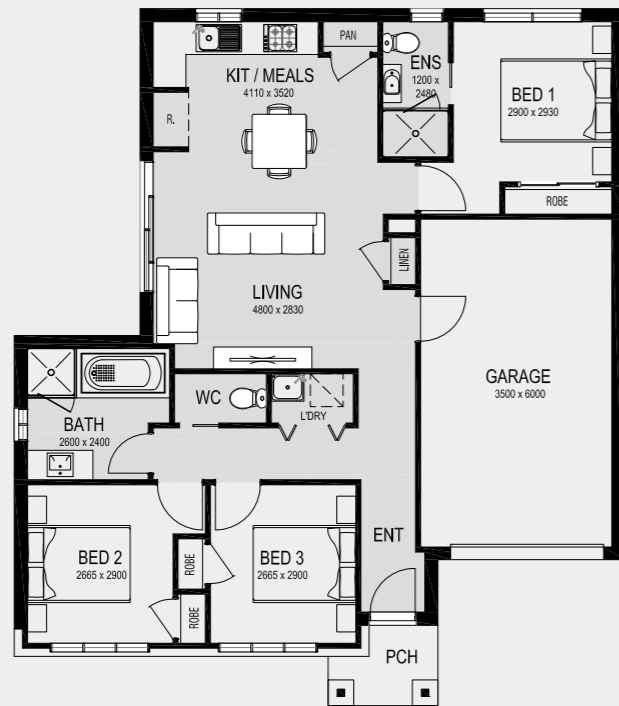
Overall Width	10.50m
Overall Length	22.00m
Ground Floor	137.91m ² 14.84sq
Garage	36.17m ² 3.89sq
Porch	2.12m ² 0.23sq
Alfresco	10.67m ² 1.15sq
TOTAL AREA	186.87m² 20.11sq

Subject to orientation, fall of land and Developer and council guidelines.

NEWELL

MINIMUM LOT SIZE

12.5m x 16m



SPECIFICATIONS

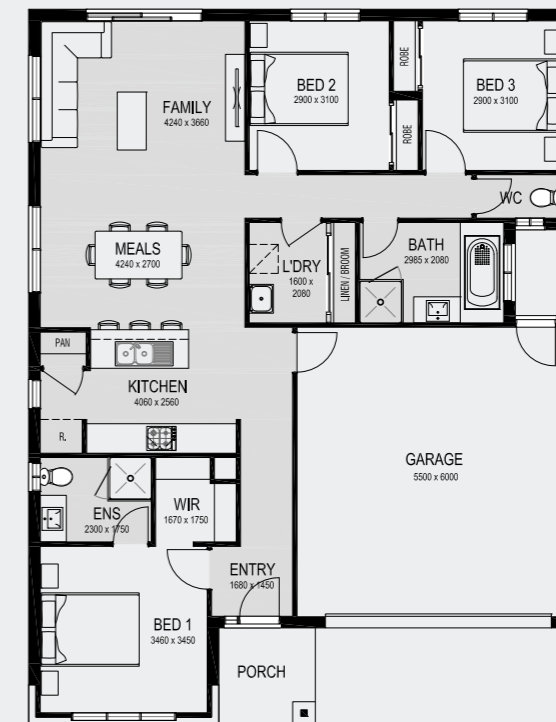
Overall Width	11.17m	
Overall Length	12.75m	
Ground Floor	88.61m ²	9.54sq
Garage	23.22m ²	2.50sq
Porch	2.53m ²	0.27sq
Alfresco	0.00m ²	0.00sq
TOTAL AREA	114.36m²	12.31sq

Subject to orientation, fall of land and Developer and council guidelines.

CORELLA

MINIMUM LOT SIZE

12.5m x 21m



SPECIFICATIONS

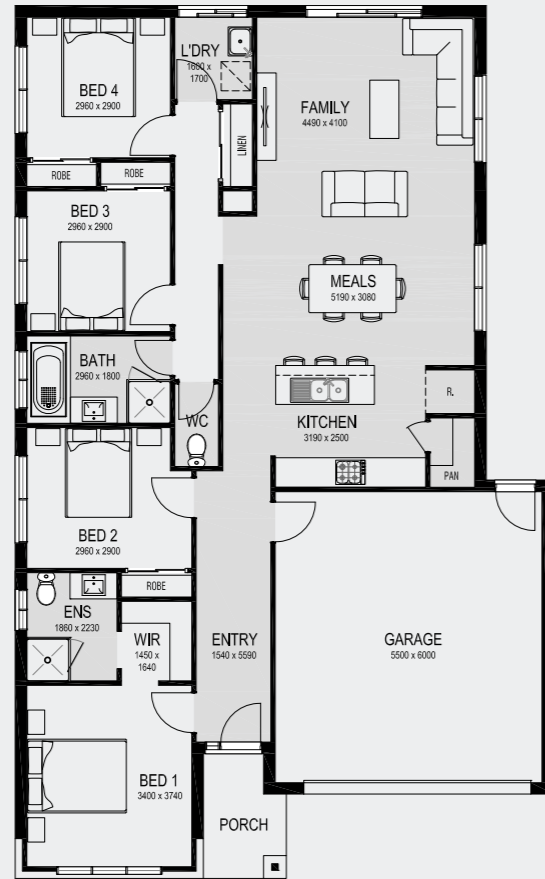
Overall Width	11.30m	
Overall Length	14.82m	
Ground Floor	114.53m ²	12.33sq
Garage	36.05m ²	3.88sq
Porch	4.00m ²	0.43sq
TOTAL AREA	154.58m²	16.64sq

Subject to orientation, fall of land and Developer and council guidelines.

HART

MINIMUM LOT SIZE

12.5m x 25m



SPECIFICATIONS

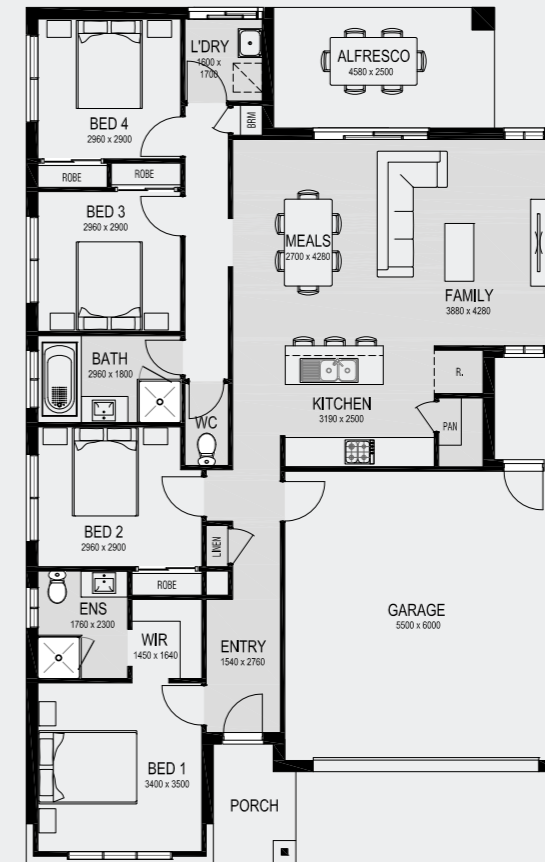
Overall Width	11.10m	
Overall Length	17.99m	
Ground Floor	136.21m ²	14.66sq
Garage	36.29m ²	3.91sq
Porch	4.00m ²	0.43sq
TOTAL AREA	176.50m²	19.00sq

Subject to orientation, fall of land and Developer and council guidelines.

EILDON

MINIMUM LOT SIZE

12.5m x 25m



SPECIFICATIONS

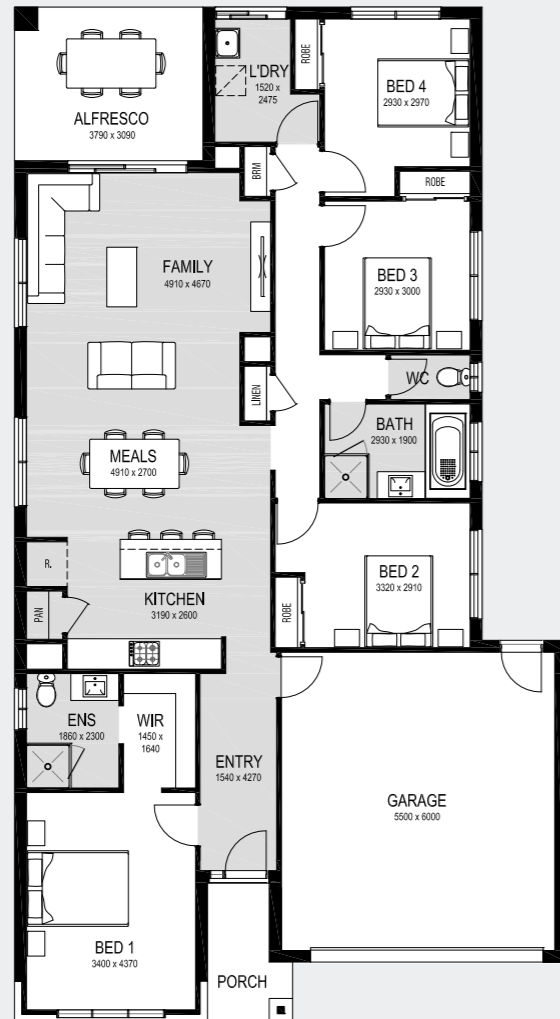
Overall Width	11.10m	
Overall Length	17.75m	
Ground Floor	128.50m ²	13.83sq
Garage	36.23m ²	3.89sq
Porch	3.96m ²	0.43sq
Alfresco	11.45m ²	1.23sq
TOTAL AREA	180.14m²	19.38sq

Subject to orientation, fall of land and Developer and council guidelines.

ARGYLE

MINIMUM LOT SIZE

12.5m x 28m



SPECIFICATIONS

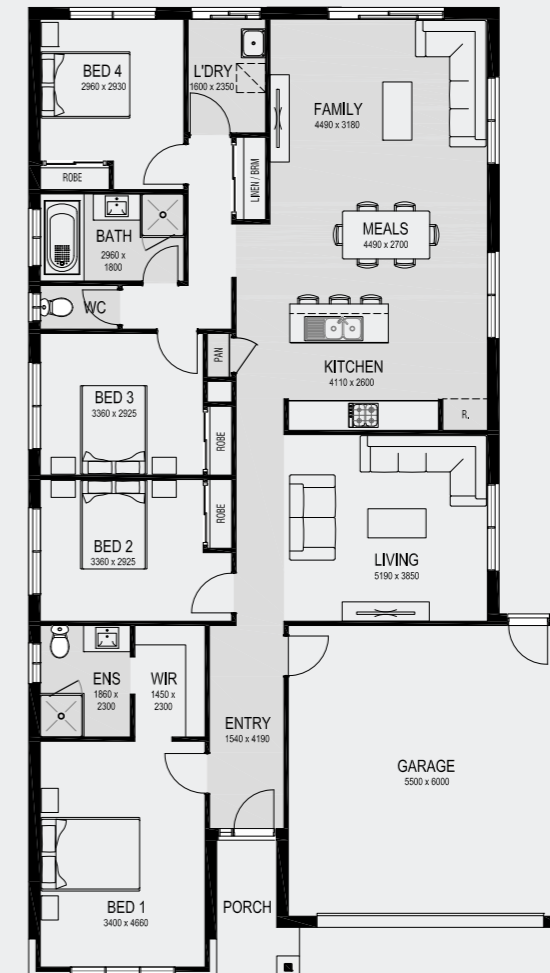
Overall Width	11.10m	
Overall Length	20.40m	
Ground Floor	145.89m ²	15.70sq
Garage	36.55m ²	3.93sq
Porch	4.03m ²	0.43sq
Alfresco	11.71m ²	1.26sq
TOTAL AREA	198.18m²	21.32sq

Subject to orientation, fall of land and Developer and council guidelines.

CAREY

MINIMUM LOT SIZE

12.5m x 28m



SPECIFICATIONS

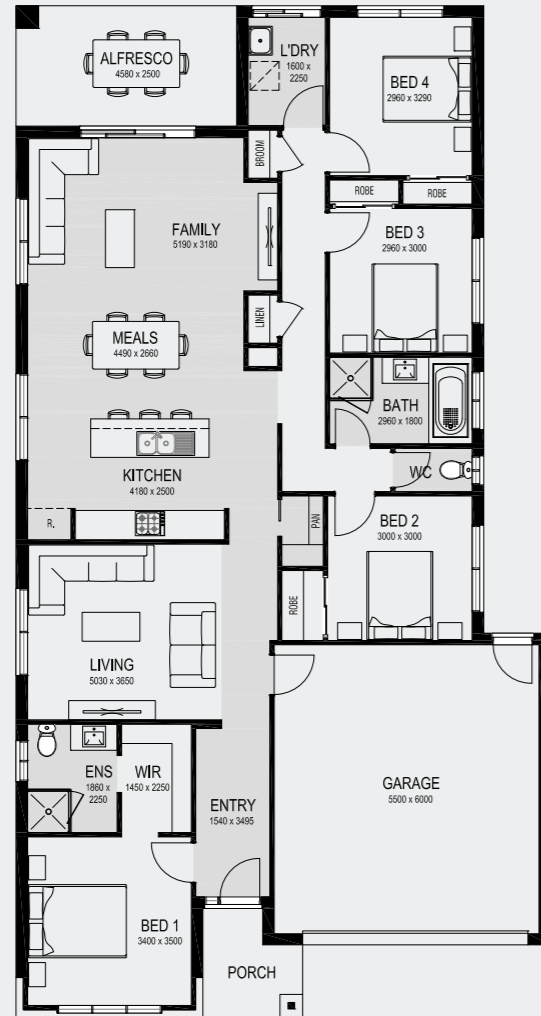
Overall Width	11.10m	
Overall Length	20.05m	
Ground Floor	158.74m ²	17.09sq
Garage	36.53m ²	3.93sq
Porch	4.04m ²	0.43sq
TOTAL AREA	199.31m²	21.45sq

Subject to orientation, fall of land and Developer and council guidelines.

DUNDAS

MINIMUM LOT SIZE

12.5m x 28m



SPECIFICATIONS

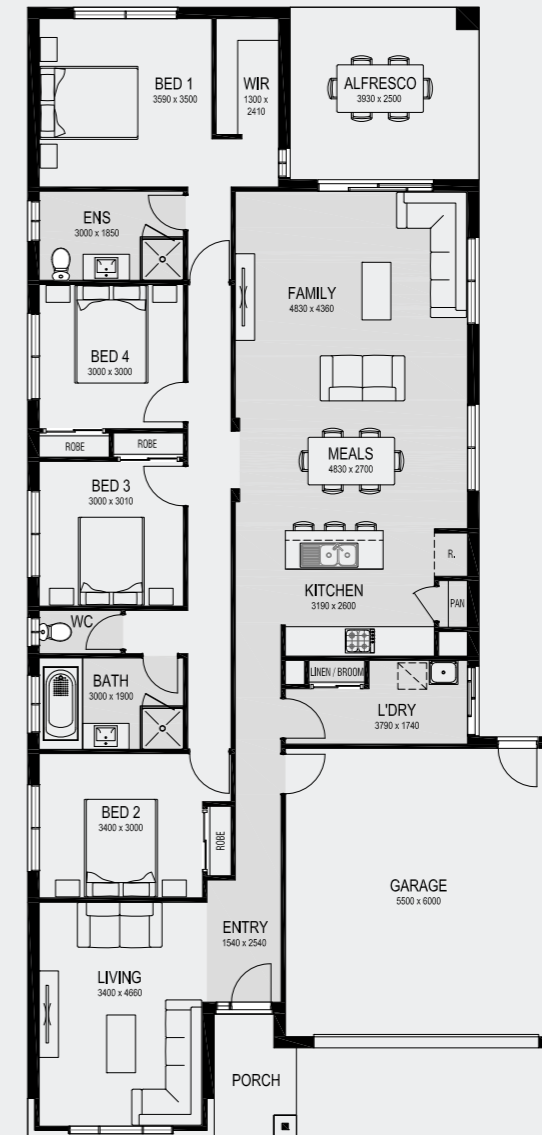
Overall Width	11.10m	
Overall Length	21.00m	
Ground Floor	155.50m ²	16.73sq
Garage	36.27m ²	3.90sq
Porch	4.04m ²	0.43sq
Alfresco	11.45m ²	1.23sq
TOTAL AREA	207.26m²	22.29sq

Subject to orientation, fall of land and Developer and council guidelines.

McKENZIE

MINIMUM LOT SIZE

12.5m x 30m



SPECIFICATIONS

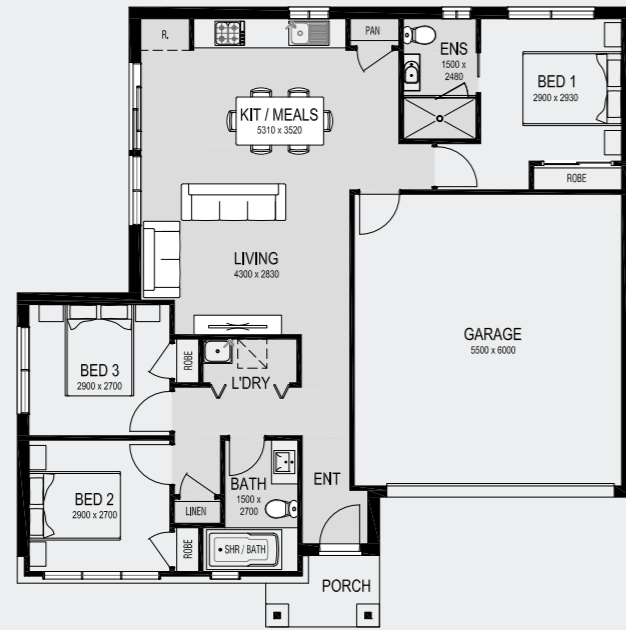
Overall Width	11.10m	
Overall Length	23.52m	
Ground Floor	170.29m ²	18.33sq
Garage	36.34m ²	3.91sq
Porch	4.08m ²	0.44sq
Alfresco	14.11m ²	1.52sq
TOTAL AREA	224.82m²	24.20sq

Subject to orientation, fall of land and Developer and council guidelines.

BARLEE

MINIMUM LOT SIZE

14m x 16m



SPECIFICATIONS

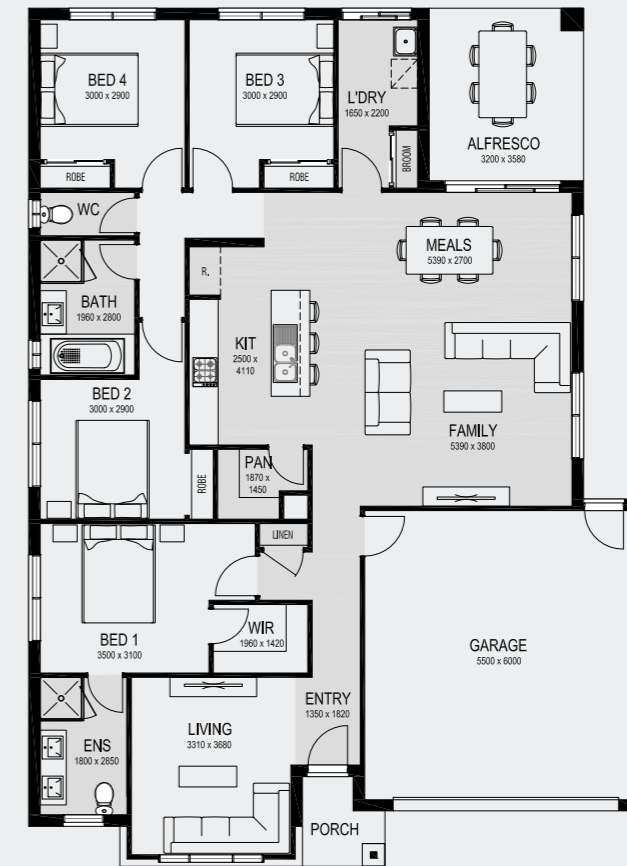
Overall Width	12.67m	
Overall Length	12.75m	
Ground Floor	90.90m ²	9.78sq
Garage	35.64m ²	3.84sq
Porch	2.93m ²	0.32sq
Alfresco	0.00m ²	0.00sq
TOTAL AREA	129.47m²	13.94sq

Subject to orientation, fall of land and Developer and council guidelines.

SELINA

MINIMUM LOT SIZE

14m x 25m



SPECIFICATIONS

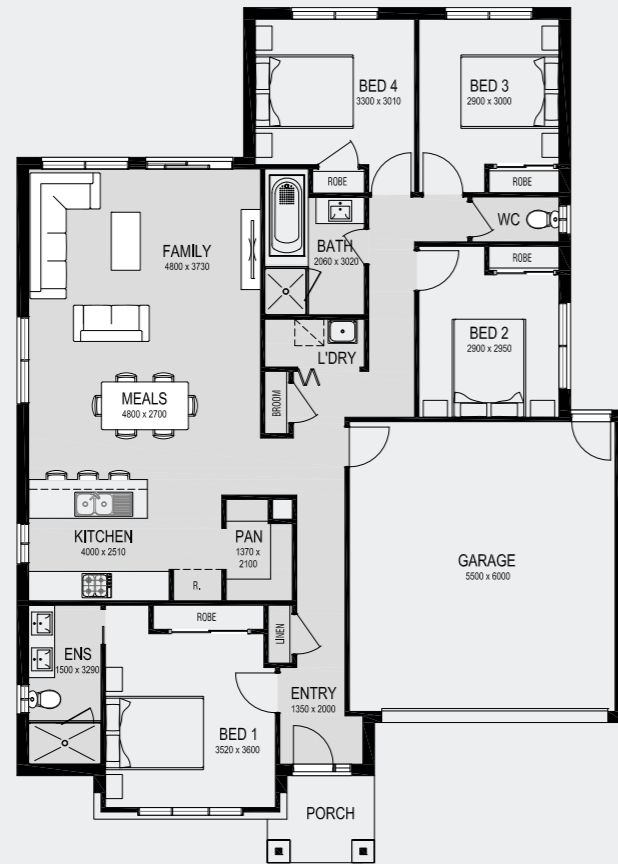
Overall Width	12.71m	
Overall Length	17.80m	
Ground Floor	155.98m ²	16.79sq
Garage	36.22m ²	3.89sq
Porch	2.71m ²	0.29sq
Alfresco	11.45m ²	1.23sq
TOTAL AREA	206.36m²	22.20sq

Subject to orientation, fall of land and Developer and council guidelines.

JASPER

MINIMUM LOT SIZE

14m x 21m



SPECIFICATIONS

Overall Width	12.62m	
Overall Length	15.90m	
Ground Floor	138.39m ²	14.89sq
Garage	35.92m ²	3.87sq
Porch	3.62m ²	0.39sq
Alfresco	0.00m ²	0.00sq
TOTAL AREA	177.93m²	19.15sq

Subject to orientation, fall of land and Developer and council guidelines.

SAINT CLAIR

MINIMUM LOT SIZE

14m x 28m



SPECIFICATIONS

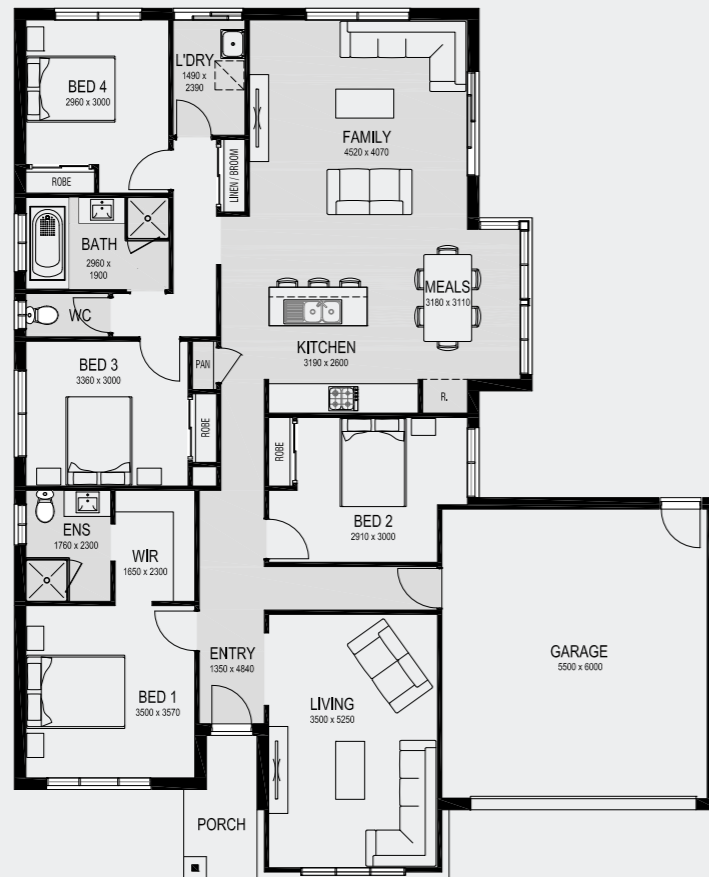
Overall Width	12.71m	
Overall Length	20.29m	
Ground Floor	179.59m ²	19.33sq
Garage	36.20m ²	3.89sq
Porch	3.26m ²	0.35sq
Alfresco	14.87m ²	1.60sq
TOTAL AREA	233.92m²	25.17sq

Subject to orientation, fall of land and Developer and council guidelines.

MOORE

MINIMUM LOT SIZE

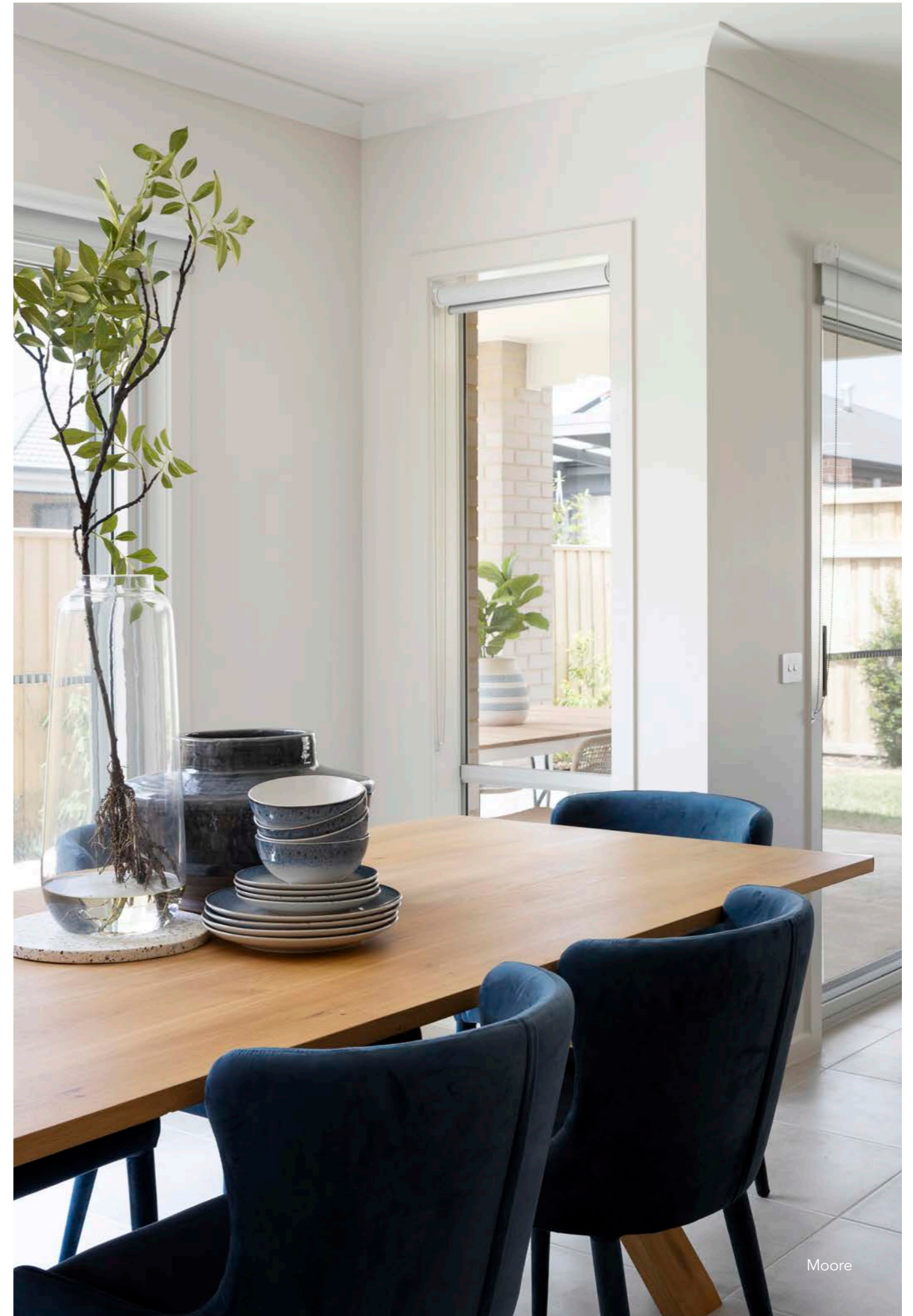
16m x 25m



SPECIFICATIONS

Overall Width	14.60m	
Overall Length	18.05m	
Ground Floor	161.58m ²	17.39sq
Garage	36.92m ²	3.97sq
Porch	4.00m ²	0.43sq
TOTAL AREA	202.50m²	21.79sq

Subject to orientation, fall of land and Developer and council guidelines.



FACADE OPTIONS

DOUBLE STOREY

A PLACE _____

Offers a collection of distinctive double storey facades allowing you to select your desired style.



FLOORPLANS

DOUBLE STOREY

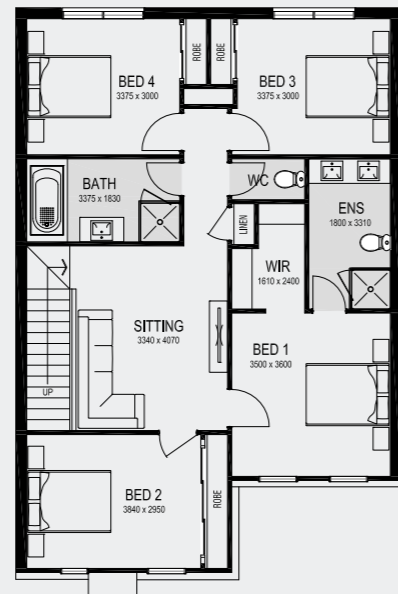
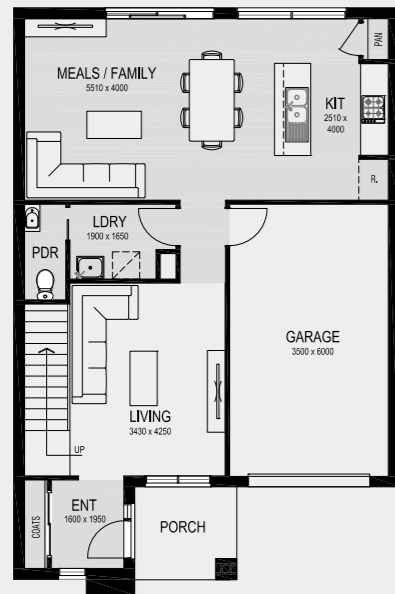
Illustrative purposes only

EDEN

MINIMUM LOT SIZE

8.5m x 28m

4 2.5 1



SPECIFICATIONS

Overall Width	8.50m	
Overall Length	12.95m	
Ground Floor	72.28m ²	7.78sq
First Floor	98.23m ²	10.57sq
Garage	23.30m ²	2.51sq
Porch	4.61m ²	0.49sq
TOTAL AREA	198.42m²	21.35sq

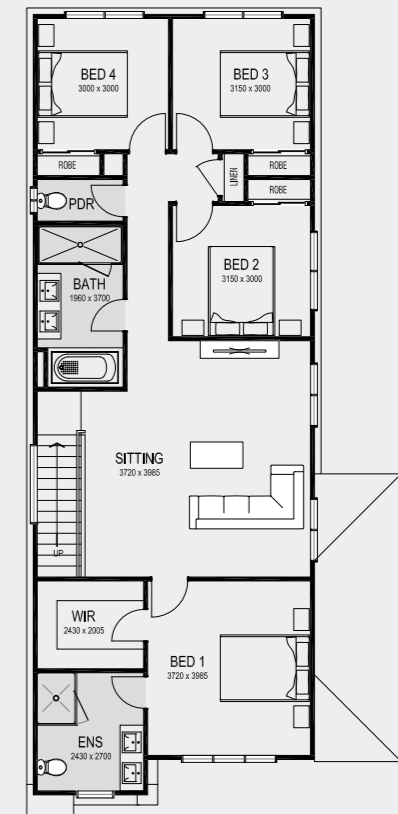
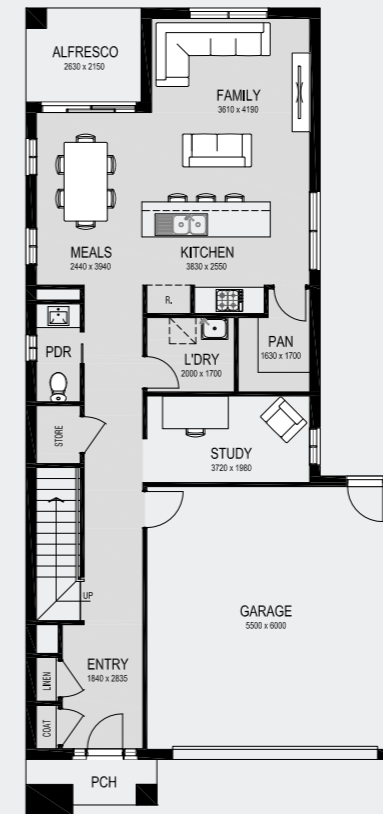
Subject to orientation, fall of land and Developer and council guidelines.

AINSLIE

MINIMUM LOT SIZE

10.5m x 25m

4 2.5 2



SPECIFICATIONS

Overall Width	8.50m	
Overall Length	18.44m	
Ground Floor	84.06m ²	9.05sq
First Floor	111.31m ²	11.98sq
Garage	37.13m ²	3.99sq
Porch	3.36m ²	0.36sq
Alfresco	5.65m ²	0.61sq
TOTAL AREA	241.51m²	25.99sq

Subject to orientation, fall of land and Developer and council guidelines.

CORDEAUX

MINIMUM LOT SIZE

12.5m x 28m

 4
  2.5
  2



SPECIFICATIONS

Overall Width	10.40m	
Overall Length	16.74m	
Ground Floor	108.76m ²	11.70sq
First Floor	107.12m ²	11.54sq
Garage	36.29m ²	3.91sq
Porch	4.15m ²	0.45sq
TOTAL AREA	256.44m²	27.60sq

Subject to orientation, fall of land and Developer and council guidelines.

FLINDERS

MINIMUM LOT SIZE

12.5m x 21m

 4
  2.5
  2



SPECIFICATIONS

Overall Width	10.52m	
Overall Length	13.82m	
Ground Floor	88.42m ²	9.52sq
First Floor	89.29m ²	9.61sq
Garage	36.13m ²	3.89sq
Porch	2.48m ²	0.27sq
TOTAL AREA	216.32m²	23.29sq

Subject to orientation, fall of land and Developer and council guidelines.

BARWON

MINIMUM LOT SIZE

14m x 28m

5 5.5 2



SPECIFICATIONS

Overall Width	11.60m
Overall Length	21.25m
Ground Floor	156.92m ² 16.89sq
First Floor	168.42m ² 18.13sq
Garage	36.35m ² 3.91sq
Porch	4.05m ² 0.43sq
Alfresco	14.58m ² 1.57sq
TOTAL AREA	380.32m² 40.93sq

Subject to orientation, fall of land and Developer and council guidelines.

HAWKESBURY

MINIMUM LOT SIZE

14m x 25m

4 2.5 2



SPECIFICATIONS

Overall Width	11.98m
Overall Length	15.90m
Ground Floor	114.45m ² 12.32sq
First Floor	131.69m ² 14.17sq
Garage	36.30m ² 3.91sq
Porch	4.25m ² 0.46sq
Alfresco	14.37m ² 1.54sq
TOTAL AREA	301.06m² 32.41sq

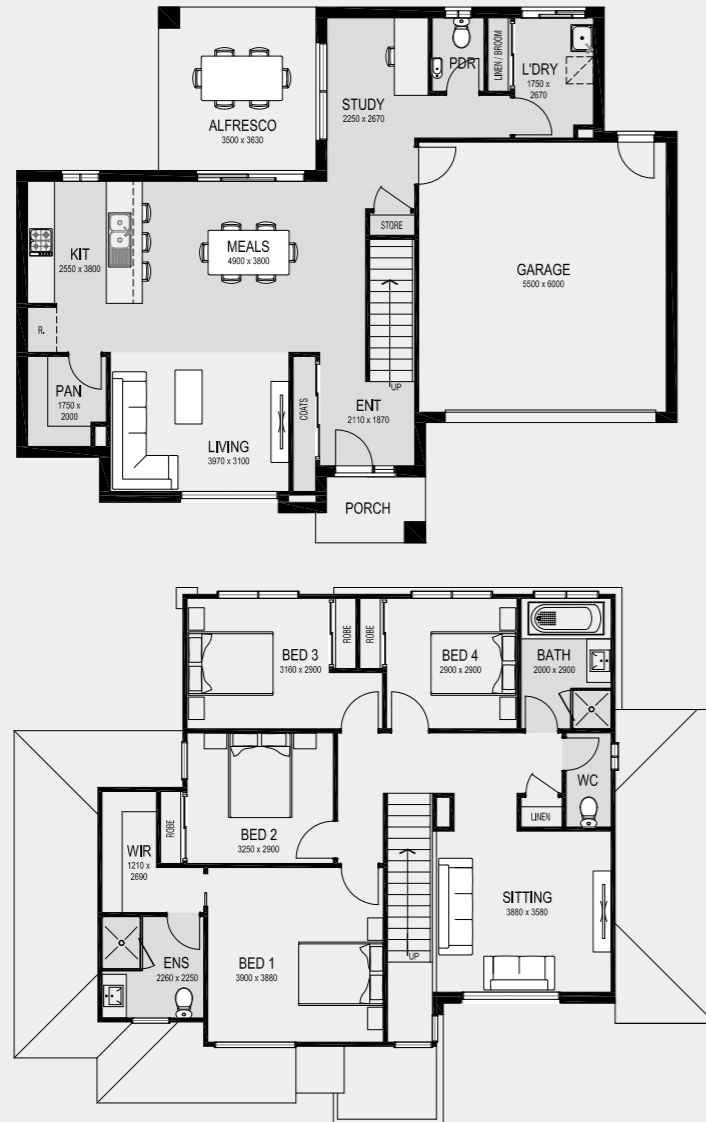
Subject to orientation, fall of land and Developer and council guidelines.

HELENA

MINIMUM LOT SIZE

16m x 16m

 4
  2.5
  2



SPECIFICATIONS

Overall Width	14.67m
Overall Length	11.90m
Ground Floor	83.90m ² 9.03sq
First Floor	102.21m ² 11.00sq
Garage	36.11m ² 3.89sq
Porch	3.39m ² 0.36sq
Alfresco	12.70m ² 1.36sq
TOTAL AREA	238.31m² 25.64sq

Subject to orientation, fall of land and Developer and council guidelines.



Artist impression
Colour Scheme 1 pictured



Artist impression
Colour Scheme 2 with upgrade options pictured

APLACE BY GLENVILL

COLOUR SCHEMES

Aplace by Glenvill offer a range of expertly created Internal and External colour schemes for you to choose from.

Our contemporary schemes have been designed to maximise the style of your home and pass the test of time. With a range of schemes to suit every style our experts have made it simple to create the perfect Aplace by Glenvill home.



EXTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	ROOF TILE	Twilight
2.	FASCIA, GUTTER & DOWNPIPES	Monument
3.	BRICK	Putty
4.	ALUMINIUM DOORS & WINDOWS	Monument
5.	GARAGE & ENTRANCE DOOR	Basalt
6.	RENDER 1 & CLADDING	Shale Grey
7.	RENDER 2	Monument



Facade 02

EXTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Pathway
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. RENDER 1 & CLADDING	Minimalist 7



EXTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA, GUTTER & DOWNPIPES	Night Sky
3. BRICK	Black Ash
4. ALUMINIUM DOORS & WINDOWS	Black
5. ENTRANCE DOOR	Basalt
6. GARAGE	Night Sky
7. RENDER 1	Aged Grey 7
8. RENDER 2 & CLADDING	Basalt



EXTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1. ROOF TILE	Ebony
2. FASCIA & GUTTERS	Night Sky
3. DOWNPIPES	Dune
4. BRICK	Labassa
5. ALUMINIUM DOORS & WINDOWS	Black
6. GARAGE & ENTRANCE DOOR	Surfmist
7. RENDER 1 & CLADDING	Dune
8. RENDER 2	Surfmist



Facade 04 Premium

06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT



Facade 06 Light

SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Vault Grey
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Shale Grey
7. GABLE END RENDER 1	Shale Grey

OPTION 2 - DARK



Facade 06 Dark

SPECIFICATIONS

1. ROOF TILE	Gunmetal
2. FASCIA, GUTTER & DOWNPIPES	Basalt
3. BRICK	Storm
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Shale Grey
7. GABLE END RENDER 1	Shale Grey

INTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Oyster, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Ghostgum
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Black Birchply, Vertical Grain
4.	SPLASHBACK TILE	Uni White Satin, 400mm X 250mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Magellan Grey
8.	WALL & WOODWORK PAINT	Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
10.	CARPET	Grey Pebble

*Where applicable



INTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Jet Black, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Calm White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)	Black
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Charred Ash
8.	WALL & WOODWORK PAINT	Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
10.	CARPET	Cavalcade

*Where applicable



INTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Raven, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White Linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural Walnut, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Midnight
8.	WALL & WOODWORK PAINT	White On White (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



INTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Osprey, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Whitewashed Oak, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Misty Grey
8.	WALL & WOODWORK PAINT	Aura (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
10.	CARPET	Ashville

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Member of Glenvill Group of Companies
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2440mm (8") high to all single storey & first floor of double storey
- 2590mm high to ground floor on all double storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

BRICKWORK

- Bricks from builders' standard range

ROOFING

- Flat profile roof tiles from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Venetians to bathrooms

INSULATION

- R2.0 batts & sisilation to external walls
- R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- 170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

HEATING & COOLING

- Gas ducted heating to all living rooms & bedrooms
- Split cycle cooling unit to family

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Weatherstrip to front door & internal access door to garage

TILES

- Ceramic floor tiles from builders' standard range to entry, kitchen, meals, family, bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devises)
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail
- Toilet roll holder
- Shower rail with soap basket

GARAGE

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single weather proof ply rear door

PORCH / ALFRESCO (DESIGN SPECIFIC)

- Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front & rear

FENCING

- Timber paling/COLORBOND® fence including wing fence & gate to suit estate design guidelines

PAVING

- Coloured concrete driveway, front path & rear outdoor living area

LETTERBOX & CLOTHES LINE

- Rendered letterbox
- Fold out clothesline to rear yard

APLACE

BY GLENVILL

NEVER ORDINARY

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