

OLIVIA

TRUGANINA, 3029

LOTS 546 - 555



MAPLE
LIVING



OLIVIA ESTATE – TRUGANINA

BE PART OF OLIVIA ESTATE IN TRUGANINA, A FAMILY-FRIENDLY COMMUNITY JUST A SHORT DRIVE FROM MELBOURNE'S CBD, FEATURING PARKS, SCHOOLS, AND CONVENIENT SHOPPING.

EXPERIENCE SUSTAINABLE LIVING AND EASY ACCESS TO MAJOR TRANSPORT LINKS WITH THE EXCLUSIVE RELEASE OF ICONA TOWNHOMES BY MAPLE LIVING.

OLIVIA





FEATURES

ENSUITE

SPLIT SYSTEM IN LIVING AREA

EUFY SECURITY CAMERA PACK

REECE TAPWARE & BATHWARE

600MM INALTO APPLIANCES

LANDSCAPED GARDEN

20MM STONE KITCHEN BENCHTOP

OLIVIA ESTATE – TRUGANINA



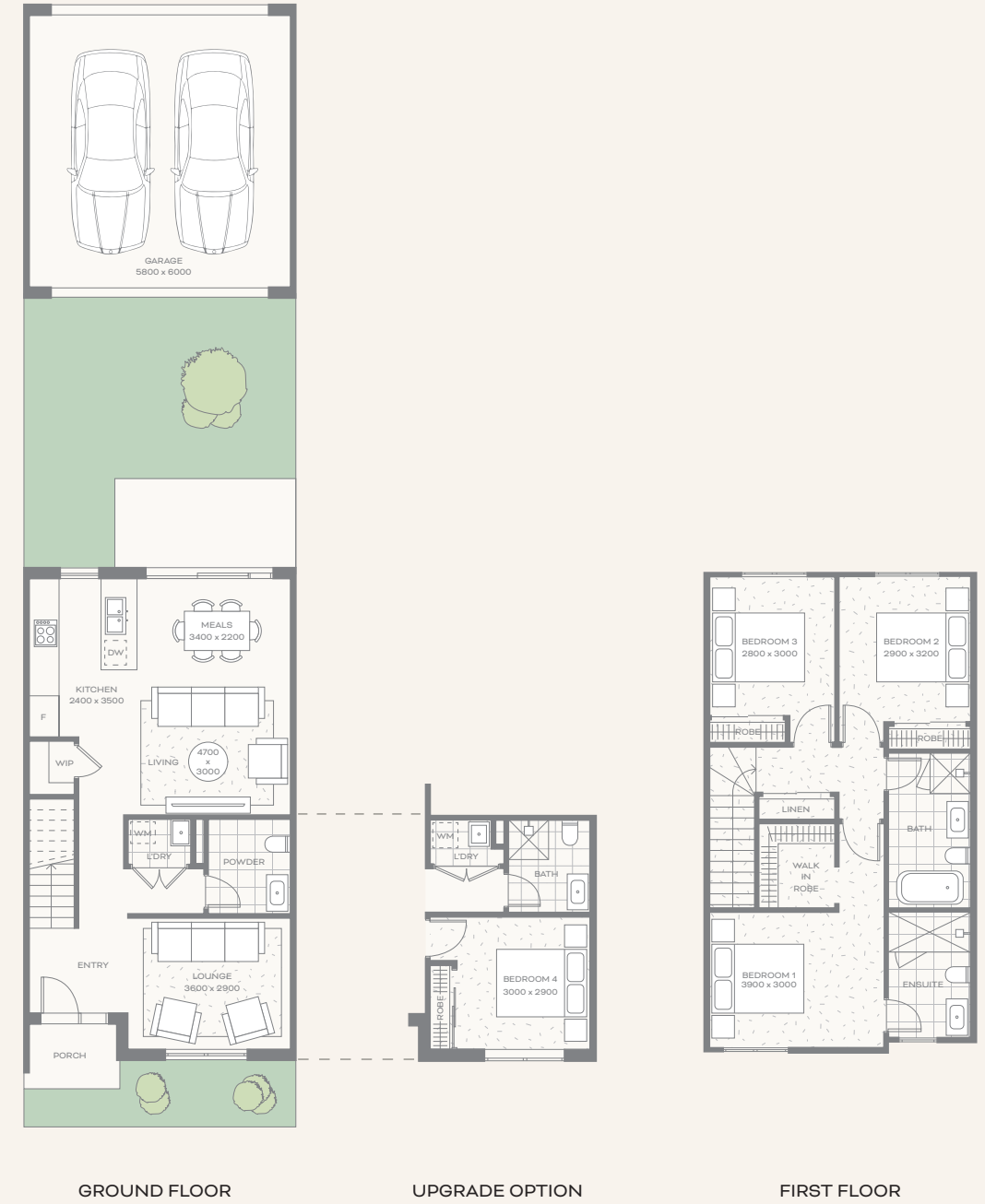
FLOORPLANS

LOT 546: 18.60sq / LOT 555: 18.12sq | OLIVIA ESTATE, TRUGANINA 3029



FLOORPLANS

17.80sq | OLIVIA ESTATE, TRUGANINA 3029



Lot 546 & 555

Lot 546 is a reverse flip of the floorplan shown above

BEDROOMS	3/4	GARAGE SPACES	2
BATHROOMS	2.5/3	LAND SIZE	LOT 546: 204m ² LOT 555: 265m ²

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

Lot 547 - 554

Lots 548, 550, 552 & 554 is a reverse flip of the floorplan shown above

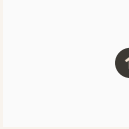
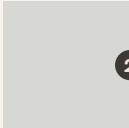
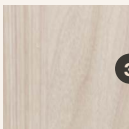
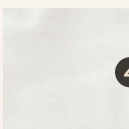

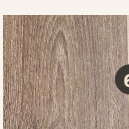



BEDROOMS	3/4	GARAGE SPACES	2
BATHROOMS	2.5/3	LAND SIZE	150m ²

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

COLOUR SELECTIONS

SALT

LIGHT & FRESH

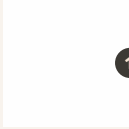
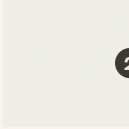
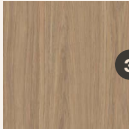
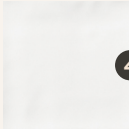

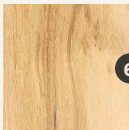
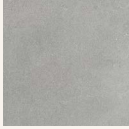
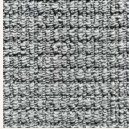

-  **1** WALL PAINT
Lexicon Quarter
-  **2** MAIN CABINERY
Oyster Grey Matt
-  **3** OVERHEAD CABINERY
Soft Walnut
-  **4** SPLASHBACK TILES
Ash Grey Matt
-  **5** STONE BENCHTOPS
Arcadia
-  **6** FLOORBOARDS
Tawny
-  WALL & FLOOR TILES
Mon White
-  CARPET
Flood Plains
-  BLINDS
Limestone



COLOUR SELECTIONS

STONE

NATURAL & TEXTURAL


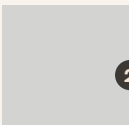
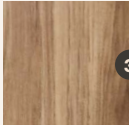


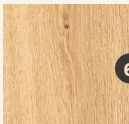



-  **1** WALL PAINT
Lexicon Quarter
-  **2** MAIN CABINERY
Blossom White Matt
-  **3** OVERHEAD CABINERY
Prime Oak Woodmatt
-  **4** SPLASHBACK TILES
Luxe Daylight Matt
-  **5** STONE BENCHTOPS
Astral
-  **6** FLOORBOARDS
Blackbutt
-  WALL & FLOOR TILES
Mon Dark Grey
-  CARPET
Thermal
-  BLINDS
Mist



COLOUR SELECTIONS

SAND

WARM & COASTAL

-  **1** WALL PAINT
Lexicon Quarter
-  **2** MAIN CABINERY
Avion Grey Matt
-  **3** OVERHEAD CABINERY
Boston Oak
-  **4** SPLASHBACK TILES
Luxe Daylight Matt
-  **5** STONE BENCHTOPS
Gelsomino
-  **6** FLOORBOARDS
Natural
-  WALL & FLOOR TILES
Carrington Latte
-  CARPET
Fresh Water
-  BLINDS
Dune



INCLUSIONS LIST

FLOORING

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static and moisture resistant carpet to ground floor bedroom, stairs, and first floor (except wet areas)
- Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

KITCHEN, LAUNDRY & BATHROOM

- Laminated kitchen base cupboards with island bench
- Laminated pantry with fridge overhead storage
- 20mm kitchen stone bench top
- Splashback tiles to kitchen and laundry
- 600mm European-inspired appliances including cooktop, oven and canopy rangehood
- Chrome plated levers and mixers for kitchen and laundry
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel free-standing dishwasher
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-framed paneled shower screen to ensuite and bathroom
- Fully laminated vanity units to bathroom and ensuite
- Polished edge mirrors to vanities
- Chrome finished tapware throughout
- Ceramic semi-inset drop-in single bowl basin to vanities

- Laminated bench top to bathroom and ensuite
- Chrome-finished towel rails, toilet roll holders and towel rings

FIXTURES & FITTINGS

- Powder-coated aluminum windows, lockable sliding door, and balcony doors with sidelight (where applicable)
- Chrome finish lever to main entry door
- Chrome series lever set to all bedrooms, bathrooms
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls and ceiling
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel heaters for bedrooms
- Split system to the main living area
- Roller blinds to bedrooms, living areas and kitchen (where applicable)

JOINERY AND FINISHES

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in robes to all bedrooms
- Built-in linen cupboard with four melamine shelves (where applicable)
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

ELECTRICAL

- Wireless security camera pack
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry and powder room
- Free to-air tv points, with the cable connected to an antenna in the master bedroom, living and retreat (if applicable)
- 1 x data point to living room
- LED downlights to the living area, kitchen and remainder of the home
- Single external flood light in the backyard
- 1 x telephone point ready for connection to NBN by the purchaser after handover

EXTERNALS

- A Maple Living façade designed by our specialised architect team
- Combination of solid brickwork, acrylic render and lightweight cladding façade
- A fully fenced boundary as per estate covenants
- Garage with Colorbond motorised panel door with two remotes
- 1 x external garden tap at the front and 1 x external garden tap at the rear
- Coloured concrete to driveway and porch as required
- Low maintenance landscaping to front and rear
- Garden beds, mulching and topping and seeded areas (stock is seasonal)

- Fixed fold-out clothesline
- Rain-resistant pillar letterbox with newspaper slot and house number

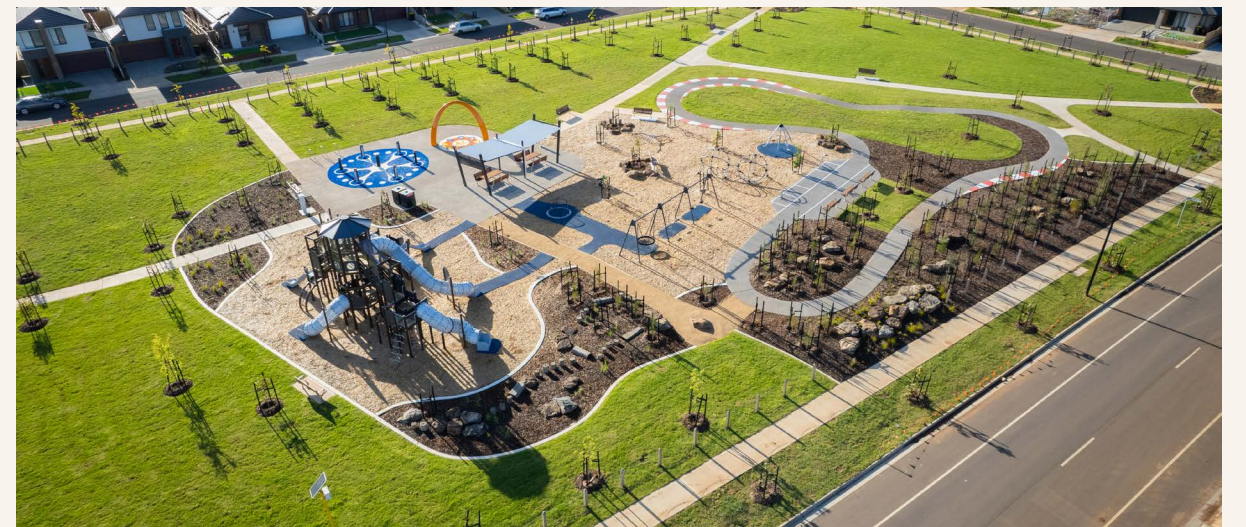
PRELIMINARY SITE COSTS

- Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab

The developer reserves the right to substitute any specified inclusions with that of equal performance or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted service requirements etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied without the builder's consent. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Contract drawings take precedence over the inclusions list. Upgrade selections are at an additional cost.



PLACES YOU'LL LOVE



LIVE YOUR DREAM LIFESTYLE AND BE PART OF A GROWING AND THRIVING COMMUNITY OF LIKE-MINDED PEOPLE. OLIVIA IS THE IDEAL COMMUNITY TO RAISE YOUR FAMILY, UPSIZE TO YOUR DREAM HOME, OR INVEST FOR THE FUTURE.



DESIGNS FOR EVERY AUSTRALIAN.

WE BUILD HOMES FOR THE WAY AUSTRALIANS
LIVE. PLACES THAT INVITE AND INSPIRE.
ROOMS WHERE TIMELESS DESIGN EXISTS IN
HARMONY WITH THE ELEMENTS FOR A LIFE OF
UNSURPASSED COMFORT AND SECURITY.

WE ARE SPECIALIST TOWNHOME BUILDERS

Trust is something we take seriously. It is easy to say you have the experience, but we prove it – hand on heart with guarantees in writing. A team of qualified and licensed professionals will step you through the process from inception to handing over the keys with every detail and finish completed to the highest standards.

Spirited neighbourhoods where the momentum is alive with a vibrant sense of the possible. Landscaped parklands where children form life-long relationships. And easy commutes to hubs of activity. We take pride in developing communities where success blooms unbridled in beautiful environments.

ANOTHER PROJECT BY



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