

Grange

45/41

The beautiful four bedroom Grange is perfect for a growing family. Spacious open plan living on the ground floor is ideal for spending time together, while upstairs is dedicated to a suite of generously-sized bedrooms, bathrooms and storage.

Designed for 14m blocks



Grange 45

Fits lot width 14m



Specifications

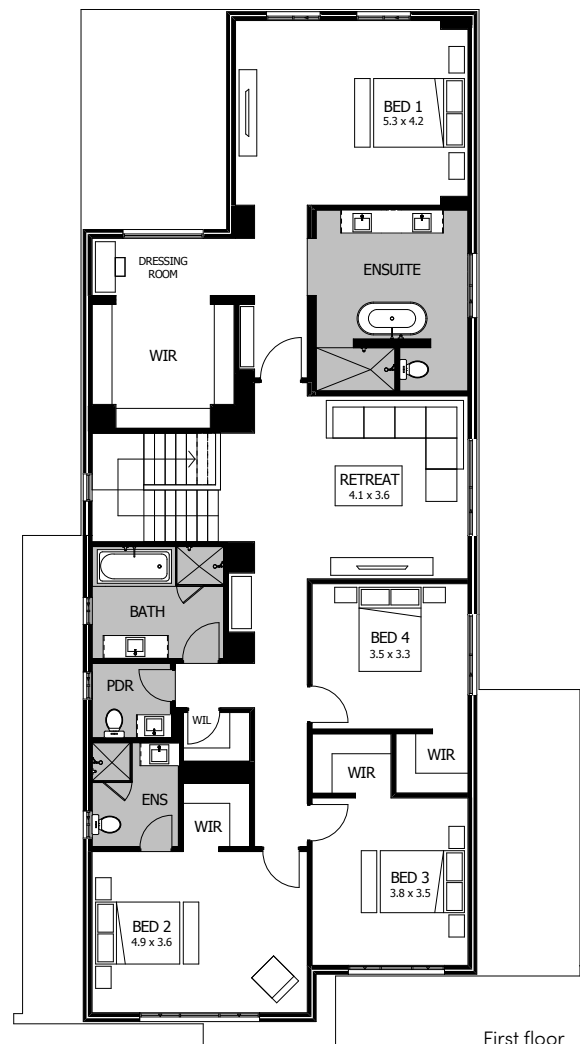
Total area	416.22m ² / 44.80sq
Width	12.79m
Length	23.39m

Design options available

- 5th bedroom
- Master to front
- Additional master
- Guest bedroom
- Grand laundry
- Butler's pantry
- Grand master suite (4 bed)
- Additional ensuite
- Rear balcony
- Workshop
- Rear flip
- Shower to powder room
- Grand outdoor living
- Guest wing
- Living in lieu of outdoor living
- Ensuite to all bedrooms



Ground floor



First floor

Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Vista, Manor, Hamptons, Greyson, Bayview, Grande, Nova hipped & Nova

Grange 41

📍 On display at Lyndhurst

Fits lot width 14m

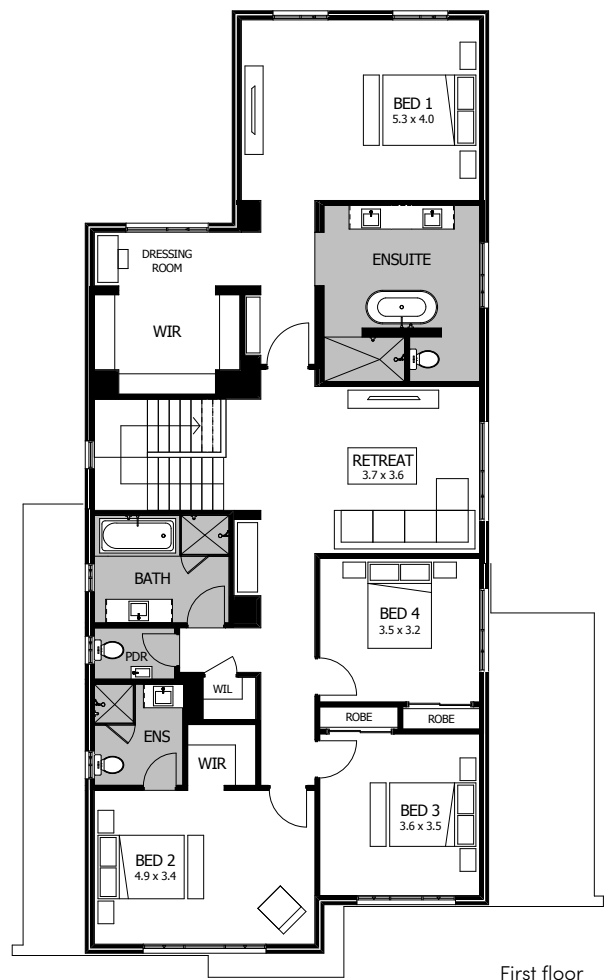
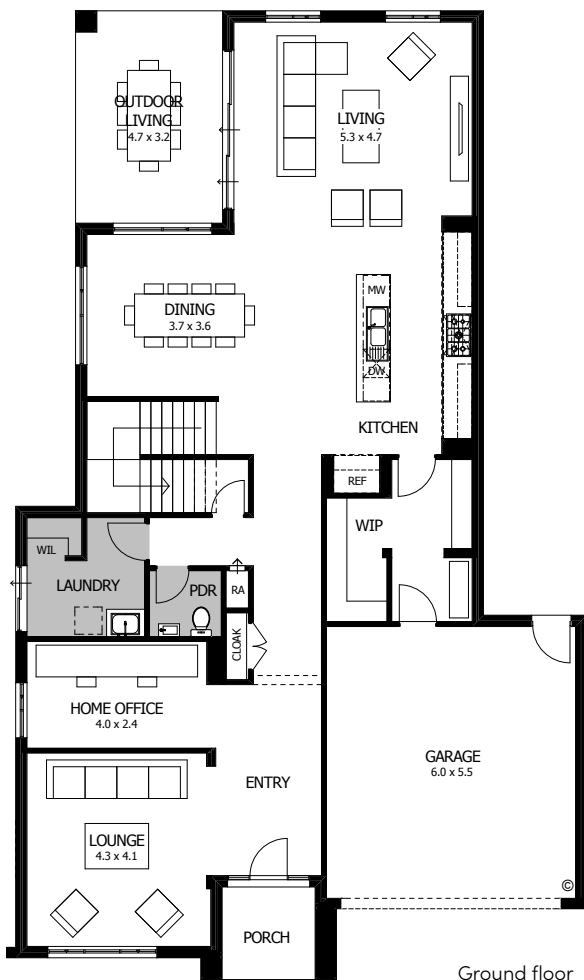


Specifications

Total area	379.02m ² / 40.80sq
Width	12.79m
Length	21.35m

Design options available

- 5th bedroom
- Master to front
- Additional master
- Guest bedroom
- Butler's pantry
- Grand master suite (4 bed)
- Ensuite to all bedrooms
- Shower to powder
- Rear balcony
- Workshop
- Rear flip
- Grand outdoor living
- Living in lieu of outdoor living
- Alternate bed 1 ensuite



Facade options available

Modern, Soho, Como, Regent, Cove, Newtown, Mode, Vista, Manor, Hamptons, Greyson, Bayview, Grande, Nova hipped & Nova

Double Storey

Facade Options

Premium



Modern



Soho



Como

Facade images are to be used as a guide only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please ask your New Homes Consultant for house specific drawings to assist you in making your choice.

Designer



Regent



Cove



Newtown

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Designer



Mode



Vista

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Architectural



Manor



Hamptons

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Architectural



Greyson



Bayview

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Architectural



Grande



Nova hipped

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Architectural



Nova



Edge (available only with Fairhaven range)

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Architectural



French Provincial (available only with Toorak 56)

Premium Value

Add up all the extra value included in every Boutique home. Believe it or not, some builders don't include any of these!

Boutique standard inclusions	Benefit	Boutique	Other Builders
Quality floor coverings throughout	We include quality carpet to bedrooms, tiles to wet areas and timber look flooring to entry and living areas.	Included	\$9,500 average
Double glazing	Includes double glazing to all windows including sliding doors.	Included	\$6,300
Caesarstone benchtops	40mm thick Caesarstone kitchen benchtops with double inset stainless steel sink. 20mm thick Caesarstone benchtops to bathroom, ensuite and powder room (design dependent).	Included	\$4,620
Undercover outdoor living	Roof and floor integrated with living area, so you can fully appreciate your home, especially in summer. Includes aluminium stacker door. Standard in most of our home designs.	Included	\$4,500
High ceilings	2550mm high ceilings to ground floor.	Included	\$3,000 average
Premium facade	Adding street appeal and increasing the resale value of your home. We also offer a huge range of additional facade options which range from classic contemporary to striking architectural.	Included	\$2,500 average
Brick infills over ground floor windows	No unsightly fibre cement sheeting above your windows.	Included	\$2,000
Superior wall frames	Our homes are constructed with a minimum of MGP10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses are prefabricated to ensure straighter ceiling lines providing stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specifically rated and designed for external use.	Included	\$2,200 average
LED downlights	Includes LED downlights to entry, living, dining and kitchen and batten lights to remainder of home.	Included	\$1,800
Dulux 3-coat paint system	We use quality Dulux Wash and Wear paint on all internal walls. Choose from a wide range of colours.	Included	\$1,650
Quality Bradnams windows and sliding doors	Includes track system with high quality rollers, long lasting consistent smooth sliding, deadlocks on all windows and mortice deadlock on slider handle for superior security.	Included	\$1,500
Overhead kitchen cupboards	Laminated overhead cupboards adjacent to rangehood and above fridge space.	Included	\$1,200
ILVE 900mm wide appliances	Quality ILVE 900mm wide in-built oven and cooktop with canopy rangehood.	Included	\$1,100
Soft closers	Soft closers to all kitchen, laundry and vanity drawers and doors.	Included	\$1,100
Twin vanity to ensuite	20mm Caesarstone with two vanity basins and polished edge mirror above vanity basins (design specific).	Included	\$1,050
Remote control sectional garage door (includes 2 remotes)	Not a standard inclusion with many project home builders.	Included	\$950
Pot drawers	Two banks of pot drawers are included in every kitchen.	Included	\$900
Obscure privacy glazing	Obscure glazing to WC, bathroom, ensuite and powder room where applicable.	Included	\$800
Internal shoppers access	Convenient internal shoppers access from garage into home.	Included	\$500
Soft close toilets	Soft closing lids to all toilets.	Included	\$240
Toilet roll holder and towel rails	Incredibly many builders don't include these.	Included	\$250
Concealed washing machine taps	Not just a connection point, we also include taps standard in all our laundries.	Included	\$100
12 month maintenance warranty	We extend the HIA-required 3 month maintenance period to a full 12 months, allowing your home to settle through Melbourne's unpredictable four seasons.	Included	Only 3 months offered
25 year structural guarantee	We stand by the quality of the materials, fixtures and tradespeople we use and back every Boutique home with a 25 year structural guarantee. We build your home to last.	Included	Only 7 years offered
Total value			\$47,760

Noted prices are estimates only.

Premium Standard Inclusions

Kitchen Inclusions

- ILVE 900mm wide oven and cooktop
- ILVE canopy rangehood
- 40mm Caesarstone benchtops
- Soft closers to all drawers and cupboard doors
- Deluxe double bowl inset stainless steel sink
- Oversize kitchen island bench with overhang
- Overhead kitchen cupboards either side of rangehood and above fridge space
- 2 x banks of pot drawers
- Dishwasher and microwave provision
- Tiled splashback under overhead cupboards
- Quality flick mixer
- White lined kitchen cupboards and drawers
- Extensive range of designer cupboard handles to choose from
- Laminated kickrail
- Pantry and four white rows of melamine shelves

Bathroom Inclusions

- Single vanity with 20mm Caesarstone benchtop to main bathroom and powder room (design specific)
- Double vanity with 20mm Caesarstone benchtop to master ensuite (design specific)
- Soft closers to all vanity drawers and doors
- Your choice of ceramic tiling to floors of ensuite, bathroom, powder room (design specific) and laundry
- Exhaust fan to bathroom and ensuite over shower
- Polished edge mirror above vanity benchtops to match height of shower screen
- Caroma acrylic bath to main bathroom and some ensuites (design specific)
- Obscure privacy glazing to bathroom, WC and ensuite
- Showers with 2100mm high tiling, tiled shower base with tiled hob. Semi frameless shower screen with clear laminated safety glass
- Designer range insert vitreous china basins throughout
- Quality chrome tapware, included throughout every home
- Quality vitreous china toilet pan and cistern
- Caroma chrome towel rail to bathroom
- Caroma chrome toilet roll holder to WC & ensuite
- 100mm tiled skirting to ensuite, bathroom, powder room (design specific) and laundry
- White lined cupboards and drawers (design specific) with designer handles

Living Inclusions

- Quality floor coverings throughout. Carpet to bedrooms, tiles to wet areas and timber look laminate flooring to entry and living areas
- 2550mm high ceilings to ground floor
- LED downlights to entry, living, dining and kitchen and batten lights to the remainder of the home
- Three coat internal paint system
- 2040mm flush panel internal doors
- Aluminium stacking or sliding doors to outdoor living or backyard (design specific)
- 67mm skirtings and architraves throughout
- Gas ducted heating with programmable thermostat
- Linen cupboard with door and four white rows of melamine shelves
- Ample lights and double power points

- Hard wired electronic smoke detectors
- Extensive range of designer chrome lever passage sets to select
- Double storey homes: enclosed staircase with MDF tread and risers (for carpet finish), painted MDF handrail from builder's range to first flight and dwarf wall to first floor and painted stringers (design specific)
- Four recessed stair lights and under stair storage

Laundry Inclusions

- 45L stainless steel inset trough
- 800mm laminate base cabinet including benchtop
- Soft closers to all doors
- Concealed washing machine taps
- 400mm high wall tiling to full length of cabinet

External Inclusions

- Double glazed awning windows and sliding doors throughout the home (standard floor plan)
- Concrete roof tiles
- Coloured metal fascia and barge, quad gutter and rectangular downpipes
- Stylish modern facade with rendered feature
- Modern feature front entry door
- Key window locks to all openable windows
- Porch with integrated concrete slab
- Two external garden taps - front and rear
- Remote sectional garage door - includes two remotes
- Brick infills over ground floor windows (design specific)
- Outdoor living concrete floor included - not just strip footings, a solid concrete base to tile or deck (design specific)
- Deadlocks to all sliding doors, windows and front door
- Solar hot water system with storage tank, two roof mounted collectors (orientation dependant) and continuous mains pressure gas booster
- Choose from a wide range of quality clay bricks, standard to single storey homes and the ground floor of double storey homes. Lightweight cladding material to the first floor of double storey homes, including above windows to the first floor
- Quality aluminium windows with locks and energy efficient weather seals to all openings

Building and Construction Inclusions

- 25 year structural warranty
- 12 month service warranty
- Site levelling of all blocks with up to 300mm of fall over the building platform
- Minimum 90mm stabilised MGP10 or above (superior machine grade pine included; used to reduce frame movement and ensure straighter walls)
- Engineered designed class "M" concrete slab
- Connection of services within the property boundaries to underground power, water, sewer and gas if available with blocks up to 650m² with a maximum 6m front setback
- Termite Management System Part A - including termite shields to all plumbing penetrations provided in line with any local authority requirements

Inclusions correct at time of print. All items are from Builders standard range. Builder reserves the right to change inclusions and brands without notice. Please speak to a New Homes Consultant for further information.