

# Home & Land Package



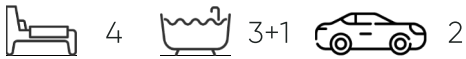
**Lot 125**

**Vivid Street  
Winter Valley, VIC  
3358**

**Fixed Price - Full Turnkey  
\$660,899**

## GEMINI DK 12.521 (2024)

### BELMONT DG

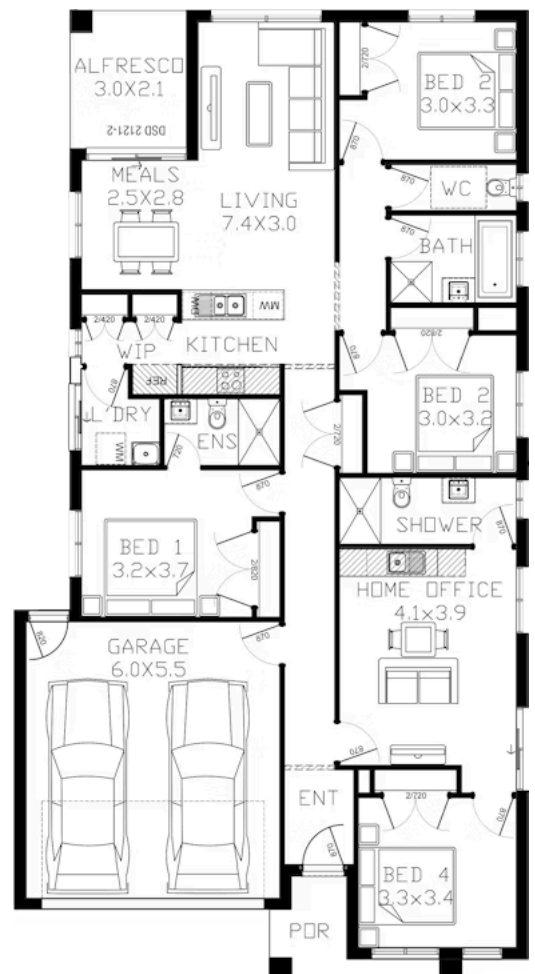


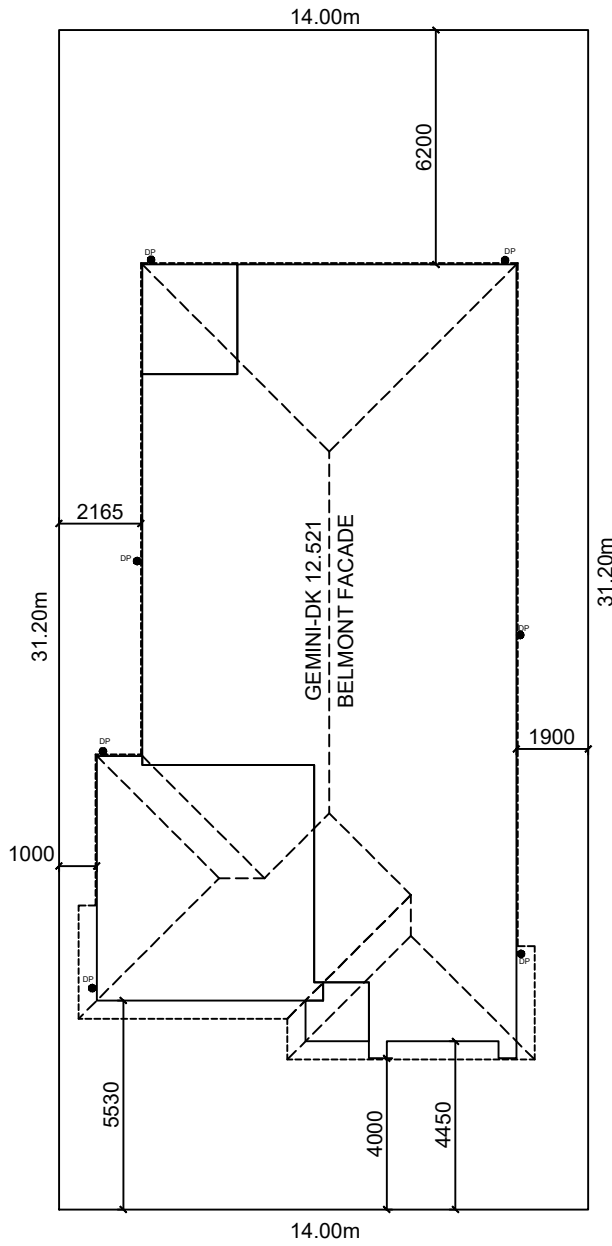
**Floor Area** 208.42 m<sup>2</sup>  
**Build Price** \$405,899

**Land Area** 437.0m<sup>2</sup>  
**Land Registration** TITLED  
**Land Price** \$255,000

### Featured Inclusions

- Reverse Cycle Split System to Living
- Alarm System
- Downlights throughout
- Floor Coverings as per specification
- Fly Screens and fly doors
- Window furnishings
- Dishwasher
- Clothesline & Letterbox
- Fencing & Driveway
- Fully landscaped front & rear





APPROX

**LOT 125**  
**437m<sup>2</sup>**  
**VIVID STREET**

CROSSOVER IS NOT PROVIDED BY DEVELOPER; BUILDER IS RESPONSIBLE FOR CROSSOVER APPLICATION AND ORGANISING INSTALLATION

	ADDRESS:	DRAWN:	DESIGN:
	LOT 124 VIVID STREET	N.B.	GEMINI-DK 12.521
	WINTER VALLEY	COLOUR PALETTE:	FACADE:
		VAULT	BELMONT
		SCALE:	DATE:
		1:200@A4	07/11/2026

# GEMINI-DK 12.521 (2024) Inclusions

## Unit 1 (Front unit)

- 1 No. Min 5kw Reverse Cycle Split System
- 540mm Freestanding Electric Cooker
- 600mm Technika slideout Rangehood
- Stainless Steel single sink with chrome mixer tap
- Double power points as per working drawings
- 1No. TV & data point
- 1 No. External light point outside sliding door
- Electric Heat Pump
- Washing machine taps/outlet/power point provisions in Bathroom
- Solid core door with brushes to door seals
- Acoustic insulation (sound batts)
- Additional concrete paving to front/side gate garden as per working drawing

## Unit 2 (Rear unit)

- Standard Victorian Turnkey Inclusions
- 2 No. Min 5kw Reverse Cycle Split System to Master & Living
- 600mm Stainless Steel gas appliances to Kitchen
- Gas boosted Solar Hot Water

# VICTORIA

## Turnkey Inclusions

### Site Works

- Fixed Site Costs
- Class 'H1' concrete slab

### Termite

- Part A Termite Treatment to slab penetrations
- Part B Termite Treatment to slab perimeter

### Connections

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on up to 375m<sup>2</sup> block with less than 300mm fall & 5.5m setback to garage
- Electricity and telephone consumer account opening fees by Owner
- 2 No. external taps

### Structural

- 7 year structural guarantee

### Insulation

- R3.5 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

### Solar Hot Water Service

- Gas boosted solar hot water including Continuous Flow Booster, 1 No. solar collector and all associated electrical & plumbing connections.

Note: Panel and storage tank positioned at the Builder's discretion.

### Ceiling

- 2440mm (overall plates) ceiling height

### Roofing

- Builder's Range Concrete colour on roof tile
- Coloured metal fascia & gutter

### Garage

- Metal sectional panel lift garage door with remote control unit including 3 No. handsets and cradle
- Weatherproof hinged flush panel access door

### Air Conditioning

- Min. 5kw Reverse Cycle Split System unit to Lounge room

### ~~Heating (Natural Gas only)~~

~~Gasducted heating unit in roof space~~

### Alarm

- Security alarm system including 3 No. sensors, Code pad, Internal sreamer, External siren and strobe light with tamper proof switch

### Electrical

- Double power points and batten light points as per working drawings
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to Kitchen
- 1 No. TV antenna including 2 No. TV points
- 3 No. external light points outside laundry, rear sliding door & front porch
- Downlights as nominated on electrical plan

### Ceramic Tiling

- Builder's Standard Range Wall tiles, Floor Tiles and Skirting Tiles to Bathroom, Ensuite and Laundry as per working drawings

### Floor Covering

- Builder's Standard Range Ceramic Tiles to Kitchen, Meals and Hallway, with carpet from Builder's Range to the balance of dwelling as nominated on drawings

### Fixing

- 67mm MDF square dressed architraves & 67mm MDF square dressed skirtings
- Flush panel doors
- Lever passage sets and pull handles
- Hinged opening doors to wardrobes (as per working drawings)

### Windows & External Doors

- Sliding aluminium windows including window locks
- Entry door facade specific refer drawings
- Lever handle set, single cylinder deadlock & key in knob entry set to garage access door.
- Aluminium Venetian blinds to front elevation windows and Rod Roller blinds to all other windows and sliding doors
- Fly screens to opening windows and fly doors to sliding doors as nominated on drawings

### Paint - 2 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceilings (white optional)
- Satin finish to internal woodwork
- Satin finish to front entry and internal doors

Note: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

### Bathroom & Ensuite

- Fully lined laminated base cabinet with laminate bench (post formed or square edge benchtops) as per working drawings
- Vitreous china above counter hand basins (white)
- Acrylic designer bath (white) set in a tiled podium
- Dual flush vitreous china close coupled toilet suite (white) including skirted pan & enclosed trap
- Polished edge mirrors - above vanity benchtop
- Laminated glass pivot doors & metal frame to Showers, with polymarble base
- Chrome Pin lever mixer tapware Square Style
- Chrome shower rose and wall bath outlet
- Exhaust fans to Bathroom & Ensuite
- Towel rails & toilet roll holder to Bathroom or WC and Ensuite

### Cupboards

- Robes with melamine shelf and hanging rail
- Melamine Shelves to Linen and Pantry cupboards

### Kitchen

- 600mm Stainless Steel Appliances including: Electric underbench oven, Gas cooktop & Slideout Rangehood
- Fully lined laminated base cupboards with laminate bench (post formed or square edge benchtops) as per working drawings
- 1.5 Bowl stainless Steel sink with waste basket & Chrome Mixer tap
- Dishwasher with single power point & plumbing connection

### Laundry

- Feature 45lt trough and cabinet (white) with tapware
- Washing machine taps located within cabinet

### External

- Clothesline to location nominated on drawings.
- Feature Letterbox
- Concrete paving to driveway with path to front porch based on 5m setback. Does not include crossover.
- 1920mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate as per drawings
- Perimeter fence as per developers guidelines included

### Landscaping


- Landscaping including Seeded Turf, Mulched or Stone Garden beds, plants

Client 1 Signature:.....

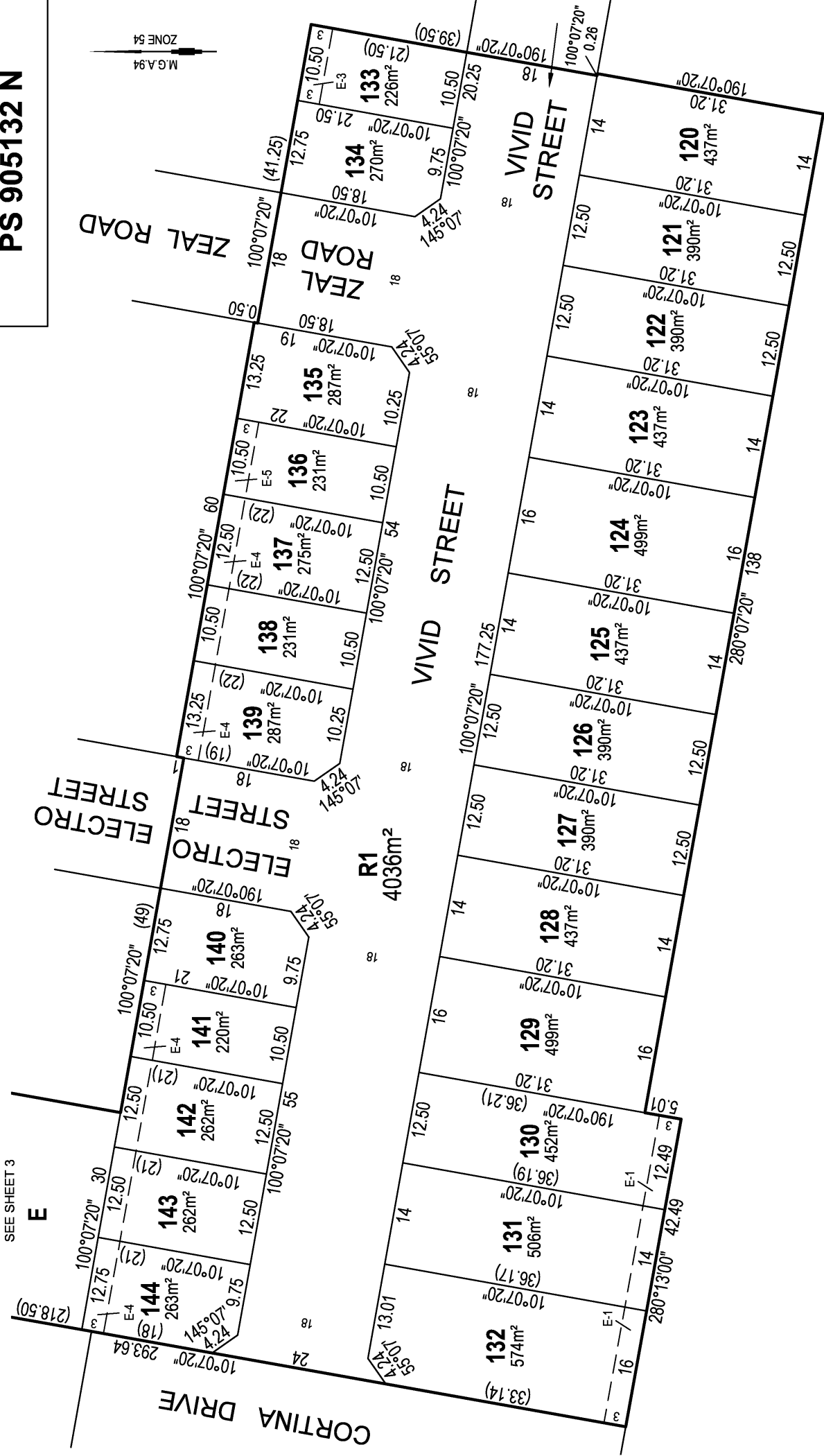
Client 2 Signature:.....

Effective: 21/03/2017

Please Note: Maybach Property Group reserves the right to vary or substitute items or brand names according to availability.

<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS 905132 N</b>
<b>LOCATION OF LAND</b> PARISH :                   CARDIGAN TOWNSHIP :                ---- SECTION :                 2 CROWN ALLOTMENT :     12B (PART) CROWN PORTION :        ---- TITLE REFERENCE :     VOL. 12393 FOL. 955  LAST PLAN REFERENCE : LOT D PS905108K  POSTAL ADDRESS :       VIVID STREET, (At time of subdivision) WINTER VALLEY, 3358.  MGA Co-ordinates (of approx centre of     E     747 425     ZONE: 54 land in plan)             N     5 836 120     GDA 94			Council Name: Ballarat City Council  Council Reference Number: PSD/2022/098 Planning Permit Reference: PLP/2020/872 SPEAR Reference Number: S194894M  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Carolyn Harriott for Ballarat City Council on 22/02/2023  <b>Statement of Compliance</b> issued: 22/02/2023	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	CITY OF BALLARAT			
<b>NOTATIONS</b>			<b>OTHER PURPOSES OF THIS PLAN:</b> 1. To remove that part of the Pipelines or Ancillary Purposes Easement E-3 on PS 848319L that lies within Road R1 on this plan. 2. To remove that part of the Drainage Easement E-2 on PS 848319L that lies within Road R1 on this plan. 3. To remove those parts of the Pipelines or Ancillary Purposes Easements E-5 and E-6 on PS 905108K that lies within Road R1 on this plan.  <b>GROUND FOR REMOVAL:</b> By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.  <b>WARNING:</b> The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958	
DEPTH LIMITATION does not apply to the land in this plan  <b>SURVEY:</b> This plan is based on survey (see PS 848319L).  <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. PLP/2020/872  This survey has been connected to permanent marks No(s). 17, 45, 189 In Proclaimed Survey Area No. 49  Lots 1 to 119 (all inclusive) have been omitted from this plan.  See sheet 4 for details of Restrictions affecting lots on this plan.			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>ALTO STAGE 4 25 LOTS, BALANCE LOT E</b> </div>	
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	PIPELINES OR ANCILLARY PURPOSES	3	PS 848319L - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1, E-2	DRAINAGE	SEE PLAN	PS 848319L	CITY OF BALLARAT
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	3	PS 905108K - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-4	DRAINAGE	3	PS 905108K	CITY OF BALLARAT
 ABN 11 125 568 461 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350 Phone +61 3 5330 8888 Fax +61 3 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com			FILE REF: 21591-104-PS905132N(S4)-03(LV).dwg DATE: 27/02/2023  Digitally signed by: Andrew Harman, Licensed Surveyor, Surveyor's Plan Version (03), 22/08/2022, SPEAR Ref: S194894M	ORIGINAL SHEET SIZE: A3  SHEET 1 OF 4  PLAN REGISTERED TIME: 5:31 PM DATE: 28/02/2023 C.A.G. Assistant Registrar of Titles
Amended by: Andrew Harman, Licensed Surveyor 27/02/2023.				

PS 905132 N



FILE REF: 21591-104-PS905132N(S4)-03(LV).dwg

ORIGINAL SHEET SIZE: A3

SHEET 2

SCALE 1:500

LENGTHS ARE IN METRES

5 0 5 10 15 20

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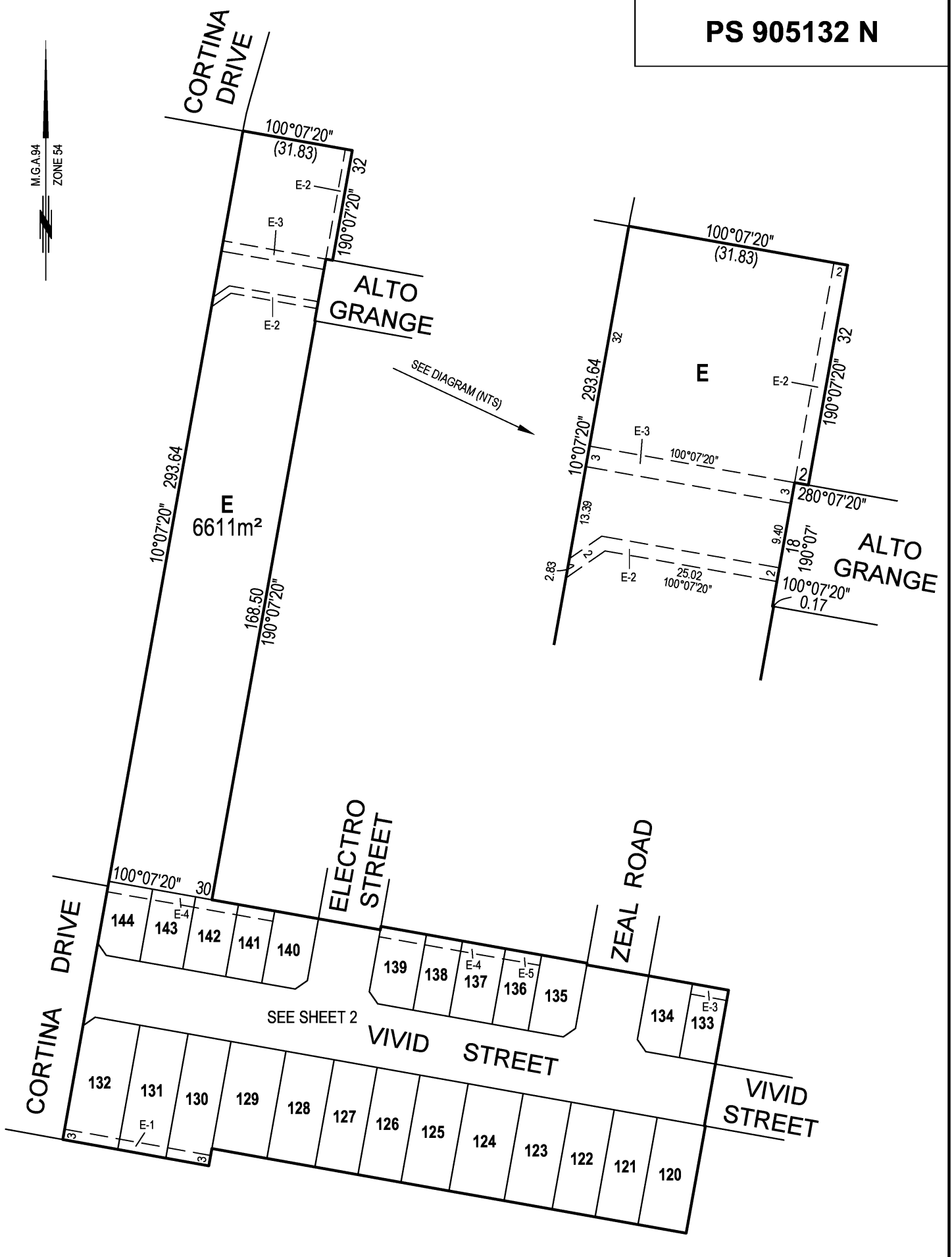
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**PS 905132 N**



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SCALE 1:1000  
  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 3

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Digitally signed by: Ballarat City Council, 22/02/2023, SPEAR Ref: S194894M

**CREATION OF RESTRICTIONS**

Upon registration of this plan the following restrictions are created.

**RESTRICTION A**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

LAND TO BENEFIT AND TO BE BURDENED: Lots 120 to 144 (all inclusive) in this plan

DESCRIPTION OF RESTRICTION A:

No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

**RESTRICTION B**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

LAND TO BENEFIT AND TO BE BURDENED: Lots 120 to 144 (all inclusive) in this plan

DESCRIPTION OF RESTRICTION B:

Except with the written consent of the Responsible Authority, the burdened lot shall not build or erect or permit to be built or erected or remain on the burdened lot or on any part of it, any building other than in accordance with the provisions of Memorandum of Common Provisions registered in dealing number AA7364.

Expiry

This restriction ceases to have effect following the latter of.

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

**RESTRICTION C**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

LAND TO BENEFIT AND TO BE BURDENED: Lots 137, 142 and 143 in this plan.

DESCRIPTION OF RESTRICTION C:

The registered proprietor or proprietors of any burdened lot to which this restriction applies must not allow the construction of any dwelling unless in accordance with the Small Lot Housing Code for Type "A" lots.

Expiry

This restriction ceases to have effect following the latter of.

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

**RESTRICTION D**

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefitted land.

LAND TO BE BURDENED: Lots 133 to 136, 138 to 141 (all inclusive) and 144 in this plan.

LAND TO BENEFIT: Lots 133 to 144 (all inclusive) in this plan.

DESCRIPTION OF RESTRICTION D:

The registered proprietor or proprietors of any burdened lot to which this restriction applies must not allow the construction of any dwelling unless in accordance with the Small Lot Housing Code for Type "B" lots excepting that a minimum 3 metre front setback is required with up to 1.5 metre encroachments of eaves, facias, gutters, porticos or landings.

Expiry

This restriction ceases to have effect following the latter of.

- (i) The issue of an occupancy permit under the Building Act 1993 (or similar) in respect of a building on every residential lot on this plan.
- (ii) 30th June 2030.

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ORIGINAL SHEET  
SIZE: A3

SHEET 4



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