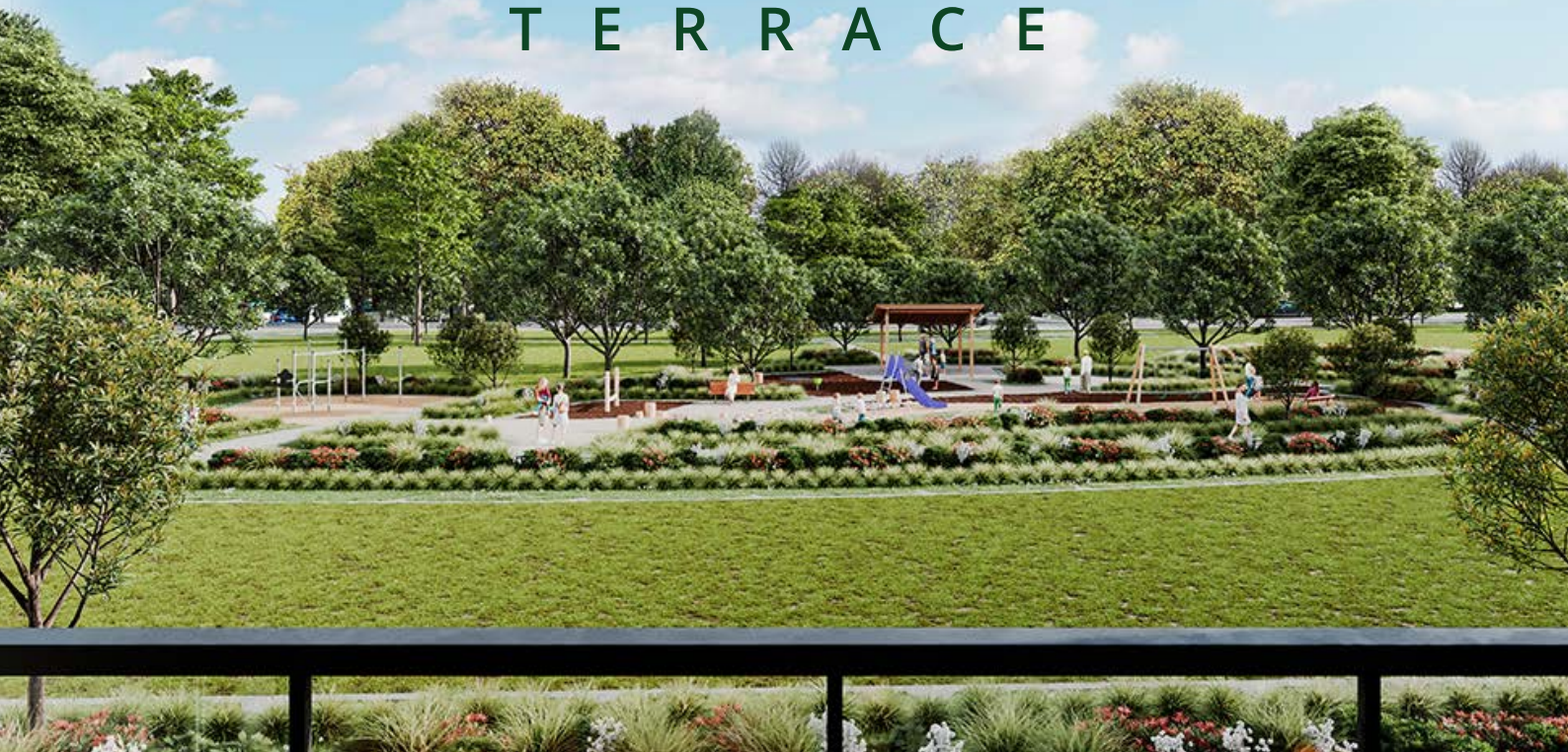




CONROY'S TERRACE



CURATED FOR LIFE, DESIGNED FOR LIVING

A collection of three and four bedroom townhouses, overlooking more than three acres of architecturally designed parkland. Located in Conroy's Green, Conroy's Terrace is nestled in a quiet and picturesque part of Ballarat.

A range of major retail outlets, including Kmart, Bunnings and PetStock, are available at nearby Delacombe Town Centre, along with Woolworths and many other stores where you can purchase clothes, fresh food and homewares. The Ballarat CBD and all it has to offer is only 10 minutes drive away.





A PLACE FOR YOUR FAMILY TO THRIVE

Life at Conroy's Terrace has been designed with families in mind. As you enjoy the landscaped open spaces, take pleasure in seeing your family blossom while enjoying the premium lifestyle opportunities on your doorstep. Every townhouse at Conroy's Terrace has uninterrupted views over Conroy's Green main park. Over three acres in size, the park has been meticulously designed by Spiire Landscape Architects and features a range of children's play equipment along with fitness equipment.

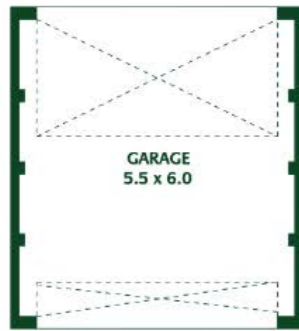
TYPE 1

LOT 240 | LOT 242 | LOT 243 | LOT 244 |
 LOT 245 | LOT 248 | LOT 249 | LOT 252 |
 LOT 253 | LOT 257 | LOT 258

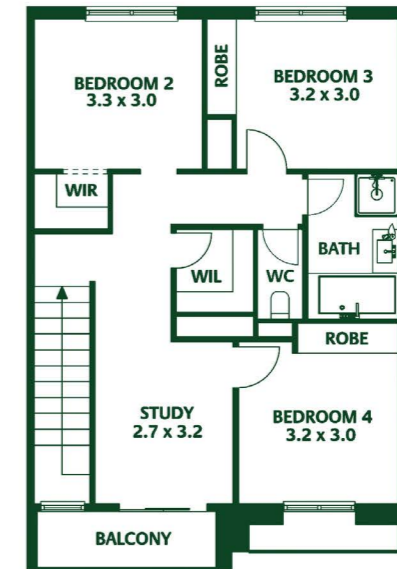
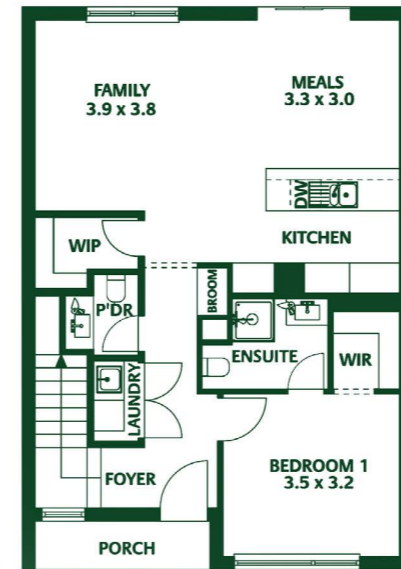
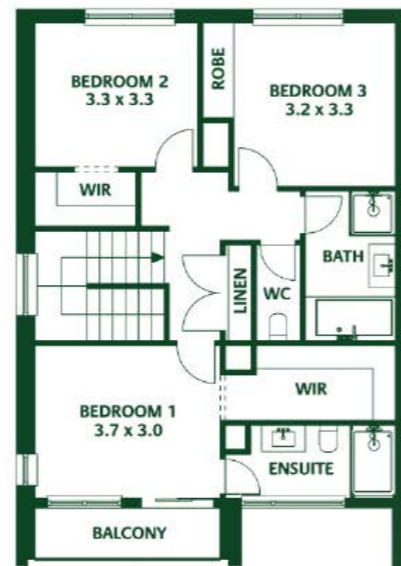
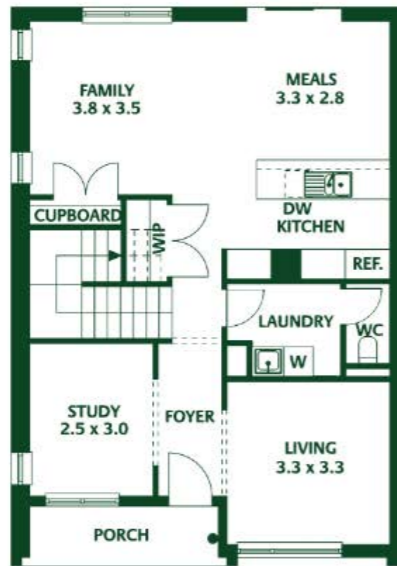


TYPE 2

LOT 241 | LOT 246 | LOT 247 | LOT 250 |
 LOT 254 | LOT 255 | LOT 260



(NOT IN POSITION)



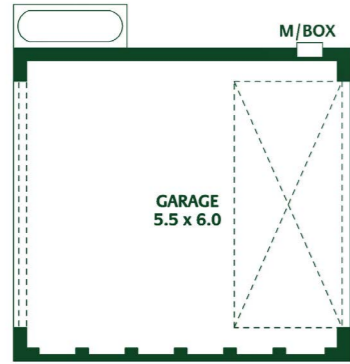
(NOT IN POSITION)

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make rely on their own enquiries.

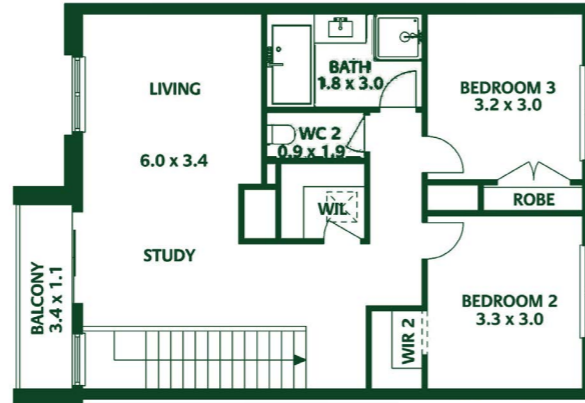
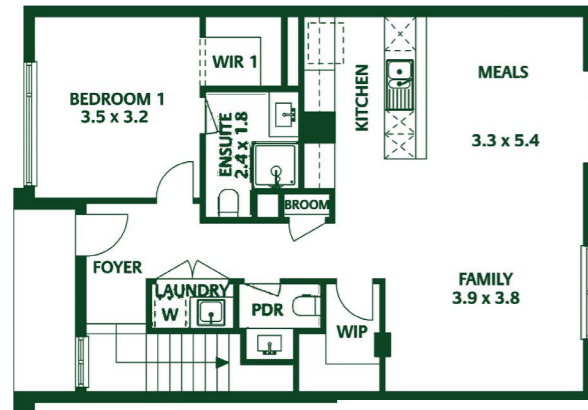
The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make rely on their own enquiries.

TYPE 3

LOT 251 | LOT 256 | LOT 259



(NOT IN POSITION)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make rely on their own enquiries.



STANDARD INCLUSIONS

PRELIMINARIES

Plans, fees, and building permits
Site investigation reports.
3 months maintenance period.
6-star energy rating.

SITE COSTS & CONNECTIONS

Site costs and connections based on land size up to 300m², 60/40 cut and fill, maximum 4m setback to house, and 300mm fall over building area.
Stormwater and sewer connection within allotment (up to 300m² land size) and to a maximum depth of 1.5
Underground power, gas (if available), and water run ins.
Excludes any consumer account opening fees.
2000lt water tank plumbed to toilets.
Termite treatment to all service penetrations.
NBN provision for future connection.
Bushfire compliance up to BAL 12.5.

FRAMING

100% recyclable BlueScope Steel precision engineered high tensile wall, floors and roof frames.



FOUNDATIONS & FOOTINGS

Thermally efficient engineer designed H class concrete waffle pod slab (site specific).
Up to 1-meter max founding depth included.
Rock and spoil removal included.
Note/ rock that required core drilling or explosives isn't included and will be an additional charge.
Engineer designed drainage pits included.

EXTERNAL

Colourbond® roof (includes sarking)
Colourbond® fascia, gutters.
Down pipes colourbond or PVC site specific.
Aluminium windows & sliding glass doors with powder coated finish as per plans.
Flyscreens with aluminium mesh to all openable windows (doors not included).
Window locks to all openable windows.
Face brick from builder's selection boards.
Lightweight cladding rendered; product specific.
Infills as per site specific.

INSULATION

R Value builders wrap to external framed walls and under roof cover of house.
Insulation batts to home to comply with 6-star energy rating.

INTERNAL FEATURES

Single storey homes ceiling height 2400
Double storey homes ground 2550 ceilings with first floor 2400 ceilings.
75mm cove cornice throughout.
10mm plasterboard to ceilings and walls throughout.
67mm nom. MDF skirtings and architraves.
Staircase (if applicable): Closed pine stringer, carpet grade MDF treads, square edge risers and painted pine handrail (staircase layout and configuration is product specific).

DOORS

2040mm nom. X 820mm contemporary entrance door.
2040mm nom. External grade flush panel doors if applicable.
2040mm nom. Flush panel internal doors.

DOORS FURNITURE

Chrome finish hinges, latches, and striker plates throughout.
Chrome finish entrance lock set to doors.
Chrome finish lever sets from Builders range to internal doors.
Pull knobs to robe and linen doors.
White cushion door stops.

ROBES & LINEN

1 white melamine shelf with hanging rail to robes.
4 white melamine shelves to pantry and linen cupboard.
1 white melamine shelf to broom cupboard (product specific).

BATHROOM, ENSUITE, WC

Laminate benchtops from Builders internal colour board.

Joinery built laminate vanity units including laminate bench- tops and semi-inset square vitreous chins vanity - white. Sin- gle basin to bathroom & ensuite.

Cabinet handles from Builders internal colour board.

Rectangular acrylic bathtub - white.

Raised tiled shower bases with square chrome waste. 2000mm nom. High semi-framed shower screens with pivot door and clear glass.

Polished edge mirror to vanities.

Chrome finish towel rails and toilet roll holders. Chrome finish pop-up waste to basins.

Chrome finish waste to bath.

Vitreous china close coupled toilet suite with full and half flush and soft close seat - white.

HOTWATER SYSTEM

Natural gas instantaneous HWS size specific to site.

TAPWARE

Chrome finish mixer to kitchen sink.

Chrome finish mixer taps to bath, shower, and vanity basin.

Chrome finish shower rail including soap holder.

Chrome finish mixer tap to laundry, mounted on trough and chrome hot and cold washing machine stops (Concealed within cabinet)

2 external garden taps.

KITCHEN

Laminate benchtops from Builders internal range selection.

Laminated doors and 1 bank of 4 drawers (top drawer with cutler insert).

Cabinet handles from Builders internal range selection.

Microwave space with power point and pot drawer.

Dish-washer with power point and cold-water point.

Contemporary 1 3/4 bowl stainless steel sink.

Tiled splash back from Builders Category board

APPLIANCES *Westinghouse*

600mm stainless steel under bench oven. 600mm 4 burner stainless steel hot plate.

600mm stainless steel rangehood and dishwasher.



PAINTWORK

Gloss enamel front entry door.

Low sheen acrylic to external timberwork and external doors.

Plasterboard walls - 3 coats washable acrylic.

Glass enamel to internal doors and woodwork (note: wall and woodwork to be one colour)

HEATING/COOLING

4 Star gas heating unit located in roof space with zoned ducted heating to living, bedrooms (unit size and number of points is product specific - excludes wet areas).

1 x Split wall mounted system to lower living, size specific to design.

CERAMIC TILES

Floor tiles from Builders Category board up to 400mm x 400mm in size to bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).

Wall tiles from Builder internal colour board 400mm x 400mm in size to kitchen, bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plans and we are product specific).

Skirtings tiles to bathroom, ensuite, laundry, WC and powder room (if applicable).

Balconies tiles.

FLOOR COVERING

Carpet as per colour board selection suitable for staircases.

Timber laminate - entry, meals.

STAIRS

Plaster walls to stairs/voids with painted handrail (refer staircase layout for further detail).

GARAGE

Plasterboard ceiling.

75mm cove cornice.

Sectional garage door (size is façade specific), remote including 2 handsets controls included.

Garages open to rear.

Garage infills as per plans.

OUTDOOR/TURNKEY

Colourbond fencing, wing fencing and gate as per plans.

Plan concrete paving as per architectural plans.

Clothesline and ground kit as per architectural plans.

TV ariel to roof.

Letterbox precast concrete type as per color boards.

Landscaping - gardens and plans includes soil & seed to rear yard as per landscape design.

No fencing to front elevation.

Note: please contact the sales agent to discuss upgrade options.

ELECTRICAL

RCD safety switch with circuit breaker to meter box.

Hardwired photoelectric smoke detectors with battery backup.

LED globes and shades as per detailed electrical plan (locations and numbers are product specific)

Power points and switches as per detailed electrical plan (locations and numbers are product specific).

2 TV points

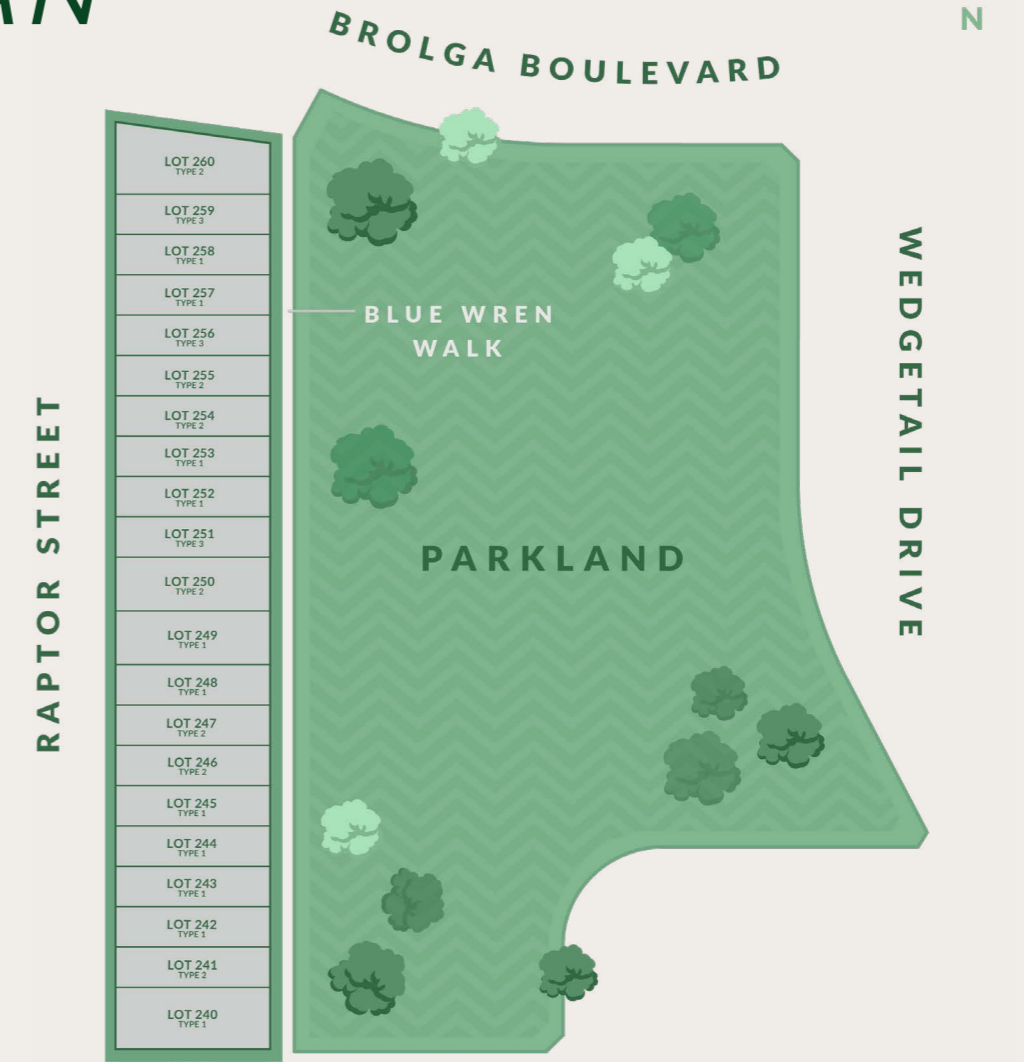
Exhaust fan over showers.

Exhaust fan to internal WC/powder room with no external ventilation (product specific)

Home internal switch board, location as per plans



SITE PLAN



ACACIA SCHEME

Kitchen Benchtop (Standard)

Laminex : Pearl Concrete
Profile : 33mm Square Edge

Kitchen Benchtop (Upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Kitchen Base Cupboards/Kickers

Laminex : Natural Finish
Colour : Ghostgum

Kitchen Overhead Cupboards

Laminex : Natural Finish
Colour : Battalion

Bath/En Suite Bench Top (standard)

Laminex : Natural Finish
Colour : Battalion

Bath/En Suite Bench Tops (upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Bath/En Suite Cupboards

Laminex : Natural Finish
Colour : Ghostgum

Cabinet Handles

Laminex : MX132
Orientation : Horizontal

Carpet

Category 3 : Notus
Colour : Urban Grey 760

Laminated Flooring (standard)

Category 1 : Great Wall
Colour : Earth Brown 180

Vinyl Flooring (upgrade)

Category 1 : Regent
Colour : Notting Hill 730

Ceiling paint Throughout

Haymes : JGK White

Wall & Woodwork Paint

Haymes : Gradient #2

Feature Wall Paint

Haymes : Minimalist #6

Door Handles

Lockwood : Element lever
Finish : Satin Chrome

LAMINATED
FLOORING
GREAT WALL
EARTH BROWN

LAMINEX
PEARL
CONCRETE

VINYL
FLOORING
REGENT
NOTTING

LAMINEX
BATTALION
NATURAL FINISH

WALL/
WOODWORK
PAINT
HAYMES
GRADIENT

LAMINEX
GHOSTGUM
NATURAL FINISH

FEATURE
PAINT
HAYMES
MINIMALIST

CAESAR-
STONE
OSPREY

CARPET
URBAN GREY

Skirting/Architraves

Profile : Single Bevel
Size : 67mm

Cornices

Gyprock : Cove
Size : 75mm

Cornices

Gyprock : Cove
Size : 75mm

Internal Door Profile

Hume : Flush Panel

Appliances

Make : Westinghouse
Finish : Stainless Steel

Tapware

Finish : Chrome

Shower Base

Type : Tiled
Profile : Raised

Semi-Frameless shower screen

Type : Semi-Framed
Finish : Polished Silver

Vanity Mirrors

Profile : Polished Aris Edge

ACACIA INTERIOR SCHEME

ENSUITE TILES

Name : Cityscape Grey Gloss
Dimensions: 400x400mm
Code : (1223356)
Grout : #241 Misty Grey
Orientation: n/a

FLOOR TILE THROUGHOUT

Name : Cityscape Grey MT/T
Dimensions: 400x400mm
Code : (1223359)
Grout : #241 Misty Grey
Orientation: n/a

LAUNDRY TILES

Name : United White Satin
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

KITCHEN TILES

Name : United White Satin
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

BATHROOM TILES (WALL)

Name : Cityscape Grey Gloss
Dimensions: 400x400mm
Code : (1223356)
Grout : #241 Misty Grey
Orientation: n/a

BATHROOM TILES (BATH HOB)

Name : Cityscape Grey Gloss
Dimensions: 400x400mm
Code : (1223356)
Grout : #241 Misty Grey
Orientation: n/a

BEAUMONT
TILES
CITYSCAPE
GREY GLOSS

BEAUMONT
TILES
UNITED WHITE
SATIN

SEQUOIA SCHEME

Kitchen Benchtop (Standard)

Laminex : Avenza Bianco
Profile : 33mm Square Edge

Kitchen Benchtop (Upgrade)

Caesarstone: Ice Snow
Profile : 20mm Arris Edge

Kitchen Base Cupboards/Kickers

Laminex : Natural Finish
Colour : Stormcloud

Kitchen Overhead Cupboards

Laminex : Natural Finish
Colour : Danish Walnut

Bath/En Suite Bench Top (standard)

Laminex : Avenza Bianco
Profile : 33mm Square Edge

Bath/En Suite Bench Tops (upgrade)

Caesarstone: Ice Snow
Profile : 20mm Arris Edge

Bath/En Suite Cupboards

Laminex : Natural Finish
Colour : Stormcloud

Cabinet Handles

Laminex : MX132
Orientation : Horizontal

Carpet

Category 3 : Notus
Colour : Cloud Stipple 750

Laminated Flooring (standard)

Category 1 : Great Wall
Colour : Tawny Brown 550

Vinyl Flooring (upgrade)

Category 1 : Regent
Colour : Imperial 540

Ceiling paint Throughout

Haymes : JGK White

Wall & Woodwork Paint

Haymes : Relaxation

Feature Wall Paint

Haymes : Graphite Grey

Door Handles

Lockwood : Element lever
Finish : Satin Chrome

LAMINATED
FLOORING
GREAT WALL
TAWNY BROWN

LAMINEX
AVENZA
BIANCO

VINYL
FLOORING
REGENT
IMPERIAL

LAMINEX
STORM CLOUD
NATURAL FINISH

WALL/
WOODWORK
PAINT
HAYMES
RELAXATION

LAMINEX
DANISH WALNUT
NATURAL FINISH

FEATURE
PAINT
GRAPHITE
GREY

CAESAR-
STONE
ICE WHITE

CARPET
CLOUD STIPPLE

Skirting/Architraves

Profile : Single Bevel
Size : 67mm

Cornices

Gyprock : Cove
Size : 75mm

Cornices

Gyprock : Cove
Size : 75mm

Internal Door Profile

Hume : Flush Panel

Appliances

Make : Westinghouse
Finish : Stainless Steel

Tapware

Finish : Chrome

Shower Base

Type : Tiled
Profile : Raised

Semi-Frameless shower screen

Type : Semi-Framed
Finish : Polished Silver

Vanity Mirrors

Profile : Polished Aris Edge

SEQUOIA INTERIOR SCHEME

ENSUITE TILES

Name : Super White S/Gloss
Dimensions: 400x400mm
Code : (48582)
Grout : #241 Misty Grey
Orientation: n/a

FLOOR TILE THROUGHOUT

Name : Parkstone Bark
Dimensions: 400x400mm
Code : (1007579)
Grout : #241 Misty Grey
Orientation: n/a

LAUNDRY TILES

Name : United White Satin
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

KITCHEN TILES

Name : United White Satin
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

BATHROOM TILES (WALL)

Name : Super White S/Gloss
Dimensions: 400x400mm
Code : (48582)
Grout : #241 Misty Grey
Orientation: n/a

BATHROOM TILES (BATH HOB)

Name : Parkstone Bark
Dimensions: 400x400mm
Code : (1007579)
Grout : #241 Misty Grey
Orientation: n/a

BEAUMONT
TILES
PARKSTONE
BARK

BEAUMONT
TILES
SUPER WHITE
GLOSS

BEAUMONT
TILES
UNITED WHITE
SATIN

SYCAMORE SCHEME

Kitchen Benchtop (Standard)

Laminex : Limed Concrete
Profile : 33mm Square Edge

Kitchen Benchtop (Upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Kitchen Base Cupboards/Kickers

Laminex : Natural Finish
Colour : Polar White

Kitchen Overhead Cupboards

Laminex : Natural Finish
Colour : Delana Oak

Bath/En Suite Bench Top (standard)

Laminex : Limed Concrete
Profile : 33mm Square Edge

Bath/En Suite Bench Tops (upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Bath/En Suite Cupboards

Laminex : Natural Finish
Colour : Delana Oak

Cabinet Handles

Laminex : MX132
Orientation : Horizontal

Carpet

Category 3 : Notus
Colour : Grey Pebble 755

Laminated Flooring (standard)

Category 1 : Great Wall
Colour : Tuscan Limestone 510

Vinyl Flooring (upgrade)

Category 1 : Regent
Colour : High Street 560

Ceiling paint Throughout

Haymes : JGK White

Wall & Woodwork Paint

Haymes : Aura

Feature Wall Paint

Haymes : Fusion

Door Handles

Lockwood : Element lever
Finish : Satin Chrome

LAMINATED
FLOORING
GREAT WALL
TUSCAN
LIMESTONE

LAMINEX
LIMED
CONCRETE

VINYL
FLOORING
REGENT
HIGH STREET

LAMINEX
DELANA OAK
NATURAL FINISH

WALL/
WOODWORK
PAINT
HAYMES
AURA

LAMINEX
POLAR WHITE
NATURAL FINISH

FEATURE
PAINT
HAYMES
FUSION

CAESAR-
STONE
OSPREY

CARPET
GREY PEBBLE

Skirting/Architraves

Profile : Single Bevel
Size : 67mm

Cornices

Gyprock : Cove
Size : 75mm

Cornices

Gyprock : Cove
Size : 75mm

Internal Door Profile

Hume : Flush Panel

Appliances

Make : Westinghouse
Finish : Stainless Steel

Tapware

Finish : Chrome

Shower Base

Type : Tiled
Profile : Raised

Semi-Frameless shower screen

Type : Semi-Framed
Finish : Polished Silver

Vanity Mirrors

Profile : Polished Aris Edge

SYCAMORE INTERIOR SCHEME

ENSUITE TILES

Name : Cityscape Mist Gloss
Dimensions: 400x400mm
Code : (1223355)
Grout : #241 Misty Grey
Orientation: n/a

FLOOR TILE THROUGHOUT

Name : Parkstone Bark
Dimensions: 400x400mm
Code : (1007579)
Grout : #241 Misty Grey
Orientation: n/a

LAUNDRY TILES

Name : United White (S)
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

KITCHEN TILES

Name : United White (S)
Dimensions: 100x300mm
Code : (1001983)
Grout : #241 Misty Grey
Orientation: Horizontal Stackbond

BATHROOM TILES (WALL)

Name : Cityscape Mist Gloss
Dimensions: 400x400mm
Code : (1223355)
Grout : #241 Misty Grey
Orientation: n/a

BATHROOM TILES (BATH HOB)

Name : City Scape Mist MT/T
Dimensions: 400x400mm
Code : (1223358)
Grout : #241 Misty Grey
Orientation: n/a

BEAUMONT
TILES
CITY SCAPE
MIST

BEAUMONT
TILES
CITY SCAPE
MIST GLOSS

BEAUMONT
TILES
UNITED WHITE
SATIN

WILLOW SCHEME

Kitchen Benchtop (Standard)

Laminex : Pure Mineralstone
Profile : 33mm Square Edge

Kitchen Benchtop (Upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Kitchen Base Cupboards/Kickers

Laminex : Natural Finish
Colour : Chalk White

Kitchen Overhead Cupboards

Laminex : Natural Finish
Colour : Bleached Wenge

Bath/En Suite Bench Top (standard)

Laminex : Pure Mineralstone
Profile : 33mm Square Edge

Bath/En Suite Bench Tops (upgrade)

Caesarstone: Osprey
Profile : 20mm Arris Edge

Bath/En Suite Cupboards

Laminex : Natural Finish
Colour : Bleached Wenge

Cabinet Handles

Laminex : MX132
Orientation : Horizontal

Carpet

Category 3 : Notus
Colour : Urban Grey 760

Laminated Flooring (standard)

Category 1 : Great Wall
Colour : Whisper White 100

Vinyl Flooring (upgrade)

Category 1 : Camaro
Colour : Bianco Oak 2241

Ceiling paint Throughout

Haymes : JGK White

Wall & Woodwork Paint

Haymes : Soft Feathers

Feature Wall Paint

Haymes : Gradient #6

Door Handles

Lockwood : Element lever
Finish : Satin Chrome

LAMINATED
FLOORING
GREAT WALL
WHISPER WHITE

LAMINEX
PURE
MINERALSTONE

VINYL
FLOORING
CAMARO
BIANCO OAK

LAMINEX
BLEACHED
WENGE
NATURAL FINISH

WALL/
WOODWORK
PAINT
HAYMES
SOFT FEATHERS

LAMINEX
CHALK WHITE
NATURAL FINISH

FEATURE
PAINT
HAYMES
GRADIENT 6

CAESAR-
STONE
OSPREY

CARPET
URBAN GREY

Skirting/Architraves

Profile : Single Bevel
Size : 67mm

Cornices

Gyprock : Cove
Size : 75mm

Cornices

Gyprock : Cove
Size : 75mm

Internal Door Profile

Hume : Flush Panel

Appliances

Make : Westinghouse
Finish : Stainless Steel

Tapware

Finish : Chrome

Shower Base

Type : Tiled
Profile : Raised

Semi-Frameless shower screen

Type : Semi-Framed
Finish : Polished Silver

Vanity Mirrors

Profile : Polished Aris Edge

WILLOW INTERIOR SCHEME

ENSUITE TILES

Name : Cityscape Mist Gloss
Dimensions: 400x400mm
Code : (1223355)
Grout : #241 Misty Grey
Orientation: n/a

FLOOR TILE THROUGHOUT

Name : Parkstone Charcoal
Dimensions: 400x400mm
Code : (1007580)
Grout : #287 Charred Ash
Orientation: n/a

LAUNDRY TILES

Name : United Charcoal (S)
Dimensions: 100x300mm
Code : (1006454)
Grout : #287 Charred Ash
Orientation: Horizontal Stackbond

KITCHEN TILES

Name : United Charcoal (S)
Dimensions: 100x300mm
Code : (1006454)
Grout : #287 Charred Ash
Orientation: Horizontal Stackbond

BATHROOM TILES (WALL)

Name : Cityscape Mist Gloss
Dimensions: 400x400mm
Code : (1223355)
Grout : #241 Misty Grey
Orientation: n/a

BATHROOM TILES (BATH HOB)

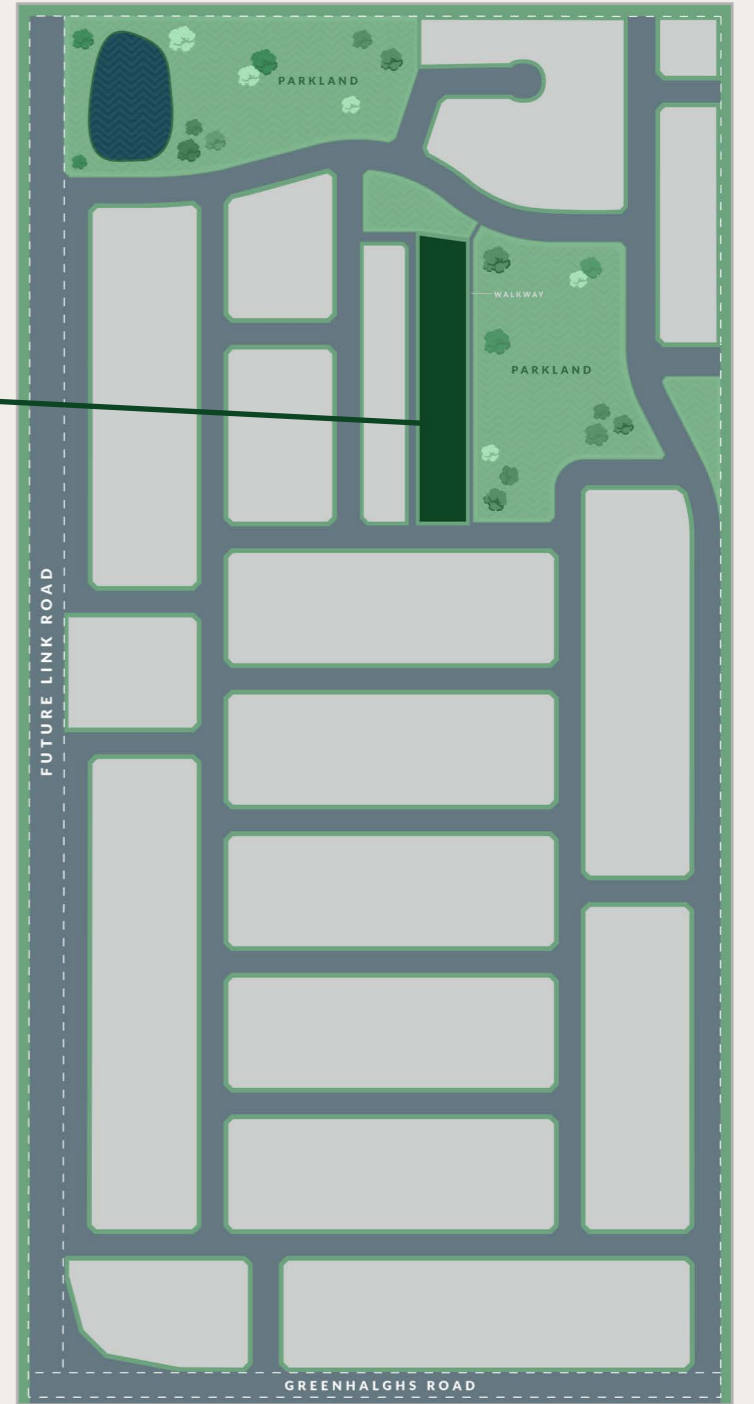
Name : Parkstone Charcoal
Dimensions: 400x400mm
Code : (1007580)
Grout : #287 Charred Ash
Orientation: n/a

BEAUMONT
TILES
PARKSTONE
CHARCOAL

BEAUMONT
TILES
UNITED
CHARCOAL

BEAUMONT
TILES
CITYSCAPE
MIST

MASTER PLAN



Artist Impression

ALFREDTON

LAKE WENDOUREE

VICTORIA PARK

BALLARAT CBD

FUTURE SPORTS PRECINCT

FUTURE SECONDARY SCHOOL

FUTURE PRIMARY SCHOOL

FUTURE SHOPPING

5MIN TO LUCAS SHOPPING CENTRE

3MIN TO DELACOMBE TOWN CENTRE

GREENHALGHS ROAD





CONROY'S TERRACE



PORTER PELCHEN PROPERTIES

JellisCraig

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