

Edgevale Terraces

Opalia, Weir Views



MILLERATKINS

Introducing Edgevale Terraces by Miller Atkins

Melbourne's Most Affordable House and Land



Artist Impression



Opalia Weir Views is a masterplanned residential community that offers the convenience and community of a complete neighbourhood with everything you need right at your doorstep.

Featuring a unique combination of land lots, medium density living, green spaces, sports ovals, a proposed government school and its very own shopping centre, set to open next year, featuring supermarkets, cafés and wellness spaces, Opalia sets the scene for a life of total satisfaction.



Artist Impression



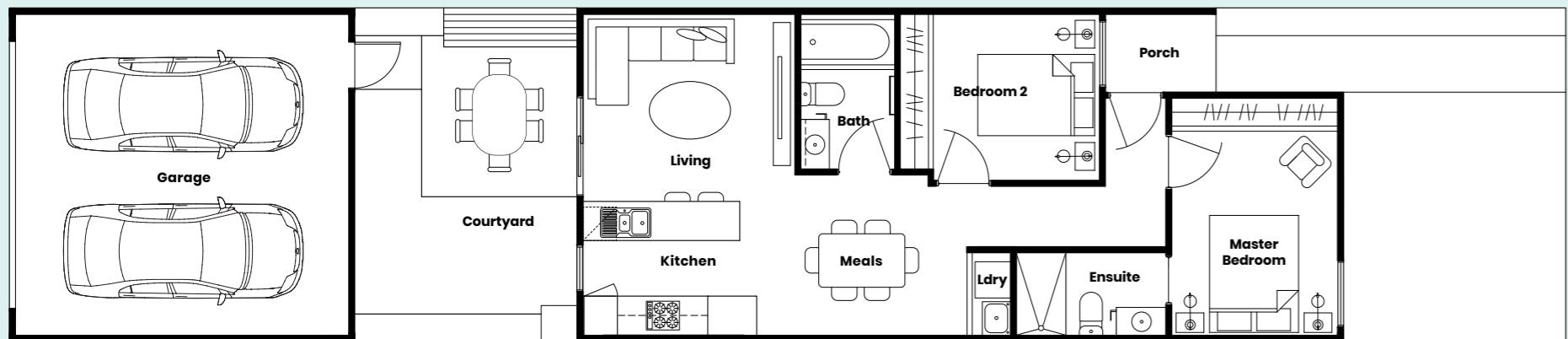
Artist Impression

A New Community Your New Future

From the security of knowing that a proposed new school, childcare and medical centres will be available close by, and the natural beauty of the surrounding native countryside and the urban lifestyle of central Melton nearby, everything is in place to provide complete peace of mind for a beautiful future.

Currently under construction, and set to open in 2020, the new Opalia Shopping Centre features a Woolworth's, Chemist Warehouse, a KFC and McDonald's, and over 20 specialty retail stores.

The Zillah



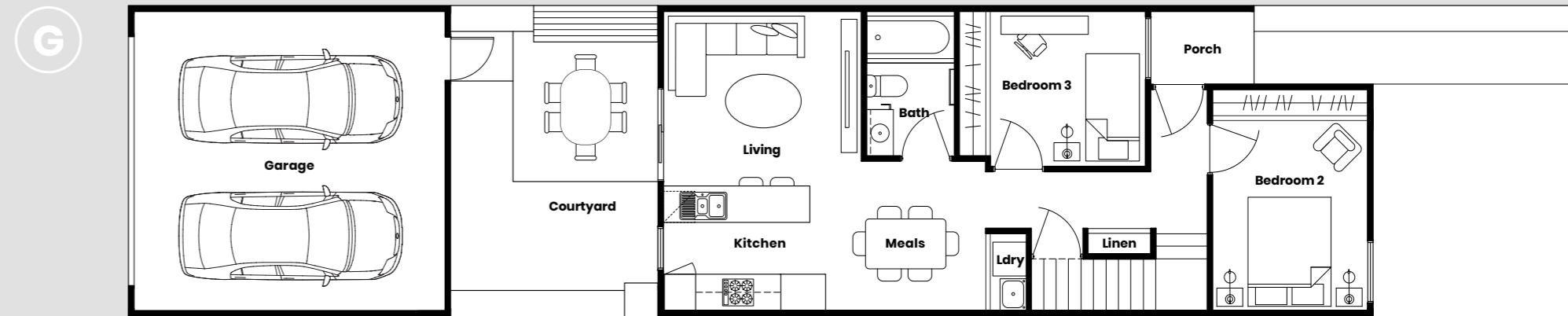
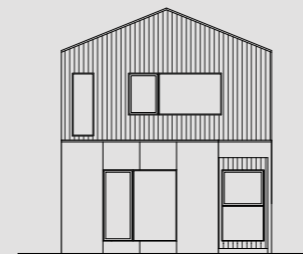
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Proudly brought to you by Miller Atkins, Melbourne's newest builder, the Edgevale Terraces are a real game-changer. We understand how challenging it is for first home buyers to get a foot into the property market — which is why we set out to disrupt the industry by creating affordable, architecturally designed homes that don't compromise on function or style.

With a choice of two or three bedrooms, these complete turn-key home and land packages will make your home buying journey a breeze. All you have to do is select your preferred interior colour scheme and everything else is taken care of, until you have to move in.

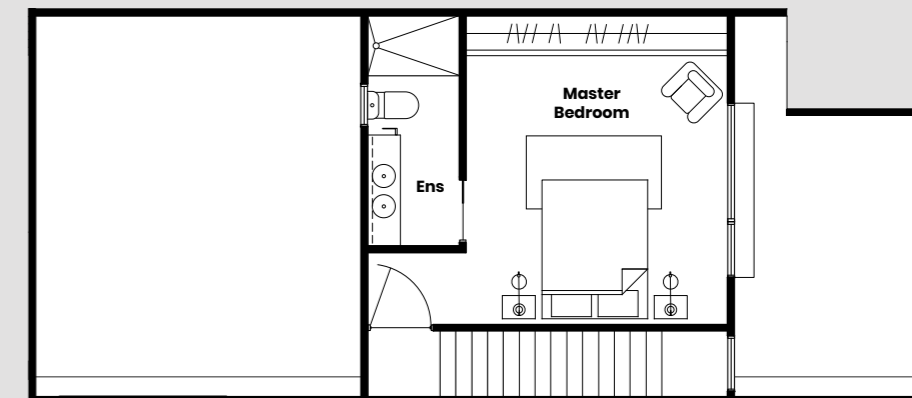
Area Schedule	m ²	sq
Ground Floor	76.20	8.20
Garage	37.30	4.01
Front Porch	3.0	0.32
Total	116.50	12.53

The Allegra



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Area Schedule	m ²	sq
Ground Floor	76.20	8.20
First Floor	27.6	2.97
Garage	37.30	4.01
Front Porch	3.0	0.32
Total	144.10	15.60



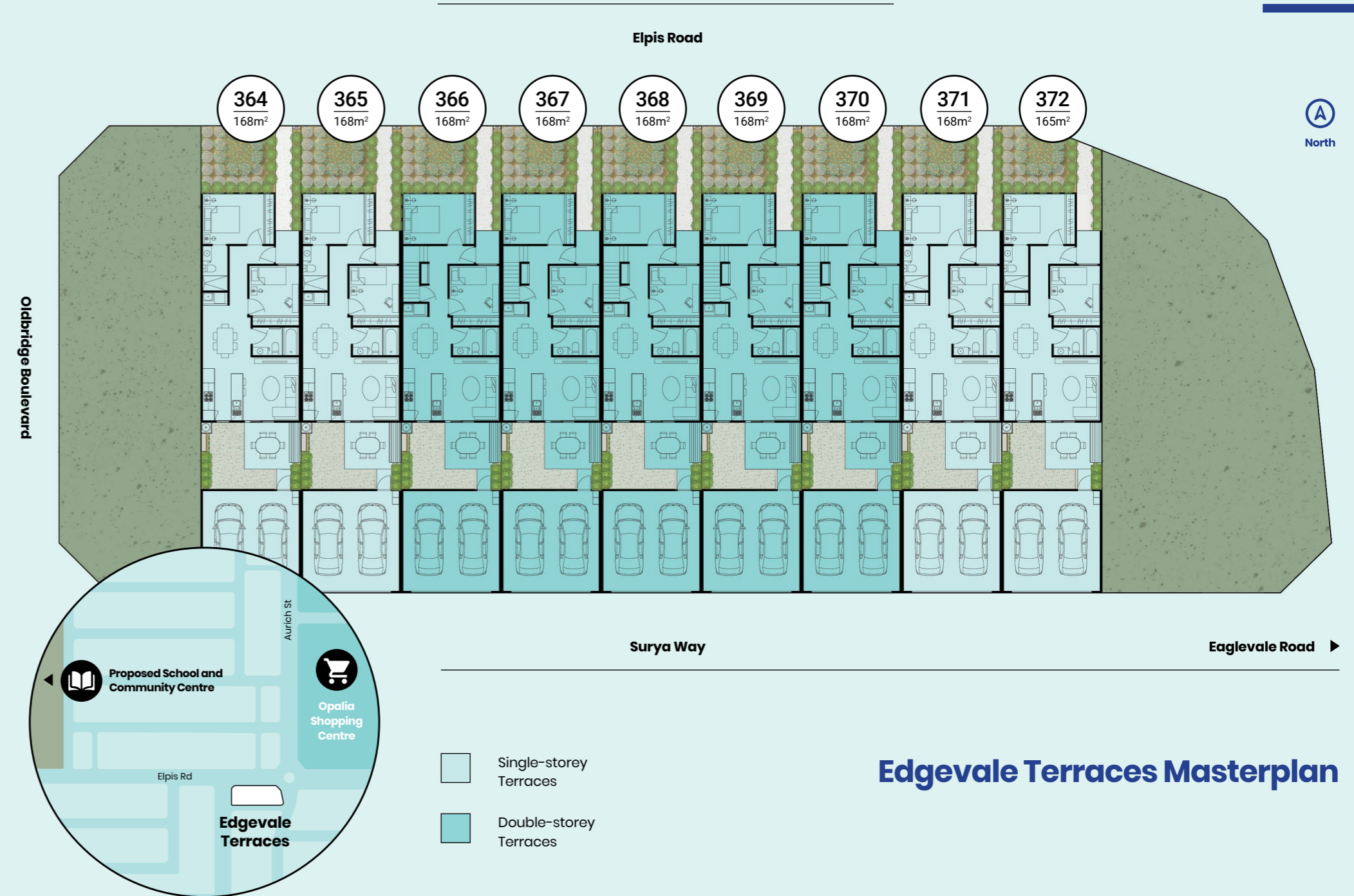
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Edgevale Terraces Streetscape

The Edgevale Terraces enjoys an enviable position within walking distance to the new Opalia Shopping Centre, the proposed school and community centre. Tree-lined streets lead to expansive parkland and ovals to enjoy sports or simply spending time outdoors.



Artist Impression

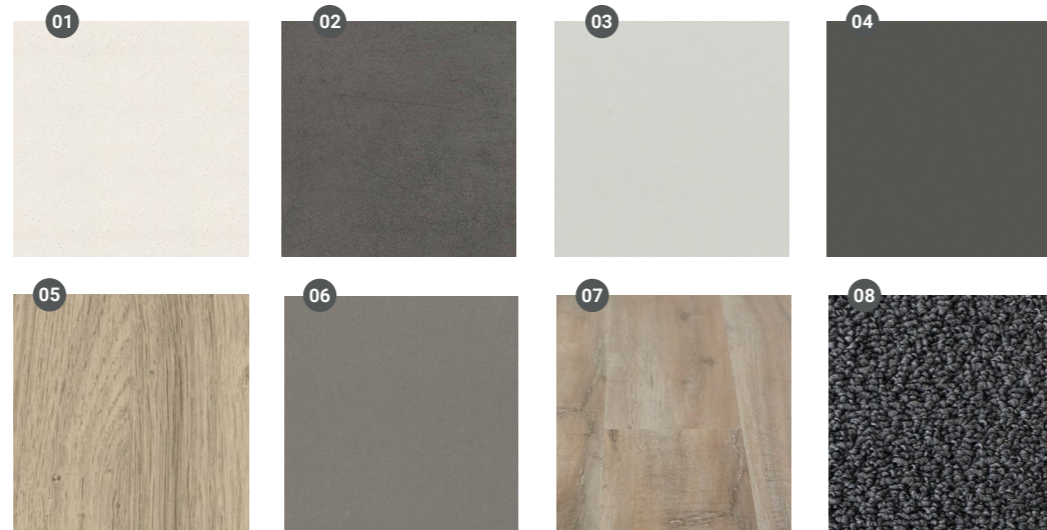


Edgevale Terraces Masterplan

1 Gallerie Interior Scheme

- 01** 20MM Stone Benchtop to Kitchen with Square Edge, in Nougat
- 02** Laminex Laminate Benchtops to Bath, Ensuite in Metropolitan Concrete (Velour)
- 03** Laminex Laminate Kitchen Overhead Cupboards in Seal Grey (Velour)
- 04** Laminex Laminate Kitchen Base Cupboards in Asphalt (Velour)

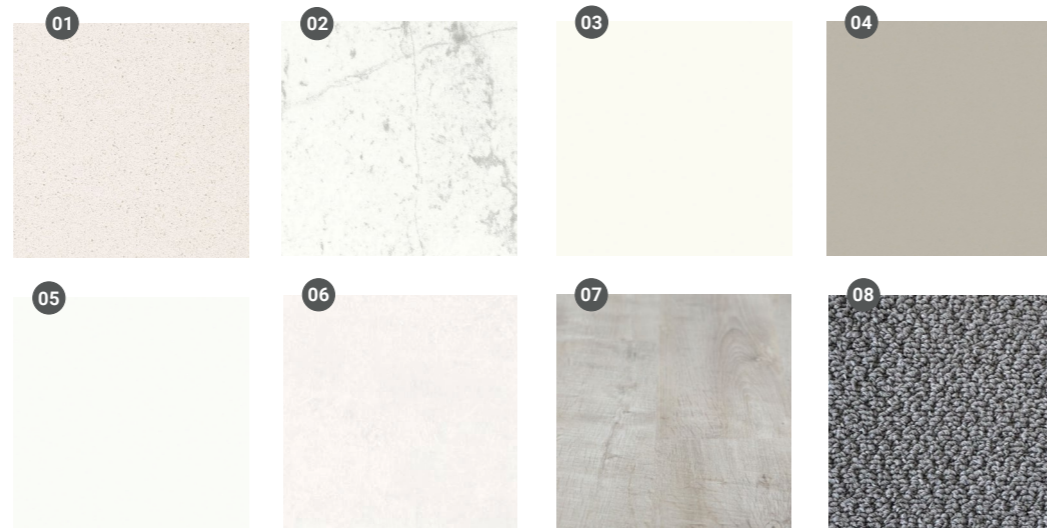
- 05** Laminex Laminate Base Cabinets to Bath and Ensuite in Idyllic (Velour)
- 06** 400MM x 400MM Floor Tiles to Bath, Ensuite and Laundry in Siderun Grey
- 07** Timber Look Laminate Flooring in Fiji
- 08** Textured Loop Pile Carpet, Pivot Grey



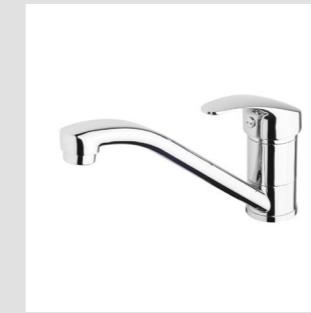
2 Vogue Interior Scheme

- 01** 20MM Stone Benchtop to Kitchen with Square Edge, in Ocean Foam
- 02** Laminex Laminate Benchtops to Bath, Ensuite in Pure Marble (Velour)
- 03** Laminex Laminate Overhead Cupboards to Kitchen in Crystal White (Velour)
- 04** Laminex Laminate Base Cabinets to Kitchen in Dawn Grey (Velour)

- 05** Laminex Laminate Base Cabinets to Bath, Ensuite in Classic White (Matt)
- 06** 400MM x 400MM Floor Tiles to Bath, Ensuite and Laundry in Euphoria White
- 07** Timber Look Laminate Flooring in Cambridge
- 08** Textured Loop Pile Carpet in Light Shadow



1200MM Double Bowl Stainless Steel Sink w/ Single Tap Hole



Phoenix Ivy Slimline Sink Mixer in Chrome Finish



Tiled Kitchen Splashback (Colour per Internal Scheme)



Omega Stainless Steel Dishwasher ODW700X



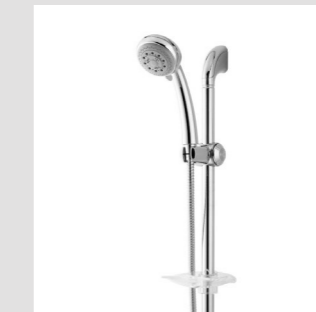
Omega Stainless Steel 600MM Electric Underbench Wall Oven



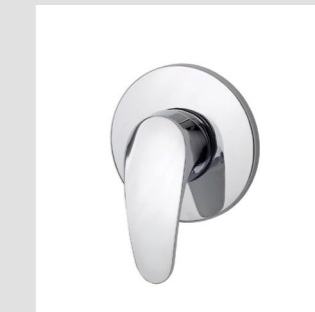
Stainless Steel 600MM Gas Hotplate w/ Electric Ignition



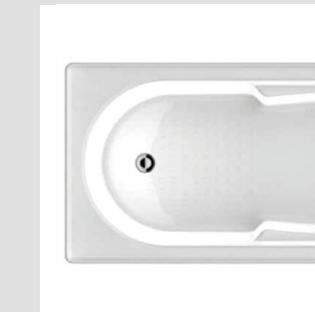
3-Speed 600MM Rangehood Stainless Steel ORW6XA



Phoenix Ivy Rail Shower in Chrome Finish



Phoenix Ivy Wall Mixer in Chrome Finish



Inset Acrylic Bathtub in White



Wall Faced Vitreous White China Toilet Suite with Soft Close Lid



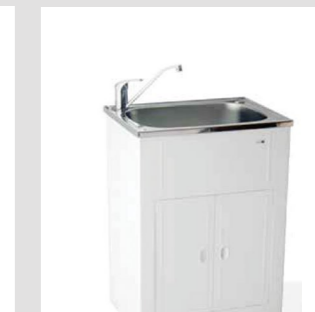
Ceramic Inset Vitreous China Basin in Gloss White



Radii Toilet Roll Holder Round Plate in Chrome Finish



Semi Frameless Shower Screen with Pivot Door and Silver Trim



35LT Steel Laundry Tub and Trough /w Single Chrome Mixer

Specifications List

External

Slab	Class 'H' Engineered designed Waffle Pod Slab.
Finish	Texture finish from Builder's Selection (Façade specific, refer working drawing for extent of cover).
Light Weight Cladding	Fibre Cement products to areas as per standard working drawings (product specific).
Roof Cover	Tiles: Concrete roof tiles from Builder's Selection (product specific) Metal: Steel deck roof from Builder's Selection (product specific).
Roof Plumbing	Colorbond metal fascia and barge. Colourbond Quad gutter with 100 x 50MM rectangular downpipes. Colorbond metal rainheads with square flat bottom or Half Round (product specific).
Entry Door	Front: Hume Newington Range XN1 2040MM high x 920MM wide Rear: Duracote Tempered Hardboard door 2040 x 920MM.
Door Furniture	Front Door: Key-in-knob entry set with deadbolt. Door Stop: 75MM white. External Door: Key-in-knob entry set (refer colour scheme for finish)
Windows	Aluminium awning and sliding, powdercoat finish.

Framing

Walls	90MM timber frame.
Boundary Walls	Lightweight timber fireproof and acoustic system to BCA requirements.
Roof	Timber roof trusses.

Insulation

Ceiling	R4.0 Glasswool batts to ceilings — house only.
External Walls	R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/doors sealed.

Paintwork

External	2 Coat System (refer internal colour scheme for finish) Front door: Sealer undercoat with enamel gloss top coat. Other Hinged Doors: Sealer under coat with low sheen acrylic top coats. Fascia, gutter and downpipes: Colorbond (maximum two colours) Woodwork: Low sheen acrylic (one colour).
Internal	Woodwork and doors: Sealer undercoat with enamel gloss top coat (doors, skirting and architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Sealer undercoat and topcoat washable Low Sheen acrylic (one colour throughout).

Internal Features

Ceiling Height	Single Storey: 2590MM throughout (over plates). Double Storey: 2590MM to ground floor and 2400MM to first floor (over plates).
Room Doors	Flush panel 2040MM high.
Room Door Furniture	Lever Handles: Lever set (refer internal colour scheme for finish) Privacy lever set to powder room and bathroom. Door Stop: 75MM white.
Mouldings	Architraves: 42 x12 double pencil round (MDF) Skirtings: 67 x12 double pencil round (MDF) Cornice: 75mm cove cornice throughout.

Heating and Cooling

Heating/Cooling	Split System reverse cycle air conditioning to all living areas. Additional split system to Double Storey Master Bedroom.
Solar Hot Water	Gas mains pressure hot water unit with single solar collector, storage tank and continuous flow booster.
Draft Exclusions	Exhaust Fans: 'Draft-Excluder' installed over all ceiling exhaust fans. Flat Roof: vented to external. Tiled Roof: vented to roof space.
Entry Frames	Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.

Cabinetry

Cupboards	Fully lined cabinets (refer to working drawings for standard inclusion)
Doors/Drawers	Standard laminate (refer to internal colour scheme for finish) D-Pull Handles in chrome finish.

Benchtops	Kitchen and Bathrooms: Standard laminate (refer to internal colour scheme for finish) Bench Top Edges: Square edge with 2MM aris.
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Mirrors	Silver backed with polished edges, full width of and seated on vanity.
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Basins	Bench Top Basin: White inset vitreous china, and/or semi recessed vitreous china with chrome waste and 1 tap hole. Wall Basin: Vitreous china wall basin, with chrome waste and 1 tap hole (product specific, refer to drawings)
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Shower	Base: Tiled shower base with square chrome waste. Screens: Semi-frameless with pivot door and clear glass and silver trim Fixed panel at bath location.
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Taps and Outlets	Bath: Wall mixer with hob swivel spout 200MM chrome finish. Bench Top and Wall Basin: Single lever mixer, chrome finish. Shower: Wall mixer with hand-held outlet and shower rail, chrome finish.
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Accessories	Round plate toilet roll holder and single towel rail, chrome finish.
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Trough	35 litre compact tub and cabinet /w single lever mixer, chrome finish.
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Robes/Walk-Ins	One white melamine shelf and hanging rail.
Pantry and Linen	Four white melamine shelves.

Doors	Robes: Sliding: 2100MM (nominal) high, aluminium frame and vinyl panel. Hinged: Flush panel, 2040MM high hinged door(s) with dummy lever handles.
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Supply/Outlets	Single phase. Power Points: 2 doubles to habitable rooms, 3 doubles to bedroom 1 and living. Singles to bathrooms, ensuites and appliances.
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Light Points	Internal: LED Downlights. External: LED Downlights to Portico/Entry or external wall mounted light or weatherproof para flood light (product specific, please refer to working drawings).
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Switch Plates	Clipsal C2000 or similar, white (wall mounted, where practical)
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TV/Telephone Points	TV: 1 point. Telephone: 2 points with wall plate including underground conduit to front boundary (refer to working drawings).
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Safety/Other	Smoke Detector: Hard-wired with battery backup. Exhaust Fans: Above showers and WC, ducted to outside air if required. Safety Switch: RCD safety switch and circuit breakers (refer to working drawings).
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Wall Tiles	2100MM high over shower, 400MM high over bath, 400mm high over trough.
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Floor Tiles	To laundry, bathroom, ensuite, powder room, and W.C. as per drawings.
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Trim	Aluminium trim to doorways/openings abutting alternative floor covering.
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Shower and Bath	Tiled shower base /w square chrome waste. Bath Hob: Floor Tiles to bath hob with plain aluminium L-shape angle trim to bath hob/riser junction.
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Skirting Tiles	100MM high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room and WC as per working drawings.
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Flooring	Carpet: Generally, to the bedrooms and adjacent passage and stairs. (refer to drawings)
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Stairs	MDF closed stringer with gloss painted finish standard, timber framed and plaster balustrade. Balustrade with 14MM diameter factory finished matt black etch paint metal balusters. Carpet to treads and risers, as per drawings.
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Garage	Colorbond sectional door with 2 remote units, plaster ceiling, concrete floor and brickwork above garage door opening or lightweight construction.
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Landscaping	Landscaping, fencing and paving/paths. Letterbox and fold-down clothes line (product specific, please refer to working drawings).
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Bathroom and Ensuite

Laundry

Storage
(Product Specific)

Electrical
(Product Specific)

Ceramic Tiling

Floors and Stairs

Garage and Landscaping
(Product Specific)



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MILLERATKINS

MILLERATKINS.COM.AU

MILLER ATKINS PTY LTD
48 NICHOLSON STREET
ABBOTSFORD VICTORIA 3067
INFO@MILLERATKINS.COM.AU

OPALIA DISPLAY OFFICE
OPEN SAT TO THURS 11 – 6PM
179 EXFORD ROAD WEIR VIEWS
VICTORIA 3338