

Portsea Villa

2 Bed, 1 Bath = Square Metre: 59.5



Images shown are fully customised versions of Villas and do not necessarily reflect the Base Models

Portsea: Your Oasis in the Heart of Home

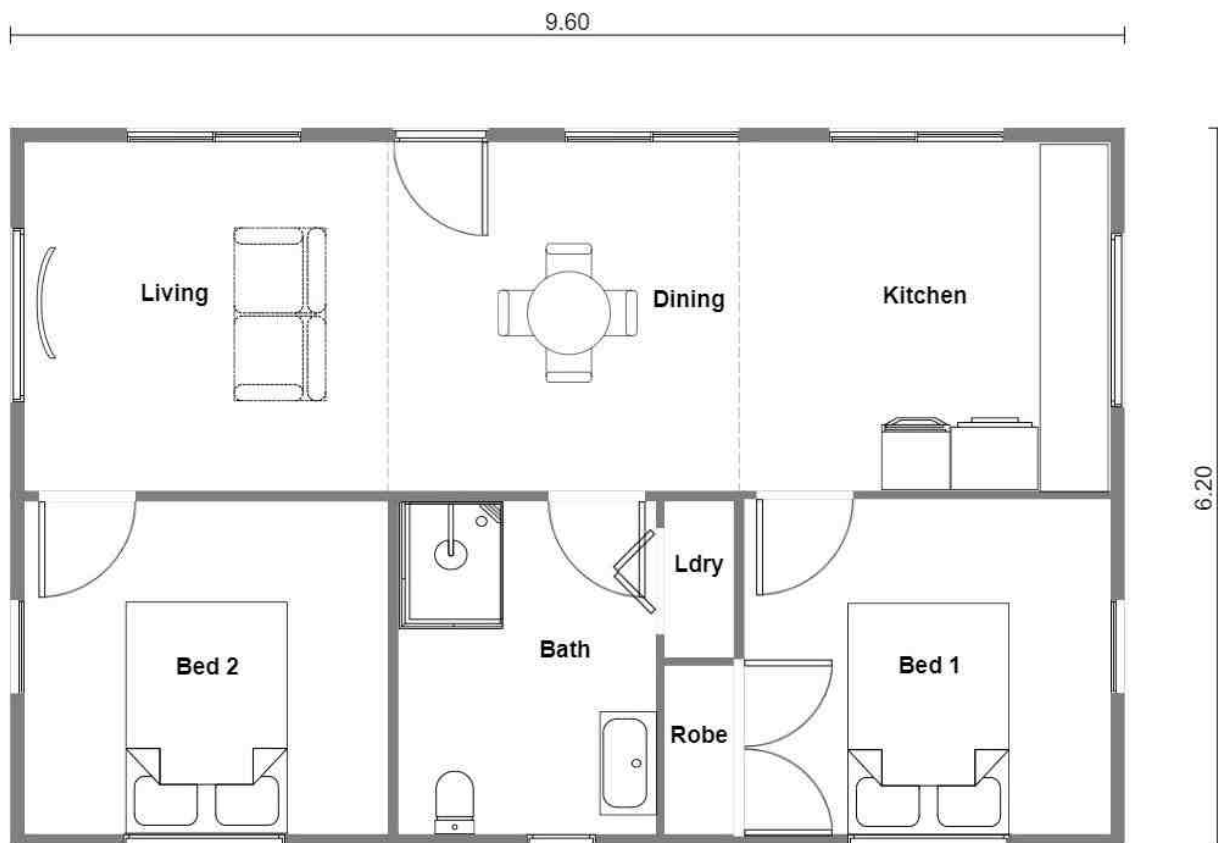
Designed with sustainability in mind, our Portsea villa boasts a 6-star energy efficiency rating, minimizing environmental impact without compromising luxury.

Standard Features – Signature Theme

- 2 Spacious and bright bedrooms
- Modern designed kitchen with stone benchtops as standard
- European style Laundry
- Engineered Flooring as standard in Living Areas
- Full height tiling to Bathroom with Feature tiled wall and shower Niche
- Air Conditioning in Living areas as standard
- High quality Kitchen appliances included- Westinghouse.
- Electric Hot Water System included
- Energy efficiency design as standard
- Architectural range of external claddings to choose from
- Double Glazed windows as standard
- Open plan living areas with raked ceilings
- Environmentally considerate design with minimal impact to your land.
Can be built on almost any block of land- subject to a site check

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External Claddings:

- Scyon Axon 133 cladding to 3 external sides
- Oblique 200mm to Entry Facade w/ Feature vertical linings to Nominated panels- Entry facade only
- All windows are ordered as standard in Matt Black.

Interior Upgrades:

Discover the versatility of Prestige Living with our distinct interior design Palettes: By providing these options, we ensure that every client finds their perfect villa, blending personalized elegance with innovative design.

- "Sand Dunes" - Coastal Theme
- "Daintree" - Rainforest Theme
- "Aurora" - Upgraded Modern Theme
- "Uluru" - Outback Earthy Style

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Interior Upgrades:

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- **“Sand Dunes” - Coastal Theme**
 - Coastal theme designed classic white kitchen and Calacutta style benchtops – upgradable appliances from Smeg or Miele
 - Colour coded Tapware and door furniture- Brushed Nickel
 - Custom feature wall- Timber panelling
 - Custom feature wall tiling in Sand Dunes theme
- **“Daintree” - Rainforest Theme**
 - "Daintree" theme designed Polytec kitchen and Marmo Gris style benchtops – upgradable appliances from Smeg or Miele
 - Colour coded Tapware and door furniture- Matt White
 - Custom Silver Travertine/ Rammed Earth feature interior wall
 - Custom feature wall tiling in Daintree theme
 - Custom Internal Doors
- **“Aurora” - Upgraded Modern Theme**
 - Aurora theme designed Japanese Oak woodgrain kitchen and "Superwhite" style benchtops – upgradable appliances from Smeg or Miele
 - Colour coded Tapware and door furniture- Gun Metal
 - Custom "Pumice Flow" feature interior wall
 - Custom feature wall tiling in “Aurora” theme
 - Custom Internal Doors
- **“Uluru” - Outback Theme**
 - "Uluru" theme designed Gossamer White Polytec kitchen and "Carrera" style benchtops – upgradable appliances from Smeg or Miele
 - Colour coded Tapware and door furniture- Antique brass
 - Custom Tan Travertine/ Rammed Earth feature interior wall
 - Custom feature wall tiling in “Uluru” theme
 - Custom Internal Doors

Other optional upgrades include:

- Electric flame fire heater- Opti flame 26”
- Skylights
- Waterfall benchtops- limited to specific floor plans
- Custom half walls to bedheads
- Custom robe fit-outs
- Square set doors and windows

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Premium Inclusions

Energy Efficiency:

- 7 Star Energy Rating
- Double glazed external windows and doors throughout
- 200Ltr electric boosted solar HWS
- Insulation
 - R6.0 to ceilings and floors
 - R2.5 to external walls

Interior:

- NCC 2022 Compliant layout
- Raked ceilings from 2400-2900mm
- 10mm plaster ceilings and walls throughout- square set finish
- 67mm Architraves and 90mm skirtings
- Flush panel doors
- Designer door furniture
- Engineered wide board T&G flooring to Living areas- 12 colour range
- Builders range carpets to bedrooms
- Robes with shelving and hanging rail
- Fully painted throughout

Kitchen/ Laundry:

- Flat door cabinets with 20mm stone benchtops
- Overhead cabinets
- Soft close hardware
- Dedicated Pantry and fridge recess built in
- Designer tapware and sink
- Westinghouse 60cm Ceramic cooktop
- Westinghouse 60cm oven
- Westinghouse pull out rangehood
- Westinghouse Dishwasher
- Colour coded sink and designer tapware
- Tiled splashback
- S/S Trough

Bathroom:

- Stepless shower, fully tiled base
- Full height wall tiling throughout with shower niche
- Frameless shower screen
- Industry leading waterproofing
- LED backlit mirror over vanity
- Custom Vanity unit with 20mm stone tops
- Designer colour tapware throughout including drencher shower rail
- Colour coded Towel rails

Electrical:

- LED downlights throughout x 12
- Entry Wall Lights x 2
- Hardwired smoke detectors
- Double GPOs throughout x 10
- TV point and digital aerial
- Large capacity exhaust fan to Bathroom
- Split System Heating to Living area

Exterior:

- James Hardie Scyon 'Axon' vertical sheet cladding to non-Entry walls
- James Hardie "Oblique" vertical shiplap style cladding to Entry façade with a range of feature vertical timber cladding as feature panels
- Colorbond "clip lock" roof sheets with Colorbond metal fascia, gutters and downpipes
- BAL 12.5 compliant
- Plumbing points ready to connect to existing services
- Fully painted throughout- *colour range could be determined by Energy Report.*

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Premium Upgrades

- 5 x choices of tapware colours
- 5 x choices of internal doors
- 5 x choices of door furniture colours
- Feature wall panels to Living areas, range to choose from
- Reverse cycle ducted air conditioning- (limited to specific models)
- 3 in 1 exhaust, heater and fan to Bathroom
- Electric fireplace to Living area, can be integrated with:
 - Feature TV wall
- Designer external window shrouds
- Custom designed robe fit-out
- Decking areas
- Balustrades if required
- Disabled access ramps

Other optional upgrades include:

- Waterfall benchtops- (limited to specific floor models)
- Custom half walls to bedheads
- Custom robe fit-outs
- Kitchen appliances, Smeg or Miele
- Shaker Kitchen cabinets

Exclusions:

- Design/ Drafting for Building Permit approval- site specific
- Site specific engineering- footings design, pads and Soil Test
- Costs for footings installation
- Costs for elevated or uneven/ sloping blocks
- Costs to remove trees for access/ citing SSD on block
- Site excavation/ levelling- if required
- Decking, balustrades and ramps
- Water Tank supply and connection
- Electrical connections and/ or mains upgrades if required
- Plumbing connections into existing service points (Sewer and Stormwater)
- Fencing to comply with SSD requirements (If required)
- Bushfire Management Statement
- Solar Panels, batteries and connections
- Site specific recommendations by Energy Rating to comply with 7-star efficiency- some sites may require upgrades
- Site specific upgrades if required to suit Bushfire protection over BAL 12.5
- Window coverings