

# SAIGE RELEASE

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A MODERN NEIGHBOURHOOD OF EFFORTLESS AND  
AFFORDABLE HOUSE & LAND SOLUTIONS.

WESTBROOK   
 ANOTHER DENNIS FAMILY COMMUNITY

  
NEIGHBOURHOODS  
By eighT HOMES



# EVERYTHING YOU NEED RIGHT WHERE YOU NEED IT.

Westbrook is the second largest estate to be developed in the Truganina/Tarneit area. While size alone isn't everything, it means just about everything is right in your neighbourhood.

Residents will be able to enjoy a vast choice of recreation and play areas, in fact over 32 kms of shared paths and trails throughout the estate – plus indoor and outdoor sports facilities, your own school, and two major waterway projects that will enhance the natural beauty of the area.

The future shopping will be spectacular with both major retailers and boutique brands creating a large Town Centre near the estate's very own railway station.



Westbrook sits in the centre of a fast growing community with an established school and childcare centres all around it. There's plenty of local shopping with Tarneit Central across the road and Tarneit Park Hub adjacent to Tarneit train station.

Images, photos, plans, maps, measurements and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.



Artist impression

The Zui 2-25 promotes a clever use of open plan living, maximising the use of space throughout.

Designed with family living in mind, the bedrooms on the first floor are cleverly positioned in close reach to a casual living area. While the ground floor boasts a well-appointed kitchen, an impressive open plan living area, and a secluded study.



Artist impression

# ZUI 2-25



## Lot 5852 Verbeck Road

House size: 245.27m<sup>2</sup> | 26.39sqrs  
 Facade:P9 | Lot Size: 270m<sup>2</sup>  
 Exterior width: 10,420mm | Exterior length: 15,460mm

## Lot 5853 Verbeck Road

House size: 242.42m<sup>2</sup> | 26.09sqrs  
 Facade:P9 | Lot Size: 263m<sup>2</sup>  
 Exterior width: 10,070mm | Exterior length: 15,460mm

## Lot 5854 Verbeck Road

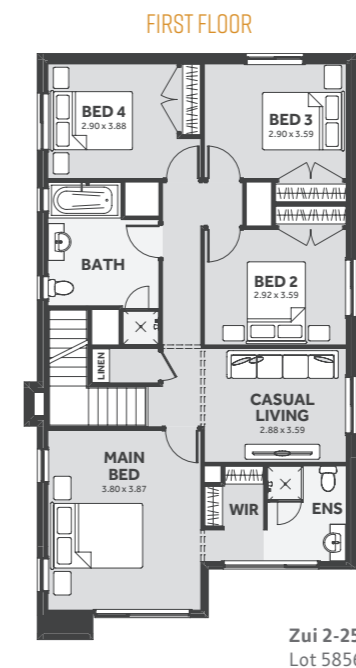
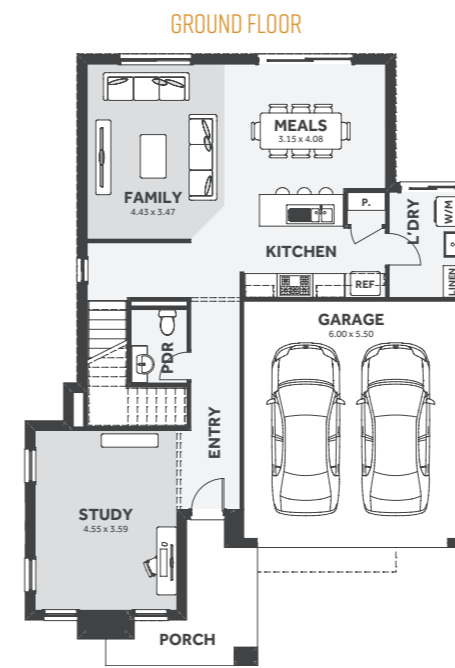
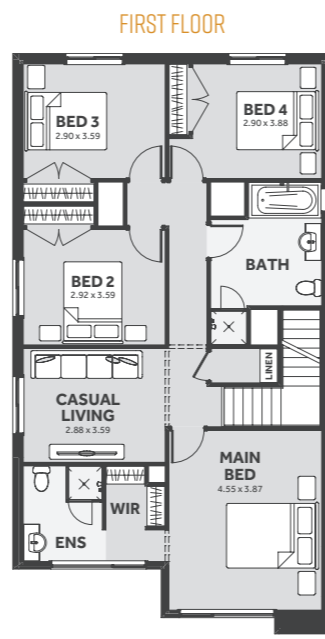
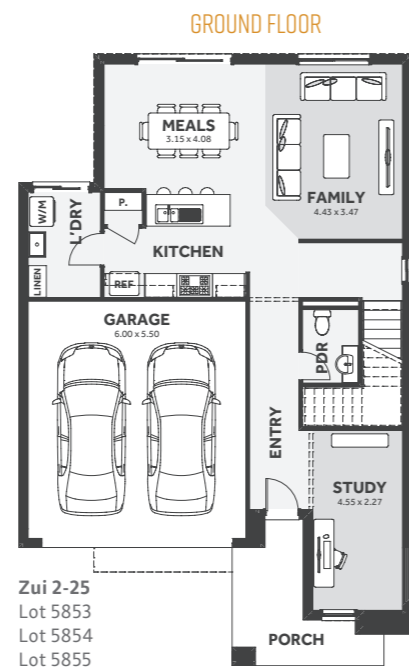
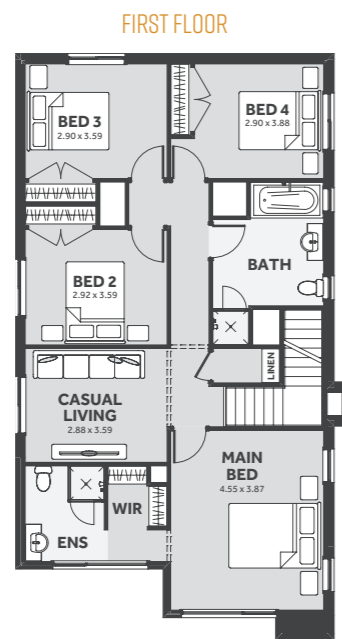
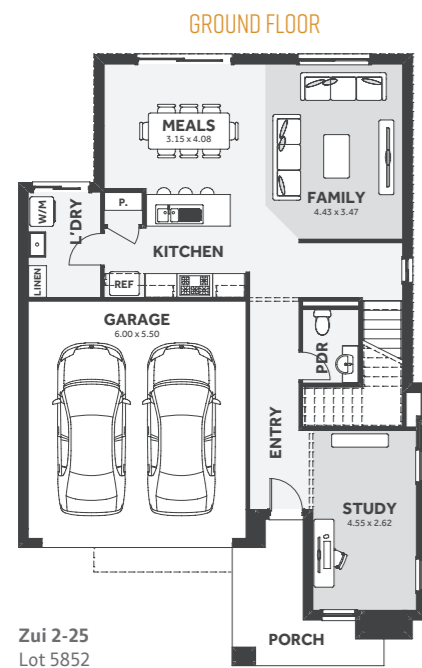
House size: 242.42m<sup>2</sup> | 26.09sqrs  
 Facade:P9 | Lot Size: 263m<sup>2</sup>  
 Exterior width: 10,070mm | Exterior length: 15,460mm

## Lot 5855 Verbeck Road

House size: 242.42m<sup>2</sup> | 26.09sqrs  
 Facade:P9 | Lot Size: 263m<sup>2</sup>  
 Exterior width: 10,070mm | Exterior length: 15,460mm

## Lot 5856 Verbeck Road

House size: 249.85m<sup>2</sup> | 26.88sqrs  
 Facade:P9 | Lot Size: 274m<sup>2</sup>  
 Exterior width: 11,270mm | Exterior length: 15,460mm



Lot 5856 | ZUI 2-25

Lot 5855 | ZUI 2-25

Lot 5854 | ZUI 2-25

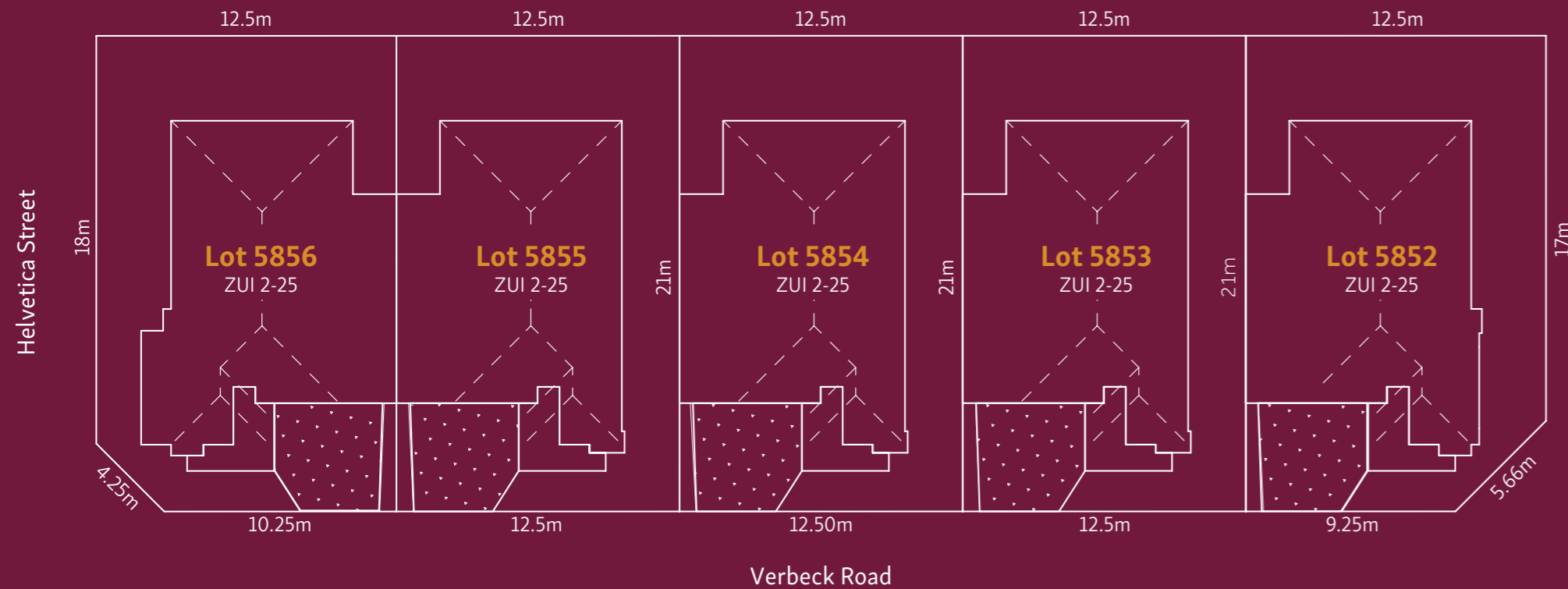
Lot 5853 | ZUI 2-25

Lot 5852 | ZUI 2-25



Artist impression

## SITE PLAN



## HOUSE & LAND INCLUSIONS

### PRE-CONSTRUCTION

- Bushfire assessment report
- Concrete pump for slab
- Site Analysis. Including soil test report, survey plan and property information. Foundations – 'M' class waffle slab up to 300mm of fall over building envelope
- Engineer's slab design and computations
- Building Permit – Including permit fees, working and detailed specifications
- Connections – Underground electrical, gas, sewer, storm water and water for allotment up to 550m<sup>2</sup> with 5m set back
- 100mm sewer grade PVC storm water system

### STRUCTURAL

- 90mm machine grade pine studs (MGP10)

### EXTERNAL FEATURES

- Up to 36m<sup>2</sup> of exposed aggregate concrete driveway and path to front door (inc. porch as per plan)
- Face brickwork/light weight to facade (Category 1 range bricks)
- Brickwork/light weight over all facade windows and external door from Category 1 range (facade dependent)
- Front Landscaping and rear of lot fencing\* provided by the developer.
- Rear landscaping, side fencing, & clothesline\* provided by the builder.

### MATERIALS

- Brick veneer/light weight construction (Category 1 range bricks)
- Natural Colour Mortar Joints – Rolled Finish
- Slimline roof tiles
- 820 x 2040mm tempered hardboard Front Entry door (Category 1)
- Timber Front Entry door frame
- Aluminium Windows and sliding doors (as per standard plan)
- Chrome terrace entry sets
- Double cylinder snib deadlock to all glass sliding doors
- Painted fibre cement sheet Infill above windows and doors (excluding facade)
- 2 x Garden taps (1 to front yard and 1 to rear yard)

### SIX STAR ENERGY RATING

- 6 star energy rating compliance on base plan on best house orientation at no extra cost

### FLOORING

- Stylish Category 1, 8mm timber look laminate (refer to specific plan for locations)
- Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas
- Category 1 carpet to remainder of home

### INSULATION

- R4.1 batts to ceiling
- R2.0 wall batts to external walls of dwelling

### INTERNAL FEATURES

- 2740mm ceiling height to ground floor
- 2040mm high flush panel Internal Doors including robes and linen (Design Specific) (Excludes Laundry linen)
- Chrome door furniture
- Chrome handles (Category 1 Range) to robes, linen and pantry (Design Specific)
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home garage
- Semi-frameless shower screens with pivot doors

### PAINTWORK

#### External

- Front Entry door: Gloss enamel finish
- Woodwork: External acrylic

#### Internal

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 3 Coat Premium Paint System

### KITCHEN

- Cupboards – Modular cabinets including melamine shelves (Category 1 Range)
- 20mm square edge stone benchtop with 16mm shadowline (Category 1 Range)
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers – Square edge laminate (Category 1 Range)
- Chrome handles (Category 1 Range)
- Chrome 1 3/4 bowl sink with drainer
- Dishwasher
- Chrome sink mixer tap
- Laminate overhead cupboards (Category 1 Range)
- 900mm upright cooker and 900mm canopy rangehood
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

### STORAGE

- Robes – White melamine top shelf with hanging rail and hinged doors
- Walk in Robe – White melamine top shelf with hanging rail
- Pantry – Four white melamine shelves
- Linen – Four white melamine shelves

### BATHROOMS, ENSUITE & POWDER ROOM (If Applicable)

- 1100mm high polished edge mirrors to full width of vanity
- Ceramic wall and floor tiles up to 400mm x 400mm (Category 1 range)
- Laminate cabinetry including benchtops from Category 1 range
- White toilet suites
- White semi recessed vanity basins
- Chrome basin mixers
- White bath
- Chrome Bath Outlet
- Tiled shower bases to Ensuite and Bathroom
- Chrome multifunction shower heads
- Semi-frameless shower screens with pivot doors
- 100mm high skirting tile to all wet areas (Excluding Kitchen)

### LAUNDRY

- 45 litre stainless steel trough and steel cabinet
- Chrome sink mixer
- Chrome standard washing machine stops
- 100mm high skirting tile
- Aluminium Sliding door to Laundry

### GARAGE

- Slimline Sectional Overhead Garage door
- 820 x 2040mm tempered hardboard rear Entry door (design specific)

### ELECTRICAL

- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and 1 x side/laundry wall
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers
- 2 x TV points including 5m coaxial cable to roof space
- 2 x Telephone points
- RCD safety switch and circuit breaker to meter box

### HOT WATER UNIT

- 200lt Gas boosted Solar hot water system including two solar panel collectors

### HEATING

- 3 Star Gas Ducted Heating unit – Ducted to all living areas and bedrooms

### TERMITE TREATMENT

- Part A: Termite collars to all pipes passing through the concrete slab

Driveways – garage side setbacks greater than 200mm and garage extensions may incur additional costs due to driveway size – includes grated strip drain. \*Developer's front landscaping offer subject to terms & conditions.



Developer's front landscaping offer subject to terms & conditions [https://westbrookestate.com.au/sites/default/files/The-Edge-GARDEN-OFFER-BROCHURE-JULY-2021\\_WEB.pdf](https://westbrookestate.com.au/sites/default/files/The-Edge-GARDEN-OFFER-BROCHURE-JULY-2021_WEB.pdf). Statements in relation to inclusions, specifications, pricing or other information relating to the construction of dwellings have been supplied by Eight Homes. To the extent permitted by law, the Developer takes no responsibility for the accuracy, currency, reliability or correctness of such statements. This document is not a contract and is not binding. All land purchases at Westbrook must be made directly through the Land Sales Centre in person or via an online appointment. Offers to purchase any Westbrook land advertised by, or offered through, unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, the vendor will accept only contracts issued by the Westbrook Land Sales Centre to person(s) named on the Deposit Notification Form on terms acceptable to the vendor, and those contracts must have been signed by the purchaser in person at our Land Sales Centre or online via an e-contract. The vendor reserves the right to amend any offers to treat or to withdraw properties from sale at any time prior to contract execution. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. Amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. DFC (Westbrook) Pty Ltd is the project manager for the Westbrook estate. The 'Westbrook' name and logo are registered trade marks used under licence © 2024. Geographical restrictions apply DBU 18864.