

St Leonards, Ascot Vale

Configuration	Size Range	Price Range	Total Availability
2 x 2 x 1	83 - 120	\$650,000 - \$895,000	15
3 x 2 x 2	110 - 112	\$885,000 – \$895,000	2
Total =	83 - 120	\$650,000 - \$895,000	17

Project Name:	St Leonards
Suburb:	Ascot Vale
Address:	54 St Leonards Road
Vendor:	St Leonards Property P/L
Developer:	Rocdon Developments P/L
Previous Projects completed by Developer:	Numerous – see brochure
Builder:	Not appointed as yet
Architect:	Neil Architecture
Council Approval Status:	Planning permit issues
Est Commencement Date:	March 2017
Est Completion Date:	March 2018
Council:	Moonee Valley
Zoning:	Residential
Display Suite: Yes/No	Yes
Display Suite Access Details:	Key to hoarding, key to shed, padlock to chain
Distance from CBD:	8KMs
Metropolitan Melbourne Vicinity:	
Views:	Local
History of Site:	2 Houses
Type:	
Total Number:	17
Bedrooms:	2 & 3
Levels:	3-4
Level Access: Stairs/Lift	Level access – no lift
Price Range:	\$650,000 - \$895,000
Size Range: (Internal)	88m2 – 120m2
Interior Options:	Smeg appliances, outdoor sink & bench, air-con to bedrooms, black tapware
Ceiling Height:	2.7m to 2.9m
Common Facilities:	Biofilta Vertical garden
Services:	
Heating:	
Cooling:	Reverse cycle – lounge room only
Security: Remote Garage, Access, Intercom	Audio intercom, 2 stations internal
Storage:	Under stairs
Car Accommodation:	1 car/ townhouse/apartment
Deposit Amount:	10%

Deposit Type: (Add who payable to)	
1. Bank Guarantee:	
2. Bank Cheque:	
3. Deposit Bond:	
Sunset Clause:	4 Years
Vendor's Solicitor:	Kalus Kenny Intelex
Vendor's Solicitor Trust Account Details:	Kalus Kenny Intelex Trust Account
Clause Insertions:	Purchaser options
Rental Guarantee:	Nil
Incentives	Nil
Rental Assessment:	??
Depreciation Schedule:	Not provided
Stamp Duty Savings:	Schedule provided
Owners Corp:	\$2546 per annum
Council Rates:	Not known
Water Rates:	Not known
General	
Floorboards	Engineered timber
Carpet	To bedrooms & stairs
A/C Condenser Location	On rooftop
Rubbish Shute/Garbage Disposal	Garbage room near car stackers
Hot Water	Electric heat pump
Development Green Star Rating	N/A
Wall thickness	Party wall – 270mm finished
Floor thickness	380mm (typical) finished
Balcony Dividing Wall Material	Stud frame with render finish
Sound proofing	Party wall – RW/RW + CTR = 62/50
Glazing Thickness	Double glazed
Windows	Aluminium
Garage door type	Sliding metal doors to car stacker
Exhaust	To kitchen & laundry & bathrooms
Bicycle Storage	Yes 21 racks
Car & Storage Space Number Allocation	See plan of sub
Internal Lighting	L.E.D & pendant above kitchen bench
TV/Ethernet/Foxtel Wiring	Yes
Telephone	Yes
Common Area Finishes	See renders
Kitchen	
Stove	Technika
Oven	Technika
Fridge Compartment Measurement	870mm wide x 775mm deep (typical)
Rangehood	Technika
Dishwasher	Technika
Microwave	No
Bench Tops	Caesar stone
Cupboard Fronts	Laminate
Tap Wear	Reece/Chrome (black upgrade)
Finishes	Laminates
Pantry	Yes
Bathroom	

Storage	Mirror wall cabinet & vanity drawers
Flooring	Ceramic tiles
Shower Head	Shower rose on arm
Shower Door	No
Finishes	Tiles, Caesar stone, laminate, mirror
Toilet	Close coupled suite
Bath	No
Bedroom	
Wardrobes	Yes – sliding doors – 1 x mirror, 1 x laminate
Windows	Yes
Laundry	
Washing Machine Space	Yes
Sink hole	Yes – laundry trough & tap
Storage Cupboard	Under cabinet storage & shelves
Exhaust	Yes