

BUILD YOUR *First-Place*

**WITH OUR HOT
TOP 8
HOME DESIGNS**

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ABOUT US

THE ONLY PLACE TO GET YOUR FIRST-PLACE.

Building your first home or investment property is a big decision — it might be the single biggest investment you've made in your life.

So you want to do everything you can to get it right. At First-Place, we get where you're coming from — between us we've got over 40 years of experience building homes.

We've seen it all. We know what works and what doesn't, and we've worked hard to focus on what matters and keep our prices sharp. Here at First-Place, we're about great homes, delivered on time and with no surprises.

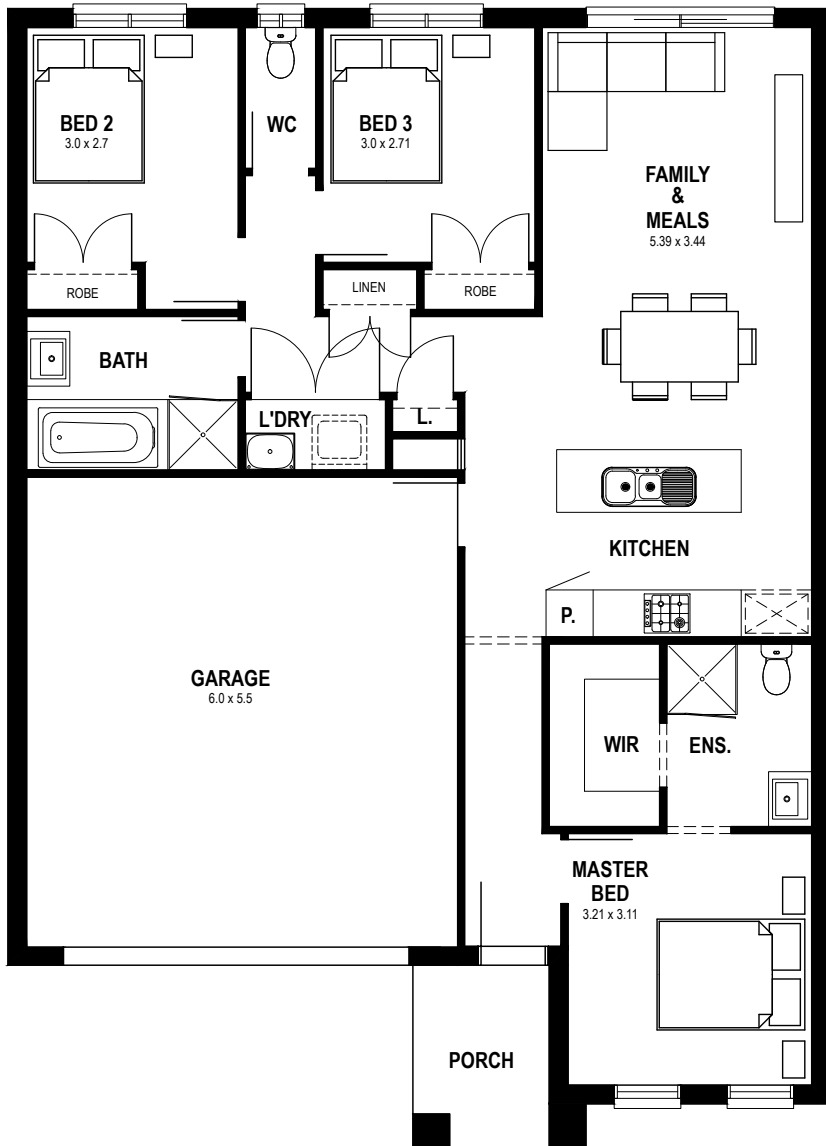
Our complete house and land packages have been carefully designed to offer everything you need, or you can get creative and customise the details that will make your house a home. All our costs are upfront and crystal clear, none of the usual tricky sales tactics. In fact, we'll be with you every step of the way — from design and consultation, through to building, sign off and handing over the keys. At First-Place you're our number one priority.





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CARTER 15

 **3** Bedrooms

 **2** Bathrooms

 **1** Living area

 **2** Parking

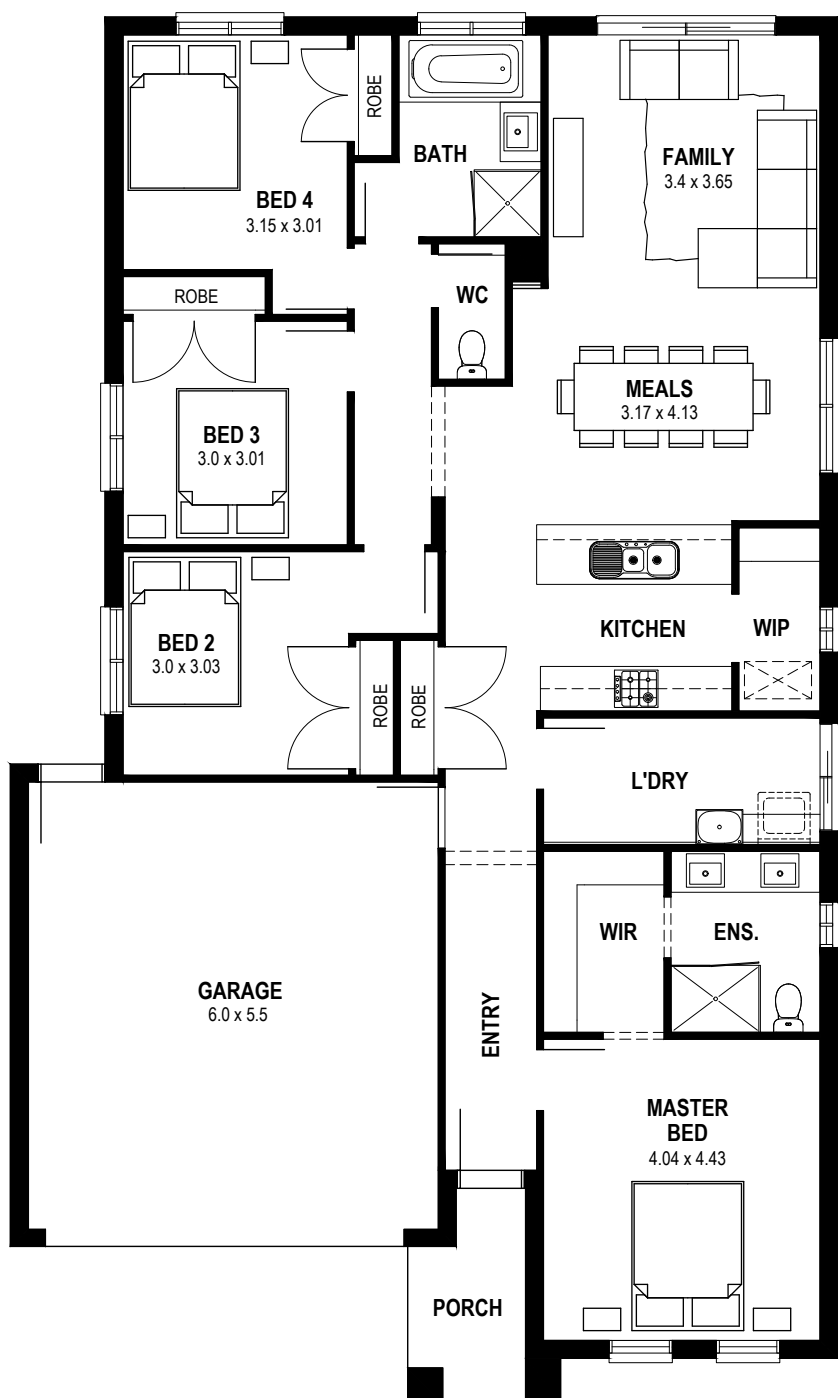
Dimensions

Fits 10.5m x 21m lots

Ground floor	99.08 m ²	10.67 sq
Garage	35.76 m ²	3.85 sq
Porch	4.12 m ²	0.44 sq
Total	138.96 m ²	14.96 sq

*Terms and conditions apply. Floor plans, facade images and photographs are for illustrative purposes only and may not represent the final product shown. Purchasers should refer to their new home sales consultant for more information. Visit www.first-place.com.au for full terms and conditions. CDB-U50038

MAKE *First-Place* YOUR ONLY PLACE.



TUNNEY 20

 **4** Bedrooms

 **2** Bathrooms

 **1** Living area

 **2** Parking

Dimensions

Fits 12.5m x 25m lots

Ground floor	139.90 m ²	15.06 sq
Garage	36.24 m ²	3.90 sq
Porch	4.04 m ²	0.43 sq
Total	180.18 m ²	19.40 sq

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TOP 8 HOT HOME DESIGNS



ALI 23

 **4** Bedrooms

 **2** Bathrooms

 **2** Living area

 **2** Parking

Dimensions

Fits 12.5m x 28m lots

Ground floor	159.01 m ²	17.12 sq
Garage	36.31 m ²	3.91 sq
Porch	3.65 m ²	0.39 sq
Alfresco	12.56 m ²	1.35 sq
Total	211.53 m ²	22.77 sq

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GEORGE 23

 **4** Bedrooms

 **2** Bathrooms

 **2** Living area

 **2** Parking

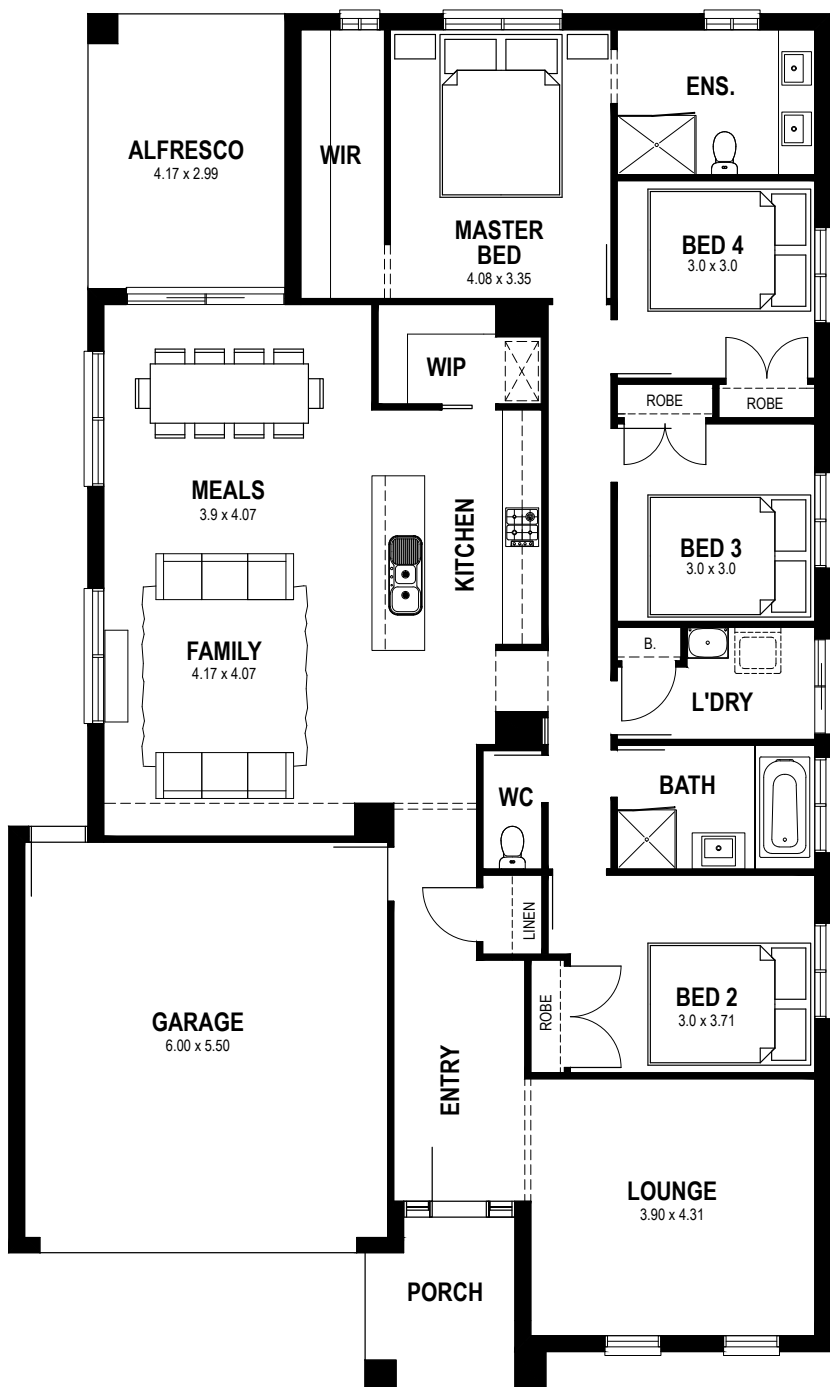
Dimensions

Fits 12.5m x 28m lots

Ground floor	158.11 m ²	17.02 sq
Garage	36.08 m ²	3.88 sq
Porch	4 m ²	0.43 sq
Alfresco	15.14 m ²	1.63 sq
Total	213.33 m ²	22.69 sq

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TOP 8 HOT HOME DESIGNS



FRAZIER 25

 **4** Bedrooms

 **2** Bathrooms

 **2** Living area

 **2** Parking

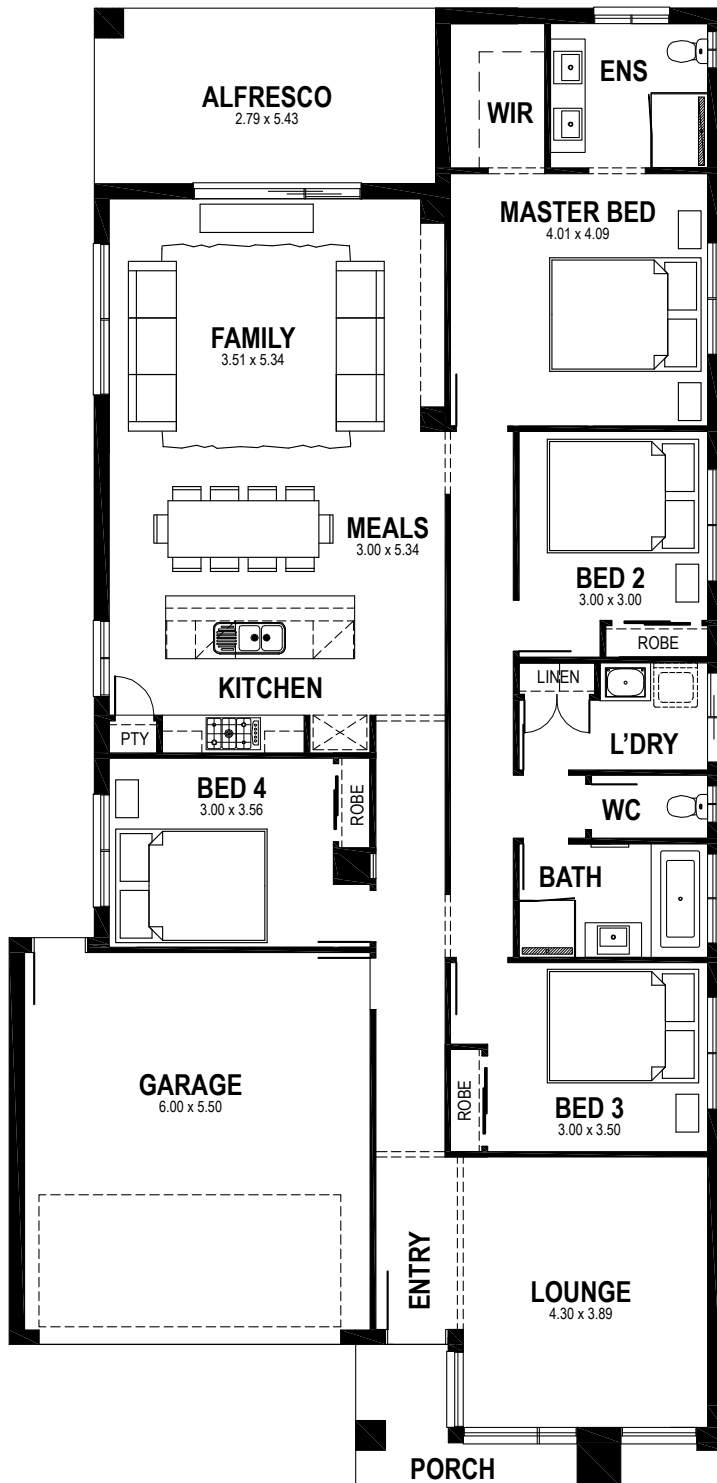
Dimensions

Fits 14m x 28m lots

Ground floor	177.48 m ²	19.10 sq
Garage	36.24 m ²	3.90 sq
Porch	5.69 m ²	0.61 sq
Alfresco	12.46 m ²	1.34 sq
Total	231.87 m ²	24.96 sq

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HOLLYFIELD 25

 **4** Bedrooms

 **2** Bathrooms

 **2** Living area

 **2** Parking

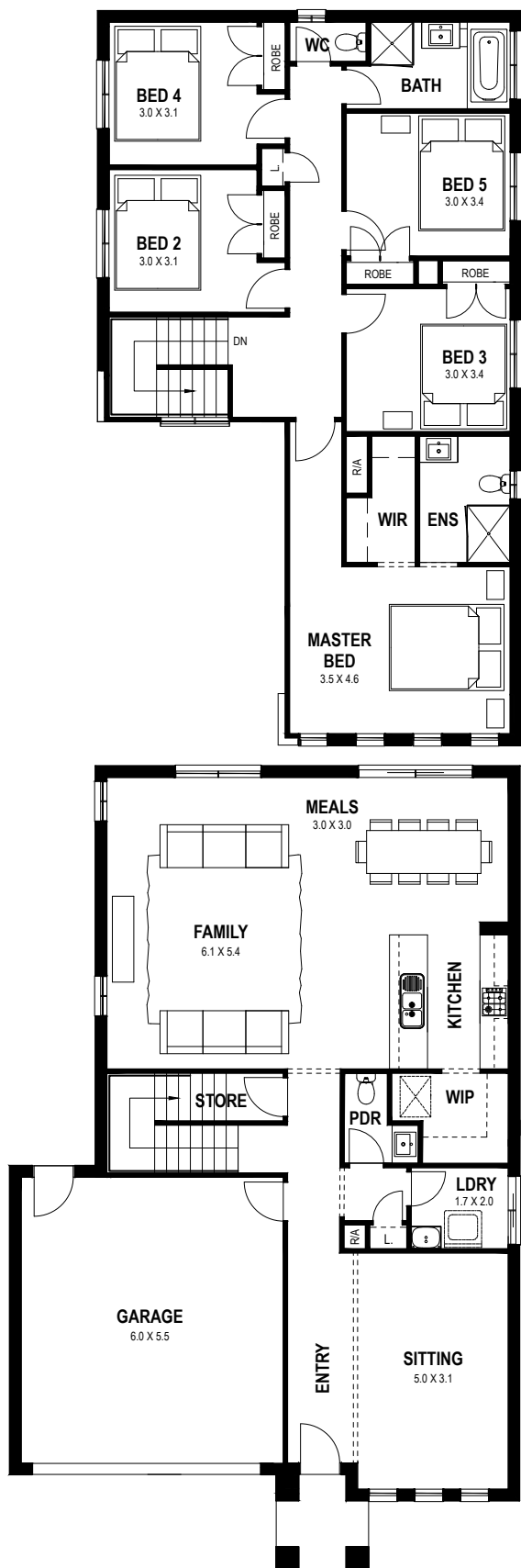
Dimensions

Fits 12.5m x 32m lots

Ground floor	175.43 m ²	18.88 sq
Garage	36.09 m ²	3.88 sq
Porch	7.14 m ²	0.77 sq
Alfresco	15.15 m ²	1.63 sq
Total	233.81 m ²	25.16 sq

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TOP 8 HOT HOME DESIGNS



FOREMAN 27

 **5** Bedrooms

 **2** Bathrooms

 **2** Living area

 **2** Parking

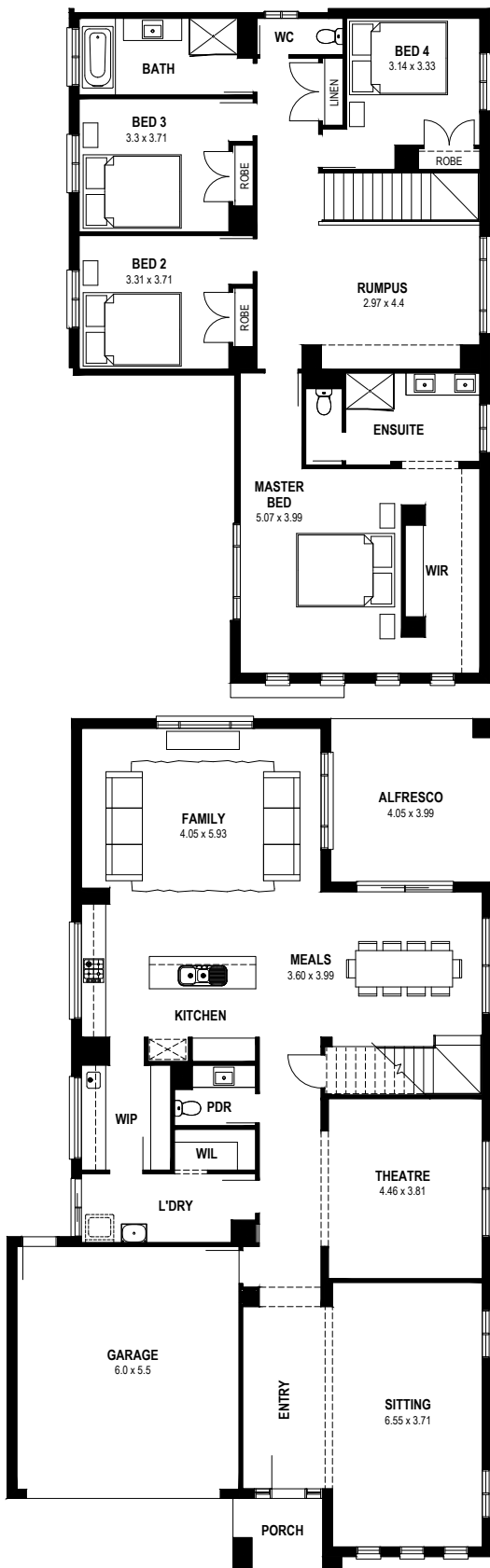
Dimensions

Fits 12.5m x 25m lots




Ground floor	109.50 m ²	11.79 sq
First floor	107.00 m ²	11.52 sq
Garage	36.19 m ²	3.90 sq
Porch	3.50 m ²	0.38 sq
Total	256.19 m ²	27.59 sq

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TYSON 39

-  **4** Bedrooms
-  **2** Bathrooms
-  **3** Living area
-  **2** Parking

Dimensions

Fits 14m x 28m lots

Ground floor	165.11 m ²	17.77 sq
First floor	142.18 m ²	15.30 sq
Garage	36.24 m ²	3.90 sq
Porch	4.00 m ²	0.43 sq
Alfresco	16.07 m ²	1.73 sq
Total	363.60 m ²	39.14 sq

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SINGLE STOREY FACADES

Our single storey facade range is designed to have something for everybody. Architecturally inspired, with bold lines and a mix of quality materials, you can choose to blend in with the streetscape or make a bold statement that's all your own.

BARCLAY



GRAND



MAKE *First-Place* YOUR ONLY PLACE.

MADISON



MANCHESTER



MAKE *First-Place* YOUR ONLY PLACE.

DOUBLE STOREY FACADES

With four facade designs to choose from, our double storey range offers something for every taste. Traditional mixes of brick and lightweight materials with feature windows and rendered architectural street front appeal, this range of facades perfectly compliment your new First-Place home.

BARCLAY



GRAND



MAKE *First-Place* YOUR ONLY PLACE.

MADISON



MANCHESTER



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Effective 01.06.2023

Kitchen Appliances

Oven	Stainless steel 600mm fan forced oven.
Hot Plate	Stainless steel 600mm gas cook top with wok burner.
Rangehood	Stainless steel 600mm wide canopy range hood.
Sink	Double bowl stainless steel sink.
Tap	Flickmixer tap, chrome finish.
Dishwasher	Stainless steel dishwasher.

Cabinetry

Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Standard laminate from builder's pre determined colour boards.
Microwave Provision	Standard laminate including single power point.
Kitchen Bench	Top Laminate square edge from builder's pre determined colour boards.
Vanity Bench Tops	Laminate square edge from builder's pre determined colour boards.
Handles	Selected from builder's pre determined colour boards.

Bathroom & Ensuite

Basins	Vitreous china vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	Acrylic bath (white) in tiled podium or Vega 1500mm freestanding bath (white)
Shower Bases	Tiled shower bases with waterproof system throughout.
Shower Screens	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps	Chrome mixer tapware
Shower Outlet	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories	600mm single towel rail and toilet roll holder in chrome finish.
Exhaust Fans	250mm exhaust fans including self sealing air flow draft stoppers.

Ceramic Tiling

Wall Tiles	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's pre determined colour boards.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder's pre determined colour boards.

Paint – 2 Coat Application

Timberwork	Gloss enamel to internal doors, jambs & mouldings.
Ceilings	Flat acrylic to ceilings.
Internal Walls	Washable low sheen acrylic to internal walls.
Entry Door	Gloss enamel to front entry door.
Colours	Colours selected as per builder's pre determined colour boards.

External Features

Brickwork	Clay bricks from builder's pre determined colour boards.
Mortar Joints	Natural colour rolled joints.
Front Elevations	As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame	Aluminium, powder coat finish, (Product Specific).
Front Entry Door	Feature front door as per facade with clear glass.
Door Furniture	Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
Ext. Hinged Door	Entrance lockset in polished stainless steel to external door.
Infill Over Windows	Brick infills over all windows and doors (including garage front elevation) to ground floor only.
Door Seal	Door seal and weather seal to all external hinged doors.

Double Storey Homes Only

External GF Cladding	Clay bricks from builder's pre determined colour boards.
External FF Cladding	Rendered lightweight cladding or painted FC sheet cladding to first floor (design specific).
Balcony	Balustrade Facade Specific.
Balcony Tiling	Builders range external ceramic tile.

Floor Coverings

Laminate Flooring	Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.
Carpet	Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

Effective 01.06.2023

Garage

General	Garage with tiled hip roof including colourbond sectional overhead door with remote control, brick infill over garage door, plaster ceiling and concrete floor.
External Walls	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door	Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific).
Door Frame	Aluminium powder coat finish.
Door Furniture	Entrancelockset.

Internal Features

Doors	Flush panel, 2040mm high. Either hinged or sliding as per plan.
Door Furniture	Lever door furniture in polished chrome finish to all rooms.
Mouldings	67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.
Door Stops	Plastic white door stops to hinged doors (where applicable).
Door Seals	Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

Double Storey Homes Only

Stairs	Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by First-Place). No balustrade. In lieu of dwarf walls: Pine closed stringers, with MDF treads and risers with carpet cover. Pine posts and Pine balusters, with Pine No.8 rails.
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Hot Water System (Estate Specific)

Hot Water	Chromogen Solar hot water system with storage tank, two roof mounted collectors (orientation dependent) and continuous mains pressure gas booster. OR Chromogen gas continuous flow water heaters (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.
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Laundry

Trough	Stainless steel tub and melamine cupboard with bypass.
Tap	Flickmixer tap, chrome finish.
Washing Machine	Chrome washing machine stops/taps.

Plaster

Plasterwork	10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.
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Plumbing

Taps	2 No. external taps (1 to front water meter and 1 next to laundry exit).
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Roofing

Pitch	Roof pitch to be 22.5 degrees.
Material	Concrete colour on roof tiles from builder's pre determined colour boards.
Fascia & guttering	Colourbond fascia, guttering and downpipes.

Heating

Heating	Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
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Framing

Framing	Engineered pine wall frame and roof trusses.
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Storage

Shelving	Walk In Robe: One white melamine shelf with hanging rail.
Robes	One white melamine shelf with hanging rail.
Pantry/Linen	Four white melamine shelves.
Robes	2040mm high readicote flush panel hinged or sliding doors as per plan.
Pantry/Linen	2040mm high readicote flush panel, hinged door(s). Handles Handle in polished chrome finish.

Ceilings

Height	2440mm (nominal) height throughout.
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Electrical

Internal Lights	Points 100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
External Lights	100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof Para flood light to rear as per drawings.

Effective 01.06.2023

Electrical

Power Points	Double power points throughout excluding dishwasher and fridge space.
TV Points	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).
Telephone Point	Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – basic pack only.
Switch Plates	White wall mounted switches.
Smoke Detector(s)	Hardwired with battery backup
Safety Switches	RCD safety switch and circuit breakers to meter box.

Insulation

Ceiling	Installation requirements as per 6 Star energy report.
External	Brickwork Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazed and low E).

Site Conditions / Foundations

Foundation	Class Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m2 with a maximum setback of 5m to the house
Temporary Fencing	Supply and hire of temporary fencing to site where required to council requirements.
Silt Fence	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance	Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
Termite Treatment	Termite spray system where required by relevant authority.
Angle of Repose	Home to be sited to a minimum of three metres off easement. (If sited closer then additional charges may apply).

Structural

Warranty	10 year structural warranty and 3 month maintenance warranty.
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Connection Costs

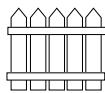
Connection of services (dry tapping water connection, gas electricity, sewer, stormwater and telephone conduit where allowed). Does not include electricity and telephone consumer account opening fees. NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required Recycled Water – will be included FREE if required.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.



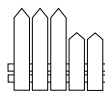
Colour on Concrete Paving

Driveway (up to 30m²).



Fencing

Full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



Wing Fence

1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



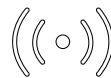
Front Landscaping

Includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



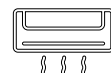
Rear Landscaping

Includes mulched garden bed with trees and / or plants to rear boundary, up to 50m² of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m² of colour on concrete pad and 12m² of colour on concrete paving to rear or alfresco area (plan specific).



TV Antennae

Connection to roof including connection to internal TV points.



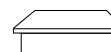
Split System Air Conditioner

(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.



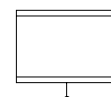
Alarm System

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



Reconstituted Stone

Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



Holland Blinds

Comes with metal chain and Vibe Block out (design specific).



Flyscreens

Aluminium framed to all openable windows - colour to match window colour.

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SURRY 17

Price from

\$588,250*

LAND SIZE: 263 M2

LOT 61 IMATRA LOOP, TARNEIT

TARNEIT MEWS ESTATE

 **3** Bedrooms  **1** Livingroom

 **2** Bathroom  **2** Parking

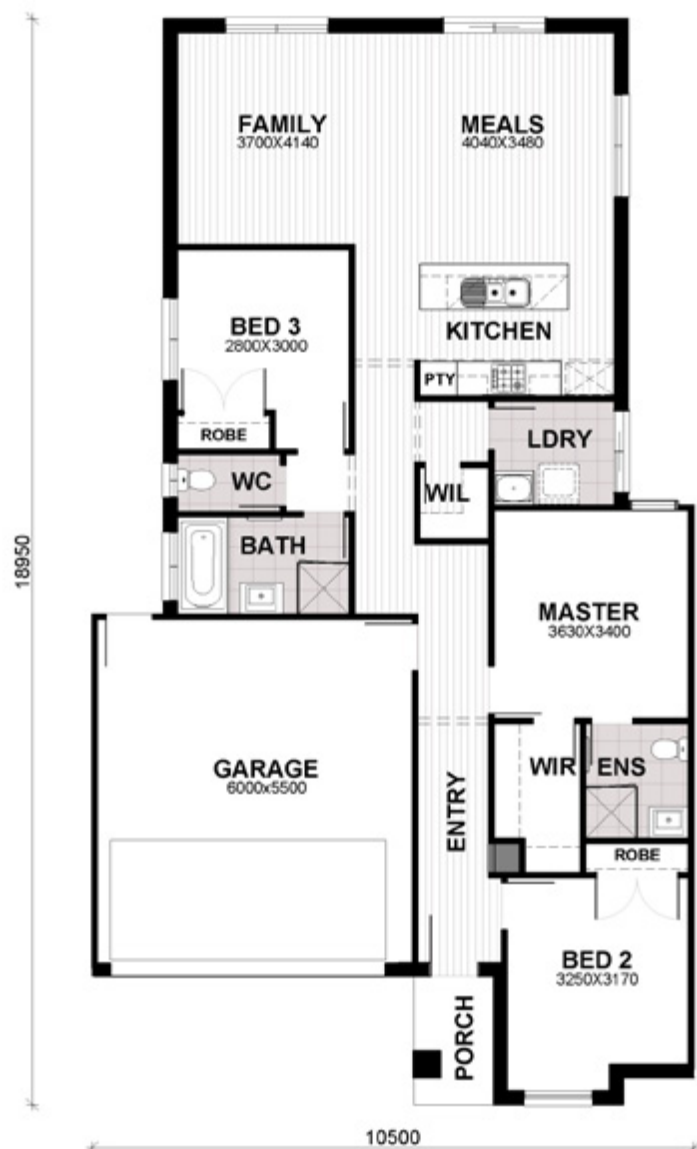
Package Includes

- 20mm Caesarstone benchtop to kitchen
- Dishwasher - stainless steel
- Wing fencing, fencing and gate on the side
- Evaporative cooling throughout the house
- 2590mm High ceiling throughout
- 900mm Kitchen cooktop, oven and rangehood
- LED recessed downlights & digital TV antenna
- 20mm Stone benchtop to ensuite and bathroom
- Letterbox & clothesline with concrete pad

Dimensions

Fits 10.5m x 25m lots

Ground floor	123.97m ²	13.34sq
Garage	34.99m ²	3.77sq
Porch	3.09m ²	0.33sq
Total	162.05m ²	17.44sq



For more information contact

HARMAN on 0430 000 018
JANAM on 0488 150 415 or
NISH on 0404 292 898



The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Homeowners Grant is a government incentive and is subject to change. VIC Builder's Licence: CDB-U 50038

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Barclay facade

WALCOTT 17

Price from

\$622,650*

LAND SIZE: 288 M2

LOT 65 IMATRA LOOP, TARNEIT

TARNEIT MEWS ESTATE



Package Includes

- 20mm Caesarstone benchtop to kitchen
- Dishwasher - stainless steel
- Wing fencing, fencing and gate on the side
- Evaporative cooling throughout the house
- 2590mm High ceiling throughout
- 900mm Kitchen cooktop, oven and rangehood
- LED recessed downlights & digital TV antenna
- 20mm Stone benchtop to ensuite and bathroom
- Letterbox & clothesline with concrete pad

Dimensions

Fits 12.5m x 21m lots

Ground floor	121.65m ²	13.09sq
Garage	35.81m ²	3.85sq
Porch	4.22m ²	0.45sq
Total	161.68m ²	17.40sq



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Barclay facade

CARTER 15

Price from

\$605,650*

LAND SIZE: 283 M2

LOT 67 IMATRA LOOP, TARNEIT

TARNEIT MEWS ESTATE



3 Bedrooms



1 Livingroom



2 Bathroom



2 Parking

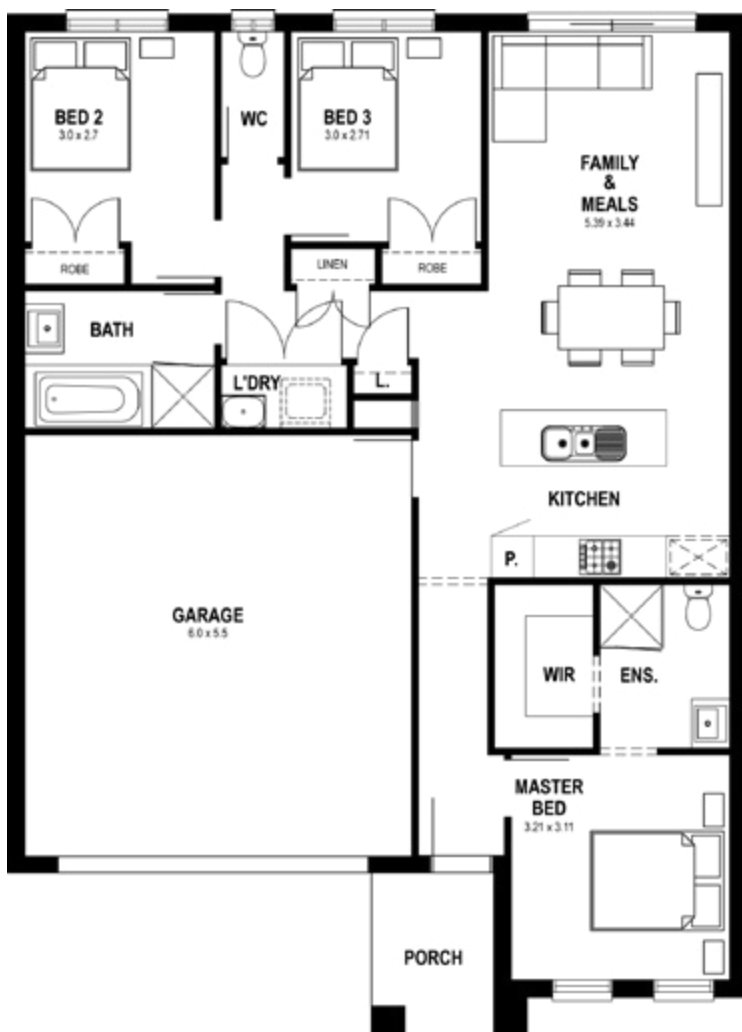
Package Includes

- 20mm Caesarstone benchtop to kitchen
- Dishwasher - stainless steel
- Wing fencing, fencing and gate on the side
- Evaporative cooling throughout the house
- 2590mm High ceiling throughout
- 900mm Kitchen cooktop, oven and rangehood
- LED recessed downlights & digital TV antenna
- 20mm Stone benchtop to ensuite and bathroom
- Letterbox & clothesline with concrete pad

Dimensions

Fits 10.5m x 21m lots

Ground floor	98.74m ²	10.63sq
Garage	35.82m ²	3.86sq
Porch	5.56m ²	0.60sq
Total	140.12m ²	15.09sq



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Barclay facade

HOPKINS 25

Price from



\$740,750*

LAND SIZE: 400 M2

LOT 68 IMATRA LOOP, TARNEIT

TARNEIT MEWS ESTATE

 4 Bedrooms  2 Livingroom

 2 Bathroom  2 Parking

Package Includes

- 20mm Caesarstone benchtop to kitchen
- Dishwasher - stainless steel
- Wing fencing, fencing and gate on the side
- Evaporative cooling throughout the house
- 2590mm High ceiling throughout
- 900mm Kitchen cooktop, oven and rangehood
- LED recessed downlights & digital TV antenna
- 20mm Stone benchtop to ensuite and bathroom
- Letterbox & clothesline with concrete pad

Dimensions

Fits 16 m x 25m lots

Ground floor	178.71m ²	19.24sq
Garage	36.31m ²	3.91sq
Porch	6.34m ²	0.68sq
Alfresco	10.97m ²	1.18sq
Total	232.33m ²	25.01sq



For more information contact

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NISH on 0404 292 898



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First Place

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