

cavalier  
homes®

REAL HOMES... REAL PEOPLE.



# Luxury on the Park

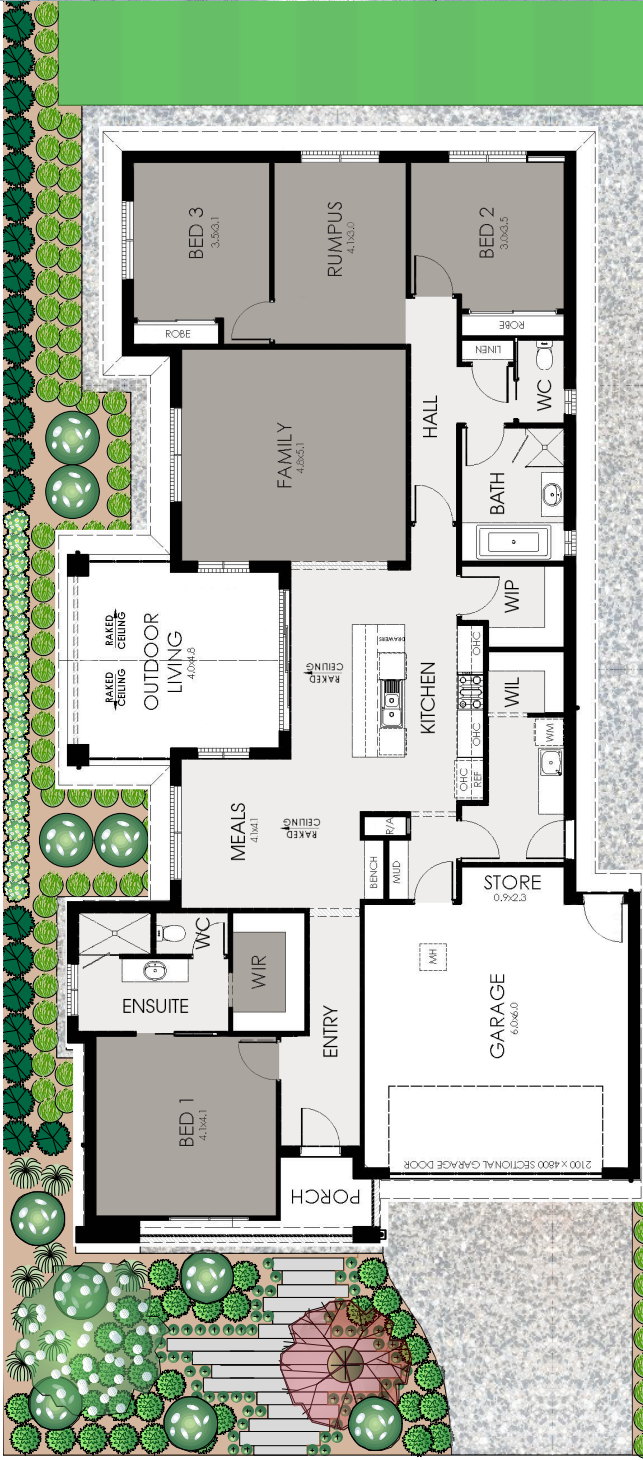


LOT 78 JEFFERSON WAY

2 🪑 | 3 🛏️ | 2 🚿 | 2 🚽

**\$819,500**

- 3 Bedrooms
- 2 Bathrooms
- Family
- Kitchen
- Rumpus
- Meals
- Laundry
- Outdoor Living
- Double Garage



Living	194.54m <sup>2</sup>
Outdoor Living	21.07m <sup>2</sup>
Porch	6.31m <sup>2</sup>
Garage	41.58m <sup>2</sup>
<b>Total</b>	<b>263.50m<sup>2</sup></b>
<b>House Width</b>	<b>12.96m</b>
<b>House Length</b>	<b>24.77m</b>

Everything you need is just minutes away. Enjoy a 5-minute drive to the city center, GV Health, supermarkets, and 10 schools. Nearby, Shepparton's Sports City offers top-notch facilities, and the Shepparton Golf & Bowls Club is a short drive for a day of leisure.

With extensive open spaces, walking and cycling paths, and community events, North Quarter combines convenience with a vibrant lifestyle, parks, schools, and local amenities within easy reach.



## LOT 79 JEFFERSON WAY

2 🚗 | 3 🛏️ | 2 🚿 | 2 🏠

# \$829,500

3 Bedrooms

2 Bathrooms

Family

Kitchen

Sitting

Meals

Laundry

Outdoor Living

Double Garage

Living 190.85m<sup>2</sup>

Outdoor Living 17.31m<sup>2</sup>

Porch 4.70m<sup>2</sup>

Garage 39.41m<sup>2</sup>

**Total 252.27m<sup>2</sup>**

**House Width 12.42m**

**House Length 24.06m**



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# Key Inclusions



1

## UPGRADED LIVING

1. Modern Façade
2. 2550mm Ceiling with Vaulted Ceiling
3. Double Glazing throughout
4. 7 Star Energy Rated
5. Reverse Cycle Heating & Cooling
6. Window Coverings
7. 600x600 Tiles through Home



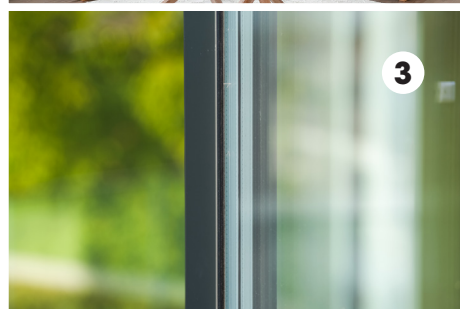
7



2



6



3



4



5



1

## KITCHEN

1. Stone Benchtops
2. 900mm Stainless Steel Appliances
3. 2 Banks of Drawers
4. Twin bin
5. 1200mm Deep Island Bench
6. Water Point to Fridge Space



6



2

3



4

# Key Inclusions

## BATHROOM & ENSUITE

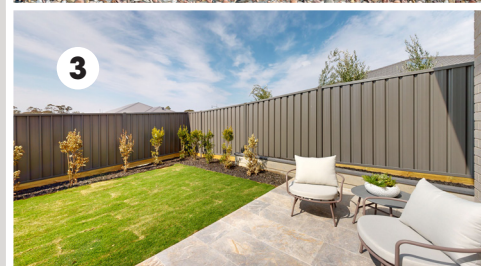
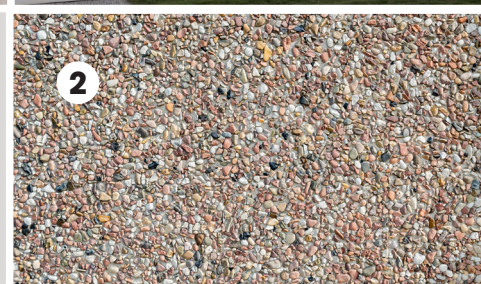
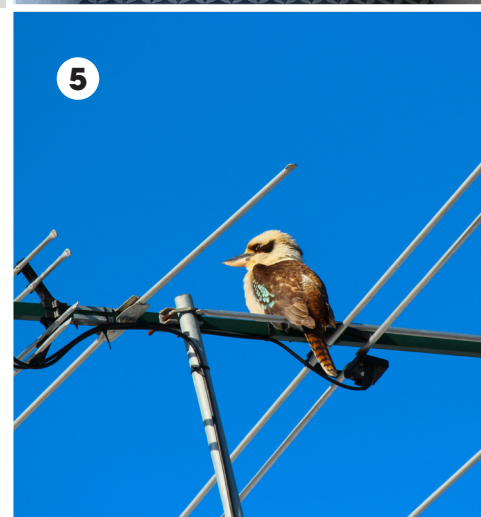
1. Stone Benchtops to Bathroom & Ensuite
2. Tiled Recess to Showers
3. 2.1m High Wall Tiles to Bathroom & Ensuite

## ELECTRICAL

1. 5kw Electric Solar Panel System
2. LED Downlights throughout
3. Pendant light above Island Bench
4. Façade lights
5. TV Antenna

## EXTERNAL

1. Landscaping with Turf and Automated Irrigation Controller
2. Exposed Aggregate Paving
3. Boundary Fencing with Single Person Access Gate



# Inclusions

## ROOFING

Colorbond iron roofing with sarking  
Colorbond quad gutter & fascia  
Colorbond 100mm x 45mm downpipes

## EXTERNAL FINISH

Outdoor living ceiling to be lined with plaster

## INSULATION

R6.0 batts to ceiling (excludes garage)  
R2.5 batts plus sisalation to external walls  
(excludes garage external walls)

## EXTERNAL DOORS

Hume solid panelled front entry door with nexion front door handle  
External door jamb with perimeter draft deal  
Full glass aluminium door to garage & laundry  
Flydoors to sliding glass doors

## WINDOWS

Aluminium double glazed windows  
& doors with key locks  
Flyscreens to all opening windows

## GARAGE

Plaster lined walls & ceiling  
Sectional overhead garage door with remote control & 2 transmitters

## INTERNAL FINISH

2550mm Ceiling height with vaulted ceiling  
75mm Cove cornice  
Ceiling fixed to metal batten system  
67mm x 18mm bevelled edge skirting  
67mm x 18mm bevelled edge architrave

## INTERNAL DOORS

2040mm high redicote flush panel internal doors  
Lockwood velocity door furniture to hinged doors  
Privacy locks to ensuite, bathroom & WC doors  
Door stops to all hinged doors

## KITCHEN

Westinghouse 90cm stainless steel electric oven  
Westinghouse 90cm stainless steel gas cooktop  
Westinghouse 90cm integrated rangehood  
Westinghouse 60cm stainless steel freestanding dishwasher  
Stone benchtops with joinery made cabinets and overhead cupboards above cooktop  
1200mm deep island bench  
Cupboard above fridge  
Soft close drawers & cupboards  
Twin bin  
Two sets of drawers  
Underbench microwave cavity with one pot drawer  
1 & ¾ stainless steel sink and sink mixer  
Water point to fridge

## ENSUITE, BATHROOM & WC

Stone benchtop with joinery made cabinetry  
Vanity basin in white  
Tapware in chrome  
Acrylic bath in white  
Semi framless pivot door shower screen in polished silver with clear glass  
Tiled shower bases  
Tiled shower shelves  
Oval mirrors  
Towel rail & toilet roll holder in chrome  
Toilet suite in white with soft close seat



## LAUNDRY

Laminate benchtop with joinery made cabinets

Overhead cupboards

45L insert trough with sink mixer



## ROBES & LINEN CUPBOARDS

WIR to have two banks of three shelves, two sections of double hanging and a section of single hanging

Remaining bedrooms to have one melamine shelf with hanging rail

Pantry to have four melamine shelves

Linens to have four melamine shelves. WIL to have a broom pocket.

Vinyl sliding doors to all built in robes and linen cupboards.

## PAINT

Haymes 3 coat paint system

## FLOOR & WALL TILING

Entry, Kitchen, Meals, Family & Hallway – 600x600 floor tiles in builders range

Kitchen splashback – tiles in builders range above benchtop

Ensuite – 600x600 tiles in builders range to floors and walls to 2.1m high to whole room (does not include WC)

Bathroom - 600x600 tiles with 100mm skirting tile in builders range to floors and walls to 2.1m high to whole room

Laundry – 600x600 tiles with 100mm skirting tile in builders range to floors and tiles in builders range above benchtop

WC - 600x600 tiles with 100mm skirting tile in builders range to floors

## CARPET

Carpet in builders range with with 10mm high-quality underlay to all bedrooms and lounge/s as shown on plan



## ELECTRICAL

All electric home with hot water service, cooktop, heating and cooling and solar panel system for better energy efficiency

Downlights throughout home

2 Feature façade lights

Pendant lights to island bench

LED Blade light to garage

Three powerpoints to bedroom 1 and family

Two powerpoints to kitchen, other bedrooms and rumpus

One powerpoint to each wet area

Three television points

TV antenna

Exhaust fans to ensuite and bathroom

Hard wired smoke detectors with battery backup

Safety & isolation switches

NBN provision

## SOLAR SYSTEM

5kw Solar panel system

## HOT WATER SERVICE

Rinnai Enviroflo heat pump hot water service

## HEATING & COOLING

Reverse cycle ducted heating and cooling system with zoning for better efficiency

## YARD ITEMS

Landscaping with turf and automated irrigation controller

Two taps to home plus one on water meter

Exposed aggregate concrete as per plan

Perimeter fencing

Letterbox

Wall mounted clothesline

## TERMITE PROTECTION

Termite resistant timber frames and trusses

# Colour Schemes

## LOT 78

### EXTERIOR

1. **Brick:** Adbri Steel
2. **Feature Brick:** Adbri Copperstone
3. **Front Door:** XLR700
4. **Garage Door Profile:** Slimline
5. **Front Door Handle:** Nexion Trilock Handle
6. **Roof, Gutter & Fascia:** Monument
7. **Panelling:** UniCote Lux in Metal Stone
8. **Windows & Garage:** Basalt
9. **Front Door & Gable Panel:** Shale Grey

### INTERIOR

10. **Kitchen Benchtop:** Quantum Zero Luna White
11. **Kitchen Overhead Cupboards:** Polytec Avion Grey
12. **Kitchen Underbench Cupboards:** Polytec Bottega Oak
13. **Ensuite & Bathroom Benchtop:** Quantum Zero Luna White
14. **Ensuite & Bathroom Cupboards:** Polytec Bottega Oak
15. **Laundry Benchtop:** Polytec Buller Stone
16. **Laundry Cupboards:** Polytec Bottega Oak
17. **Internal Wall Paint:** Aura
18. **Carpet:** Delta Twist – Mercury Storm



## LOT 79

### EXTERIOR

1. **Brick:** Adbri Ivory
2. **Feature Brick:** Adbri Ivory Golden Glaze
3. **Front Door:** XLR500
4. **Garage Door Profile:** Slimline
5. **Front Door Handle:** Nexion Trilock Handle
6. **Roof, Gutter & Fascia:** Wallaby
7. **Panelling:** Hardie Oblique Painted Wallaby
8. **Windows & Garage:** Dune
9. **Front Door:** Hume XLR500 stained: Dark Ebony
10. **Render:** Smoky Silhouette

### INTERIOR

11. **Kitchen Benchtop:** Quantum Zero Luna White
12. **Kitchen Overhead Cupboards:** Polytec Amaro
13. **Kitchen Underbench Cupboards:** Polytec Boston Oak
14. **Ensuite & Bathroom Benchtop:** Quantum Zero Luna White
15. **Ensuite & Bathroom Cupboards:** Polytec Boston Oak
16. **Laundry Benchtop:** Polytec Buller Stone
17. **Laundry Cupboards:** Polytec Boston Oak
18. **Internal Wall Paint:** Aura
19. **Carpet:** Delta Twist – Mercury Storm





# Why The North Quarter?

The North Quarter has been designed around connection. Connection to your environment, your community, your city, and the places that are important to us.

With an emphasis on public open space, residents will be encouraged all year round to connect and engage with the landscape through a variety of quality passive and active experiences including active walking and cycling connections, shared user paths, a local playground, generous open space offering, connection to water and opportunity to participate in pop-up events within community nodes.

The North Quarter's central location means you're only a walk, ride, or jog away from parks, playgrounds, schools, and the cities best sporting facilities. A short 5-minute drive will have you at the city center's cafe's, restaurants, and shopping.



# Let's talk about... *Your New Home*

03 5823 1859

[cavalierhomes.com.au](http://cavalierhomes.com.au)

"All floor plans, images and pictures shown in this brochure are provided for illustrative purposes only and are not to scale and may contain items that are examples of upgrade options which may be included at additional cost, for example (but not limited to): Panel lift garage door, front entry door, outdoor light, floor coverings, all external paving and tiling and landscaping. Images may also contain items not supplied by Cavalier Homes including all furniture & wall hangings. No allowance has been made for any council regulations or estate requirements. It is the home owner's responsibility to ensure that the house will fit on their land and that all applicable council regulations and estate requirements are met. None of the information provided in this brochure forms part of any contract with Cavalier Homes and you should not rely upon any information contained in this brochure in deciding whether to enter into any contract with Cavalier Homes. Please refer to the particulars of your Contract for the specific design and details of any inclusions."

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