

VERV®

ALAMORA  
*Tarneit*





# LOVE WHERE YOU LIVE

Unique and elegant homes tastefully designed by award-winning architects. With over 45 years combined industry experience, VERV Group brings a fresh philosophy to building stylish and contemporary homes for clients across Melbourne and Victoria.

# MAXIMISE YOUR INVESTMENT

At VERV Group, we build more than homes, we deliver carefully considered investments. With architecturally designed facades, enhanced inclusions, and a clear focus on build quality, we're committed to helping you unlock long-term value.

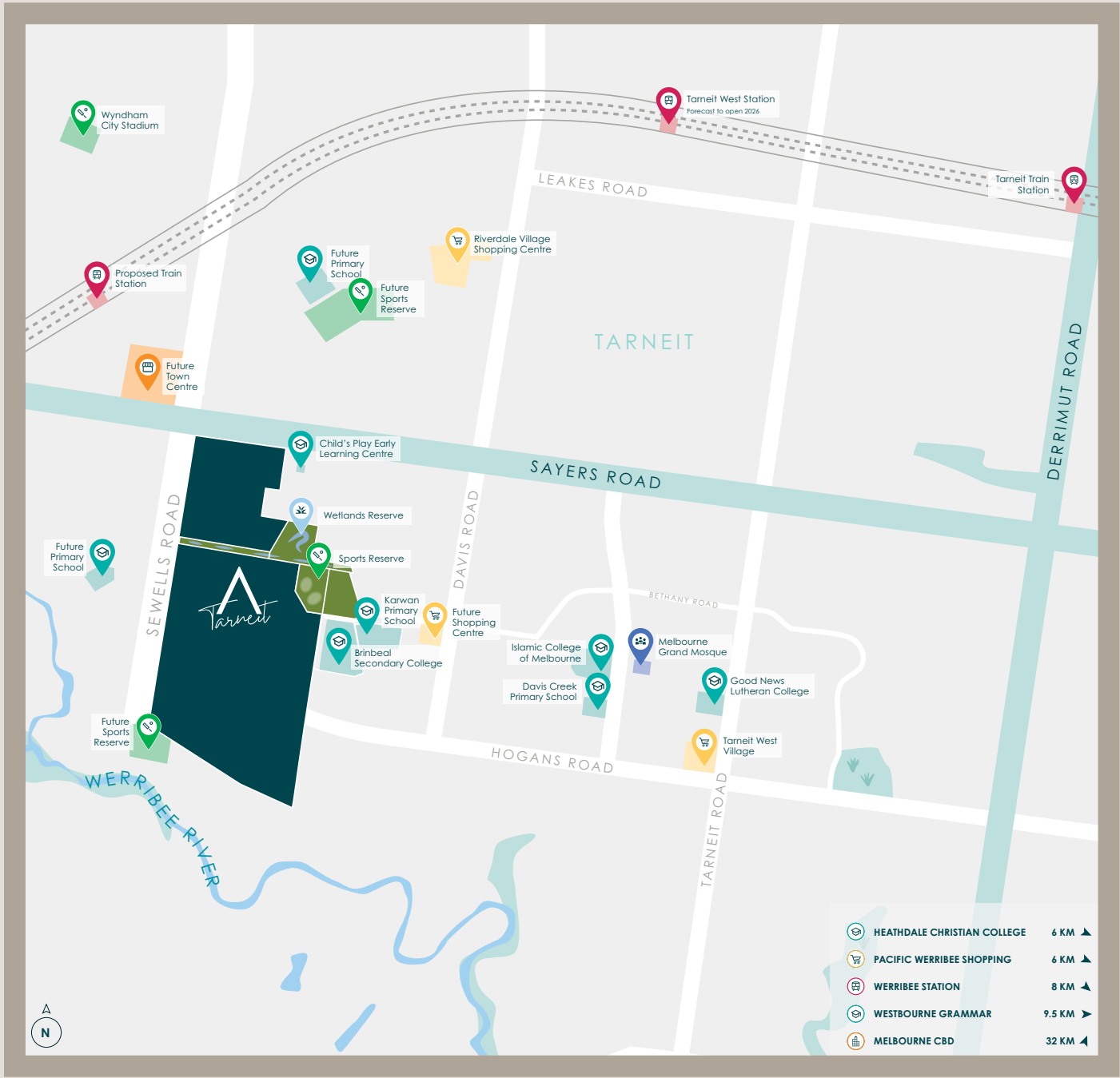
Our homes are completed to a turnkey finish, inside and out, so they're ready for immediate occupancy and tenant appeal from day one. From landscaping to blinds, everything is included. No surprises. No hidden extras.











AMENITY

Established supermarkets, medical facilities, restaurants, and other retail services conveniently surround Alamoora. Nearby childcare, schools and higher education facilities offer Alamoora residents a wide range of excellent education options for all ages.

ACTIVITY

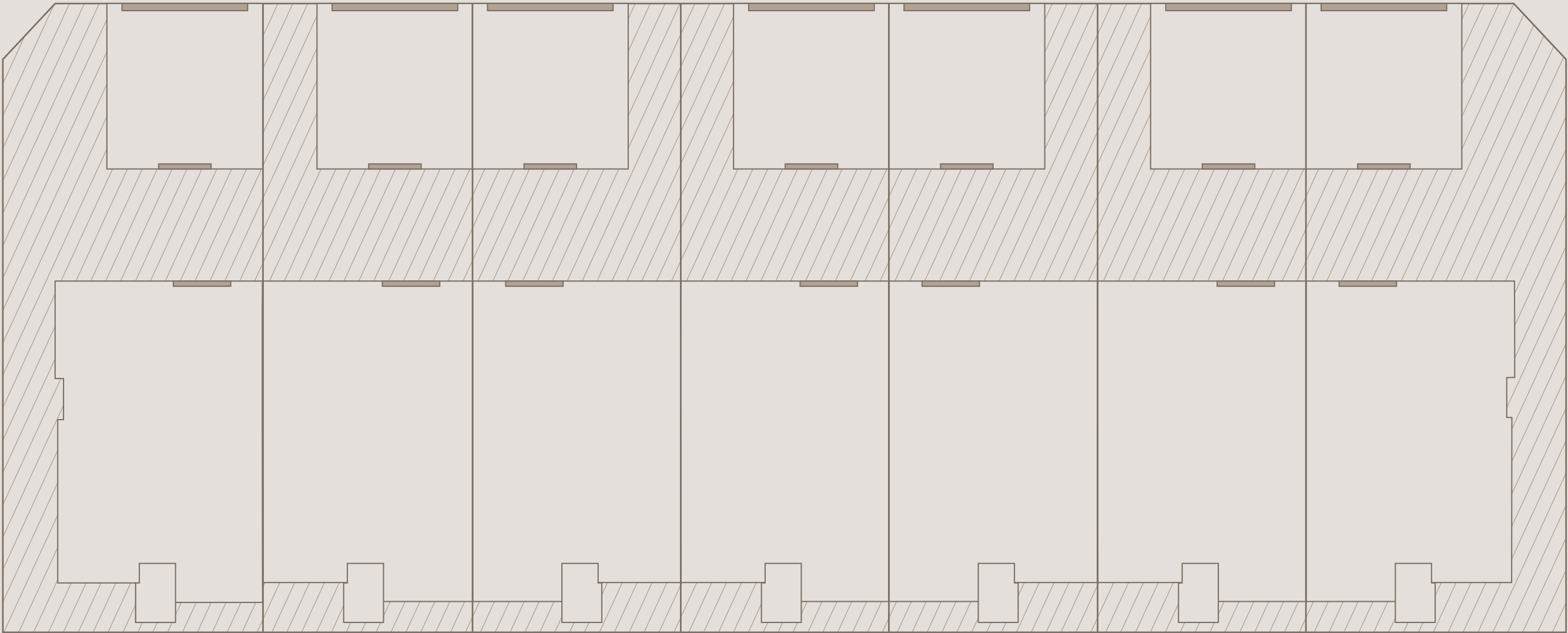
It's easy to get outside and connect with nature at Alamoora. The community will boast four neighbourhood parks, a green loop, wetland reserve and boardwalk perfect for leisurely strolls, picnics, yoga, and meditation. Two large sports reserves and the Residents' Club Alamoora make living an active lifestyle convenient.

ACCESS

Easy access to trains allow for a short 20 minute journey to Melbourne's Southern Cross Station or 30 minutes to Geelong. The future additional train stations and proposed Outer Metropolitan Ring Road will improve access and connectivity into the future.



RIMO LANE



MANTRI WALK



LOT 1519

House size: Lot size:  
136.09m<sup>2</sup> 238m<sup>2</sup>

Package price:  
\$579,900

LOT 1520

House size: Lot size:  
136.53m<sup>2</sup> 192m<sup>2</sup>

Package price:  
\$549,900

LOT 1521

House size: Lot size:  
136.53m<sup>2</sup> 192m<sup>2</sup>

Package price:  
\$549,900

LOT 1522

House size: Lot size:  
136.53m<sup>2</sup> 192m<sup>2</sup>

Package price:  
\$549,900

LOT 1523

House size: Lot size:  
136.53m<sup>2</sup> 192m<sup>2</sup>

Package price:  
\$549,900

LOT 1524

House size: Lot size:  
136.53m<sup>2</sup> 192m<sup>2</sup>

Package price:  
\$549,900

LOT 1525

House size: Lot size:  
136.09m<sup>2</sup> 238m<sup>2</sup>

Package price:  
\$579,900

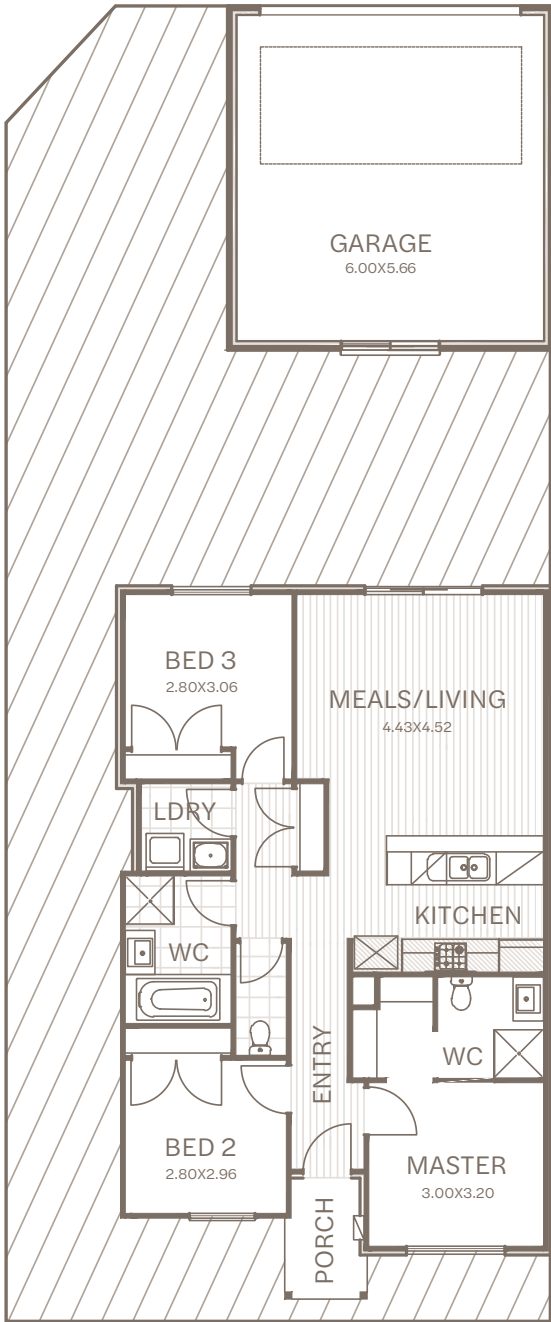




## DESIGNED TO STAND OUT

From striking streetscapes to thoughtfully crafted interiors, this is a community defined by design. Every home in our development has been created with a distinct architectural character — setting it apart from the everyday.



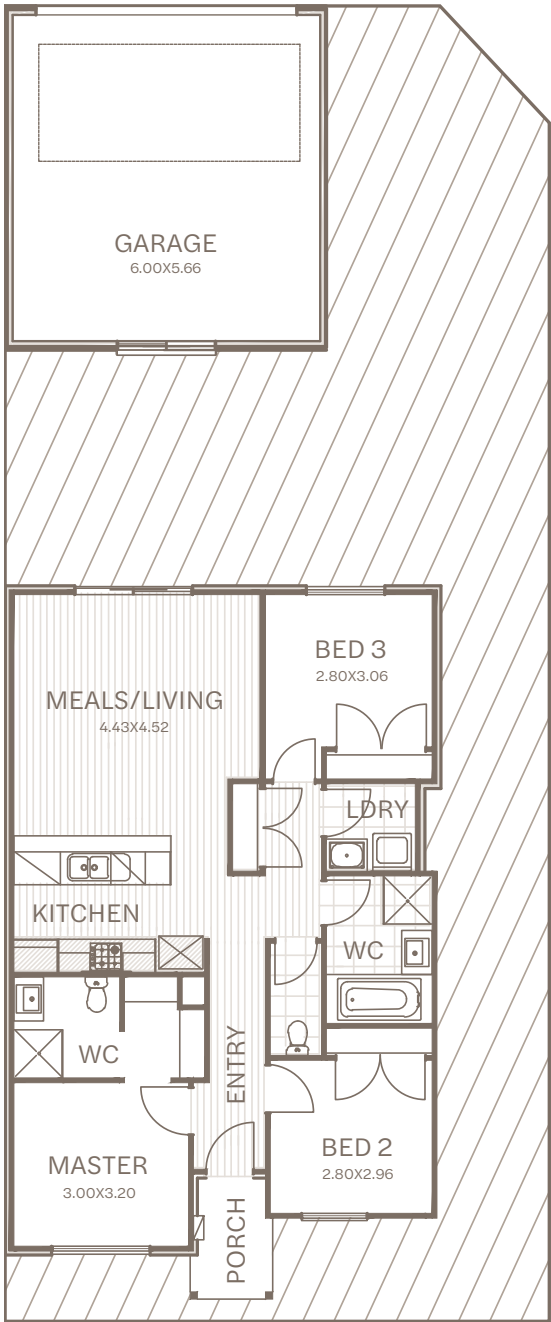


\$579,900



LOT 1519  
MANTRI WALK

SPECIFICATIONS	
Ground floor:	94.70m <sup>2</sup>
Garage:	37.98m <sup>2</sup>
Porch:	3.41m <sup>2</sup>
House size:	136.09m <sup>2</sup>
Lot size:	238m <sup>2</sup>



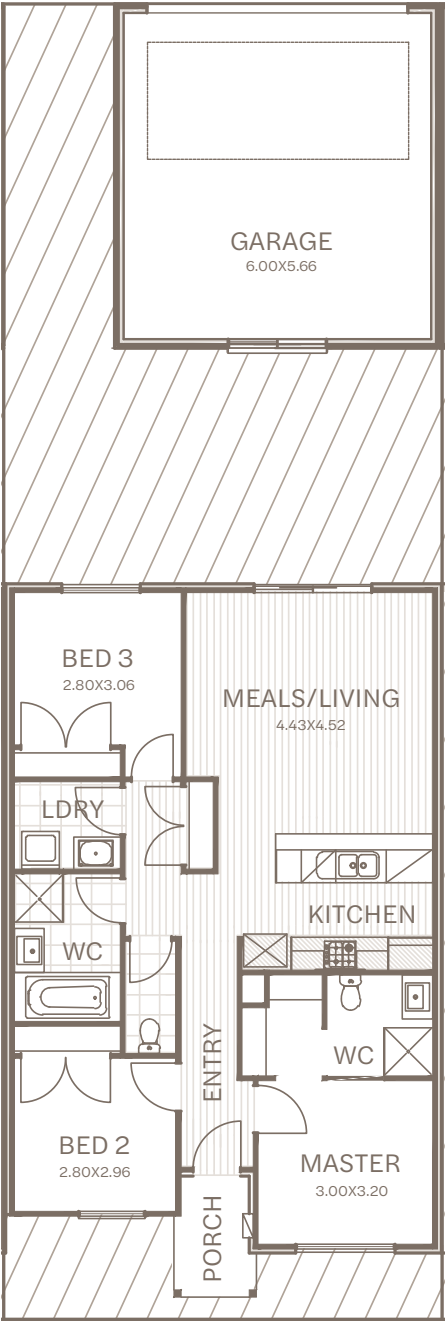
\$579,900



LOT 1525  
MANTRI WALK

SPECIFICATIONS	
Ground floor:	94.70m <sup>2</sup>
Garage:	37.98m <sup>2</sup>
Porch:	3.41m <sup>2</sup>
House size:	136.09m <sup>2</sup>
Lot size:	238m <sup>2</sup>





\$549,900



LOT 1520  
MANTRI WALK

LOT 1252  
MANTRI WALK

LOT 1254  
MANTRI WALK

SPECIFICATIONS

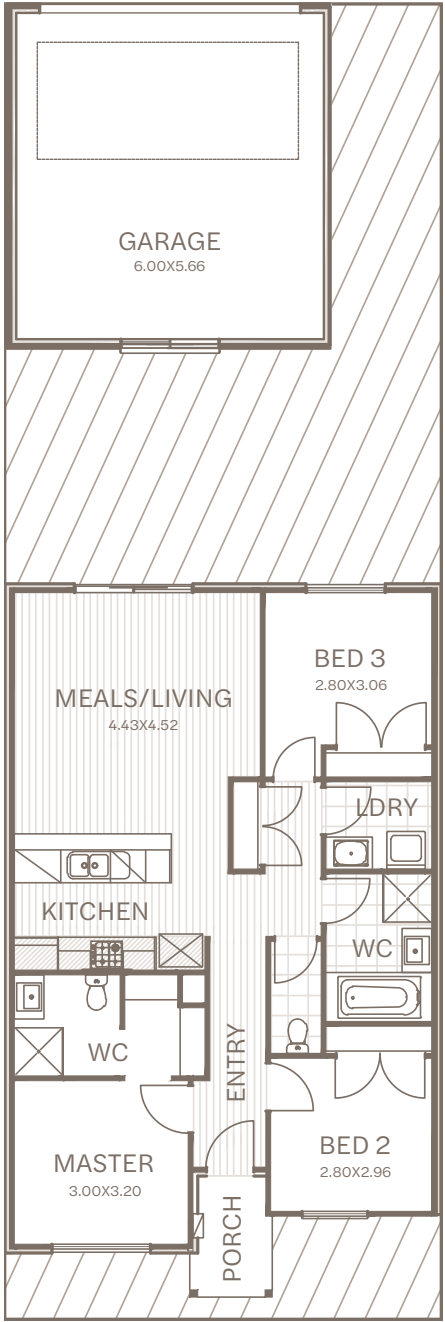
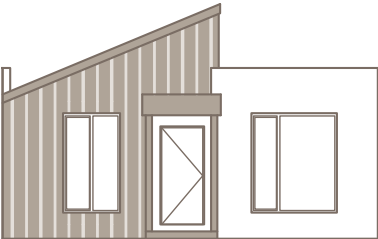
Ground floor: 95.14m<sup>2</sup>

Garage: 37.98m<sup>2</sup>

Porch: 3.41m<sup>2</sup>

House size: 136.53m<sup>2</sup>

Lot size: 192m<sup>2</sup>



\$549,900



LOT 1521  
MANTRI WALK

LOT 1253  
MANTRI WALK

SPECIFICATIONS

Ground floor: 95.14m<sup>2</sup>

Garage: 37.98m<sup>2</sup>

Porch: 3.41m<sup>2</sup>

House size: 136.53m<sup>2</sup>

Lot size: 192m<sup>2</sup>

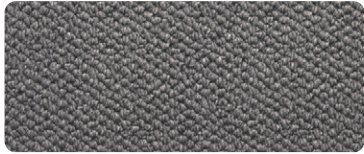






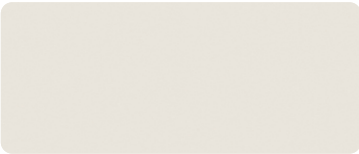

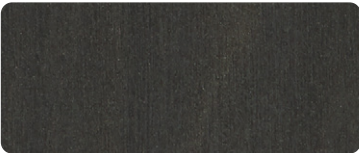
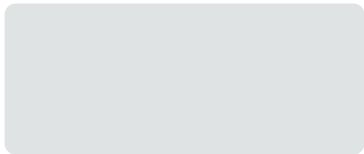
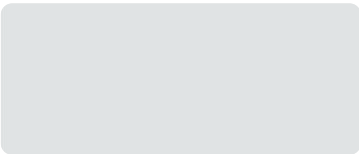
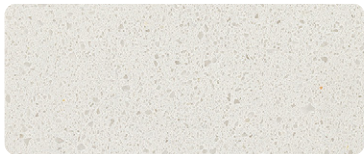







INTERNAL  
FINISHES

LIGHT  
SCHEME

DARK  
SCHEME

Carpet		
Flooring		
Floor Tile		
Laminate - Cabinets		
Laminate - Feature Cabinets		
Paint		
Kitchen Stone Benchtop		
Flashback Wall Tile		





# SINGLE STOREY SPECIFICATIONS

## Kitchen Appliances

Dishwasher:	European style freestanding stainless steel dishwasher.
Oven:	European style 600mm stainless steel electric built-in oven.
Hot Plate:	European style 600mm stainless steel gas cook top.
Range Hood:	European style 600mm undermount range hood (with cupboard above).
Sink:	Double bowl stainless steel sink with drainer.
Tap:	Chrome mixer tap.

## Cabinetry

Cupboards:	Fully lined melamine modular cabinets.
Doors/Drawers:	Laminate flush panel doors, as per selected colour scheme.
Kitchen Bench Top:	20mm square edge (zero silica) stone bench top, as per selected scheme.
Bathroom & Ensuite Bench Top:	20mm square edge (zero silica) stone bench tops, as per selected scheme.
Handles:	Finger pull chrome handles to base cabinets and 25mm overhang cabinets (no handles).
Pantry:	Full laminate doors or as per plan.

## Bathroom & Ensuite

Basins:	Vitreous china vanity basin (white).
Mirrors:	Polished edge mirrors full length of vanity.
Bath:	Acrylic bath (white) in tiled podium.
Shower Bases:	Step-free tiled shower bases.
Shower Screens:	Semi framed, powder coated aluminium (polished silver finish) and clear glazed pivot door.
Taps:	Chrome in wall mixer tapware.
Shower Outlet:	Handheld shower rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite:	Vitreous china, close coupled toilet suite in white with soft close seat.
Accessories:	600mm double towel rails and toilet roll holders in chrome finish.
Exhaust Fans:	Externally ducted exhaust fans including self-sealing air flow draft stoppers to bathroom & ensuite showers.

## Tiles & Flooring

Wall Tiles:	Wall tiles to kitchen splashback, bathroom, ensuite and laundry as shown on plans. Tile selection as per selected colour scheme.
Floor Tiles:	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per selected colour scheme.
Laminate Timber Flooring:	Location as shown on plan. Selection as per selected colour scheme.
Carpet:	Carpet selection as per selected colour scheme.

At VERV our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.

## Paint

Timberwork:	Satin finish enamel to internal doors, jambs & mouldings.
Internal Walls:	Washable low sheen acrylic to internal walls.
Entry Door:	Low sheen finish to front entry door.
Colours:	Paint colours as per selected scheme.

## External Features

Brickwork:	Clay bricks as per selected exterior colour scheme.
Mortar Joints:	Natural colour rolled joints.
Front Elevations:	As per selected façade choice. Acrylic render/ feature tile to selected areas as per plan (product specific).
Windows:	Feature aluminium windows to front elevation (product specific). Aluminium improved windows throughout to meet 7-Star energy rater's assessment.
Entry Frame:	Timber painted frame as per selected exterior colour scheme.
Front Entry Door:	Façade specific entry door with translucent glass. Paint colour as per selected colour scheme.
Entry Door Furniture:	All-in-one lever entrance lockset with deadbolt to entry, in polished chrome.
Infill over windows:	Brick Infill throughout dwelling (product specific).
Door Seal:	Weather seal to all external hinged doors.

## Insulation

Ceiling:	Glasswool batts to ceiling of roof space (excludes garage ceiling).
External Brickwork:	Glasswool batts and sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap to be sealed around openings in accordance with energy rating assessor's report.

## Garage

General:	Single/double garage with tiled hip roof including Colorbond sectional door to front. Plaster ceiling and concrete floor. Remote control internal button with 2 handsets.
External Walls:	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door:	Weatherproof flush panel, low sheen acrylic paint finish.
Door Frame:	Timber painted frame as per selected colour scheme.
Door Furniture:	Lever handle lockset in polished chrome.

## 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 hinged doors.
Mouldings:	67 x 18mm bevelled MDF skirting, 67 x 18mm MDF bevelled architraves.
Door Stops:	Plastic white door stops to hinged doors.
Door Seals:	Brushed door seal to internal dwelling / garage door.

## Laundry

Trough:	White melamine top and cabinet with 45L stainless steel insert trough and bypass.
Tap:	Chrome mixer tap.
Washing Machine:	Chrome washing machine stops/grubs.

## Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

Framing:	Stabilised pine wall frame and roof trusses.
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## Plumbing

Taps:	2 external taps, 1 to front water meter and 1 to rear of home.
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## Roofing

Roof Pitch:	Roof pitch to be 22.5 degrees.
Material:	Concrete tiles roofing as per selected colour scheme, installed with sarking and Whirly Bird.
Fascia & Guttering:	Colorbond 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. (Panel heating unit installed to living areas and to all bedrooms, excludes wet areas and areas with split system for Medium Density only).
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## Ceilings

Height:	2590mm height throughout.
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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.
Doors:	Robes – Aluminium polished chrome frame with vinyl insert sliding doors. Linen – 2040mm flush panel hinged door(s).

## Electrical

Internal Light Points:	90mm LED downlights throughout as per standard electrical layout.
External Lights:	90mm LED downlight to front entry Porch cover. Weatherproof para flood light to rear as per drawings.
Power Points:	Double power points throughout (single power points for appliances).
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antenna.
Telephone Point:	Two pre-wired telephone/data points to kitchen and 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 (horizontal mounted standard).
Smoke Detector(s):	Hardwired with battery backup.
Safety Switches:	RCD safely switch and circuit breakers to meter box.

## External Products

Hot Water System:	Instantaneous gas hot water system as standard or solar hot water system if required by land estate.
Solar PV System:	Size and number of panels to be determined by Energy Assessor.

## Land Estate Requirements

Recycled Water:	Provide recycled water connection if required by land estate.
Rain Water Tank:	Provide rain water tank (size as per Design Guidelines) if required by land estate.

## Site Conditions / Foundations

Foundation Class:	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 500m2 with a maximum setback of 5m to the house.
Temporary Fencing:	Supply and hire of temporary fencing to site 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 percussive equipment is required, extra charge will apply).
Termite Treatment:	Termite Control Part A & B provided.
Angle of Repose:	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater, and data conduit). Does not include electricity and telephone consumer account opening fees.

VERV Homes reserves the right to substitute the make, model or type of any of the aforementioned products to maintain the quality and product development of its homes. Changes may be made subject to Residential Development Standards (Res Code requirements). Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fees may apply.

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# TURNKEY INCLUSIONS

## Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

## Fencing

Your home is fenced with 1800mm high timber pailing fence to sides and rear of the dwelling including side wing fence and gate. Note: fencing height and material may be subject to developer guidelines and approval.

## Driveway & Path

Your home includes exposed aggregate paving to driveway, porch and alfresco (floorplan specific only)

## 7 Star Rating

Every VERV home achieves a minimum 7-star energy rating, which means reduced utility bills and reduced greenhouse gas emissions.

VERV unique architect designed residences come complete and ready to live in with a comprhensive range of high quality inclusions.

## Window Furnishings & Flyscreens

Modern & stylish block out roller blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

## Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condensor.

## Alarm System

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

## Fibre Optic Ready

Your VERV Home comes complete with Fibre Optic Service Ready for Internet Connection. Note: Service provider specific to developer guidelines.

# VERV UPGRADE PRICE

Electrical	
Provide 1220mm white ceiling fan with light (Internal Use Only) including wiring and installation in lieu of standard LED downlight	\$650
Provide (1) 5.2kw split system heating & cooling unit with WiFi module	\$3,500
Provide (1) 3.55kw split system heating & cooling unit with WiFi module	\$3,300
Heating & Cooling – Multihead wall split system 9.1kw heat /cool condenser 4 x indoor units, (1) x living 5.2kw, bedroom 1 (1) 2.0kw, bedroom 2 (1) 2.0kw and bedroom 3 (1) 2.0kw heat/cool with WiFi module	\$8,500
Heating & Cooling – Multihead wall split system 9.1kw heat /cool condenser 5 x indoor units family (1) 5.2kw, living (1) 2.0kw, bedroom 1(1) 2.0kw, bedroom 2 (1) 2.0kw and bedroom 3 (1) 2.0kw heat /cool with WiFi module	\$10,000
Electrical Pack <ul style="list-style-type: none"><li>– 5 No. Double Power Points</li><li>– 1 No. Internal Junction Box (Fit Off by owner after handover)</li><li>– 1 No. TV Point</li><li>– 1 No. Data Point (CAT5)</li></ul>	\$1,200
Additional Power Point (Double GPO)	\$120
Additional Down light	\$180
Additional Batten light	\$120
Additional Junction Box	\$100
Additional external Power Point (Double GPO water proof)	\$180
Additional Data Point (CAT5)	\$250
Additional TV Point	\$250
Feature lights to island bench 3x	\$1,260

Security Pack	
Security Front Hinged Door with Alu-Gard mesh – 2040 x 820 with Door Lock	\$1,000
Security Door with Alu-Gard mesh to single Sliding Door with Door Lock	\$1,000
Kitchen	
Provide 900mm wide, Oven, Cooktop & Rangehood in lieu of standard	\$4,000
Provide capped water point to Kitchen fridge space	\$500
Provide double bowl stainless steel undermount sink	\$1,500
Provide fully integrated Ilve Fridge/Freezer to fridge cavity 600mm wide and extend pantry space	\$2,980

Robes	
Provide frameless mirrored sliding robes to beds 2, 3 & 4 ilo standard robe doors	\$1,800

Bathroom	
Provide 450mm x 450mm tiled niche to shower compartment ilo standard	Bathroom \$650 Ensuite \$650

Outdoor	
Provide capped gas point to rear including upgrade of gas line	\$1,000

Internal Colour Scheme	
Any additional nonstandard variations will incur a variation fee of \$1,250.	



This render is for illustration purposes only and does not represent the exact floorplans for the houses in this brochure.

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THE VERV  
DIFFERENCE

01	BUILD	Capped at 250 builds per year to ensure premium quality delivered with industry leading build times.
02	DESIGN	Architecturally designed facades & designs that stand out and suit the buyer demographics.
03	INCLUSIONS	Full turnkey package with luxury inclusions and a focus on sustainability.
04	COMMUNICATION	Clear and consistent communication and a flexible approach that results in happier clients. We offer fixed price contracts, giving you peace of mind, locking in costs upfront, no surprises.
05	ROI	Increased resale value and ROI.



# VERV®



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