



SouthernVale  
HOMES



Aspire

Portfolio 2016

# Why build with us?

Southern Vale Homes is a family-owned company founded over 20 years ago in Albury Wodonga. After continued growth and multiple building awards, Southern Vale's offices are now spread across Albury Wodonga, Sydney, Griffith, Shepparton, Bendigo and Ulladulla.

Each office is run by locals and is therefore able to cater for the unique requirements held within each of the local markets. We understand both the complexity and the excitement that comes with building a new home.

Our experienced team of builders, draftspeople and designers means each client receives expert, one-on-one guidance through every step of building your new home. You won't just be talking with a sales person.

It's our emphasis on using only the best quality local products and services - combined with the assurance of solid, expert advice - that means you can trust Southern Vale Homes to look after you through every step of building your new home.



We're multiple award winners!



**Master Builders Association**  
New South Wales



**Master Builder®**



# Introducing the Aspire Portfolio

The Aspire Portfolio of new home designs offers an easier solution to build a home that's uniquely yours, with a focus on quality and affordability.

We've been building homes for over 20 years, and in that time we've listened to your most important living requirements. The Aspire Portfolio features the most popular and practical elements of modern living, as curated by our award-winning team of drafting and design specialists.

Above all else, your new home should be a place that reflects your own lifestyle and personality. Whether you're a first home builder, a growing family or simply looking to downsize, you can enjoy staples like open-plan living, large under-roof alfresco dining, walk-in wardrobes and plentiful storage with an affordable price tag.

Our expert colour consultants and designers will also guide you through every decision of personalising your new home, from colour palettes to fittings to flooring options.

If you're an investor looking to expand your portfolio, ask us how we can tailor the perfect turnkey package for you.

Trust Southern Vale Homes to create and build a quality home that's not only practical and affordable, but one that you'll enjoy living in for years to come.

## All Aspire homes come with

- ✓ Sliding flush panel vinyl robe doors to all bedrooms
- ✓ Tiled shower bases
- ✓ Heating and cooling
- ✓ Stainless steel dishwasher
- ✓ Flyscreens and keylocks to all opening windows and external sliding doors
- ✓ Colorbond or tiled roof with sarking

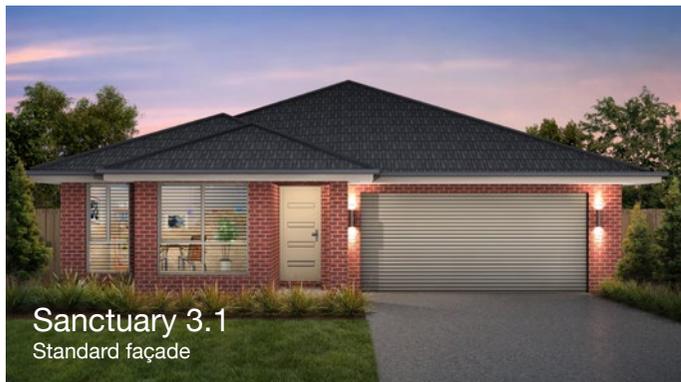
See full inclusions on page 8

# Sanctuary

The Sanctuary boasts maximum light and space through a spacious open-plan layout - encompassing the kitchen, family and dining areas, and flowing seamlessly through to a large roofline alfresco area.

One of our most versatile floorplans, the Sanctuary allows you to pick a bedroom and living configuration to suit you. Choose between three bedrooms and one living area, three bedrooms and two living areas, or four bedrooms and two living areas.

This home features a private master bedroom to the front of home, incorporating walk-in robe and ensuite. Additional bedrooms are zoned along the side of house, together with a spacious laundry and generous storage. Split system heating and cooling built in as standard for the three bedroom homes, with ducted heating and cooling as standard in the four bedroom home.

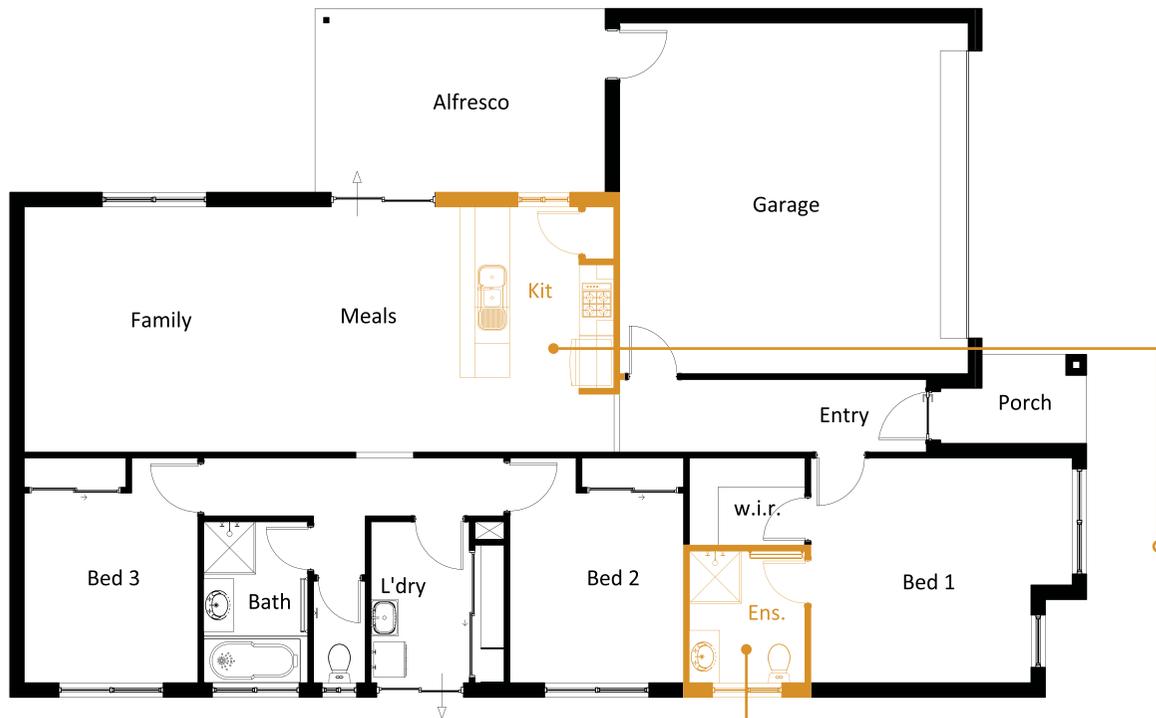


Sanctuary 3.1  
Standard façade



Signature  
Façade upgrade available





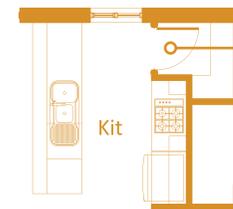
### Sanctuary 3.1

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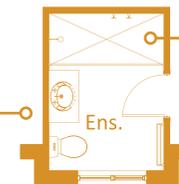
Living	131.18m <sup>2</sup>	14.12sq
Alfresco	16.20m <sup>2</sup>	1.74sq
Porch	3.48m <sup>2</sup>	0.37sq
Garage	39.89m <sup>2</sup>	4.29sq
<b>Total</b>	<b>190.75m<sup>2</sup></b>	<b>20.53sq</b>

House width 11.86m

House length 18.53m



Upgrade to a walk-in pantry and extra garage storage



Upgrade to a larger ensuite with bigger shower



### Sanctuary 3.2

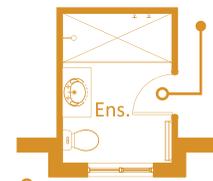
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Living	146.73m <sup>2</sup>	15.79sq
Alfresco	15.40m <sup>2</sup>	1.66sq
Porch	3.48m <sup>2</sup>	0.37sq
Garage	39.89m <sup>2</sup>	4.29sq
<b>Total</b>	<b>205.50m<sup>2</sup></b>	<b>22.12sq</b>

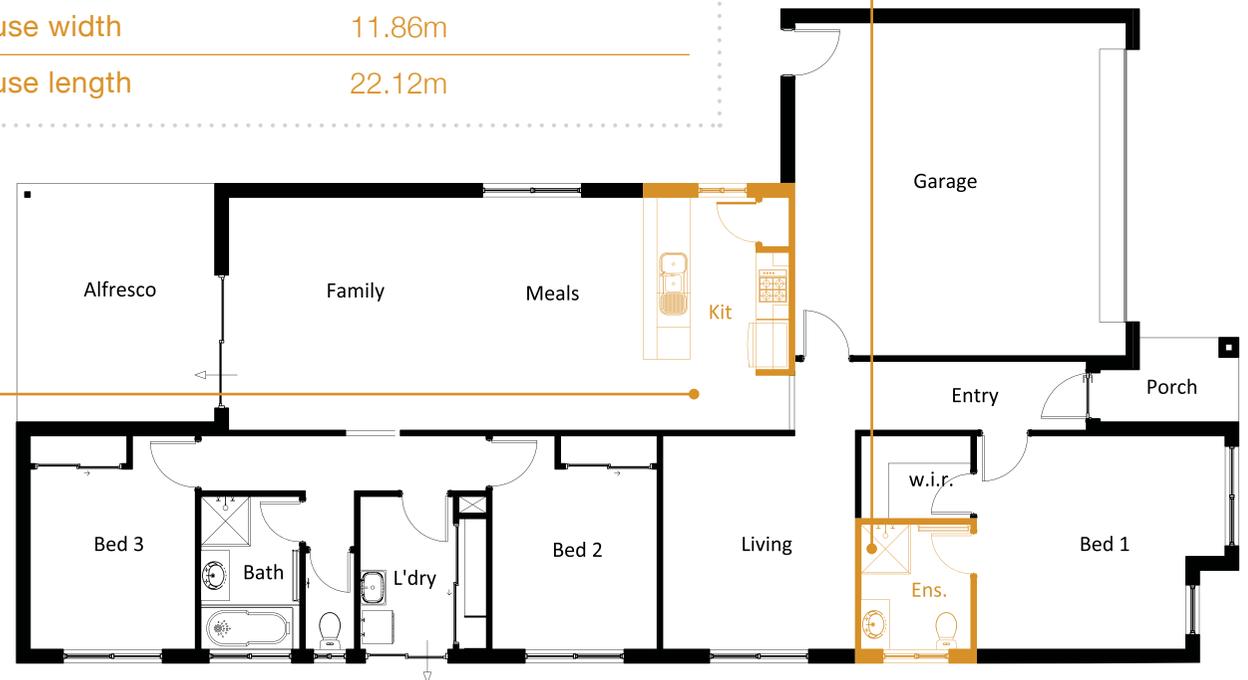
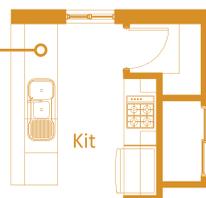
**House width** 11.86m

**House length** 22.12m

Upgrade to a larger ensuite with bigger shower



Upgrade to a walk-in pantry and extra garage storage



View this floorplan in 3D online at [svale.net/sanctuary3-2](http://svale.net/sanctuary3-2)



## Sanctuary 4.2

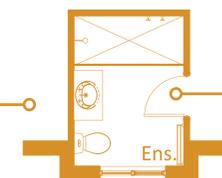
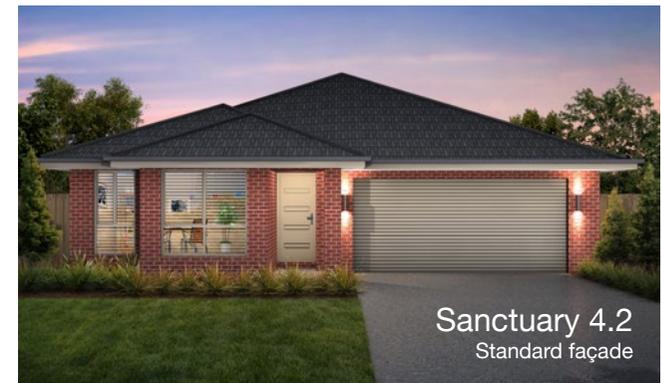
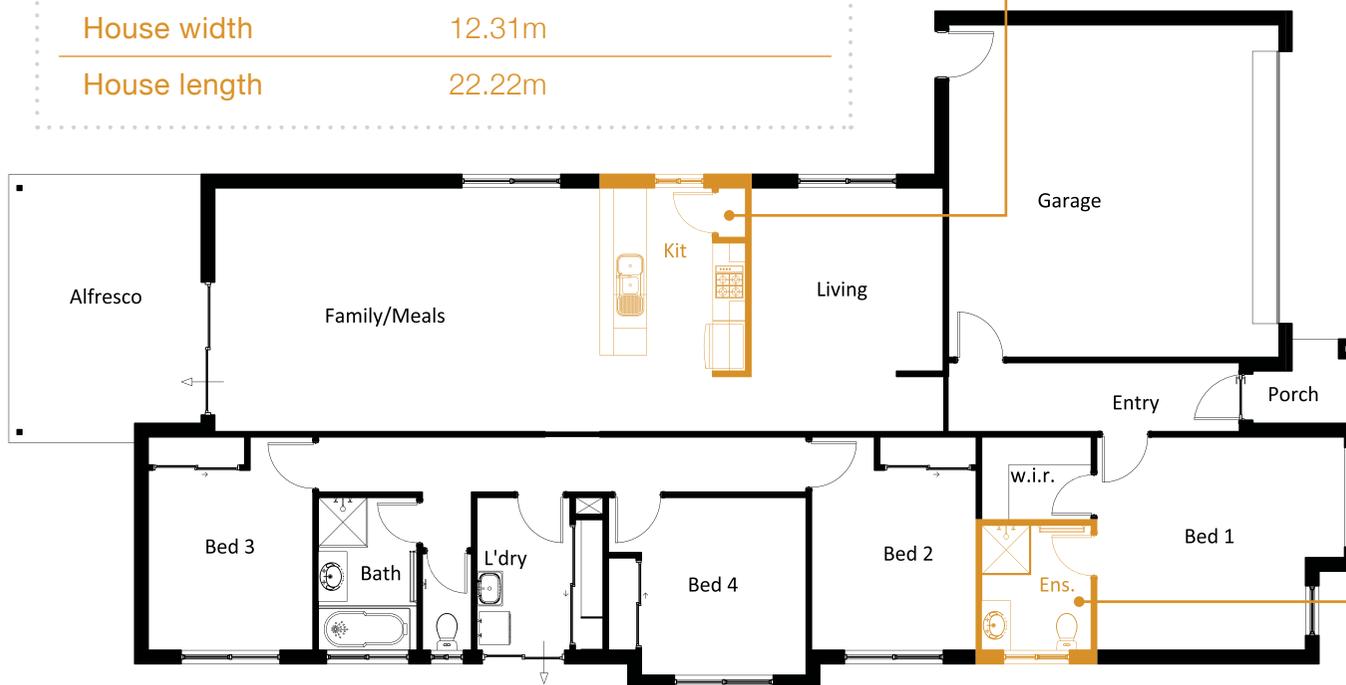
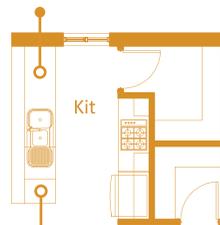
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Living	164.66m <sup>2</sup>	17.72sq
Alfresco	16.52m <sup>2</sup>	1.78sq
Porch	2.57m <sup>2</sup>	0.28sq
Garage	39.19m <sup>2</sup>	4.22sq
<b>Total</b>	<b>222.93m<sup>2</sup></b>	<b>24.00sq</b>

House width 12.31m

House length 22.22m

Upgrade to a walk-in pantry and extra garage storage



Upgrade to a larger ensuite with bigger shower

View this floorplan in 3D online at [svale.net/sanctuary4-2](https://svale.net/sanctuary4-2)



Bellevue 3.1  
Standard façade



Artisan  
Façade upgrade available

# Bellevue

The Bellevue is the perfect option for narrower blocks that still allows you to live large. This three bedroom home features a central master bedroom with large walk-in wardrobe and ensuite.

The main entertaining area features an open plan kitchen and dining area that backs onto a roofline alfresco. The adjoining family area is perfect for those looking to create a sense of separation while still remaining connected to the main entertaining area.

Additional bedrooms are zoned towards the front of the house, with the third bedroom excellently situated for a private study or office. The large, central laundry features generous storage as well as access to side garden and garage back-door. Split system heating and cooling included as standard.

## Bellevue 3.1

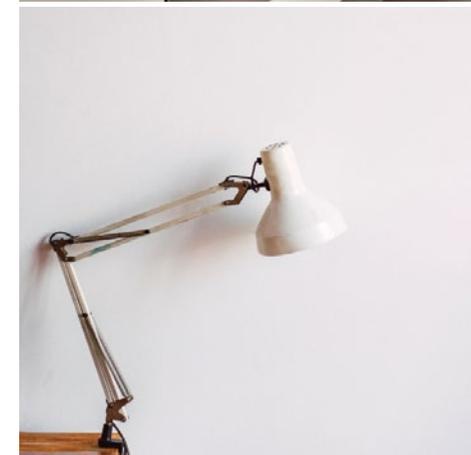
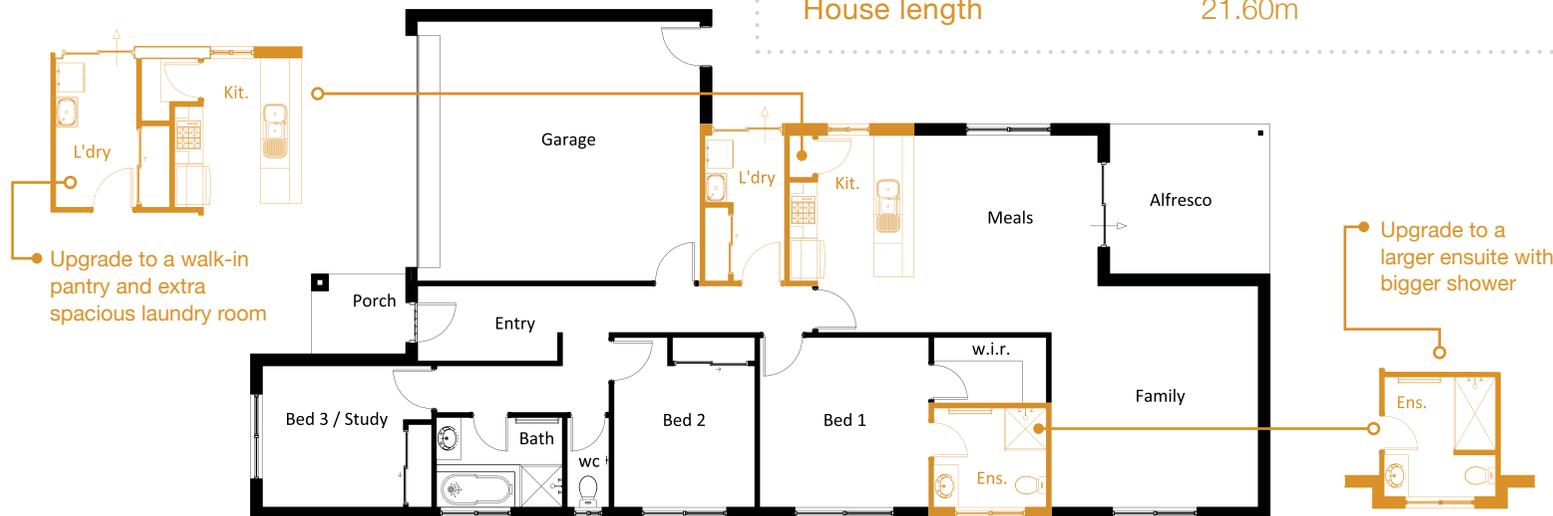
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Living	132.75m <sup>2</sup>	14.29sq
Alfresco	10.81m <sup>2</sup>	1.16sq
Porch	3.38m <sup>2</sup>	0.36sq
Garage	36.40m <sup>2</sup>	3.92sq
<b>Total</b>	<b>183.33m<sup>2</sup></b>	<b>19.73sq</b>

House width 10.76m

House length 21.60m

View this floorplan in 3D online at [svale.net/bellevue3-1](https://svale.net/bellevue3-1)



# Crescent

The Crescent is a cleverly designed home with a proven popularity among those looking to maximise their home's appeal for entertaining.

The spacious open-plan kitchen, family and dining areas flow seamlessly to the generous roof-line alfresco - designed for ease of conversation and movement while you entertain.

This home also boasts an expansive theatre room and four bedrooms, including private master bedroom with large walk-in wardrobe and ensuite at the front of home. The large laundry features generous storage and interconnects with the kitchen. Ducted heating and cooling included as standard.

## Crescent 4.2



Living	169.49m <sup>2</sup>	18.24sq
Alfresco	16.08m <sup>2</sup>	1.73sq
Porch	4.22m <sup>2</sup>	0.45sq
Garage	36.26m <sup>2</sup>	3.90sq
<b>Total</b>	<b>226.05m<sup>2</sup></b>	<b>24.33sq</b>

**House width** 10.80m

**House length** 21.50m

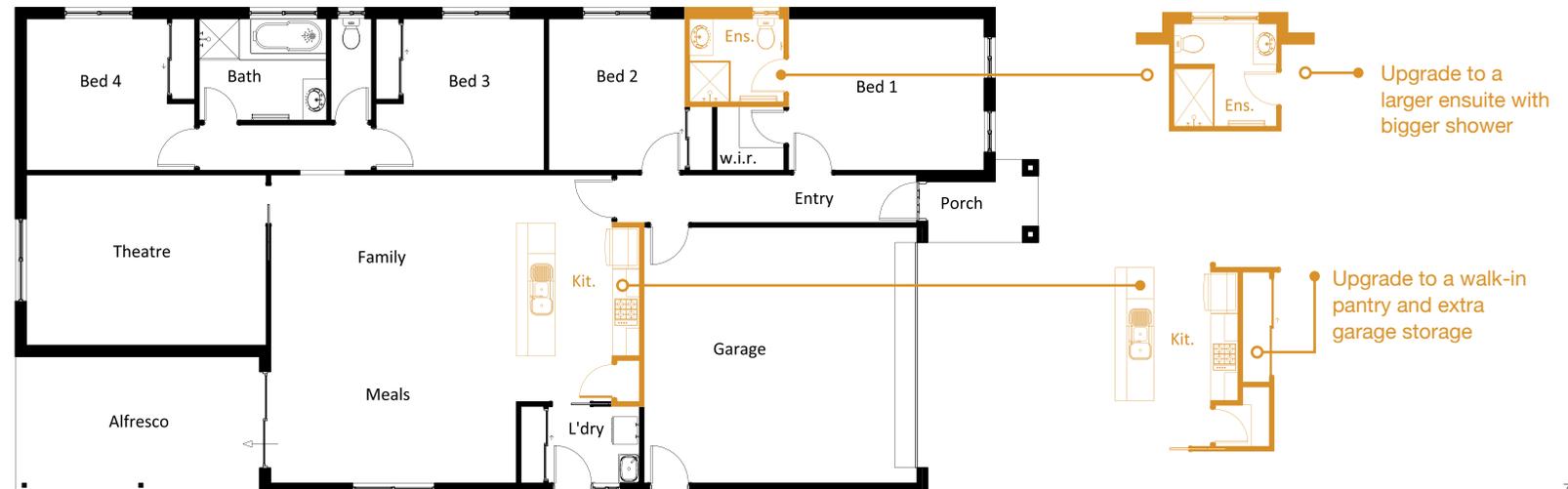


Crescent 4.2  
Standard façade



Elite  
Façade upgrade available

View this floorplan in 3D online at [svale.net/crescent4-2](https://svale.net/crescent4-2)



# Inclusions

## Pre-construction

- Detailed working drawings.
- Detailed specifications.
- Soil test and site investigation.
- Engineered designs and computations.
- Energy rating report.
- Building application and permit.
- Professional colour selection consultancy

*Note: Development applications/planning permits/council contributions and development levies are not included.*

## Insurance

Home Owners Warranty and Contractors Insurance including: public liability plus fire, theft and malicious damage whilst under construction. (Excludes any items supplied by clients).

## During construction

- Professional site manager.
- OH&S site requirements.
- Quality local tradespeople.

## Site preparation

Building envelope vegetation scrape plus surplus soil to be spread on site, site cut allowance for a fall up to 400mm across block. (Any removal of soil or additional soil required is at client's cost).

## Hot water service

- VIC only - Gas 26 boosted solar HWS with single solar collector panel. (Extra panel may be required depending upon orientation, at extra cost).
- NSW only - Gas 26 HWS with recessed box or Electric storage HWS.

## Foundations

Concrete "M" class, engineered designed slab, allowing 200mm bearing depth, site fall of up to 400mm diagonally across block, 300mm finish floor levels above prepared levelled site, step down to garage. (Any variations to soil type to be costed prior to contract).

## Termite treatment

Physical termite barriers as per Australian Standard AS3660.

## Water tank

NSW only - slimline water store above ground poly tank with pump.

## Heating and cooling

Design specific heating and cooling.

## Service connections

- 70lm storm water.
- 25lm sewer.
- 10lm power, single phase.
- 10lm of 18mm water mains with water tapping.
- 15lm natural gas by gas company (where applicable).

## Frame and trusses

MGP10 (90mm) pine wall framing (plates and studs) and engineered pre-fabricated roof trusses.

## Insulation

- R1.5 Wall insulation batts & sisalation paper.
- R3.5 Ceiling insulation batts to all habitable living areas.

## Brickwork

Selection from current builders range with natural grey mortar colour with raked or ironed joints.

## Windows

- Powder coated aluminium sliding windows and doors (to eaves level) in a range of standard colours.
- Obscure glazing to bathrooms, ensuite and WC windows, all remaining windows to be clear glazed.
- Flyscreens and key locks supplied and installed to all opening windows and external sliding doors.

## Ceiling and walls (internal)

- Nominal 2400mm high ceilings.
- 10mm plasterboard lining to walls.
- 10mm plasterboard lining to ceilings.
- Villaboard wall lining to shower walls.
- Cornice 75mm "Scotia" cornice.
- Skirting 67mm x 18mm single bevel edge.
- Architraves 42mm x 18mm single bevel edge.

## Painting

- Quality 2 coat paint system to walls.
- Quality 2 coat paint system to ceiling.

## Plumbing

- 3 x external taps - two on residence and one at water meter.

## Electrical

- Safety cut off switch system (RCDs in meter box).
- Smoke detectors.
- 1 x TV point.
- 1 x phone point.
- White fittings.
- 2 x double power points to all bedrooms, kitchen, living and family rooms.
- 1 x double power point to bathroom, ensuite and laundry.
- Light point to each room with white diffuser shade.
- External lights to all exit doors.
- 1 x double fluorescent light to garage or carport.

## Roofing, fascia and gutter (external)

- 23 degree roof pitch.
- Colorbond or tiled roof with sarking from SVH selection range.
- Colorbond metal fascia and gutter from SVH selection range.
- Round PVC downpipes with painted finish.
- 450mm eaves (where applicable).

## Verandahs and alfrescos (where applicable)

Fully lined F.C sheet to ceilings.

## Doors and door furniture Front entry:

- Entry door from Humes "Vaucluse" Range (XV) (820mm width).
- Entry door furniture from SVH builders range.

## External doors (hinged):

- Doors to be flush panel, solid core or aluminium glass slider as per plan.
- Door furniture from SVH builders range.

## Internal doors:

- Doors to be painted hinged flush panel doors.
- Door furniture from SVH builders range.

## Robes

- WIR with door to Bedroom 1.
- BIR with sliding vinyl doors with aluminum frame to additional bedrooms.
- Single shelf and hanging rail to all robes.
- Linen cupboards with 4 white melamine shelves.

## Garage door

- Automatic roller door from SVH selection.
- 2 x Automatic door remotes.

## Laundry

45 litre stainless steel tub in white metal cabinet. Chrome sink mixer as per SVH selections.

## Kitchen

- Laminated kitchen benches & cupboards.
- Pantry with internal melamine shelving.
- Overheads with bulkhead to ceiling (over bench only).
- Stainless steel kitchen sink 1 ¾ bowl.
- Chrome sink mixer as per SVH selections.
- Dishwasher.
- S/S 600mm electric fan forced oven.
- S/S 600mm gas or electric cook top.
- S/S 600mm slide out or canopy rangehood ducted.

## Tiling

- Tiles as per SVH builders range.
- Kitchen - nominal 600mm above benches.
- Showers - nominal 2000mm high.
- Bath/ensuite - nominal 400mm above bath.
- Skirting tiles - up to 200mm.
- Nominal 200mm tiles above vanity units.
- Laundry - nominal 400mm high splash back to rear of tub and washing machine.

## Bathroom and ensuite

- Tiled shower bases.
- White 1665mm acrylic bath.
- Vanity & basin from selected builders range.
- White china toilet suite.
- Chrome mixer taps and shower rose as per SVH selection.
- Chrome toilet roll holder, double towel rail and soap dish from SVH selection.
- Polished edge mirror over vanities.
- Fully framed shower screens with clear glass, and pivot door.
- Ceiling exhaust fans.

**All inclusions and specifications to be confirmed subject to site assessment, energy rating, flood, fire, indigenous overlays and engineering.**

Tiled shower niches

# Popular Upgrades

- Nominal 2550mm ceilings
- Downlights throughout living areas, hallway, kitchen and porch
- 20mm stone kitchen benchtops
- Termite-treated pine wall framing and trusses
- Large 900mm Westinghouse freestanding stainless steel oven with gas cooktop
- Tiled shower niches
- Wide 920mm glazed entry door
- Carpet and/or tiled floor coverings in dry areas
- Upgrade your façade
- Glass splashback in kitchen
- Polyurethane cabinetry in kitchen



Wide 920mm glazed entry door



Large 900mm Westinghouse freestanding stainless steel oven with gas cooktop



Termite-treated pine wall framing and trusses



20mm stone kitchen benchtops

# Trust Southern Vale Homes

For over 20 years, Southern Vale Homes has been proud to offer unrivalled flexibility in creating your new home. The Aspire Portfolio of new home designs offers an easier solution to build a home that's uniquely yours, with a focus on quality and affordability.

Our award-winning team of in-house drafting and design specialists have curated the most popular and practical elements of modern home designs - such as open-plan living, large alfresco dining areas and plentiful storage - all so that you can enjoy practical living solutions, tailored to your lifestyle, at an affordable budget.



Discover what we can do for you.

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

1300 888 003

All drawings, images, photography are for illustrative purposes and should be used as a guide only. Floor plan may vary depending on the façade chosen. Southern Vale Homes reserves the right to revise plans, specifications and prices without notice or obligation.

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