

Early³¹⁹¹

Fact Book



The 3191 Appeal.

Live in Sandringham's most coveted community.

Where *affordability* and *quality* are no longer mutually exclusive.

For more information visit
www.early3191.com.au

Early - 3191

FACT BOOK

What energy rating is each of our homes?

We are delighted to announce that Early-3191 is committed to providing an average 7-star energy rating in the development. We believe in creating sustainable homes that prioritize energy efficiency and environmental responsibility. With our dedication to reducing our carbon footprint, you can trust that every dwelling we offer will meet the highest standards of energy efficiency.

Can I select my energy provider?

Yes, you have the freedom to select your energy providers as there is no embedded network.

Is there a rainwater collection?

We are proud to inform you that each residence is thoughtfully designed with a dedicated rainwater tank for rainwater collection. This feature allows you to harness and utilize the abundance of natural rainwater for various purposes, such as watering plants, washing vehicles, or other non-potable water needs.

Will the windows be double glazed?

We are pleased to inform you that the majority of windows in our residences are equipped with double glazing, offering notable benefits such as enhanced insulation, improved energy efficiency, and reduced noise transmission.

When will Early-3191 be completed?

Early - 3191 will complete in stages, with the first stage estimated to be ready for occupation by October 2024 and the subsequent stages by March 2025.

Will there be gas in the home?

Due to environmental and sustainability considerations, there will be no gas to the home. All cooktops will be energy efficient induction.

Will there be Electric Vehicle charging?

Great news! Each garage is "EV ready," meaning they are equipped to support the installation of your own electric vehicle charger. For more information on adding an electric vehicle charger to your future home, please contact our sales team. They will be happy to assist you further.

Will there be fire protection in the home? i.e Smoke alarms.

As part of our commitment to ensuring the safety of our residents, we will provide smoke alarms in each residence. Smoke alarms play a crucial role in early detection of fires, allowing for prompt action and potentially life-saving measures.

What brands have you selected and why?

Each of our residences feature the renowned brand Smeg, known for their exceptional quality and style. With Smeg appliances, you can expect a seamless blend of functionality and aesthetics in your home.

Can I customise or upgrade my townhome?

Customisation of the floorplan is possible at the developer's discretion, subject to approvals and potential costs. However, there are currently upgrades offered such as integrated fridge/freezer, blinds, bath and other customisable options..

Is there solar? If not, is there an option to include?

While solar power installations are not included as a standard feature, interested buyers have the option to include it at their expense.

Have sustainability design or building practices been used?

Yes, sustainable design and building practices have been employed in accordance with the National Construction Code (NCC) requirements.

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What warranties and defect period do I get?

The building warranty includes a 6-year structural warranty and a 2-year non-structural warranty. The defect period is 3 months from the handover date. Appliance warranties are generally 12 months, and warranty documents will be provided to the purchaser upon handover.

Is there bicycle parking?

We understand the importance of promoting alternative transportation and healthy lifestyles. Therefore, each dwelling is equipped with ample space dedicated to bicycle parking. You can rest assured knowing that there is enough room to securely and conveniently store your bicycles within your residence.

What are the ceiling heights?

The ceiling heights throughout the residence living areas are set at 2700mm (2.7 metres). This generous ceiling height provides a spacious and open feel to the living areas, creating an inviting and comfortable atmosphere within your home. The bedrooms and bathrooms are set to 2550mm (2.55 metres)

Can I choose a colour scheme?

You will have the opportunity to select a colour scheme when you purchase in Early-3191. Your selection can either be Dawn which is the lighter scheme or Dusk which is darker.

Are there blinds with each of the townhomes?

Each townhome can be equipped with block-out blinds to all bedrooms and living spaces this is selected as an optional extra in the contract of sale. These blinds are designed to provide privacy, light control, and insulation, allowing you to create a comfortable and serene atmosphere within your living spaces.

Who is the architect, builder and developer?

The team behind Early-3191 is a collaboration of industry leaders, ensuring the project's success and quality. The development is spearheaded by DM Property, alongside investment partner Occasio.

Architecture by award-winning Rothelowman and interiors, a crucial aspect of any residential project, are crafted by the esteemed Adele Bates, known for her sophisticated and contemporary designs. Completing the team is Saw Constructions, leaders in townhome construction, guaranteeing a build of the highest standards. Together, this team promises a blend of functionality, aesthetics, and durability for Early-3191.

Is there an incentive provided as a First Home Buyer?

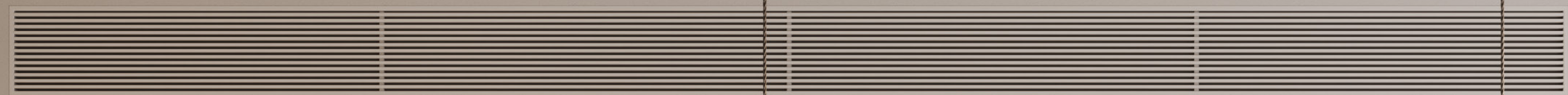
Great news for Eligible First Home Buyers! If you purchase a townhouse before construction begins, you will be exempt from paying Stamp Duty, potentially saving \$50,000 or more. We recommend seeking independent advice and visiting the State Revenue Office website at sro.vic.gov.au for more information on these incentives.

What Stamp Duty Savings are available?

Off-the-plan stamp duty concessions may be available for purchasers who intend to occupy the property as their Principal Place of Residence (PPR) and meet certain criteria. To obtain specific information about indicative stamp duty fees and incentives, we recommend scheduling a one-on-one sales consultation. It is advisable for purchasers to seek independent advice regarding these incentives, and further details can be found on the State Revenue Office website: sro.vic.gov.au.

When is completion expected?

Early will complete in 2 stages with the first expected in Spring 2024 and the second stage in Q1 2025.





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DISCLAIMER

The information in this document is general and provided for informational purposes only. It may not be applicable to all projects or purchases with DM Property Specifics can vary greatly, so always confirm with an M3 Group team member that the details are applicable to your situation before proceeding. DM Property and its affiliates are not liable for any losses that may occur due to the use of this information.