



Isabel 169



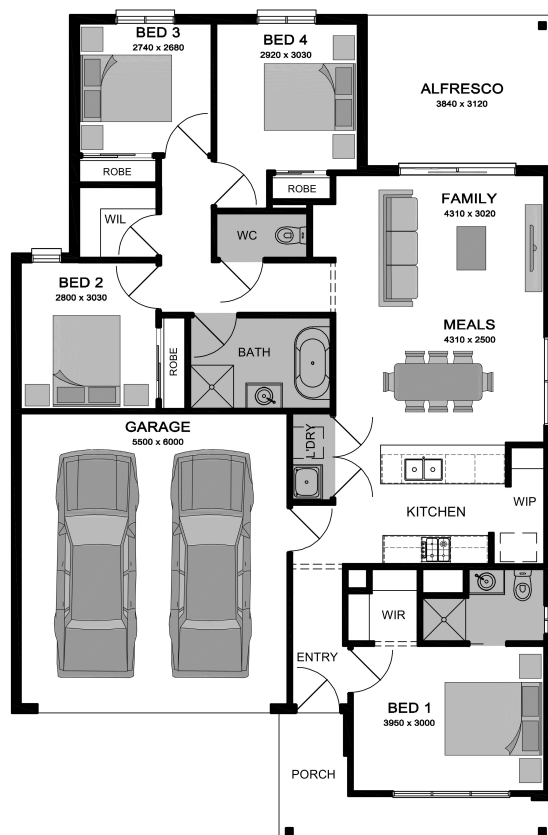
\$795,830

Lot 129 Tabit Circuit
Clyde North (Alma Estate Clyde North)

Lot Size:	400m ²	House Size:	18.23sq
Lot Price:	\$455,000	House Price:	\$340,830
Estimated Title Date:	February, 2027		

FULL TURNKEY INCLUSIONS - NCC & 7 STAR

- Fencing, clothesline and letterbox.
- Fixed site costs and developer guidelines
- Front & rear landscaping.
- Concrete driveway and porch.
- 20mm engineered stone to benchtops throughout.
- Split system air-conditioner to family area.
- Alarm system.
- Stainless steel appliances, including dishwasher.
- Blinds and fly screens to openable windows and doors.
- NBN ready.
- Floor coverings throughout.
- and much, much more!

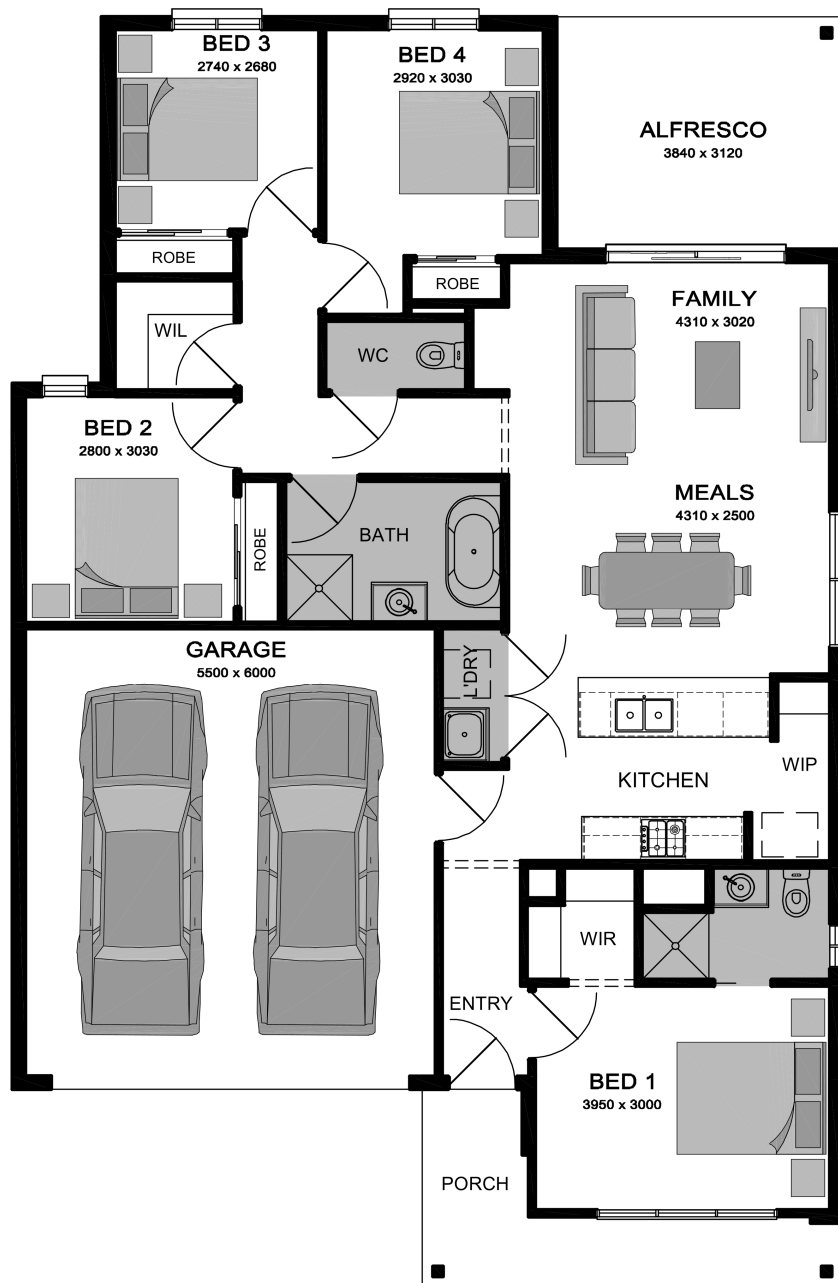


ISABEL 169

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Minimum Block Width 12.5m
 Designed To Suit 12.5m x 21.0m

NCC Compliant Designs



Total Areas

Exterior Width:	11.140	
Exterior Length:	17.045	
	SQM	SQUARES
Ground Floor:	114.11	12.28
Porch:	7.69	0.83
Garage:	35.60	3.83
Alfresco:	11.39	1.29
Total Area:	169.39	18.23

Facade Options

12.5m



12.5m Wide SLHC Aria Facade Coastal



12.5m Wide SLHC Chase Facade Como



12.5m Wide SLHC Mayfair Facade Elements



12.5m Wide SLHC Lennox Facade Serene



12.5m Wide SLHC Hudson Facade Vogue

FROM FIRST STEPS TO HANDOVER

Your Guide to Building with Monaco Built

The Monaco Built Difference



The people behind Monaco Built have a few crucial things in common: strength of character, commitment to quality, diversity of thinking, and is led by an experienced and passionate management team.

Our experience

With a combined 50 years of experience in some of the largest construction, property and infrastructure companies in Australia, Monaco Built is committed to building a new standard of living. That means designing for functionality and flexibility as well as beauty.

Monaco Built is driven by a desire to build a home you will be proud of the moment you first walk through the door. We provide our customers with true value, through the combination of outstanding quality, unparalleled service and communication coupled with a range of home design options to suit our customers diverse needs and budget.

Quality construction and years of experience result in a better-built home and more value for your money. Monaco Built has the quality you want and the experience you need to feel confident that your new home will be built right. Our team is here to help you every step of the way

At Monaco Built we build homes that fit your needs, with flexible designs and more inclusions than standard. With a combined 50 years industry experience, we add value without unnecessary cost. Every home includes a 6-month maintenance period and a 10-year structural warranty for confidence. Talk to us about creating a home that suits you.

Value

True value in construction is a result of outstanding quality, at an affordable price. That's why we offer premium inclusions at no extra cost, consistently streamline our processes to increase efficiency and employ paperless office policies that mean the savings are passed on to you.

Fixed Price

When Monaco Built quotes you a price for the home you want, you can choose our fixed no more to pay option and that's the price you can expect to pay. With our fixed price packages, you'll enjoy peace of mind and no hidden surprises.

No Waiting Queue

Unlike other home builders in Melbourne, Monaco Built won't place you in a queue waiting to start your build. We will get you to your site within 4 weeks from receiving your permit.

Quality

Monaco Built nurtures long-lasting relationships with experienced tradespeople who are highly skilled at what they do. We achieve these high standards of execution by combining our own rigorous internal quality control processes, with the assessment and approval of independent quality assurance inspectors to ensure your new home meets your expectations.

Communication

When communication stops, problems arise. That's why we engage in proactive and consistent communication in a variety of forms. That way our clients remain connected, the risk of surprises is reduced and collaborative engagement and trust is created.

Build Time

With Monaco Built's guaranteed build time you can begin making arrangements for you or your tenant to move into your new home, secure in the knowledge that it'll be finished on time.

Standard Inclusions

Moving in

Every Monaco Built home includes a clear and proven set of standard inclusions. Fixed pricing, practical features, and considered finishes are built into every plan, not added later. The result is fewer decisions, no surprises, and a home delivered ready to live in.

STANDARD INCLUSIONS

KITCHEN APPLIANCES

Dishwasher	European stainless steel dishwasher.
Oven	European stainless steel 600mm fan forced oven.
Hot	Plate European stainless steel 600mm gas cooktop with wok hob.
Range Hood	European stainless steel 600mm wide canopy rangehood.
Sink	Double bowl stainless steel sink.
Tap	Chrome flickmixer tap.

CABINETRY

Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Standard laminate from builder's predetermined colour boards.
Kitchen Bench Top	Standard laminate with square edge from builder's predetermined colour boards.
Vanity Bench Top	Standard laminate with square edge from builder's predetermined colour boards.
Handles	Selected from builder's predetermined colour boards.
Pantry	Full laminate or as per plan.

BATHROOM & ENSUITE

Basins	Vitreous china vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	1500mm back to wall freestanding acrylic bath (white) - (Plan specific)
Shower Bases	Tiled shower bases 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	750mm double towel rails and toilet roll holders in chrome finish. (Plan specific)
Exhaust Fans	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

TILING

Wall Tiles	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Selection as per builder's predetermined colour boards.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's predetermined colour boards.

FLOORING COVERINGS

Carpet	Selected from builder's standard category 1 range to Bedrooms and second living area, rear hallway and staircase (house specific – refer to working drawings). Selection as per builder's predetermined colour boards.
Timber	Flooring Laminate timber flooring to entry, kitchen, meals and family areas (refer to working drawings for extent of cover). Selection as per builder's predetermined colour boards.

PAINT – 2 COAT APPLICATION

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

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 DAR Square MDF skirting & 67 x 18mm DAR Square MDF architraves.
Door Stops	Plastic white door stops to hinged doors.
Door Seals	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

STAIRS (DOUBLE STOREY HOMES)

Stairs	Pine handrail, painted gloss finish, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).
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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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HEATING

Heating	Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size. (Estate specific)
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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.

STANDARD INCLUSIONS

Doors

Robes	2040mm high Redicote flush panel, hinged or sliding doors as per plan.
Linen	2040 high Redicote flush panel, hinged door(s).
Handles	Flush pull in polished chrome finish.
Ceilings	Ceiling Height 2440mm ceiling height (nominal) to single storey with 75mm cove cornice. 2440mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

LAUNDRY

Trough	Vanity with laundry stainless steel trough
Tap	Chrome Flickmaster tap.
Washing Machine	Chrome washing machine stops/grubs.

HOT WATER SYSTEM (ESTATE SPECIFIC)

Hot Water	Electric 220 litre hot water heat pump system or similar as standard hot water unit. or Continuous flow (natural gas) 20L/min boost water heater system. Note – Continuous flow water heater will only be used where both heat pumps are not satisfactory in estates and where recycled water is available. or Solar Hot Water (natural gas) 20L/min boost water heater system. Note – Solar hot water unit will be used in estates where the above cannot be satisfied.
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EXTERNAL FEATURES

Brickwork/Hebel	Clay brick and/or rendered Hebel panels from builder's predetermined colour boards (design specific – refer actual working drawings for extent of cover including alternative cladding).
Mortar Joints	Natural colour rolled joints (excluding homes built in Hebel panels).
Front Elevations	As per Working Drawings. Acrylic render/feature 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	Hardwood with glazed sidelight(s) (plan specific)
Front Entry Door	Hume doors with translucent glass.
Door Furniture	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	Brickwork above front, side and rear elevation windows and doors. (Product specific)
Door Seal	Door seal and weather seal to all external hinged doors.

ELECTRICAL

Internal Light Points	Recessed LED downlight in white non-metallic polyamide housing with diffuser. Cool White 3000k (10W).
External Light Points	Flood light wall mounted light fitting as per working drawings.
Power Points	Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working drawings).
Smoke Detector	Hardwired with battery backup.
Exhaust Fans	Above all showers and toilet that do not open to outside air.
TV Points	(2 No.) pre-wired TV points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) as per working drawings.
Telephone Points	(2 No.) pre-wired telephone points (one to main bedroom and one to kitchen) as per working drawings, including underground connection to supply pit.
Safety Switch	RCD safety switch and circuit breakers to meter box.
NBN	Provide basic home wiring network, including connections to NBN and standard connections to fibre optics.

INSULATION

Ceiling	Glasswool Batts to ceiling of roof space (excludes garage ceiling).
External Brickwork	Glasswool wall batts including insulation 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.

GARAGE

General	Garage Door: Colorbond® sectional door in contemporary profile.
Remote Control	Remote control unit to front garage door with 2 handsets.
Garage Door Infill	Painted finish infill over front garage door.
External Walls	Integrated Garages – Brick veneer / hebel, single and double storey homes (house specific – refer working drawings).
Pedestrian Door	2040mm high weatherproof flush panel door with aluminium frame and sill.
Internal Access Door	2040mm high flush panel door with timber frame including full perimeter draft seals (house specific).
Door Frame	Timber frame.
Door Furniture	Entrance lockset.

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 from builder's predetermined colour boards. (Design specific – refer actual working drawings for extent of roof cover material)
Fascia & Guttering	Colorbond fascia, guttering and downpipes.

SITE CONDITIONS / FOUNDATIONS

Foundation	Class Up to Class 'H' concrete slab with a maximum of 500mm fall and 300mm fill over building envelope. Allotment up to 600m ² 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 part A & B where required.
Angle of Repose	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

SOLAR

PV Solar System	PV Solar system 2.2kw with 5 solar panels to tiled roof only (Plan specific).
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CONNECTION COSTS

Connection Costs	Single phase underground power (up to 10m). Water connection (dry tap connection on same side of street). Gas connection (up to 10m). Sewer and stormwater connection (up to 600m ² block). Telephone conduit and draw cable from the supply pit. Connection to pit is the owners' responsibility. Excludes telephone connection costs and all consumer account opening fees. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required
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Turnkey Inclusions

Moving in

A comprehensive turnkey offering that brings together the essential finishing elements of the home. Monaco Built includes key details and final touches to deliver a complete, ready to live in result.

TURNKEY INCLUSIONS

Front Landscaping	Includes mixture of mulch, instant turf grass, rocks, garden bed with 150mm plants, irrigation system connected to tap, 1 of 1200mm high tree to front of dwelling and a concrete letterbox to suit style of Monaco Built home (plan specific).
Rear Landscaping	Includes mulched garden bed with trees and / or plants to rear boundary, 12m ² of instant natural turf, toppings to remainder of land to rear and side boundaries, irrigation system connected to tap, foldaway clothes line with 3m ² of colour on concrete pad. For Monaco Built homes that do not include an alfresco, you can choose 12m ² of colour on concrete paving to rear of home (subject to change as plan specific).
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.
Driveway & Path	Colour on concrete driveway to meet front porch (up to 35m ² for double garage and 22m ² for single garage homes).
TV Antenna	Connection to roof including connection to internal TV points.
Window Furnishings	Modern and stylish Holland Blinds cover every window.
Flyscreens	Aluminium framed to all openable windows - colour to match window colour.
Reconstituted Stone	Kitchen Stone benchtop with 20mm edge detail in lieu of standard laminate. Vanities Stone benchtop with 20mm edge detail in lieu of standard laminate.
Split System Air Conditioner	(3.3kw) including isolation switch and condenser to be wall mounted in living room only.
Alarm System	Including key pad entrance and 3 sensors.
Fibre Optic Ready	Your Monaco Built home comes complete and Fibre Optic Ready, for NBN connection or compatible fibre optic services.

Landscaping

External

Front and rear landscaping form part of the standard delivery, shaped to suit each home design. Thoughtful planting, practical surfaces, and ready to use outdoor spaces create an immediate sense of completion from day one.



Front Landscaping

Includes mixture of mulch, instant turf grass, rocks, garden bed with 150mm plants, irrigation system connected to tap, 1 of 1200mm high tree to front of dwelling and a concrete letterbox to suit style of Monaco Built home (plan specific).

Rear Landscaping

Includes mulched garden bed with trees and / or plants to rear boundary, 12m² of instant natural turf, toppings to remainder of land to rear and side boundaries, irrigation system connected to tap, foldaway clothes line with 3m² of colour on concrete pad. For Monaco Built homes that do not include an alfresco, you can choose 12m² of colour on concrete paving to rear of home (subject to change as plan specific).

Please Note: Colours and materials are indicative only and may not accurately represent the final built form of your home. Colours, materials, fixtures and fittings may be subject to change. Natural products may result in variations from one batch to another of the same material. Monaco Built reserves the right to reselect colours and products to the closest possible match, as determined by Monaco Built should that product no longer be available at the time of supply. Monaco Built will provide via notification to you of the necessary changes should they be required.

What Happens Next?

Your Journey

From your first selections through to settlement, this guide outlines each key stage of your build with Monaco Built. It's designed to give you a clear understanding of what happens next, what to expect at each milestone, and when progress payments are due, so you can feel informed and confident throughout your construction journey.

YOUR PRE CONSTRUCTION JOURNEY

Step 1

Make Your Selections

With the assistance of your sales agent, choose from a wide variety of packages and home designs across many estates in Melbourne

Step 2

Contract Request

Your sales agent completes the New Property Contract Request form and pay the initial \$1,000 non-refundable holding deposit to enable building contracts to be prepared and issued for signing.

Just an initial \$1,000 deposit is required

Step 3

Contract Preparation

Within 48 hours, contracts will be prepared and sent via DocuSign to your sales agent as well as to yourself for signing.

Monaco Built have a contract turnaround policy of two weeks from contracts being sent via DocuSign. We will send through a follow up email one week from contract issuing, with a second follow up email sent two weeks from contract issuing.

Step 4

Contract Signed

Once contract are signed via DocuSign, they will be executed by our contracts team within 24 hours of receiving them.

An electronic copy of the contract will be emailed to your sales professional and yourself.

Step 5

5% Deposit Invoiced

Monaco Built will issue the invoice for 5% of the contract value to your sales agent for payment by yourself. This payment is expected to be deposited within 14 days of being invoiced via direct deposit, cheque, or bank guarantee.

Step 6

Finance & Land Contract

Monaco Built will issue the invoice for 5% of the contract value to your sales agent for payment by yourself. This payment is expected to be deposited within 14 days of being invoiced via direct deposit, cheque, or bank guarantee.

Step 7

Site Start Preparation

Monaco Built will be following up on a copy of the executed land contract as well as finance and settlement dates. Once dates and contract received an email will be sent to your sales agent for their reference.

Step 8

Land Settlement & Site Start

Before construction can begin, we need approximately six to eight weeks to gather documentation, arrange for a soil test report of the property, secure developers approval, finalise construction drawings for your approval, preparation of engineer's details (slab design) by a licensed engineer, and apply for permits on your behalf.

Step 9

Construction Updates

You and your sales agent will be kept up to date fortnightly throughout the build

YOUR CONSTRUCTION JOURNEY

Step 1

Base Stage

The excitement officially begins. It's time to clear the site so that the plumbing can be laid beneath your new home. The slab is then formed and poured.

- Monaco Team will send an email confirming commencement of construction.
- An independent qualified Building Surveyor will complete an inspection of your concrete slab prior to completion

First progress payment due — 15%

Step 2

Frame Stage

All hands are now on deck. Wall frames and roof trusses are erected as your new home starts to take shape.

- An independent Building Surveyor will complete an inspection of your frame upon completion

Second progress payment due — 25%

Step 3

Lock Up Stage

The roof cover, brickwork and windows are constructed and installed.

- Lock-up stage does not include the fitting of any weatherboard cladding, eave lining and/or external doors including garage door.
- An independent Building Inspector will complete a quality control inspection of the lock-up stage.

Third progress payment due — 25%

Step 4

Fixing Stage

Your new home starts taking form and depth, reflecting the design and colour choices you made. Plasterboard to internal walls, ceilings, skirting boards, architraves and doors all installed. Kitchen and bathroom works begin (including cabinetry) and all external cladding is completed.

- Lock-up stage does not include the fitting of any weatherboard cladding, eave lining and/or external doors including garage door.
- An independent Building Inspector will complete a quality control inspection of the lock-up stage.

Fourth progress payment due — 20%

Step 5

Completion Stage

You are at the final stage of the completion of your new home.

- Painting, tiling, electrical and plumbing fit-offs are completed. Shower screens, mirrors, stone benchtops, sinks and basins are installed and all other external works are finished.
- An independent Building Inspector will complete a quality control inspection of your home prior to issuing your Notice of Completion, final invoice and certificate of occupancy.
- Monaco Team to advise in writing of your Notice of Completion Inspection, which also includes your final invoice and occupancy permit.
- You or your representative will then be invited to attend with your Site Manager a Notice of Completion inspection (within 7 days) who will demonstrate the features of your new home and discuss any issues you may have in preparation for final handover.

Step 6**Re Inspection**

You or your representative will be invited to attend a re inspection of your home with the Site Manager to ensure all items noted on the Notice of Completion inspection have been attended to.

Step 7**Final Stage**

Congratulations, your new home has been completed and either you or your tenant are ready to move in.

- Client to make final payment in our office or on-site on the day of settlement. This amount includes the last stage payment and any unpaid variations. Once paid, the keys and settlement pack will be presented.
- On the day of settlement your Site Manager will attend an onsite handover. Appliances will be installed at an agreed time – ideally on the same day as settlement to avoid theft.
- Monaco Built to contact the client or clients representative 14 days after settlement in order to answer any queries.

Fifth and final payment due — 10%

Please Note: A bank cheque or direct deposit is required for final payment. If direct deposit is made, please ensure transfer is made at least two clear business days prior to settlement.





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Terms & Conditions: Monaco Built inclusions are effective as of March 2026. Inclusions are subject to availability and substitutions may be required if products become unavailable. Images may show fixtures, finishes and upgrades not included in the standard specification. Photos may also show optional variations that attract additional costs. All images and materials in this brochure, and all associated collateral, are for illustrative purposes only. For detailed information about Monaco Built inclusions, speak with your Building Consultant.

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