

DUAL OCCUPANCY

# Lot 91

4 SUTCLIFF MEWS, DROUIN, VIC 3818  
4+2 BED, 2+1 BATH, 1+1 CAR, 1+1 LIVING



**Land** 674 m<sup>2</sup>

**House** 255 m<sup>2</sup>

**Package Price**

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**\$969,000**

# Lot 91

4 SUTCLIFF MEWS, DROUIN, VIC 3818  
4+2 BED, 2+1 BATH, 1+1 CAR, 1+1 LIVING



03/03/2026

To whom it may concern,

**RENTAL APPRAISAL - No 4 Sutcliff Mews, Drouin**

I would like to take this opportunity to thank-you for the chance to provide you with a rental appraisal for the above property.

Ray White Berwick has established an impeccable reputation in residential & commercial real estate not only for our professionalism and attention to details, but also for our understanding of our client's requirements, legislation & compliance.

When appraising a property, we take into consideration the following:

- Comparable properties in the vicinity
- Features and benefits of the property (design, style, accommodation and facilities)
- Condition, age and presentation of the property
- Location of the property (views,parks, proximity to shops, transport, infrastructure, employment & schools)
- Current state of the rental market (i.e. vacancy rates, supply and demand)

The area has proven to be popular with renters because of its wide range of amenities.

I reviewed the home; and feel that with this home offered on a twelve-month lease you could expect to achieve a weekly rental in the vicinity of **\$630 per week for House + \$420 per week for the Unit** in today's market.

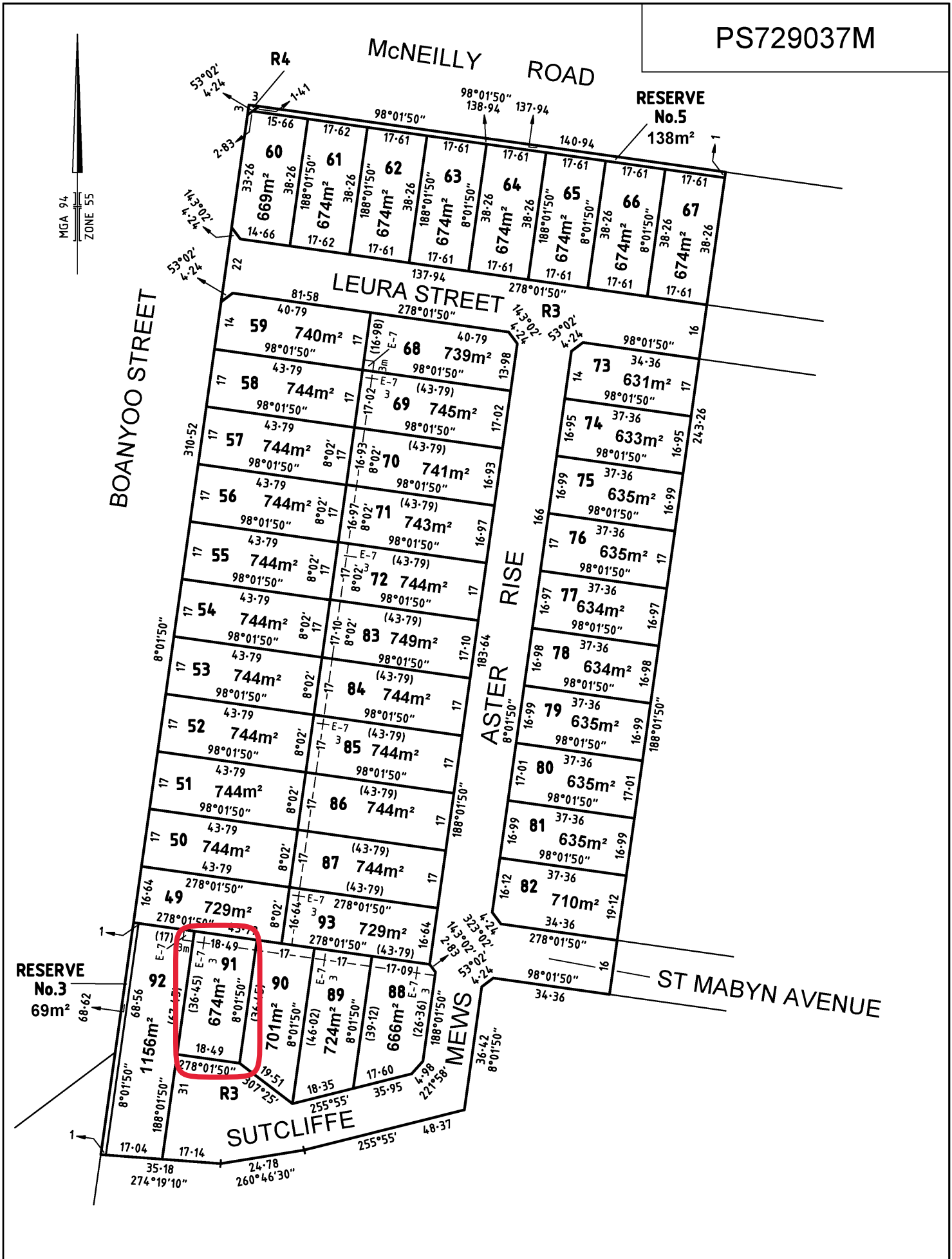
Once again thank-you for this opportunity and I look forward to hearing from you soon.

Warm Regards,

Matt Doyle  
Director  
0423 339 328  
matt.doyle@raywhite.com

"This Appraisal is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the contents of this opinion. We stress that it is only an opinion and not to be taken as a valuation"

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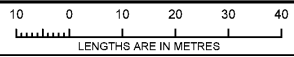
RESERVE No.3  
69m<sup>2</sup>

RESERVE No.5  
138m<sup>2</sup>

  
**LINEAR LAND SURVEYING**  
 Address: Suite 5, 31 Redland Drive, VERMONT, Vic. 3133.  
 Phone: 03 9873 8888 - Email: survey@linearlandsurveying.com.au

licensed land surveyors,  
 development and  
 planning consultants

SCALE  
 1:1000



ORIGINAL SHEET  
 SIZE: A3

SHEET 5

SURVEYORS FILE REF: L.1057 SUB  
 SAMUEL J. BREWIN / VERSION NO. 13

# Inclusions

Quality inclusions in every build.

**SITE WORKS & FOUNDATIONS**

- Foundation up to 'Class H' concrete slab with a maximum of 500mm fall over building envelope.
- Allotment up to 500m<sup>2</sup> with a maximum setback of 5m to the house.
- Supply and hire of temporary fencing to site to council requirements.
- Supply and hire of environmental silt fence to front of property as required by council.
- Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply).

**SERVICES AND CONNECTIONS**

- Separate single phase underground power to each dwelling.
- Separate water connection.
- Gas connection if required (up to 20m per dwelling).
- Sewer and stormwater connection.
- Recycled water connection if required.
- Part A & B Termite protection.

**PLUMBING**

- All plumbing to meet statutory regulations and standards.
- Each dwelling to contain a separate Garden tap.

**ROOF**

- Standard 22 degree roof pitch or as nominated on plans.
- Metal corrugated roof as standard.
- Metal Fascia and gutter.
- Metal downpipes as standard.

**ELECTRICAL**

- LED downlights throughout. Refer to electrical layout.
- 1 x LED flood light to each dwelling with separate flood lights to driveway.
- Wall mounted light switches.
- Double power points throughout.
- Smoke detectors to regulation hardwired with battery backup.
- RCD safety switch and circuit breakers to meter box.
- TV points to Living rooms and master bedroom.
- Data point to Living rooms and master bedroom.

**FRAMING**

- Wall and truss framing to meet statutory regulations and standards.
- Hebel party walls between each dwelling.

**7 STAR ENERGY**

- 7 Star Energy rating compliance.
- Insulation batts to walls and ceilings to meet energy requirements.
- Upgraded window glazing if required to meet energy requirements.
- Upgraded hot water system to meet energy requirements.

**EXTERNAL DETAILS**

- Clay brick from standard Category 1 range with rolled grey mortar joints.
- Render to front façade feature area (refer to plan).
- Brickwork over windows and doors throughout.
- Powder coated aluminium awning windows throughout.
- Flyscreens to windows only.
- Feature front entrance door with lock.
- Garage hinged door with entrance set and deadbolt.
- Door seals and weather seals to entrance and internal garage door.

**INTERNAL DETAILS**

- 2590mm high ceilings throughout.
- 10mm plasterboard throughout.
- 75mm cove cornice throughout.
- Water Resistant plaster to bathrooms.
- 2040mm high flush panel doors with chrome lever handles and door fittings (or similar).
- 90 x 12mm MDF skirtings throughout.
- 67 x 12mm MDF architraves throughout.
- 2 Coat Haymes (or similar) semi gloss paint to internal jambs, arc/skirts and doors.
- Haymes low sheen acrylic paint to internal walls.
- Semi Gloss paint to front entry doors.
- Waterproofing to Australian Standards.
- Wall tiles to Kitchen, Bathrooms and Laundry from standard Category 1 range (refer to plan).

**KITCHENS**

- Laminate finish to cabinets and cabinet doors.
- Pantry.
- Laminate end panel to fridge space.
- Overhead cabinets.
- Melamine shelving to cabinets.
- 20mm low silica stone benchtops with 20mm edging.
- Tiled kitchen splashback.
- Pull-out bin space.
- Artusi or similar 600mm multi function oven.
- Artusi or similar 600mm stainless steel cook top including wok hob (where gas available).
- Artusi or similar 600mm stainless steel rangehood.
- Undermount sink with Gooseneck sink mixer.
- Artusi or similar stainless-steel dishwasher.

**BATHROOMS AND W.C.**

- 20mm reconstituted stone benchtops.
- Vitreous china inset vanity basin (white) with category 1 popup basin waste.
- Category 1 wall mixer tap.
- Tiled shower bases throughout.
- Feature tiles.
- Category 1 towel rails and toilet roll holders.
- Pivot semi-framed shower screens.
- Category 1 shower mixer tap / dumper.
- Vitreous china, close coupled toilet.
- Free standing bath.

**GARAGE**

- 2x Panel lift garage doors with separate remote controls including 2 x transmitters.
- Plaster ceiling and concrete floor.

**STORAGE**

- Robes - white melamine shelf with hanging rail and drawer unit.
- Linen / Storage – 4 x melamine shelves.
- Master WIR - white melamine shelf with hanging rail.

**FLOOR COVERINGS**

- Timber look flooring from Category 1 range to common area and Living areas.
- Carpet from Category 1 range to bedrooms.
- Tiles to floors of Bathrooms, W.C and Laundry from standard Category 1 range (refer to plan).
- Tiled skirtings to match.

#### LAUNDRY

- Laminate finish to cabinet and cabinet doors.
- Stone benchtop with stainless steel single bowl trough (floor plan specific).
- Category 1 mixer tap.
- Category 1 water stops for washing machine.

#### HEATING AND COOLING

- Split system heating and cooling to main house.
- Split system heating and cooling to unit.

#### LANDSCAPING

- Instant Turf, back & front yard landscaping, mulch & mature trees.
- Letterbox (anti-theft parcel letterboxes for each dwelling).
- Rear and side boundary fences as per Landscape Plan.
- Coloured concrete driveway and paths as per Landscape Plan.
- Partition fencing to enclose each dwelling.

# Turnkey Inclusions



## **FRONT LANDSCAPING**

Includes mixture of mulch, grass and garden bed with 150mm plants to front dwelling to suit style of home.



## **FENCING**

Full, good neighbour fencing to sides and rear boundaries (note fence finishes inline with front facade).



## **HOLLAND BLINDS**

Comes with metal chain and Vibe Block out white (design specific).



## **REAR LANDSCAPING**

Includes mulched garden bed with trees and / or plants to rear boundary, toppings to remainder of land to rear and side boundaries.



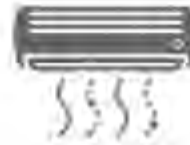
## **COLOURED CONCRETE DRIVEWAY**

Driveway, path and porch. Charcoal colour



## **TV ANTENNAE**

Connection to roof including connection to internal TV points.



## **SPLIT SYSTEM**

Split system to house and unit (3.3kw) including isolation switch and condenser to be wall mounted.

Note - installation price includes condenser and head unit to be installed to an exterior wall within 2m of each other.



## **RECONSTITUTED STONE**

20mm benchtops throughout in lieu of standard laminate.