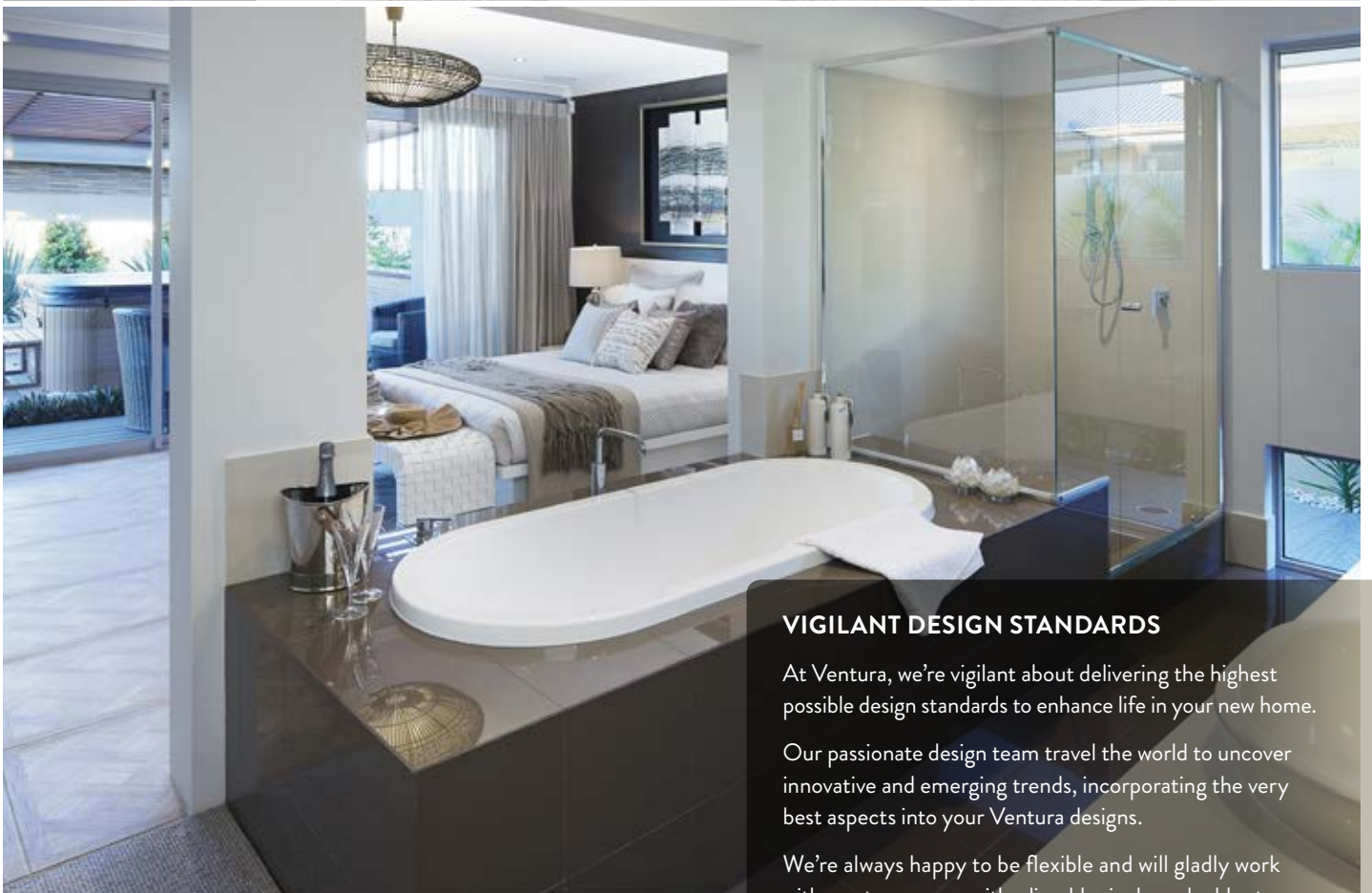


YALLINGUP RETREAT

FARMHOUSE CHARM – HOW VERY VENTURA



ventura
HOMES



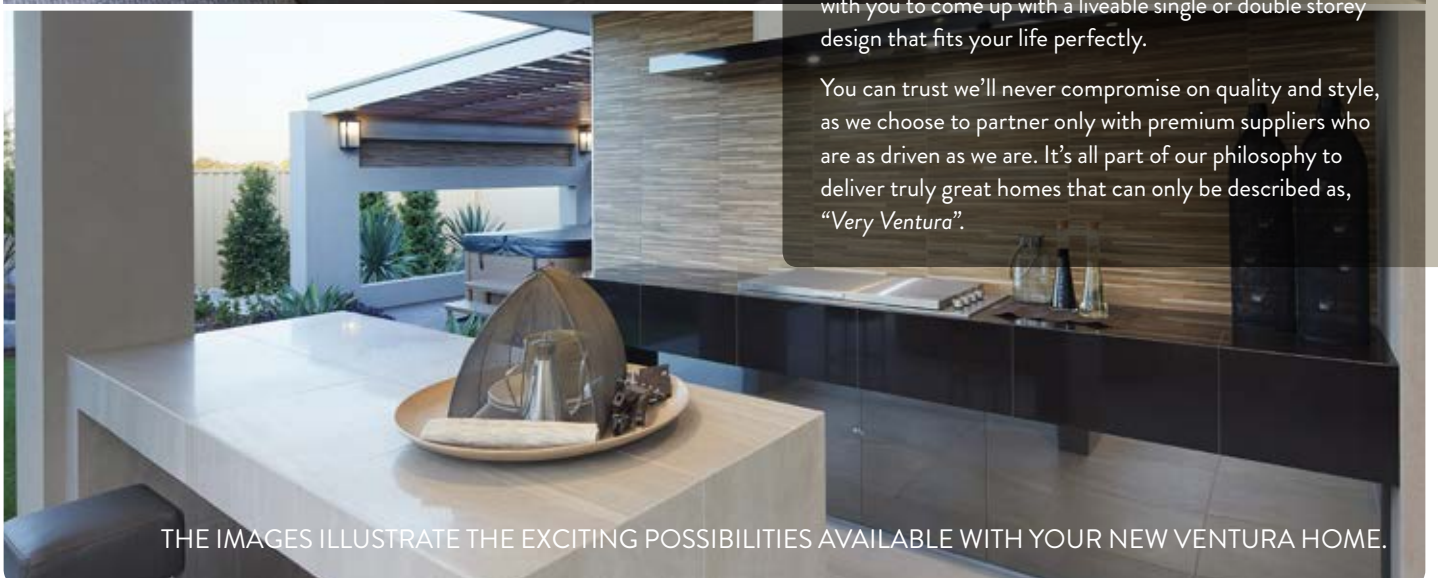
VIGILANT DESIGN STANDARDS

At Ventura, we're vigilant about delivering the highest possible design standards to enhance life in your new home.

Our passionate design team travel the world to uncover innovative and emerging trends, incorporating the very best aspects into your Ventura designs.

We're always happy to be flexible and will gladly work with you to come up with a liveable single or double storey design that fits your life perfectly.

You can trust we'll never compromise on quality and style, as we choose to partner only with premium suppliers who are as driven as we are. It's all part of our philosophy to deliver truly great homes that can only be described as, "Very Ventura".



THE IMAGES ILLUSTRATE THE EXCITING POSSIBILITIES AVAILABLE WITH YOUR NEW VENTURA HOME.



ENJOY THE VIEWS

VERY VENTURA

YALLINGUP RETREAT BY VENTURA

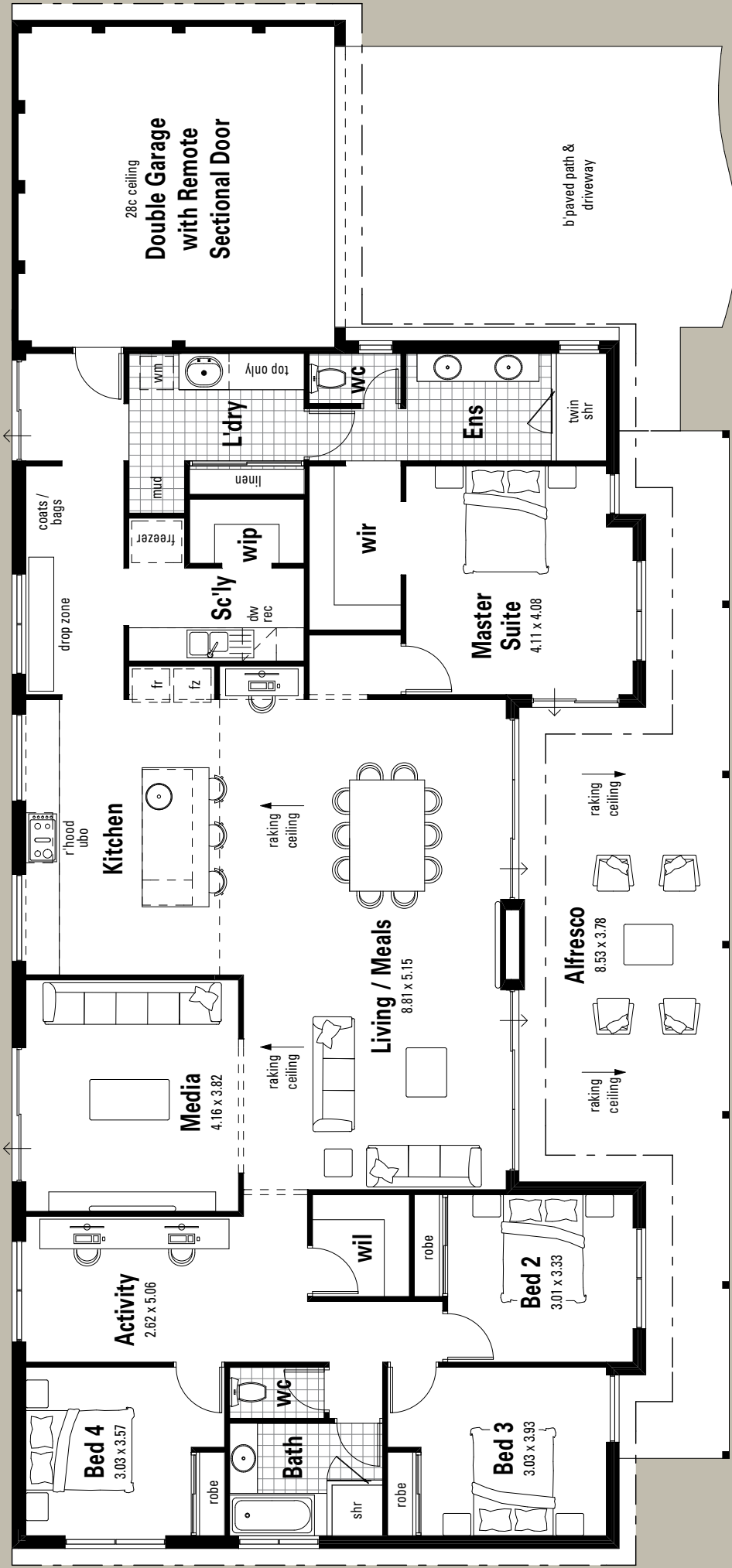
Designed to make the most of your views and lifestyle, Yallingup Retreat is a stylish four bedroom, two bathroom home that is ideal for wide frontage lots.

The expansive front facing alfresco invites you into the large open plan living, dining and kitchen area, which features an island bench with breakfast bar, secluded scullery and walk-in pantry.

You can also take advantage of a large separate media room and activity area that provide an abundance of additional space for the family to relax and unwind.

YALLINGUP RETREAT

308sqm | FITS ON A 30m* BLOCK



- 4
- 2
- 2
- 1

\$

*The orientation or shape of your lot may require our design team to revise the plans. Please talk to your Ventura Homes consultant for more information.

Every Ventura home is built with an exclusive list of premium specifications known as the V-Spec, which is detailed below. So even before your exciting adventure begins, you're way ahead of the rest with the choice of beautiful new homes that include much more quality, style and value.

KITCHEN

- Full height splashback tiling to width of rangehood
- Fully imported Italian made stainless steel cooking appliances
- ABS edging (no peel) to all cupboard doors
- Cupboard handles – select from our designer range
- Flick mixer to kitchen sink
- 1 ¾ bowl stainless steel sink
- Dishwasher recess, including power and cold plumbing
- Microwave recess/shelves (where displayed)

BATHROOMS/LAUNDRY

- Floor tiling to Ensuite, Bathroom, Laundry and WC
- Vitreous china vanity basins to Ensuite and Bathroom
- Vitreous china basins in Powder room (where displayed)
- Built-in vitreous china sud saver basin to Laundry with cupboards under
- Semi-frameless pivot door to Ensuite shower
- Framed pivot door to Bathroom shower
- Range of flick mixer taps or stylish chrome tapware to all showers, vanities, baths and laundry basin
- Ensuite heater/fan/light
- Exhaust fan to Bathroom
- European styled handheld shower head on rail to all showers
- Square chrome floor waste covers (not plastic)
- Chrome towel rails and toilet roll holders
- Vitreous china wall faced toilet suite with soft closing seat
- Framed mirrors to Bathroom and Ensuite
- Linen cupboards with door/s and shelves
- Vanity cupboards with tiled hobs
- Hot and cold washing machine taps

SERVICES AND SAFETY FEATURES

- Security sensor lighting to light front entry
- Trilock lever to entry door/s for ultimate style and security
- Flyscreens to windows and sliding doors
- Privacy locks to Bathroom, Ensuite, WC and Master suite
- Smoke alarms – hard wired for your protection
- External light points
- Electrical safety switch
- TV, phone and data points to fibre-optic areas or TV and phone points and TV antenna to copper areas
- Water connection – 6m allowance past last fixture
- Garden taps – two external
- Instantaneous continuous flow hot water system with 1 internal control pad

- Sewer allowance – 10m past last connection point
- Double power points throughout
- Vent locks to sliding doors
- Quality steel bolt window locks with key locking in vented positions
- Solid core entry door/s
- Double lock-up Garage with remote control sectional door (where displayed)

GOOD LIVING FEATURES

- Stylish metal levers on all internal doors
- Built-in robes with door/s, shelf and rail (where displayed)
- Soft closers to cupboard doors and drawers throughout
- Metal corner beads to all traffic areas to prevent plaster damage and chipping
- Metallic light switch covers
- Ceramic wall and floor tiles

EXTERNAL FEATURES

- Colorbond® roof or Harmony roof shingles (from builder's standard range) Loft homes include Colorbond® roof only
- Colorbond® gutters and fascia
- 25° roof pitch
- R4 batts roof insulation
- Double clay brick construction with a wide selection of single and double course bricks
- Full paint finish as required
- Smooth finished plasterboard ceilings (no joins) with cornice to Alfresco and Garage
- 6m long driveway and connecting footpath
- Feature entry doors or glazed entry doors (where displayed)
- Choice of face brick work or painted render finish to front of house – for extra street appeal
- Engineer-designed concrete footings and floor slab

PEACE OF MIND COVERAGE

- 25 Year Structural Warranty (non-transferable)
- Six month maintenance period
- A professional HIA accredited sales consultant to assist you with your house, land and finance options
- A personal colour consultation with our experienced interior designer
- Obligation-free site inspection
- Shire building fees included
- HIA lump sum fixed price building contract
- Housing indemnity insurance
- Full site repeg (if required)





Talking about our commitment to personal service is one thing. We prefer to show it. You can expect approachable, knowledgeable and respectful Ventura people to work with you from the start. From getting your design right, through to handing over the keys, we take pride in never forgetting it's your home. Our dedicated team is with you every step of the way to bring your dream to life, and to ensure it meets our high build standards. So, you can trust Ventura to design and build you a beautiful new home. Now that's Very Ventura.

Mark and Phil Di Masi

OUR VICTORIES

Our homes and our service consistently win awards in many categories. In fact, since we began in 1994, Ventura Homes has won an award every year from the Master Builders Association (MBA) and from the Housing Industry Association (HIA). Among these are no less than six HIA Gold Keys, including a national Gold Key. We're also the only home builder to have ever won the Building Designers Association (BDA) award plus the HIA 'Home of the Year' award for the same display home in the same year.



WINNER: 2016 MBA
Awarded for construction excellence in a Display (\$280,000 to \$310,000)



WINNER: 2016 HIA
Kitchen & Bathroom Awards
Best Kitchen in a Display (\$300,001 to \$360,000)



WINNER: 2016 HIA
Kitchen & Bathroom Awards
Best Bathroom in a Display (\$230,001 to \$300,000)



WINNER: 2016 HIA
Kitchen & Bathroom Awards
Best Kitchen in a Display (\$360,001 to \$420,000)



WINNER: 2016 HIA
Kitchen & Bathroom Awards
Best Bathroom in a Display (\$300,001 to \$360,000)



WINNER: 2016 HIA
Kitchen & Bathroom Awards
Best Bathroom in a Display (\$360,001 to \$420,000)

PERTH

Mon & Wed 2-5pm
Sat & Public Holidays 1-5pm. Sun 12-5pm
Level 7, 20 Walters Drive, Osborne Park, WA 6017
(08) 9241 1500

SOUTH WEST

Mon & Wed 2-5pm
Sat, Sun & Public Holidays 1-5pm
11 Stirling Street, Bunbury, WA 6230
(08) 9792 2333

MARGARET RIVER

Open 7 Days 10am - 4pm
3/111 Bussell Highway,
Margaret River, WA 6285
(08) 9241 3939

venturahomes.com.au

BUILDERS REG. NO. 10805

