

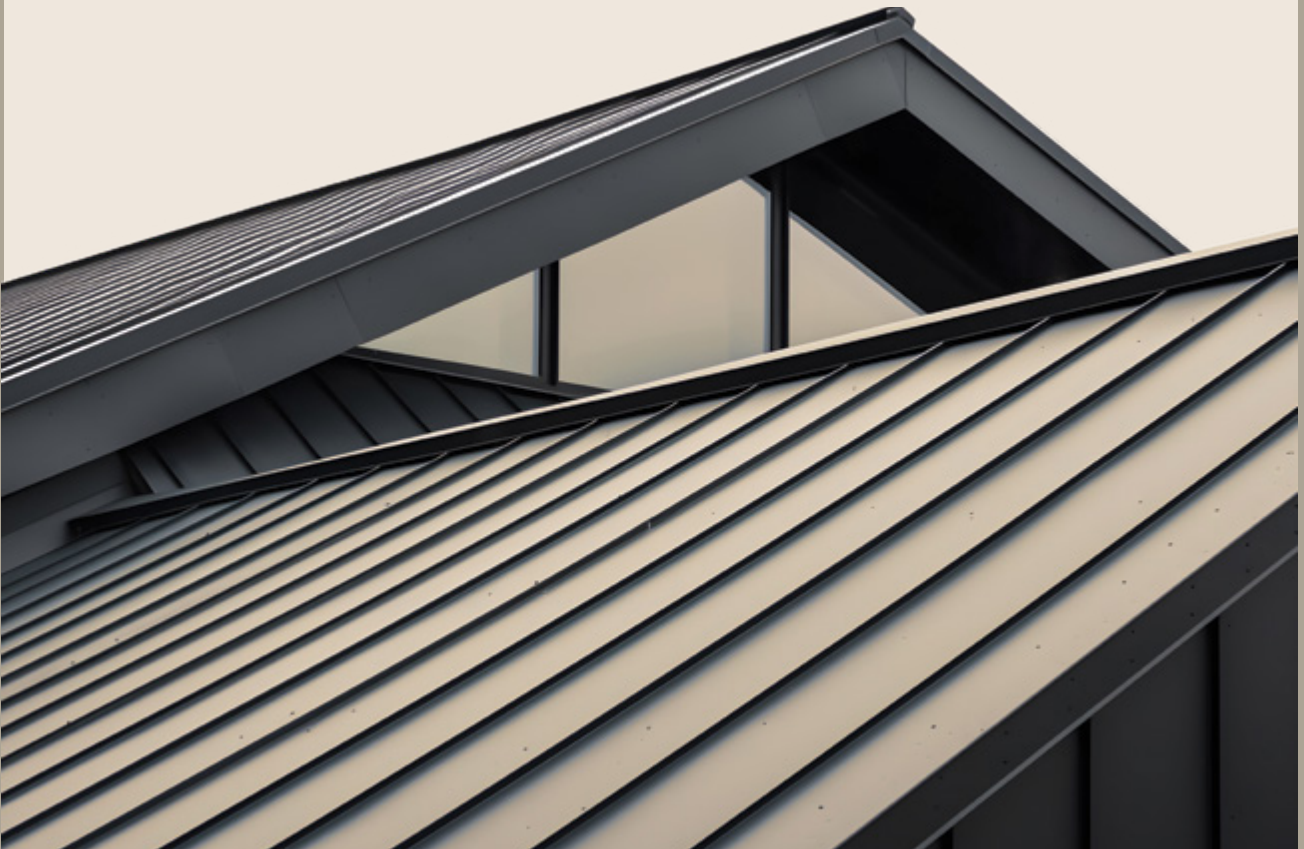
# TRUSS

HOMES

# Unity Park

TARNEIT

**Lots: 1408, 1409, 1410 & 1411**



# WELCOME TO TARNEIT'S NEW HOME GROUND

Unity Park in Tarneit is a vibrant new community designed for growing families seeking connection, convenience and a balanced lifestyle. Ideally located in Melbourne's fast-growing west, the estate is within walking distance of established convenience shops and just minutes from future town centre and transport developments. With every home positioned within 400 metres of parks, sporting fields or open space, Unity Park encourages an active, outdoor way of life.

Surrounded by established schools, childcare centres, shopping precincts and recreation facilities, residents will enjoy easy access to everything they need for everyday living. Future plans for a community school, sporting facilities and sustainable initiatives further enhance the long-term appeal of the neighbourhood.

Combining affordability, green living and strong community focus, Unity Park offers an exciting opportunity to build a home in a well-connected and family-friendly environment where tomorrow looks bright.



# MERRICKS 19

## LOT 1408

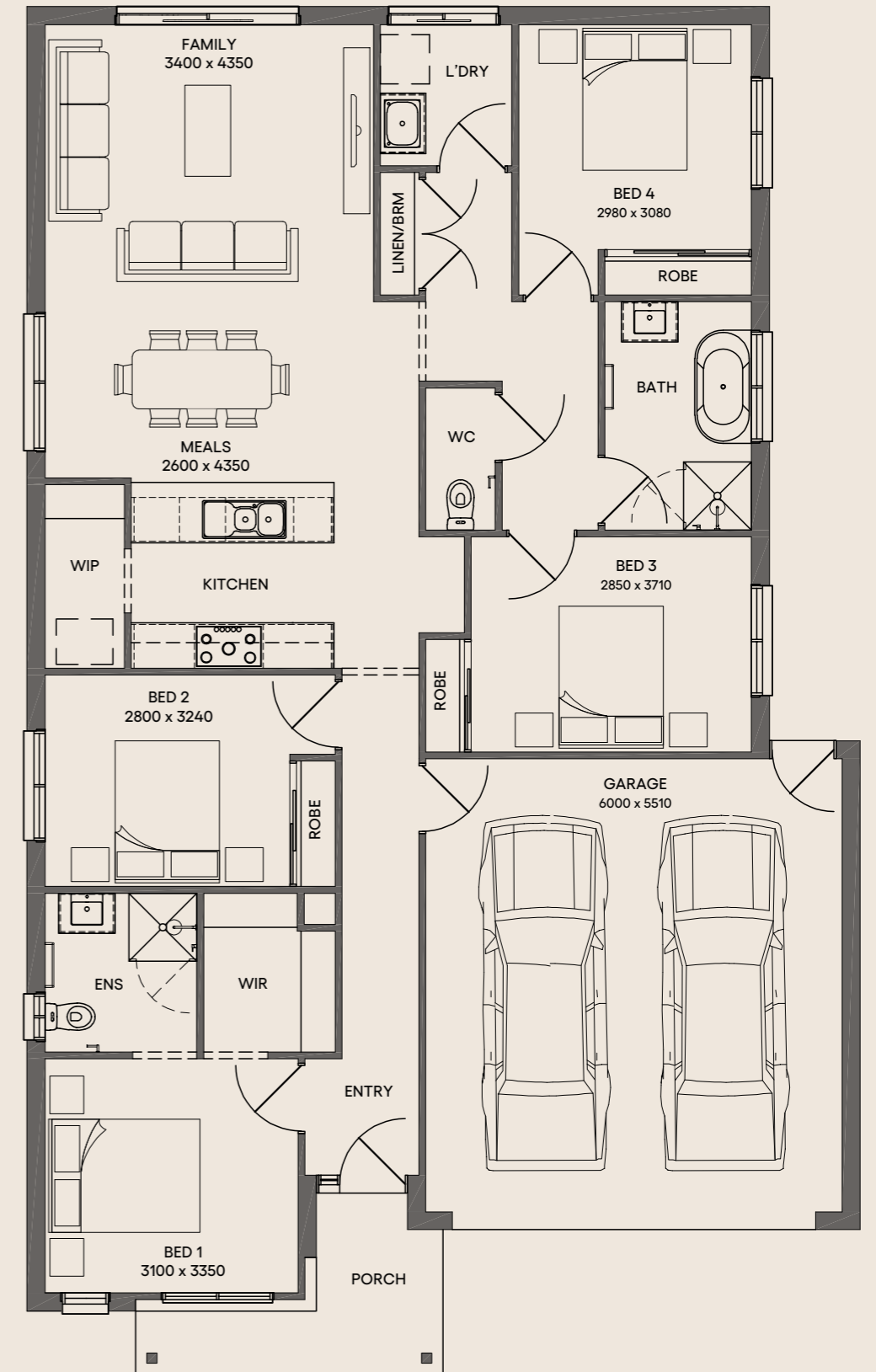


Lot Size: 312m<sup>2</sup>  
 Ground Floor: 134.24m<sup>2</sup>  
 Porch: 5.81m<sup>2</sup>  
 Garage: 36.22m<sup>2</sup>

**Total Build Area 176.27m<sup>2</sup>**

### INCLUSIONS

- Complete turnkey home
- Architecturally designed facade
- 2590mm ceiling heights to ground floor
- 20mm engineered stone bench tops to kitchen, ensuite and bathroom
- Ceramic tiled shower bases
- 600mm cooktop, rangehood and dishwasher
- Roller blinds to windows and glazed doors
- Flooring timber laminate and carpet
- Colorbond panel lift garage door with two remotes
- Landscaping to front and rear, including letterbox, clothesline and fencing
- Colour-through concrete driveway & front path



Disclaimer: All images, including renders, illustrations, and artist impressions, are provided for indicative and conceptual purposes only. They are not intended to represent exact final appearances. Truss Homes reserves the right to make changes to all aspects of the development, including but not limited to proposed amenities, fixtures, finishes, layouts, materials, and specifications, without prior notice. All information contained in this brochure is believed to be correct at the time of publication; however, it is subject to change as the project progresses. Prospective purchasers should rely on the contract documentation and seek independent advice as necessary.



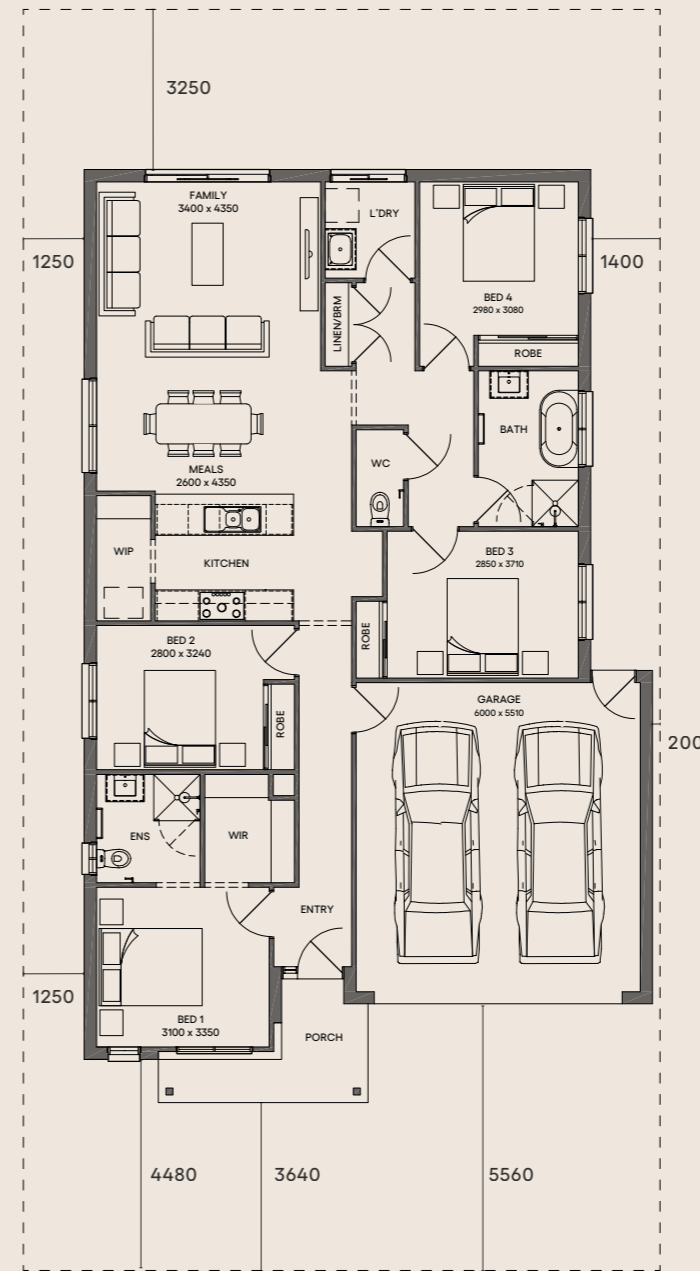
# SITE PLAN



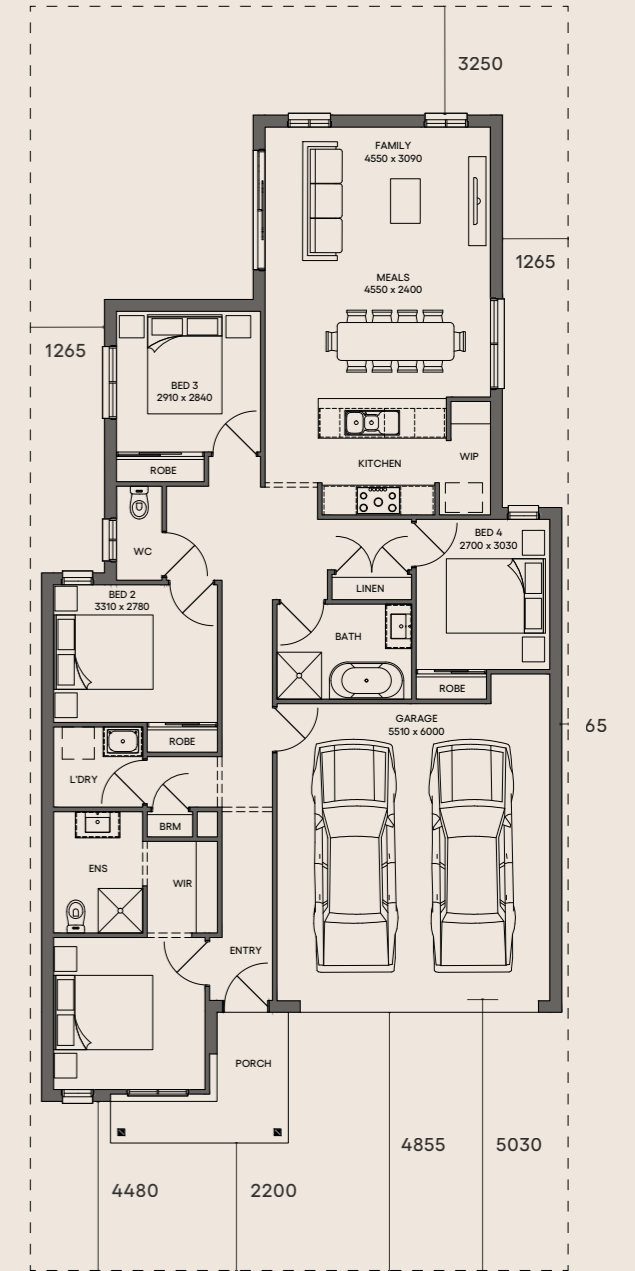
# SITING PLAN



LOT 1408



LOT 1409, 1410, 1411

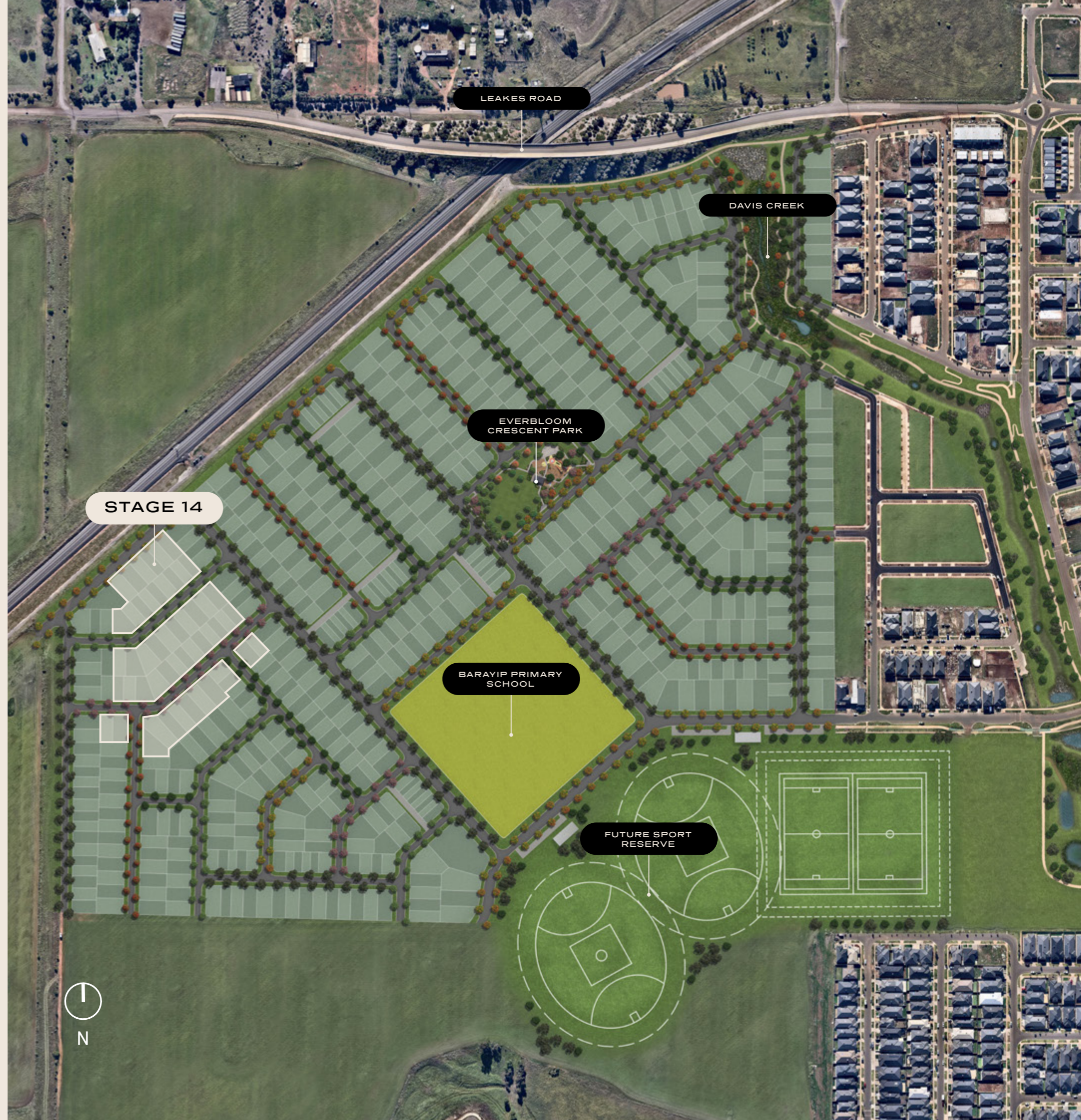


FLANNEL STREET

This plan is intended to be indicative only and may not accurately or fully depict the actual or final development at present or in the future. It is not, and may not be taken as being, a representation in any respect by Goldfields Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers or anybody else.

# MASTERPLAN

Unity Park's thoughtfully designed masterplan brings together green open spaces, recreation and everyday convenience to create a connected community for modern living. With every home located within 400 metres of a park, sporting field or outdoor space, the estate encourages an active and social lifestyle.



# TRUSS HOMES INCLUSIONS

## 1. SITE WORKS

---

- Engineer-designed concrete waffle pod slab classified in accordance with A2870-2011 up to Class H1. Maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ
- Part A Termite treatment (slab penetration)
- Part B Termite Treatment (Perimeter termite barrier)
- Temporary fencing for the project including tree protection
- Domestic Building Insurance, Contract Works Insurance and Public Liability Insurance
- Building Permit application and fees
- Surface drainage as per Engineer design
- Site specific compaction report required
- Removal of rock included that does not require explosives or core drilling

## 2. CONNECTIONS

---

- NBN-ready home (infrastructure installed, service activation by owner)
- Underground electrical, sewer, water and storm water

## 3. STRUCTURAL

---

- 10 year structural guarantee
- Stabilised pine wall frames with lintels and beams
- Engineered designed roof trusses

## 4. INSULATION

---

- Energy smart insulation meeting 7-Star energy requirements

## 5. HEATING & COOLING

---

- Climate control with split systems in the master bedroom and main living as per manufacturers recommendations for home size
- Wall-mounted panel heaters in remaining bedrooms

## 6. ELECTRICAL

---

- Warm white LED downlights throughout
- Exhaust fans to all bathrooms, WC's and laundry
- Compliant hardwired smoke detectors
- Power points as per standard electrical layout
- Two data and two TV points
- Facade feature lighting (design specific)

## 7. HOT WATER SERVICE

---

- Energy efficient electric heat pump hot water service

## 8. CEILINGS

---

- 2590mm ceiling height throughout single story dwelling

## 9. STAIRS

---

- N/A

## 10. KITCHEN

---

- 20mm engineered stone benchtop
- Laminate natural finish cabinetry
- Overhead cabinetry either side of canopy rangehood
- Soft close cabinetry
- Feature splashback tiles to Kitchen
- 600mm induction cooktop, built in under-bench oven and canopy rangehood
- 600mm Stainless steel freestanding dishwasher
- Chrome finish tapware
- 1.75 bowl overmounted stainless steel sink with drain tray
- 4 tiers of white melamine shelving to pantry

## 11. BATHROOM/ ENSUITE & POWDER ROOM

---

- 20mm engineered stone benchtop
- Laminate natural finish cabinetry
- Soft close cabinetry
- Ceramic semi-inset basins with pop-up waste plugs
- Chrome finish tapware and fixtures
- 600mm single towel rails to bathroom and ensuite
- Hand towel hook to powder room (design specific)
- Semi-frameless overlap shower screens with step-free tiled shower bases
- Acrylic white freestanding back to wall bath
- Vitreous China close coupled toilet suite
- Polished edge mirrors

## 12. LAUNDRY

---

- 35L compact sink and powder coated cabinet unit
- Chrome finish tapware and washing machine taps

## 13. WINDOWS & GLAZED DOORS

---

- Aluminium powder coated double glazed windows and doors
- Awning windows to façade, sides and rear of dwelling
- Mesh flyscreens to openable windows
- Roller blinds to windows and glazed doors

## 14. FIXING

---

- Entrance lever set with double cylinder deadbolt to front entry door
- Chrome lever passage sets and hinges to all internal doors
- 67mm x 18mm beveled edge skirting boards and architraves
- 75mm cove cornice
- 870 mm x 2040mm high flush panel internal doors

## 15. FLOOR COVERINGS

---

- Laminate timber flooring with woodgrain aesthetic to entry, kitchen, dining and family
- Twist pile polypropylene carpet on a 7mm foam underlay to bedrooms and robes
- 450mm x 450mm ceramic floor and wall tiles to ensuite, bathroom, powder room and laundry

## 16. ROOFING

---

- 22.5 degree Colorbond Steel metal roofing, gutters, fascias and downpipes

## 17. PAINTING

---

- Three coats of low-sheen acrylic paint to internal walls
- Two coats of flat acrylic paint to ceilings
- Two coats of satin enamel finish paint to skirting boards, architraves and internal doors

## 18. STORAGE

---

- 4 tiers of white melamine shelving to linen
- Single shelf to broom closet (design specific)
- Vinyl sliding doors to site-built wardrobes
- White melamine shelf and single hanging rail to all wardrobes

## 19. GARAGE

---

- Colorbond Motorised panel lift safe garage door with two remote controls

## 20. EXTERNAL FEATURES

---

- Rendered Hebel and light weight cladding around dwelling (design specific)
- Architecturally design facades
- Colour-through concrete driveway and front path
- Boundary fencing as per estate design guidelines
- Low maintenance landscaping to front and rear of dwelling as per estate design guidelines
- Contemporary letterbox with house number as per estate design guidelines
- Garden tap to rear and front of dwelling
- Wall mounted fold-out clothesline

## 21. NCC REQUIREMENTS & LIVABLE HOUSING DESIGN

---

- Step-free shower bases
- Future Grab Rail provisions in wet areas
- 7 Star energy compliance
- Minimum 3Kw Photovoltaic Panels
- Compliant dwelling access

# ENJOY THE EASE OF TURNKEY DELIVERY

## WITH ALL THE INCLUSIONS YOU NEED

All Truss Homes are delivered fully turnkey, so you can move in as soon as the certificate of occupancy is issued. Your new home comes finished inside and out, including fencing, front and rear landscaping, and a letterbox already in place. Even better, there are no body corporate fees.

The landscaping has been designed for both convenience and enjoyment, giving you more usable outdoor space while keeping maintenance to a minimum. Durable outdoor materials and low-maintenance, attractive plants—enhanced by seasonal bursts of colour—ensure your outdoor areas look great all year round.

# INCLUDED UPGRADES

Features that other companies call extras are Truss Homes inclusions.

Every upgrade listed comes standard with a Truss Home, making it rent and life ready.

---

Fixed site costs – all council requirements and regulations

---

Featured Facades

---

Full landscaping

---

Full Fencing

---

Remote Controlled Garage Door

---

Colour selection from extensive options

---

Door and window locks

---

Window Furnishings

---

Flyscreens

---

Clothesline

---

Letterbox

---

Flooring – tiling/timber laminate and quality carpet

---

Reconstituted Stone benchtops

---

---

Stainless steel appliances –  
600mm Overhead kitchen cupboards

---

Designer tapware

---

Vitreous China basins

---

Semi frameless shower screens

---

Tiled shower bases

---

Modern soft closing toilets

---

Chrome bathroom fixtures

---

Chrome door handles

---

LED downlights throughout

---

Climate control – Split system air conditioner

---

2 TV points and antenna

---

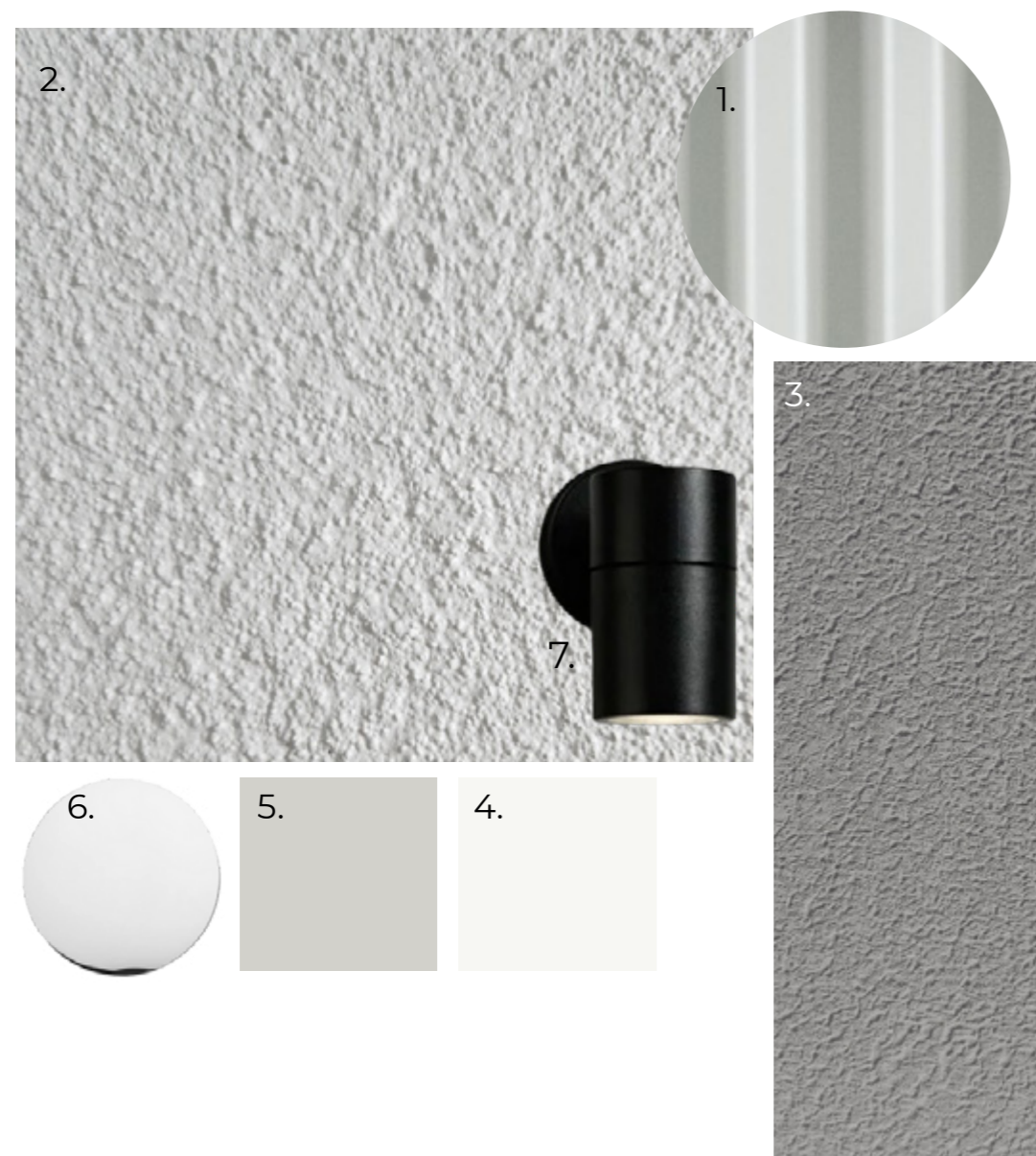
2 telephone points

---



# EXTERIOR COLOUR SCHEME

## FACADE – CASTELLA



1. Colorbond Roof – “Southerly”

2. Render Pillar, Post, Front Door, Cladding –  
Dulux “Dieskau”

3. Main Render – Dulux “Timeless Grey”

4. Window Frames & Garage door –  
Colorbond “Surfmist”

5. Gutters & Fascia – Colorbond “Southerly”

6. Door Handle – Chrome Finish

7. Feature Lighting-- Matt Black Finish



# EXTERIOR COLOUR SCHEME

## FACADE – MALDON



1. Colorbond Roof – “Dune”

2. Render Colour 1 – Dulux “Grey Port”

3. Render Colour 2 – Dulux “Narrow Neck Half”

4. Cladding, Front Door, Rendered Pillar, Timber Post & Garage Door – Colorbond “Surfmist”

5. Window Frames – Colorbond “Woodland Grey”

6. Door Handle – Chrome Finish

7. Feature Lighting – Stainless Steel Finish

UNITY PARK TARNEIT



# LIGHT INTERIOR COLOUR SCHEME

## COASTAL



1. Wet Area Floor & Wall Tiles

2. Carpet

3. Laminate Flooring

4. Benchtops

5. Splashback Tile

6. Base Cabinetry

7. Overhead Cabinetry

8. Tapware

9. Wall Paint

# DARK INTERIOR COLOUR SCHEME

## DUSK



1. Wet Area Floor & Wall Tiles

2. Carpet

3. Laminate Flooring

4. Benchtops

5. Splashback Tile

6. Base Cabinetry

7. Overhead Cabinetry

8. Tapware

9. Wall Paint



LEFT: Coastal Scheme Bathroom  
BOTTOM: Coastal Scheme Kitchen



Artists Impression

Artists Impression

# BUILDING TIMELINE

## FINANCE & APPROVAL

# 01

## Finance

2 WEEKS

Provide formal finance approval and settlement confirmation.

# 02

## Building Permit Issued

2 WEEKS

Securing your building permit is a key milestone, it means your project is approved, compliant, and ready to move forward with confidence.

## CONSTRUCTION

# 03

## Construction Site Start

4 WEEKS

Site start marks the exciting beginning of construction, where plans become reality and your project officially moves forward with progress, energy, and momentum.

# 04

## Base Stage

4 WEEKS

Base stage is where strong foundations are completed, setting the structural groundwork and ensuring your build is stable, level, and ready for the next phase.

## COMPLETION & HANDOVER

# 05

## Frame Stage

4 WEEKS

Frame stage is where the structural skeleton is erected, bringing your home to life as walls and roof take shape with precision and strength.

# 06

## Lock Up Stage

6 WEEKS

Lock up stage is when external doors, windows and walls are installed, securing the home and protecting the interior from weather and outside elements.

# 07

## Fix Stage

4 WEEKS

Fix stage is where cabinetry, skirting and architraves are installed, preparing surfaces and details so your home is ready for painting and final touches.

# 08

## Practical Completion

6 WEEKS

Practical completion is when final inspections are completed and finishing touches finalised, ensuring the build meets quality standards and is fully complete.

# 09

## Defect Sign Off

2 WEEKS

Defect sign off is the final milestone, where every detail is perfected, checked and approved, showcasing a polished build completed to exceptional standards.

# 10

## Handover

0 WEEKS

Handover is the moment you've been waiting for, keys in hand, your brand new home complete, polished and ready to begin an exciting new chapter.

# 11

## 3-month Maintenance Period

3 MONTHS

Maintenance period ensures ongoing support after completion, allowing time to monitor your home, address any issues and keep everything performing perfectly as intended.

\*The construction timeline shown is indicative only and provided for general information purposes. Timeframes are estimates and may vary due to weather conditions, site conditions, authority approvals, availability of materials, labour constraints, and other factors beyond the builder's control. The timeline is subject to change without notice and does not constitute a contractual commitment.

# THE TRUSS DIFFERENCE

At Truss Homes, every detail is considered—because building homes is about more than construction. It's about creating places people are proud to live in, within communities designed for long-term value and everyday liveability.

As a trusted delivery partner, Truss Homes combines intelligent design with disciplined construction to bring communities to life. From early planning through to completion, each project is guided by a clear, process-driven approach—ensuring efficiency, quality, and consistency at every stage.

## A SMARTER WAY TO BUILD

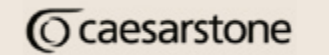
Truss Homes offers an end-to-end approach that simplifies the delivery of quality homes at scale. From shaping masterplans and navigating approvals to construction, certification, and handover, every step is managed with clarity and precision.

A focus on strong site management, transparent timelines, and disciplined cost control ensures projects are delivered efficiently and reliably. Backed by financial strength and a commitment to consistency, Truss Homes creates outcomes that are aligned with both market demand and future growth.

## BUILT ON TRUST

Quality extends beyond the finished home—it's embedded in how each project is delivered. Safety and compliance are fundamental, with professionally managed sites and robust systems in place to support teams, contractors, and future residents alike.

This commitment is strengthened through partnerships with leading consultants, suppliers, and institutions. From design and engineering to materials and finishes, every collaborator is carefully selected to ensure a standard of excellence that defines every Truss Homes community



# BUILD WITH CONFIDENCE

## DON'T WORRY, YOU'RE COVERED

When you build a Truss Home, you will receive comprehensive coverage designed to protect your largest and most important asset, your new home.



**3 MONTH  
MAINTENANCE  
PERIOD**



**6 YEAR  
STRUCTURAL  
WARRANTY**



**10 YEAR  
BUILDER  
WARRANTY**

---

## YOUR NEW HOME IS A BIG INVESTMENT, SO GET IT RIGHT FROM THE START.

Your new home is a big investment, so get it right from the start. Now that your new home is built, caring for your investment is the most cost-effective way to maintain its value over the long term and to keep your home healthy and happy. A small amount of maintenance can stop simple upkeep from turning into costly repairs.

As a responsible homeowner, you need to make sure that the best people for the job are working on your new home. It's your right to insist that expert installers and tradesmen work on your home – and we'll happily oblige.

For more information on caring for your home, please read our care and maintenance guides.



**TRUSS**  
HOMES

**Unity**  
**Park**

TARNEIT

Disclaimer: All images, including renders, illustrations, and artist impressions, are provided for indicative and conceptual purposes only. They are not intended to represent exact final appearances. Truss Homes reserves the right to make changes to all aspects of the development, including but not limited to proposed amenities, fixtures, finishes, layouts, materials, and specifications, without prior notice. All information contained in this brochure is believed to be correct at the time of publication; however, it is subject to change as the project progresses. Prospective purchasers should rely on the contract documentation and seek independent advice as necessary.