

TOMORROW
HOMES

eastwood
RELEASE

TOMORROWHOMES.COM.AU

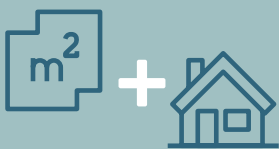


Never before seen purchaser incentives.



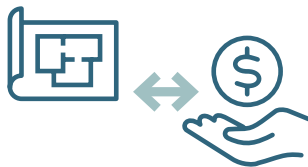
Your clients now have the opportunity to purchase a House and Land Package in the Tomorrow Collection in the Eastwood Estate, Cranbourne East, and the developer will pay their mortgage repayment whilst they build! That's right, they will have **nothing to pay until settlement!**

1. PURCHASE



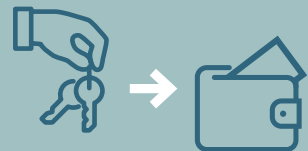
CLIENT PURCHASES
HOUSE & LAND
PACKAGE & SELECTS
A LOAN OF THEIR
CHOOSING

2. BUILD



HOUSE & LAND
MORTGAGE REPAYMENTS
MADE BY BUILDER
DURING CONSTRUCTION

3. SETTLEMENT



CLIENT MOVES-IN
AND STARTS MAKING
OWN REPAYMENTS

TERMS AND CONDITIONS APPLY

T

THE
in living
NEW
DIRECTION

T

YOU
ARE
HERE
stage plan



TOMORROW HOMES

Whether you're looking to build your first home or a smart investment, Tomorrow Homes can help you realise the future you've always wanted.

We design award-winning homes with the perfect balance of innovation, sustainability, functionality and luxury.

We're a big company with small company values, partnering with the best trades to ensure every home is built to the highest standard. Working together to create the best possible home, each and every time.

Designed for beauty and built for your best life: your Tomorrow Home will stand the test of today, tomorrow and the future.

BUILT FOR TOMORROW

tomorrowhomes.com.au



TOMORROW
HOMES

REDDING

Eastwood

STREET
RELEASE

T

hampton



BED
04

BATH
2.5

CAR
02

LOT 32 Redding Street
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

11.72m x 18.95m

DESIGNED TO FIT

11.75m wide block

SPECIFICATIONS

Living 138.9m²

Alfresco 6.2m²

Garage 35.1m²

Porch 2.5m²

TOTAL 182.7m²

LAND 305.5m²
HOUSE 182.7m²

LAND PRICE \$273,800
HOUSE PRICE \$279,500
PACKAGE \$553,300
TITLES Now titled



TOMORROW
HOMES

HENDRIX

STREET

RELEASE

eastwood

T

hampton



BED
04

BATH
2.5

CAR
02

Lot 98 Hendrix Street
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

11.72m x 19.91m

DESIGNED TO FIT

11.75m wide block

SPECIFICATIONS

- Living 149.3m²
- Alfresco 5.4m²
- Garage 35.1m²
- Porch 2.5m²
- TOTAL 192.3m²**

LAND 305.5m²
HOUSE 192.3m²

LAND PRICE \$273,800
 HOUSE PRICE \$279,590
 PACKAGE \$553,390
 TITLES Now titled



TOMORROW
HOMES

HENDRIX
eastwood
STREET
RELEASE

TOMORROWHOMES.COM.AU

T

hampton



BED
04

BATH
2.5

CAR
02

LOT 84 Hendrix Street
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

10.72m x 20.99m

DESIGNED TO FIT

11.75m wide block

SPECIFICATIONS

Living 156.3m²

Alfresco 8.1m²

Garage 35.7m²

Porch 2.5m²

TOTAL 202.6m²

LAND 317.25m²
HOUSE 202.6m²

LAND PRICE \$280,500
HOUSE PRICE \$279,590
PACKAGE \$560,090
TITLES Now titled



Lot 47
48
49
50
51

TOMORROW
HOMES

MERCURY
ROAD
RELEASE

eastwood

TOMORROWHOMES.COM.AU

T

hampton



BED
04

BATH
2.5

CAR
02

LOT 47 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

9.98m x 21.95m

DESIGNED TO FIT

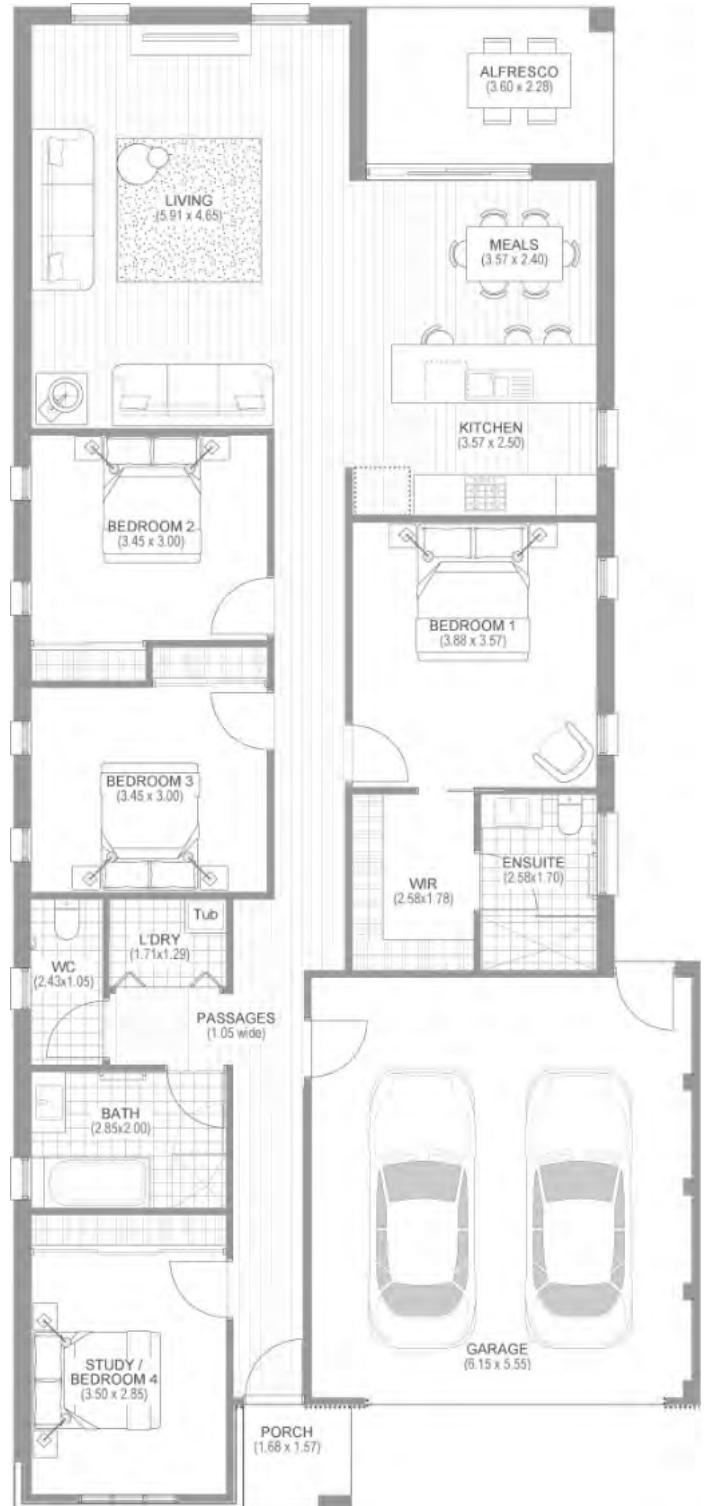
11m wide block

SPECIFICATIONS

Living	147.8m ²
Alfresco	8.3m ²
Garage	35.5m ²
Porch	2.4m ²
TOTAL	194.0m²

LAND 308.0m²
HOUSE 194.0m²

LAND PRICE	\$275,500
HOUSE PRICE	\$289,500
PACKAGE	\$565,000
TITLES	Now titled



T

hampton



BED
04

BATH
2.5

CAR
02

LOT 48 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

9.98m x 21.95m

DESIGNED TO FIT

11m wide block

SPECIFICATIONS

Living 147.8m²

Alfresco 8.3m²

Garage 35.5m²

Porch 2.4m²

TOTAL 194.0m²

LAND 308.0m²
HOUSE 194.0m²



LAND PRICE \$275,500
HOUSE PRICE \$289,500
PACKAGE \$565,000
TITLES Now titled

T

hampton



BED
04

BATH
2.5

CAR
02

LOT 49 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

9.98m x 21.95m

DESIGNED TO FIT

11m wide block

SPECIFICATIONS

Living 147.8m²

Alfresco 8.3m²

Garage 35.5m²

Porch 2.4m²

TOTAL 194.0m²

LAND 308.0m²
HOUSE 194.0m²

LAND PRICE \$275,500
HOUSE PRICE \$289,500
PACKAGE \$565,000
TITLES Now titled



T

hampton



BED
04

BATH
2.5

CAR
02

LOT 50 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

9.98m x 21.95m

DESIGNED TO FIT

11m wide block

SPECIFICATIONS

Living 147.8m²
 Alfresco 8.3m²
 Garage 35.5m²
 Porch 2.4m²
TOTAL 194.0m²

LAND 308.0m²
 HOUSE 194.0m²

LAND PRICE \$275,500
 HOUSE PRICE \$289,500
 PACKAGE \$565,000
 TITLES Now titled



T

hampton



BED
04

BATH
2.5

CAR
02

LOT 51 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

9.98m x 21.95m

DESIGNED TO FIT

11m wide block

SPECIFICATIONS

Living 147.8m²

Alfresco 8.3m²

Garage 35.5m²

Porch 2.4m²

TOTAL 194.0m²

LAND 308.0m²
HOUSE 194.0m²

LAND PRICE \$275,500
HOUSE PRICE \$289,500
PACKAGE \$565,000
TITLES Now titled



TOMORROW
HOMES

ELMSLIE
Castwood
DRIVE
RELEASE

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amaffi⁰³



BED
04

BATH
2.5

CAR
02

LOT 29
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

11.92m x 19.15m

DESIGNED TO FIT

13m wide block

SPECIFICATIONS

Living	154.6m ²
Alfresco	8.9m ²
Garage	39.6m ²
Porch	3.4m ²
TOTAL	206.5m²

LAND 340m²
HOUSE 206.5m²



LAND PRICE	\$307,600
HOUSE PRICE	\$289,600
PACKAGE	\$597,200
TITLES	Late Q3 2020

Lot 74

89

92

TOMORROW
HOMES

MERCURY
ROAD
RELEASE

Eastwood

TOMORROWHOMES.COM.AU

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Tahaa



BED
04

BATH
2.5

CAR
02

Lot 74 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

11.44m x 20.27m

DESIGNED TO FIT

12.5m wide block

SPECIFICATIONS

Living 153.5m²
Alfresco 9.3m²
Garage 39.6m²
Porch 3.1m²

TOTAL 205.5m²

LAND 337.5m²
HOUSE 205.5m²



LAND PRICE \$290,600
HOUSE PRICE \$293,000
PACKAGE \$583,600
TITLES Now titled

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Tahaa



BED
04
BATH
2.5
CAR
02

Lot 89 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

10.72m x 20.99m

DESIGNED TO FIT

11.75m wide block

SPECIFICATIONS

Living	156.3m ²
Alfresco	8.1m ²
Garage	35.7m ²
Porch	3.5m ²
TOTAL	203.6m²

LAND 317.25m²
HOUSE 203.6m²

LAND PRICE	\$280,500
HOUSE PRICE	\$283,590
PACKAGE	\$564,090
TITLES	Now titled



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Tahaa



BED
04

BATH
2.5

CAR
02

Lot 92 Mercury Road
EASTWOOD ESTATE
CRANBOURNE, VICTORIA

HOUSE DIMENSIONS

10.72m x 20.99m

DESIGNED TO FIT

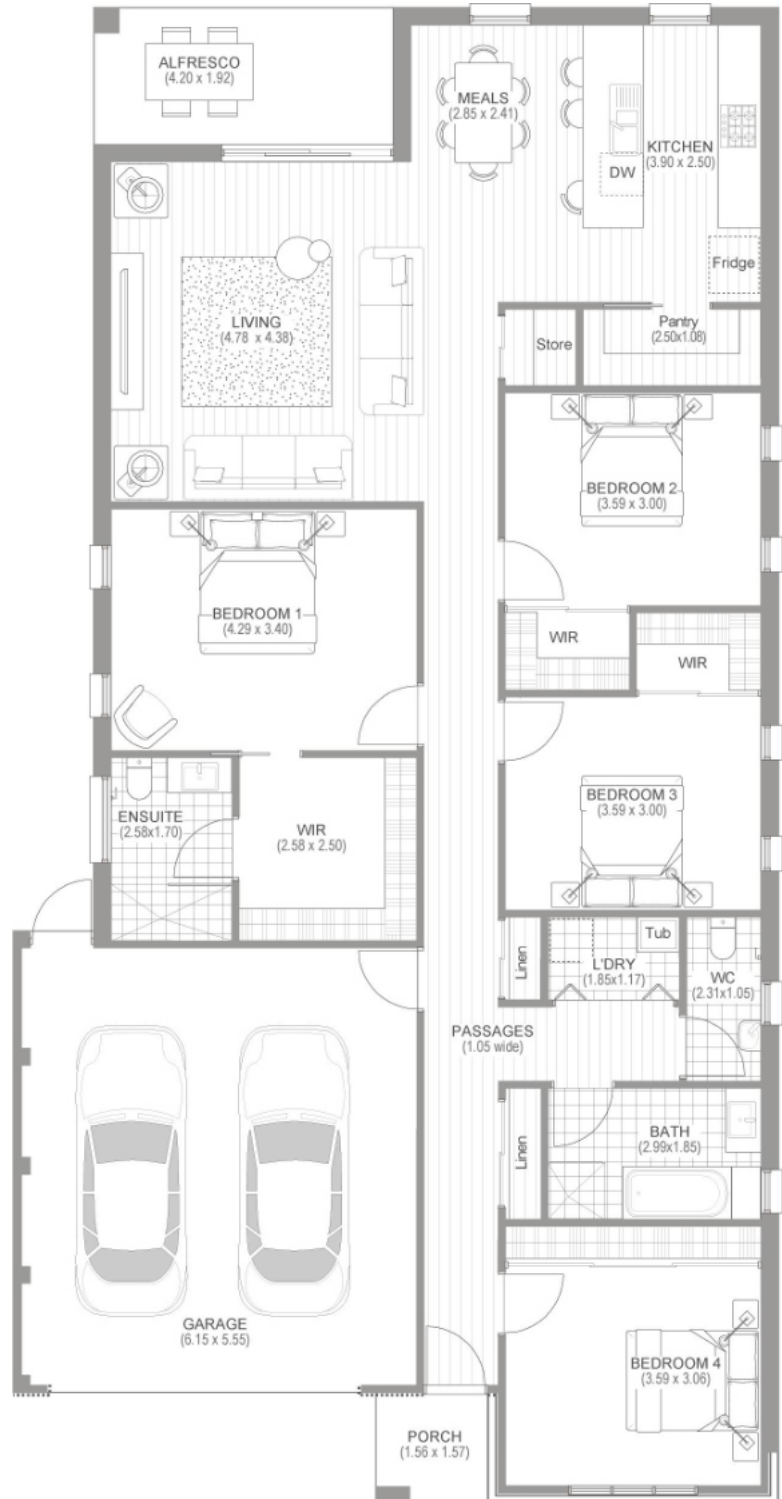
11.75m wide block

SPECIFICATIONS

Living	156.3m ²
Alfresco	8.1m ²
Garage	35.7m ²
Porch	3.5m ²
TOTAL	203.6m²

LAND 317.25m²
HOUSE 203.6m²

LAND PRICE	\$280,500
HOUSE PRICE	\$283,590
PACKAGE	\$564,090
TITLES	Now titled



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THE
DESIGN
COLLECTION
by vanessa

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I'm so excited to introduce you to our new interior collection. Designed meticulously with months of researching and sourcing materials, we bring you the best quality without the price tag. These three schemes are my absolute favourites.

This collection allows you to achieve style in the most innovative and trendsetting way. Each scheme is carefully curated to ensure it stands the test of time and works beautifully together.

We know you will love them as much as we do. The hard part is choosing which one because they are all so beautiful!

vanessa

HEAD OF INTERIOR DESIGN
Tomorrow Homes

01 YESTERDAY

TIMELESS AND
ELEGANT WITH
A HINT OF FLARE

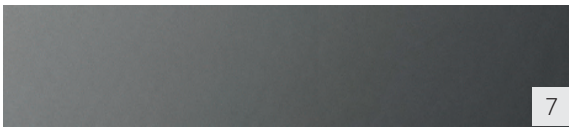
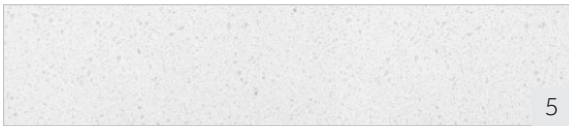
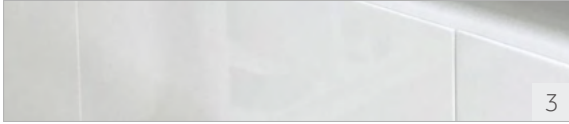
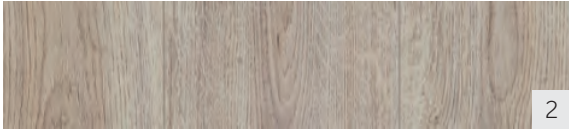


01

INTERNAL COLOUR SCHEME 1

- 1 Carpet 'Sandcastle'
- 2 Timber Laminate Flooring 'Oak Platinum'
- 3 Cabinetry 'Classic White'
- 4 Bathroom Tile 'White'
- 5 Stone Bench Top 'Arcadia'
- 6 Paint 'Natural White'
- 7 Splashback 'Smoked Mirror'

T



YOUR NEW BATHROOM

fittings

- 1 **Bath**
Decina Novara 1525 (white) with tiled podium
- 2 **Vanity Basin**
Sian Inset Basin Square White
- 3 **Toilet suite**
Surrey suite wall faced
S/Trap White Soft Close Seat
- 4 **Shower Rose and Mixer**
Mixx Round Twin Shower
Kubos wall plate shower mixer
- 5 **Bath Mixer**
Kubos wall plate bath mixer.
- 6 **Vanity Mixer**
Kubos chrome basin mixer.



Vanity

Polytec finish to doors and drawers.
Soft close doors and drawers.
Builder range of handles.

Tiling

Nominated tile as per selected range.
Tiling to shower to 2100mm high.
Tiling above bath and vanity to 1200mm high
Skirting tiling to all wet areas

Mirror

Mirror to width of vanity to 2100 high

Laundry Tub

Everhard or similar 45ltr tub and cabinet.
Splashback tile to 1200mm high..

YOUR NEW KITCHEN

appliances

1 Oven

Westinghouse 600mm SS Built-in electric

2 Hotplate

Westinghouse 600mm SS Gas
Electric where no gas is available

3 Rangehood

Westinghouse 600mm Slimline

4 Dishwasher

Westinghouse 15-place setting capacity

5 Kitchen sink

Franke Twin bowl single side drainer

6 Mixer

Brasshards Holli Gooseneck sink mixer

1



2



3



4



5



6



Joinery

Polytec finish to doors and drawers.
Soft close doors and drawers.
Builder range of handles.

Benchtop

20mm reconstituted stone
with square edge profile.

Pantry

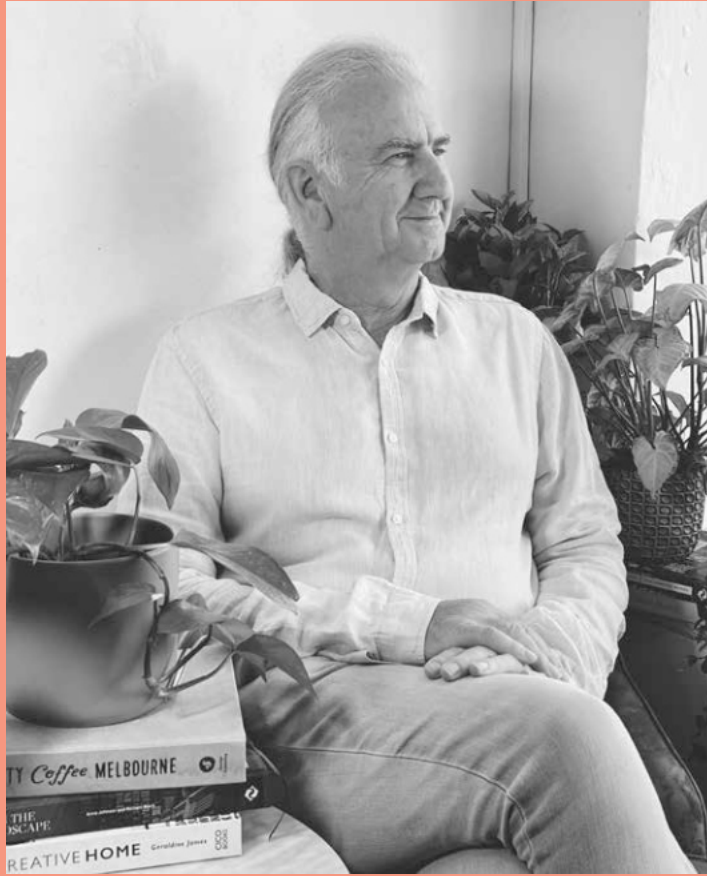
4 x 450mm deep white melamine shelves.
2040 redicoat flush panel hinged door/s.

Splashback

Tinted mirror splashback.

T

THE
by michael
IMPRESSION
SELECTION



For me, the most exciting thing about design is that I never know what is going to evolve when I start. Designing this collection of homes and the external facades that you're about to see has been an incredible experience and evolved into something truly beautiful.

We have taken the largely luxury homes market that I came from and brought that style into an affordable but very well-designed range of homes.

These external designs are not only timeless and practical but truly resonate with any surrounding they are built within.

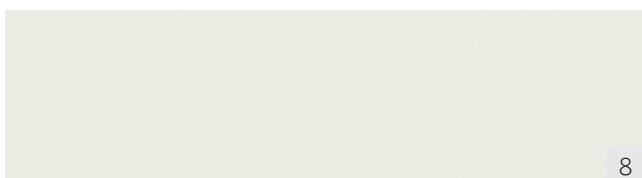
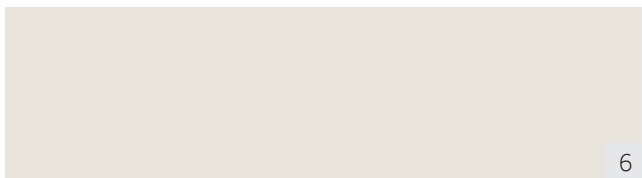
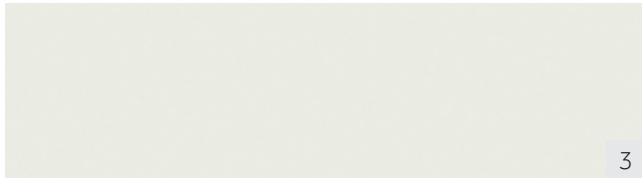
Form, function and style forever.

Michael

HEAD OF DESIGN
Tomorrow Homes

T

exterior style



scheme



05

EXTERNAL COLOUR SCHEME 5

- 1 Roof Tile 'Black'
- 2 Gutter / Fascia 'Colorbond Monument'
- 3 Window Frames 'Powdercoat White'
- 4 Brickwork 'Austral Accent Chestnut'
- 5 Render - Feature 'Dulux Raku'
- 6 Render - Wall 'Dulux Natural White'
- 7 Front Door 'Dulux Stepney'
- 8 Garage Door 'White'

exterior style

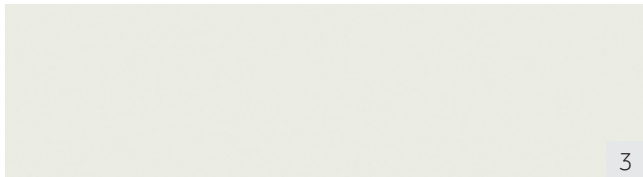
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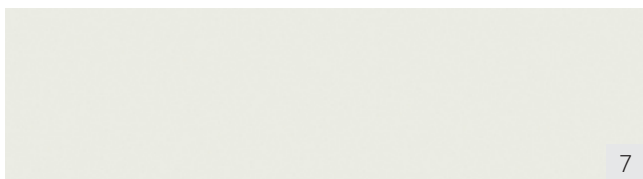
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5



6



7

scheme



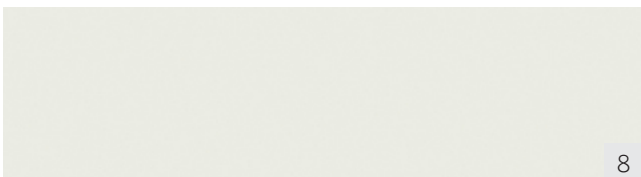
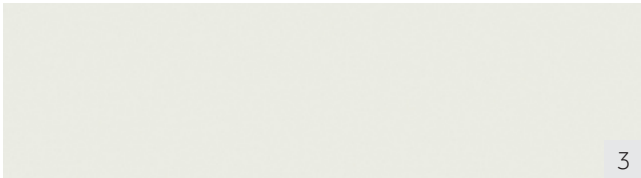
06

EXTERNAL COLOUR SCHEME 6

- 1 Roof Tile 'Black'
- 2 Gutter / Fascia 'Colorbond Monument'
- 3 Window Frames 'Powdercoat White'
- 4 Render - Front Wall 'Dulux Dieskau'
- 5 Render - Back Wall 'Dulux Raku'
- 6 Front Door 'Dulux Stepney'
- 7 Garage Door 'White'

T

exterior style



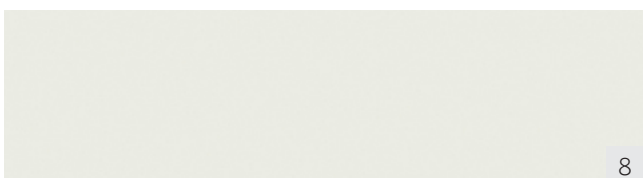
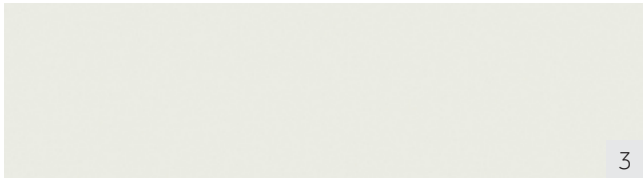
scheme



EXTERNAL COLOUR SCHEME 10

- 1 Roof Tile 'Black'
- 2 Gutter / Fascia 'Colorbond Monument'
- 3 Window Frames 'Powdercoat White'
- 4 Brickwork 'Austral Accent Ash'
- 5 Render - Columns 'Dulux Raku'
- 6 Render - Wall 'Dulux Dieskau'
- 7 Front Door 'Dulux Raku'
- 8 Garage Door 'White'

exterior style



T

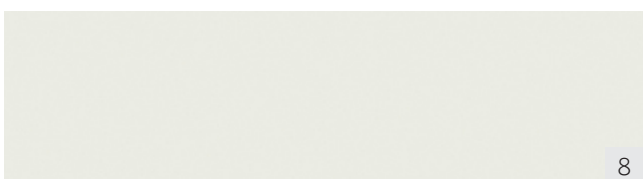
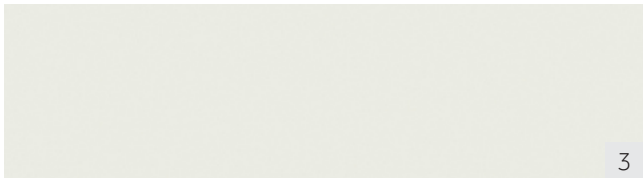
scheme



EXTERNAL COLOUR SCHEME 11

- 1 Roof Tile 'Black'
- 2 Gutter / Fascia 'Colorbond Monument'
- 3 Window Frames 'Powdercoat White'
- 4 Brickwork 'Austral Accent Tan'
- 5 Render - Feature 'Dulux Raku'
- 6 Render - Wall 'Dulux Stepney'
- 7 Front Door 'Dulux Stepney'
- 8 Garage Door 'White'

exterior style



T

scheme



12

EXTERNAL COLOUR SCHEME 12

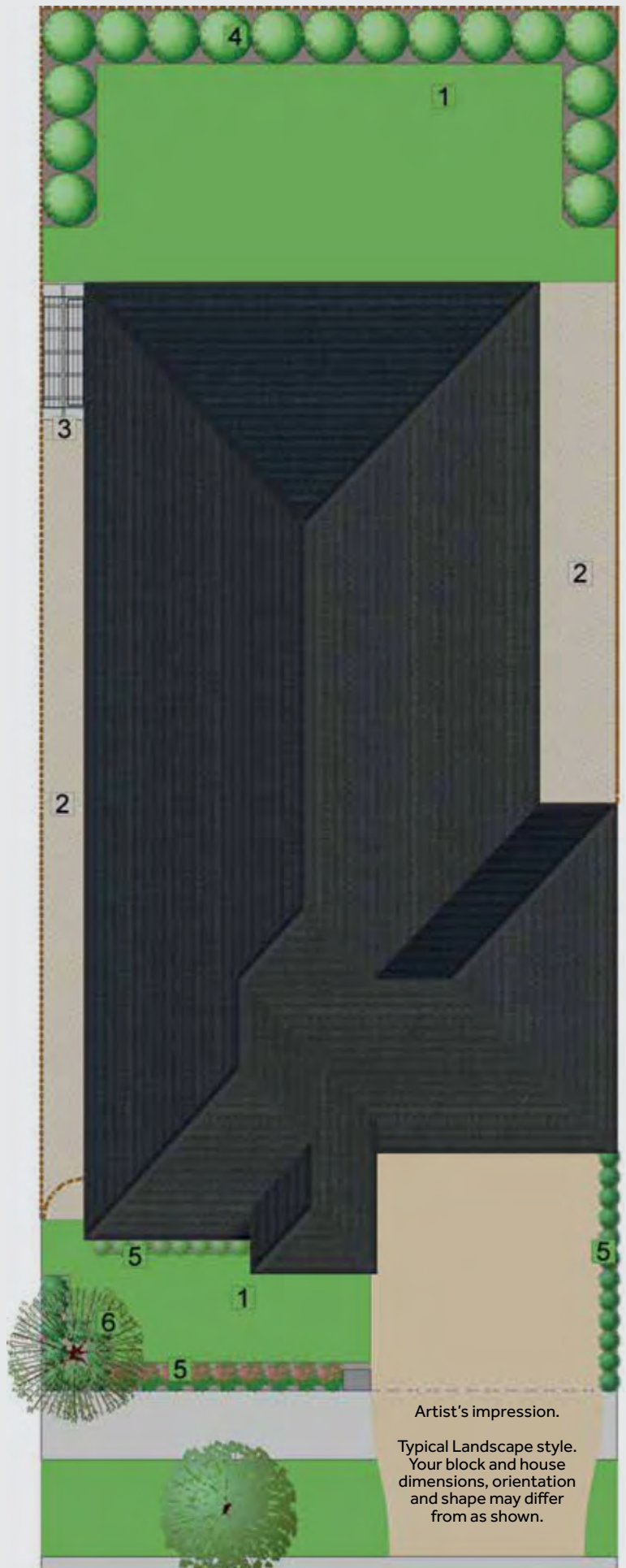
- 1 Roof Tile 'Black'
- 2 Gutter / Fascia 'Colorbond Monument'
- 3 Window Frames 'Powdercoat White'
- 4 Brickwork 'Austral Accent Stone'
- 5 Render - Column 'Dulux Dieskau'
- 6 Render - Wall 'Dulux Dieskau'
- 7 Front Door 'Dulux Stepney'
- 8 Garage Door 'White'

HOW YOUR NEW TOMORROW HOME WILL LOOK ON YOUR BLOCK

- 1 Lawn
- 2 Compacted stone path
- 3 Pavers under clothesline
- 4 Hedging shrubs
- 5 Mixed shrubs and groundcovers
- 6 Feature Tree

Irrigation

Timer operated irrigation to front and rear yards. Drippers to garden beds, sprinklers to lawn areas.



T

FUTURE
TECHNOLOGY
Your home
TODAY

T



Tomorrow's
home technology
today

At Tomorrow Homes, we have earned the title of being the builder for the future, leading the way in innovative home systems and services that our competitors have yet to offer. By building tomorrow's technology into every home, we ensure optimal value for resale, renting out or simply living.

BUILT-IN HOME SECURITY

All homes are installed with a state-of-the-art Google Nest outdoor security camera near the front door. These allow communication with guests such as couriers, and record outside activity. The camera also allows you to monitor your home from anywhere via your mobile phone.



Outdoor Camera

CARBON MONOXIDE & FIRE SENSORS

Home safety is vital to Tomorrow Homes. So we don't allow any home to go without premium-quality Google Nest Protect sensors for carbon monoxide and fire. Unlike the inexpensive detectors other builders install, these smart devices offer peace of mind without the false alarms or needless beeps. Thinking of renting out? Such sensors are considered a top feature by Airbnb.



Safety Sensor

ELECTRIC CAR POWER READY

We provide pre-installed wiring in every garage that allows you to easily fit an electric car charging station for any electric car, at a lower cost. We call it 'Tomorrow Power' - today.

THIS PACKAGE IS AVAILABLE AS AN UPGRADE



specifications

INTERNAL

KITCHEN APPLIANCES

Dishwasher European dishwasher.

Oven European fan forced electric oven.

Hot Plate European 600mm 4 burner gas cook top inc wok hob (where gas available).

European 600mm electric cook top (where no gas available).

Range Hood European stainless steel under mount range hood.

Sink Double bowl stainless steel sink.

Tap Gooseneck sink mixer.

BATHROOM & ENSUITE

Basins Vitreous china vanity basin (white).

Basin Waste Chrome popup basin waste.

Basin Taps Chrome mixer tapware.

Mirrors Polished edge mirrors full width of vanity.

Shower Bases Tiled shower bases throughout.

Shower Screens Framed shower screens aluminium frame (polished silver finish) and clear glazed pivot door.

Shower Outlet Hand held shower, rail and slider in chrome finish to ensuite and bathroom.

Shower Tap Chrome wall mixer.

Bath Acrylic bath (white) with tiled podium.

Bath Mixer & Spout Chrome wall mixer & spout.

Toilet Suite Vitreous china, close coupled toilet suite in white.

Accessories double towel rails in chrome finish. Toilet roll holders in chrome finish.

Exhaust Fans 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

LAUNDRY

Trough Stainless steel tub preformed cabinet with bypass.

Tap Chrome mixer tap.

Washing Machine Chrome washing machine stops/grubs.

CABINETRY

Cupboards Fully lined melamine modular cabinets.

Doors/Drawers Laminate doors.

Kitchen Bench Top Stone square edge kitchen bench top.

Vanity Bench Top Stone square edge bathroom & ensuite.

Handles Selected from builder's sample boards.

Pantry Full laminate or as per plan.

STORAGE

Walk in Robe White melamine shelf with hanging rail as per plan.

Robes One white melamine shelf with hanging rail. Sliding doors - builder's selection.

Pantry/Linen Four white melamine shelves. Doors - 2040mm high Redicote flush panel, hinged door(s).

Dummy Lever door furniture in stainless steel. Passageway door only.

TILING & FLOORING

Wall & Floor Tiles Wall & floor tiles to bathroom, ensuite, laundry and WC as shown on plans.

Splashback Mirrored splashback as per builder's colour boards.

Floor Tiles Floor tiles to ensuite, bathroom, laundry & WC as shown on plans. Selection as per builder's colour boards.

Floor Boards As shown on plan. Selection as per builder's colour boards.

Carpet As shown on plan. Selection as per builder's colour boards.

INTERNAL FEATURES

Doors Flush panel. 2040mm high.

Door Furniture Hinged. Lever door handles in polished chrome finish to all rooms.

Sliding Cavity Slider privacy set door furniture in polished chrome finish to all rooms.

Mouldings 92 x 18mm square edge MDF skirting & 92 x 18mm 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.

PLUMBING

Taps 2 external taps, 1 to front water meter and 1 to rear of home.

AN ALL
INCLUSIVE
HOME

ELECTRICAL

Internal Light Points LED fittings (white) throughout as per standard electrical layout.

External Lights LED downlight to front entry. Weather proof Para Flood light to rear as per drawings.

Power Points Double power points throughout.

TV Points Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.

Telephone Point Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - Basic pack only.

Switch Plates White wall mounted switches.

Smoke Detector(s) Hardwired with battery backup.

Safety Switches RCD safety switch and circuit breakers to meter box.

Electric Car Outlet Conduit allowance made for future electric car charging point in garage.

GARAGE

General Single/Double garage with tiled hip roof including single/double Colorbond roller door to front, painted infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.

External Walls Brick veneer (on boundary wall or product specific if required).

Pedestrian Door Door Weatherproof flush panel, low sheen acrylic paint finish. Door Frame Aluminium powder coat finish. Door Furniture Entrance lockset.

AIR CONDITIONING

Heating / Cooling Split heating and cooling air conditioning system with two(2) outlets. One in master bedroom and the other in living room.

HOT WATER SYSTEM

Hot Water System Instantaneous gas hot water system where applicable. Otherwise electric heating with external tank. Note: Unit positioned at the builder's discretion.



STRUCTURE

FRAMING

Framing Stabilised pine wall frame and roof trusses.

CEILINGS

Height 2550mm height throughout.

PLASTER

Plasterwork 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout.

INSULATION

Ceiling Glasswool batts to ceiling of roof space (excludes garage ceiling).

External Brickwork Glasswool wall batts including Sisalation 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.

PAINT – 2 COAT APPLICATION

Timberwork Gloss enamel to internal doors, jambs & mouldings.

Ceilings Flat acrylic to ceilings.

Internal Walls Washable low sheen acrylic to internal walls.

Entry Door Gloss enamel to front entry door.

EXTERNAL

EXTERNAL FEATURES

Brickwork Clay bricks from builder's colour boards.

Mortar Joints Natural colour rolled joints.

Front Elevations As per Working Drawings.
Acrylic render/feature to selected areas as per plan (Product Specific).

Double Glazed Windows Feature aluminium windows to front elevation (Product Specific).
Sliding aluminium windows to sides and rear.
Aluminium improved windows throughout.

Front Entry Door Solid core feature front door.

Front Door Furniture Entrance lockset in polished stainless steel with Lockwood deadbolt.

Garage Hinged Door Entrance lockset in polished stainless steel.

Infill over windows Brick to front facade windows.
Painted cement sheet infill above side and rear elevation windows and doors.

Door Seal Door seal and weather seal to all external hinged doors.

ROOFING

Roof Pitch Roof Pitch to be 22.5 degrees.

Material Tiled roofing from builder's colour boards.

Fascia & Guttering Colorbond fascia, guttering and downpipes.

LANDSCAPING

Lawn and perimeter gardens as per Landscape Plan.

FENCING

Rear and side boundary fences as per Landscape Plan.

DRIVEWAY

Coloured concrete driveway as per Landscape Plan.

SITE

RECYCLED WATER CONNECTION

Recycled Water Provide recycled water connection if required (additional charges will apply).

SITE CONDITIONS/FOUNDATIONS

Foundation Class Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope.
Allotment up to 600m² 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 spray system to building perimeter and all slab penetrations.

Angle of Repose Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit).
Does not include electricity and telephone consumer account opening fees.

TURNKEY INCLUSIONS

When you build with Tomorrow Homes, you're getting a beautiful, liveable home with a wide range of quality inclusions - the same luxury furnishings other builders call 'extras'. Every upgrade is simply standard and ready to welcome you - or your renter - home.

INCLUDED upgrades

LANDSCAPING

The front and rear of your home will be fully landscaped and ready to enjoy with trees, garden beds, grass, pebbles, rocks, mulch and topping where required.

Front landscaping includes a dripper system with timer and a modern letterbox to suit the style of your home. Rear landscaping includes a dripper system connected to a tap and a discreet fold away clothesline. Depending on your home plan.

DRIVEWAY & PATH

Your home includes a coloured front concrete path, driveway and porch.

FENCING

Your home is fenced on sides and rear boundary at 2100mm, 1800mm high fencing with 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines.

WINDOW FURNISHINGS

Modern and stylish Holland Blinds cover all bedroom and living windows and flyscreens are fitted to every openable window for complete privacy and comfort.

AIR CONDITIONING

Wall-mounted, reverse cycle heating and cooling in master and living.

FIBRE OPTIC READY

Your Tomorrow home comes complete and Fibre Optic Ready, for NBN connection or compatible fibre optic services.





our clients
and partners

CLIENTS

HOME OWNERS

Whether you're buying your first home, upgrading or downsizing, Tomorrow Homes has a complete, fixed-price house and land package to suit your needs and budget. Built with our signature high-quality design and technology, our homes are found in all the sought-after Melbourne estates.

PROPERTY INVESTORS

Turning to Tomorrow Homes for a property investment is definitely the right move. You can't lose with our all-inclusive homes, complete with turnkey solutions that ready them for rental in Melbourne's most popular estates.

PARTNERS

LEADING DEVELOPERS

At Tomorrow Homes, we offer more than 80 years of combined experience in the homebuilding industry - not to mention, strong relationships with Melbourne's leading developers, suppliers and trades. We also have access to region's prime estates, getting you the most value out of your investment.

INVESTMENT ORGANISATIONS

Tomorrow Homes' turnkey homes are the product of our solid partnerships with top investment firms across Australia and the globe.

TRADES AND SUPPLIERS

As your builder for the future, Tomorrow Homes ensure your home is built to the highest quality - and with materials that often exceed Australian standards. So we closely partner with top trades and suppliers, continually checking in to ensure you are getting a superior home that stands the test of the future.

**BUNNINGS
TRADE**

JH JamesHardie™

CSR GYPROCK®
Everything else is just plasterboard

**CORINTHIAN
DOORS**

Gainsborough
ENTER WITH STYLE™

Build something great™



Beacon
LIGHTING

A BUILDER YOU CAN COUNT ON

10

OUR STRUCTURAL GUARANTEE

At Tomorrow Homes, your satisfaction is our motivation. That's why we provide a 10-year structural guarantee on every new home.



INDEPENDENT PROPERTY INSPECTIONS

We want you to feel confident throughout the building process, which is why we appoint an established independent property inspector for each major stage - in addition to those mandated by the Victorian Building Commission for your Occupancy Permit.



OUR QUALITY NETWORK

With our vast experience and commitment to quality, we enlist only the top-rated trades and suppliers to bring your new home to life. Their work is continually assessed to ensure excellence is met.



OUR 6 STAR ENERGY RATING

Tomorrow Homes care about the future of your home - inside and out. That's why all of our homes have a minimum 6-star energy rating, reducing impact on the environment - and your energy bills.



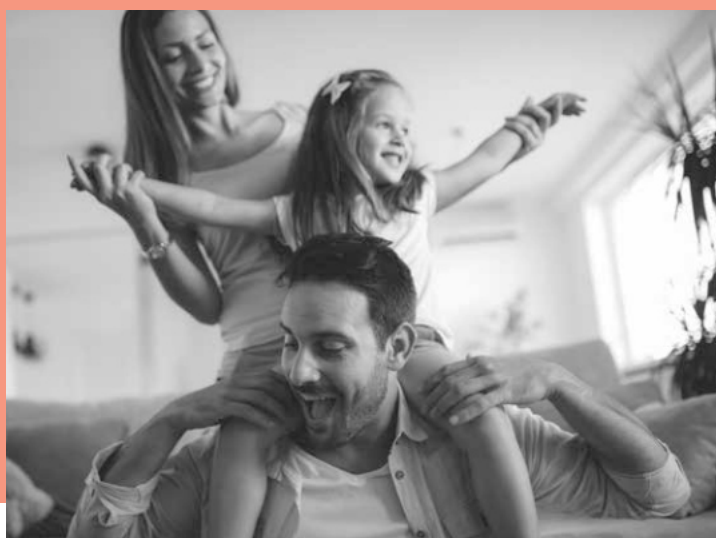
OUR TURNKEY INCLUSIONS

Each Tomorrow Home is an investment that's ready to enjoy from the moment you open the doors. What other builders call 'extras', we include as standard - appliances, blinds, temperature control, full landscaping, letterboxes and beyond. Simply fit in your furniture, and you're done.

OUR EXPERIENCE

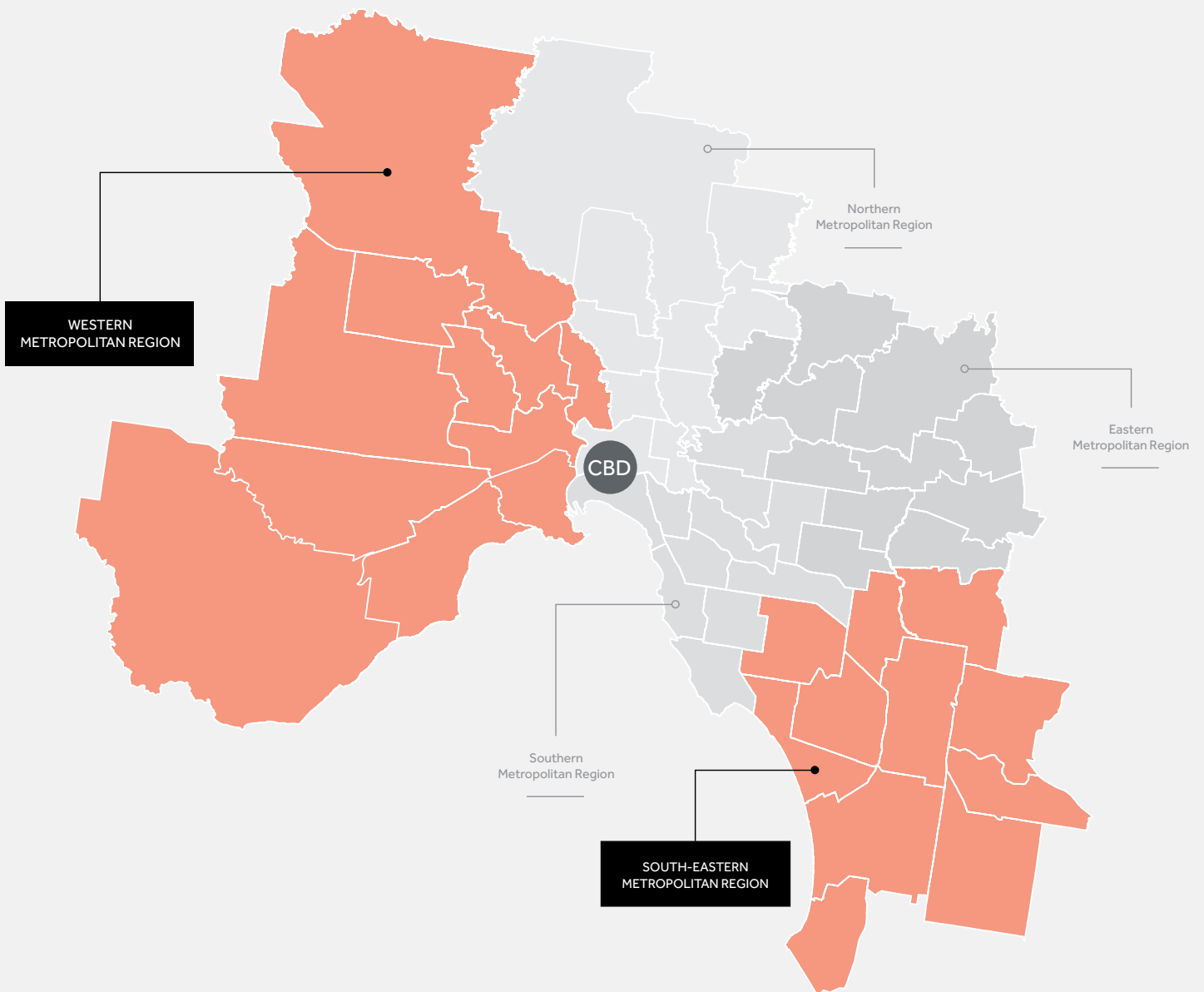
Tomorrow Homes is proud to offer more than 80 years of combined experience. Our directors have delivered or sold over \$1 billion in property within Victoria.

We specialise in the best two corridors in metropolitan Melbourne, the Western and South-East regions.



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WE ARE *always* MELBOURNE



CLEVER FEATURES TO ASSIST *you later*

When we build you a home at Tomorrow Homes, we implement hidden structural and spatial features that ensure the future adaptability of the home. Installing these from the beginning will not only prepare you for the future, but also help you avoid costly modifications, later. All while instilling greater value for rental or resale.



REINFORCED BATHROOMS

We augment the main bathroom walls for grab rails to install later if required, saving thousands of dollars.



EASY CONVERSION

We create homes that are easily converted later to help save on costs if sold to an NDIS provider or an individual with a disability.



WIDER HALLWAYS

We build hallways wider than standard to accommodate wheelchairs. As a bonus this makes your home feel bigger.

ADAPTABLE HOMES FOR CHANGING NEEDS

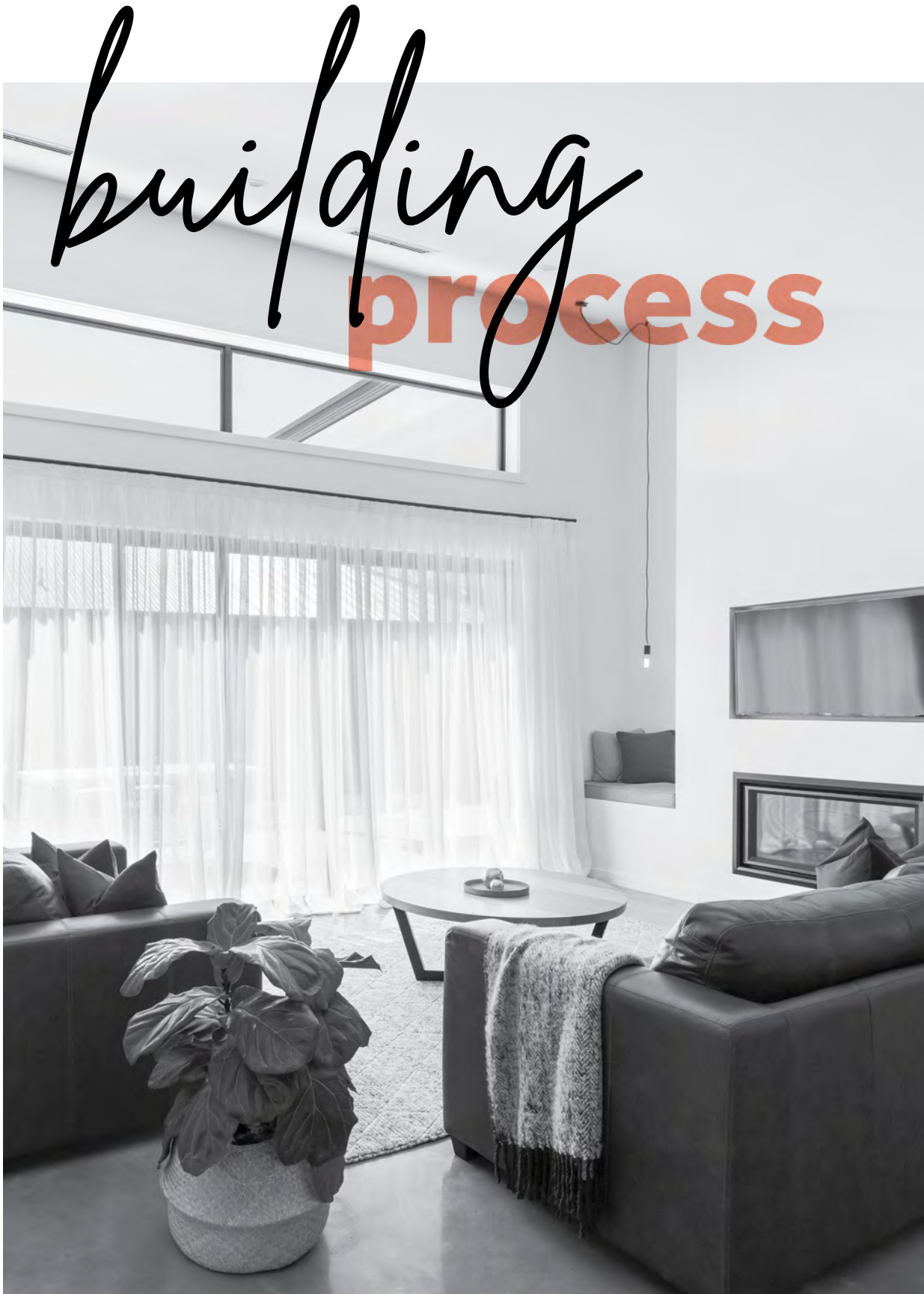
It's only natural for any homeowner to have changing needs at different points in their lives, and require a home that can adapt to those changes. At Tomorrow Homes, we understand there is a growing market for adaptable or age-friendly housing.

Families with young children needing safer routes for prams. People enduring temporary injuries. Ageing adults preparing for future needs. And individuals with lifelong disabilities - while one in five Australians currently have a disability (a number that will increase as people age), there is also a 60 percent chance a home will be occupied by someone with a disability at some point in its lifetime, according to research.

We never know what the future holds, which is why Tomorrow Homes is proud to be a builder of homes that can be modified at any stage, for liveability.

Source: Liveable Housing Australia. (2012) Liveable Housing Design Guidelines, [Brochure]. Australia.

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01 BASE

15% PROGRESS PAYMENT DUE*



This is where your new home begins. Your site is prepared, the plumbing is laid and the concrete slab is ready to be poured.

02 FRAME

25% PROGRESS PAYMENT DUE*



The next step sees carpenters putting up the wall frames and roof trusses.

03 LOCK UP

25% PROGRESS PAYMENT DUE*



A big milestone in the building process, 'the lockup' is when the brickwork, roof tiles, windows and exterior doorframes are installed in your new home.

04 FIXING

20% PROGRESS PAYMENT DUE*



And now for the inside: all internal cladding and tiling is completed, along with skirting boards, architraves, internal doors and cabinetry.

05 COMPLETION

NIL NO PROGRESS PAYMENT DUE

You're in the home stretch, attending an inspection of your new home with your building supervisor. A quality control inspection will additionally be conducted by an independent building surveyor.
About 14 days from now, you'll reach the settlement stage - hooray!

This is also the final stage of construction, when painting, tiling, electrical and plumbing fit-offs are finished. Your benchtops, basins, sinks, shower screens and mirrors will also be put in, along with anything external, such as landscaping.

06 SETTLEMENT

10% PROGRESS PAYMENT DUE*



Today's the big day, when your new home is ready to open its doors. Onsite, your building supervisor will hand over your house keys and schedule a time for appliances to be fitted. **Congratulations!**

