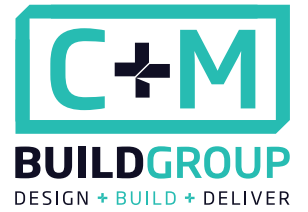


PRODUCT BROCHURE

Architecturally Designed
Turnkey Homes



DESIGN
BUILD
DELIVER

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Artist interpretation for display purposes only, the finished product may differ in appearance.



INNOVATIVE LIVING, REDEFINED

C+M Build Group is redefining modern living with a collection of sophisticated, architecturally designed turnkey homes. Our homes stand out for their exceptional style, quality, and elegance.

At C+M Build Group, we're committed to delivering outstanding service and ensuring complete customer satisfaction. We strive to make the development of your new home or investment a smooth and enjoyable experience, with our in-house trades and streamlined process tailored to meet your needs.



Artist interpretation for display purposes only, the finished product may differ in appearance.



THE C+M DIFFERENCE

RELIABLE

We believe in being reliable in all aspects of our business, building trust and accountability to foster strong relationships with our clients, partners, and team members

RESOURCEFUL

We pride ourselves on finding a way to deliver a consistent, reliable services to our valued clients, through innovative, practical and cost effective solutions

CARE

Care is a cornerstone of our company values, guiding our commitment to honesty, ethical practices, and accountability in all our endeavors and solutions

CONSISTENCY

A consistent and professional commitment to maintaining a high standard of conduct, communication, and service

BUILDING DESIGN

Our in-house design team specialise in the design and documentation of residential, commercial and insurance builds and covering all aspects from conceptual design to project administration. Our experienced team is here to provide professional advice customised to your project requirements.

IN-HOUSE ENGINEERING

C+S Consult Group provides the engineering consulting arm of C+M Build Group, offering in-house engineering, design, and consulting capabilities. With extensive skills and experience, C+S Consult Group provide innovative, cost effective engineering solution's for the smallest of projects through to the large.

INTERNAL TRADES

Utilising our internal Building Design, Engineering and Construction teams, We work collaboratively to ensure quality, cost effective solutions are achieved with a smooth and timely outcome. We ensure high-quality standards, timeliness, and cost efficient outcomes.

REGIONAL BASED

C+M Build Group was founded regionally in Bendigo and has since expanded further regionally to Geelong, Ballarat, Traralgon and Wangaratta. We are true regional based builders, employing quality local trades and building professionals, and supporting the local communities we live and work in.

DUO RANGE

MASTERFULLY DESIGNED
2 BEDROOM PLANS

Our 2-bedroom home designs are perfect for smaller or narrow lots, as well as for land in established streets and suburbs. These plans offer smart design solutions that maximise space while maintaining a strong emphasis on practicality and aesthetics.

With a range of available facades, these two-bedroom designs include all the essentials for modern family living and come complete with C+M's comprehensive range of inclusions.



Artist interpretation for display purposes only, the finished product may differ in appearance.

DUO RANGE FACADES

The Duo range offers three unique single-storey facade options, each with its own distinctive features, allowing you to choose a style that suits you.

ICON



COASTAL



URBAN



LONGLEA 128



House Dimensions

14.55m wide X 9.11m length

Designed to fit

12.5M wide block

House Areas

Living	103.54m ²
Garage	23.54m ²
Porch	2.06m ²
Total	129.14m²



Bedroom 1	3.6 X 3.6m
Bedroom 2	3.0 X 3.3m
Living	4.9 X 3.6m

Garage	3.5 X 6.0m
Dining	3.6 X 2.6m
Kitchen	3.6 X 2.5m

Bathroom	2.4 X 3.9m
Laundry	2.4 X 1.8m

TARADALE 128



House Dimensions

18.16m wide X 9.11m length

Designed to fit

12.5M wide block

House Areas

Living	105.02m ²
Garage	23.54m ²
Porch	2.02m ²
Total	130.58m²



Bedroom 1	3.6 X 3.4m
Bedroom 2	3.3 X 3.2m
Living	4.6 X 3.6m

Garage	3.5 X 6.0m
Dining	3.6 X 3.0m
Kitchen	3.6 X 2.5m

Bathroom	2.4 X 3.9m
Laundry	2.4 X 1.8m

TRAFALGAR 130



House Dimensions	House Areas	
14.85m wide X 9.11m length	Living	106.30m ²
	Garage	23.54m ²
	Porch	2.02m ²
Designed to fit	Total	131.88m²
12.5M wide block		



Bedroom 1	3.5 X 3.2m	Garage	3.5 X 6.0m	Bathroom	2.4 X 3.9m
Bedroom 2	3.5 X 3.2m	Dining	3.6 X 3.0m	Laundry	2.4 X 1.8m
Living	3.6 X 4.5m	Kitchen	3.6 X 2.5m		

BALLAN 128



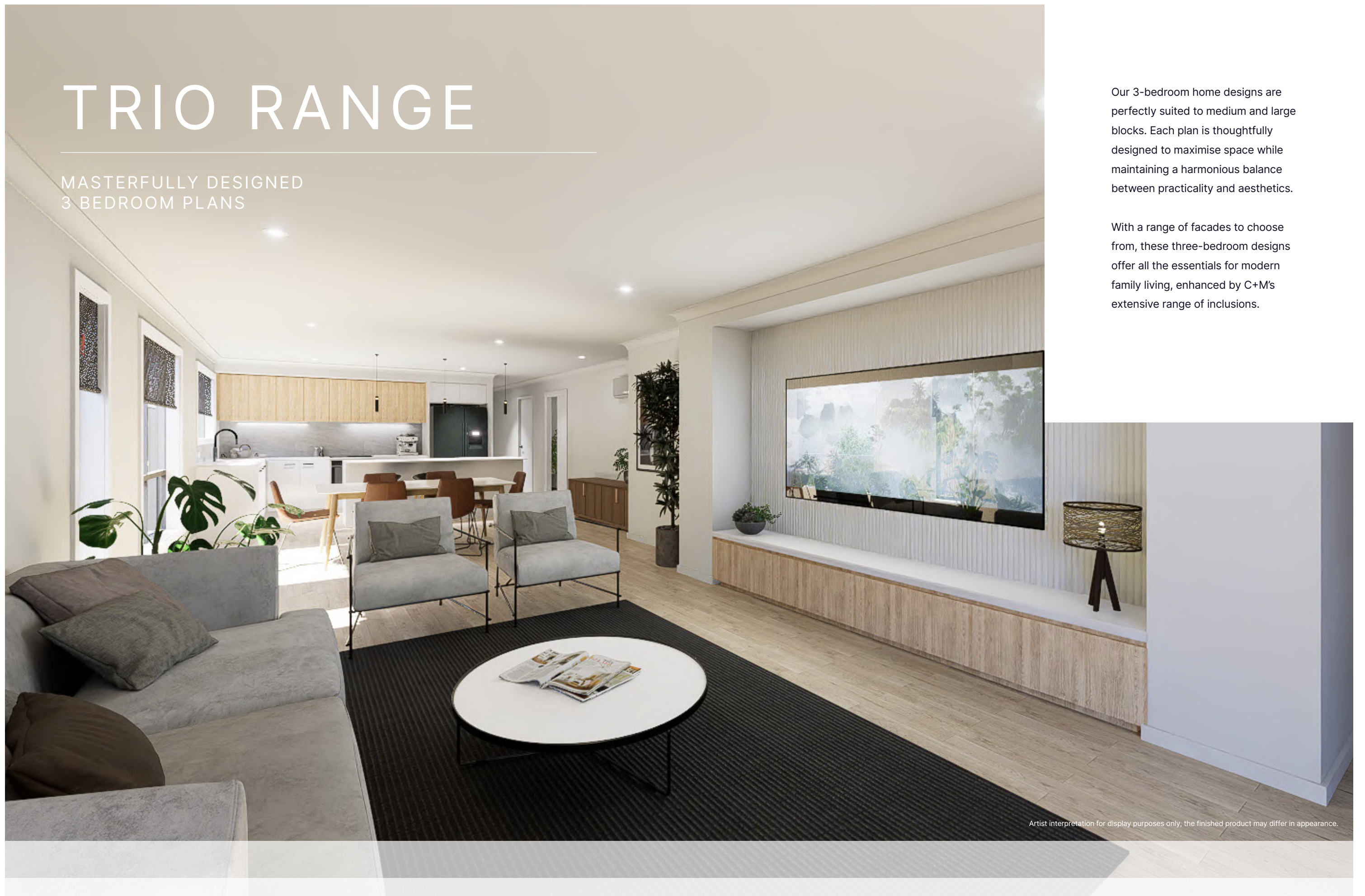
House Dimensions	House Areas	
14.85m wide X 9.11m length	Living	106.28m ²
	Garage	23.54m ²
	Porch	2.06m ²
Designed to fit	Total	131.88m²
12.5M wide block		



Bedroom 1	3.6 X 3.4m	Garage	3.5 X 6.0m	Dining	3.6 X 2.7m
Bedroom 2	3.3 X 3.2m	Dining	3.6 X 2.7m	Laundry	2.4 X 1.8m
Living	4.5 X 4.0m	Kitchen	3.6 X 2.5m		

TRIO RANGE

MASTERFULLY DESIGNED
3 BEDROOM PLANS



Our 3-bedroom home designs are perfectly suited to medium and large blocks. Each plan is thoughtfully designed to maximise space while maintaining a harmonious balance between practicality and aesthetics.

With a range of facades to choose from, these three-bedroom designs offer all the essentials for modern family living, enhanced by C+M's extensive range of inclusions.

Artist interpretation for display purposes only, the finished product may differ in appearance.

TRIO RANGE FACADES

The Trio range offers five unique single-storey facade options, each with its own distinctive features, allowing you to choose a style that suits you.

COASTAL



ELEMENTS



FUSION



VERVE



URBAN



BLACKWOOD 160



House Dimensions	House Areas	
16.54m wide X 12.50m length	Living	124.75m ²
	Garage	36.46m ²
	Porch	2.35m ²
Designed to fit	Total	163.57m²
12.5M wide block		



Bedroom 1	3.6 X 3.6m	Garage	5.5 X 6.0m	Bathroom	3.5 X 1.7m
Ensuite	2.1 X 1.8m	Dining	3.2 X 2.5m	Laundry	3.5 X 1.7m
Bedroom 2	3.3 X 3.0m	Living	4.8 X 3.5m		
Bedroom 3	3.3 X 3.0m	Kitchen	4.2 X 2.5m		

LORNE 146



House Dimensions	House Areas	
15.84m wide X 10.76m length	Living	109.28m ²
	Garage	36.53m ²
	Porch	2.35m ²
Designed to fit	Total	148.17m²
12.5M wide block		



Bedroom 1	3.6 X 3.3m	Garage	5.5 X 6.0m	Kitchen	4.0 X 3.5m
Bedroom 2	3.0 X 2.8m	Dining	3.0 X 2.2m	Bathroom	3.2 X 1.8m
Bedroom 3	3.0 X 2.8m	Living	4.0 X 3.6m	Laundry	3.2 X 1.8m

REDESDALE 160



House Dimensions

16.54m wide X 12.50m length

Designed to fit

12.5M wide block

House Areas

Living	125.24m ²
Garage	36.45m ²
Porch	2.35m ²
Total	164.05m²



Bedroom 1	3.6 X 3.6m
Bedroom 2	3.8 X 3.2m
Bedroom 3	3.8 X 3.2m
Living	4.6 X 3.2m

Garage	5.5 X 6.0m
Dining	4.6 X 3.0m
Kitchen	3.6 X 2.5m
Ensuite	2.2 X 1.8m

Bathroom	3.3 X 1.8m
Laundry	2.3 X 1.7m

HARCOURT 177



House Dimensions

18.23m wide X 11.11m length

Designed to fit

12.5M wide block

House Areas

Living	140.76m ²
Garage	36.45m ²
Porch	2.35m ²
Total	179.56m²



Bedroom 1	3.6 X 3.6m
Bedroom 2	3.8 X 3.0m
Bedroom 3	3.8 X 3.0m
Living	4.6 X 4.7m

Garage	5.5 X 6.0m
Dining	4.6 X 3.0m
Kitchen	3.6 X 2.5m
Study	3.5 X 1.6m

Ensuite	2.2 X 1.8m
Bathroom	3.4 X 1.8m
Laundry	2.4 X 1.8m

QUATTRO RANGE

MASTERFULLY DESIGNED
4 BEDROOM PLANS



Our 4-bedroom home designs are perfectly suited to medium and large blocks, making them ideal for families. Each plan is thoughtfully crafted to maximise space while maintaining a harmonious balance between practicality and aesthetics.

With a range of facades to choose from, these four-bedroom designs offer all the essentials for modern family living, enhanced by C+M's extensive range of inclusions.

Artist interpretation for display purposes only, the finished product may differ in appearance.

QUATTRO RANGE AVAILABLE FACADES

The Quattro range offers five single-storey facade options, each with its own distinctive features, allowing you to choose a style that suits you.

VERVE



FUSION



URBAN



ELEMENTS



COASTAL



BRIGHT 171



House Dimensions

18.39m wide X 10.79m length

Designed to fit

12.5M wide block

House Areas

Living	135.66m ²
Garage	36.46m ²
Porch	2.37m ²
Total	174.79m²



Bedroom 1	3.6 X 3.6m	Garage	5.5 X 6.0m
Bedroom 2	3.0 X 3.0m	Dining	4.6 X 3.0m
Bedroom 3	3.0 X 3.0m	Kitchen	3.6 X 2.5m
Bedroom 4	3.0 X 3.0m	Living	4.6 X 3.9m

Ensuite	2.1 X 1.8m
Bathroom	3.6 X 1.8m
Laundry	2.4 X 1.7m

POMONAL 182



House Dimensions

18.88m wide X 11.09m length

Designed to fit

12.5M wide block

House Areas

Living	147.48m ²
Garage	36.43m ²
Porch	2.37m ²
Total	186.28m²



Bedroom 1	3.6 X 3.6m	Garage	5.5 X 6.0m
Bedroom 2	3.3 X 3.0m	Dining	4.6 X 3.0m
Bedroom 3	3.3 X 3.0m	Kitchen	3.6 X 2.5m
Bedroom 4	3.3 X 3.0m	Living	4.8 X 4.2m

Ensuite	2.1 X 1.8m
Bathroom	2.4 X 2.7m
Laundry	2.4 X 1.7m

BATESFORD 182



House Dimensions

18.88m wide X 11.09m length

Designed to fit

12.5M wide block

House Areas

Living	144.82m ²
Garage	36.46m ²
Porch	2.37m ²
Total	183.66m²



Bedroom 1	3.6 X 3.6m
Bedroom 2	3.3 X 3.0m
Bedroom 3	3.3 X 3.1m
Bedroom 4	3.3 X 3.1m

Garage	5.5 X 6.0m
Dining	4.8 X 3.0m
Kitchen	3.6 X 2.5m
Living	4.8 X 4.1m

Ensuite	2.1 X 1.8m
Bathroom	2.7 X 2.4m
Laundry	2.4 X 1.7m

INVERLEIGH 228



House Dimensions

23.60m wide X 11.14m length

Designed to fit

12.5M wide block

House Areas

Living	199.99m ²
Garage	36.33m ²
Porch	2.35m ²
Alfresco	12.02m ²
Total	230.69m²



Bedroom 1	3.6 X 3.6m
Bedroom 2	3.3 X 3.0m
Bedroom 3	3.3 X 3.1m
Bedroom 4	3.3 X 3.1m
Living	4.3 X 5.0m

Garage	5.5 X 6.0m
Dining	4.3 X 4.4m
Kitchen	3.6 X 2.5m
Retreat	4.0 X 3.2m
Study	3.4 X 2.3m

Ensuite	2.8 X 2.1m
Bathroom	2.7 X 2.4m
Laundry	2.4 X 1.7m

EXTERNAL COLOUR SCHEMES

Enhance your home's style with our expertly curated colour schemes, designed to complement and bring out the best in any architectural vision.

Our tailored palettes not only capture timeless elegance but also ensure your home's exterior remains fresh and inviting for years to come.

With a wide range of options, our team makes it easy to find the perfect colours that harmonise beautifully with your home's unique design.

EXTERNAL COLOUR SCHEME



Fusion Facade - External Colour Scheme 1

- | | |
|----------------------|------------------------|
| 1. Roof | Monument |
| 2. Fascia/Gutter/DPs | Monument |
| 3. Brick | Selkirk Tawny Heritage |
| 4. Cladding Paint | Windspray |
| 5. Garage Door | Monument |
| 6. Render | Windspray |
| 7. Windows | Monument |

EXTERNAL COLOUR SCHEME

2



EXTERNAL COLOUR SCHEME

3



- 1. Roof Shale Grey
- 2. Fascia/Gutter/DPs Shale Grey
- 3. Brick Selkirk Goldfield Haze
- 4. Cladding Paint Surfmist
- 5. Garage Door Shale Grey
- 6. Render Surfmist
- 7. Windows Shale Grey *

* May not be available in the Standard Colour ranges from SEM and A&L

- 1. Roof Basalt
- 2. Fascia/Gutter/DPs Basalt
- 3. Brick Selkirk Ironstone
- 4. Cladding Paint Shale Grey
- 5. Garage Door Basalt
- 6. Render Shale Grey
- 7. Windows Basalt*

* May not be available in the Standard Colour ranges from SEM and A&L

EXTERNAL COLOUR SCHEME

4

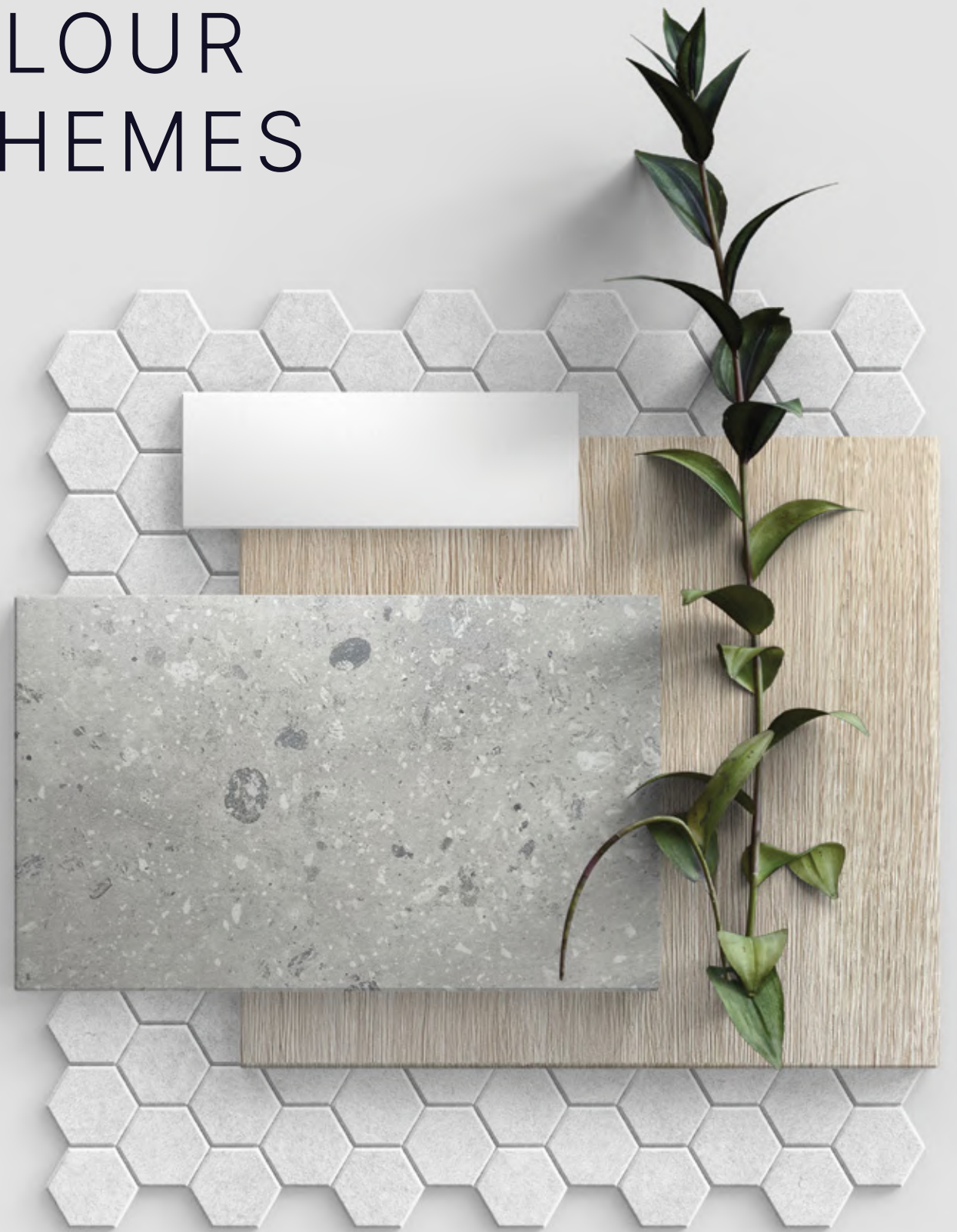


Verve Facade - External Colour Scheme 4

- | | | |
|----|-------------------|-------------------|
| 1. | Roof | Monument |
| 2. | Fascia/Gutter/DPs | Monument |
| 3. | Brick | Selkirk Dawnbreak |
| 4. | Cladding Paint | Surfmist |
| 5. | Garage Door | Monument |
| 6. | Render | Surfmist |
| 7. | Windows | Monument |

* May not be available in the Standard Colour ranges from SEM and A&L

INTERNAL COLOUR SCHEMES



Our expertly crafted designs are tailored to enhance the style of your home and stand the test of time. With a variety of options to suit every taste, our team make it easy to create the perfect colour scheme for your home.

INTERNAL COLOUR SCHEME

1



- | | | |
|----|---------------------|---------------------|
| 1. | Hybrid flooring | Oak Byron |
| 2. | Carpet | Sourdough |
| 3. | Joinery Finish | Crystal Matt White |
| 4. | Joinery Finish | Light Oak |
| 5. | Laminate Benchtop | Oiled Oak |
| 6. | Tile | Belga Ivory |
| 7. | Feature Tile | Craft Doeskin Gloss |
| 8. | Microstone Benchtop | Aspen White |

INTERNAL COLOUR SCHEME

2



- | | | |
|----|--------------------|------------------|
| 1. | Hybrid flooring | Oak Latte |
| 2. | Carpet | Oak Bark |
| 3. | Joinery Finish | Oscuro |
| 4. | Joinery Finish | Chalet Oak |
| 5. | Mirostone Benchtop | Iconic Sands |
| 6. | Laminate Benchtop | Cento |
| 7. | Tile | Belga White |
| 8. | Feature Tile | Craft White Matt |

INTERNAL COLOUR SCHEME

3



- | | | |
|----|--------------------|--------------------------|
| 1. | Hybrid flooring | Spotted Gum |
| 2. | Carpet | Smoke Haze |
| 3. | Joinery Finish | Sarsen |
| 4. | Mirostone Benchtop | Capri |
| 5. | Laminate Benchtop | India White |
| 6. | Tile | Belga Taupe |
| 7. | Feature Tile | Craft Steeple Grey Gloss |

TURNKEY INCLUSIONS

Inclusions apply to: Lorne 146, Blackwood 161, Bright 171, Pomonal 181 & Inverleigh 228 Floorplans

GENERAL

- Member of MBA & HIA
- VBA registered domestic & commercial builders
- VBA registered building designers (architectural)
- Internal engineering team
- Home owners warranty insurance
- Structural guarantee

POINTS OF DIFFERENCE

- Thermally broken, double glazed windows as standard, with flyscreens. The highest thermally performing windows available
- High energy ratings for floor plans ranging from 7.2 to 7.9 stars depending on location & house orientation (7 star minimum)
- 300mm waffle pods to provide better thermal efficiency and a higher degree of structural stiffness suitable for Class H & Class P sites
- No set down to garage allowing for no step access to dwelling (Livable Housing provisions)
- 3 coat paint system
- Superior landscaping inclusions package
- Stone bench tops to kitchen and bathroom vanities
- Brickwork over garage opening and windows (plan specific)
- Quality made Steibel Eltron 220L heat pump hot water system
- Pigeon hole shelving, shelf and hanging rail to robes
- Regional based builder using quality local tradespeople
- A range of different Façade options included

AVAILABLE UPGRADES

- A skillion roof and cantilever gable façade options available (refer to package brochures)
- A wide range of face brick options available from the Selkirk Classic Range
- Air conditioning upgrades to other bedrooms available (main bedroom included)
- LED light fittings
- Feature glass insert front door

PRELIMINARIES

- Minimum 7 star energy rating compliance
- Site classification (soil test) in accordance with AS2870
- In-house designed and documented plans & specifications providing for efficient turnaround timing
- In-house engineering drawings providing for efficient turnaround timing
- Fast turn around Building Permit
- Bushfire compliance upgrade available (where applicable)

SITE WORKS

- Concrete waffle raft slab, with 300mm deep pods. Assumed Class M or Class H site based on soil test in accordance with AS2870
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive (for access during construction)

CONNECTIONS

- Stormwater, sewer & underground power connections included (up to 15metres from connection points)

FRAMING

- Prefabricated pine wall frames with studs @450 spacings internally and externally (to Australian Standard 1684.2)
- Prefabricated pine roof trusses @ 900 spacings designed and certified to Australian standards

CEILING HEIGHT

- 2400mm (8") High

PLUMBING

- Pressure tested at Rough in
- COLORBOND® fascias, gutters & downpipes
- Watermark certified fittings

BRICKWORK

- Selkirk range of bricks for a timeless exterior finish

ROOFING

- Custom Orb profile Colorbond color roof sheeting
- Insulation condensation management blanket
- Eave Flo™ & Ridge Flo™ passive roof ventilation system included

WINDOWS

- Thermally broken, double glazed powder coated aluminum windows
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland type blinds to all windows & sliding doors

INSULATION

- R2.5 batts & sisilation to external walls
- R4.0 batts to roof space
- R1.3 Roof anticon blanket

HOT WATER SERVICE

- Quality 220 litre Stiebel Eltron heat pump hot water unit

HEATING & COOLING

- Split cycle air conditioning unit to living room and main bedroom

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with 3 No. melamine pigeon hole shelves, and shelf with hanging rail
- Linen cupboard with 4 melamine shelves (4 bedroom floorplans only)
- Broom cupboard with melamine shelf

DOORS

- Feature timber door to front entry (painted or clear coated)
- Thermally broken, double glazed powder coated aluminum windows
- Flush panel internal doors
- Flyscreen to doors

DOOR FURNITURE

- Lockwood Nexion entrance set to front door
- Deadbolt to garage internal access door (Garage rear door 4 bedroom Lever Entrance handle)
- Lockwood levers to room doors
- Flush pull handles to Cavity slider doors
- Weatherstrip to front door & internal access door to garage

TILES

- Ceramic floor tiles from builders' standard range to bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & bath hob and wall to plan height

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living areas

PAINTING

- Low sheen to exterior garage timber door (3 coats)
- Gloss enamel to front door (3 coats)
- Low sheen acrylic to interior walls (3 coats)
- Premium ceiling flat to ceiling (3 coats)
- Gloss enamel to interior woodwork & doors (3 coats)
- Quality WattyI water based paint



ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Exhaust fans vented to outside through fascia vents
- Safety switches (residual current devises)
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 600mm multifunction electric oven (stainless steel)
- 600mm electric induction
- 600mm canopy rangehood (stainless steel) Flued through roof mounted vent
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough Joinery Cabinet
- Hot & cold washing machine connections in under laundry sink
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities selected feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white)acrylic to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver or matt black frame
- Chrome mixer taps
- Double towel rail
- Toilet roll holder

GARAGE

- Concrete waffle raft slab, with 300mm pods. Assumed Class M or Class H site based on soil test in accordance with AS2870
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single External painted Rear Garage access door on selected plans

PORCH

- Concrete waffle raft slab, with 300mm pods. Assumed Class M or Class H site based on soil test in accordance with AS2870
- Lined ceiling, feature timber post , downlight

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front as per landscape plan

PAVING

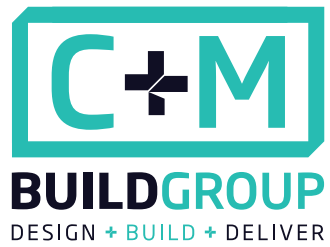
- Non slip finish natural concrete driveway & front path

LETTERBOX & CLOTHES LINE

- Coloured metal letterbox and street Number
- Fold out clothesline wall mounted as per plan

EXCLUSIONS

- Concrete crossover. Note this can be priced if required (approx. \$4k)
- BAL rating (approx. \$400 if required)
- Bored piers to waffle slab - site specific dependent upon site classification (soil test) and engineering. Can add indicative costs between \$5k and \$13k
- Boundary fencing (by owner)
- Assumes favorable soil conditions (both structural conditions for slab/footings bearing/founding, and for ease of excavations, ie. no rock present)
- Assumes a vacant, flat, level site with no requirement for retaining walls or significant site cut or fill (only a basic site scrape allowed for, with maximum 300mm fall from back to front of allotment, and 150mm from side to side of allotment)
- Assues site is fully serviced (by developer) allotment for power, water, sewer, stormwater and NBN



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