

ECO7

— ON DUNCANS —

228-230 DUNCANS ROAD WERRIBEE



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## Exclusive 2 & 3 bedroom residences

Welcome to Eco-7 on Duncans where luxury, smart-home living coincides with a premium location.

This development by Sodder Builders & Developers, offers a master planned community consisting of 7 free flowing and a modernistic homes, a first of its kind in Werribee. Eco-7 combines sustainable design with smart home capabilities to provide residents with a truly low-cost and low-maintenance living experience.

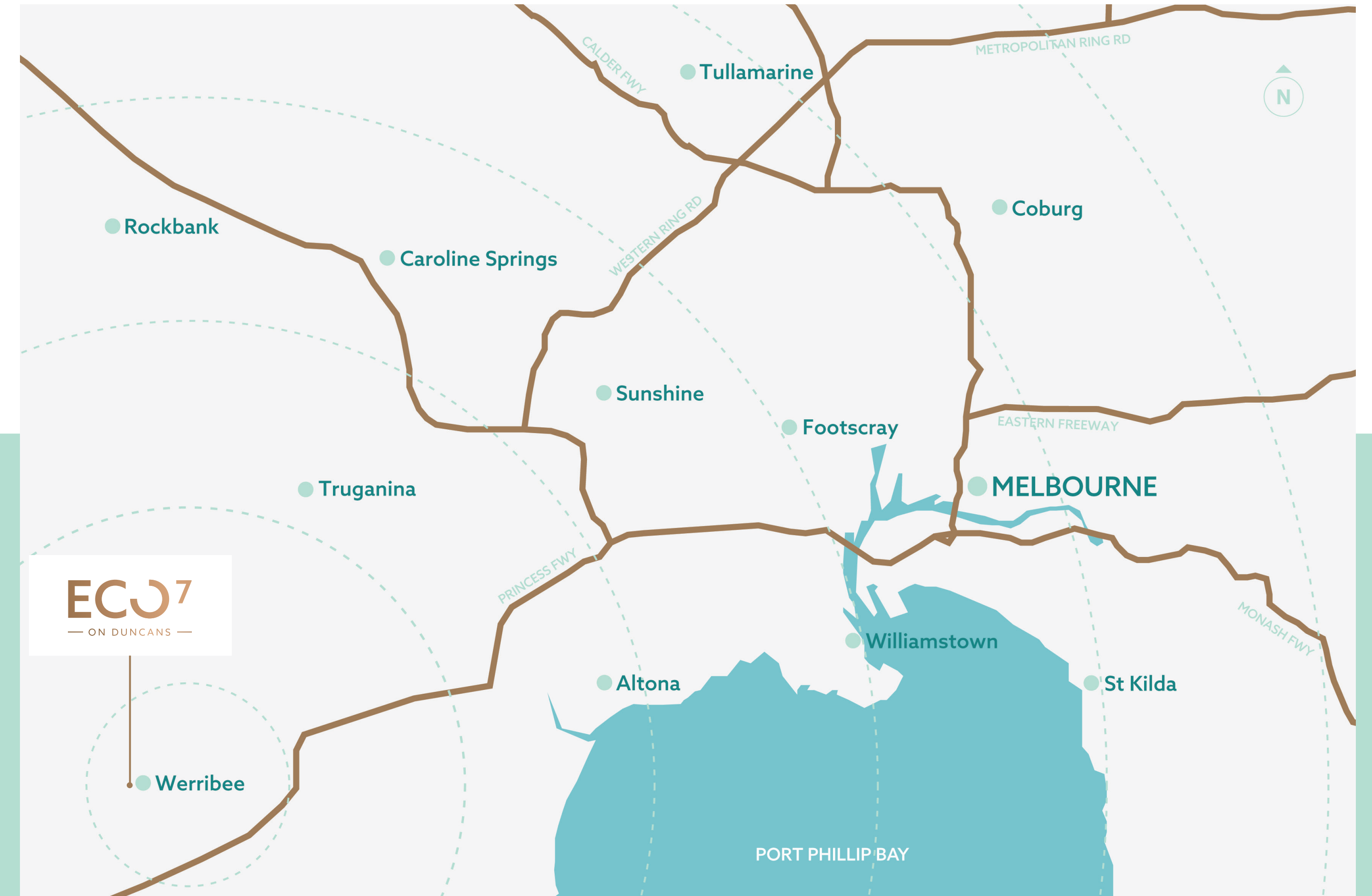
# Location Overview

Werribee is an outer western suburb of Melbourne, strategically located approximately half way between Melbourne CBD and Geelong. The metropolitan suburb is centrally located within the council of Wyndham with Duncans Road and Synnot Street being considered the main roads for the area.

Eco-7 on Duncans, in essence puts you in the centre of the centre, strategically located in a premier location within seconds to the west gate freeway and with 2km (approx) radius of multiple schools and parks as well as the business hubs of Watton street, Synnot street and Werribee train station.

Despite it being located on a street as prominent as Duncans Road, Eco-7 sits at the end of a quiet caul de sac with few neighbours and minimal traffic.

This townhouse development offers you the best of both worlds, with its private caul de sac location but still central to be yet only a few minutes to the Werribee train station, a short drive to the Westgate, and approximately 30km to Melbourne CBD.



### RECREATION & NATURE

- 1 Werribee Open Range Zoo
- 2 Werribee Park Mansion
- 3 Werribee Park Golf Course
- 4 Werribee Racecourse
- 5 Chirnside Park
- 6 Riverwalk Village Park
- 7 Harpley Adventure Playground
- 8 Werribee River Park
- 9 Wyndham Vale South Sports Reserve

### EARLY CHILDCARE

- 10 Werribee Children's Centre
- 11 Goodstart Early Learning
- 12 Little Blossoms Child Care Centre
- 13 Werribee West Family Centre
- 14 Aussie Kindies Early Learning Werribee
- 15 Wallaby Childcare Harpley
- 16 Werribee Little Learners

### SHOPPING & ENTERTAINMENT

- 17 Pacific Werribee
- 18 Werribee Plaza
- 19 Future Riverwalk Town Centre
- 20 Future Harpley Town Centre
- 21 Shadowfax Winery

### HEALTH

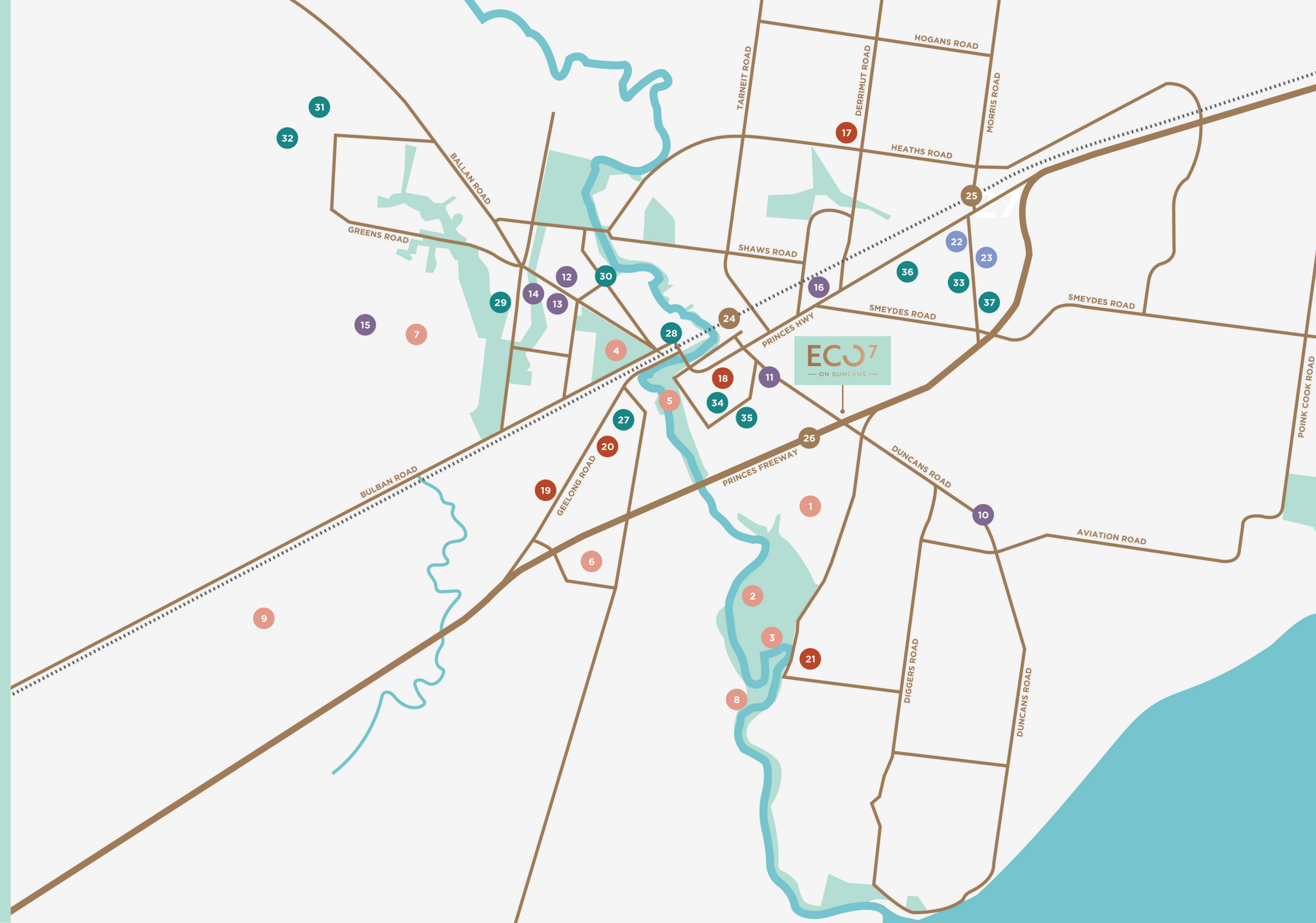
- 22 Werribee Mercy Hospital
- 23 St Vincent's Private Hospital

### TRANSPORT

- 24 Werribee Train Station
- 25 Hoppers Crossing Train Station
- 26 M1 Princes Freeway

### EDUCATION

- 27 Werribee Primary
- 28 Thomas Chirnside Primary School
- 29 Iramao Primary
- 30 Manorvale Primary School
- 31 Our Lady of the Southern Cross
- 32 Manor Lakes College P-12
- 33 Suzanne Cory High School
- 34 Werribee Secondary College
- 35 MacKillop Catholic Regional College
- 36 University of Melbourne Werribee
- 37 Victoria University Werribee Campus



# Eco 7 Masterplan



Be part of a modern and captivating community.  
A prime location in combination with beautifully and carefully  
designed homes allows you to enjoy a truly unique lifestyle.



Sharply angled Colorbond roofs, that merge with multiple contrasting material finishes such as face bricks, James Hardie Stria and Alucobond cladding. Thus, adding warmth and a desirable aesthetic appeal.

**Elegant.**



“We work on the assumption that the homes we develop are a success when they are a pleasure to live in. We develop homes, not just houses.”

RENTON SODDER, DEVELOPER



“A mix of designer finishes bring both form and function into the bathroom - it is important to us to create a place that will enhance your everyday living.”

RENTON SODDER, DEVELOPER



# Inclusions

## CLADDING

- Colourbond Roof
- Brick Veneer
- 75mm Poly cladding with render to first floor areas
- James Hardie Stria or Similar
- Alucobond Cladding

## PLUMBING

- Water points to fridge
- Gas point to Alfresco
- Solar Hot Water

## FLOOR COVERING

- Premium Timber look tiles to Ground floor areas
- Quality Carpet to First floor areas

## WALL TILING

- Quality Wall tiles to wet areas in bathrooms
- Mosaic tiled Niches to showers
- Mosaic tiled Niches behind toilets with LED strip lighting

## STAIRS

- Quality Hardwood Timber staircases with LED strip lighting to each tread

## WINDOWS

- Power coated, aluminium, sliding & opening windows
- Double glazing to required windows
- Fly screens to all Openable windows

## HEATING & COOLING

- Split System installed in living area of each home

## HOT WATER SYSTEM

- Rinnai 26 ltr high flow instant electrical system

## ELECTRICAL

- Downlights throughout
- Exhaust fans to all bathrooms
- 8 Channel CCTV system to each unit
- Clipsal Saturn Switches & power points to all units
- Paradox SP5500 Insite Gold alarm with motion sensors

## KITCHEN

- Laminated doors for kitchen
- Soft closing Doors & Draws to all cabinets
- 40mm Stone kitchen bench top
- Stone waterfall where required
- LED strip lighting to all island benches
- Undermount stainless steel kitchen sink

## APPLIANCES

- Westinghouse 900mm Induction Cooktop & Oven
- Westinghouse 900mm Glass Canopy
- Bosch 600mm Dishwasher

## BATHROOMS

- Freestanding Bath
- Linear floor drains
- Slim Ceiling Shower head

## PAINTING

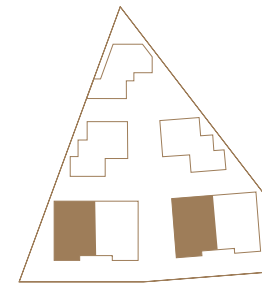
- Dulux Effects range feature to 1 nominated wall in each unit



# ECU<sup>7</sup>

UNIT 1 & 3

## Ground floor



Bedrooms Bathrooms

3 2

Garage Study

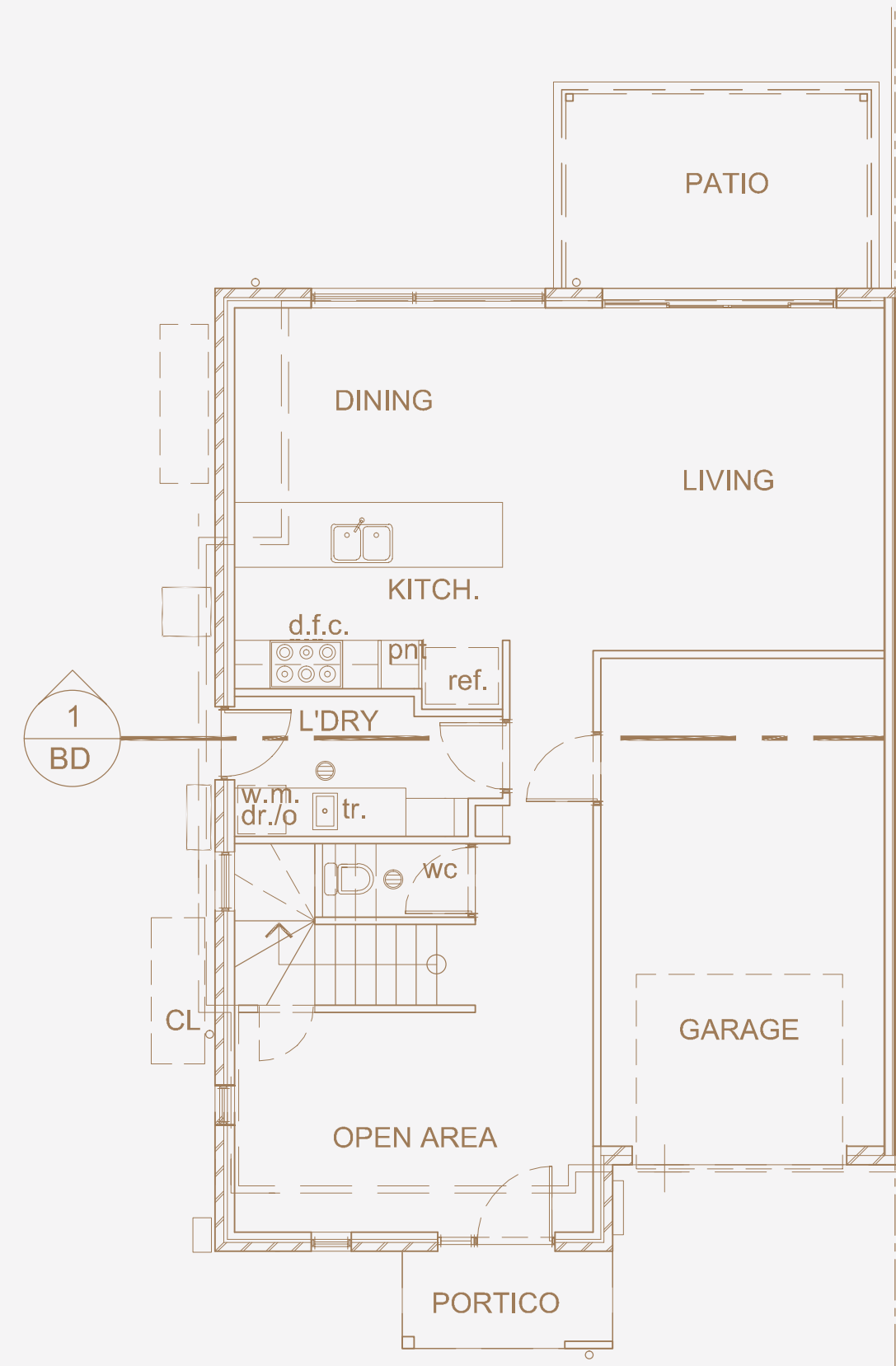
1 1

Ground Floor First Floor

100m<sup>2</sup> 90m<sup>2</sup>

Total Land Size Unit 1 Total Land Size Unit 2

170m<sup>2</sup> 150m<sup>2</sup>



# ECU<sup>7</sup>

UNIT 1 & 3

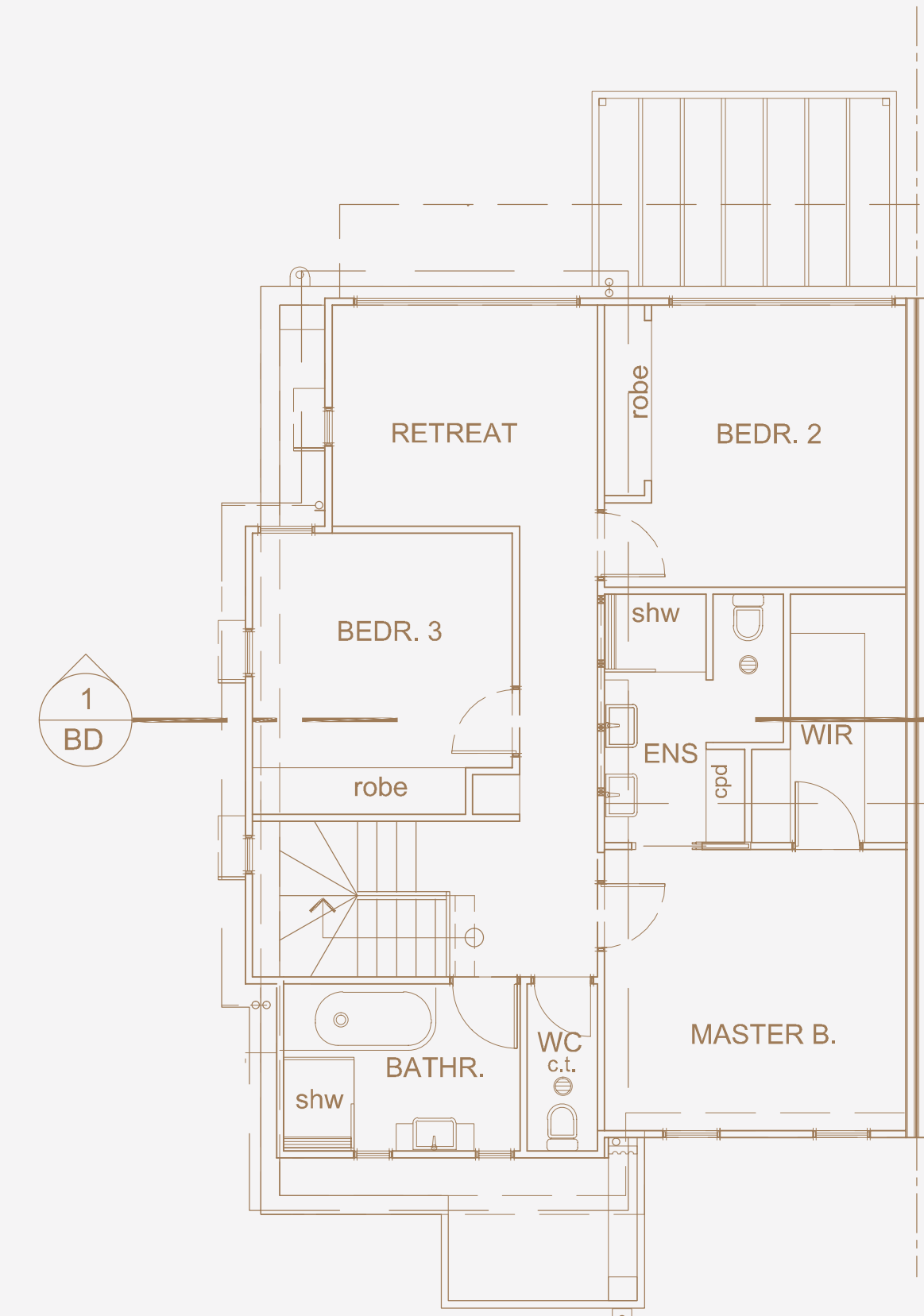
## First Floor

### LEGEND

- CL - Closet
- ENS - Ensuite
- PNT - Pantry
- REF - Refrigerator
- SHW - Shower
- WC - Toilet
- WIR - Walk in Robe

Total Living Area

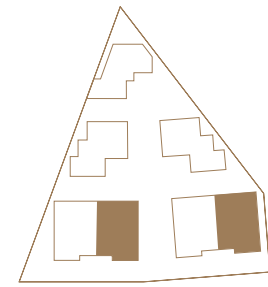
190m<sup>2</sup>



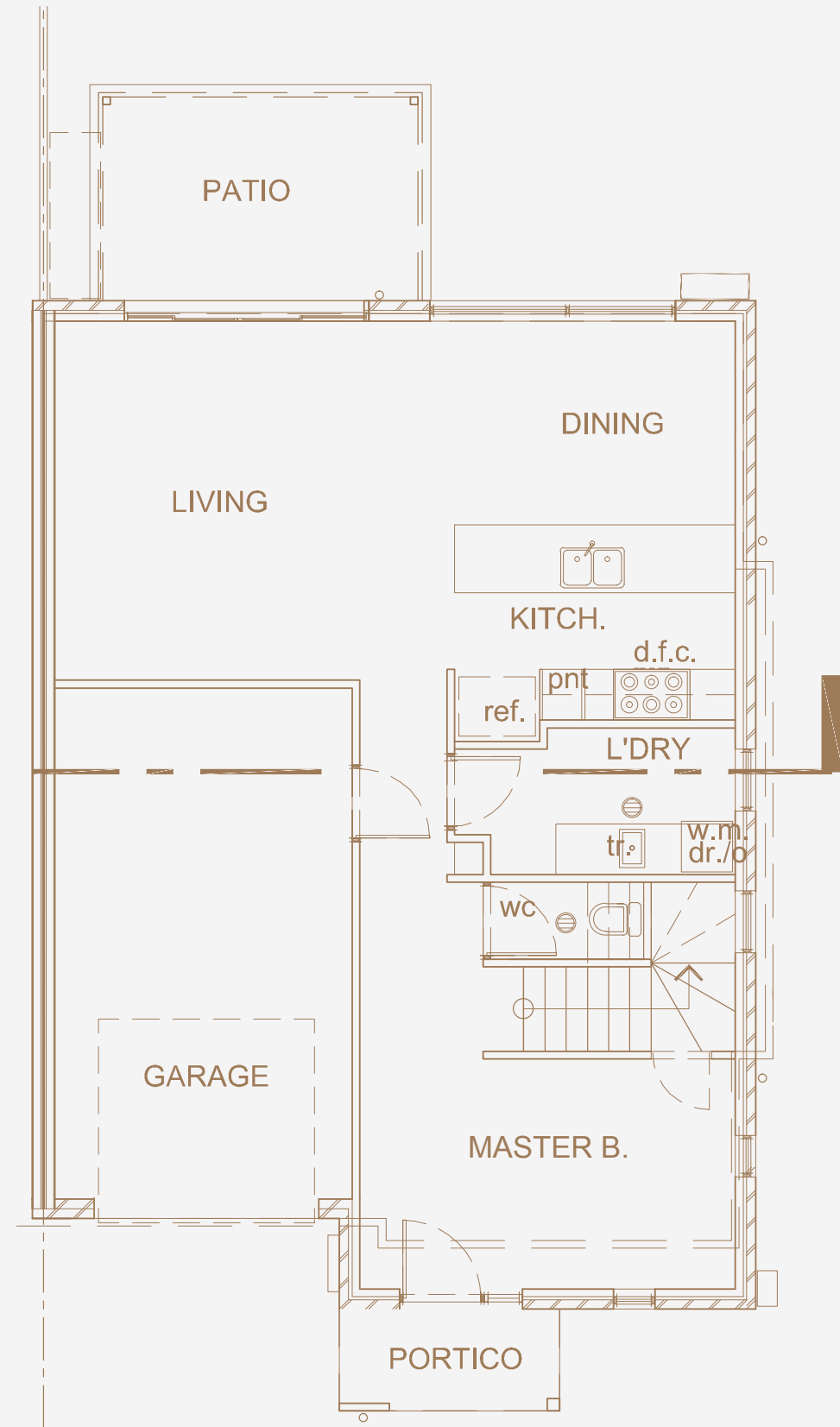
# ECU<sup>7</sup>

UNIT 2 & 4

## Ground floor



Bedrooms	Bathrooms
3	2
Garage	Study
1	1
Ground Floor	First Floor
100m <sup>2</sup>	90m <sup>2</sup>
Total Living Area	Total Land Size
190m <sup>2</sup>	160m <sup>2</sup>



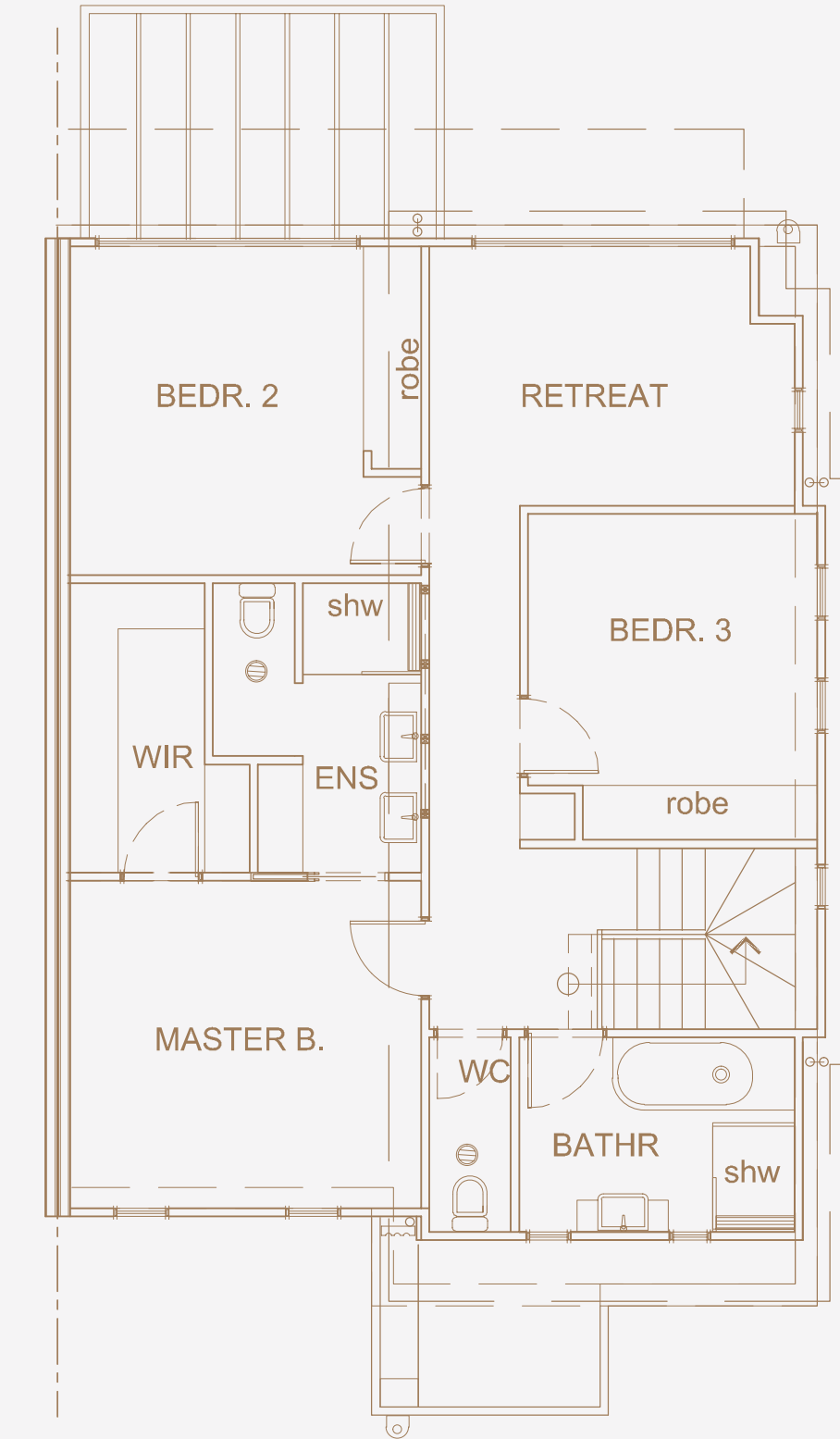
# ECU<sup>7</sup>

UNIT 2 & 4

## First Floor

### LEGEND

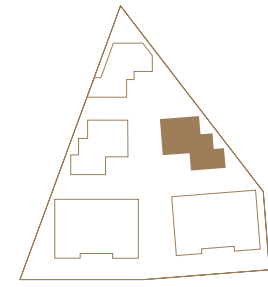
- CL - Closet
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- SHW - Shower
- WC - Toilet
- WIR - Walk in Robe



# ECU<sup>7</sup>

UNIT 5

## Ground floor



Bedrooms      Bathrooms

3

2

Garage

Study

1

1

Ground Floor

First Floor

80m<sup>2</sup>

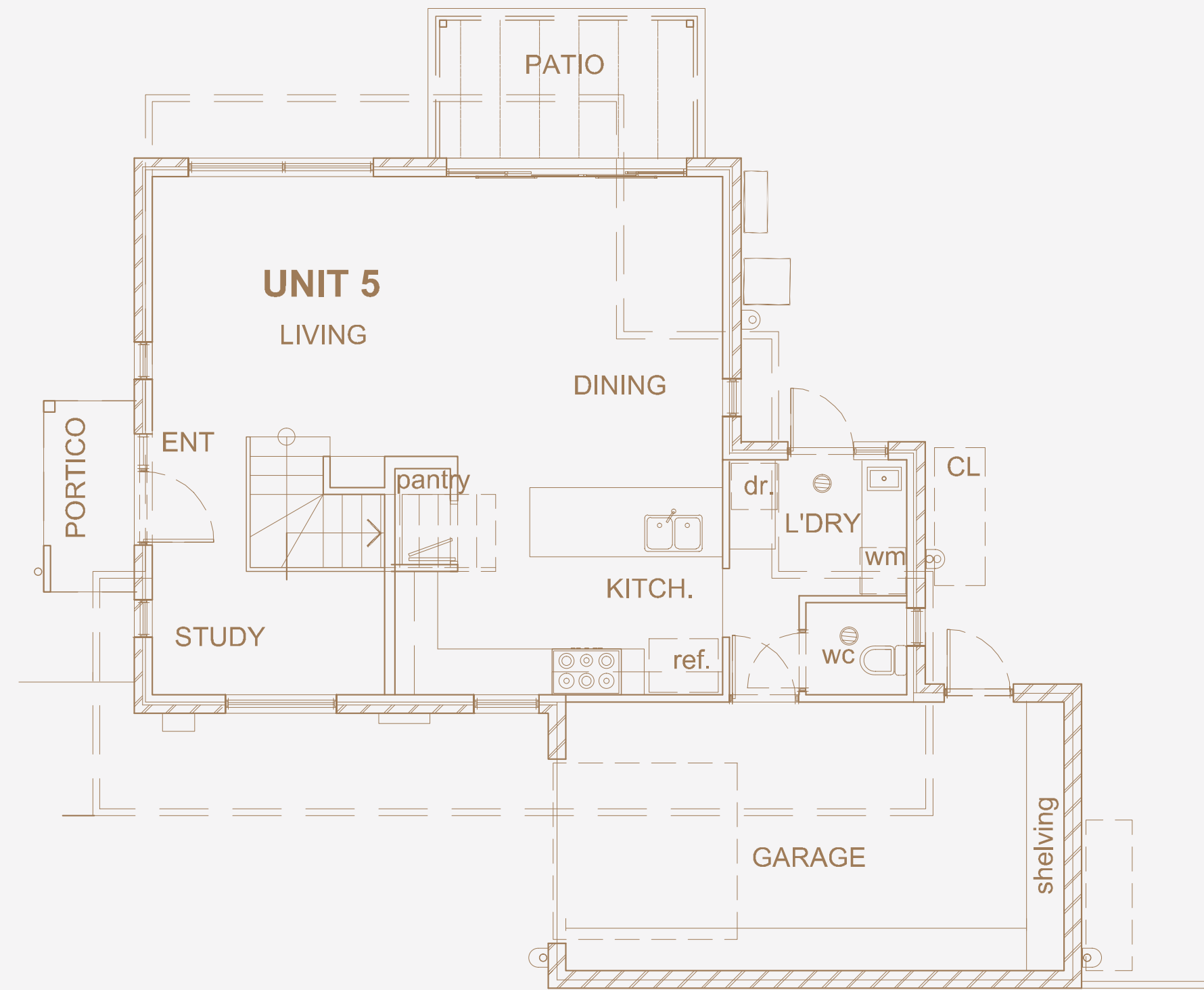
80m<sup>2</sup>

Total Living Area

Total Land Size

160m<sup>2</sup>

150m<sup>2</sup>



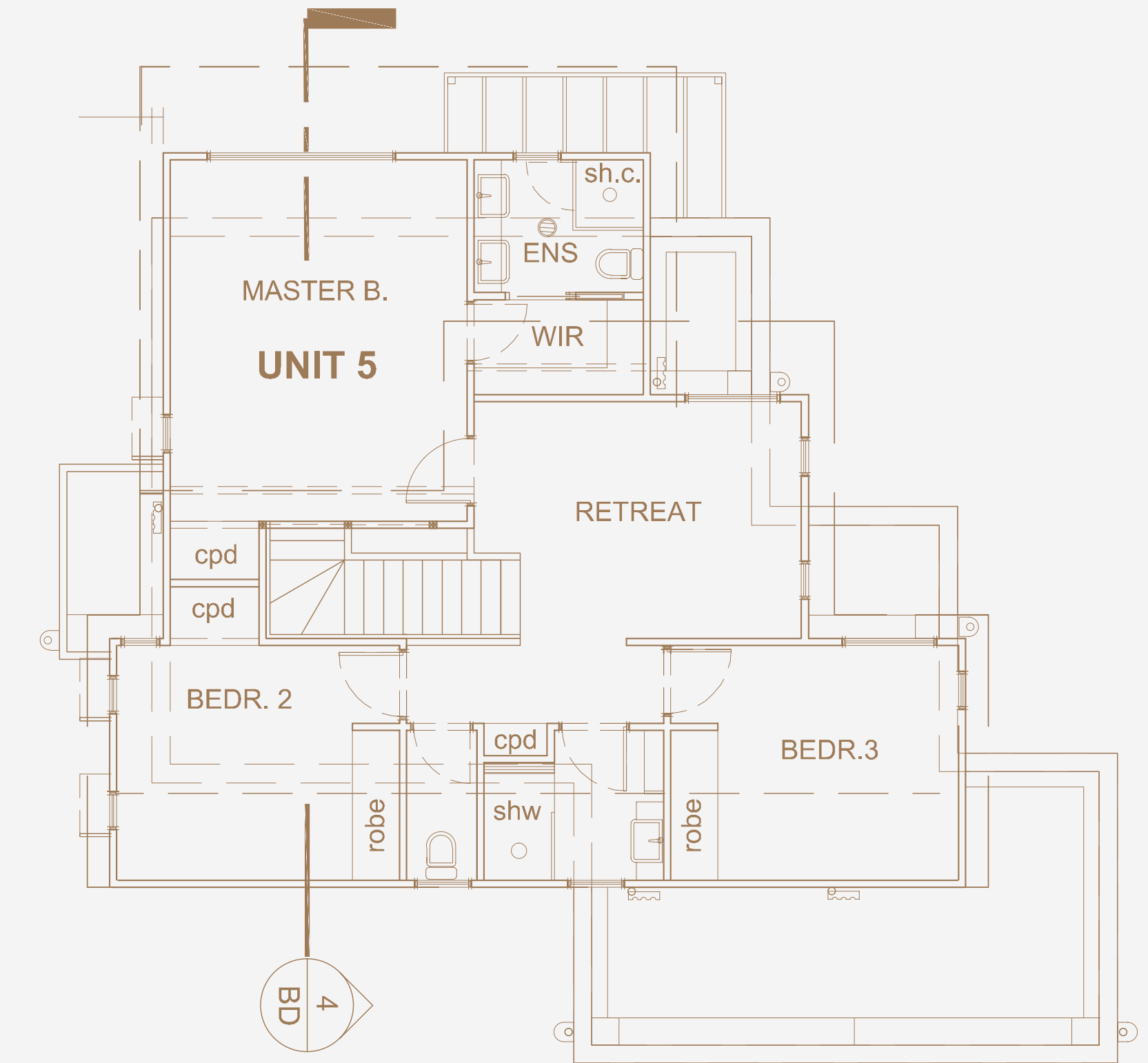
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UNIT 5

## First Floor

### LEGEND

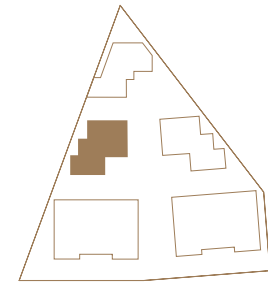
- CL - Closet
- ENS - Ensuite
- PNT - Pantry
- REF - Refrigerator
- SHW - Shower
- WC - Toilet
- WIR - Walk in Robe



# ECU<sup>7</sup>

UNIT 6

## Ground floor



Bedrooms      Bathrooms

3

2

Garage

Study

1

1

Ground Floor

First Floor

80m<sup>2</sup>

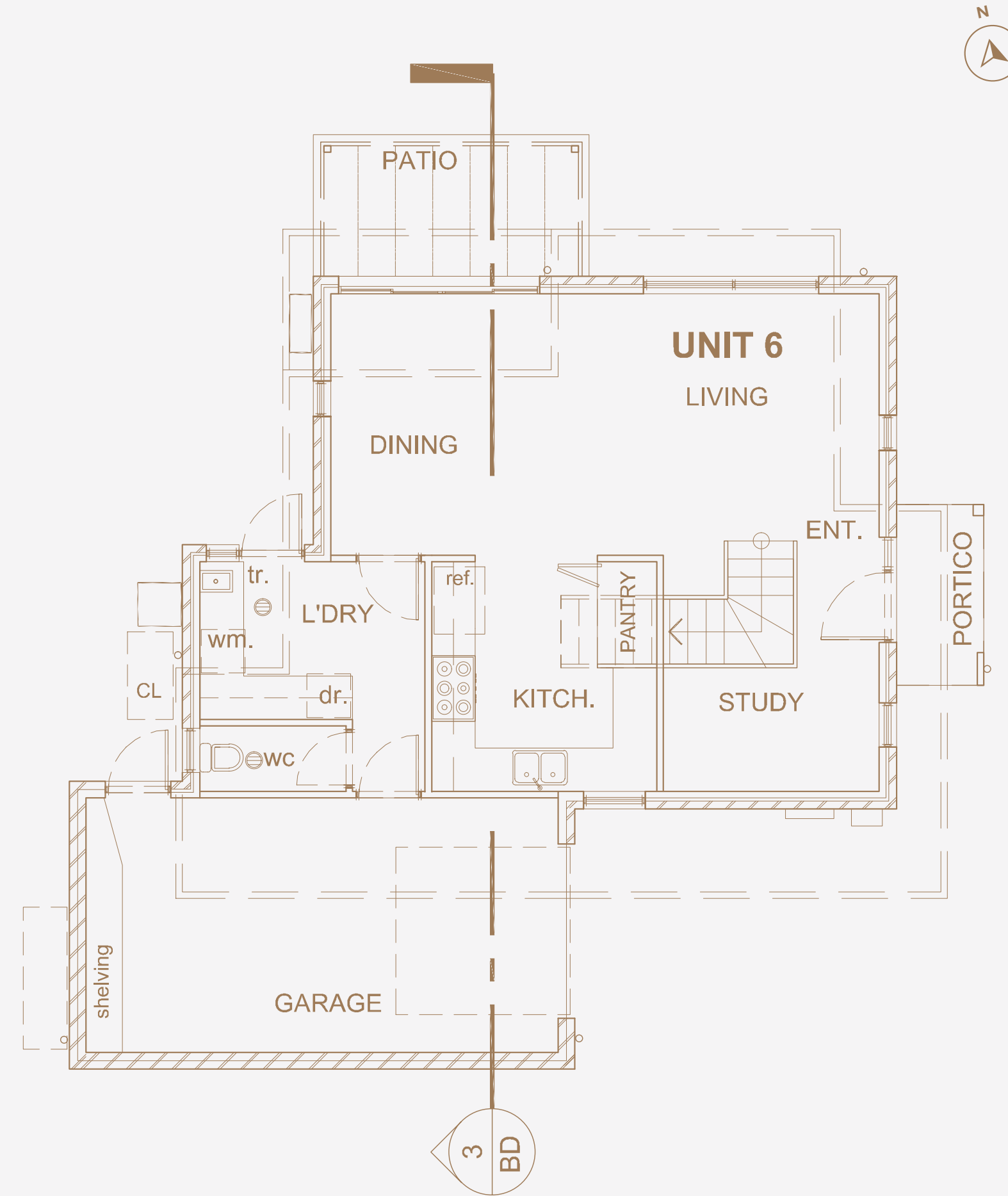
80m<sup>2</sup>

Total Living Area

Total Land Size

160m<sup>2</sup>

150m<sup>2</sup>



The information depicted is for illustrative purposes only and while believed to be correct at the time of production, should not be relied upon. All measurements, depictions and representations are approximation and may vary. Prospective purchasers must rely on their own enquiries and refer to the plans, terms and conditions contained in the contract of sale.

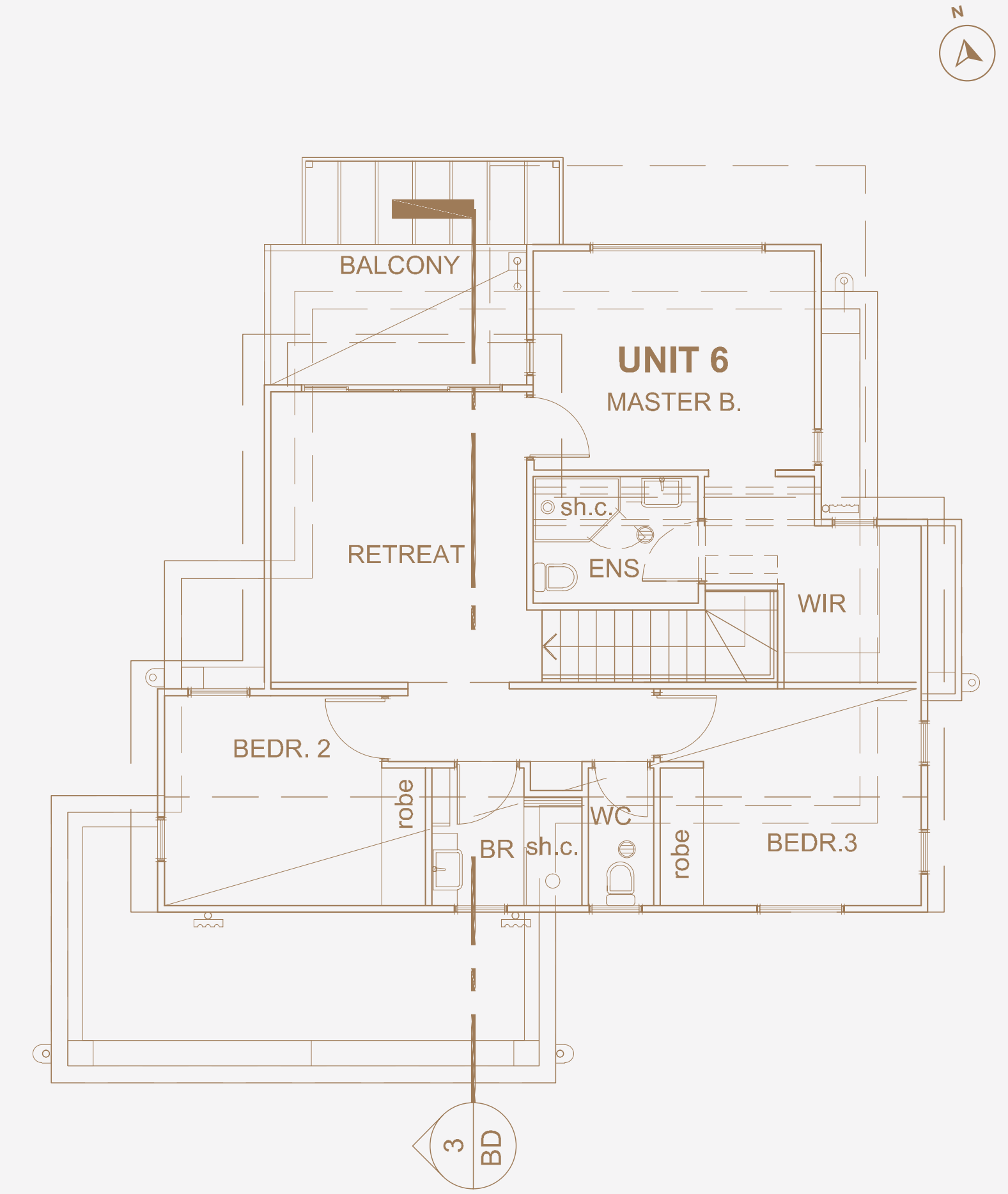
# ECU<sup>7</sup>

UNIT 6

## First Floor

### LEGEND

- CL - Closet
- ENS - Ensuite
- PNT - Pantry
- REF - Refrigerator
- SHW - Shower
- WC - Toilet
- WIR - Walk in Robe

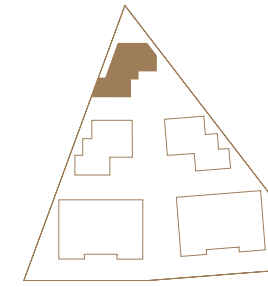


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# ECU<sup>7</sup>

UNIT 7

## Ground Floor



Bedrooms      Bathrooms

2                      2

Garage              Ground Floor

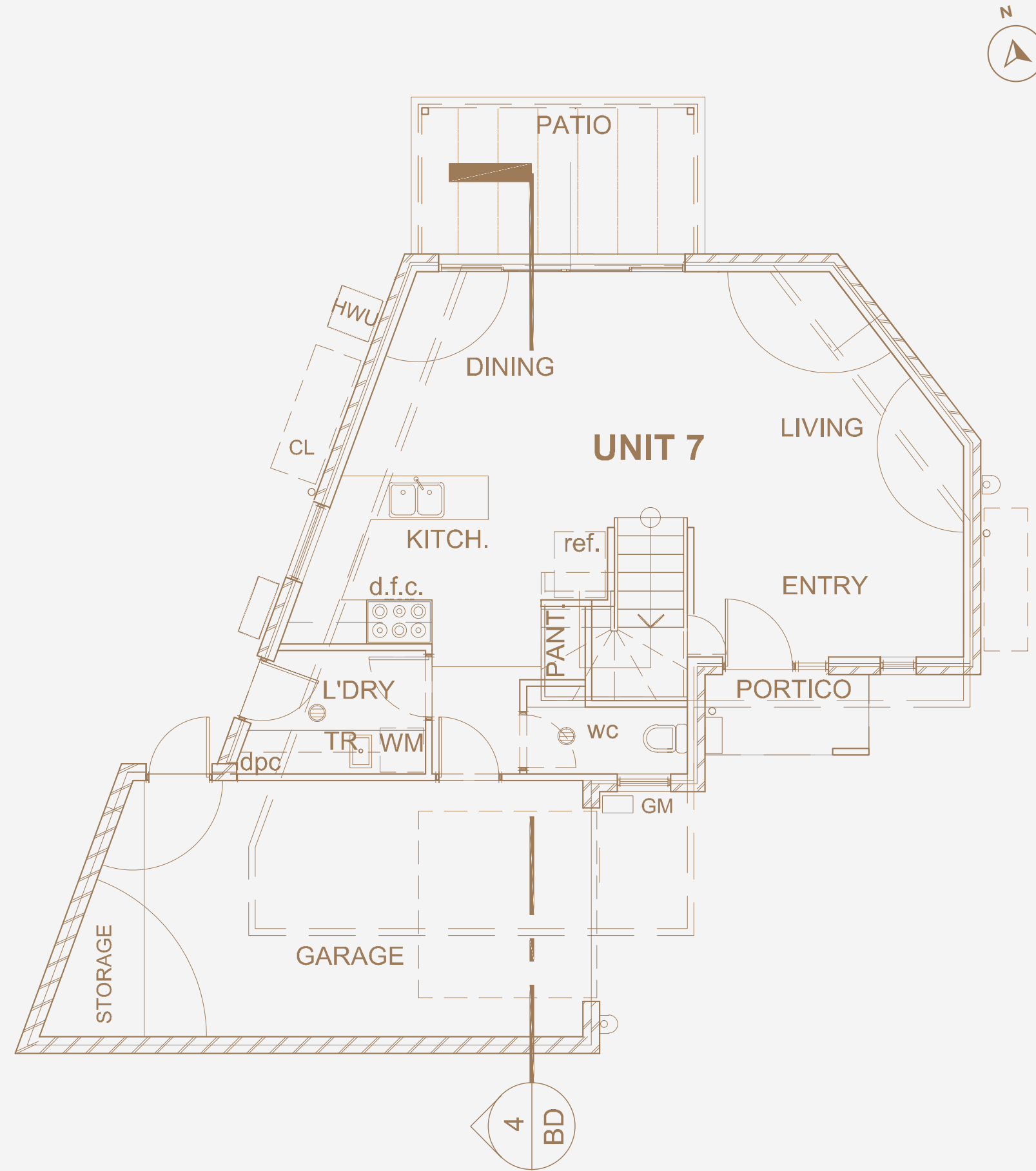
1                      75m<sup>2</sup>

First Floor              Total Living Area

65m<sup>2</sup>                      140m<sup>2</sup>

Total Land Size

130m<sup>2</sup>



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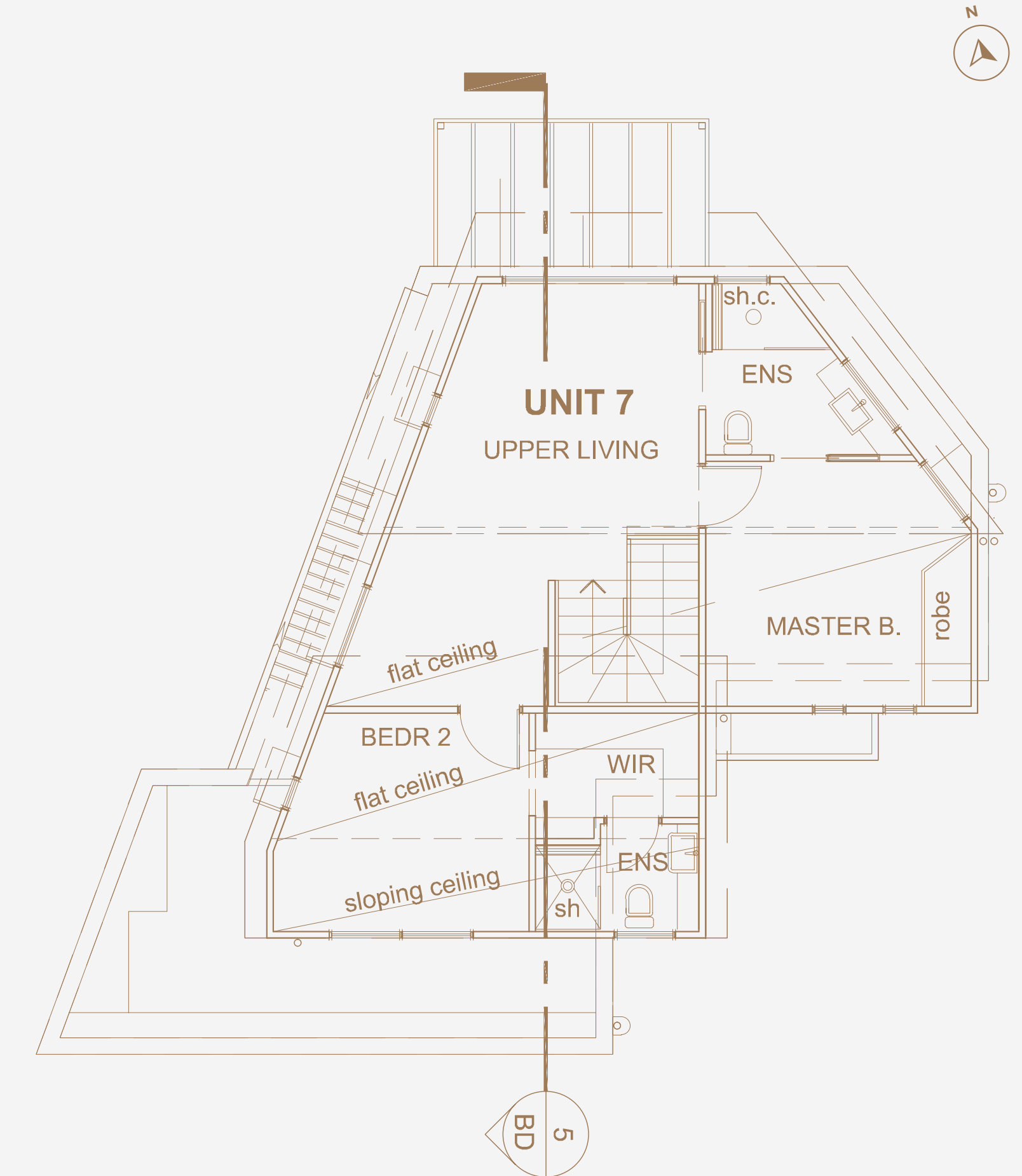
# ECU<sup>7</sup>

UNIT 7

## First Floor

### LEGEND

- CL - Closet
- ENS - Ensuite
- PNT - Pantry
- REF - Refrigerator
- SHW - Shower
- WC - Toilet
- WIR - Walk in Robe



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# The Team

## DEVELOPERS

Sodder Builders and Developers is till today, a family owned and operated business that was established in 1980's. All Australian operations are currently managed by Renton Sodder. The company has current and completed projects that span over two continents and specialises in developing premium residential projects and hotels with an emphasis on Sustainable Development.

"Building and Developing is my passion. It's what I want to do, not what I need to do. There is nothing more for filling to me than using my passion to build a home to allow someone to build their life in."

### Renton Sodder



## ARCHITECTS

V. J. Agosta & Associates is a diverse architectural practice with experience in a broad range of projects including health, recreation facilities, hospitality, commercial fit out and residential (single and multi-unit) projects. Founded in 1988, our practice has extensive experience in all facets of facility and building conception, design, documentation and implementation.





Project Address  
228-230 Duncans Road  
Werribee, Victoria 3030

**Marketed by**

