

GLENVILL HOMES



ALRA ESTATE

* Artist impression

STAGE 5
LOT 5137 - 5146



Image from Glenvill Homes Jubilee Display home

A bold take on contemporary living

At Glenvill Homes we are driven to create sophisticated, outstanding townhomes and bring excellence within reach of hardworking Australian families. Our townhomes are expertly designed and built in leading estates, ready for you to move in.

Count on us

At Glenvill Homes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.



SERVICE

The service that we provide throughout the journey must be as exceptional as the home itself. Each of our team members is passionate about providing outstanding results and exceeding our customer's expectations.



QUALITY

Our stringent QA measures combined with experienced Site Managers and trade partners ensure that we deliver the highest standard townhomes.



DESIGN

We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Our commitment to offer affordable homes is matched by our desire to create stunning, exceptional family-oriented homes.



Designed by lifestyle

— At Glenvill Homes our passion for striking, contemporary design is only matched by our desire to deliver homes filled with warmth and light.

Walking into one of our townhomes, you will be struck by the balance of design excellence and functionality throughout.

You will be greeted by clean lines, sleek surfaces and user-friendly spaces wherever you look.

A Glenvill townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Glenvill townhomes are built for your life today and will adapt beautifully as your needs change in the future.

Glennville Townhomes at Alira Estate

— This premium release consists of ten double storey townhomes located on a perfect parcel of land at the heart of Berwick, overlooking an extensive nature reserve with lush wetlands and parks. These exclusive homes feature an open plan combined kitchen, living and dining with generous storage throughout the home. Master bedrooms have their own ensuite and walk-in wardrobe. Complete with front entry, double garage and a patio, these homes will suit any family — now and tomorrow.

Convenience is the key to life at Alira. The estate's central location provides easy access to nearby retail and leisure amenities in addition to several established transport networks.



Image from Glennville homes Jubilee Display home



Select your townhome

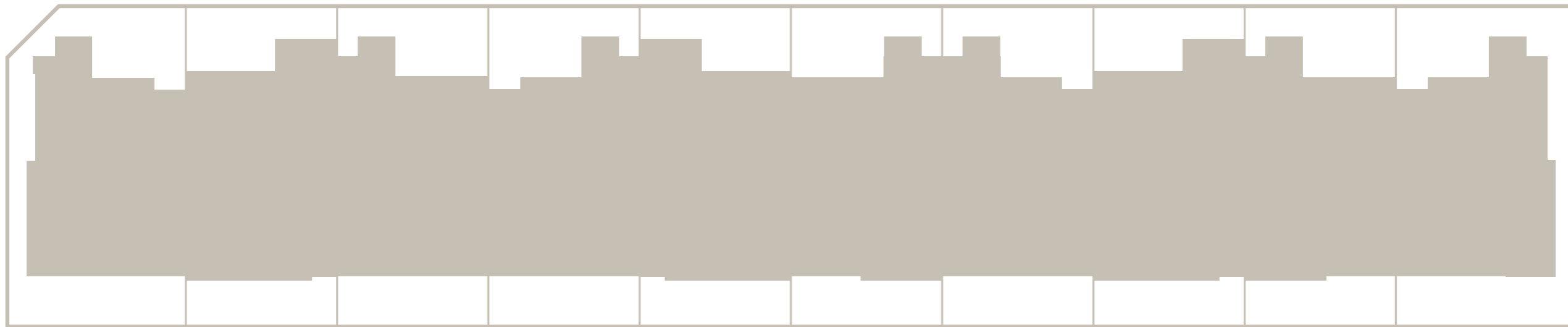
LOT
5146
195m²

LOT
5145
171m²

LOT
5144
171m²

LOT
5143
171m²

LOT
5142
171m²



A

B

C

D

E



*Facade not pictured in streetscape.



Select your townhome

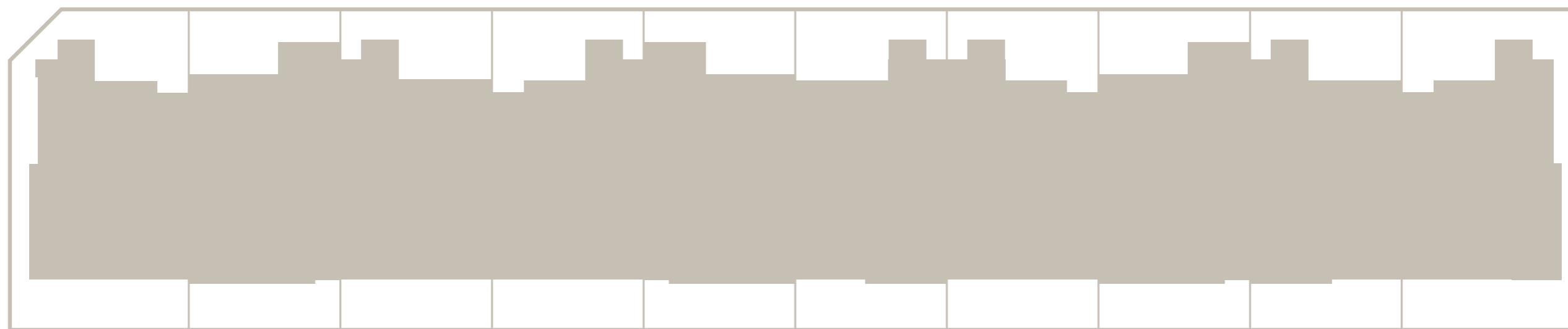
LOT
5141*
171m²

LOT
5140
171m²

LOT
5139
171m²

LOT
5138
171m²

LOT
5137
199m²



F

G

H

I

J



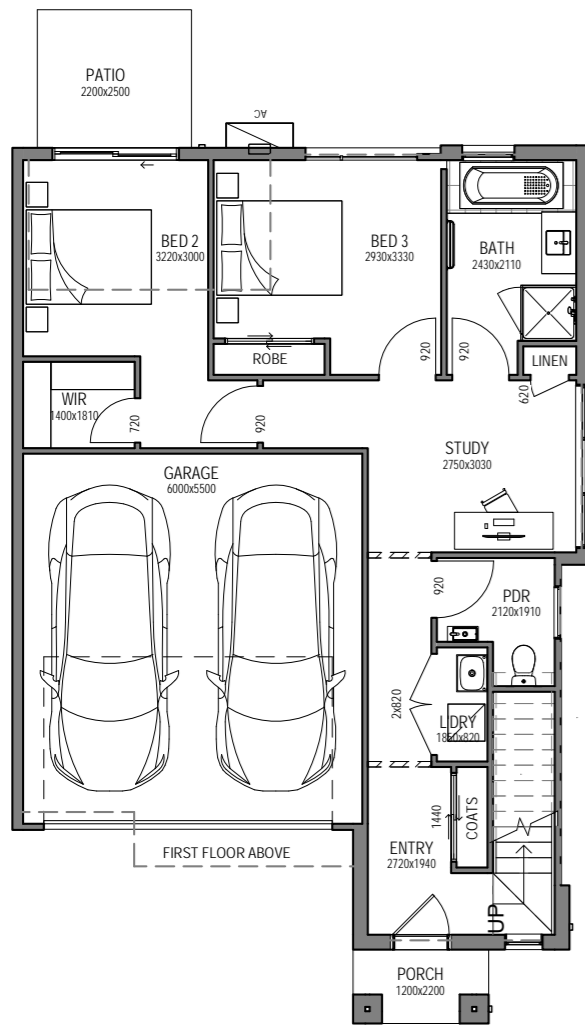
*Facade not pictured in streetscape.

LOT 5137 & 5146

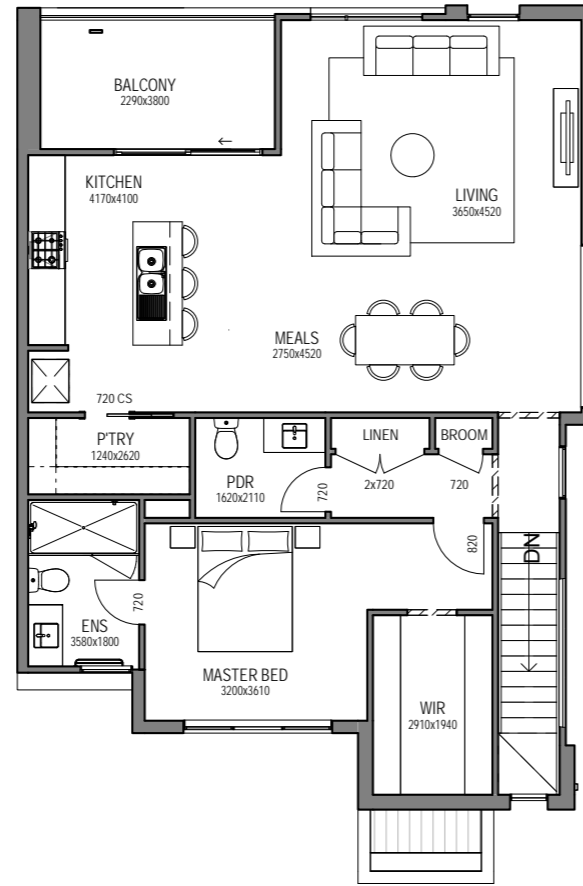


Build Area 23.7sq

Lot Area:
 Lot 5137 199m²
 Lot 5146 195m²



Ground Floor



First Floor

*Lot 5137 floorplan to be mirrored to suit garage crossover location.

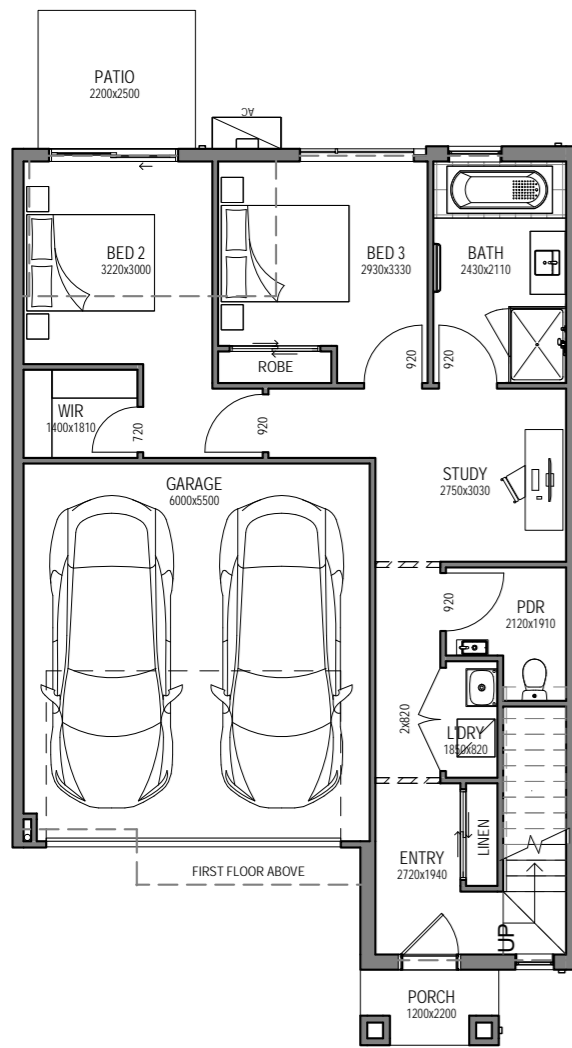


* Artist impression

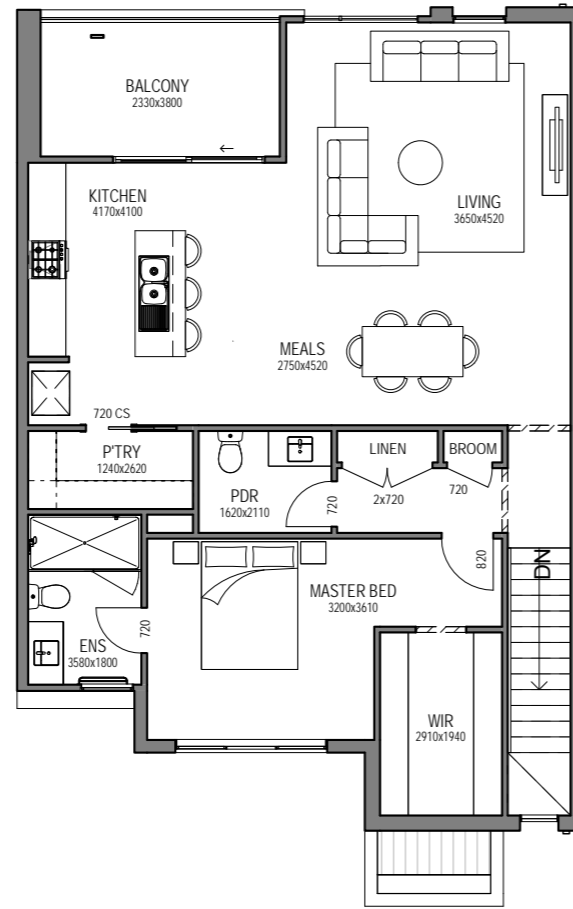
LOT 5138 - 5145

 3
  2.5
  2

Build Area 23.1sq*
 Lot Area 171m²
 *Except Lots 5140 & 5143: 23.4sq



Ground Floor



First Floor

*Lots 5139, 5141, 5143 & 5145 floorplan to be mirrored to suit garage crossover location.



* Artist impression



LOT 5140



LOT 5141



LOT 5142



LOT 5145

* Artist impression



LOT 5143



LOT 5144

* Artist impression

GH



Location & Lifestyle

— Discover the unparalleled distinction of Berwick.

A new community in a prestigious pocket of Melbourne's South-East. Superbly located in the heart of Berwick, Alira is a masterplanned community like no other.

Our vision for Alira is to create a neighbourhood with a difference. Packed with convenience, community and charm, it's all about modern living at Alira. Thoughtful in design with family-life the priority, it has everything you want and need at a moment's notice.

Excellence of the process

— At Glenvill Homes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.





Choose your style

— Make a confident statement and strike the right balance of style and comfort in your new townhome. Our designs and carefully curated colour schemes are influenced by the relaxed Australian lifestyle. Simple, iconic designs that capture the feeling of now yet are designed to pass the test of time. Choose between a light or a dark interior as the perfect canvas to let your personal style take the lead.

Colour scheme — light



1
LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen –
cabinets in bathroom, ensuite and
powder room



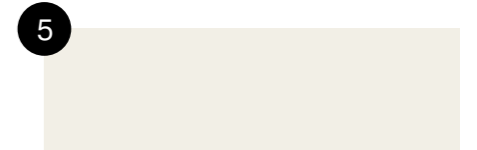
2
CAESARSTONE - WHITE SHIMMER
Kitchen, bathroom, ensuite and powder
room benchtops



3
NATIONAL TILES - WHITE GLOSS
250X400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
BUILDERS WHITE
Ceiling



5
HAYMES - WHITE ON WHITE
Walls, architraves, skirtings
and doors (Gloss)



6
PERFECT TIMBER FLOORS,
LAMINATE - NEWHAVEN
To entry, kitchen, meals and family



ROYAL PARADE MARCH
NELSON/300 LATTE
Bedrooms and living room if applicable

Colour scheme — light



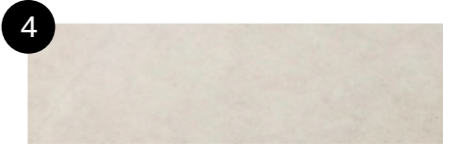
1
LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen –
cabinets in bathroom, ensuite and
powder room



2
LAMINEX - BRUSHED ALUMINIUM
Plinth



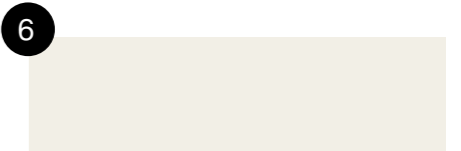
3
NATIONAL TILES - WHITE GLOSS
250X400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
NATIONAL TILES - ATLAS LATTE
MATT 450X450
Laid stack bond in laundry, bathroom,
ensuite and powder room.



5
BUILDERS WHITE
Ceiling



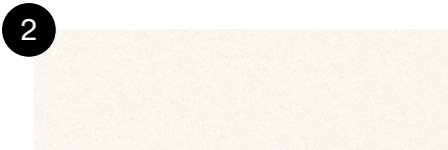
6
HAYMES - WHITE ON WHITE
Walls, architraves, skirtings
and doors (Gloss)



Colour scheme — dark



1
LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen –
cabinets in bathroom, ensuite and
powder room



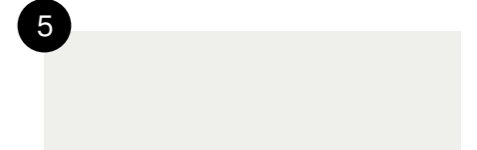
2
CAESARSTONE - SNOW
Kitchen, bathroom, ensuite and powder
room benchtops



3
NATIONAL TILES - WHITE GLOSS
250X400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
BUILDERS WHITE
Ceiling



5
HAYMES - GREYOLOGY 1
Walls, architraves, skirtings
and doors (Gloss)

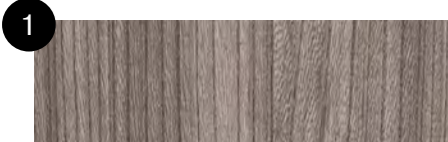


6
PERFECT TIMBER FLOORS,
LAMINATE - OTWAY
To entry, kitchen, meals and family



ROYAL PARADE
URBAN GREY - 760
Bedrooms and living room if applicable

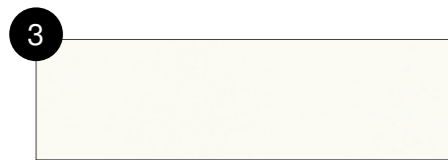
Colour scheme — dark



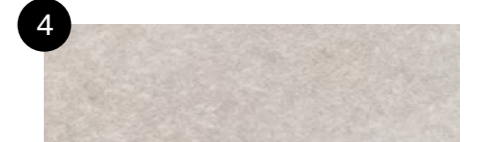
1 LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen –
cabinets in bathroom, ensuite and
powder room



2 SUPPLIER - BRUSHED ALUMINIUM
Plinth



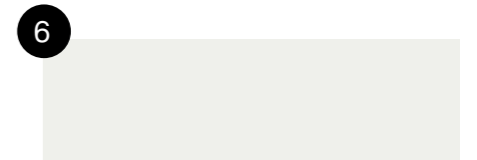
3 NATIONAL TILES - WHITE GLOSS
250X400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4 NATIONAL TILES - ATLAS GREIGE
MATT 450X450
Laid stack bond in laundry, bathroom,
ensuite and powder room.



5 BUILDERS WHITE
Ceiling



6 HAYMES - GREYOLOGY 1
Walls, architraves, skirtings
and doors (Gloss)



Inclusions

GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- 7 year structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit

SITE WORKS

- Concrete waffle slab & pump allowance
- Allowance for balanced cut/fill up to 300mm
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer, gas & underground power included
- Telephone & electricity standard connection fees by owner

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2590mm high to ground and first floor of double storey

PLUMBING

- Concealed plumbing
- Colorbond fascias, gutters & downpipes

BOUNDARY WALL CONSTRUCTION

- Hebel boundary wall system

ROOFING

- Colorbond roof from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
- Locks to all openable windows
- Flyscreens to all openable windows
- Double glazed windows and sliding doors throughout

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)

INSULATION

- R2.5 batts & sisilation to external walls
- R3.5 to ceilings

HOT WATER SERVICE

- 20 litre continuous flow hot water unit

HEATING AND COOLING

- Split cycle heating & cooling unit to family & master
- Panel heaters to all bedroom and living areas

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Chrome bar pulls to all cupboard doors
- Weatherstrip to front door & internal access door to garage door stops

TILES

- Ceramic floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

FLOORING

- Timber look laminate flooring to entry, family, kitchen, meals
- Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Solagard low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- Single external flood light with sensor
- TV point to family room, master & living (if applicable)
- Digital ready TV antenna
- 1 internet ready (NBN/Opticomm)
- Telephone point to kitchen & bedroom 1
- Smoke detectors (direct wired with battery back up)

KITCHEN

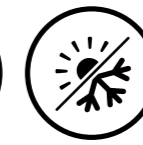
- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm dishwasher
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm integrated rangehood (stainless steel)
- Double bowl sink & drainer
- Chrome mixer tap



TURNKEY



STRUCTURAL WARRANTY



HEATING & COOLING



LANDSCAPING



QUALITY APPLIANCES

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM AND ENSUITE

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail, toilet roll holder & soap dish

GARAGE

- Colorbond panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door (where applicable)

LANDSCAPING

- As per developer requirements (front & rear)
- Garden tap to front & rear

FENCING

- Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

- Pre-cast concrete letterbox with colour to match house colours
- Colorbond fold out clothesline to rear yard

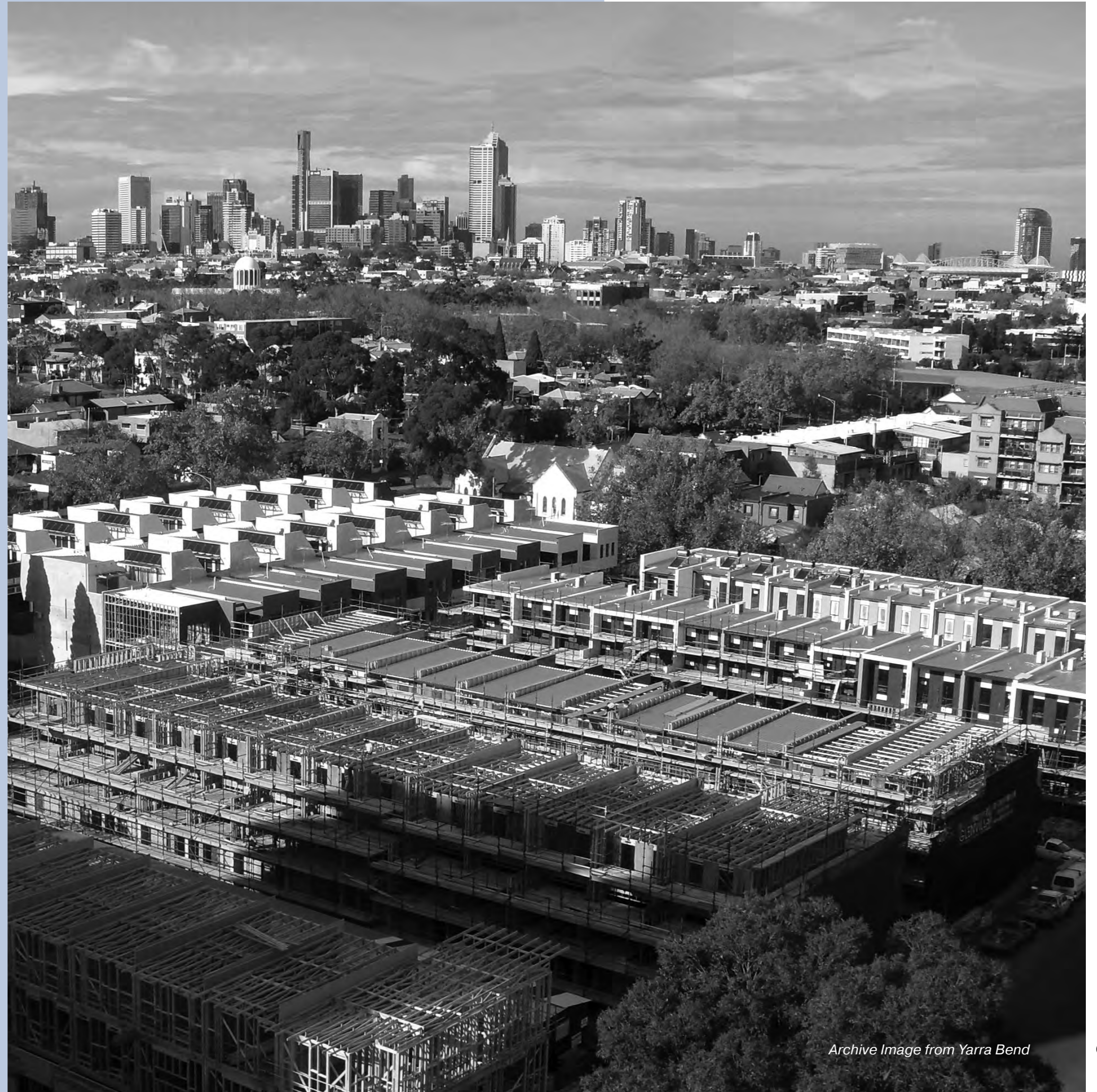
Six decades of excellence

— Glenvill Homes form part of the Glenvill Group, a dynamic, multi-faceted company encompassing all aspects of design, development and construction.

As a privately-owned Australian company with over six decades of experience in designing and building quality homes Glenvill Group has built an industry leading reputation which continues to stand the test of time.

At Glenvill Homes we are driven to create contemporary homes and bring excellence within reach of Australian families. We see our homes as an integral part of their dynamic and ever-changing lifestyles. Our passion for striking design is only matched by our desire to deliver homes filled with functionality throughout.

Glenvill Homes collaborates with some of Australia's most recognised developers to identify suitable sites and tailored outcomes that are mutually beneficial for all stakeholders.



GLENVILL HOMES

Moremac.

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