

# GLENVILL HOMES



## DEANSIDE VILLAGE

\* Artist impression

**STAGE 20**

LOT 2011 - 2016



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.

# Glenvill Townhomes at Deanside Village

— This exclusive release consists of six double storey townhomes expertly designed to stand the test of time. These spacious homes feature an open plan combined kitchen, living and dining with generous storage, complete with dedicated laundry and pantry spaces as well as a front entry garage. These homes will suit any family — now and tomorrow.

A gem of Deanside real estate near Caroline Springs, this collection of townhomes is located at the heart of an exclusive precinct. With amenities galore on your doorstep, now is the time to create your new life at Deanside Village.



Image from Glenvill homes Jubilee Display home



# Select your townhome

Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each townhome reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.

LOT  
2011  
204m<sup>2</sup>

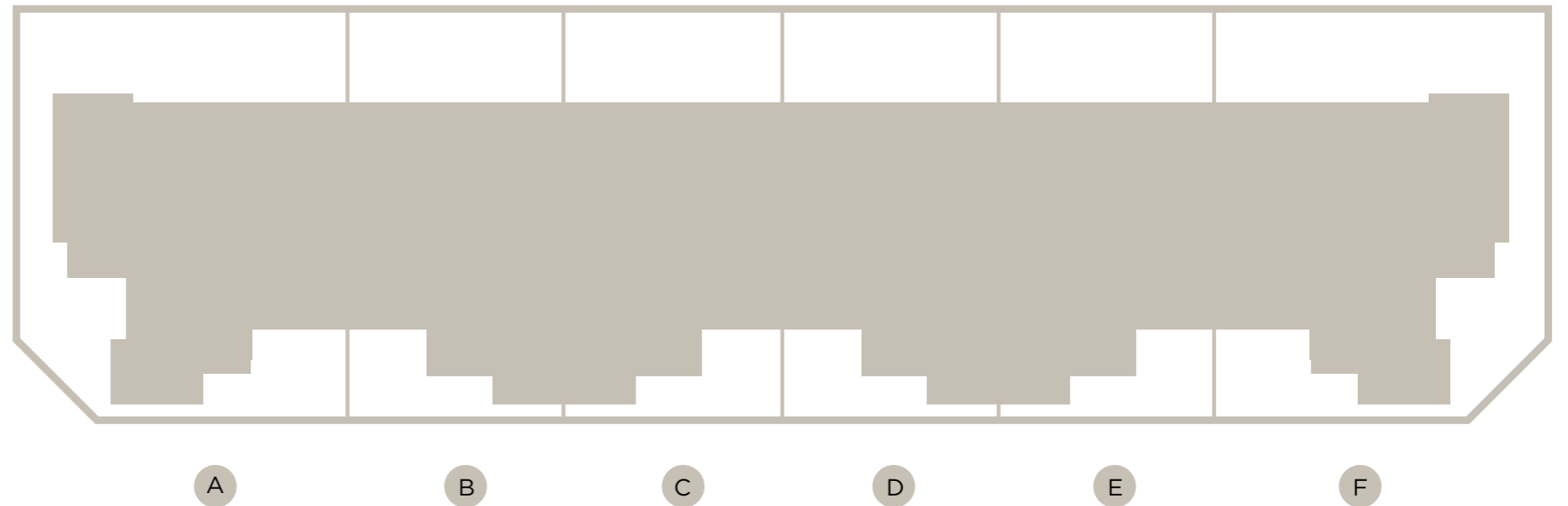
LOT  
2012  
136m<sup>2</sup>

LOT  
2013  
136m<sup>2</sup>

LOT  
2014  
136m<sup>2</sup>

LOT  
2015  
136m<sup>2</sup>

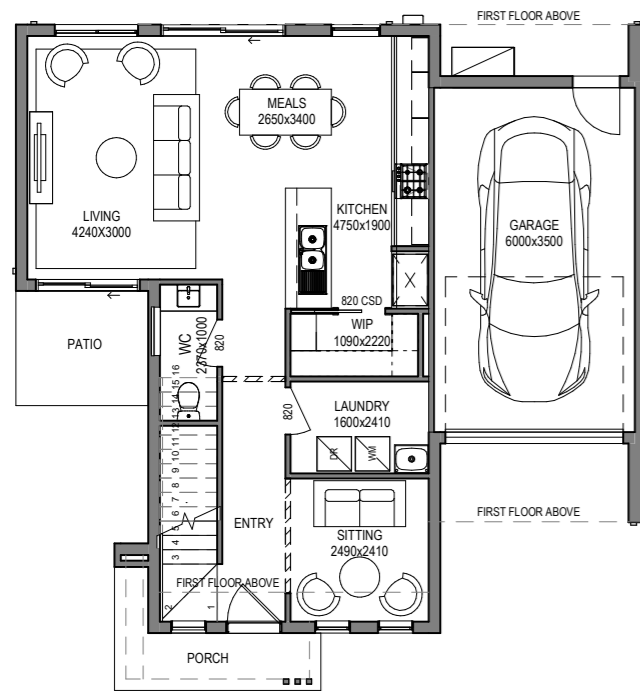
LOT  
2016  
204m<sup>2</sup>



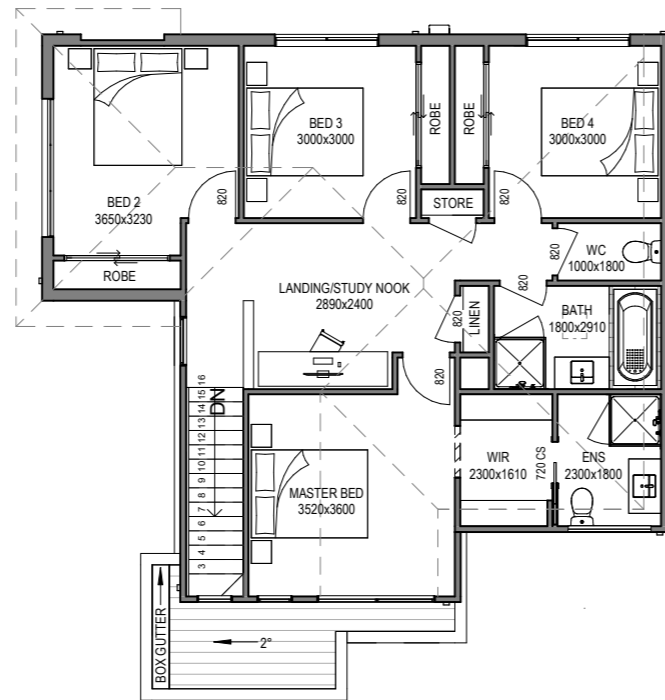
# LOTS 2011 & 2016

 4
  2.5
  1

**Build Area 19.70sq**  
 Lot Area 204m<sup>2</sup>



Ground Floor



First Floor

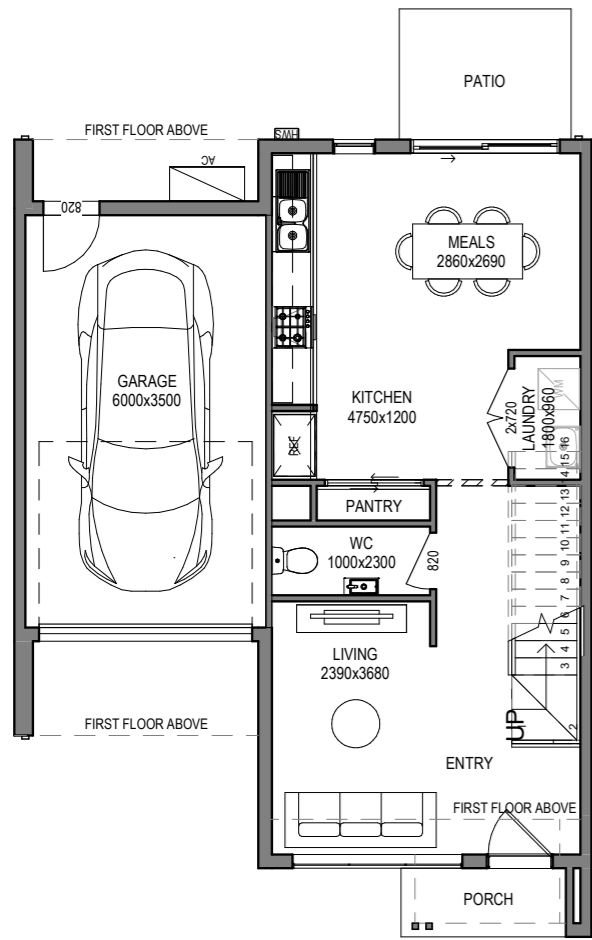


\*Lot 2016 floorplan to be mirrored to suit garage crossover location.

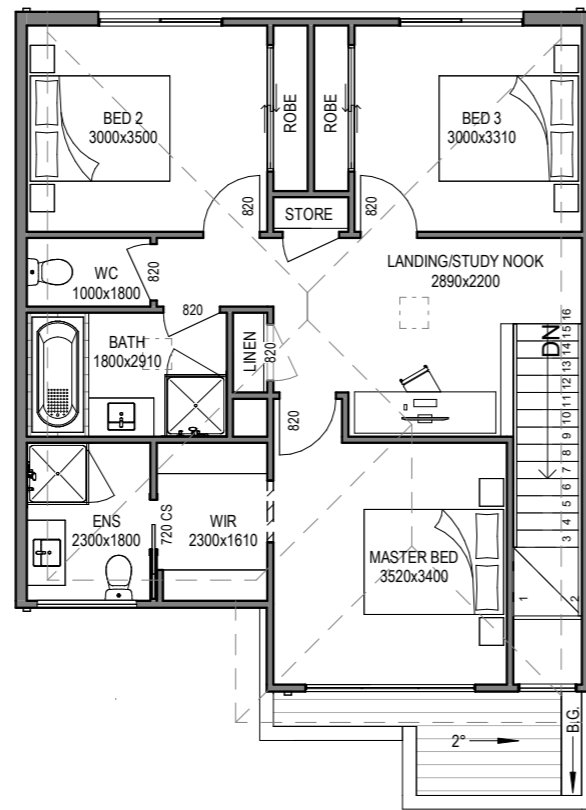
# LOTS 2012, 2013, 2014 & 2015

 3    
  2.5    
  1

**Build Area 16.74sq**  
 Lot Area 136m<sup>2</sup>



Ground Floor



First Floor



LOT 2012

\* Artist impression



\*Lots 2013 & 2015 floorplan to be mirrored to suit garage crossover location.



○ LOT 2013



○ LOT 2014



○ LOT 2015





## Location & Lifestyle

— Located just 3 kilometres from the heart of the well-established suburb of Caroline Springs, life at Deanside Village presents easy access to a variety of shopping services and quality educational facilities, combined with an abundance of open space and beautiful streetscapes – right where you are. This alluring Deanside estate is a sweet blend of convenience and tranquility.

In addition to the convenience of the nearby established Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct, as part of the future plans for life at Deanside Village.

Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition the natural beauty of the Kororoit Creek wetlands.

Conveniently located, Deanside Village is just a short distance from the existing Caroline Springs and future train stations and Western Freeway, for an easy commute to Melbourne CBD or day trip to the coast.

# 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.



# Deanside Village aerial overview



▲ NORTH

-  Previous release
-  Parks and recreation future sports & facilities
-  Future schools
-  Train station
-  Future Westfield Shopping Centre
-  7-Eleven Convenience Store & petrol
-  Future pedestrian bridge



## 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



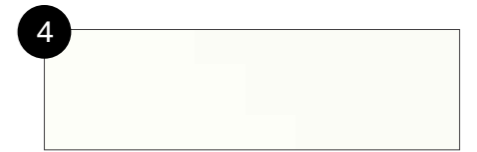
**1** LAMINEX - CLASSIC OAK 8537  
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room



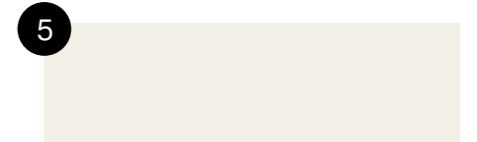
**2** CAESARSTONE - WHITE SHIMMER  
Kitchen, bathroom, ensuite and powder room benchtops



**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



\* Artist impression

# Colour scheme — light



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



**2** LAMINEX - BRUSHED ALUMINIUM  
Plinth



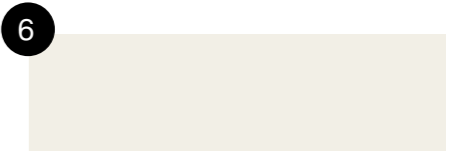
**3** NATIONAL TILES - WHITE GLOSS  
250X400  
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



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



**5** BUILDERS WHITE  
Ceiling



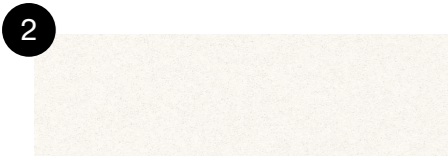
**6** HAYMES - WHITE ON WHITE  
Walls, architraves, skirtings and doors (Gloss)



# Colour scheme — dark



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



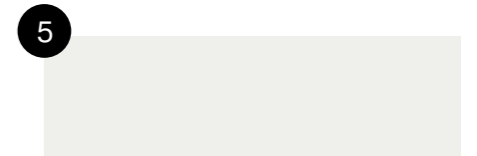
**2**  
CAESARSTONE - SNOW  
Kitchen, bathroom, ensuite and powder room benchtops



**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



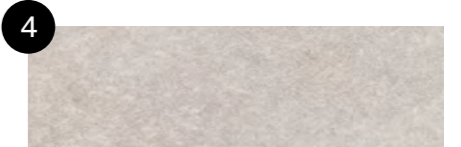
**1** LAMINEX - LUSTROUS ELM 274  
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room



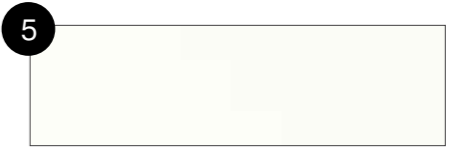
**2** SUPPLIER - BRUSHED ALUMINIUM  
Plinth



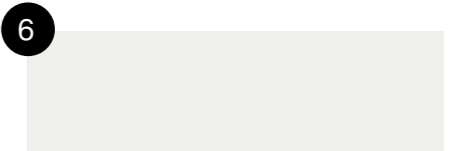
**3** NATIONAL TILES - WHITE GLOSS 250X400  
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



**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

- 2440mm high to first floor of double storey
- 2590mm high to all single storey and ground 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 & aluminium 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

- Porcelain 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

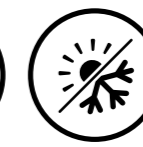
- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm dishwasher
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm integrated rangehood (stainless steel)
- Double bowl sink & drainer
- Chrome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



TURNKEY



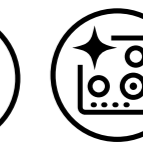
STRUCTURAL WARRANTY



HEATING &amp; 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

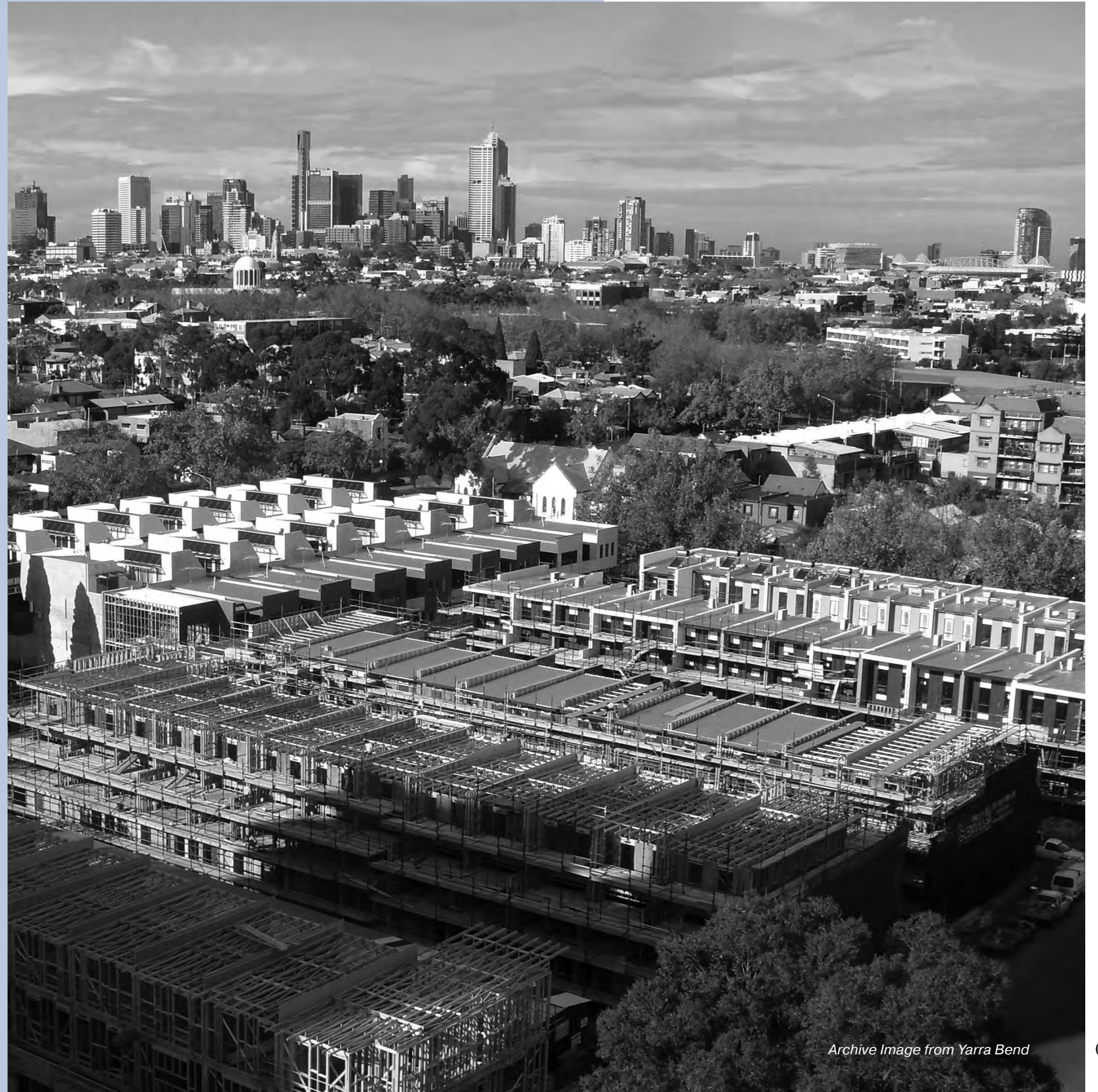
# Six decades of excellence

— 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.

### CONTACT

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[glenvillhomes.com.au](http://glenvillhomes.com.au)

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