

GLENVILL HOMES



Artist impression

MINTA ESTATE

STAGE 9B
LOT 9016 - 9027



Stockland | Minta



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 Minta Estate

With a natural landscape that remains true to the area's farming history, Minta Estate offers more than just a home.

This premium release consists of twelve double storey townhomes located on a perfect parcel of land in the vibrant Minta Estate community. These exclusive homes feature an open plan combined kitchen, living and dining with generous storage and spacious backyard. Master bedrooms all have their own ensuite. Complete with a back entry garage, these homes will suit any family — now and tomorrow.

Enjoy life surrounded by nature in Berwick, in Melbourne's sought-after south-east.

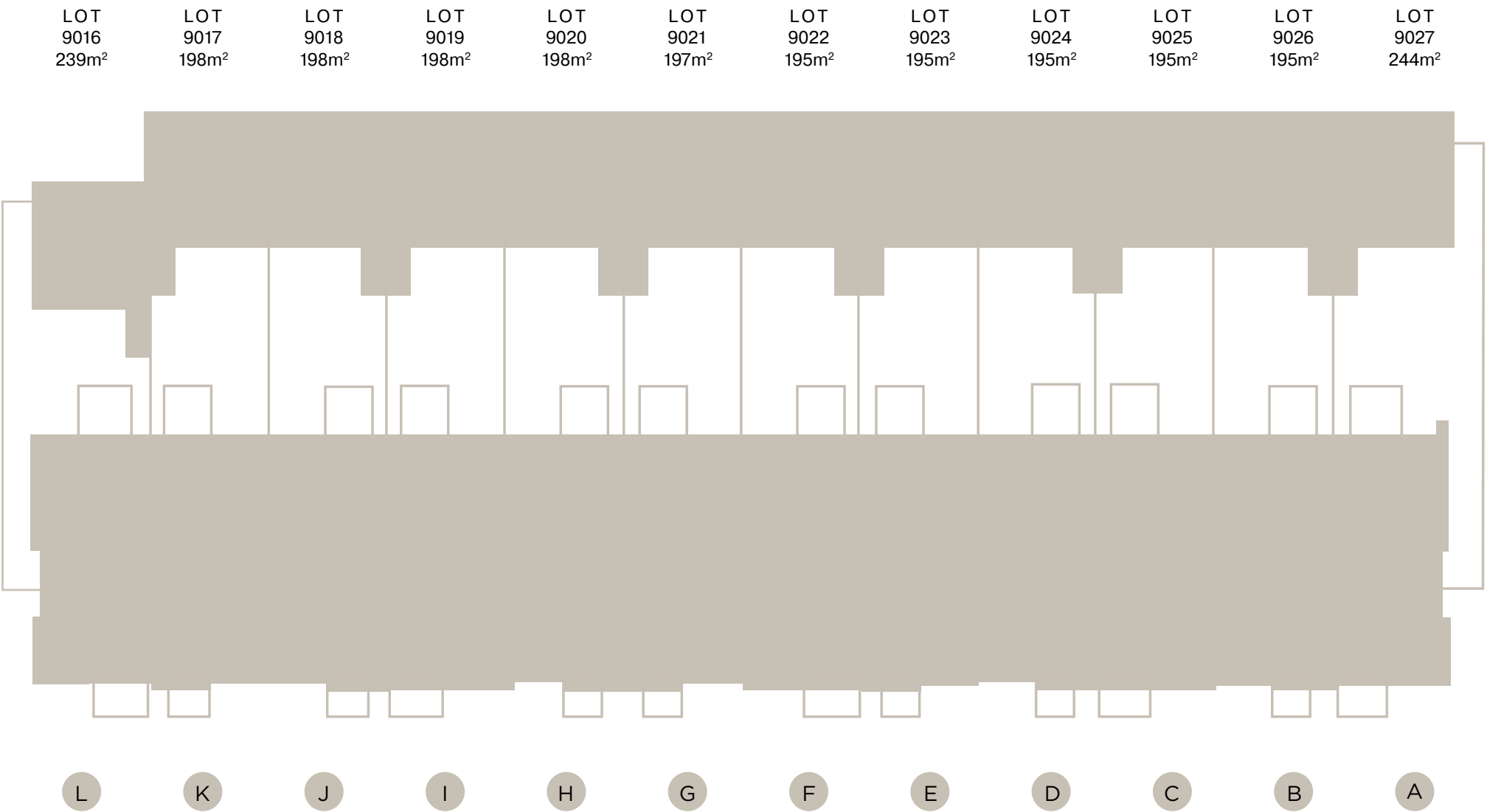


Image from Glenvill Homes Jubilee display home



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.



Mills

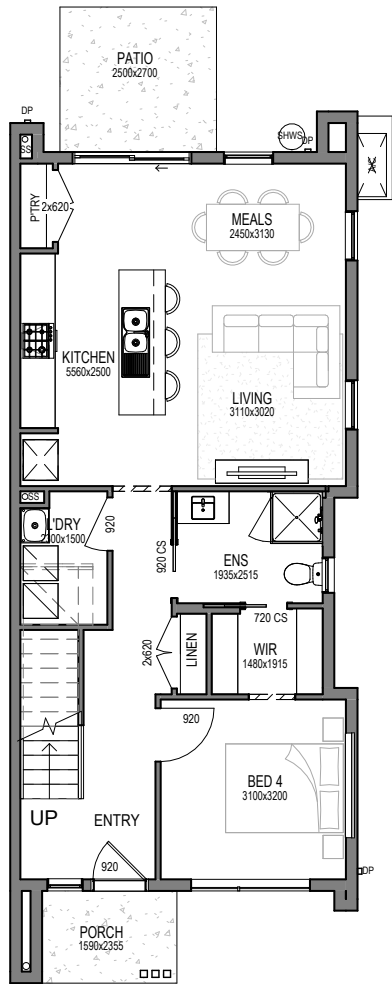
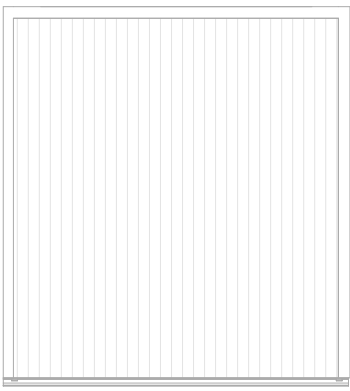
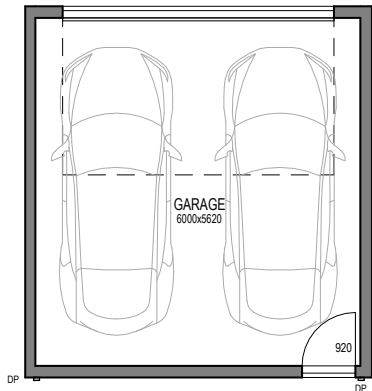
LOTS 9016 & 9027

 4

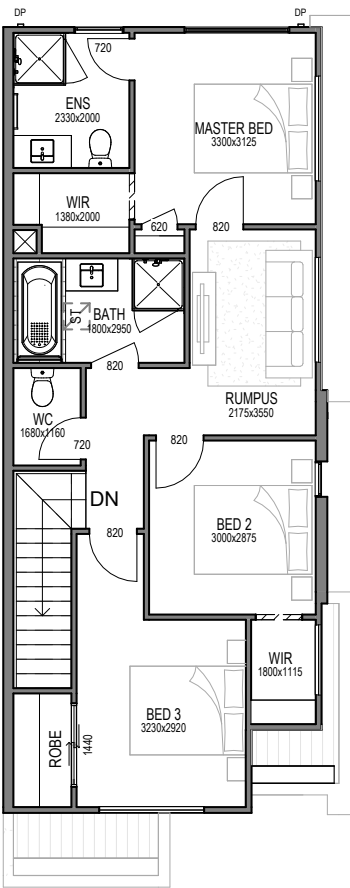
 2.5

 2

Build Area 20.88sq
Lot Area 9016: 239m²
Lot Area 9027: 244m²



Ground Floor



First Floor



* Artist impression

Airlie

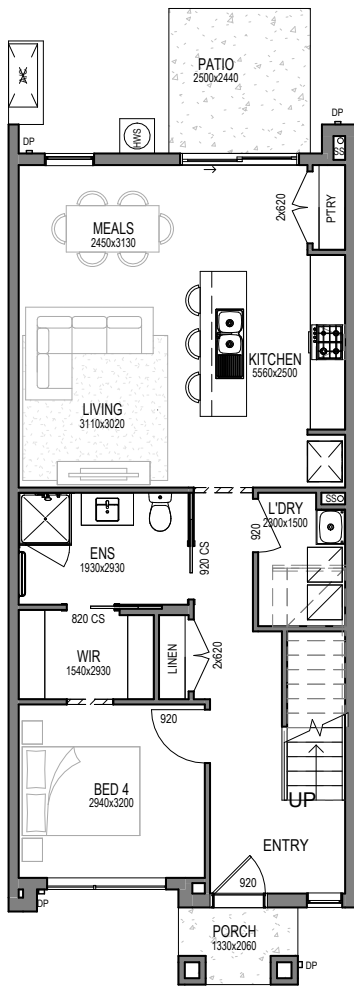
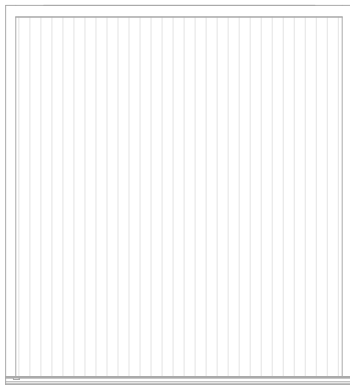
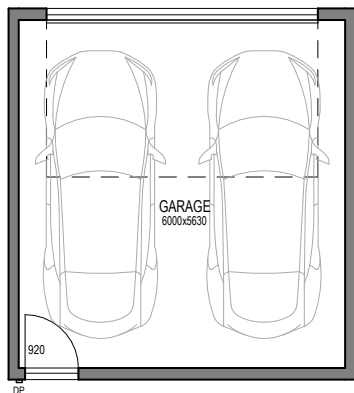
LOTS 9017, 9020, 9023 & 9026

 4

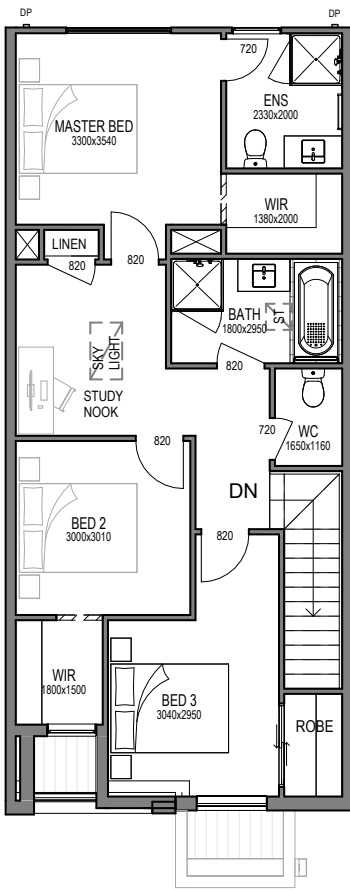
 2.5

 2

Build Area 21.27sq
Lot Area 9017 & 9020: 198m²
Lot Area 9023 & 9026: 195m²



Ground Floor



First Floor



* Artist impression

Airlie

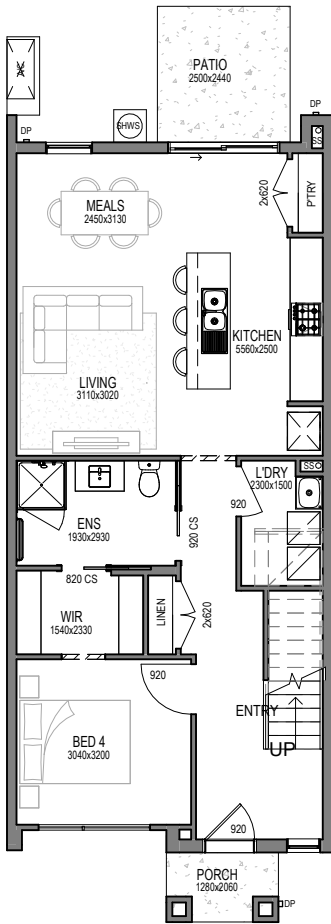
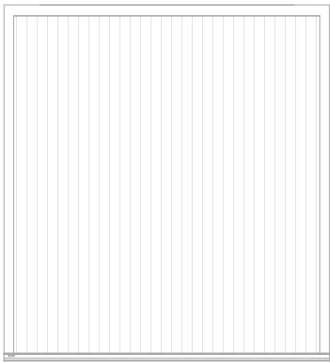
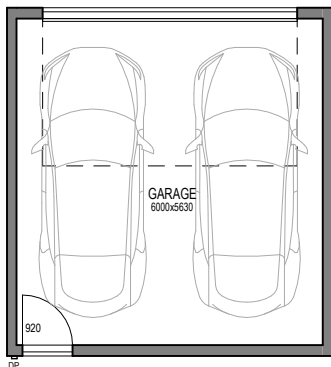
LOTS 9018, 9021 & 9024

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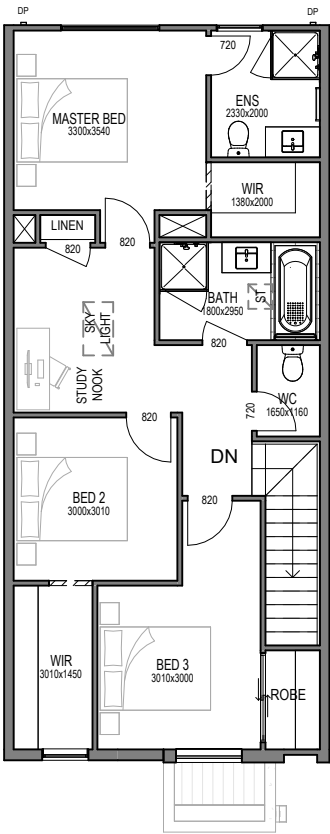
 2.5

 2

Build Area 21.42sq
Lot Area 9018: 198m²
Lot Area 9021: 197m²
Lot Area 9024: 195m²



Ground Floor



First Floor



Airlie

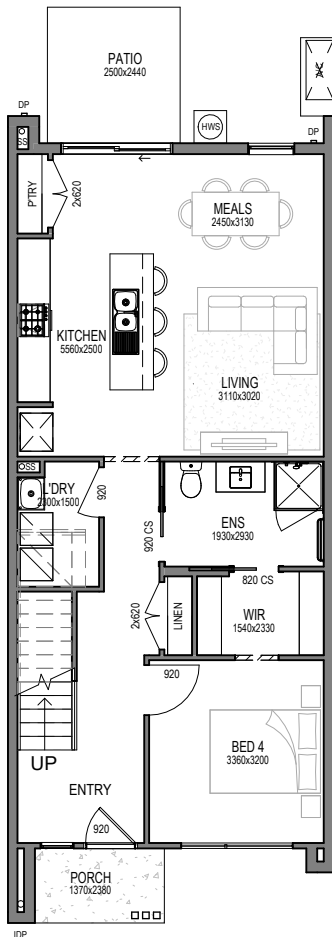
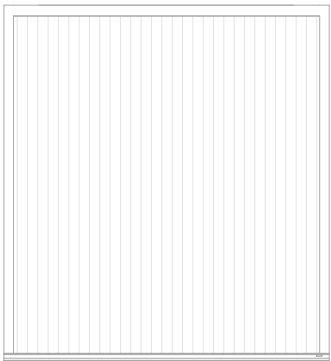
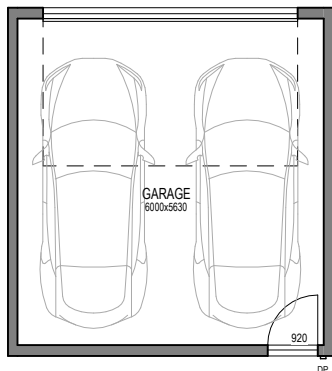
LOTS 9019, 2022 & 9025

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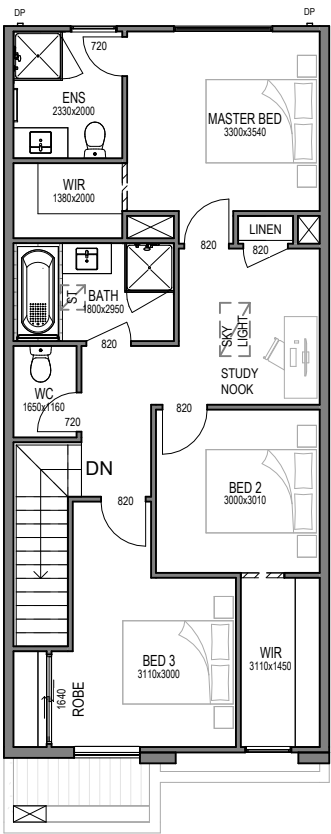
 2.5

 2

Build Area 21.64sq
Lot Area 9019: 198m²
Lot Area 9022 & 9025: 195m²



Ground Floor



First Floor





Location & Lifestyle

— Located in the established suburb of Berwick with everyday conveniences at your doorstep, Minta Estate provides all of what residents need the day they move in.

Minta Estate will become home to over 1,750 families and offers a range of living options. Enjoy a walkable lifestyle with walking trails and cycling paths leading you to the proposed retail and employment precinct as well as established shops, education options, recreational facilities and transport links. Minta Estate will be defined by its stunning natural landscape, activated spaces, connectedness and focus on sustainability, allowing you to live life your way.

Minta Estate aerial overview



This master plan is provided solely for the purpose of providing an impression of the proposed development at Minta (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. Each travel distance is an estimate only and is based on routes obtained from Google Maps. All images and statements are based on information available at the time of creation of this master plan (May 2024) and may change due to future circumstances. Information and images relating to landscaping are indicative only and may refer to or show features which may not be mature or complete at settlement. This master plan is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this master plan or its contents.



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.

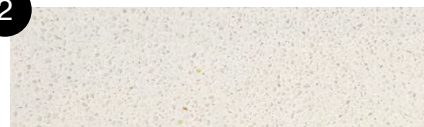
Colour scheme — light

1



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

2



MINERAL SURFACE - OSPRAY
Kitchen, bathroom, ensuite and powder room benchtops

3



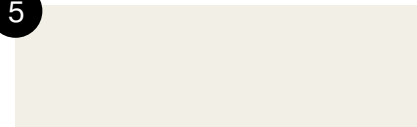
NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room

4



BUILDERS WHITE
Ceiling

5



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



5

6

4



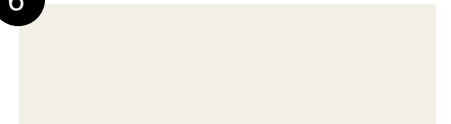
NATIONAL TILES - ATLAS LATTE MATT 450X450
Laid stack bond in laundry, bathroom, ensuite and powder room.

5



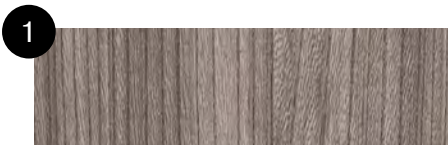
BUILDERS WHITE
Ceiling

6



WHITE
Walls, architraves, skirtings and doors (Gloss)

Colour scheme — dark



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



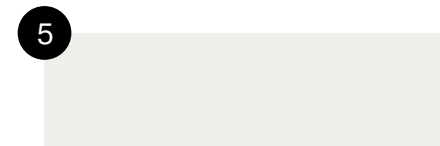
MINERAL SURFACE - SNOW
Kitchen, bathroom, ensuite and powder room benchtops



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



BUILDERS WHITE
Ceiling



LIGHT GREY
Walls, architraves, skirtings and doors (Gloss)

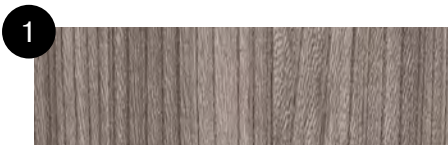


PERFECT TIMBER FLOORS, LAMINATE - OTWAY
To entry, kitchen, meals and family



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

Colour scheme — dark



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



SUPPLIER - BRUSHED ALUMINIUM
Plinth



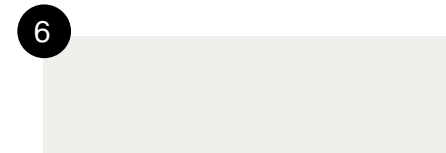
NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



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



BUILDERS WHITE
Ceiling



LIGHT GREY
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

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

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

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



TURNKEY



STRUCTURAL WARRANTY



HEATING & COOLING



LANDSCAPING



QUALITY APPLIANCES

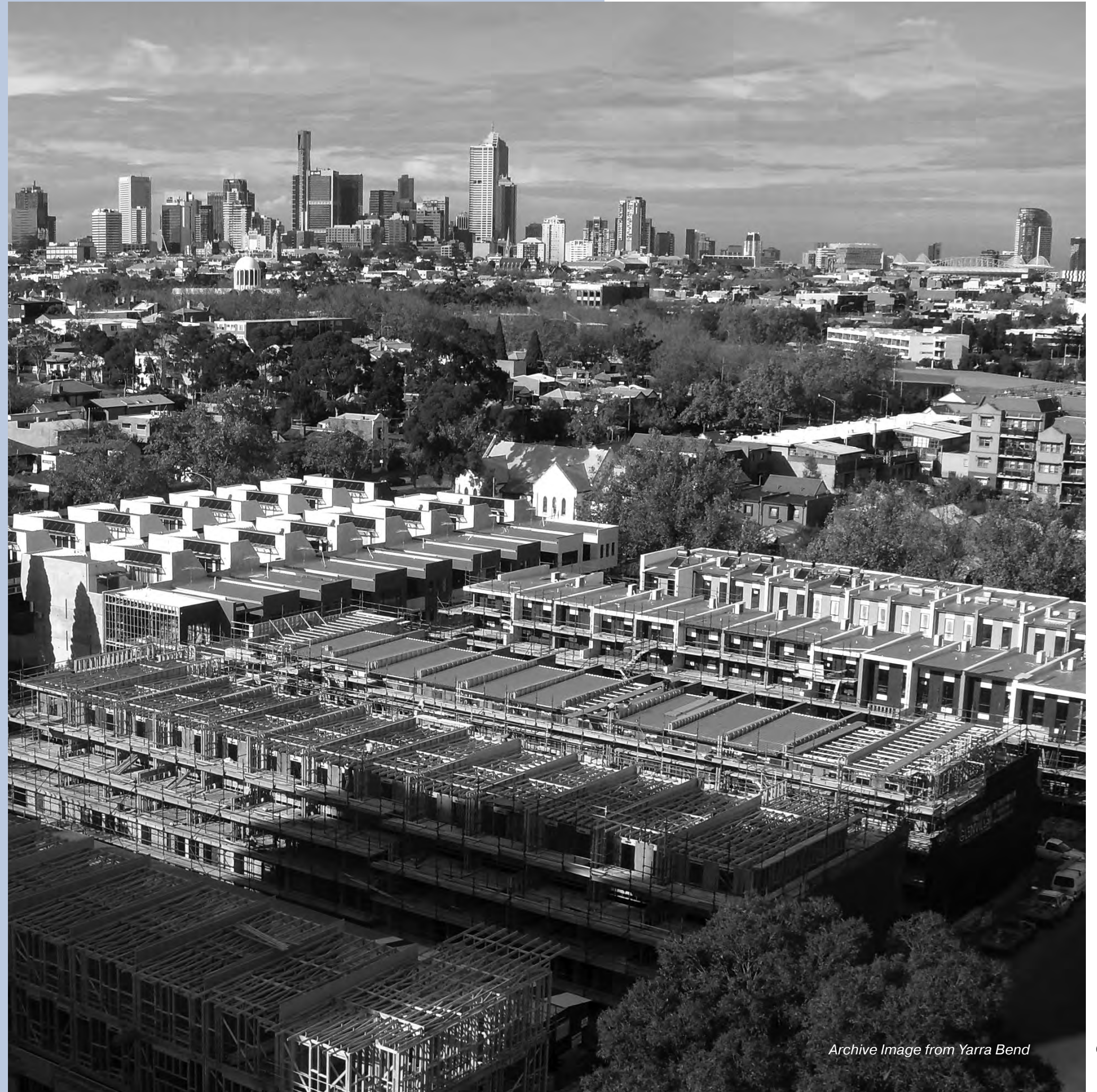
Six decades of excellence

— 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.



Archive Image from Yarra Bend

GLENVILL HOMES

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