

GLENVILL HOMES



† Artist impression

STRETTON ESTATE

STAGE 719
LOT 1-10

**Stretton
Torquay**



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.



Lifestyle Image

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.

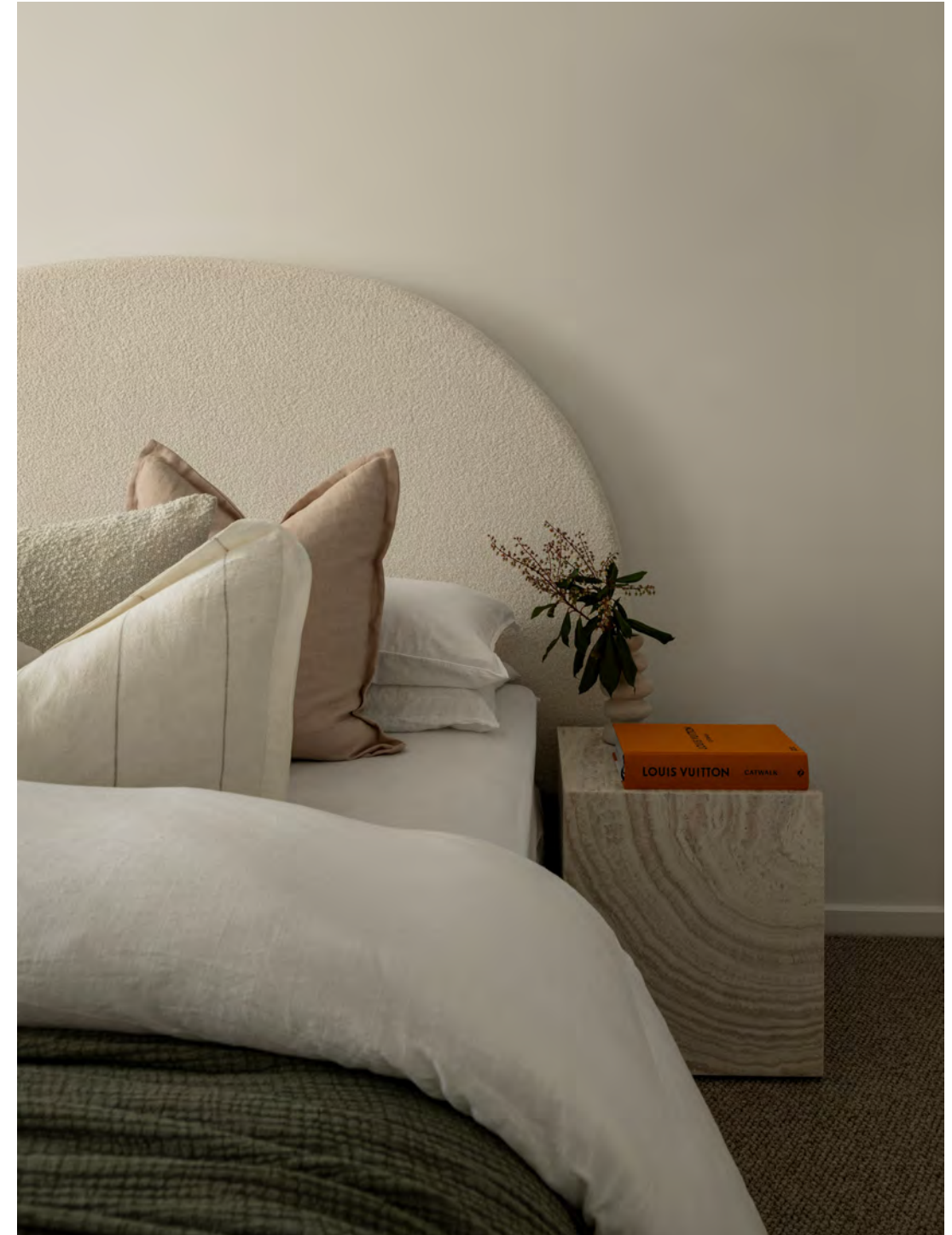
Glenvill townhomes are built for your life today and will adapt beautifully as your needs change in the future.

Glenvill Townhomes at Stretton Estate

Discover an exclusive collection of ten double-storey townhomes, perfectly designed to cater to your lifestyle needs. With options ranging from 2, 3 and 4-bedroom layouts, these homes offer flexibility and comfort for families of all sizes.

Be welcomed by open floorplans that seamlessly connect the kitchen, living and dining areas, creating a harmonious flow perfect for both everyday living and entertaining. Each home is equipped with a european laundry and a spacious garage, providing ample storage and parking space. Enjoy generous built-in robes in every bedroom, with the master bedrooms boasting their own ensuites, providing a private retreat perfect for relaxation.

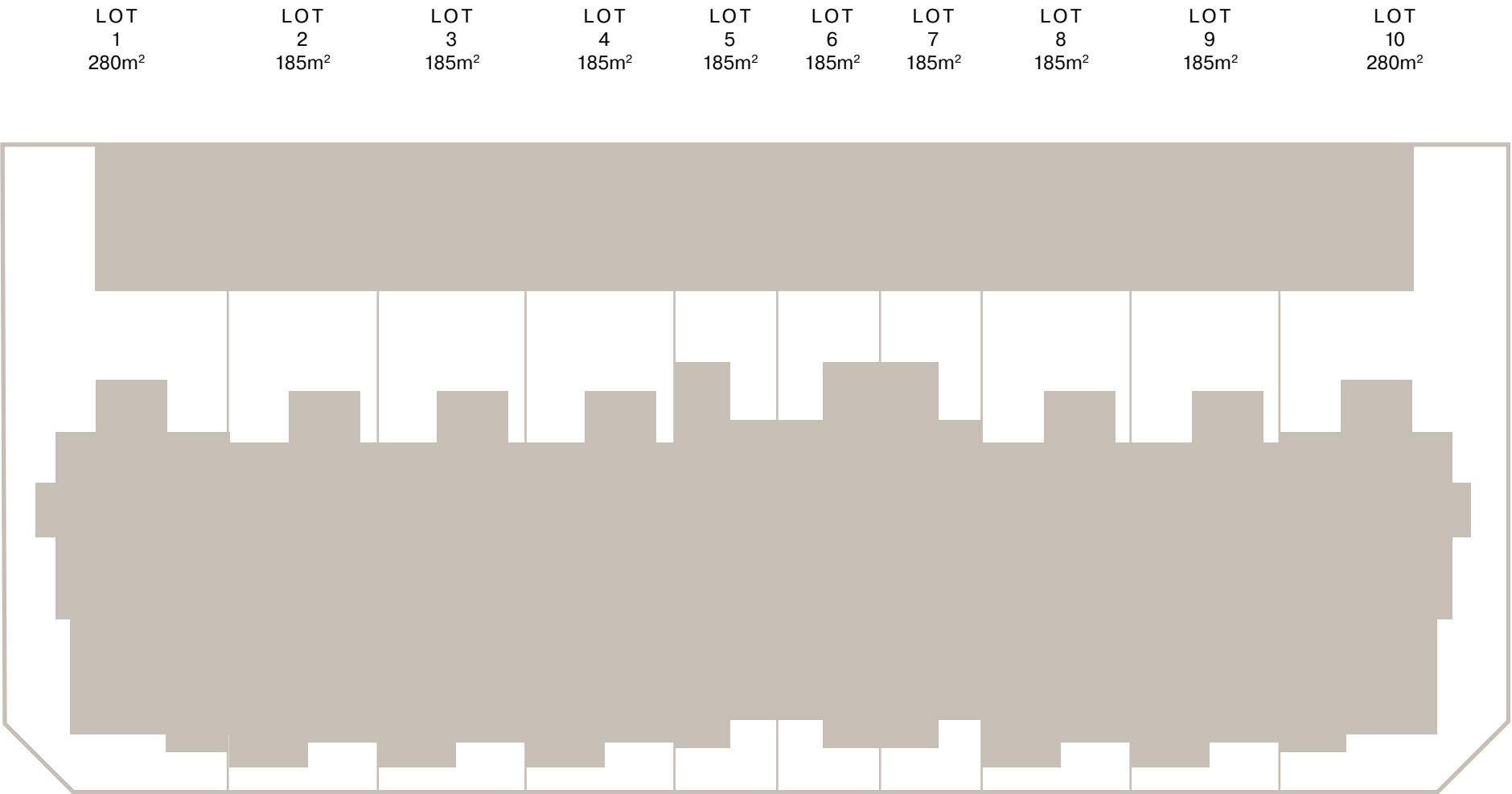
An expertly designed, modern facade in a light and natural colour scheme finishes these homes beautifully. Experience modern living in a vibrant community, where comfort and style come together effortlessly.





Select your home

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.



- 4 ————— Bed
- 3 ————— Bath
- 2 ————— Garage
- 22.60sq ——— Build area
- 280m² ——— Lot area

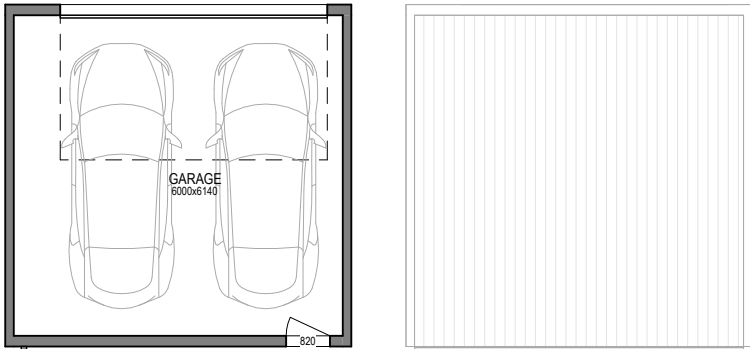
LOTS 1 & 10



*Lot 10 has got a mirrored facade & floorplan.

- 3 ————— Bed
- 2.5 ————— Bath
- 2 ————— Garage
- 21.28sq ————— Build area
- 185m² ————— Lot area

LOTS 2, 3, 4, 8 & 9



Ground Floor

First Floor





*Artist impression

LOT 4

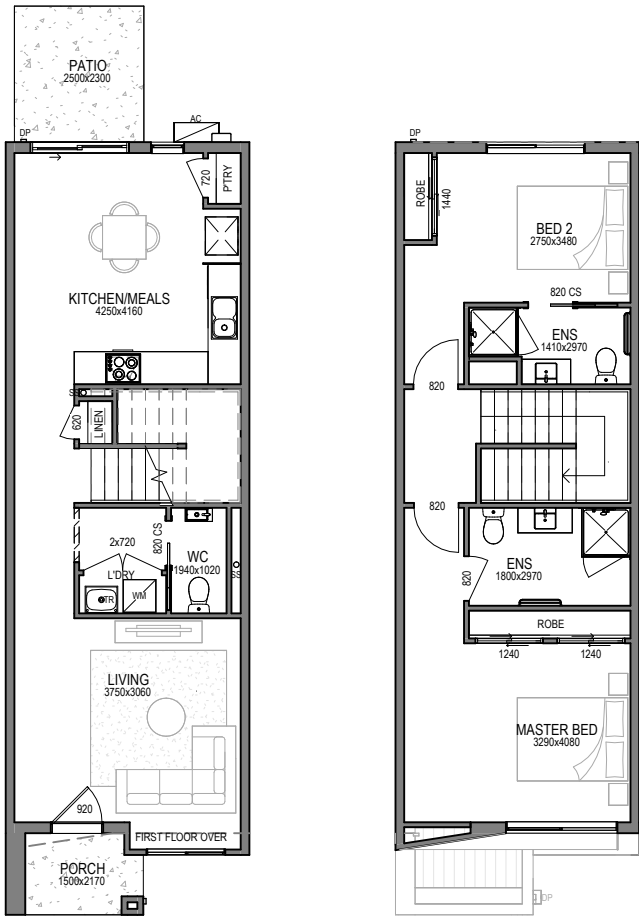
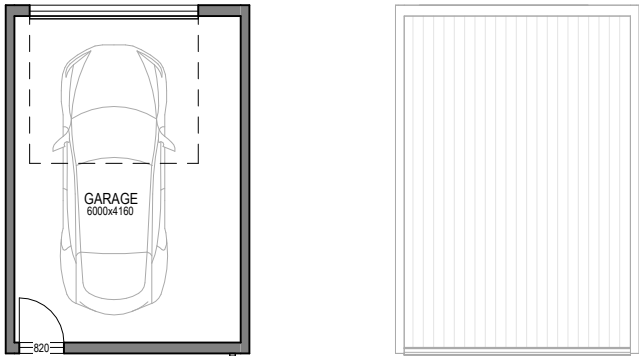


*Artist impression

LOT 8 & 9

- 2 ————— Bed
- 2.5 ————— Bath
- 1 ————— Garage
- 15.86sq ————— Build area
- 128m² ————— Lot area

LOTS 5, 6 & 7



Ground Floor

First Floor



*Lot 6 has got a mirrored facade & floorplan.



*Artist impression



Lifestyle Image

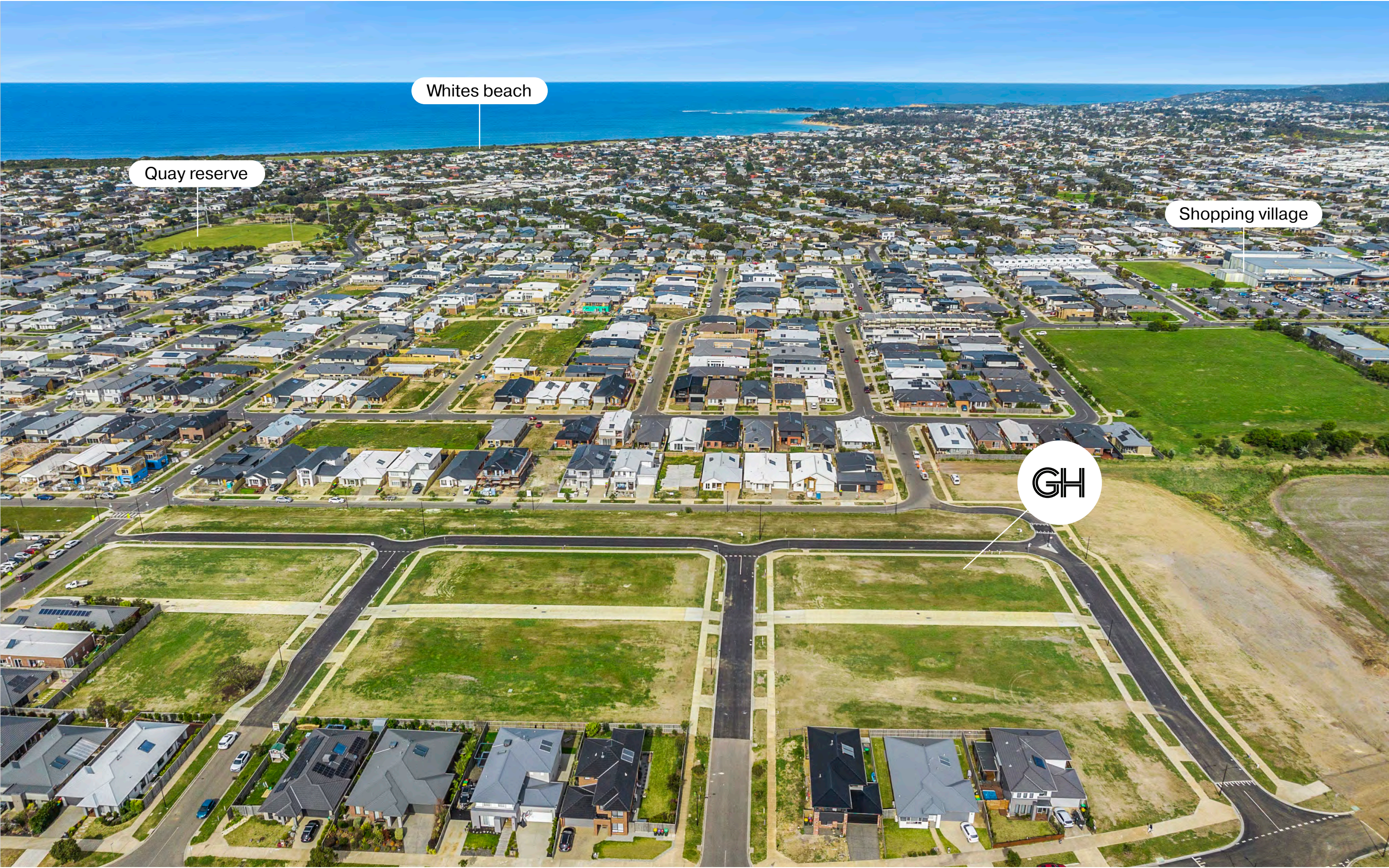
Location & Lifestyle

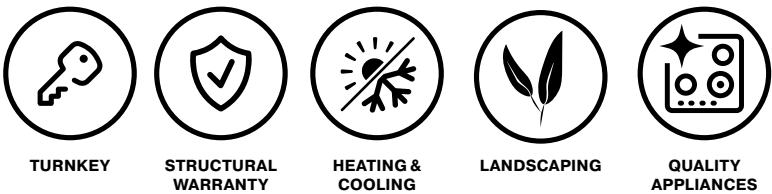
Nestled in just off the Surf Coast, Stretton Estate offers a unique blend of coastal charm and modern convenience. Located just 25 minutes from Geelong and 80 minutes from Melbourne, this premium estate boasts easy access to Torquay's vibrant town center and iconic surf beaches.

Featuring stunning views across White's Beach, Stretton Estate includes wetlands, green open spaces and a 1.2km linear park stretching from the secondary college to the primary school. Residents will enjoy exercise stations, bike paths, walking and running tracks, seating areas and drinking fountains — All designed to promote an active and healthy lifestyle.

Stretton Estate is committed to fostering a resilient and open community that embrace the coastal town atmosphere. Every aspect of Stretton has been designed for high-quality, active living, making it the perfect place to call home. Experience coastal living redefined at Stretton Estate.

Stretton Estate aerial overview





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

- 2740mm high to ground floor
- 2590mm high to first floor

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
- 900mm multifunction electric oven (stainless steel)
- 900mm gas cooktop (stainless steel)
- 900mm 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

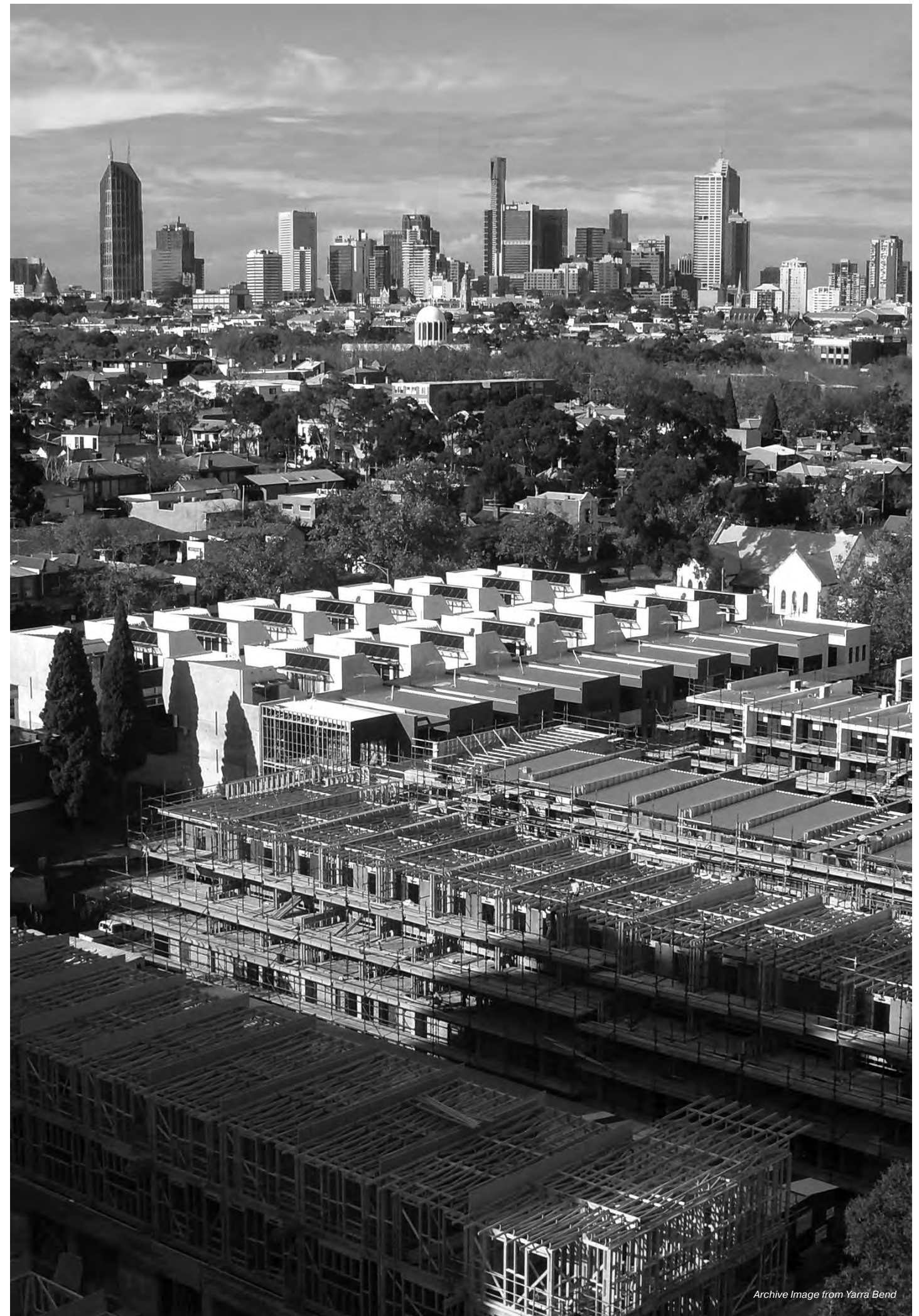
Six decades of excellence

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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