

GLENVILL HOMES

**BREAMLEA RELEASE**



EST. 1958









# Introducing our townhomes

Embarking on a new home journey is one of the most exciting milestones in life. At Glenvill Homes, we are dedicated to well-planned, well-crafted residences, redefining premium living with refined design and exceptional quality.

Our townhomes are an exclusive range of high-quality homes crafted to align with your budget and timeline. We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Simply pick the design that speaks to your taste, all without compromising on quality. Backed by Glenvill’s six decades of excellence, these homes are meticulously planned for modern living. Our promise is that your Glenvill home will always be bold and undeniably beautiful.

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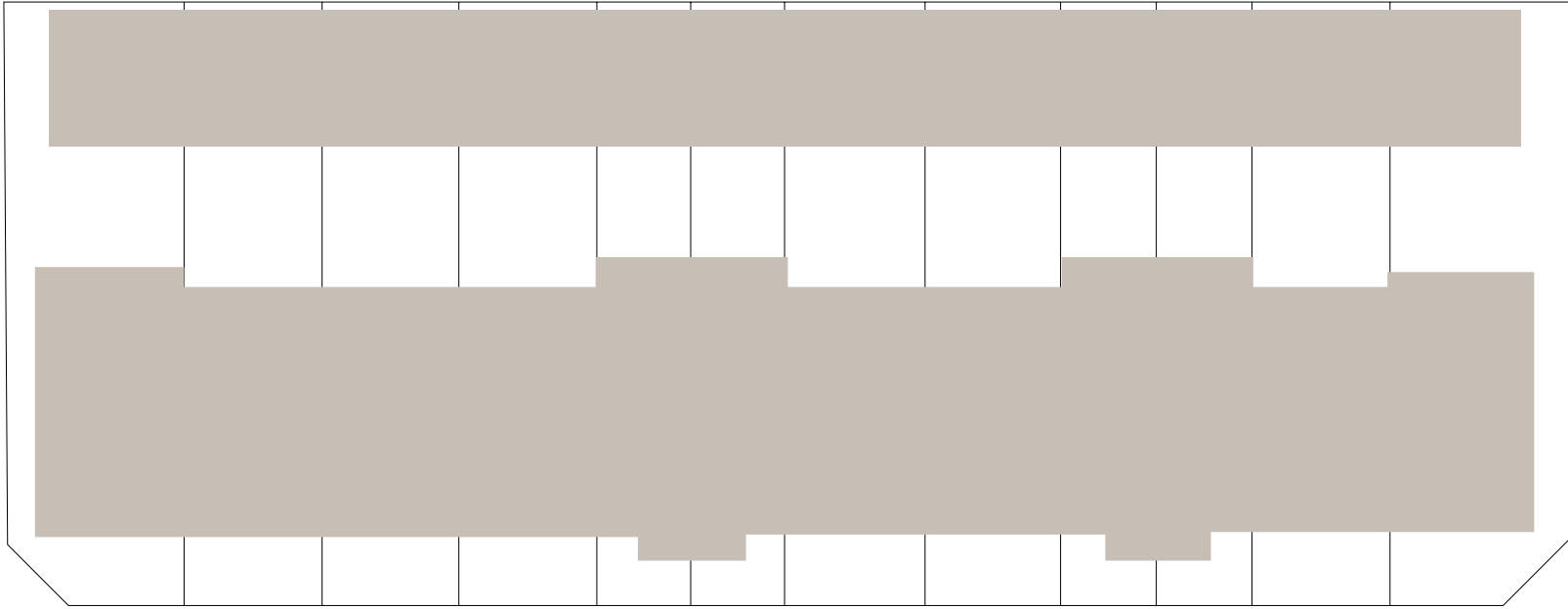




Artist Impression

# 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.



1	2	3	4	5	6	7	8	9	10	11	12
LOT 731	LOT 732	LOT 733	LOT 734	LOT 735	LOT 736	LOT 737	LOT 738	LOT 739	LOT 740	LOT 741	LOT 742
238m <sup>2</sup>	185m <sup>2</sup>	185m <sup>2</sup>	185m <sup>2</sup>	128m <sup>2</sup>	128m <sup>2</sup>	185m <sup>2</sup>	185m <sup>2</sup>	128m <sup>2</sup>	128m <sup>2</sup>	185m <sup>2</sup>	238m <sup>2</sup>





## Breamlea release in Stretton Estate

Discover an exclusive collection of twelve 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 spacious laundry and ample garage, providing generous storage and parking space. Enjoy practical and sleek 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 with elegant shapes and textures finishes these homes beautifully. Experience modern living in a vibrant community, where comfort and style come together effortlessly.





# Haven

Grand. Refined. Exceptionally proportioned.

As you walk in the front door, you are welcomed by the inviting entry, a guest bedroom, laundry and staircase. Continuing through the home, you will find the generous, open plan living, dining and kitchen areas. This design allows natural light to flow throughout the floorplan complimenting the sense of space and connecting indoors to the rear alfresco, perfect for entertaining.

The Haven's master bedroom, with ensuite and walk-in robe, is conveniently located to the front of the first floor creating a quiet retreat. Two spacious bedrooms can be found at the rear of the home sharing a modern bathroom with both a shower and a bath. Finally, the first floor is connected by a sizable second living room, perfect for a family night in.

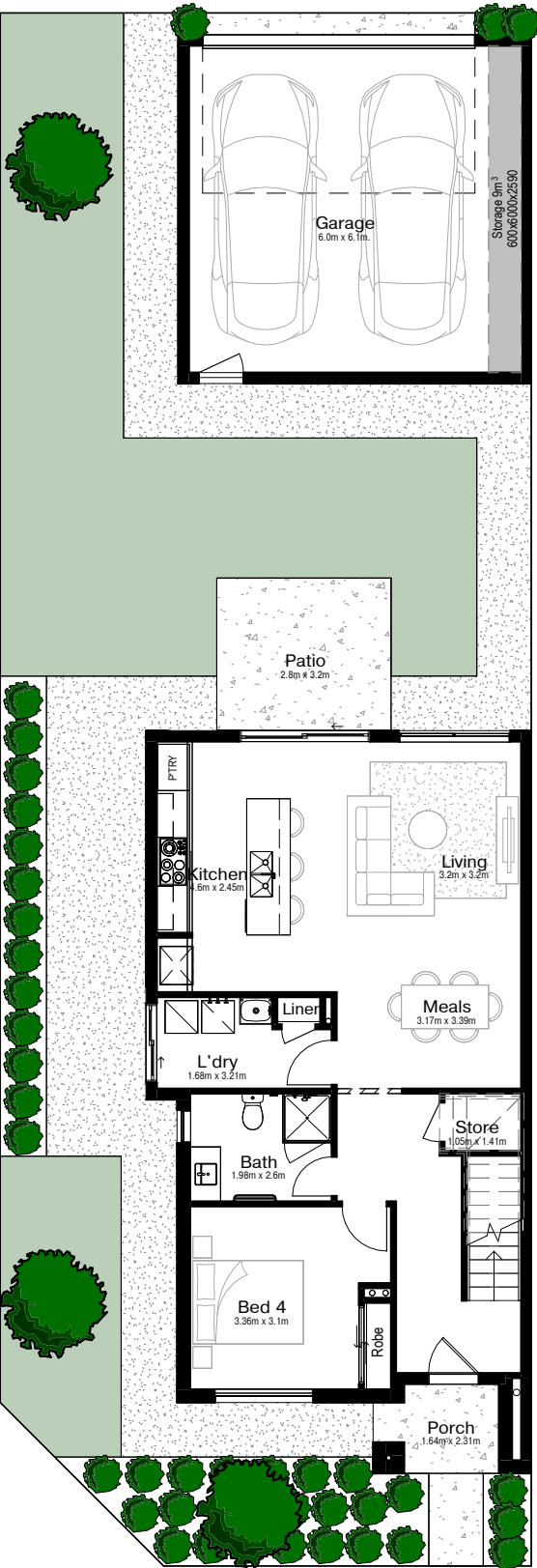


## FLOORPLAN

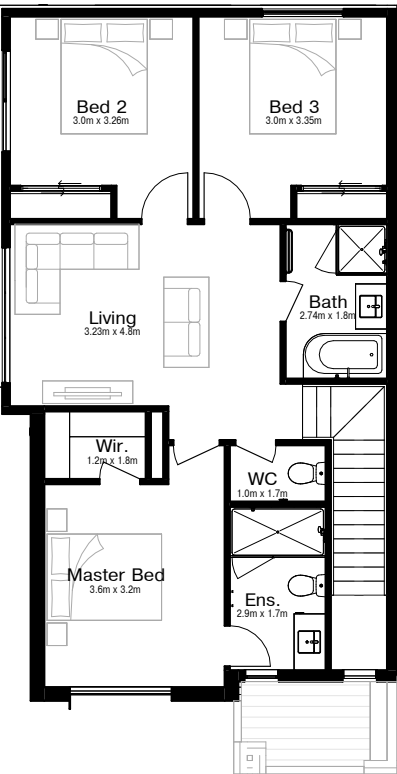
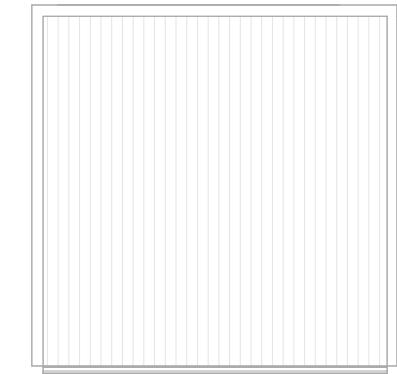
- 6.50m — House width
- 13.67m — House length
- 22 — Sq
- 204 — M<sup>2</sup>
- 4 — Bed
- 3 — Bath
- 2 — Garage
- 2 — Living

## TOWNHOME

- 1 — Lot 731
- 12 — Lot 742



Ground floor



First floor

\*Townhome 12 will have a mirrored floorplan.

# Retreat

Flexible. Practical. Ultimate comfort and style.

This home is designed to fit any growing family comfortably and emphasises open-plan living without compromising on space. The master bedroom is located on the first storey of the house and features a practical walk-in robe and ensuite. Two additional bedrooms, along with a separate bathroom and connecting landing, create a peaceful retreat at the rear of the home.

A second living area and work space near the homes entrance creates a vast and welcoming first impression inviting you to socialise or relax after a long day. Additionally, the patio seamlessly connects to the kitchen, dining and living areas at the homes rear, making it the perfect space for indoor-outdoor entertaining all year round.

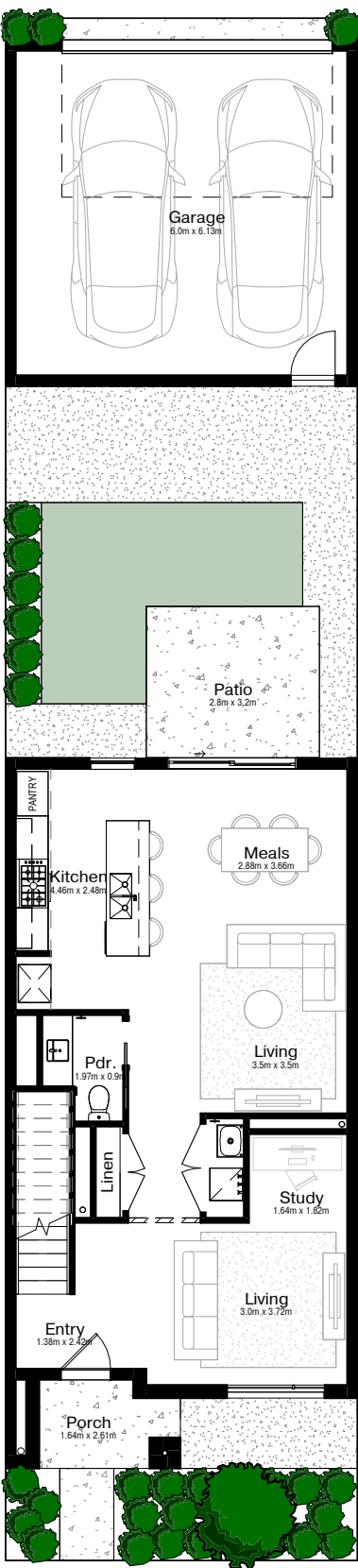


## FLOORPLAN

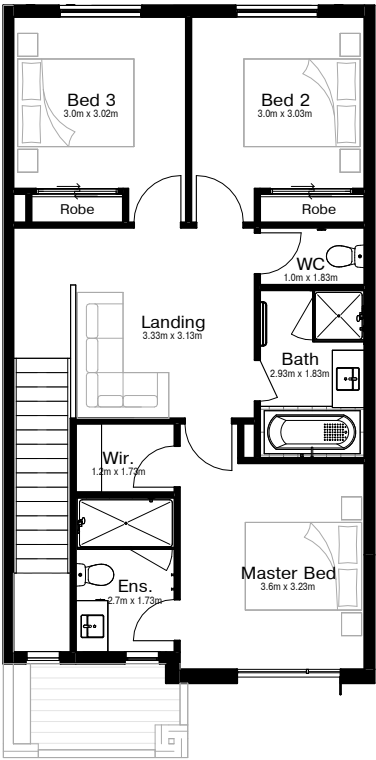
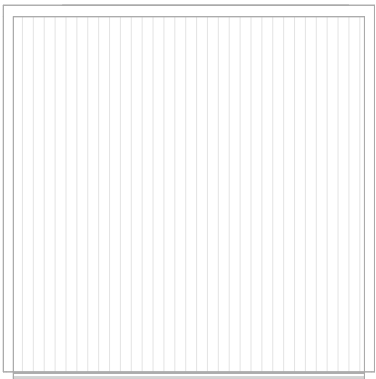
- 6.48m — House width
- 13.13m — House length
- 21 — Sq
- 197 — M<sup>2</sup>
- 3 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

## TOWNHOME

- 2 — Lot 732
- 3 — Lot 733
- 4 — Lot 734
- 7 — Lot 737
- 8 — Lot 738
- 11 — Lot 741



Ground floor



First floor



# Urban

Sleek. Intimate. Your comfortable space to unwind.

The Urban is a thoughtfully designed double-storey that strikes a perfect balance between family living and privacy. This home features ensuites and built-in robes for each of the bedrooms. The heart of the home, the kitchen and dining area, is located at the rear of the ground floor, extending seamlessly to an airy patio and private back yard – ideal for those who love to entertain.

Upon entering the home, you will find a separate living room with an adjoining powder room and laundry, making everyday life convenient and effortless.

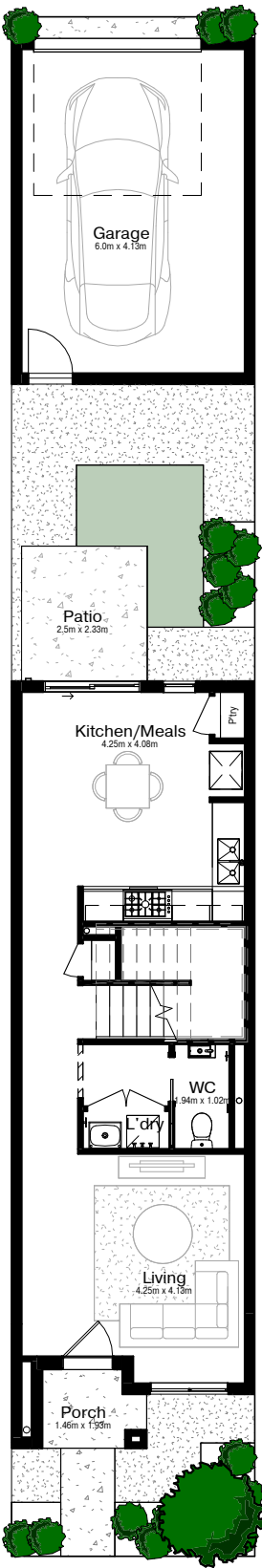


## FLOORPLAN

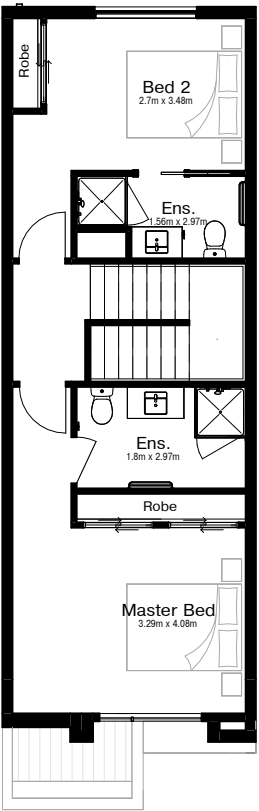
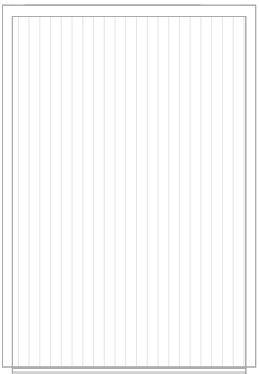
- 4.48m — House width
- 14.20m — House length
- 16 — Sq
- 148 — M<sup>2</sup>
- 2 — Bed
- 2.5 — Bath
- 1 — Garage
- 1 — Living

## TOWNHOME

- 5 — Lot 735
- 6 — Lot 736
- 9 — Lot 739
- 10 — Lot 740



Ground floor



First floor

\*Towhome 5 & 9 will have a mirrored floorplan.





## Location and lifestyle

Charmingly situated 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.





# A seamless building experience

## Welcome to Glenvill Homes

At Glenvill Homes, our simple promise is to create bold and beautiful homes that stand the test of time. Entrenched in the core belief of intergenerational design and construction, our designs not only embody enduring charm but also add lasting value to your home.

Our architecturally distinctive approach transforms dreams into reality, infusing every project with a bold and beautiful design. We are committed to delivering a seamless experience for our customers, that’s why we have streamlined our processes to engage the best design and construction minds to deliver homes that are structurally striking and sound.

With over 65 years of experience, we stand ready to create your dream home, backed by a legacy of excellence spanning generations.

## Designed for living, built for you

Every Glenvill home is planned in meticulous detail. The design has been diligently refined, the project plan carefully crafted and our signature Glenvill quality maintained throughout.

Above all else, we focus on how the home will function to enhance your daily life. That’s why we incorporate sustainable materials and energy-efficient technology, so our homes are not only comfortable and stylish, but also environmentally friendly and cost-effective in the long run.

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.

## Uncompromising quality

Premium inclusions come as standard. Professional pride dictates that not a single aspect of a Glenvill home is left to chance. Every detail is considered, from the concept to the materials and trades, with quality as the measure that guides our decisions.

By applying rigorous standards to exacting processes, we leave no room for compromise. Our standard inclusions would be considered premium upgrades by other builders. Exceptional quality is the rule for every Glenvill home.

## Guided by experts

When you choose from our designs, you get more than just an extraordinary home. Glenvill Homes built its reputation on successful relationships, and no relationship is as important as the one we have with our customers. We listen, taking care to understand how you live, what you want and why.

We communicate, keeping you fully informed throughout your home building journey to provide absolute peace of mind.

We will explain all the details of your home as well as your options. We will answer all your questions honestly and in full. We will be there when you need us, providing support and guidance to ensure the process is as smooth and enjoyable as possible.



Inclusions

GENERAL	Member of MBA & HIA
	Insurance with home owners warranty
	7 year structural guarantee
PRELIMINARIES	7 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	2700mm 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	Roller 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 system heating & cooling unit to main living & master bedroom
	Panel heaters to all bedrooms (except master bedroom)

PLASTERWORK	75mm cove cornice throughout
ARCHITRAVES AND SKIRTINGS	67mm MDF skirtings & 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
	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 splash-backs, 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 (3 coats)
	Gloss enamel to front door (3 coats)
	Low sheen acrylic to interior walls & ceiling (3 coats)
	Gloss enamel to interior woodwork & doors (3 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)





# Inclusions

KITCHEN	Mineral surface benchtops with 20mm square edge (from standard range)
	Pantry with 4 melamine shelves
	600mm fully integrated Fisher & Paykel dishwasher
	900mm Fisher & Paykel multifunction electric oven (stainless steel)
	900mm Fisher & Paykel induction cooktop
	900mm Fisher & Paykel integrated rangehood (stainless steel)
	Undermount double bowl sink
LAUNDRY	Chrome mixer tap
	Stainless steel trough & white acrylic cabinet
	Hot & cold washing machine connections
BATHROOM AND ENSUITE	Chrome mixer tap
	Mineral surface 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
GARAGE	Chrome mixer taps
	Double towel rail, toilet roll holder & soap dish
	Colorbond panel lift door
LANDSCAPING	Remote control to garage door (includes 2 no. handsets)
	As per developer requirements (front & rear)
FENCING	Garden tap to front & rear
	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	Powder coated letterbox
	Colorbond fold out clothesline to rear yard





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