

GLENVILL HOMES

LIORA 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.

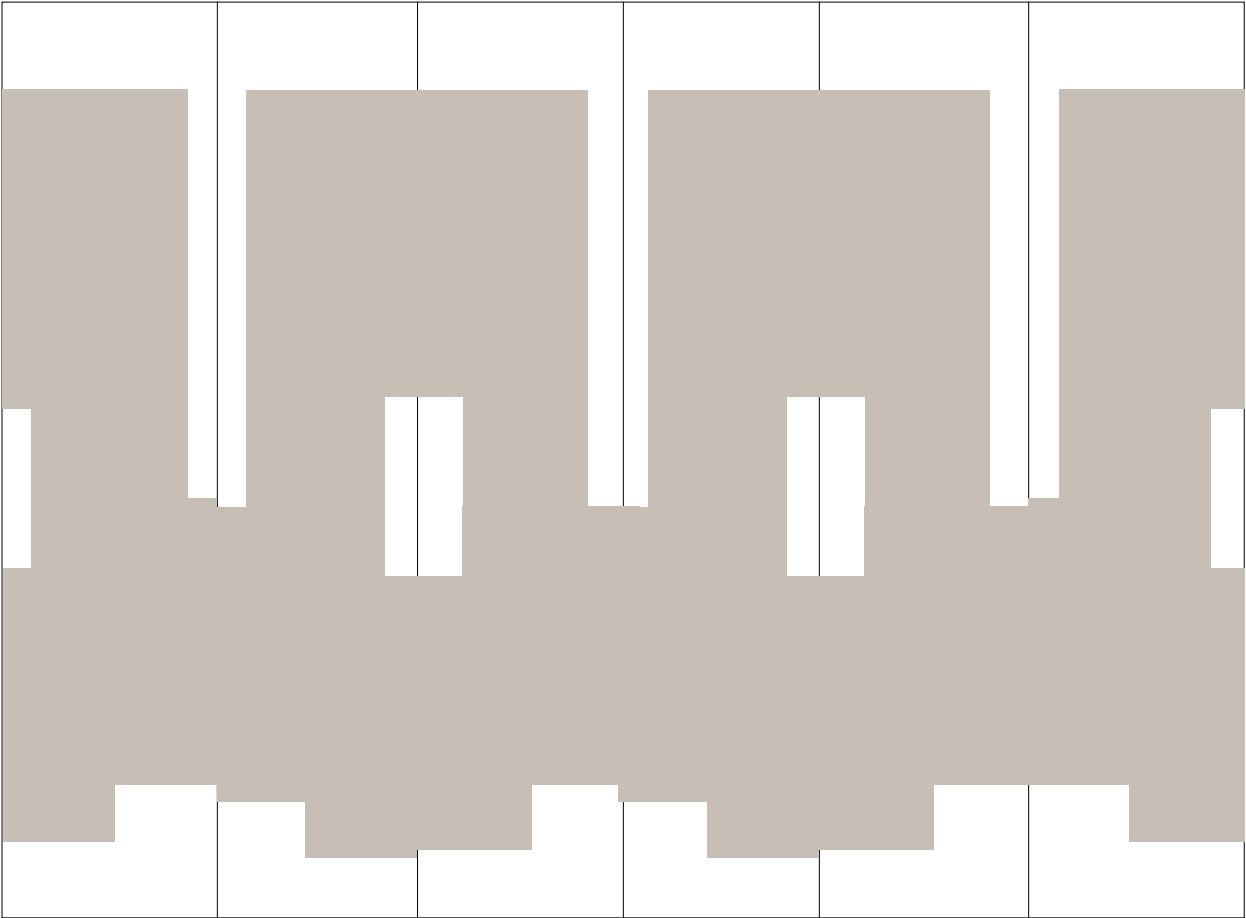
Select your home	08
Liora release in <i>Armstrong Estate</i>	11
Floorplans	12
Location and lifestyle	17
A seamless building experience	21
Colour palettes	23
Standard inclusions	32



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
LOT 3305	LOT 3306	LOT 3307	LOT 3308	LOT 3309	LOT 3310
240m ²	224m ²	224m ²	224m ²	224m ²	240m ²



Liora release in Armstrong Estate

Discover an exclusive collection of six single-storey townhomes, perfectly designed to cater to your lifestyle needs.

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.



Nova

Bright. Blissful. A sanctuary in every corner.

The Nova floorplan is designed to accommodate families of all sizes with effortless style. Featuring an emphasis on open-plan living, this home is filled with natural light and a calming sense of space.

At its heart lies a sleek kitchen with a practical walk-in pantry, flowing into the living and dining area — perfect for everyday moments and entertaining alike. A cleverly integrated study nook offers a neat space for study or working from home, enhancing the home’s functionality.

The master suite is privately positioned at the rear of the home, complete with a spacious walk-in robe and elegant ensuite. Two additional bedrooms with built-in robes are positioned along a dedicated hallway and share a central bathroom — forming a well-zoned area for rest and relaxation.

A separate laundry, walk-in linen cupboard and single-car garage complete this well-considered home, offering comfort and convenience at every turn.

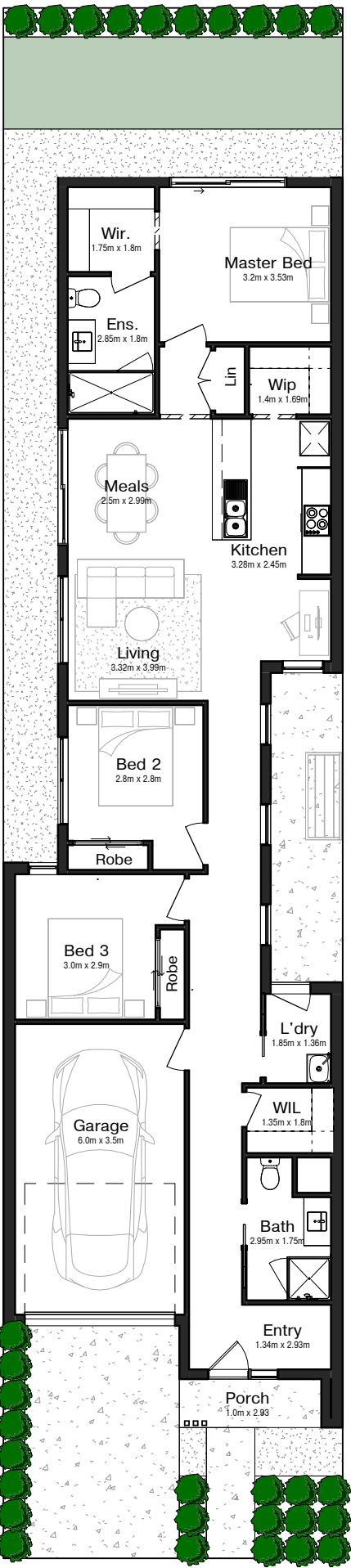


FLOORPLAN

- 7m — House width
- 25.8m — House length
- 15.9 — Sq
- 147.59 — M²
- 3 — Bed
- 2 — Bath
- 1 — Garage
- 1 — Living

TOWNHOME

- 2 — Lot 3306
- 3 — Lot 3307
- 4 — Lot 3308
- 5 — Lot 3309



Ground floor

*Townhomes 3 & 5 will have a mirrored floorplan.

Cove

Intimate. Refined. Effortless everyday elegance.

The Cove floorplan brings effortless style to everyday living, thoughtfully designed to suit families of all sizes. Prioritising light and openness, the layout creates a calm and inviting atmosphere throughout.

At the centre of the home lies a sophisticated kitchen, complete with a functional walk-in pantry and flowing seamlessly into the living and dining zones — ideal for entertaining or relaxed family moments. Enhancing its versatility is a cleverly placed study nook, offering a tidy and efficient space to work or learn from home.

Tucked away at the rear, the master suite provides a private sanctuary, featuring a spacious walk-in robe and an elegant ensuite. Along a dedicated hallway, two additional bedrooms include built-in robes and are complemented by a central bathroom — forming a well-considered zone for rest and comfort.

Practical features such as a separate laundry, walk-in linen storage and a single-car garage complete this beautifully balanced home, designed to deliver both convenience and comfort in equal measure.

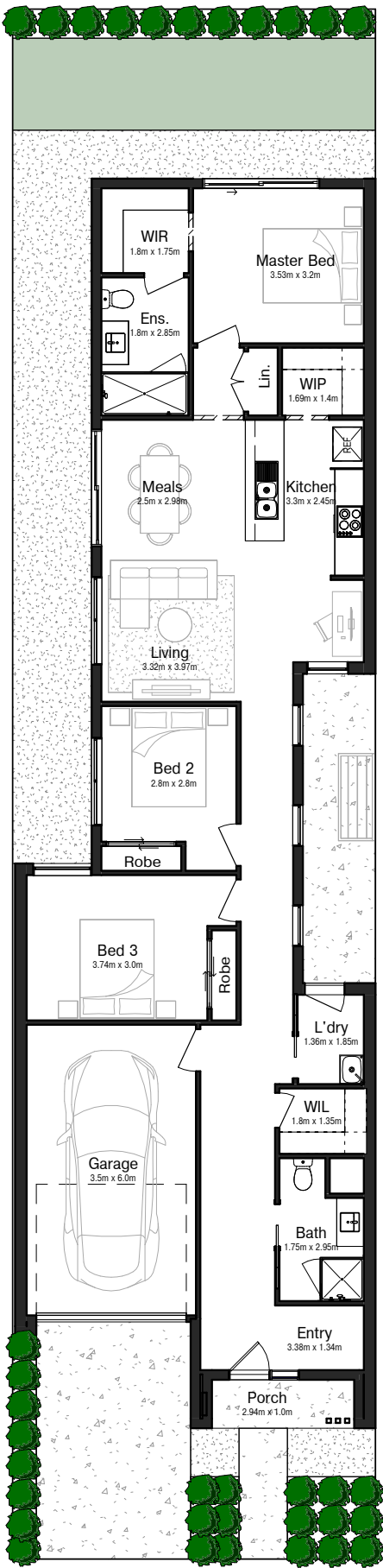


FLOORPLAN

- 7.4m — House width
- 25.8m — House length
- 16.4 — Sq
- 152.25 — M²
- 3 — Bed
- 2 — Bath
- 1 — Garage
- 1 — Living

TOWNHOME

- 1 — Lot 3305
- 6 — Lot 3310



Ground floor

*Townhome 1 will have a mirrored floorplan.



Location and lifestyle

At Armstrong, there's something for everyone. With a variety of thoughtfully designed lifestyle precincts — each offering its own distinct charm and character — you'll find the perfect place to call home, whether you're drawn to a lively community hub or a more peaceful, tucked-away setting.

At the heart of it all is Armstrong's Bunjil's Nest District Park — a true destination park, featuring expansive green spaces and an abundance of play equipment for all ages. It's a much-loved gathering place for residents and visitors alike, and just a short walk from Bunjil's Nest District Park, Mirriposa Primary School and the Poa Banyul Community Hub.

The centre of the community is also home to Club ARMSTRONG, an exclusive residents' club offering premium lifestyle facilities just moments from your door. And with the highly anticipated Mt Duneed Village set to open in the coming months, residents will soon enjoy walkable access to everyday essentials including an IGA, Chemist Warehouse, café, restaurant and more. Additional facilities will include medical and dental services, a hairdresser, Omega daycare, and the Saltwater Swim School — creating a vibrant, self-contained community with everything you need close at hand.

Armstrong also offers seamless connectivity, with easy access to Armstrong Creek Town Centre, the Geelong Ring Road via Baanip Boulevard, and Waurin Ponds Train Station. For those craving coastal charm, the Torquay beaches are just 11 minutes away.

Surrounded by lush parklands and over 30 kilometres of walking and cycling trails, along with 24 hectares of wetlands, sporting fields and green space, Armstrong invites you to embrace wellness and balance — delivering a refreshing, coastal lifestyle designed for today and ready for tomorrow.

DISCOVER YOUR NEW COMMUNITY





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.



Colour palettes

With our commitment to creating leading designs, a selection of colour palettes have been curated by expert interior designers to perfectly complement your Glenvill home.

Transform your home into the ultimate sanctuary with our carefully curated selection of four interior palettes. Meticulously blended with an array of textures and finishes, these palettes effortlessly elevate your home's appeal with elegance and style.



Coastal

Inspired by the essence of the Australian coastline, immerse yourself in relaxation with soft wood textures combined with the subtle hues of sand and white surf. Coastal provides a refreshing palette, perfectly capturing the essence of seaside living.





Eclectic

Embrace an eclectic style, with a vibrant and diverse medley of bold hues, unexpected combinations and playful contrasts. Exude an artistic and adventurous energy that celebrates individuality and creativity in your home.





Minimal

This minimal palette features pared-back colours, showcasing shades, tints, and tones of a single colour. With sleek textures and clean lines, it creates an effortless and chic look. Style this palette with similar natural colours, accentuated by hints of texture like wool, wood and stone.





Contemporary

Derived from the mid-century modern movement, a contemporary palette has evolved into a modern and timeless aesthetic. Neutral colours, complemented by touches of black and soft grey tones, along with sleek lines, create a striking statement.



Standard 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 & underground power included
	Internet, telephone & electricity standard connection fees by owner
FRAMING	Prefabricated pine wall frames
	Prefabricated pine roof trusses
CEILING HEIGHT	2590mm high to ground floor
PLUMBING	Concealed plumbing
	Colorbond fascias, gutters & downpipes
BOUNDARY WALL CONSTRUCTION	Hebel boundary wall system
ROOFING	Colorbond roof with sarking from builders' standard range
WINDOWS	Double glazing to windows and sliding doors throughout
	Obscure glazing to bathroom, ensuite & WC 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
WINDOW COVERINGS	Roller blinds to all windows & sliding doors (excluding front door sidelights & wet areas)
INSULATION	R2.5 batts & sisilation to external walls
	R3.5 to ceilings
HOT WATER SERVICE	280 litre electric heat pump
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 door to rear sliding door
DOOR FURNITURE	Chrome entrance set to front door & rear garage door
	Deadbolt to front door & garage internal access door
	Chrome levers to room doors
	Privacy door handles to bathroom, ensuite, powder & WC
	Weatherstrip to front door & internal access door to garage door stops
TILES	Ceramic floor tiles to bathroom, ensuite, WC & laundry
	Ceramic wall tiles 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)
	Semi gloss enamel to front door (3 coats)
	Low sheen acrylic to interior walls & ceiling (2 coats)
	Semi gloss enamel to interior woodwork & doors (3 coats)
ELECTRICAL	Double power points throughout
	LED downlights throughout (batten point to garage)
	Double external flood light with sensor
	TV point to master bedroom & living
	Digital ready TV antenna
	Internet ready (NBN/Opticomm) provision only
	Telephone point to master bedroom & living
	Smoke detectors (direct wired with battery back up)
	3.5kW solar PV system



Standard inclusions

KITCHEN	Mineral surface benchtops with 20mm square edge (from standard range)
	Reverse bevel base cabinetry
	Pantry with 4 melamine shelves
	600mm Haier dishwasher
	600mm Haier multifunction electric oven (stainless steel)
	600mm Haier induction cooktop
	600mm Fisher & Paykel integrated rangehood
	Undermount double bowl sink and drainer (stainless steel)
LAUNDRY	Gooseneck chrome mixer tap
	Stainless steel trough & white acrylic cabinet
	Hot & cold washing machine connections
	Gooseneck chrome mixer tap
BATHROOM AND ENSUITE	Mineral surface benchtops with 20mm square edge (from standard range)
	Reverse bevel base cabinetry
	Polished edge mirror to full width of vanities
	Square feature basins (white with chrome waste & overflow)
	Toilet suites (white with chrome flush button)
	Semi-freestanding bath (if applicable)
	Tiled shower base & semi-frameless glass pivot door with polished silver frame
	Chrome mixer taps
GARAGE	Chrome 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)
	Garden tap to front & rear
FENCING	Recycled water (if applicable)
	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





Artist Impression
Colour palette — Contemporary

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