

GLENVILL HOMES

MISTRAL 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
LOT 70180	LOT 70179	LOT 70178	LOT 70177	LOT 70176	LOT 70175	LOT 70174	LOT 70173	LOT 70172	LOT 70171
166m <sup>2</sup>	108m <sup>2</sup>	81m <sup>2</sup>	81m <sup>2</sup>	108m <sup>2</sup>	81m <sup>2</sup>	81m <sup>2</sup>	108m <sup>2</sup>	108m <sup>2</sup>	153m <sup>2</sup>



## Mistral release in Highlands

Discover the Mistral release in Highlands, Mickleham - an exclusive collection of ten meticulously designed, parkland facing townhomes that balance modern lifestyle with everyday comfort.

Each double-storey home has been crafted with a focus on light, space and connection. Expansive open-plan living areas flow effortlessly to private balconies, creating a seamless sense of openness and ease. Thoughtful design details - including intimate courtyards, European laundries and master suites with their own ensuites reflect Glenvill's commitment to refined, practical living.

Perfectly positioned within the thriving Highlands community, these homes offer a lifestyle defined by convenience and connection. Enjoy easy access to both established and future schools, shopping, transport and green open spaces - all just moments from your doorstep. The Mistral release invites you to experience the ideal blend of sophistication, comfort and community in one of Melbourne's most sought-after northern neighbourhoods.



# Lumen

Bright. Blissful. A sanctuary in every corner.

Bold yet beautifully balanced, the Lumen celebrates space, flow and flexibility. The upstairs kitchen, complete with walk-in pantry, connects to open-plan meals and living areas that extend to a large balcony - ideal for entertaining or unwinding.

The master suite offers both a walk-in robe and ensuite, creating a haven of privacy and comfort.

On the ground floor, two well-proportioned bedrooms, a family bathroom and European laundry offer versatility for guests or growing families. A central courtyard bridges the home and garage, adding an intimate outdoor retreat to this sophisticated design.

## FLOORPLAN

- 6m ——— House width
- 16.5m ——— House length
- 17.7 ——— Sq
- 164.81 ——— M<sup>2</sup>
- 3 ——— Bed
- 2 ——— Bath
- 2 ——— Garage
- 1 ——— Living

## TOWNHOME

- 1 ——— Lot 70180
- 10 ——— Lot 70171



Ground floor



First floor



\*Townhome 1 will have a mirrored floorplan.

# Vivant

Bold. Practical. Ultimate comfort and style.

Designed for modern living, the Vivant is where balance and comfort meet contemporary style. The reversed living layout brings the kitchen, meals and living spaces to the first floor, connecting seamlessly to a generous balcony that invites natural light and fresh air. The kitchen, complete with a walk-in pantry, becomes the heart of the home, while the master suite offers a private sanctuary with walk-in robe and ensuite.

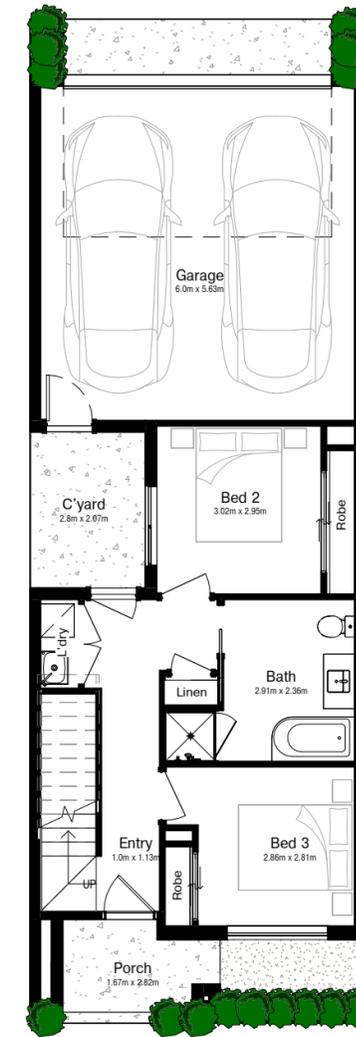
Downstairs, two additional bedrooms with built-in robes share a central bathroom and access to a tranquil courtyard. With a European laundry and double garage, the Vivant combines refined design with everyday practicality.

## FLOORPLAN

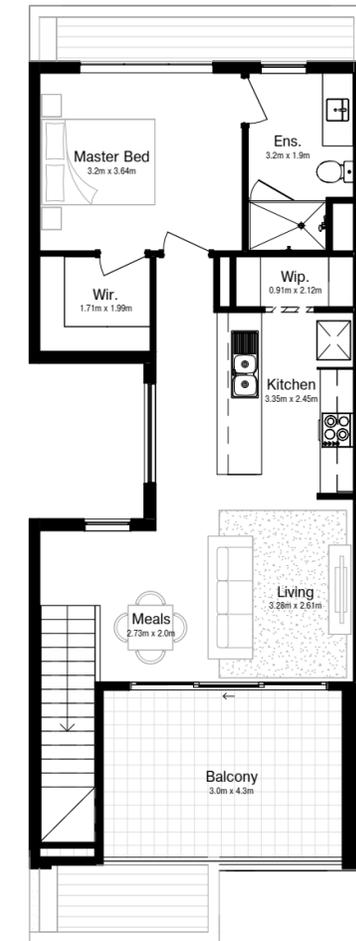
- 6m — House width
- 16.8m — House length
- 18.5 — Sq
- 172.05 — M<sup>2</sup>
- 3 — Bed
- 2 — Bath
- 2 — Garage
- 1 — Living

## TOWNHOME

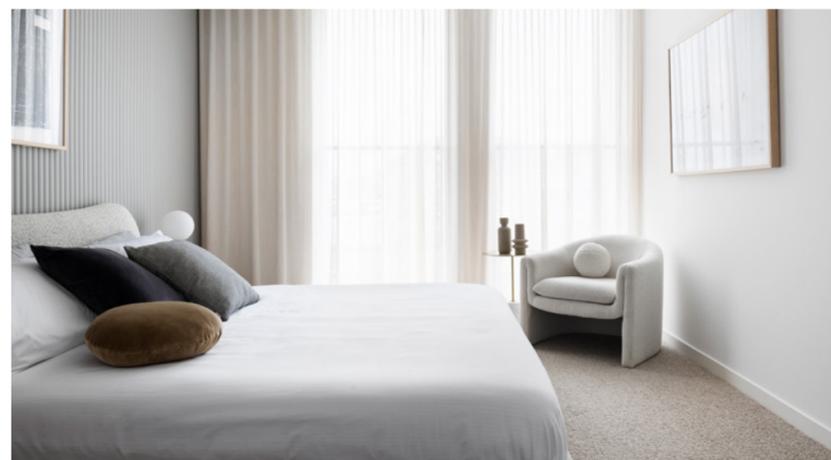
- 2 — Lot 70179
- 5 — Lot 70176
- 8 — Lot 70173
- 9 — Lot 70172



Ground floor



First floor



\*Townhomes 2 & 8 will have a mirrored floorplan.

# Cielo

Intimate. Refined. Elevated everyday ease.

Effortlessly elegant, the Cielo captures the light and openness of reversed living. With the kitchen and living spaces thoughtfully positioned upstairs, this home embraces natural light and connectivity. The first floor features a well-appointed kitchen with pantry, adjoining meals and living zones that open onto a private balcony - perfect for relaxed entertaining.

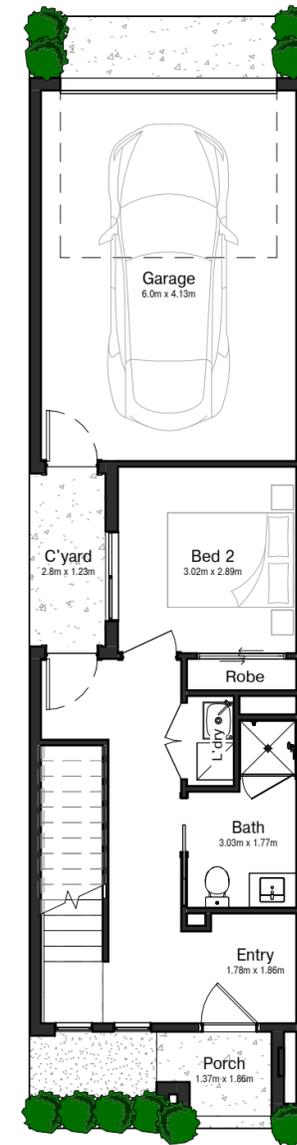
The master suite offers a serene retreat with a sleek built-in robe and private ensuite. The ground floor includes a second bedroom, bathroom and a convenient European laundry. A courtyard links the home to the spacious single garage.

## FLOORPLAN

- 4.5m — House width
- 16.8m — House length
- 13.8 — Sq
- 128.7 — M<sup>2</sup>
- 2 — Bed
- 2 — Bath
- 1 — Garage
- 1 — Living

## TOWNHOME

- 3 — Lot 70178
- 4 — Lot 70177
- 6 — Lot 70175
- 7 — Lot 70174



Ground floor



First floor



\*Townhomes 4 & 6 will have a mirrored floorplan.



## Location and lifestyle

Only 30 kilometres north of Melbourne's CBD, Highlands is an award-winning master-planned community that perfectly balances nature, convenience and connection. Designed for modern living, Highlands offers an ideal setting for families and professionals seeking both lifestyle and location.

Boasting over 20 parks, five schools, world-class sporting facilities, entertainment options and fantastic shopping opportunities, Highlands creates a vibrant village feel. Expansive parklands, tranquil lakes, scenic walking trails and a natural tree reserve nearby make outdoor living effortless - whether it's morning walks, weekend adventures, or catching up with friends at local cafés.

Modern facilities and everyday essentials are close at hand. Highlands Shopping Centre and Craigieburn Central provide a variety of retail and dining experiences, while immediate access to Craigieburn Road and established transport links ensures the city is never far away.

More than a neighbourhood, Highlands is a community built around connection and wellbeing - where convenience meets calm and every detail is designed to help residents thrive.



# DISCOVER YOUR NEW COMMUNITY





## A seamless building experience

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### 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.

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### 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.

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### 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.

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### 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
	2590mm high to first floor
PLUMBING	Concealed plumbing
	Colorbond fascias, gutters & downpipes
BOUNDARY WALL CONSTRUCTION	AAC Panels
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)
	Gooseneck chrome mixer tap
LAUNDRY	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
	Chrome double towel rail, toilet roll holder & soap dish
GARAGE	Colorbond panel lift door
	Remote control to garage door (includes 2 no. handsets)
LANDSCAPING	As per developer requirements (front & rear)
	Garden tap to front & rear
	Recycled water (if applicable)
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	Powder coated letterbox
	Colorbond fold out clothesline to rear yard



Artist Impression  
Colour palette — Contemporary

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