

GLENVILL HOMES

PHOENIX RELEASE



EST. 1958





Introducing our terraces

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 terraces 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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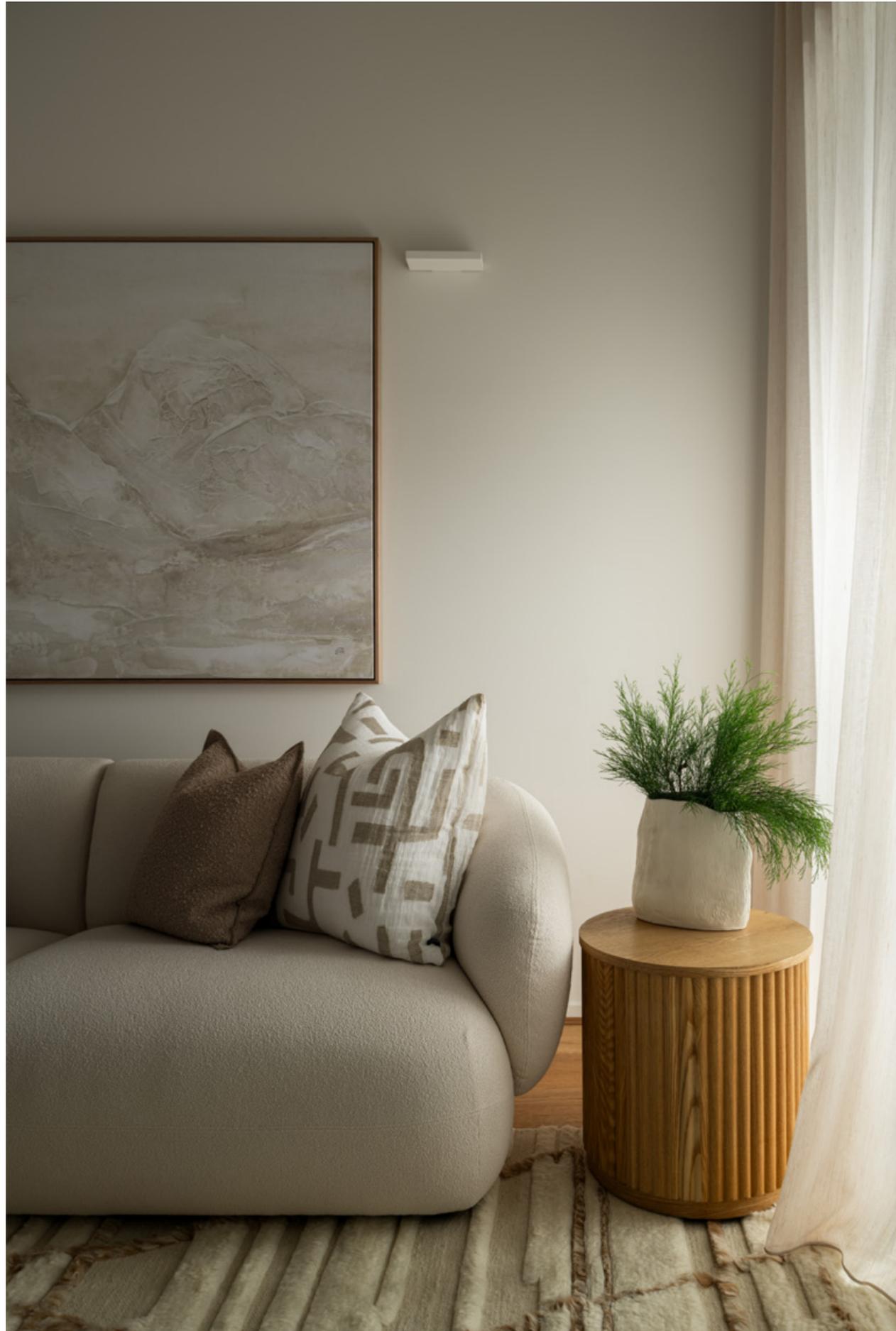
Artist Impression

Select your home

Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each home reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.



1	2	3	4	5	6	7	8
LOT 35 218m ²	LOT 34 204m ²	LOT 33 204m ²	LOT 32 204m ²	LOT 31 204m ²	LOT 30 204m ²	LOT 29 204m ²	LOT 28 217m ²



Phoenix release in Amory Estate

Discover the Phoenix release in Ripley – an exclusive collection of eight thoughtfully crafted homes designed to elevate everyday living. Each residence has been carefully considered to maximise light, space and comfort, with generous open-plan living zones flowing effortlessly to outdoor areas that invite connection and relaxation. Upstairs retreats, well-appointed master suites and flexible secondary living spaces ensure every home supports the way modern families live today.

Perfectly positioned within walking distance of Ripley Town Centre and the proposed future train station, this final release places you at the heart of a growing, connected community. With parklands, natural reserves and essential amenities close at hand, the Phoenix release offers a lifestyle defined by convenience, calm and unlimited potential.



Horizon

Bold. Practical. Ultimate comfort and style.

Horizon is a thoughtfully crafted family home designed for balance, comfort and effortless everyday living. Featuring a welcoming double-storey layout, Horizon offers a spacious master bedroom and three additional bedrooms, creating room for families to grow with ease. Two distinct living zones, including a generous lounge and an open-plan kitchen, meals and living area, provide flexibility for connection, relaxation or entertaining.

A well-appointed kitchen with walk-in pantry, a practical laundry and a secure double garage ensure everyday functionality is never compromised. With seamless indoor to outdoor flow and thoughtfully placed storage throughout, Horizon combines style, warmth and practicality in perfect harmony.

FLOORPLAN

- 7.1m — House width
- 18.3m — House length
- 24.56 — Sq
- 228.2 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TERRACE

- 8 — Lot 28



Ground floor



First floor



*Terrace 1 will have a mirrored floorplan.

Ember

Sleek. Serene. A perfect balance of form and function.

Ember offers refined, contemporary living with an emphasis on space, natural light and thoughtful flow. The expansive ground floor kitchen, meals and living zone opens directly to the outdoor patio, creating an ideal setting for entertaining or unwinding. A practical laundry and a secure single garage support the ease of everyday family routines.

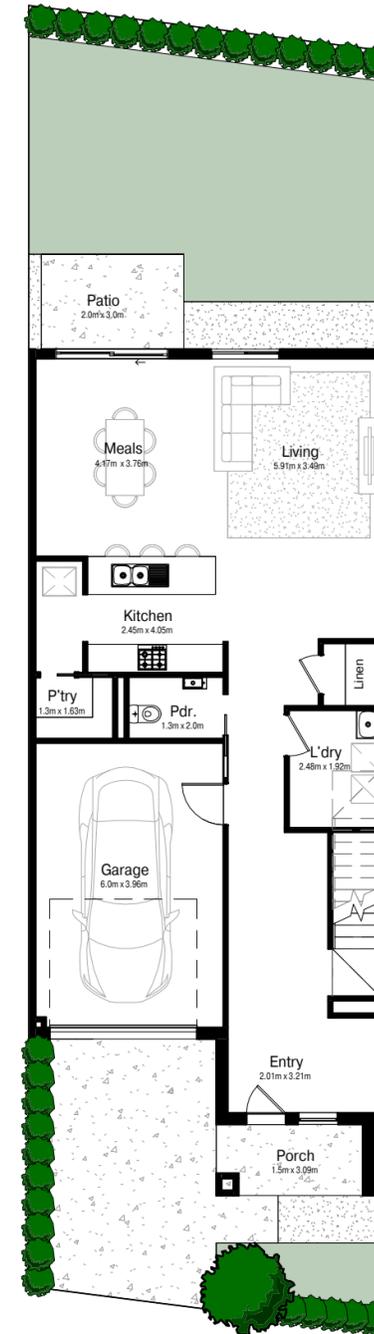
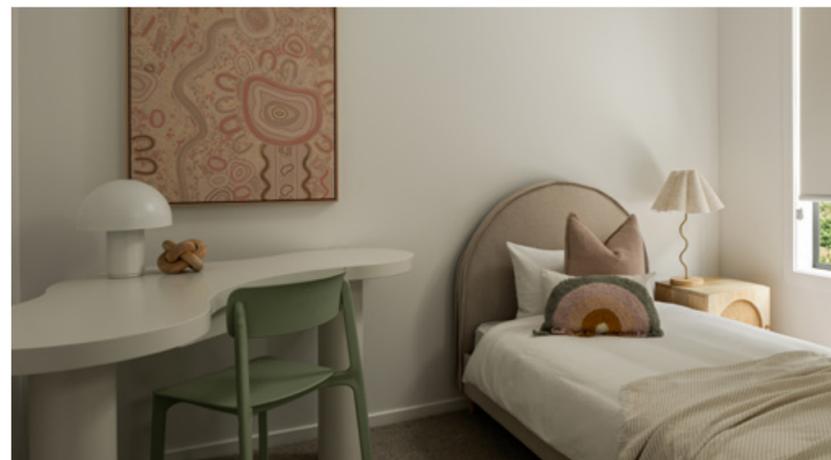
Upstairs, the private master bedroom is accompanied by two additional bedrooms and a generous secondary living area. The master bedroom enjoys direct access to a balcony, welcoming fresh air and soft daylight. Ember is designed for modern families who value comfort, versatility and a touch of everyday luxury.

FLOORPLAN

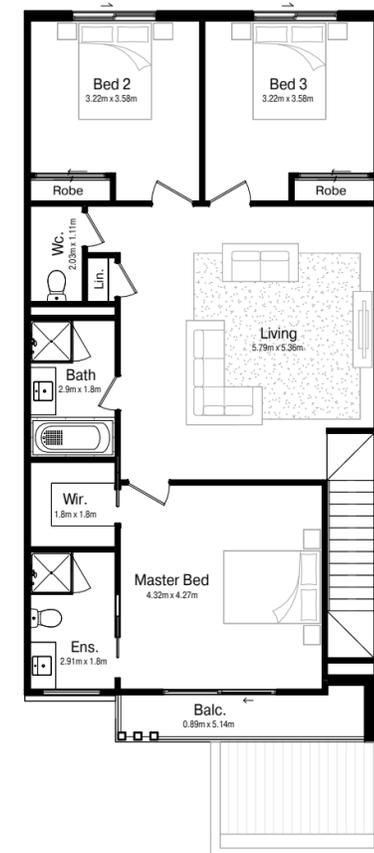
- 7.4m — House width
- 17.8m — House length
- 25.13 — Sq
- 233.47 — M²
- 3 — Bed
- 2.5 — Bath
- 1 — Garage
- 2 — Living

TERRACE

- 2 — Lot 34
- 4 — Lot 32
- 5 — Lot 31
- 7 — Lot 29



Ground floor



First floor

*Terrace 5 will have a mirrored floorplan.



Location and lifestyle

Amory offers a unique opportunity for life unlimited in the heart of Ripley, representing the final collection of homesites within easy walking distance of the expanding Ripley Town Centre and the proposed future train station. This exceptional location ensures both seamless connectivity and unparalleled convenience.

The community is positioned at the centre of one of Australia's largest growth areas, where retail, health and education are meticulously connected. This unlimited potential means everything your family needs is at your fingertips, fostering a truly effortless lifestyle. The masterplan is designed for unlimited freedom and wellbeing, incorporating a dedicated central park and numerous natural reserves, providing ideal spaces for leisure, an evening stroll or walking the dog.

Elevated homesites within the community may offer residents stunning views of the valley's hillside rim, providing a daily window to nature. Amory is more than a neighbourhood; it is a meticulously planned environment where potential and convenience integrate with a calm setting.



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 terrace 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 3 phase power included
	Telephone & electricity standard connection fees by owner
FRAMING	Prefabricated pine wall frames
	Prefabricated pine roof trusses
CEILING HEIGHT	2590mm high to ground floor
	2440mm high to first floor
PLUMBING	Concealed plumbing
	Colorbond fascias, gutters & downpipes
BOUNDARY WALL CONSTRUCTION	CBMA fire zone boundary wall system
ROOFING	Colorbond roof with sarking from builders' standard range
WINDOWS	Aluminium windows and sliding doors throughout to suit 7 star energy rating
	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	280 litre electric heat pump
HEATING AND COOLING	Split system heating & cooling unit to main living & master bedroom
	Ceiling fans to all Bedrooms and Living

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 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 (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)	



Standard inclusions

KITCHEN	Mineral surface benchtops with 20mm square edge (from standard range)
	Pantry with 4 melamine shelves
	600mm dishwasher
	600mm multifunction electric oven (stainless steel)
	600mm induction cooktop
	600mm Fisher & Paykel integrated rangehood
	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	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 (step free to one shower) & semi framed 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
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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