

GLENVILL HOMES

THE ELMS 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.

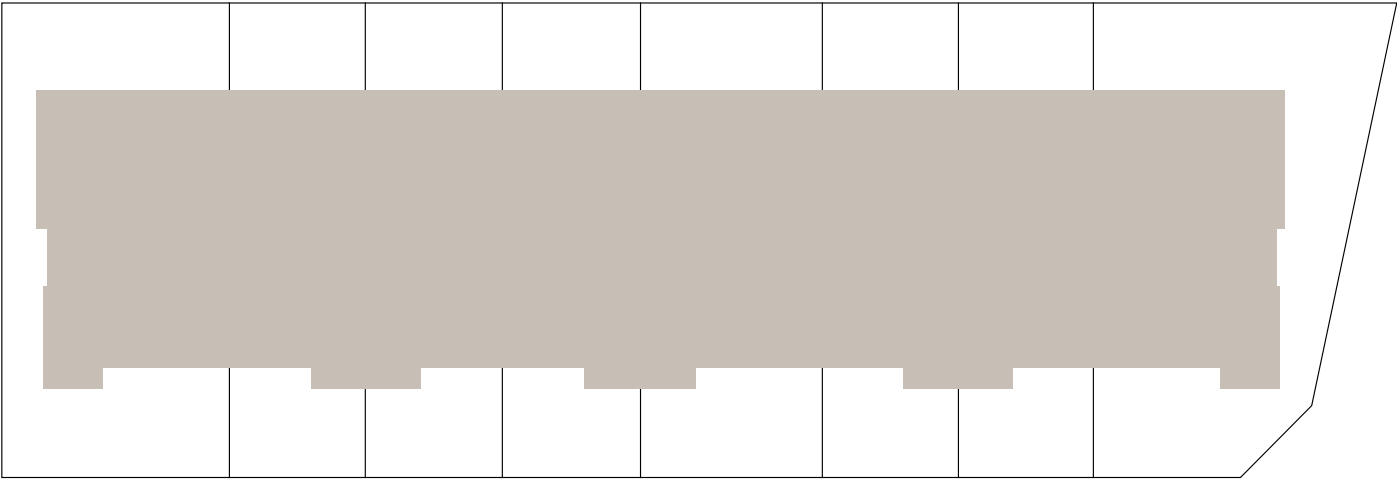
Select your home	08
The Elms release in Kingswood Estate	11
Floorplans	12
Location and lifestyle	19
A seamless building experience	23
Colour palettes	25
Standard inclusions	34



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
LOT 244	LOT 245	LOT 246	LOT 247	LOT 248	LOT 249	LOT 250	LOT 251
210m ²	126m ²	126m ²	126m ²	168m ²	126m ²	126m ²	236m ²



The Elms release in Kingswood Estate

Discover eight beautifully planned double-storey townhomes, perfectly positioned on the site of the former Kingswood Golf Course in the established heart of Dingley Village.

Across three distinct designs, each home offers between 16.65sq and 22.91sq of considered living space, where open-plan living flows effortlessly to a private patio, creating the perfect setting for everyday life and relaxed entertaining. Ranging from three to four bedrooms and up to two-and-a-half bathrooms, these homes provide flexibility, with a master suite complete with ensuite and walk-in robe and select designs featuring a separate upstairs rumpus for a second living area.

Each contemporary facade sits beautifully within the Kingswood streetscape, framed by more than 800 mature trees retained from the original course. With only eight homes available, this is a rare opportunity to secure your place in one of Melbourne's most established south-eastern pockets.



Marlowe

Considered, right down to the details.

The Marlowe makes the most of a compact footprint without feeling compact at all. With 16.65sq of living space, the open-plan living and meals opens to a private patio served by a well-planned kitchen.

The master suite is generously proportioned, with a walk-in robe and ensuite, and is complemented by a dedicated storage space, the perfect multi-purpose area to become an additional study or reading nook.

Two additional bedrooms, with one featuring its own study nook, a single garage and thoughtful room-to-room flow make this a home designed for easy, everyday living.

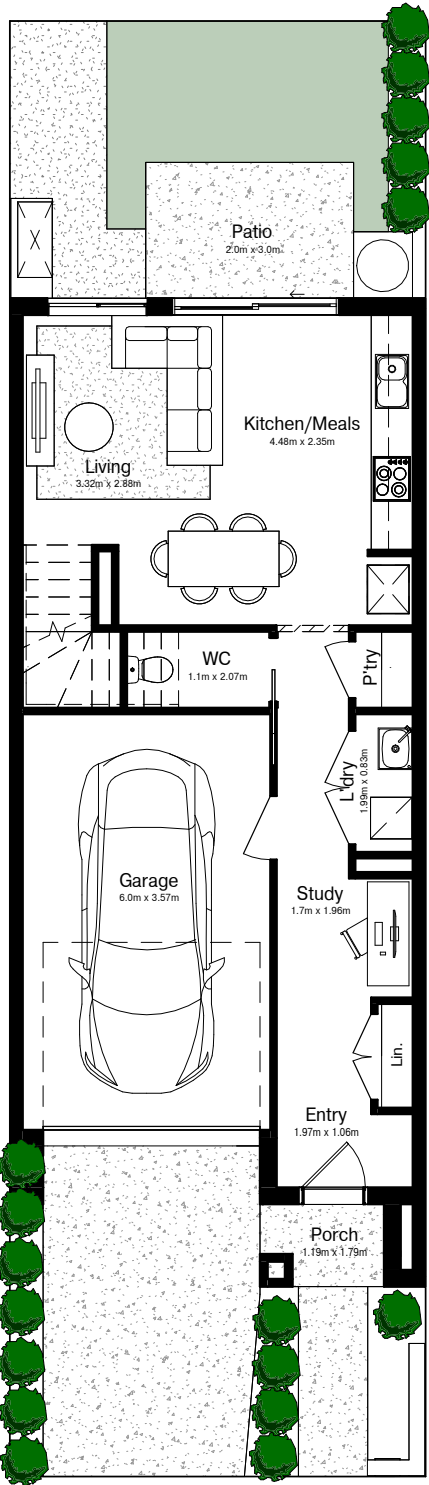


FLOORPLAN

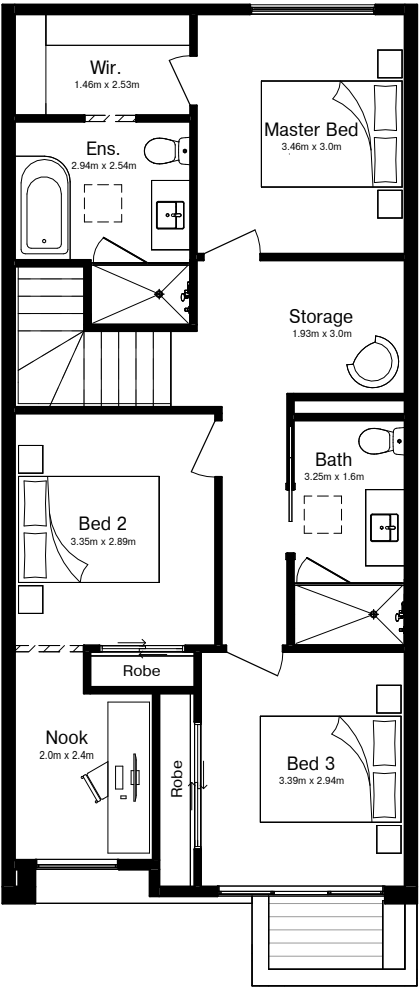
- 5.98m — House width
- 14.26m — House length
- 16.65 — Sq
- 154.72 — M²
- 3 — Bed
- 2.5 — Bath
- 1 — Garage
- 1 — Living

TOWNHOME

- 2 — Lot 245
- 3 — Lot 246
- 4 — Lot 247
- 6 — Lot 249
- 7 — Lot 250



Ground floor



First floor

*Townhomes 3 & 7 will have a mirrored floorplan.

Ashgrove

Room to gather, space to unwind.

The Ashgrove steps up to 22.12sq of living space. At the rear of the home, the open-plan living, meals and kitchen – featuring a walk-in pantry – opens out to a private patio, perfect for entertaining.

Upstairs, each of the secondary bedrooms are generous in size and feature built-in robes. The master bed is a retreat with a walk-in wardrobe and large ensuite. A full family bathroom with separate WC, dedicated linen storage and a rumpus room complete the upper level.

A double garage, dedicated laundry and considered storage throughout mean there’s room for the whole family to grow into this home.

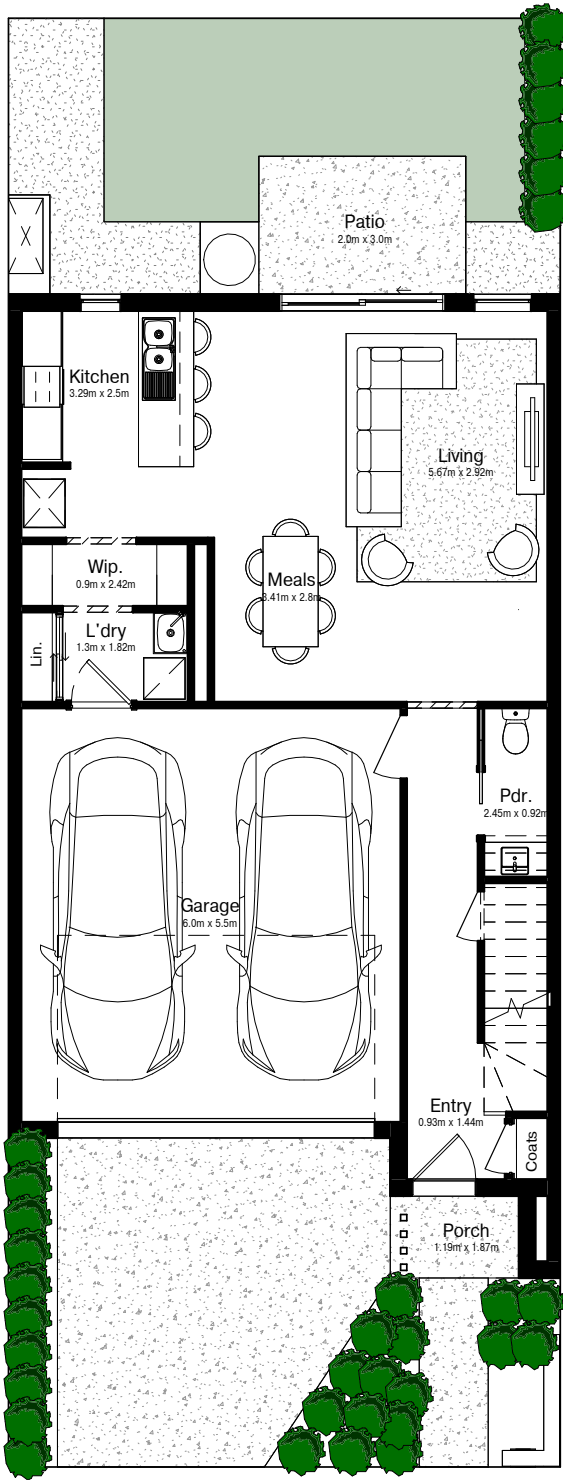


FLOORPLAN

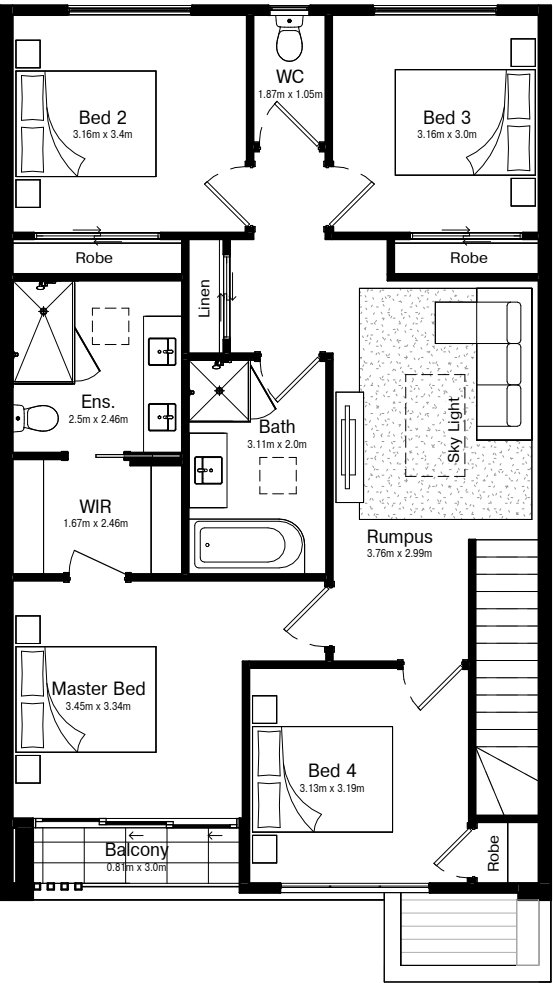
- 7.98m — House width
- 14.26m — House length
- 22.12 — Sq
- 205.52 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

- 5 — Lot 248



Ground floor



First floor

*Townhome 5 will have a mirrored floorplan.

Kingsley

A place for everyone, and a place for everyone to gather.

The Kingsley is the most generous floorplan in the range with 22.91sq of living space. Down the hallway, you’re welcomed by a kitchen with a walk-in pantry, overlooking the living and meals area that flows out to a private patio.

Upstairs, the master bed is a serene retreat featuring its own balcony, walk-in robe and ensuite. The three remaining bedrooms offer generous proportions and robes. A large rumpus gives you a second living area, the perfect place to create a space for the kids to unwind.

A double garage, dedicated laundry and the extra width throughout give this home room to breathe that the others simply don’t have.

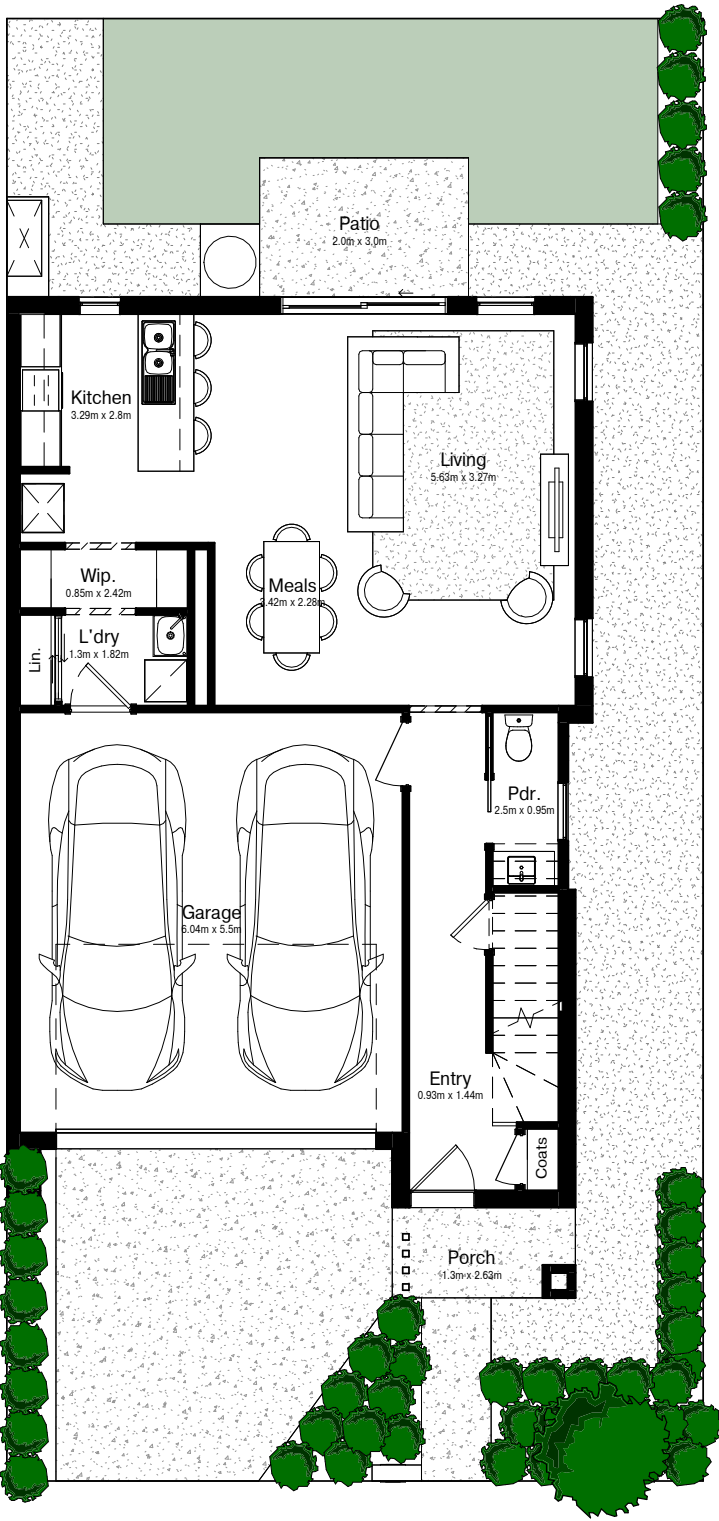


FLOORPLAN

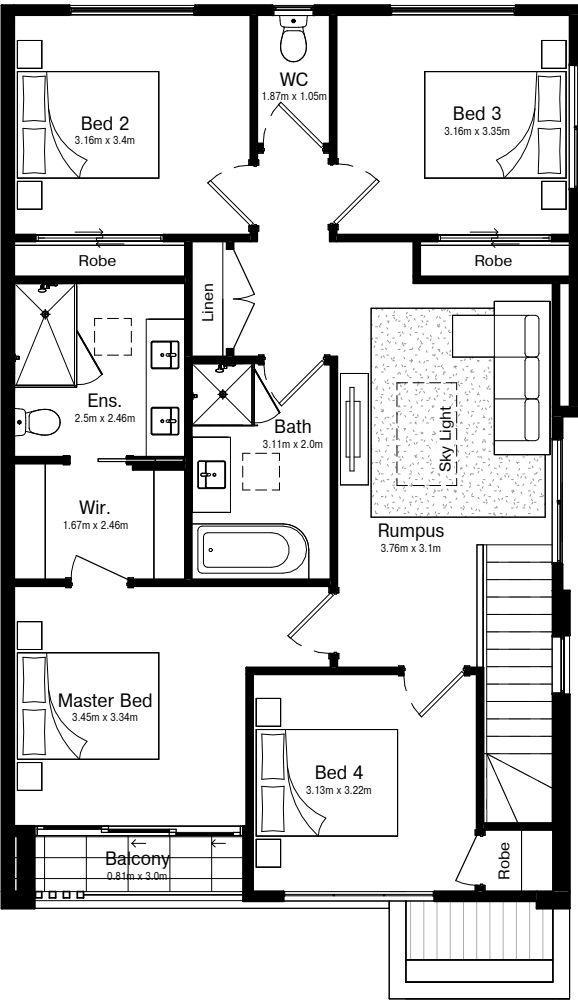
- 8.41m — House width
- 14.37m — House length
- 22.91 — Sq
- 212.85 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

- 1 — Lot 244
- 8 — Lot 251



Ground floor



First floor

*Townhome 1 will have a mirrored floorplan.



Location and lifestyle

Kingswood presents a masterplanned community built around what has been kept as much as what has been created, in one of Melbourne's last significant infill opportunities in the established south-east.

At the heart of the community, more than 800 mature trees retained from the original golf course frame around ten hectares of parks, wetlands and native landscape, roughly a fifth of the developable land given back to open space, with a further 1,500 trees to be planted. Spring Road Reserve sits at the doorstep, with the Hawthorn Football Club's Kennedy Community Centre nearby and Braeside Park and its wetlands close by, giving residents genuine green space from day one.

Education is well served on every side, with Haileybury, Mentone Grammar, Mentone Girls' Grammar and Monash University's Clayton campus all within easy reach. Dingley Village Shopping Centre covers the everyday, with DFO Moorabbin, Westfield Southland and Chadstone all a short drive away.

Connectivity is a genuine strength of Kingswood's location. The Melbourne CBD is around half an hour by car, Mordialloc Beach and the bay sit to the west, and the arterial network through Centre Dandenong Road and the Mornington Peninsula Freeway puts the rest of the south-east comfortably within reach.

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
	2590mm high to first 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
WINDOW COVERINGS	Flyscreens to all openable windows
	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
TILES	Weatherstrip to front door & internal access door to garage door stops
	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
LAUNDRY	Double bowl sink and drainer (stainless steel)
	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)
	Front fencing, timber paling & slat fencing including wing fence & gate to suit estate design guideline
PAVING	Exposed aggregate driveway, front path & rear outdoor living area
LETTERBOX AND CLOTHES LINE	Brick-in letterbox
	Colorbond fold out clothesline to rear yard

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