

Deanside Village.

DEANSIDE, 3336

LOTS 2301 – 2305



MAPLE
LIVING



DEANSIDE VILLAGE – DEANSIDE

FEATURING ARCHITECTURALLY-DESIGNED FACADES AND WELL-THOUGHT-OUT OPEN FLOORPLANS, THE EXCLUSIVE RELEASE OF TOWNHOMES AT DEANSIDE VILLAGE AN IDEAL OPPORTUNITY FOR ANY YOUNG FAMILY OR INVESTOR.

PREPARED WITH LIVABILITY IN MIND, EACH SPACIOUS HOME IS PACKED WITH CONVENIENCE, COMFORT, AND CURBSIDE AESTHETICS TO STAND THE TEST OF TIME.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

FEATURES

ENSUITE

SPLIT SYSTEM IN MAIN LIVING AREA

REECE TAPWARE & BATHWARE

600MM INALTO APPLIANCES

LANDSCAPED GARDEN

20MM STONE KITCHEN BENCHTOP

Note: Features may vary between lots.



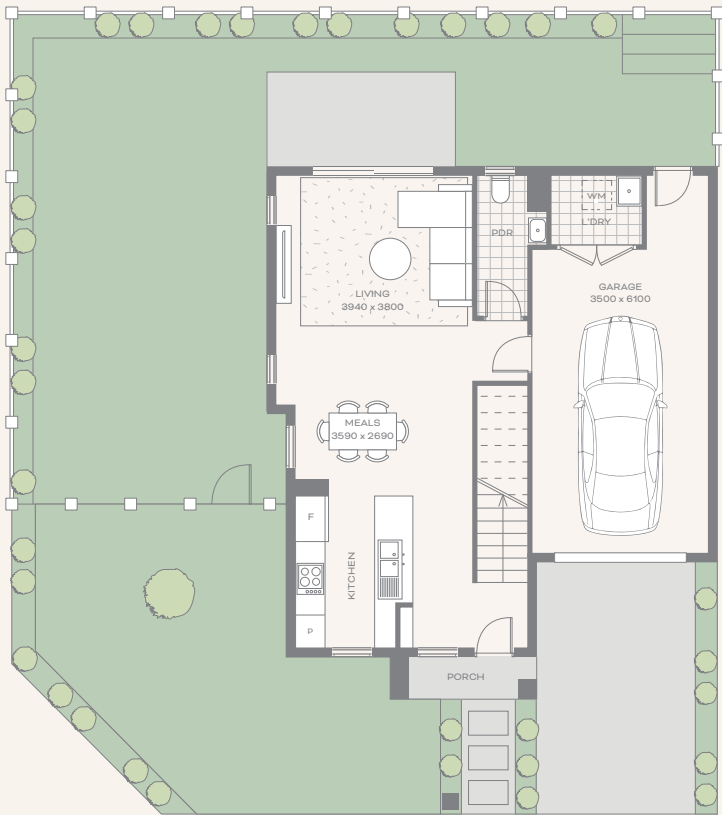
ARTIST'S IMPRESSION



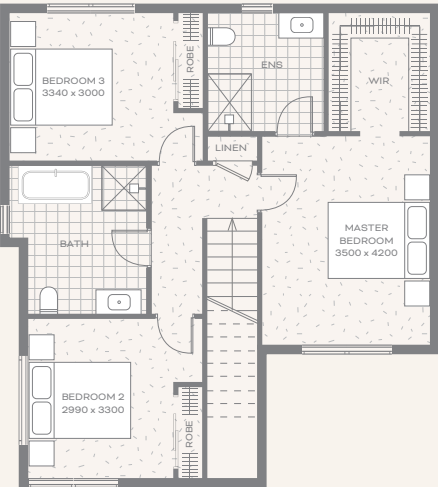
ARTIST'S IMPRESSION

FLOORPLANS

16.55sq | DEANSIDE VILLAGE,
DEANSIDE 3336



GROUND FLOOR



FIRST FLOOR

Lot 2301 & 2305

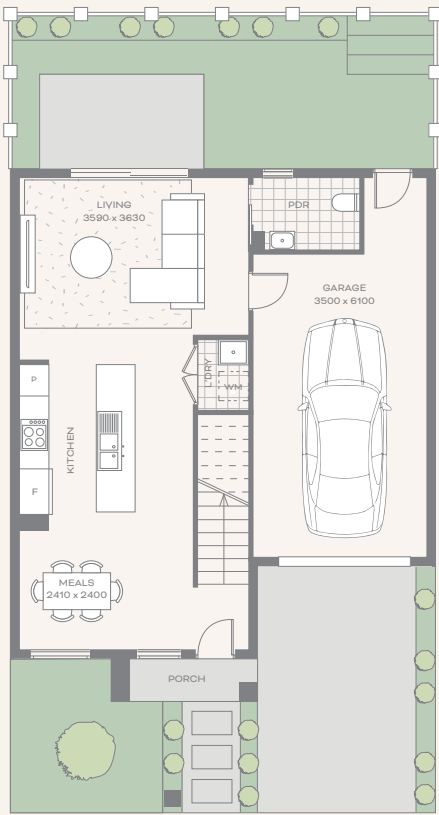
Lot 2305 is a reverse flip of the floorplan shown above

BEDROOMS	3	GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	2301: 220m ² 2305: 212m ²

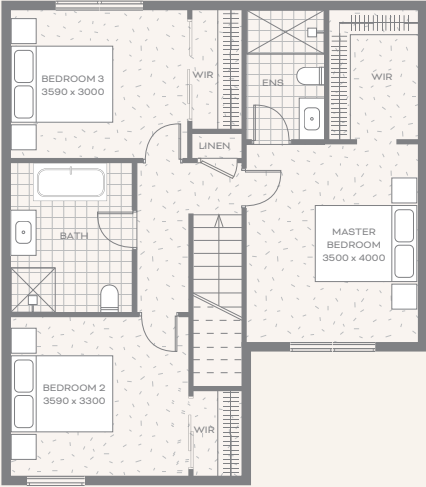
Plans and landscaping are indicative only and may differ as a result of documentation and construction.
Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

FLOORPLANS

16.23sq | DEANSIDE VILLAGE,
DEANSIDE 3336



GROUND FLOOR



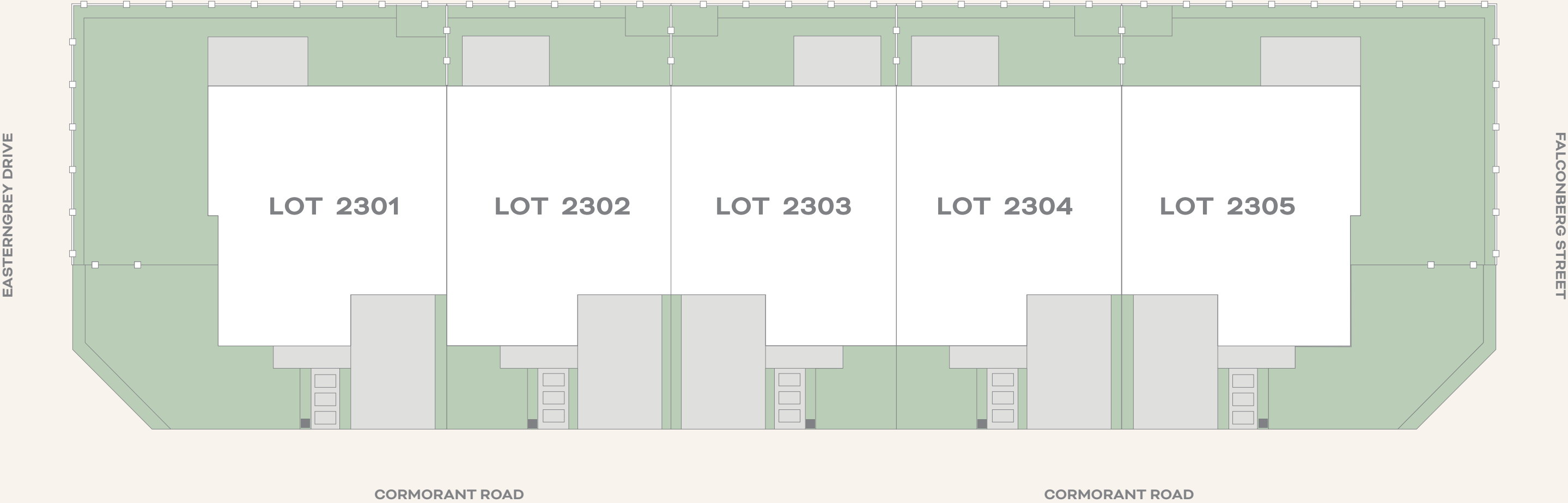
FIRST FLOOR

Lots 2302 – 2304

Lot 2303 is a reverse flip of the floorplan shown above

BEDROOMS	3	GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	136m ²


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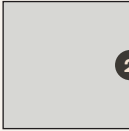



COLOUR SELECTIONS


SALT

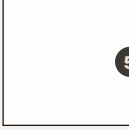
LIGHT & FRESH

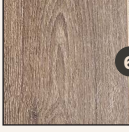
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1 WALL PAINT
Lexicon Quarter
- 


2 MAIN CABINETRY
Oyster Grey Matt
- 


3 OVERHEAD CABINETRY
Soft Walnut
- 

4 SPLASHBACK TILES
Ash Grey Matt
- 

5 STONE BENCHTOPS
Arcadia
- 

6 FLOORBOARDS
Tawny
- 

WALL & FLOOR TILES
Mon White
- 

CARPET
Flood Plains
- 

BLINDS
Limestone



COLOUR SELECTIONS

STONE

NATURAL & TEXTURAL

- 1

WALL PAINT
Lexicon Quarter
- 2

MAIN CABINETRY
Blossom White Matt
- 3

OVERHEAD CABINETRY
Prime Oak Woodmatt
- 4

SPLASHBACK TILES
Luxe Daylight Matt
- 5

STONE BENCHTOPS
Astral
- 6

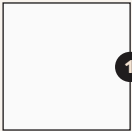
FLOORBOARDS
Blackbutt
-
- WALL & FLOOR TILES
Mon Dark Grey
- CARPET
Thermal
- BLINDS
Mist

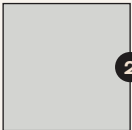


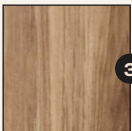
COLOUR SELECTIONS


SAND

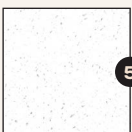
WARM & COASTAL

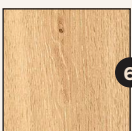
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1 WALL PAINT
Lexicon Quarter
- 


2 MAIN CABINETRY
Avion Grey Matt
- 


3 OVERHEAD CABINETRY
Boston Oak
- 

4 SPLASHBACK TILES
Daylight Matt
- 

5 STONE BENCHTOPS
Gelsomino
- 

6 FLOORBOARDS
Natural
- 

WALL & FLOOR TILES
Carrington Latte
- 

CARPET
Fresh Water
- 

BLINDS
Dune



INCLUSIONS LIST

FLOORING

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static and moisture resistant carpet to bedrooms, stairs and first floor (if applicable)
- Stone look ceramic tiles to bathrooms, ensuite, laundry and powder room

KITCHEN, LAUNDRY & BATHROOM

- Laminate kitchen base cupboards and pantry
- Fridge space with laminate overhead storage
- 20mm kitchen stone bench top
- Splashback tiles to kitchen, laundry and bathrooms
- 600mm European-inspired appliances including cooktop, oven and canopy rangehood
- Stainless steel free-standing dishwasher
- Chrome finished mixers to kitchen, laundry and bathrooms
- Double bowl stainless steel kitchen sink with drainer
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-framed paneled shower screen to ensuite and bathrooms
- Laminate vanity units to bathrooms and ensuite
- Laminate bench top to bathrooms and ensuite
- Polished edge mirrors to vanities
- Ceramic semi-inset single bowl basin to vanities

- Chrome finished tapware throughout
- Chrome-finished towel rails, toilet roll holders and towel rings

FIXTURES & FITTINGS

- Powder-coated aluminum windows, lockable sliding doors, and balcony doors (where applicable)
- Satin Chrome finished lever to main entry door
- Satin Chrome finished lever set to all internal doors
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to walls and roof cavity as per Energy Report
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel heaters to bedrooms
- Split system to the main living area
- Roller blinds to bedrooms, living areas and kitchen (where applicable)

JOINERY AND FINISHES

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in robes with top shelf and hanging rail to all bedrooms
- Built-in linen cupboard with four melamine shelves (where applicable)
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

ELECTRICAL

- Smoke detectors as required
- Double power points throughout, or single power points (where applicable)
- Exhaust fans to bathrooms, ensuite, laundry and powder room (where applicable)
- Free-to-air TV point in the living area, with cable connected to an external antenna
- Two data points to living area
- Data point ready for connection to NBN by the purchaser after handover (at builders discretion)
- LED downlights throughout
- Single external flood light in the backyard

EXTERNALS

- A Maple Living façade designed by our specialised architect team
- Combination of brickwork, acrylic render and lightweight cladding façade (as per plans)
- A fully fenced boundary as per estate covenants
- Garage with Colorbond motorised panel door with two remotes
- 1 x external garden tap at meter and 1 x external garden tap at the rear
- Coloured concrete to driveway and porch as required
- Low maintenance landscaping to front and rear including mulched garden beds, seeded lawn areas and rolled turf (if applicable)
- Fixed fold-out clothesline or retractable clothesline
- Rain-resistant pillar letterbox with newspaper slot and house number

PRELIMINARY SITE COSTS

- Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab including rock boring if required

MASTERPLAN



WHILE BEST ENDEAVOURS HAVE BEEN USED TO PROVIDE INFORMATION IN THIS PUBLICATION THAT IS TRUE AND ACCURATE, DEANSIDE VILLAGE, ITS CONSULTANTS, AGENTS AND RELATED ENTITIES ACCEPT NO RESPONSIBILITY AND DISCLAIM ALL LIABILITY IN RESPECT TO ANY ERRORS OR INACCURACIES IT MAY CONTAIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO VERIFY THE INFORMATION CONTAINED HEREIN.

PLACES YOU'LL LOVE



JUST 35 MINUTES FROM MELBOURNE'S CBD AND
ONLY 3 KILOMETRES TO THE CAROLINE SPRINGS
TOWN CENTRE, DEANSIDE VILLAGE DELIVERS
PARK-LIKE SURROUNDS WHERE SHOPPING,
SPORTS, SCHOOLS AND PUBLIC TRANSPORT ARE
WITHIN STROLLING DISTANCE.



ARTIST'S IMPRESSION



DESIGNS FOR EVERY AUSTRALIAN.

WE BUILD HOMES FOR THE WAY AUSTRALIANS
LIVE. PLACES THAT INVITE AND INSPIRE.
ROOMS WHERE TIMELESS DESIGN EXISTS IN
HARMONY WITH THE ELEMENTS FOR A LIFE OF
UNSURPASSED COMFORT AND SECURITY.

WE ARE SPECIALIST TOWNHOME BUILDERS

Trust is something we take seriously. It is easy to say you have the experience, but we prove it – hand on heart with guarantees in writing. A team of qualified and licensed professionals will step you through the process from inception to handing over the keys with every detail and finish completed to the highest standards.

Spirited neighbourhoods where the momentum is alive with a vibrant sense of the possible. Landscaped parklands where children form life-long relationships. And easy commutes to hubs of activity. We take pride in developing communities where success blooms unbridled in beautiful environments.

ANOTHER PROJECT BY



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MAPLE

LIVING

HOMES BUILT WITH HEART