

E>ST

TOWNHOUSES

280 NARRE WARREN — CRANBOURNE ROAD
CRANBOURNE EAST

WELCOME TO

E > ST

TOWNHOUSES



THE PENINSULA
30KMS

- BEACHES
- CAFES
- FARM GATES
- HORSE RIDING
- MAIN RIDGE
- MARINE PARKS
- MICRO BREWERIES
- MORNINGTON
- MT MARTHA
- NATIONAL PARKS
- POINT LEO
- RED HILL
- RESTAURANTS
- RIDING + HIKING TRAILS
- WINERIES

PERFECTLY

- CRANBOURNE CARLISLE PRIMARY SCHOOL
- CASEY FIELDS
- CRANBOURNE GRAMMAR SCHOOL
- CRANBOURNE PARK SHOPPING CENTRE
- CRANBOURNE PRIMARY SCHOOL
- CRANBOURNE RACECOURSE
- ROYAL BOTANIC GARDENS CRANBOURNE
- SPRINGHILL TRAIN STATION
- WESTFIELD SHOPPING CENTRE
- ST PETER'S COLLEGE

CRANBOURNE
2KMS



16KMS
DANDENONG

- DANDENONG BUSINESS HUB
- DANDENONG HOSPITAL
- DANDENONG MARKET
- DANDENONG PARK
- DANDENONG PLAZA
- DRUM THEATRE
- HERITAGE CENTRE
- NOBLE PARK AQUATIC CENTRE
- WALKER STREET GALLERY

PLACED

- BERWICK TOWN CENTRE
- BERWICK TRAIN STATION
- CASEY HOSPITAL
- CASEY ARC
- KAMBRYA COLLEGE
- MONASH UNIVERSITY BERWICK
- NOSSAL HIGH SCHOOL
- OLD CHEESE FACTORY
- WESTFIELD FOUNTAIN GATE
- WILSON BOTANIC PARK

12KMS
BERWICK





MOUNT MARTHA

MORNINGTON

FRANKSTON

SEAFORD

PORT PHILLIP BAY

CHELSEA

BLACK ROCK

ST KILDA

MELBOURNE

MCCLELLAND SCULPTURE PARK

DANDENONG

NARRE WARREN

WESTFIELD FOUNTAIN GATE

CRANBOURNE RACECOURSE

CRANBOURNE PARK

CRANBOURNE TRAIN STATION

CRANBOURNE HOMEMAKER CENTRE

CRANBOURNE GOLF CLUB

CRANBOURNE PRIMARY

CRANBOURNE SECONDARY

CRANBOURNE CARLISLE PRIMARY

CASEY RACE

CHISHOLM INSTITUTE

HUNT CLUB VILLAGE

CARLISLE PARK

SPRINGHILL

CASEY CENTRAL

WILSON BOTANIC PARK

BERWICK

CASEY GRAMMAR

HUNT CLUB WETLANDS

CARLISLE PARK

SPRINGHILL

MONASH UNIVERSITY BERWICK

BERWICK TRAIN STATION

CASEY HOSPITAL

CASEY FIELDS

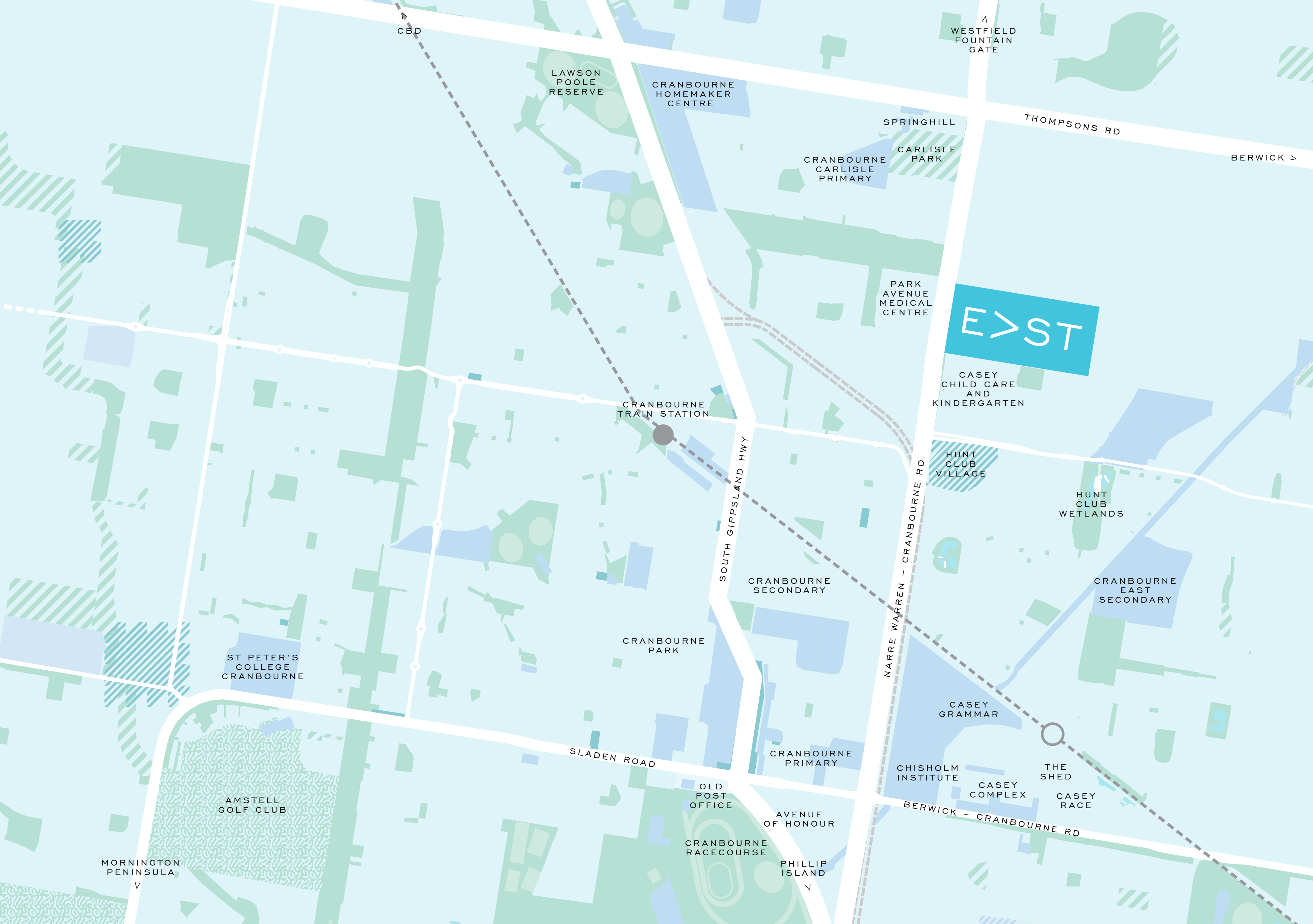
CRANBOURNE EAST PRIMARY

E>ST

THE AVENUE VILLAGE

EDEN RISE VILLAGE

BERWICK CHASE PRIMARY



CBD

WESTFIELD
FOUNTAIN
GATE

LAWSON
POOLE
RESERVE

CRANBOURNE
HOMEMAKER
CENTRE

SPRINGHILL

THOMPSONS RD

BERWICK >

CRANBOURNE
CARLISLE
PRIMARY

CARLISLE
PARK

PARK
AVENUE
MEDICAL
CENTRE

E > ST

CASEY
CHILD CARE
AND
KINDERGARTEN

CRANBOURNE
TRAIN STATION

HUNT
CLUB
VILLAGE

HUNT
CLUB
WETLANDS

SOUTH GIPPSLAND HWY

CRANBOURNE
SECONDARY

CRANBOURNE
EAST
SECONDARY

ST PETER'S
COLLEGE
CRANBOURNE

CRANBOURNE
PARK

NARRE WARREN - CRANBOURNE RD

CASEY
GRAMMAR

SLADEN ROAD

CRANBOURNE
PRIMARY

THE SHED

AMSTELL
GOLF CLUB

OLD
POST
OFFICE

AVENUE
OF HONOUR

CASEY
COMPLEX

CASEY
RACE

MORNINGTON
PENINSULA

CRANBOURNE
RACECOURSE

PHILLIP
ISLAND

BERWICK - CRANBOURNE RD



PARKSIDE LIVING

THESE WELL APPOINTED AND LOW MAINTENANCE TOWNHOUSES ARE LOCATED IN A PRIME POSITION, DIRECTLY ADJACENT TO OVER TWO HECTARES OF PARKLAND AND GREEN OPEN SPACE.

FEATURING ACTIVE URBAN ELEMENTS SUCH AS A PLAYGROUND, FITNESS STATIONS AND A BASKETBALL HALF-COURT, THE SITE'S MAJOR PARKLAND AMENITY WILL ALSO INCLUDE RELAXED 'KICK-ABOUT' SPACES FOR BALL GAMES, PICNICS, DOG WALKS AND A 500M WALKING TRAIL.

STAGE FOUR
Conventional
Lots

SPIRIT BOULEVARD

UNIT 20 Nova Type G	UNIT 19 Nova Type F	UNIT 18 Nova Type F	UNIT 17 Nova Type E	UNIT 16 Nova Type F	UNIT 15 Nova Type F	UNIT 14 Nova Type E	UNIT 13 Nova Type F	UNIT 12 Nova Type F	UNIT 11 Nova Type D
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UNIT 10 Nova Type G	UNIT 9 Nova Type F	UNIT 8 Nova Type F	UNIT 7 Nova Type E	UNIT 6 Nova Type F	UNIT 5 Nova Type F	UNIT 4 Nova Type E	UNIT 3 Nova Type F	UNIT 2 Nova Type F	UNIT 1 Nova Type D
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STAGE FOUR
Conventional
Lots

PRIVATE MEWS

UNIT 21 Nina Type F	UNIT 22 Nina Type B	UNIT 23 Nina Type B	UNIT 24 Nina Type E	UNIT 25 Nina Type E	UNIT 26 Nina Type B	UNIT 27 Nina Type B	UNIT 28 Nina Type D
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UNIT 29 Coda Type D	UNIT 30 Coda Type B	UNIT 31 Coda Type B	UNIT 32 Coda Type C	UNIT 33 Coda Type B	UNIT 34 Coda Type B	UNIT 35 Coda Type C	UNIT 36 Coda Type B	UNIT 37 Coda Type B	UNIT 38 Coda Type C	UNIT 39 Coda Type B	UNIT 40 Coda Type B	UNIT 41 Coda Type A
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PRIVATE MEWS

DARTMOOR DRIVE

STAGE FIVE
Conventional
Lots

VILLAGER STREET

STAGE FIVE
Park
Reserve

NOVA



Nova Living

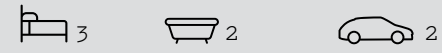
Nova provides residents with an elevated way of life centred around the upstairs living and balcony spaces. The use of warm, natural timbers and glazing deliver a low maintenance townhouse perfect for outdoor entertaining.

An intelligent approach to interior design offers light-filled living spaces and generous twin bedrooms on the upper level, while the downstairs master bedroom and ensuite opens out with sliding doors onto the garden porch.

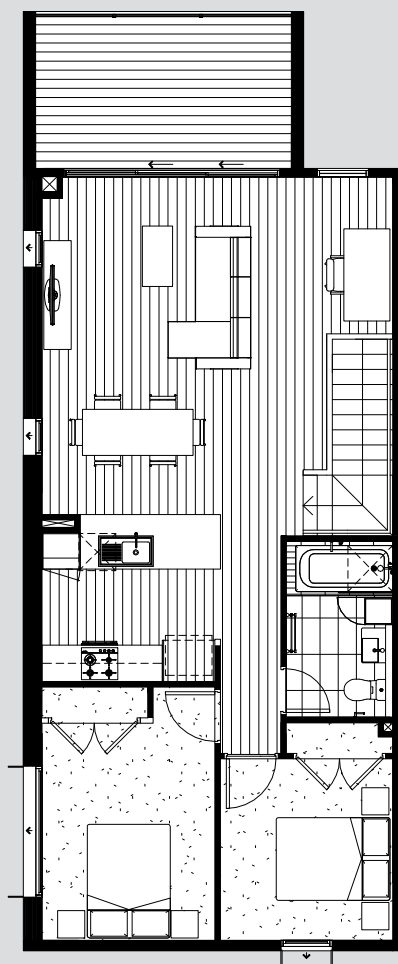
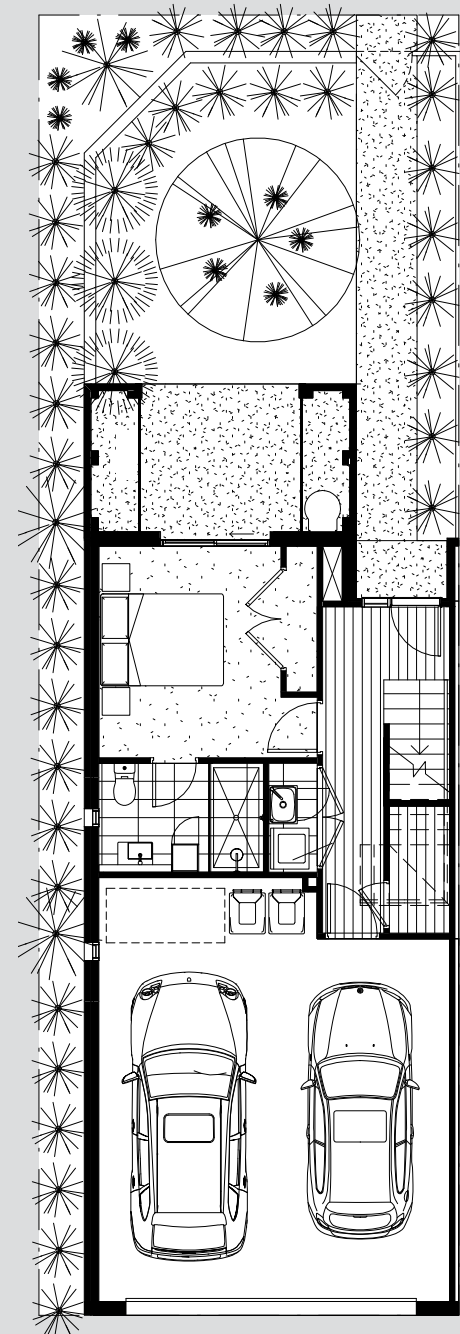
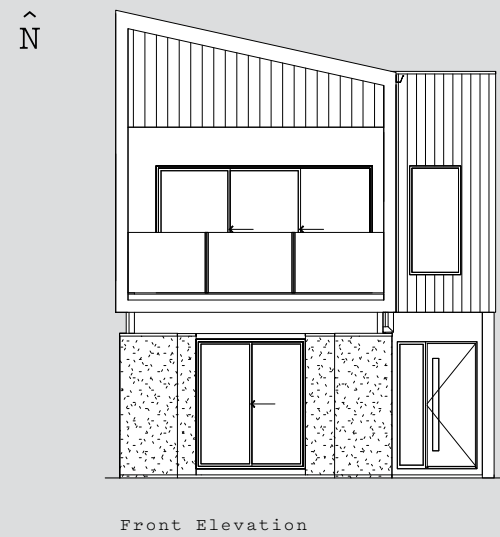
The stylish and well-appointed kitchen is fitted with stainless steel appliances, stone bench tops and clever storage solutions.

Two generous bathrooms feature beautiful set-piece tiles, large mirrors and ample storage.

NOVA 3 BED TYPE D



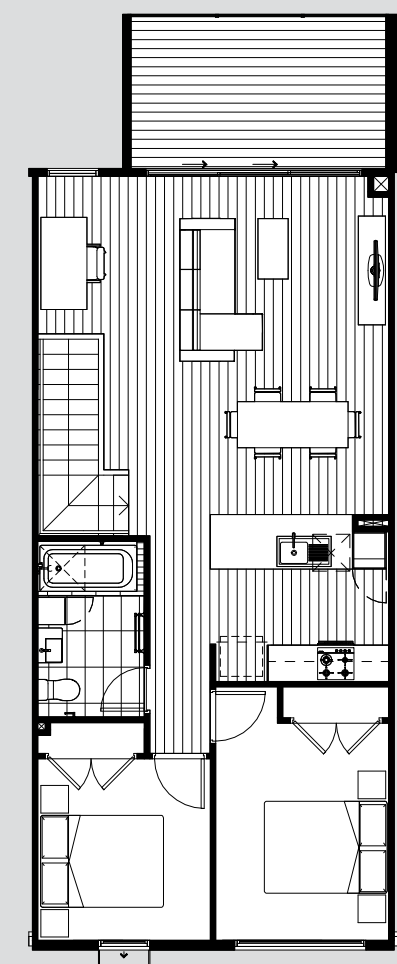
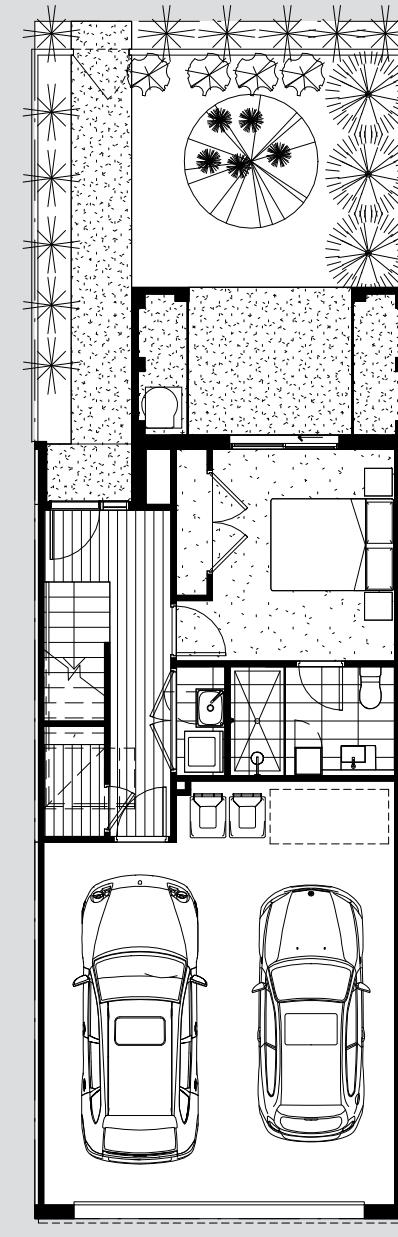
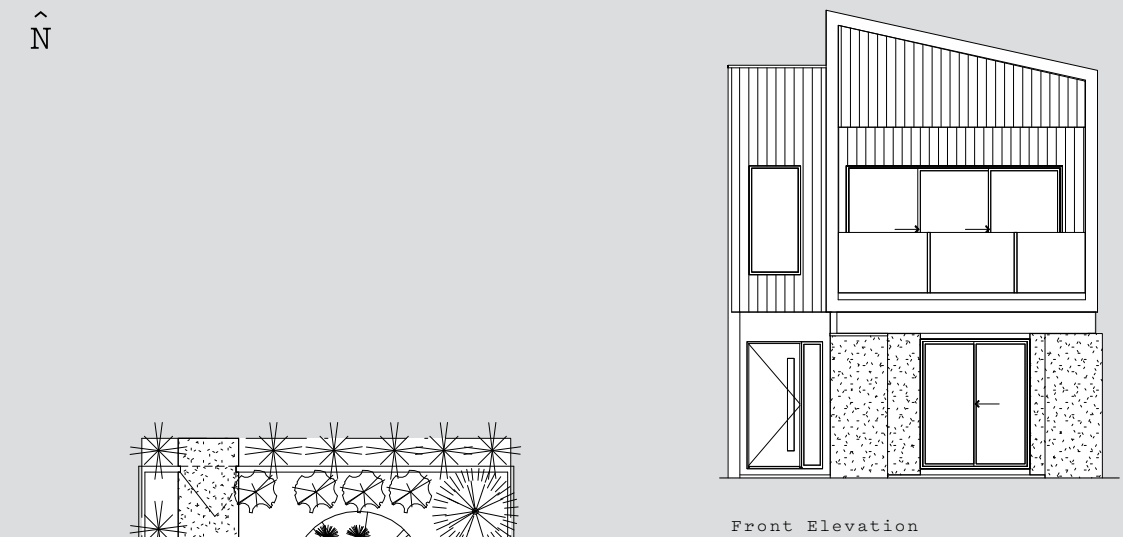
HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	36.0m ²	Ground Floor	First Floor
Garage	42.5m ²	Garage	Living/Dining
Porch	11.0m ²	Master Bed	Kitchen
Portico	1.5m ²	Ensuite	Bed2
First Floor	81.0m ²	Porch	Bed3
Balcony	12.0m ²	Store	Balcony
Total	184.0m ²	Laundry	Bathroom



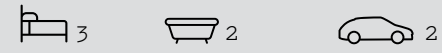
NOVA 3 BED TYPE E



HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	35.5m ²	Ground Floor	First Floor
Garage	42.0m ²	Garage	Living/Dining
Porch	11.0m ²	Master Bed	Kitchen
Portico	1.5m ²	Ensuite	Bed2
First Floor	79.0m ²	Porch	Bed3
Balcony	11.5m ²	Store	Balcony
Total	180.5m ²	Laundry	Bathroom

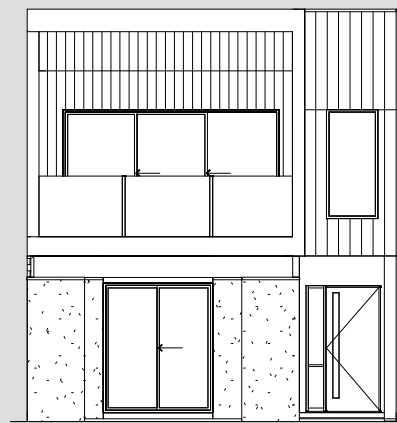


NOVA 3 BED TYPE F

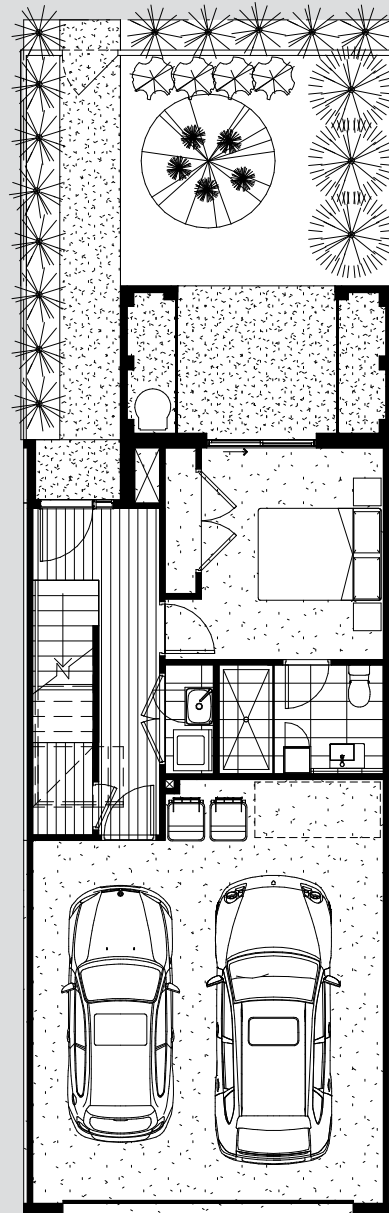


HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	35.5m ²	Ground Floor	First Floor
Garage	42.0m ²	Garage	Living/Dining
Porch	11.0m ²	Master Bed	Kitchen
Portico	1.5m ²	Ensuite	Bed2
First Floor	78.5m ²	Porch	Bed3
Balcony	11.5m ²	Store	Balcony
Total	180.0m ²	Laundry	Bathroom

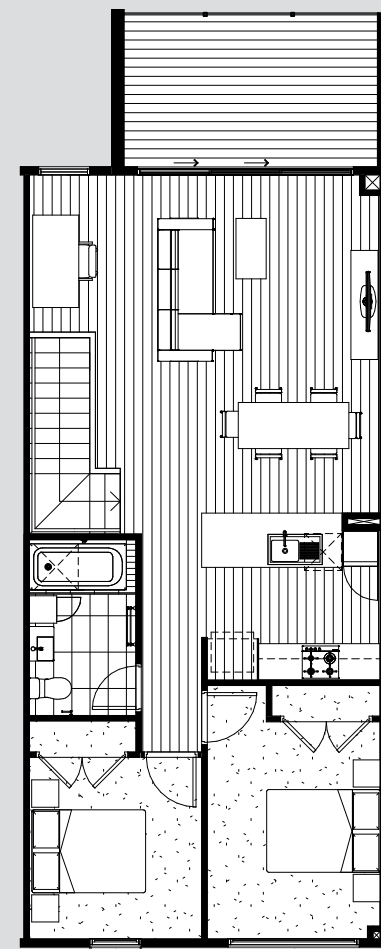
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N



Front Elevation



Ground Floorplan



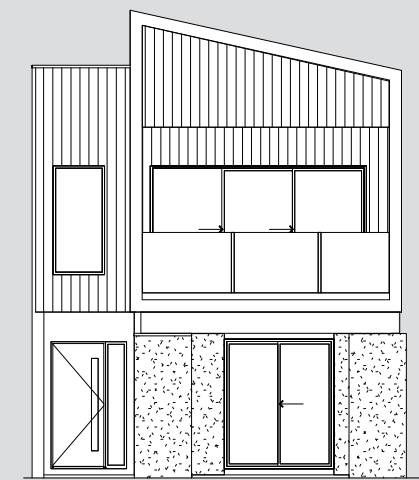
First Floor

NOVA 3 BED TYPE G



HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	36.0m ²	Ground Floor	First Floor
Garage	42.5m ²	Garage	Living/Dining
Porch	11.0m ²	Master Bed	Kitchen
Portico	1.5m ²	Ensuite	Bed2
First Floor	81.0m ²	Porch	Bed3
Balcony	11.5m ²	Store	Balcony
Total	183.5m ²	Laundry	Bathroom

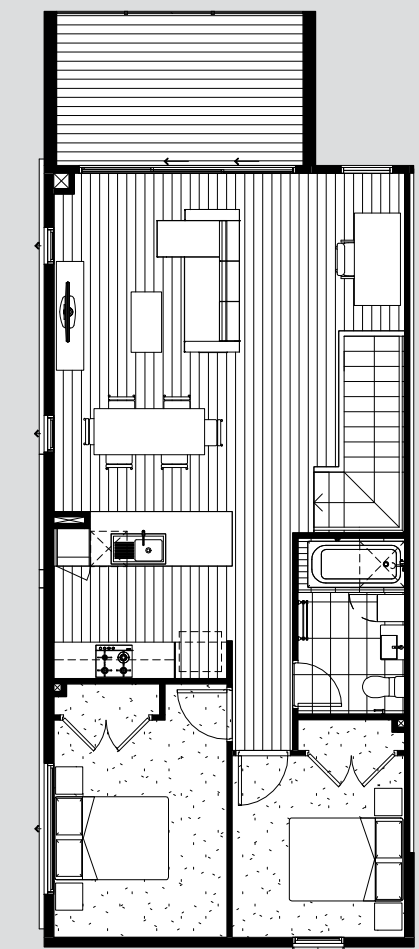
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Front Elevation



Ground Floorplan



First Floor

NINA



Nina Living

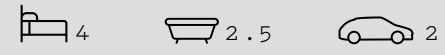
Nina has been designed to allow residents exceptional flexibility in how they use their interior spaces. These generous four bedroom townhouses offer a contemporary approach to design, featuring the beauty and warmth of engineered oak timber floors, which reinforces the overall quality and natural appeal.

The spacious downstairs features an open living area connected to a private courtyard space at the rear of the home. The stylish kitchen is fitted with high-quality stainless steel appliances, stone bench tops and ample storage solutions.

The versatile ground floor room allows residents to configure it as a home study or office, an additional fourth bedroom or a separate living space.

Upstairs features a generous master bedroom with private ensuite, the second and third bedrooms and the main bathroom. The bathroom includes subway tiles, oversized mirrors, semi-frameless glass shower screens and the luxury of a full-sized bath.

NINA 4 BED TYPE B

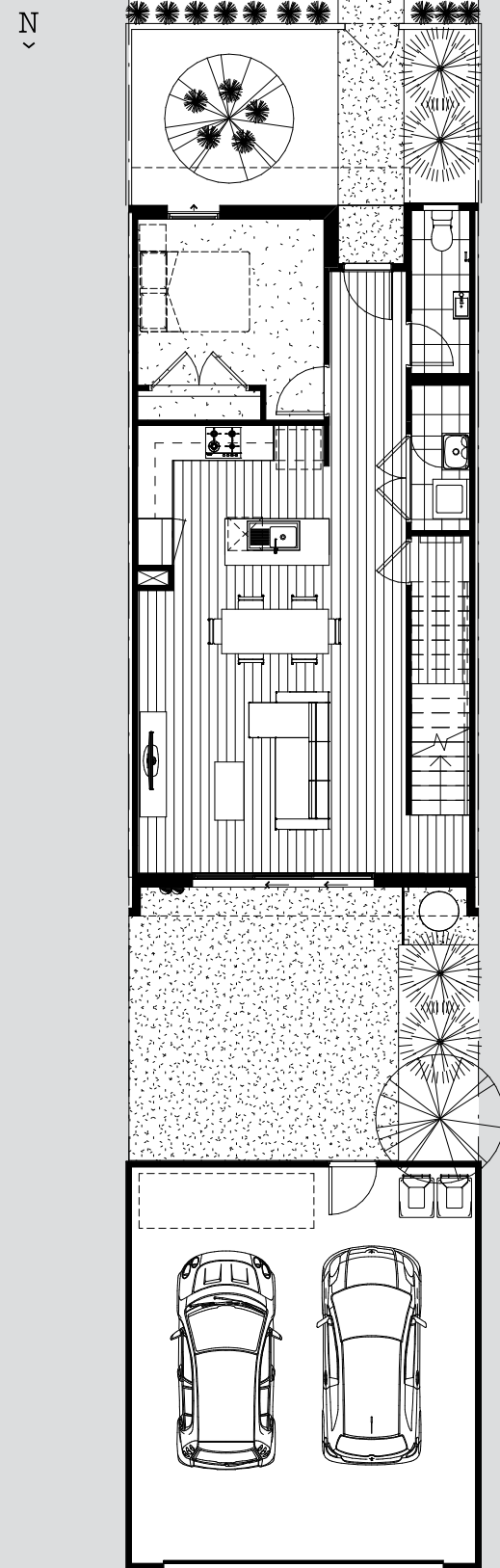


HOME DIMENSIONS

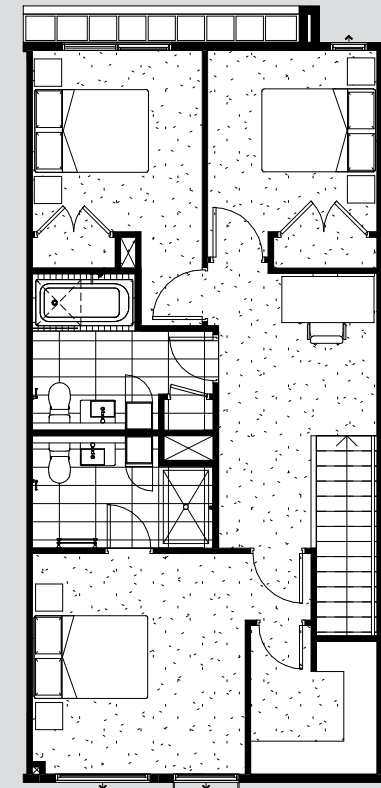
Ground Floor	69.3m ²
Garage	42.0m ²
Porch	1.1m ²
First Floor	73.6m ²
Total	186.0m ²

ROOM DIMENSIONS

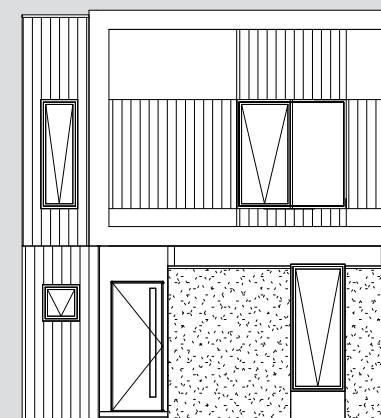
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.1m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 2.8m
Store	2.5m × 1.0m	Bed3	3.0m × 2.7m
Laundry	2.5m × 1.0m	Retreat	4.5m × 2.6m
Powder Room	2.8m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan

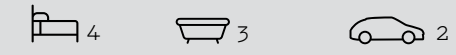


First Floor



Front Elevation

NINA 4 BED TYPE B UPGRADE

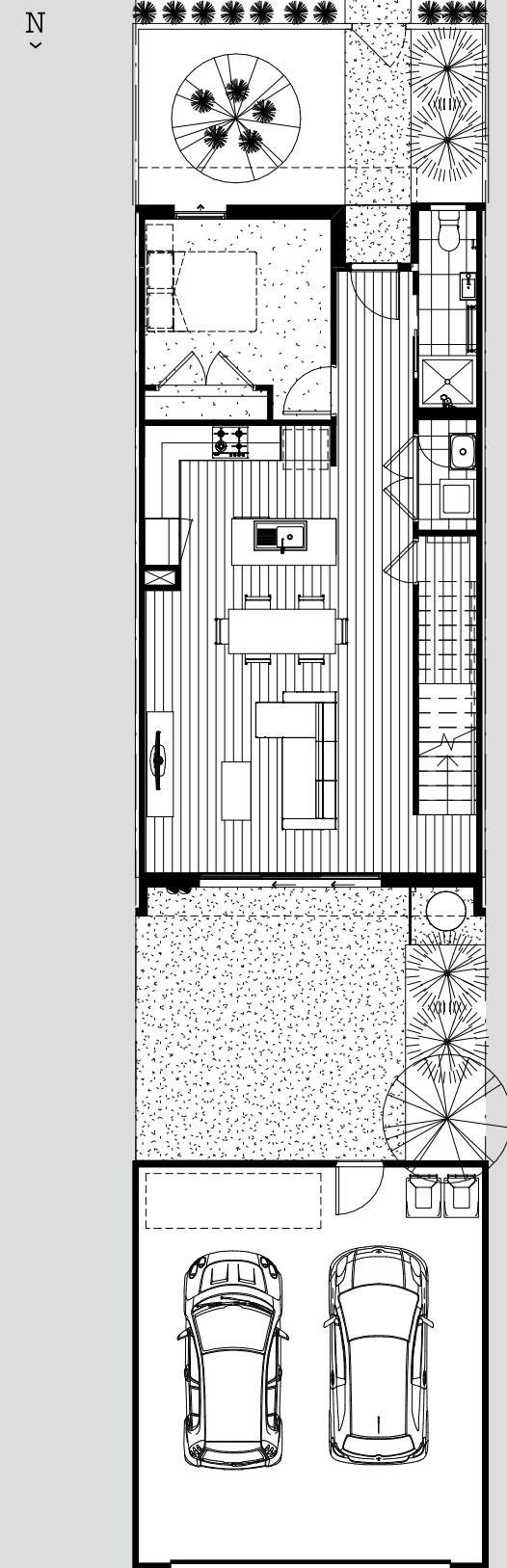


HOME DIMENSIONS

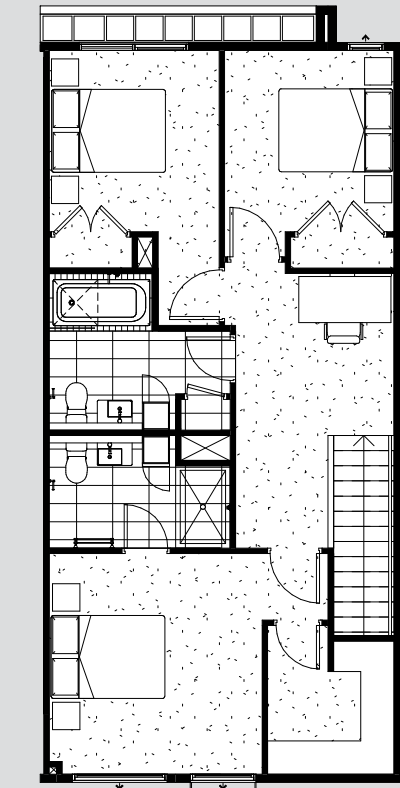
Ground Floor	69.3m ²
Garage	42.0m ²
Porch	1.1m ²
First Floor	73.6m ²
Total	186.0m ²

ROOM DIMENSIONS

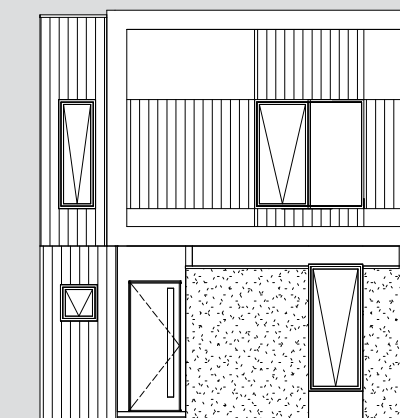
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.1m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 2.8m
Store	2.5m × 1.0m	Bed3	3.0m × 2.7m
Laundry	1.9m × 1.0m	Retreat	4.5m × 2.6m
Bathroom	3.4m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan

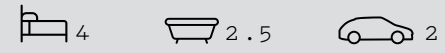


First Floor



Front Elevation

NINA 4 BED TYPE D

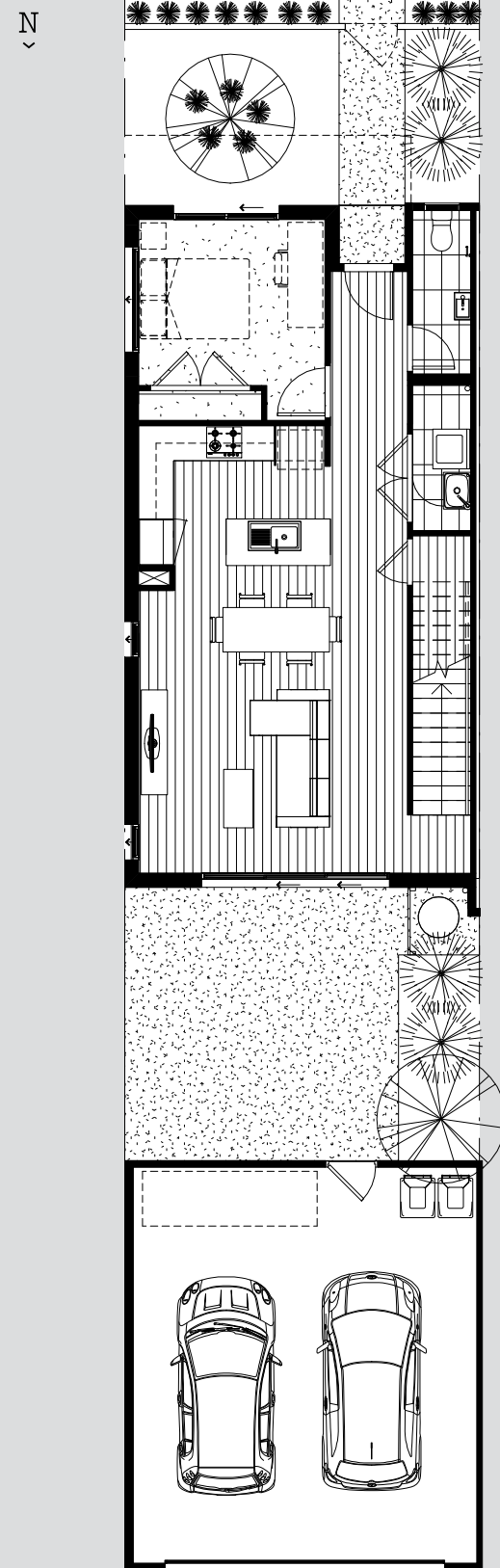


HOME DIMENSIONS

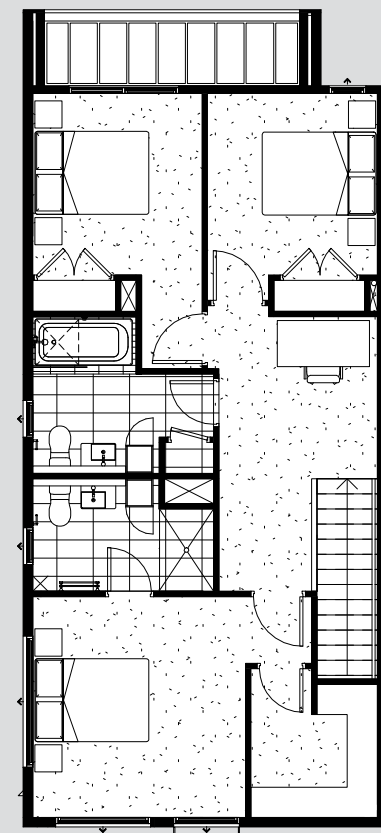
Ground Floor	70.3m ²
Garage	42.3m ²
Porch	1.1m ²
First Floor	74.3m ²
Total	188.0m ²

ROOM DIMENSIONS

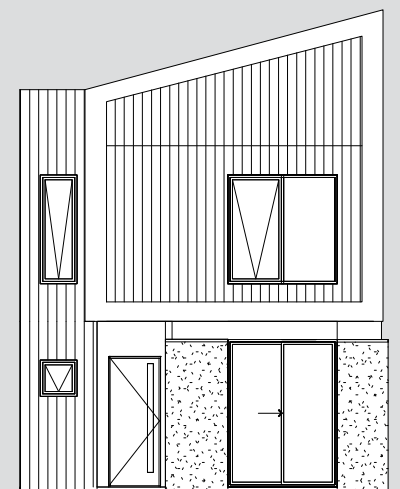
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.1m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 2.8m
Store	2.3m × 1.0m	Bed3	3.0m × 2.8m
Laundry	2.6m × 1.0m	Retreat	4.5m × 2.6m
Powder Room	2.8m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan



First Floor



Front Elevation

NINA 4 BED TYPE D UPGRADE

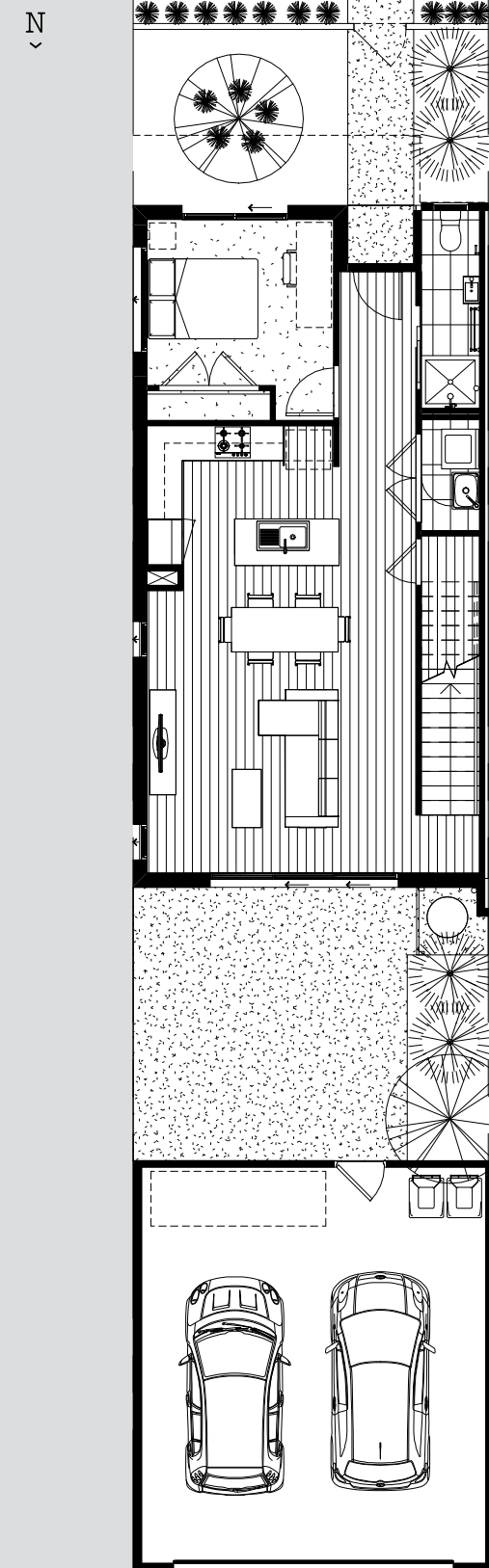


HOME DIMENSIONS

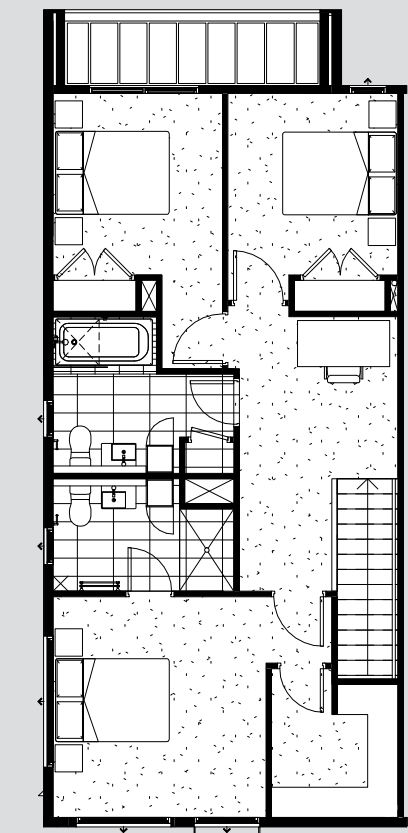
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Garage	42.3m ²
Porch	1.1m ²
First Floor	74.3m ²
Total	188.0m ²

ROOM DIMENSIONS

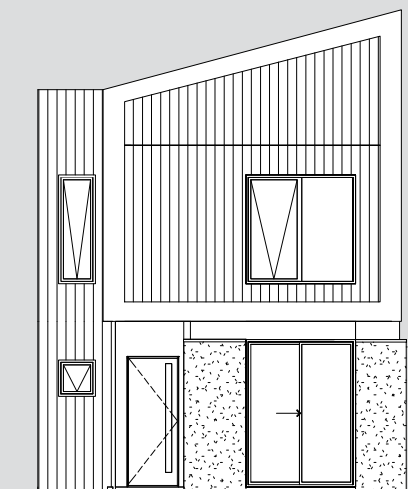
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.1m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 2.8m
Store	2.3m × 1.0m	Bed3	3.0m × 2.8m
Laundry	1.9m × 1.0m	Retreat	4.5m × 2.6m
Bathroom	3.4m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan

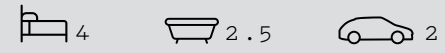


First Floor



Front Elevation

NINA 4 BED TYPE E

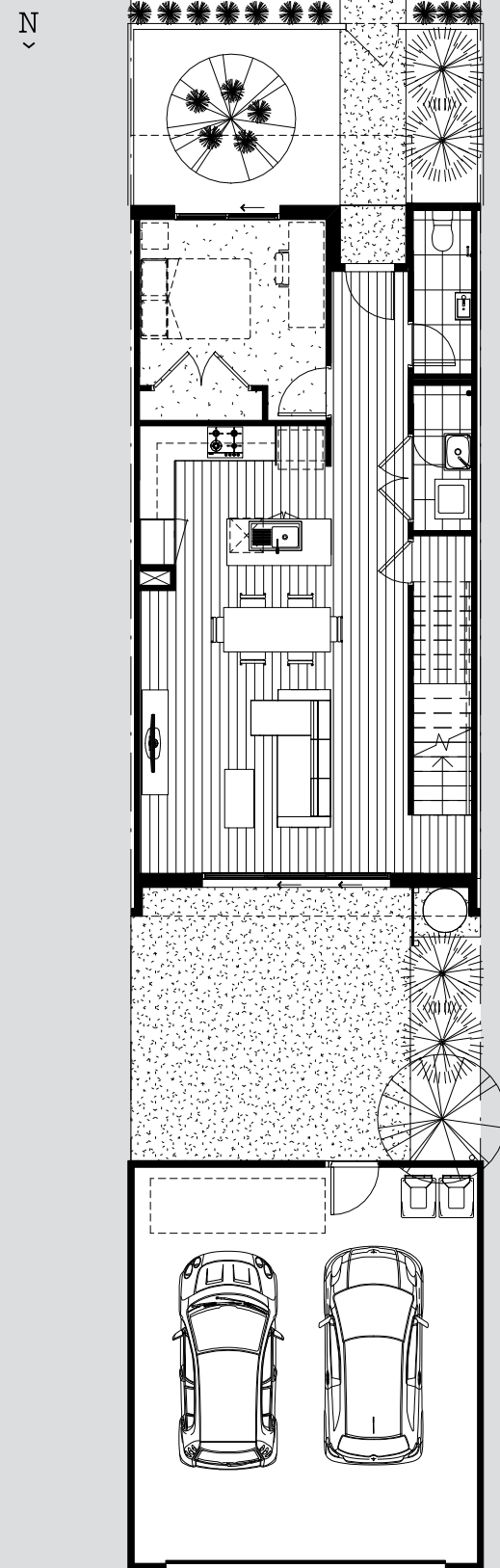


HOME DIMENSIONS

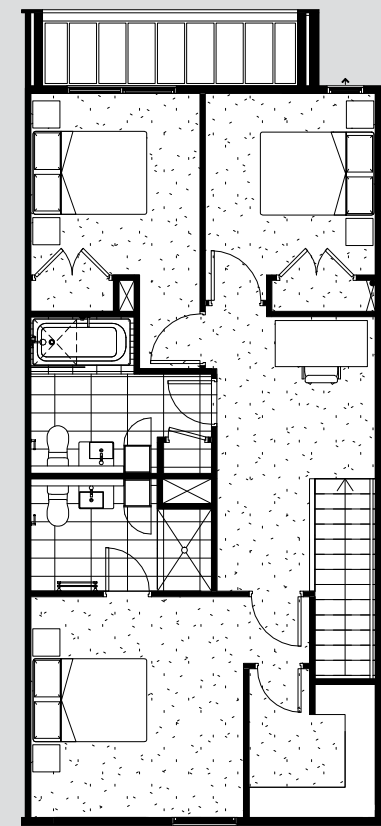
Ground Floor	69.3m ²
Garage	42.3m ²
Porch	1.1m ²
First Floor	74.2m ²
Total	186.9m ²

ROOM DIMENSIONS

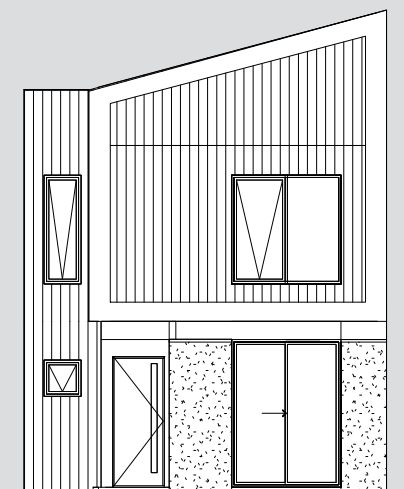
Ground Floor	Room	Dimensions	First Floor	Room	Dimensions
Garage	Garage	6.8m x 5.9m	Master Bed	Master Bed	3.7m x 3.5m
Living/Dining	Living/Dining	4.8m x 4.6m	Ensuite	Ensuite	1.9m x 3.0m
Kitchen	Kitchen	2.8m x 3.3m	WIR	WIR	2.2m x 2.1m
Bed4/Study	Bed4/Study	2.9m x 3.2m	Bed2	Bed2	3.0m x 2.8m
Store	Store	2.3m x 1.0m	Bed3	Bed3	3.0m x 2.8m
Laundry	Laundry	2.6m x 1.0m	Retreat	Retreat	4.5m x 2.6m
Powder Room	Powder Room	2.8m x 1.0m	Bathroom	Bathroom	2.6m x 3.0m



Ground Floorplan



First Floor



Front Elevation

NINA 4 BED TYPE E UPGRADE

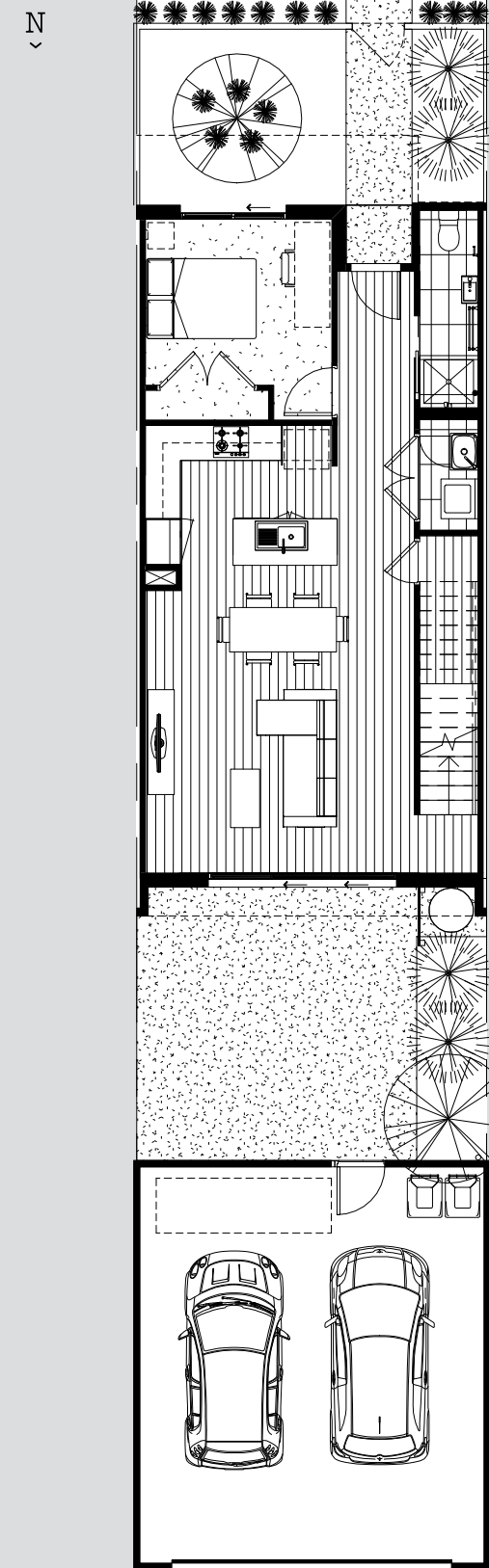


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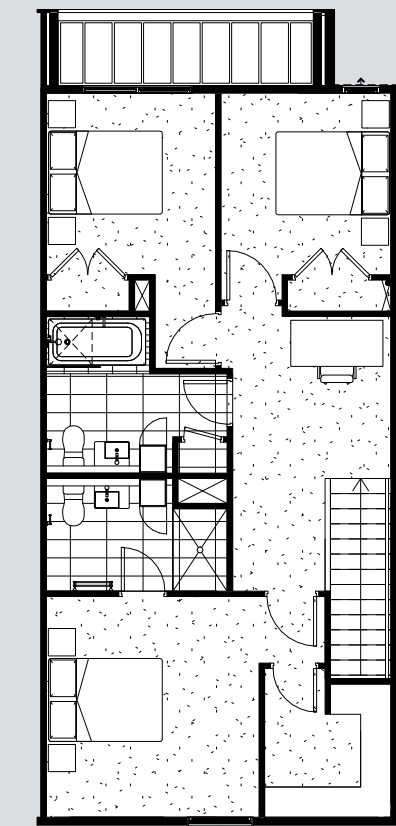
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Garage	42.3m ²
Porch	1.1m ²
First Floor	74.2m ²
Total	186.9m ²

ROOM DIMENSIONS

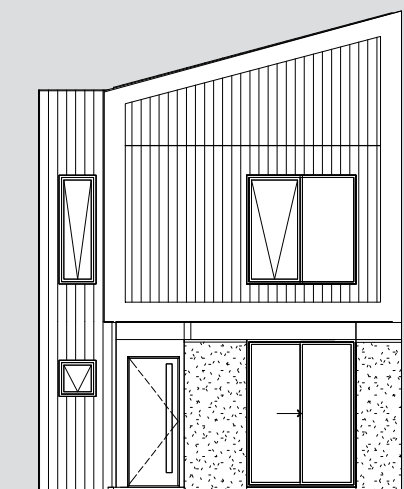
Ground Floor	Room	Dimensions	First Floor	Room	Dimensions
Garage	Garage	6.8m x 5.9m	Master Bed	Master Bed	3.7m x 3.5m
Living/Dining	Living/Dining	4.8m x 4.6m	Ensuite	Ensuite	1.9m x 3.0m
Kitchen	Kitchen	2.8m x 3.3m	WIR	WIR	2.2m x 2.1m
Bed4/Study	Bed4/Study	2.9m x 3.2m	Bed2	Bed2	3.0m x 2.8m
Store	Store	2.3m x 1.0m	Bed3	Bed3	3.0m x 2.8m
Laundry	Laundry	1.9m x 1.0m	Retreat	Retreat	4.5m x 2.6m
Powder Room	Powder Room	3.4m x 1.0m	Bathroom	Bathroom	2.6m x 3.0m



Ground Floorplan

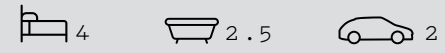


First Floor



Front Elevation

NINA 4 BED TYPE F

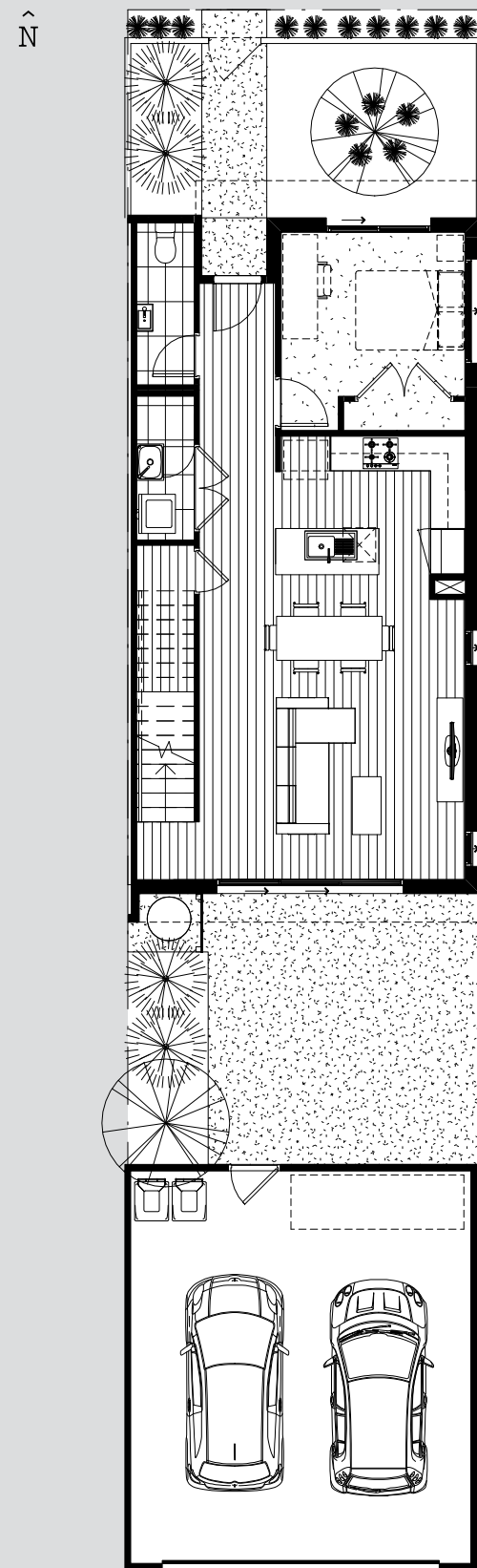


HOME DIMENSIONS

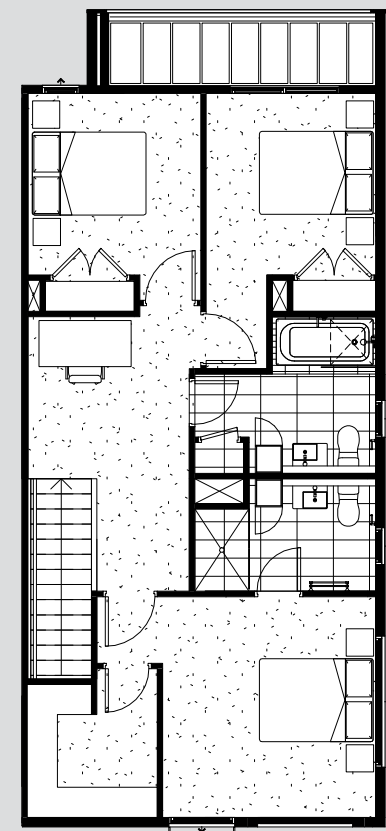
Ground Floor	70.3m ²
Garage	42.3m ²
Porch	1.1m ²
First Floor	74.3m ²
Total	188.0m ²

ROOM DIMENSIONS

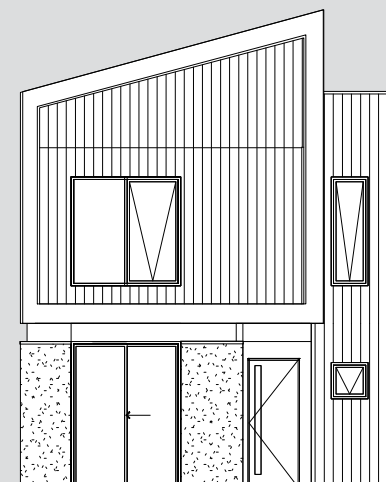
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.2m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 3.0m
Store	2.3m × 1.0m	Bed3	3.0m × 2.9m
Laundry	2.6m × 1.0m	Retreat	4.5m × 2.7m
Powder Room	2.8m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan



First Floor



Front Elevation

NINA 4 BED TYPE F UPGRADE

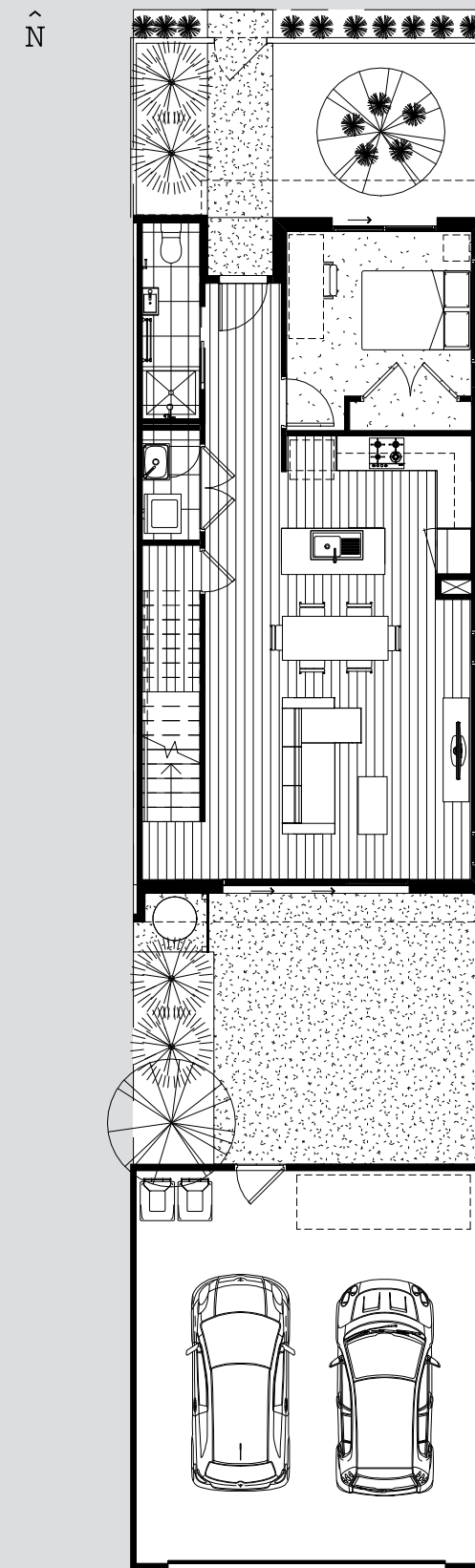


HOME DIMENSIONS

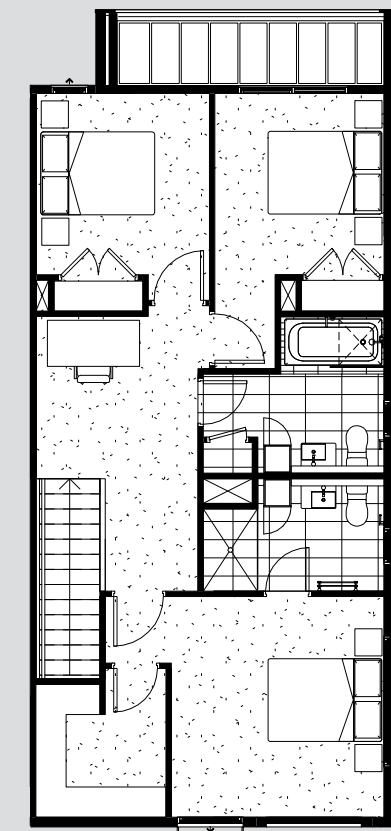
Ground Floor	70.3m ²
Garage	42.3m ²
Porch	1.1m ²
First Floor	74.3m ²
Total	188.0m ²

ROOM DIMENSIONS

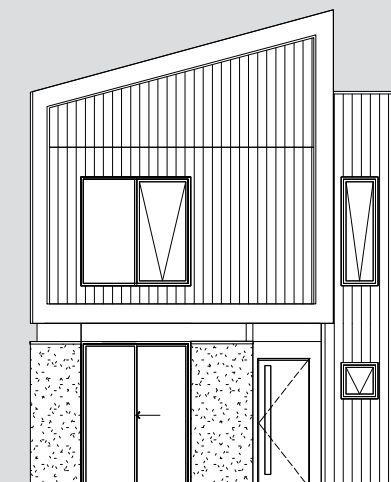
Ground Floor		First Floor	
Garage	6.8m × 5.9m	Master Bed	3.7m × 3.5m
Living/Dining	4.8m × 4.6m	Ensuite	1.9m × 3.0m
Kitchen	2.8m × 3.3m	WIR	2.2m × 2.2m
Bed4/Study	2.9m × 3.2m	Bed2	3.0m × 3.0m
Store	2.3m × 1.0m	Bed3	3.0m × 2.9m
Laundry	1.9m × 1.0m	Retreat	4.5m × 2.7m
Powder Room	3.4m × 1.0m	Bathroom	2.6m × 3.0m



Ground Floorplan



First Floor



Front Elevation



C O D A



Coda 2 Bed, Kitchen

The two and three bedroom Coda designs emphasise private, ground-floor living with abundant natural light and large indoor/outdoor entertaining areas. The leafy front garden entranceways are complimented by sleek lines, contemporary roofing and large windows, creating a captivating exterior.

The main living areas, located on the ground level, adopt a modern, open-plan approach to everyday living with the lounge and dining zones seamlessly integrated with the modern kitchen space. Outdoor courtyards provide a perfect space for alfresco-style dining during the summer months.

Upstairs is home to a generously sized master bedroom, with private ensuite, the second and third bedrooms (where applicable) and the main bathroom. The main bathrooms feature subway tiles, oversized mirrors, semi-frameless glass shower screens and a full size bath.

CODA 3 BED TYPE A



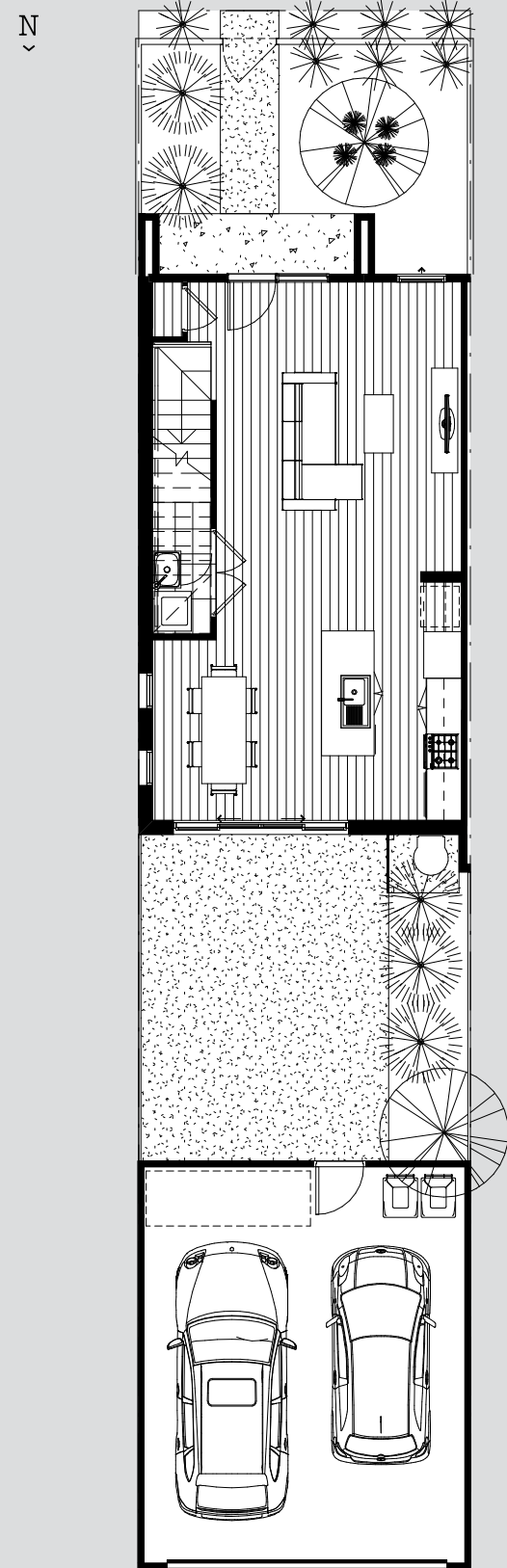
HOME DIMENSIONS

Ground Floor	54.8m ²
Garage	39.8m ²
Porch	3.5m ²
First Floor	63.9m ²
Total	162.0m ²

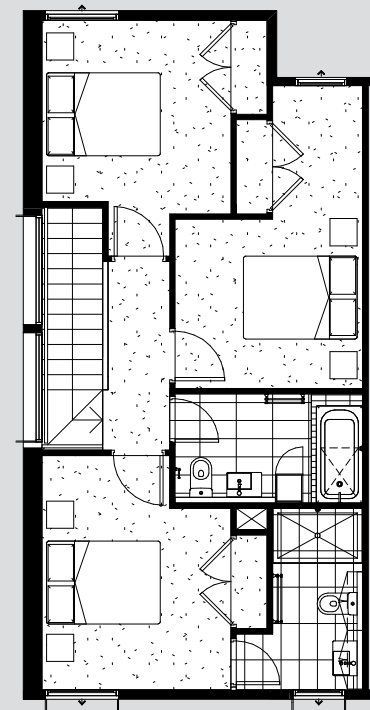
ROOM DIMENSIONS

Ground Floor	Living	Kitchen	Dining	Porch	Laundry
6.8m × 5.5m	5.2m × 4.2m	4.1m × 2.4m	3.1m × 2.9m	1.0m × 3.4m	2.3m × 1.0m

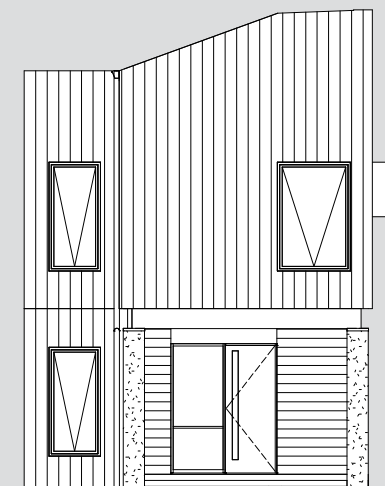
First Floor	Master Bed	Ensuite	Bed2	Bed3	Bathroom
3.0m × 3.1m	3.0m × 1.5m	3.0m × 3.1m	5.0m × 3.1m	1.8m × 3.1m	



Ground Floorplan



First Floor



Front Elevation

CODA 3 BED TYPE A UPGRADE



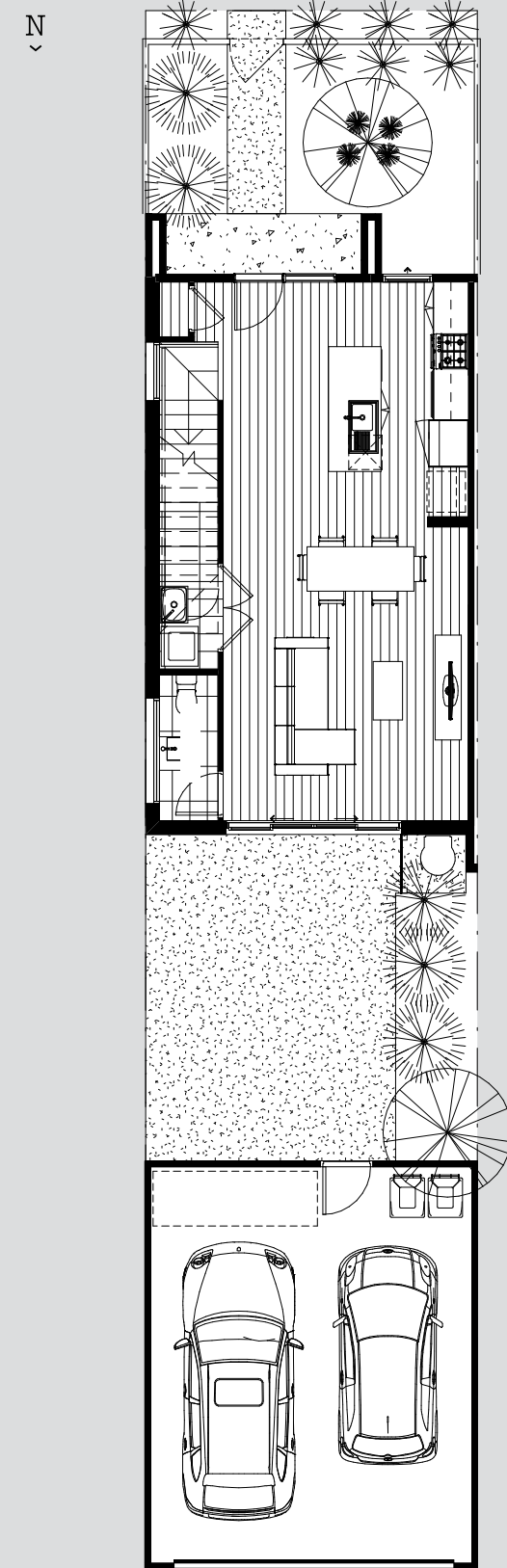
HOME DIMENSIONS

Ground Floor	55.6m ²
Garage	39.8m ²
Porch	3.5m ²
First Floor	63.9m ²
Total	162.8m ²

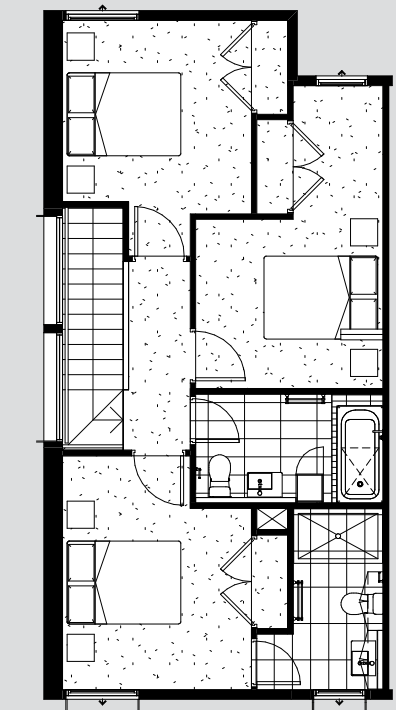
ROOM DIMENSIONS

Ground Floor	Living/Dining	Kitchen	Porch	Laundry	Powder Room
6.8m × 5.5m	4.2m × 5.2m	3.1m × 4.1m	1.0m × 3.4m	1.0m × 2.9m	1.0m × 2.5m

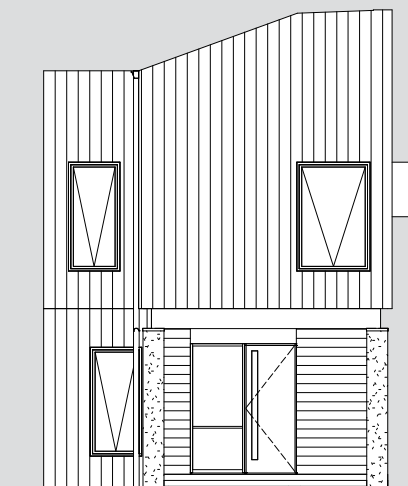
First Floor	Master Bed	Ensuite	Bed2	Bed3	Bathroom
3.0m × 3.1m	3.0m × 1.5m	3.0m × 3.1m	5.0m × 3.1m	1.8m × 3.1m	



Ground Floorplan

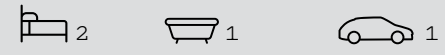


First Floor



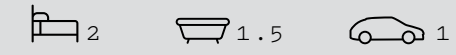
Front Elevation

CODA 2 BED TYPE B

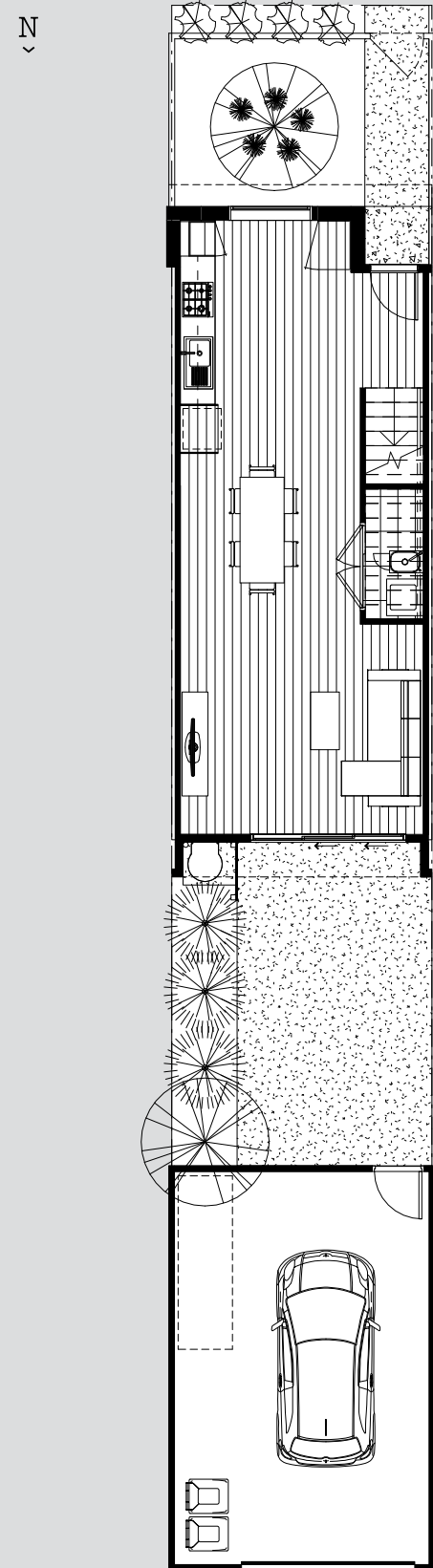


HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	48.5m ²	Ground Floor	First Floor
Garage	32.0m ²	Garage	Master Bed
Porch	1.0m ²	Living	Bed2
First Floor	52.0m ²	Kitchen	Bathroom
Total	133.5m ²	Dining	
		Laundry	

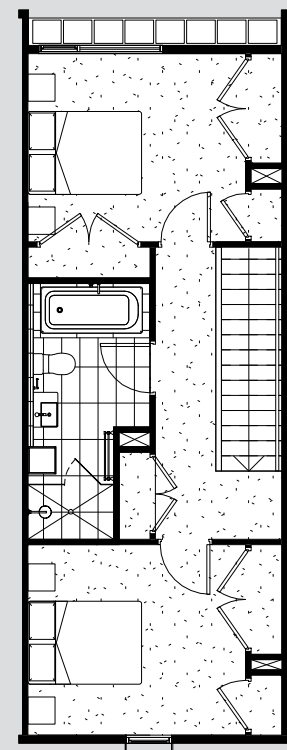
CODA 2 BED TYPE B UPGRADE



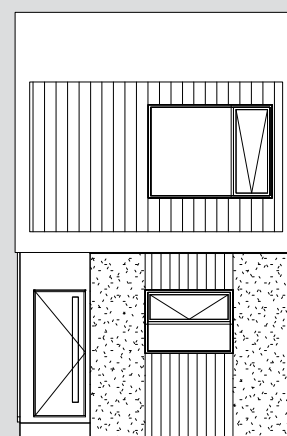
HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	48.5m ²	Ground Floor	First Floor
Garage	32.0m ²	Garage	Master Bed
Porch	1.0m ²	Living	Bed2
First Floor	52.0m ²	Kitchen	Bathroom
Total	133.5m ²	Dining	Laundry
		Powder Room	



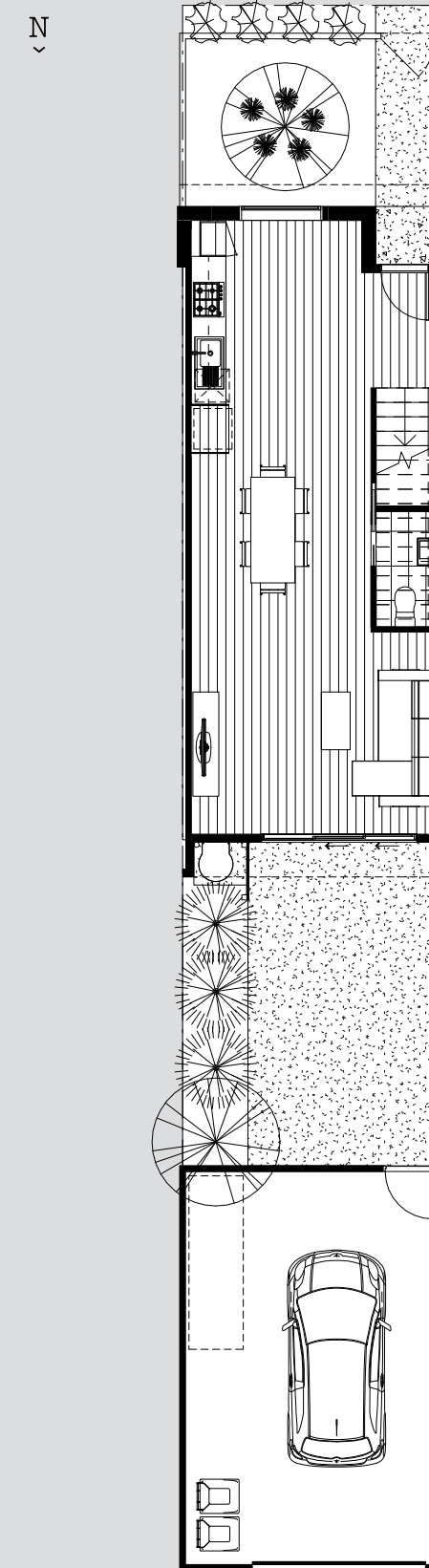
Ground Floorplan



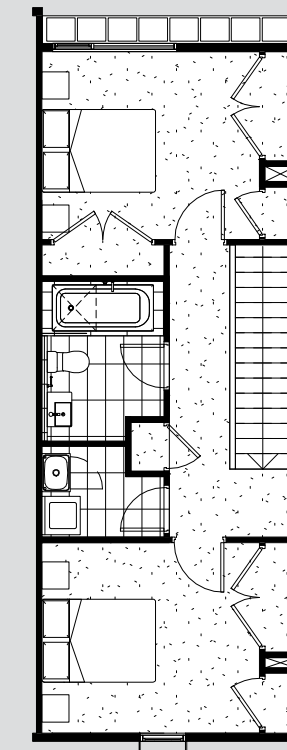
First Floor



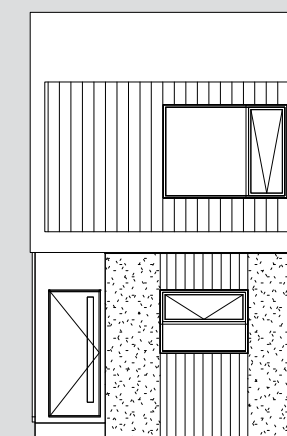
Front Elevation



Ground Floorplan

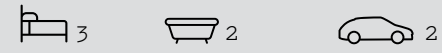


First Floor



Front Elevation

CODA 3 BED TYPE C

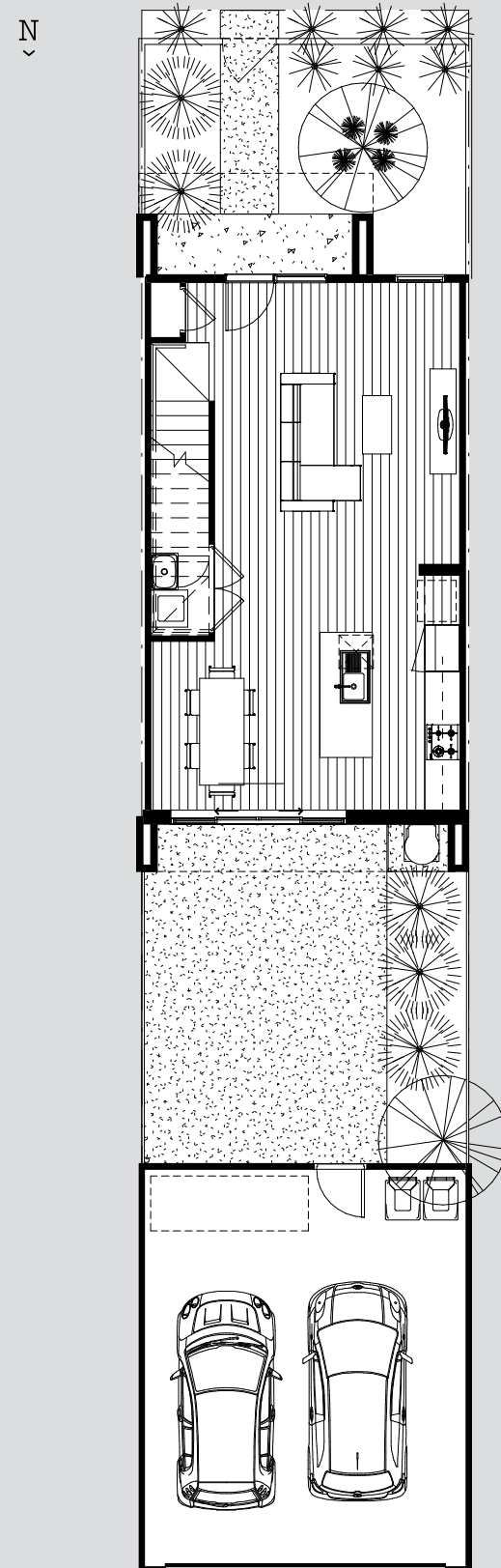


HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	52.7m ²	Ground Floor	First Floor
Garage	39.1m ²	Garage	Master Bed
Porch	4.1m ²	Living	Ensuite
First Floor	61.9m ²	Kitchen	Bed2
Total	157.8m ²	Dining	Bed3
		Porch	Bathroom
		Laundry	

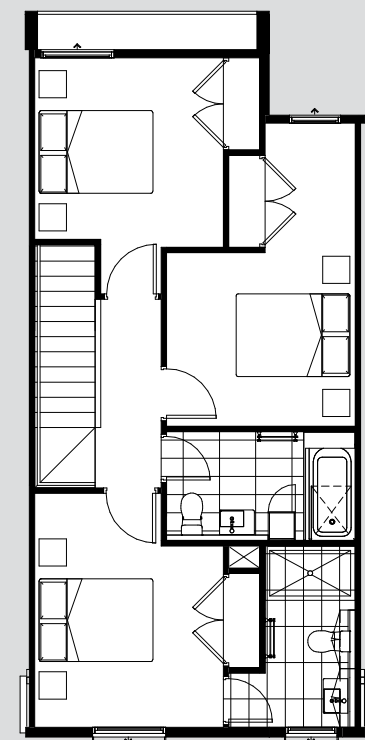
CODA 3 BED TYPE C UPGRADE



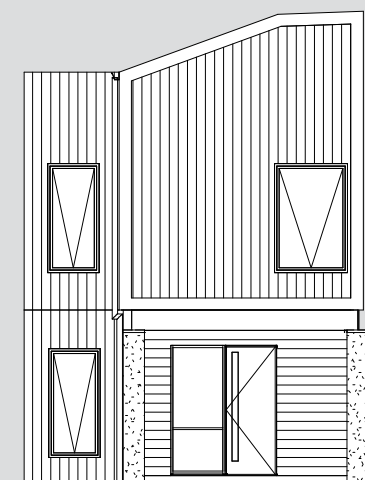
HOME DIMENSIONS		ROOM DIMENSIONS	
Ground Floor	52.7m ²	Ground Floor	First Floor
Garage	39.1m ²	Garage	Master Bed
Porch	4.1m ²	Living/Dining	Ensuite
First Floor	61.9m ²	Kitchen	Bed2
Total	157.8m ²	Porch	Bed3
		Laundry	Bathroom
		Powder Room	



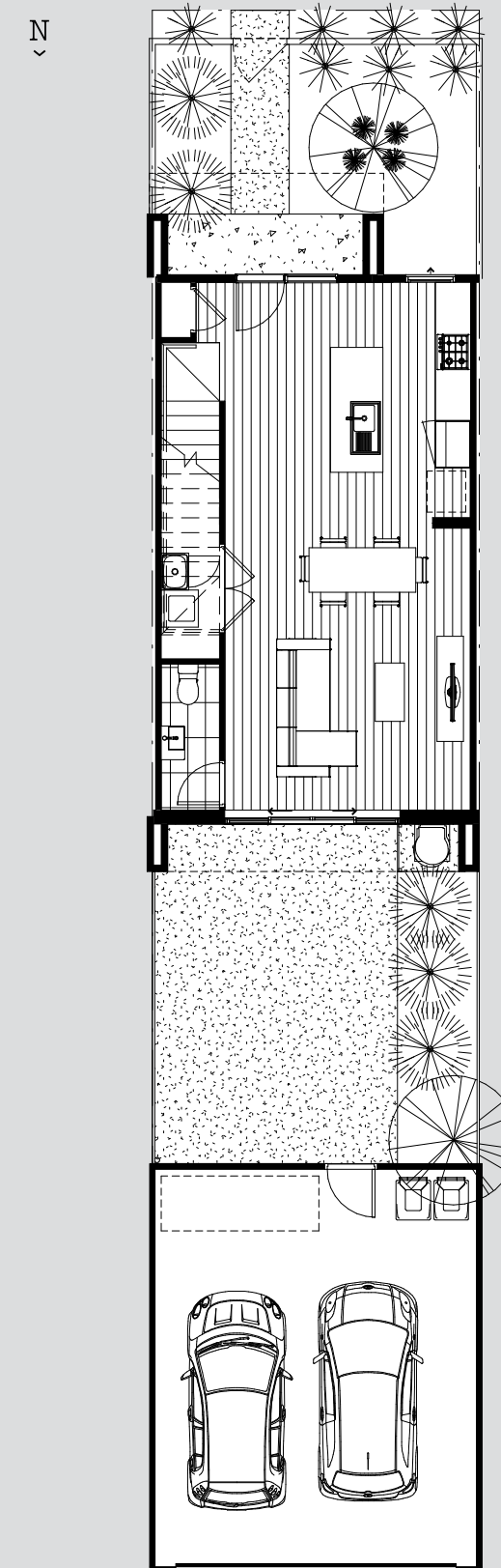
Ground Floorplan



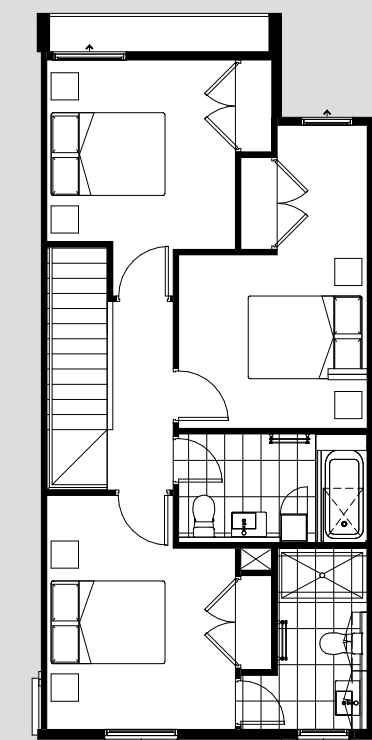
First Floor



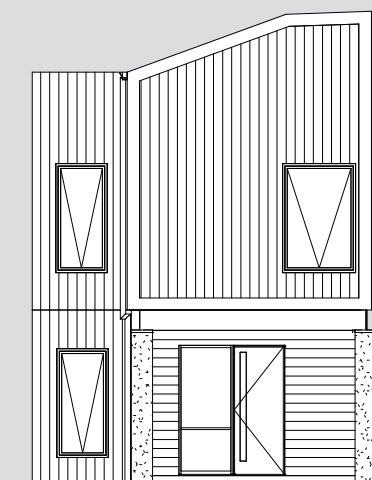
Front Elevation



Ground Floorplan

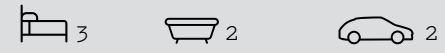


First Floor



Front Elevation

CODA 3 BED TYPE D

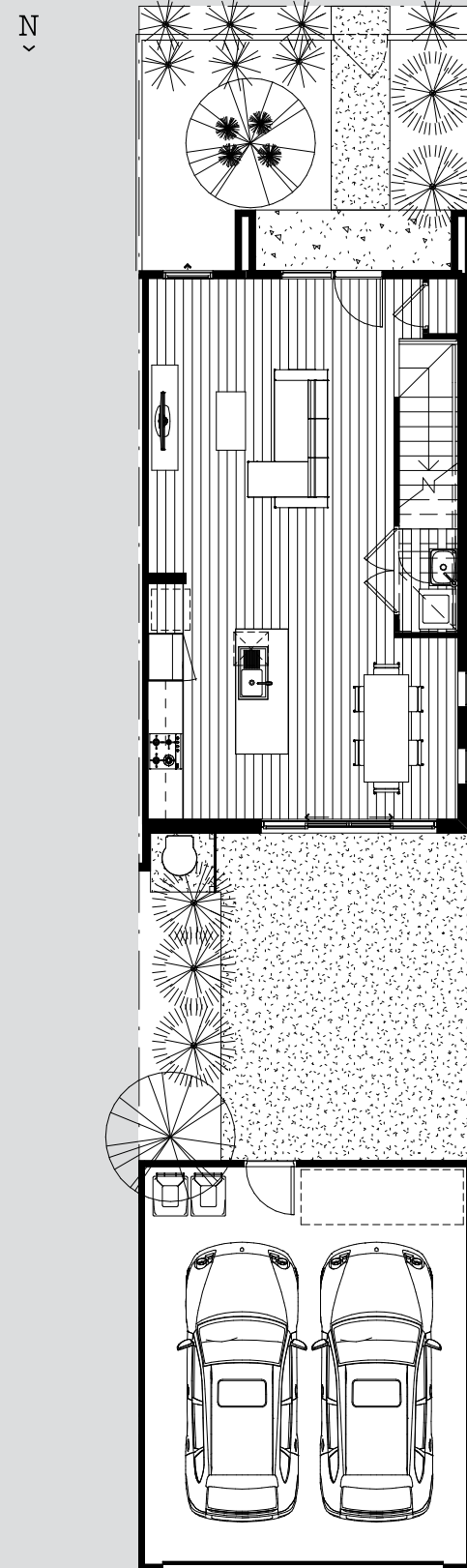


HOME DIMENSIONS

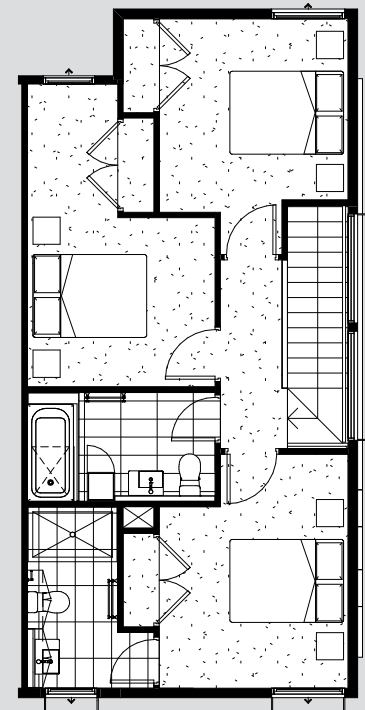
Ground Floor	54.7m ²
Garage	39.8m ²
Porch	4.2m ²
First Floor	63.8m ²
Total	162.5m ²

ROOM DIMENSIONS

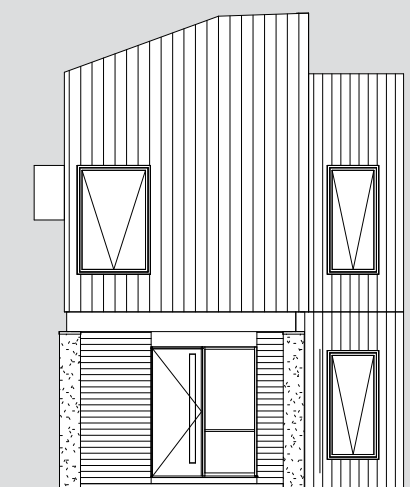
Ground Floor		First Floor	
Garage	6.8m × 5.5m	Master Bed	3.0m × 3.1m
Living	5.2m × 4.2m	Ensuite	3.0m × 1.5m
Kitchen	4.1m × 2.4m	Bed2	3.0m × 3.1m
Dining	3.1m × 2.9m	Bed3	5.0m × 3.1m
Porch	1.0m × 3.4m	Bathroom	1.8m × 3.1m
Laundry	2.3m × 1.0m		



Ground Floorplan



First Floor



Front Elevation

CODA 3 BED TYPE D UPGRADE

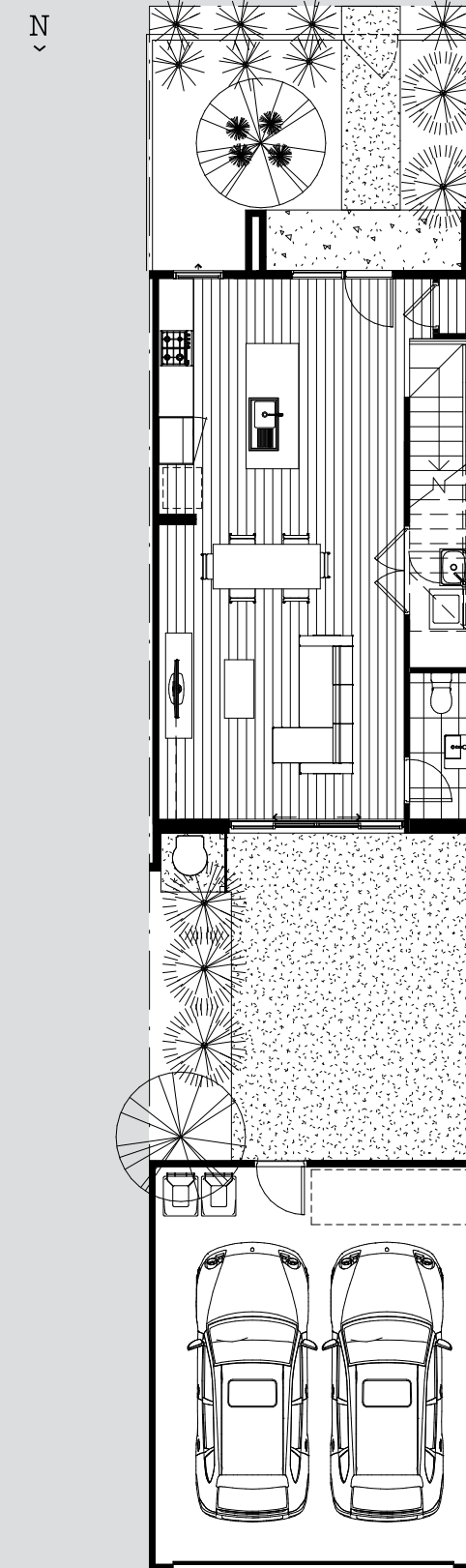


HOME DIMENSIONS

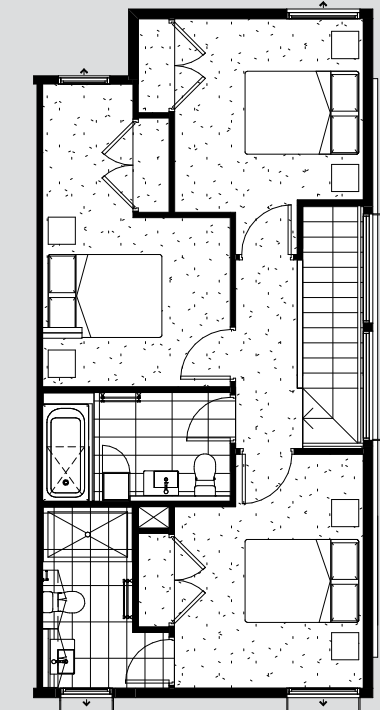
Ground Floor	54.7m ²
Garage	39.8m ²
Porch	4.2m ²
First Floor	63.8m ²
Total	162.5m ²

ROOM DIMENSIONS

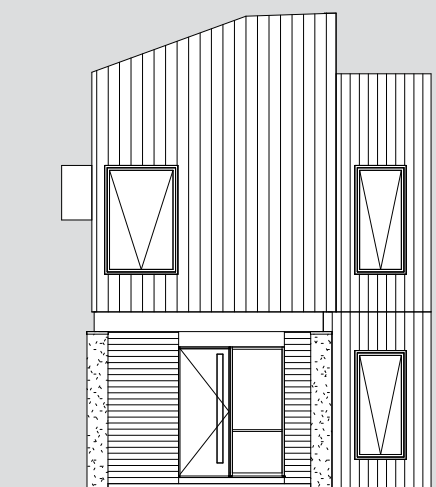
Ground Floor		First Floor	
Garage	6.8m × 5.5m	Master Bed	3.0m × 3.1m
Living/Dining	4.2m × 5.0m	Ensuite	3.0m × 1.5m
Kitchen	3.1m × 4.1m	Bed2	3.0m × 3.1m
Porch	1.0m × 3.4m	Bed3	5.0m × 3.1m
Laundry	1.0m × 2.8m	Bathroom	1.8m × 3.1m
Powder Room	1.0m × 2.5m		



Ground Floorplan



First Floor



Front Elevation



Nova Living

INNOVATION AND SUSTAINABILITY

EAST TOWNHOUSES HAVE BEEN DEVELOPED TO MINIMISE BOTH THEIR IMPACT ON THE ENVIRONMENT AND HOUSEHOLD RUNNING COSTS. UTILISING INNOVATIVE DESIGN TECHNIQUES, EACH UNIT IS BUILT TO ACHIEVE A MINIMUM 6 STAR ENERGY RATING.

A NUMBER OF SUSTAINABLE FEATURES ARE INCLUDED ACROSS ALL DESIGNS, INCLUDING THIRD PIPE RECYCLED WATER FOR IRRIGATION, LAUNDRY AND TOILETS, GAS-BOOSTED SOLAR HOT WATER SYSTEMS, ENERGY EFFICIENT LED DOWNLIGHTS, 3 STAR WELS SHOWER HEADS AND 4 STAR WELS TAPWARE, ALONG WITH THE USE OF LOW VOC INTERIOR WALL PAINTS THROUGHOUT.

FURTHER SUSTAINABILITY UPGRADES, SUCH AS SOLAR PANELS, BATTERY PACKS AND ENERGY METERS, ARE AVAILABLE ON REQUEST.

EAST TOWNHOUSE FEATURES

Contemporary townhouse style with open plan living areas, private outdoor spaces and secure off street parking. Your choice of either natural woodsman or driftwood interior design schemes.

STANDARD INCLUSIONS

KITCHEN

Quality European-style kitchen appliances:
Stainless steel semi-integrated dishwasher
600mm gas cooktop, four hob burner
Electric oven
Fully concealed externally ducted rangehood unit
Quartz stone bench tops
Soft close drawers
Laminate cabinetry
Subway tile to splash back
Single bowl overmount stainless steel sink
Chrome sink mixer tap

ENSUITE AND BATHROOMS

Wall hung vanity basin
Chrome tap ware
Double towel rail and toilet roll holder
Soft close toilet
Rectangular bath
Clear toughened, semi-frameless glass shower screens, pivot door

INTERIOR FINISHES

2.7m high ceilings to living areas, 2.4m high ceilings to bedrooms
Engineered Oak timber flooring
Nylon carpet to bedroom areas
Porcelain floor tiles to wet areas
Premium square set cornices, cove cornices to laundry and garage areas
Painted plasterboard internal finish
Contemporary lever handle internal door furniture

HEATING & COOLING

Ducted heating throughout as standard

ELECTRICAL AND SAFETY

LED lighting throughout as per standard layout
Aerial TV point and data points
Hard wired smoke detectors with battery back-up
Minimum two data/telephone points
Double GPO outlets throughout
Wired for high speed fibre to the home

LAUNDRY

Freestanding laundry trough
Chrome tapware

EXTERNAL FINISHES

Colourbond and/or Zincalume roofing
Powder coated aluminium window frames
Aluminium fly screens to openable windows

EXTERIOR DETAILS

1.2m high painted timber palisade fencing to street front
1.8m high painted shiplap fencing to courtyards
Concrete footpaths, rear courtyard pavement

SUSTAINABLE DESIGN ELEMENTS

Minimum 6 Star Energy Rating
Gas boosted solar hot water system
Energy efficient LED downlights throughout
Low VOC interior wall paints
3 Star WELS showerhead
4 Star WELS tapware
Third pipe recycled water for irrigation, plumbed to toilets and laundry area

UPGRADES

1. SOLAR ENERGY PACK

Solar photovoltaic cells and inverter panel
- 2 bedroom 2.5 kW system,
10 x 250 kW panels and inverter
- 3 bedroom 3.25 kW system,
14 x 250 kW panels and inverter
- 4 bedroom 4.24 kW system,
17 x 250 kW panels and inverter
Solar PV battery storage for evening peak
- 2 bedroom 3 kWh battery storage system
- 3 bedroom 4 kWh battery storage system
- 4 bedroom 5 kWh battery storage system

2. NOVA SEVEN STAR RATING PACK

Premium double glazing to windows throughout
- 2 bedroom
- 3 bedroom

3. SUSTAINABILITY PACK

Ceiling fans to living and bedroom spaces
- 2 bedroom
- 3 bedroom
- 4 bedroom
Drip irrigation system
Ecomind energy monitoring kit

4. LUXURY KITCHEN PACK

European chef's style kitchen appliances:
- Freestanding 900mm gas cooktop and electric oven
- Fully concealed externally ducted rangehood unit
- Stainless steel semi-integrated dishwasher
- Marble feature stone benchtop and splashback
- Single bowl undermount sink
- Water point to fridge
- Pendant lighting over kitchen bench
2 bedroom
3 / 4 bedroom

5. AIRCONDITIONING PACK

Fully ducted heating and cooling throughout

6. DESIGNER TAPWARE PACK

Black tapware and bathroom accessories
Black kitchen sink

7. ELECTRICAL PACK

Upgraded electrical pack with additional lights, dimmer switches, data points and GPO
Security pack with alarm, intercom and hard wired door bell and ducted vacuum system

8. INVESTOR PACK

White roller blinds
TV aerial installation

WOLFDENE IS SETTING THE STANDARD FOR MEDIUM DENSITY DEVELOPMENTS IN THE URBAN GROWTH AREAS. RECOGNISING THE IMPORTANT ROLE THESE HOMES PLAY IN CONTRIBUTING TO THE URBAN ENVIRONMENT, WE FOCUS ON USING HIGH QUALITY, CONTEMPORARY MATERIALS. WE ALSO CAREFULLY DESIGN BOTH THE EXTERIORS AND INTERIORS TO ENSURE EACH HOME NOT ONLY LOOKS GREAT, BUT ALSO FUNCTIONS WELL.

ELEMENTS SUCH AS ARTICULATED ROOFS, TIMBER HIGHLIGHTS, LOCK-UP GARAGES, PRIVATE OUTDOOR SPACES, OPEN PLAN LIVING AREAS, AND WELL APPOINTED KITCHENS AND BATHROOMS WORK TOGETHER TO FORM THE DNA OF WOLFDENE'S ARCHITECTURE.

WE BELIEVE IN SUSTAINABLE DESIGN THAT NOT ONLY CONTRIBUTES POSITIVELY TO THE ENVIRONMENT, BUT ALSO CREATES A HOME THAT IS AFFORDABLE TO RUN AND COMFORTABLE TO LIVE IN ALL YEAR ROUND.

IN 2015, WOLFDENE WAS RECOGNISED WITH A UDIA AWARD FOR EXCELLENCE IN THE 'AFFORDABLE HOUSING' CATEGORY AND IN 2016 WON THE 'JUDGES AWARD' FOR THE SARATOGA TOWNHOUSES IN POINT COOK.



Saratoga Townhouse, Point Cook

THE TEAM



WOLFDENE SHARES THE EXCITEMENT OF CREATING A NEW HOME AND WE AIM TO CREATE PLACES WHERE PEOPLE LIVE THE LIFESTYLE THEY ASPIRE TO. WE SEE OURSELVES AS A NEW GENERATION OF PROPERTY DEVELOPER LEARNING FROM WHAT HAS BEEN CREATED IN THE PAST TO DELIVER NEIGHBOURHOODS THAT SUIT THE WAY PEOPLE WANT TO LIVE TODAY.

OUR COMMUNITIES ARE CAREFULLY CONSIDERED IN THEIR DESIGN, ARCHITECTURE AND SITE-SPECIFIC URBAN PLANNING TO ENGAGE RESIDENTS AND FOSTER INTERACTION. OUR CONSTANT CHALLENGE IS TO ENSURE A WOLFDENE NEIGHBOURHOOD IS A NEIGHBOURHOOD YOU LOOK FORWARD TO COMING HOME TO.

Wolfdene.com.au



BLUEWAYS GROUP HAS MADE A LONG-TERM COMMITMENT TO THE AUSTRALIAN MARKET, INVESTING, EMPLOYING AND PARTNERING LOCALLY.

LEVERAGING FROM ITS STRONG TRACK RECORD OF SUCCESSFUL DELIVERY ACROSS MORE THAN 60,000 NEW DWELLINGS AND A NUMBER OF WORLD-CLASS SUSTAINABLE INDUSTRIAL PROJECTS IN CHINA, BLUEWAYS HAS ESTABLISHED A NETWORK OF AUSTRALIAN BASED CONSULTANTS WHO ARE EXPERTS IN THEIR FIELD TO DEVELOP RESIDENTIAL LAND IN AUSTRALIA'S STRONGEST PERFORMING PROPERTY MARKETS.

Bluewaysgroup.com.au

