

Stage 4D
Floorplans and Inclusions

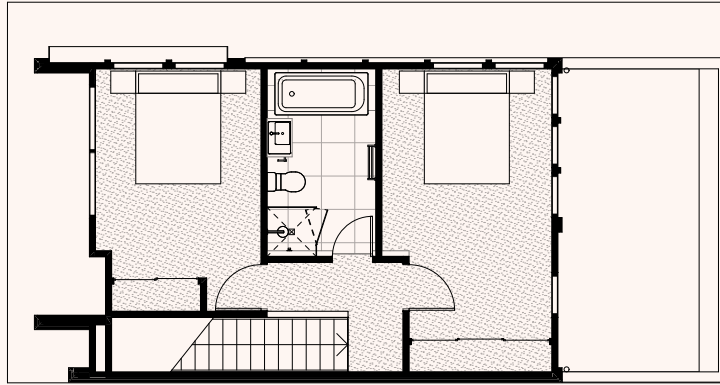
PHOENIX

AT ALARAH

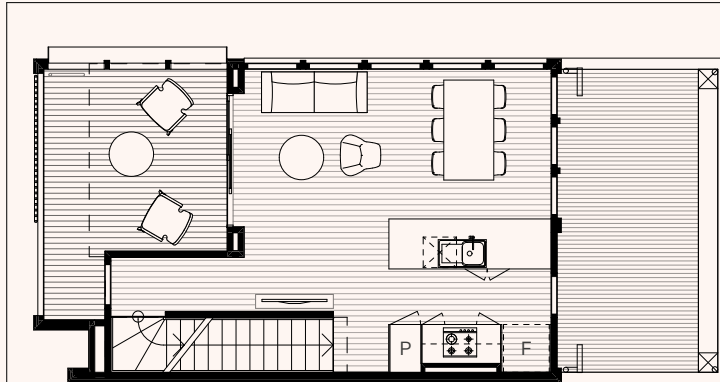
Cranbourne West

Legend

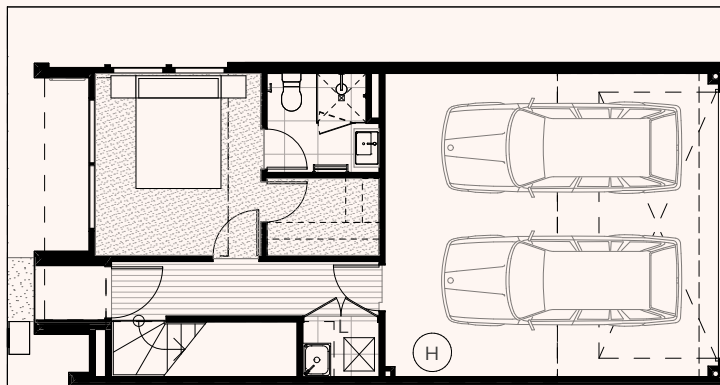
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground



T01A
Lot 457, 458, 459

3 Bed, 2 Bath, 2 Carparks

Area	
Ground floor	31.19m ²
First floor	39.91m ²
Second floor	48.83m ²
Garage	36.21m ²
Internal area	156.14m ²
Porch front	1.5m ²
Deck	13.82m ²
Balcony/porch	15.32m ²
Total area	171.46m ²
LOT AREA	89.1m²

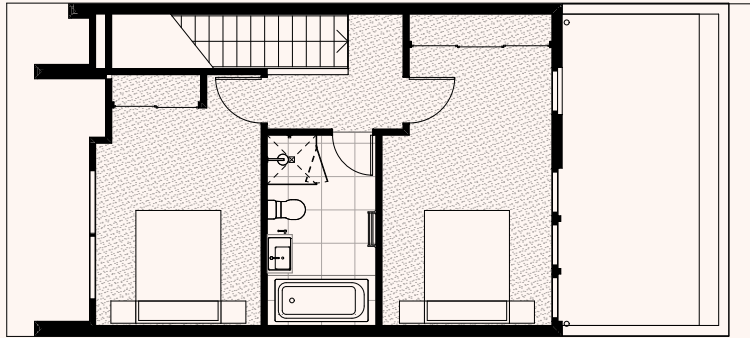
Ground Floor	
Entry	4.8 x 1m ²
Bed 1	3 x 3.2m ²
WIR	2 x 1.4m ²
Ensuite	2 x 1.8m ²
Laundry	1.3 x 1m ²
Garage	6 x 5.4m ²
First Floor	
Living	2.6 x 4.3m ²
Dining	2.9 x 2.7m ²
Kitchen	2.9 x 2.7m ²
Deck	3.3 x 3.2m ²
Second Floor	
Hall	2.4 x 1m ²
Bed 2	3 x 4.8m ²
Bed 3	3 x 3.7m ²
Bath	1.9 x 3.3m ²

Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

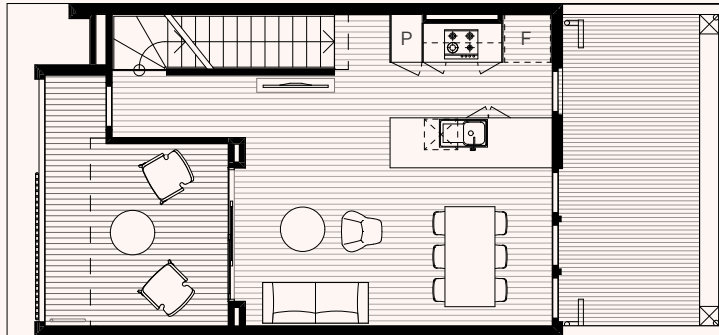


Legend

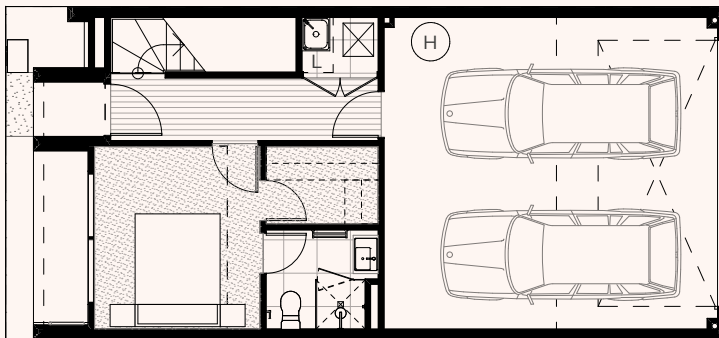
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground



T01AM

Lot 460, 461, 462

3 Bed, 2 Bath, 2 Carparks

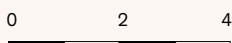
Area	
Ground floor	32.19m ²
First floor	41.75m ²
Second floor	50.95m ²
Garage	36.96m ²
Internal area	161.85m ²
Porch front	1.50m ²
Deck	13.82m ²
Balcony/porch	15.32m ²
Total area	177.17m ²
LOT AREA	78m²

Ground Floor	
Entry	4.8 x 1.1m ²
Bed 1	3 x 3.3m ²
WIR	2 x 1.4m ²
Ensuite	2 x 1.8m ²
Laundry	1.3 x 1m ²
Garage	6 x 5.6m ²

First Floor	
Living	2.6 x 4.5m ²
Dining	2.9 x 2.8m ²
Kitchen	2.9 x 2.7m ²
Deck	3.3 x 3.3m ²

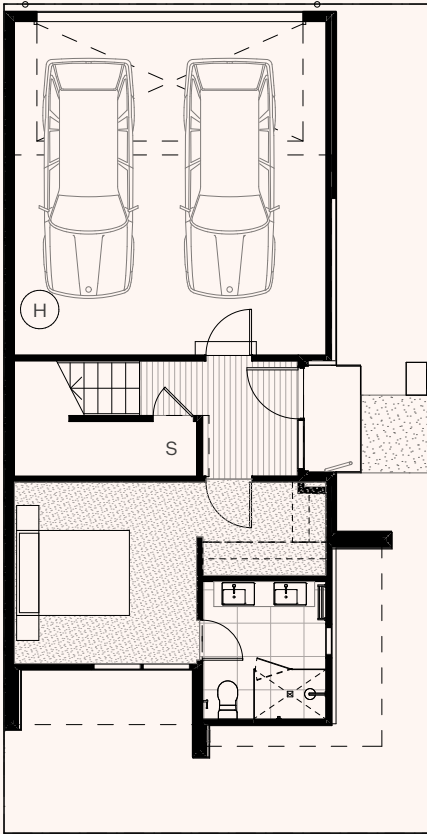
Second Floor	
Hall	2.4 x 1m ²
Bed 2	3 x 5m ²
Bed 3	3 x 3.9m ²
Bath	1.9 x 3.4m ²

Enquiries
 For all sales enquiries
 please contact
 Gabby Krayz
 gabby@wolfdene.com.au
 Mobile 0449 899 700

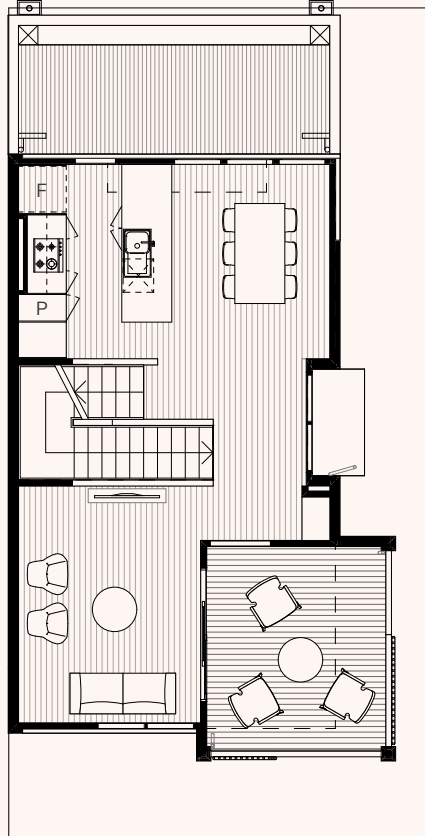


Legend

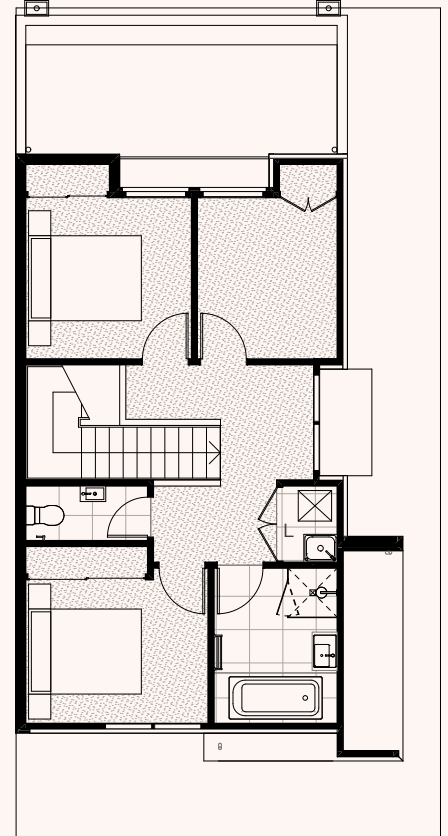
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02
Lot 474, 475

4 Bed, 2.5 Bath, 1 Study, 2 Carparks

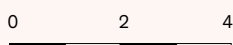
Area	
Ground floor	35.83m ²
First floor	53.27m ²
Second floor	59.47m ²
Garage	37.05m ²
Internal area	185.62m ²
Porch front	1.8m ²
Deck	13.4m ²
Balcony/porch	15.2m ²
Total area	200.82m ²
LOT AREA	114m²

Ground Floor	
Entry	1.7 x 2m ²
Bed	3.3 x 3.2m ²
WIR	2.2 x 1.7m ²
Ensuite	2.2 x 2.4m ²
Storage	2.3 x 1m ²
Garage	5.6 x 6m ²

First Floor	
Living	3.3 x 4.2m ²
Dining	2.8 x 3.5m ²
Kitchen	2.7 x 3.5m ²
Deck	3.3 x 3.7m ²
Hall	1 x 3.5m ²

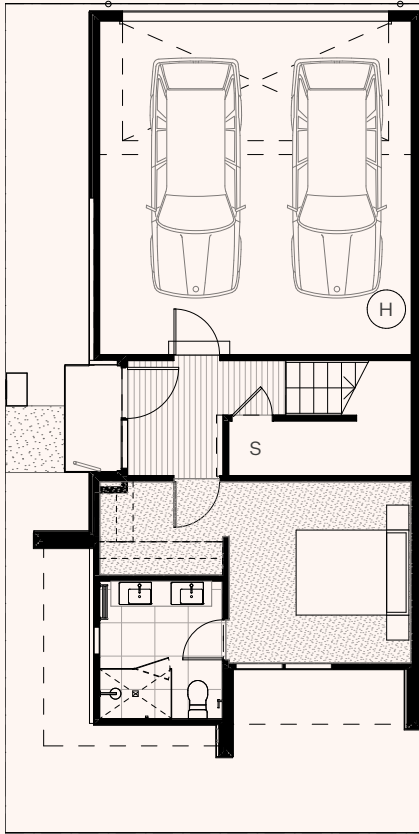
Second Floor	
Bed 2	3.3 x 2.5m ²
Bed 3	3 x 2.9m ²
Study	2.5 x 2.9m ²
Bath	2.2 x 2.8m ²
Toilet	2.2 x 0.9m ²
Laundry	1.1 x 1.3m ²

Enquiries
For all sales enquiries please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

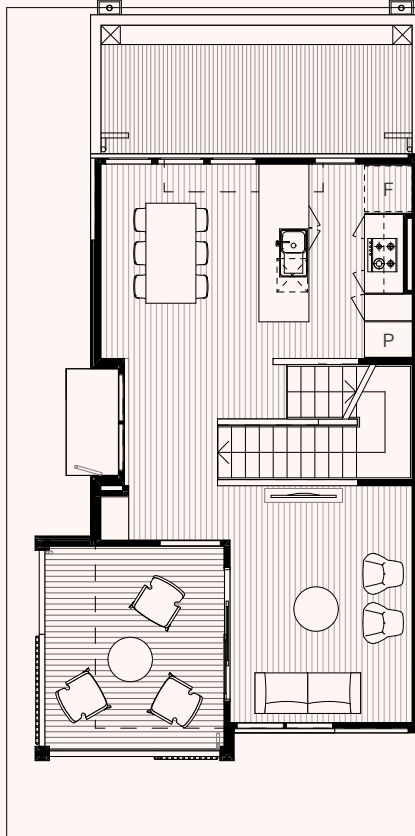


Legend

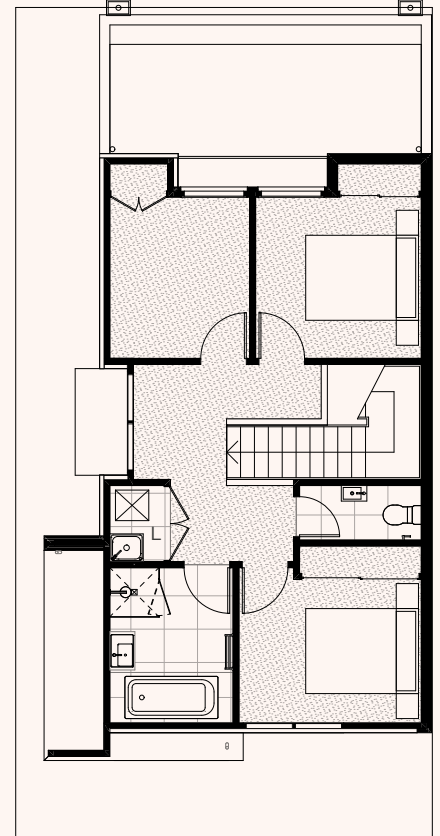
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02M
Lot 463, 485

3 Bed, 2.5 Bath, 1 Study, 2 Carparks

Area	
Ground floor	35.83m ²
First floor	53.27m ²
Second floor	59.47m ²
Garage	37.05m ²
Internal area	185.62m ²
Porch front	1.8m ²
Deck	13.4m ²
Balcony/porch	15.2m ²
Total area	200.82m ²
LOT AREA	111.9m²

Ground Floor

Entry	1.7 x 2m ²
Bed 1	3.3 x 3.2m ²
WIR	2.2 x 1.7m ²
Ensuite	2.2 x 2.4m ²
Storage	2.3 x 1m ²
Garage	5.6 x 6m ²

First Floor

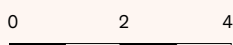
Living	3.3 x 4.2m ²
Dining	2.8 x 3.5m ²
Kitchen	2.7 x 3.5m ²
Deck	3.3 x 3.7m ²
Hall	1 x 3.5m ²

Second Floor

Bed 2	3.3 x 2.5m ²
Bed 3	3 x 2.9m ²
Study	2.5 x 2.9m ²
Bath	2.2 x 2.8m ²
Toilet	2.2 x 0.9m ²
Laundry	1.1 x 1.3m ²

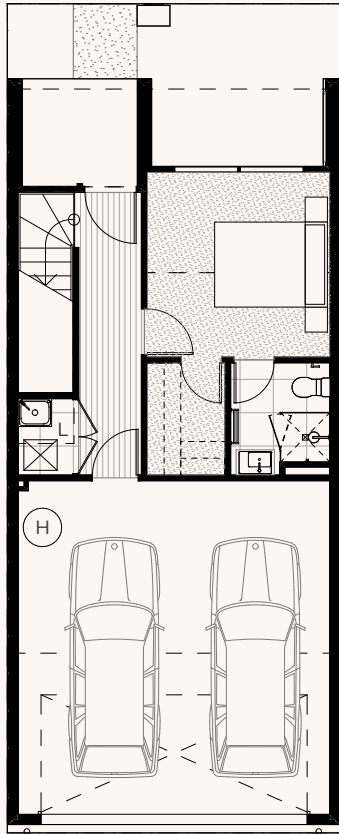
Enquiries

For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

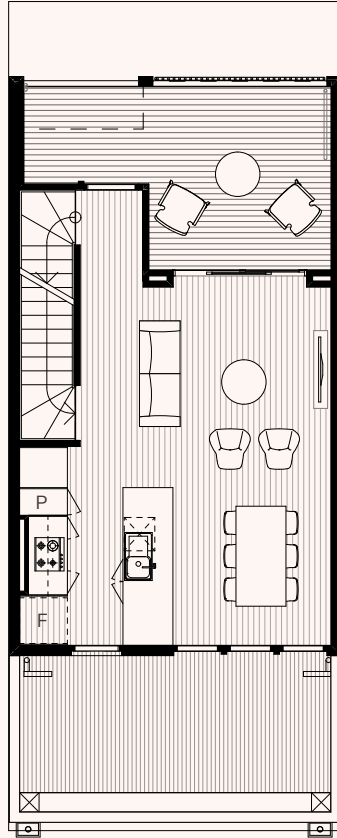


Legend

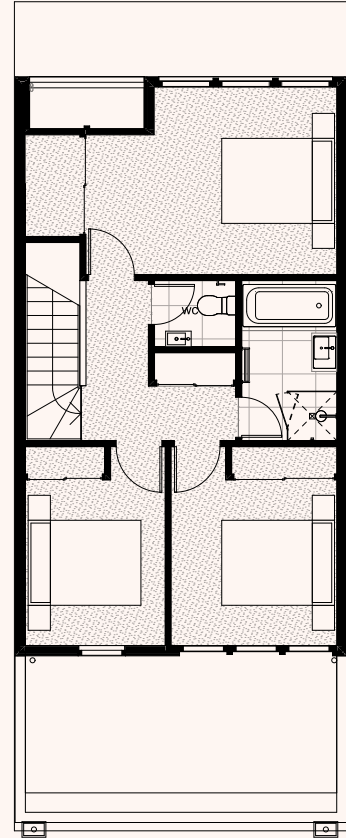
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T03A
Lot 477, 479, 481, 483

4 Bed, 2.5 Bath, 2 Carparks

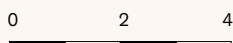
Area	
Ground floor	33.84m ²
First floor	45.2m ²
Second floor	59.92m ²
Garage	36.96m ²
Internal area	175.92m ²
Porch front	4.49m ²
Deck	16.88m ²
Balcony/porch	21.37m ²
Total area	197.29m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 3.6m ²
Dining	2.8 x 2.8m ²
Kitchen	2.7 x 3.6m ²
Deck	3.3 x 3.3m ²

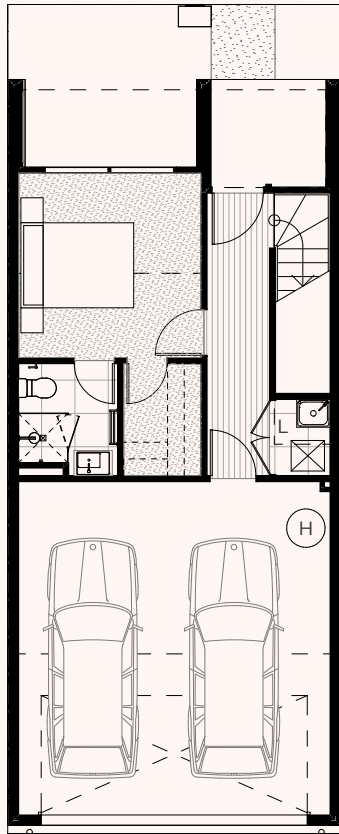
Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	3 x 3m ²
Bed 4	2.5 x 3m ²
Bath	1.7 x 2.9m ²
WC	1.4 x 1.2m ²

Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

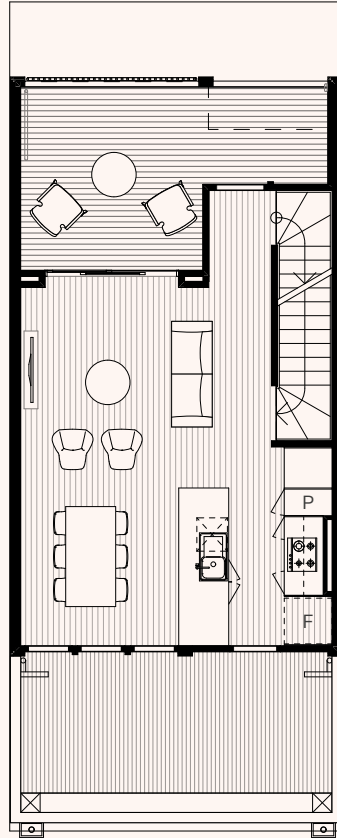


Legend

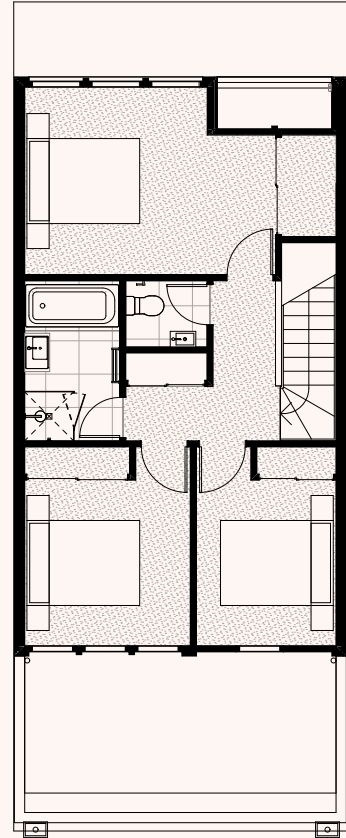
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T03AM
Lot 476, 478, 480,
482, 484

4 Bed, 2.5 Bath, 2 Carparks

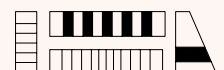
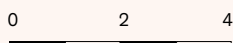
Area	
Ground floor	33.84m ²
First floor	45.02m ²
Second floor	59.73m ²
Garage	36.96m ²
Internal area	175.55m ²
Porch front	4.49m ²
Deck	16.88m ²
Balcony/porch	21.37m ²
Total area	196.92m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 3.6m ²
Dining	2.8 x 2.8m ²
Kitchen	2.7 x 3.6m ²
Deck	3.3 x 3.3m ²

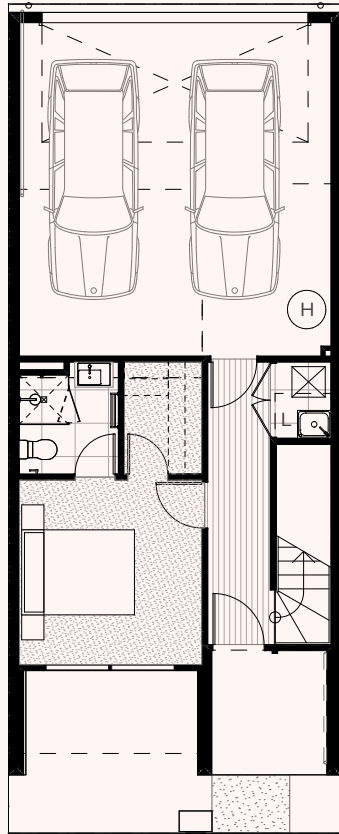
Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	3 x 3m ²
Bed 4	2.5 x 3m ²
Bath	1.7 x 2.9m ²
WC	1.4 x 1.2m ²

Enquiries
 For all sales enquiries
 please contact
 Gabby Krayz
 gabby@wolfdene.com.au
 Mobile 0449 899 700

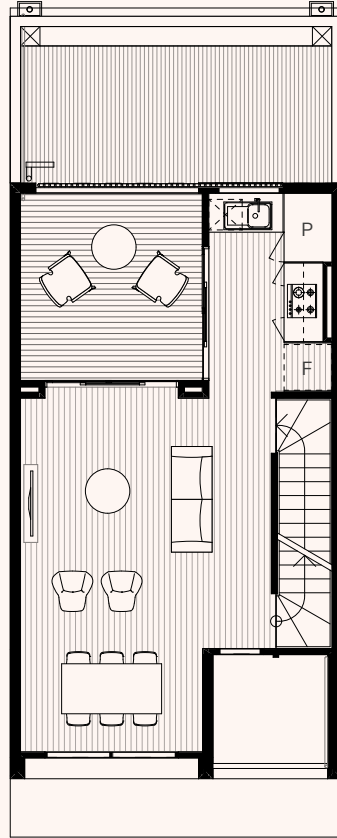


Legend

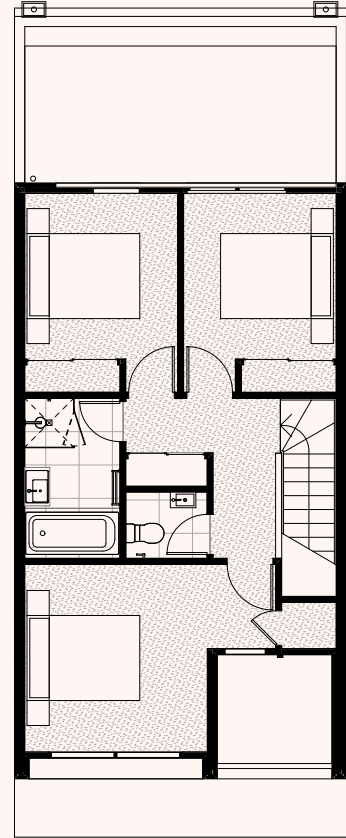
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T04A
Lot 464, 465, 466

4 Bed, 2.5 Bath, 2 Carparks

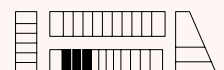
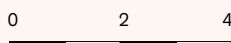
Area	
Ground floor	33.99m ²
First floor	46.03m ²
Second floor	58.29m ²
Garage	36.96m ²
Internal area	175.27m ²
Porch front	5.2m ²
Deck	12.28m ²
Balcony/porch	17.48m ²
Total area	192.75m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 4.2m ²
Dining	3.3 x 2.3m ²
Kitchen	2.2 x 3.6m ²
Deck	3.3 x 3.4m ²

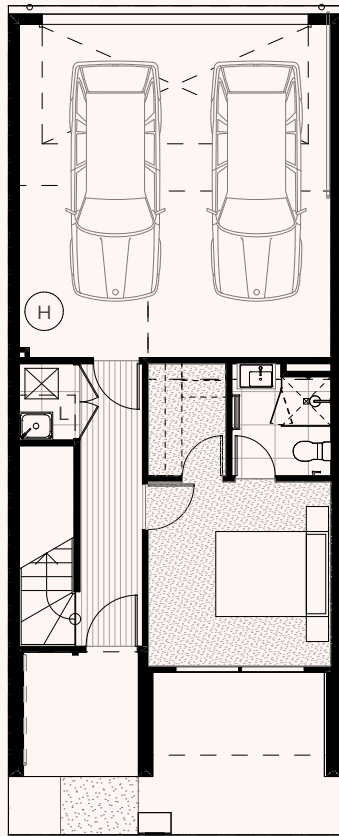
Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	2.7 x 3m ²
Bed 4	2.7 x 3m ²
Bath	1.7 x 2.9m ²

Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

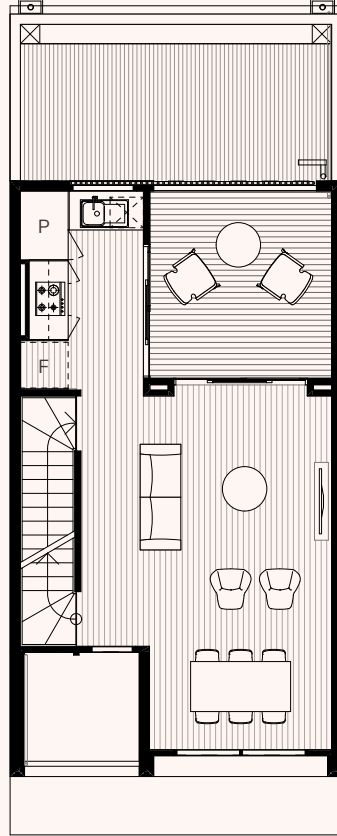


Legend

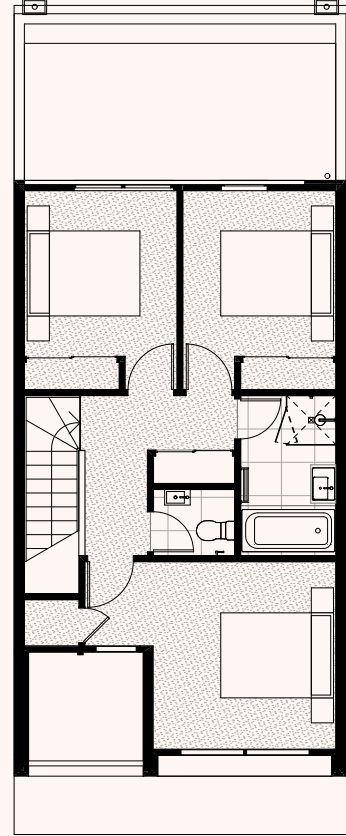
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T04AM
Lot 471, 472, 473

4 Bed, 2.5 Bath, 2 Carparks

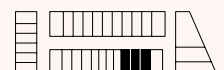
Area	
Ground floor	33.99m ²
First floor	46.17m ²
Second floor	58.29m ²
Garage	36.96m ²
Internal area	175.41m ²
Porch front	5.2m ²
Deck	12.28m ²
Balcony/porch	17.48m ²
Total area	192.89m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 4.2m ²
Dining	3.3 x 2.3m ²
Kitchen	2.2 x 3.6m ²
Deck	3.3 x 3.4m ²

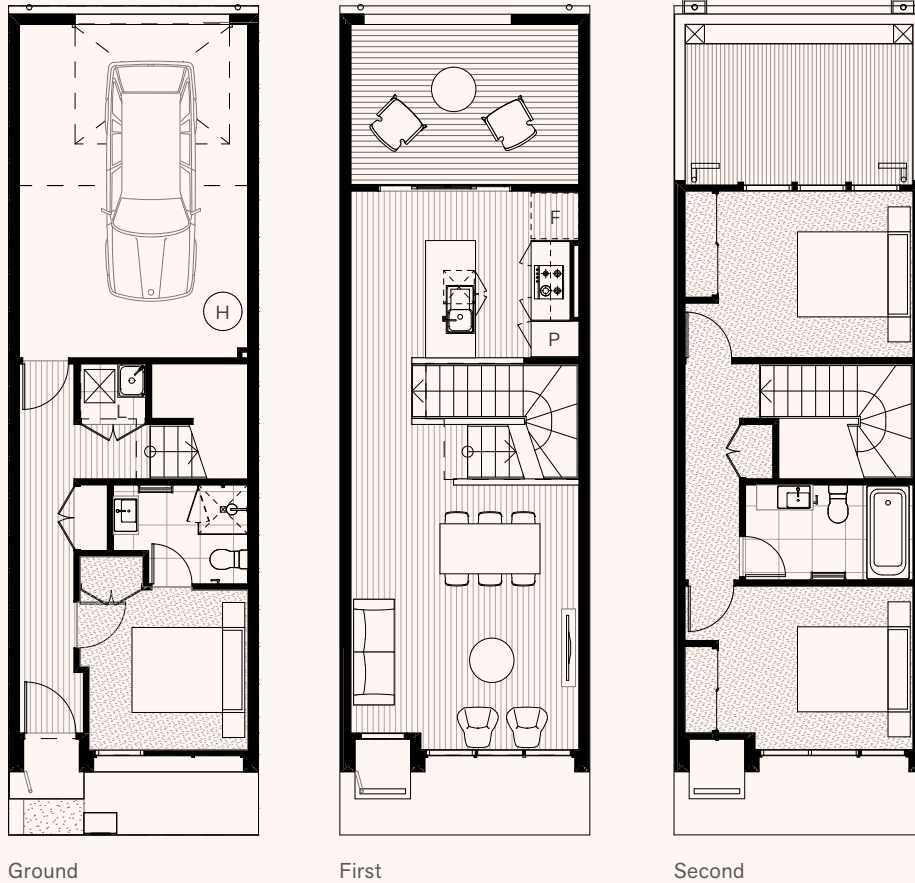
Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	2.7 x 3m ²
Bed 4	2.7 x 3m ²
Bath	1.7 x 2.9m ²

Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Legend

- F Fridge
- L Laundry
- P Pantry
- H HWS



T05
Lot 468, 470

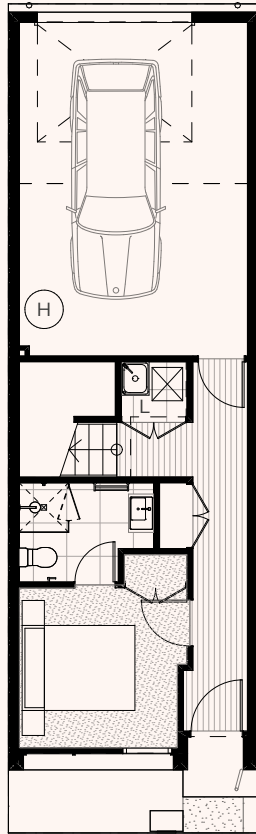
3 Bed, 2 Bath, 1 Carparks

<p>Area</p> <p>Ground floor 31.99m²</p> <p>First floor 45.95m²</p> <p>Second floor 46.24m²</p> <p>Garage 27.68m²</p> <p>Internal area 151.86m²</p> <p>Porch front 1.26m²</p> <p>Deck 13.72m²</p> <p>Balcony/porch 14.98m²</p> <p>Total area 166.84m²</p> <p>LOT AREA 67.2m²</p>	<p>Ground Floor</p> <p>Entry 1.1 x 1.1m²</p> <p>Hall 1 x 5.5m²</p> <p>Bed 1 3 x 2.8m²</p> <p>Ensuite 2.4 x 1.8m²</p> <p>Laundry 1.2 x 1m²</p> <p>Garage 4.1 x 6m²</p> <p>First Floor</p> <p>Dining 4.1 x 2.3m²</p> <p>Lounge 4.1 x 2.4m²</p> <p>Kitchen 2.7 x 3m²</p> <p>Deck 4.1 x 2.9m²</p> <p>Second Floor</p> <p>Hall 1 x 3.9m²</p> <p>Bed 2 3.5 x 3m²</p> <p>Bed 3 3.5 x 2.9m²</p> <p>Bathroom 3 x 1.7m²</p>	<p>Enquiries</p> <p>For all sales enquiries please contact Gabby Krayz gabby@wolfdene.com.au Mobile 0449 899 700</p>
---	--	--

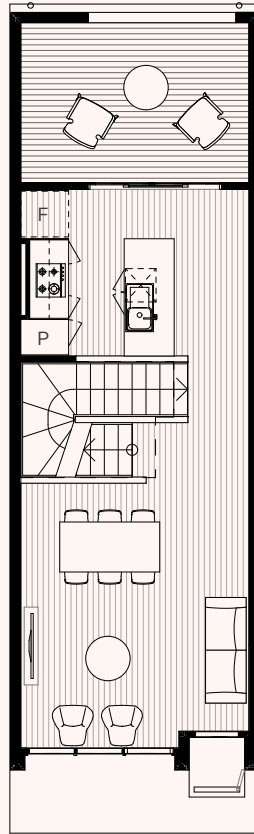


Legend

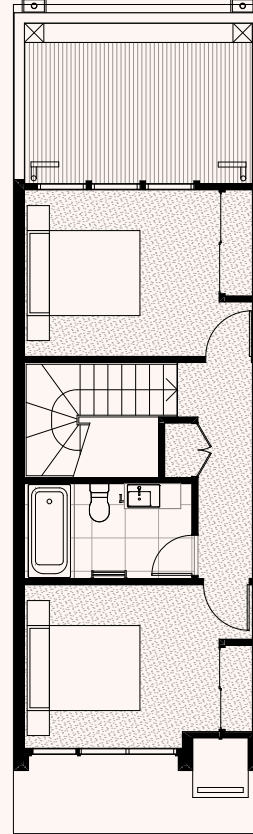
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T05M
Lot 467, 469

3 Bed, 2 Bath, 1 Carparks

Area	
Ground floor	31.99m ²
First floor	45.95m ²
Second floor	46.24m ²
Garage	27.68m ²
Internal area	151.86m ²
Porch front	1.26m ²
Deck	13.72m ²
Balcony/porch	14.98m ²
Total area	166.84m ²
LOT AREA	67.2m²

Ground Floor	
Entry	1.1 x 1.1m ²
Hall	1 x 5.5m ²
Bed 1	3 x 2.8m ²
Ensuite	2.4 x 1.8m ²
Laundry	1.2 x 1m ²
Garage	4.1 x 6m ²

First Floor	
Dining	4.1 x 2.3m ²
Lounge	4.1 x 2.4m ²
Kitchen	2.7 x 3m ²
Deck	4.1 x 2.9m ²

Second Floor	
Hall	1 x 3.9m ²
Bed 2	3.5 x 3m ²
Bed 3	3.5 x 2.9m ²
Bath	3 x 1.7m ²

Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



PHILOSOPHY

The Phoenix philosophy is all about smart living. For those making clever life choices, we prioritised efficiency without compromising on design.

INCLUSIONS

Contemporary façades

Our townhomes are contemporary in design and made from quality, lasting materials. Driveways have even been made a textural feature, with exposed aggregate concrete.

Landscaped gardens

Your front garden and private courtyard has been designed with as much attention as the internal spaces of your home, with feature trees and garden beds.

Durable flooring

Each townhome is designed with engineered oak timber flooring throughout living areas, soft carpet to the bedrooms and quality tiles to wet areas.

Secure garage

Garage spaces have remote-control locking and are designed with detached access, to ensure you are enjoying the largest possible floor space within your home.

SMART SPACES

Open living

Our kitchen, dining and living area ceilings reach a soaring 2.7m high and create an open environment, making maximum use of your living space.

Oriented for light

Each home has been designed with consideration to its positioning within the masterplan, to optimise natural sunlight.

Room to entertain

Each townhome opens up to a landscaped private courtyard, perfect for entertaining friends and family, or just enjoying some downtime.

Flexible space

Make your home your own. Two, three and four bedroom options are available to select from, with each room designed for multiple uses.

QUALITY BUILD

Temperature control

Built materials, windows and openings have all been carefully considered so your home will stay cooler in summer and warmer in winter. Each home has ducted heating throughout.

Natural materials

We have prioritised the use of natural and high quality materials in our homes, right down to the stain of the wood products.

Quality appliances

Kitchens and living spaces have been carefully considered, with energy-efficient and high quality semi-integrated appliances being a standard in your home.

Detail-oriented

The smaller things have all been considered, so you won't need to worry about whether or not your home comes standard with enough power outlets or water points.

SUSTAINABILITY

Efficient living

LED downlighting is included throughout each townhome, for durability and energy-efficiency. Homes have a gas instantaneous hot water system, which will also mean a saving on your energy bill.

Water conservation

To ensure our Phoenix community save on water usage, we have ensured each home has third pipe recycled water in use for irrigation, laundry and toilet flushing.

Reduced emissions

Phoenix townhomes will achieve a minimum 6-star energy rating. Our materials and paints are low VOC and we use recyclable materials wherever possible in our construction.

Parks, wetlands and waterways

The Phoenix masterplan places a strong emphasis on conservation areas, parks, wetlands and waterways, for both environmental and social sustainability.

COMMUNITY

Shared spaces

Our masterplan has been designed to create natural opportunities for our neighbourhood to meet and interact outdoors. Be it on the bike paths, en route to the shops or on a morning jog.

Play areas

The diverse offering at our park will mean you can get active with outdoor fitness equipment, walk your dog around the wetlands, or take a quiet break while the little ones enjoy the specialty and inclusive play equipment—all in the one place.

Meet your neighbours

Wolfdene has a proven track record of creating neighbourhoods with heart, and we have designed Phoenix with the same mindset, where neighbours belong to a community and feel safe in their local surrounds.

Established communities

Wolfdene's Alarah community neighbours Phoenix. Alarah, along with other nearby established communities of Casian Grove and Clarinda Park have additional park and education amenities accessible to Phoenix residents.

CONNECTIVITY

Public transport

Your new neighbourhood is serviced by buses along Hall Road. Train stations are close by, with the network undergoing even more additions, expansions and upgrades in the years to come.

Cycling paths

Dedicated bicycle paths threading through the neighbourhood will connect you directly to local schools, shopping and surrounding area with ease.

Get active

With room to roam, you can enjoy the park and wetlands via shared walking paths. Our central village park has places to run, play and relax, and even boasts a dedicated viewing platform.

Village park

The place to meet, unwind, dine al fresco, play some basketball or enjoy some time to yourself. Our local village park will ensure something for people of all ages to enjoy.

AMENITY

Town centre

The new town centre on Hall Road will offer everything needed for a fuss-free lifestyle, planned to include cafés and dining, fresh produce, a medical centre, pharmacy and various professional services.

Sport and recreation

Only 10 minutes from Phoenix, the sporting grounds at Casey Fields has a broad variety of activities, including football, rugby, tennis and more. And if you are a nature enthusiast, the Royal Botanic Gardens are only a short drive or cycle away.

Food and beverage

With plenty of places to eat, shop and enjoy local produce, you'll rarely need to travel far for the essentials.

Education

Phoenix is conveniently located in the catchment area of Lyndhurst, Cranbourne West, Cranbourne Carlisle and St. Agatha's Primary Schools, and Casey Grammar, St. Peter's, Cranbourne Secondary Schools to name a few. It's also close to local childcare centres, accessible on foot or by bus.

YOUR HOME

A clever home doesn't have to be complicated. Eye-catching accents and stylish finishes stand out, while smart solutions make life more efficient.

UPGRADES

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

Electrical pack

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

Investor pack

White roller blinds
TV aerial installation

Air conditioning pack

Fully ducted cooling throughout

Designer tapware pack

Black tapware and bathroom accessories
Black kitchen sink

Sustainability pack

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

Kitchen

Stainless steel 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 splashback
Single bowl overmount stainless steel sink
Chrome sink mixer tap

Ensuite and Bathrooms

Wall hung vanity basin
Chrome tapware
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 main living areas
Engineered Oak timber flooring
Nylon carpet to bedroom areas
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 and 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 2 data/telephone points
Double GPO outlets throughout
Wired for high speed fibre to the home

Laundry

Freestanding laundry trough
Chrome tapware

External Finishes

Colourbond roofing
Powder coated aluminium window frames

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

Minimum 6 star rating pack

Premium double glazing windows throughout
2 & 3 bedroom

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

For all sales enquiries contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700

Visit our display suite located
on the corner of Alarah & Hayton
Park Boulevard in Cranbourne West
Phone 03 9246 0446

liveatphoenix.com.au