



ANNA BELLE

LAVERTON

A lush tropical border surrounds the text, featuring large green monstera leaves, vibrant orange and red bird of paradise flowers, purple hibiscus, and yellow orchids. Several butterflies in shades of orange, blue, and green are scattered throughout the scene.

A GIFT TO LAVERTON

A PERFECT PLACE TO LIVE,
RAISE A FAMILY AND GROW
AS THE LUSH ENVIRONMENT
AROUND YOU EVOLVES.



The Gardens

Annabelle is distinguished by the beauty of its natural landscape. An urban oasis weaves throughout design-focused homes coaxing neighbours outdoors for leisure, respite and social connection.

Private and public gardens combine indigenous and exotic plants which perfectly complement the contemporary architectural style and holistically support both wellness and relaxation in equal measure.

Annabelle's native surrounds will continue to flourish and evolve over time as trees mature and flowers spread creating a community of engagement and delight.

The Finishes

Homes at Annabelle have been designed to last. Facades are contemporary compositions of light and dark materials with considered design accents such as glazed inserts in the front doors further elevating the timeless appeal of the architecture.

Inside, homes are a blend of organic materials and sophisticated palettes. Reconstituted porcelain splash backs and waterfall island benchtops, engineered timbers floors, brushed metal tapware and a layering of soft and charcoal grey textures which perfectly complement the green landscape outside to create homes of design distinction.

The Convenience

Laverton is a suburb in the midst of revival and Annabelle captures aspirations for its future evolution. Building on the unique spirit of the area, Annabelle reflects Laverton's authenticity, diversity and proud sense of community. An oasis at the heart of the surrounding commercial landscape, Annabelle is ideally situated to take advantage of a lifestyle defined by convenience and accessibility. Shops, transport, food, leisure and education are on the rise, with Annabelle an anchor that binds each facet.

The Community

Exceptional liveability is woven into the essence of community. A connection that brings a sense of belonging and familiarity to the people living beside and around one another. Laverton, like much of Melbourne's west, captures this village spirit. Those who move here, stay. Those who live on the outer reaches covet Laverton's unique mix of history, community, diversity, and growth which all combine to bring exciting vibrancy to an area built upon working class ideals and upheld by a vision for continued betterment.

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IMAGINE A PLACE
WHERE NATURE PERMEATES
THE URBAN LANDSCAPE.
WHERE BEAUTIFULLY
INNOVATIVE HOMES ARE
UNIFIED BY A SENSE OF
COMMUNITY.

An Urban Oasis

Annabelle is an urban oasis of exceptional liveability in the heart of Melbourne's thriving west. Offering a lifestyle that perfectly balances old-fashioned neighbourly values with design innovation and sustainability, Annabelle offers affordable, family-sized townhomes surrounded by a beautiful garden landscape.

Inspired by Laverton's exciting evolution from its rich industrial origins Annabelle is a preeminent addition to the locale and a highly desirable place to live, work and raise a family. Built for those who covet both urban convenience and botanical streetscapes, Annabelle holistically fosters relaxation and social connection.

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ARTIST'S IMPRESSION - VIEW OF THOMAS STREET

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The Townhouses

Family-sized, double storey townhomes with private front courtyards and design-focused facades bring the great Australian dream of the single family home to life at Annabelle. Setting a new benchmark for liveability in Laverton, each home offers spatial luxury and quality construction across three or four bedrooms and multiple living zones.

As the cornerstone to family living, Annabelle's townhomes include high end fixtures and fittings, superb design aesthetics, intuitive planning and private outdoor spaces to support both social togetherness and peaceful quietude.



ARTIST'S IMPRESSION

The Courtyard Units

Annabelle's Courtyard Units offer low-maintenance living within homes of considered proportions and elevated aesthetics. Bringing sophisticated medium-density living to the neighbourhood, these 2-bedroom homes include luxurious master suites, courtyard gardens, garages and free-flowing interiors. Addressing future-focused ideals Courtyard Units include sustainable amenities such as solar hot water, energy efficient LED lighting and optimised fixtures and fittings as standard ensuring enduring innovation amidst timeless design aesthetics.



ARTIST'S IMPRESSION

SIVASLI

The Terrace Units

Replicating the historic housing type that prevailed throughout Laverton's grass roots history, Annabelle's Terrace Units offer convenient mid-sized liveability for singles, downsizers or small families alike. Spread across a single cohesive interior layout, these 2-bedroom homes capture the essence of community living. Front and rear shared gardens invite connectivity while inside, cool palettes compliment tactile organic materials and cutting-edge fixtures and fittings to achieve space conscious homes of superb quality and amenity.



ARTIST'S IMPRESSION

INTERIORS AT ANNABELLE HAVE BEEN DESIGNED TO COMPLEMENT AND AMPLIFY THE BOTANICAL OASIS OUTSIDE.

Interiors Designed For Life

Framing views to verdant streetscapes, homes at Annabelle reflect and compliment their beautiful garden setting. Interiors are a curation of luxurious textures unified by cool, contemporary palettes. Crafted for flexible living and all-important durability, homes harness deeply domestic qualities nurtured by lush carpets and roller blinds while reconstituted porcelain, ample glazing and chrome accents introduce elevated style.

Capturing leafy outlooks within light flooded interiors, homes at Annabelle create superbly discerning homes which support Australians love for the outdoors.

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ARTIST'S IMPRESSION - VIEW OF THOMAS STREET

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ARTIST'S IMPRESSION

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Master Bedroom

Master bedrooms at Annabelle are luxurious sanctuaries that continue the cool palette of the whole homes' interior design aesthetic while reflecting it through soft textures and layered qualities. The master suites are havens of both beauty and functionality with ample storage, ensuite bathrooms and a layering of luxurious textiles which combine to create an environment for superb rest and relaxation.



ARTIST'S IMPRESSION

Entertainers Delight

As the heart of the home kitchens at Annabelle encourage togetherness. Open-plan layouts optimise flow between living and dining areas maintaining connection to all the essential elements for entertaining. Stainless steel appliances and Dolce tapware complement seamless cabinetry in tasteful grey while striking stone benches and splash backs introduce notes of luxury.

These are kitchens of durability and timeless elegance where cooking and the social art of dining is centre stage.

Choose between a light or dark colour scheme to reflect your personal style.



ARTIST'S IMPRESSION

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The Light Scheme

The light interior colour scheme is a fresh and contemporary take on modern living. Soft grey joinery perfectly compliments any colour accents inhabitants bring to their home while harmoniously drawing out the lighter tones in engineered oak floorboards. Expanses of white porcelain streaked with dramatic silvery veins elevate kitchens and bathrooms bringing a touch of luxury and robust materiality. This colour scheme is all about pristine coolness and imbues homes with freshness, vitality and light.



ARTIST'S IMPRESSION

SIVASLI

The Dark Scheme

The dark interior colour scheme has been curated for those who are attracted to the more ambient, cosy tones of home life. Maintaining a neutral palette ready for residents to introduce their own aesthetic charm, a deeper layer has been crafted through smoky stone bench tops and splash back and lighter tones in engineered oak floorboards. This subtle material shift draws out the more masculine accents of complimentary materials creating an atmosphere of modern maturity.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

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LAVERTON'S RICHLY DIVERSE RETAIL, RESIDENTIAL & VIBRANT VILLAGE ATMOSPHERE HAVE DRIVEN A RENAISSANCE.

The Location

Opportunistically situated between Melbourne's inner and outer west, Annabelle takes pride of place within the momentum of Laverton's resurrection. With a thriving community verve and high connectivity to Port Philip Bay, Melbourne CBD and the dynamism of the inner west, Laverton has emerged from its grass roots history to offer superior liveability. Diverse commercial hubs, strong educational facilities and an array of parks and recreation offerings converge amidst a village atmosphere and homes of both heritage and contemporary appeal. Laverton is fast becoming the perfect blend of lifestyle essentials.

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LAVERTON MARKET

SIVASLI



Where Community & Culture Meet

Laverton has something for everybody. A melting-pot of cultures, creeds and ages, the suburb has wholeheartedly embraced its diversity with retail, food and leisure offerings to suit every inclination. Laverton Market is a weekend favourite where an early morning visit reaps rewards before a hearty breakfast at one of the many vibrant cafe's that populate the area. Work off breakfast at a park, creek, beach or pool before meeting friends for a night out locally or nearby with easy access to the CBD and surrounding suburbs from Laverton Station.





LAVERTON MARKET



THE ROSEBERY CAFE



THE ROSEBERY CAFE

SIVASLI



ALTONA BEACH PROMENADE



100 STEPS OF FEDERATION

Native Breakouts

Laverton's urban atmosphere is ideally balanced by an abundance of green spaces and native scenery. Breaking away from the urban sprawl, locals indulge wellness pursuits and recreation at the many spaces, places and unspoilt natural landscapes in easy reach of Annabelle. Laverton and Altona beaches are a surprisingly close foray. For the more actively inclined, sports and recreation is well and truly supported with amenities aplenty. Once you arrive here, you won't want to leave. The elevated, balanced lifestyle speaks for itself.



ALTONA PIER



TRUGANINA PARK



ALTONA BEACH

SIVASLI



LAVERTON TRAIN STATION

Well Connected

A well established suburb, Laverton continues to evolve across a broad range of amenity, infrastructure, retail and community initiatives.

Upgraded Laverton Station, the Community Hub, Aquatic Center. Cafes, Parks, Childcare, Education, Supermarkets create a harmonious and well represented suburb on the rise.





THE ROSEBERY CAFE



LAVERTON COMMUNITY HUB



100 STEPS OF OF FEDERATION

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Parks & Recreation

1. Curlew Community Park
2. Woods Street Reserve
3. Frank Gibson Reserve
4. Laverton Skate Park
5. Laverton Swim & Fitness Centre
6. Baseball Melbourne
7. Laverton Park Tennis Club
8. Laverton Cricket Club
9. Laverton Bowling Club

Health & Education

10. Laverton College
11. Jennings Street School
12. Altona Meadows Primary School
13. Cooraminta Kindergarten
14. Paddles Swim School
15. Montessori Beginnings
16. Cohealth - Laverton Community Hub
17. Laverton Family Dental
18. Altona Superclinic

Retail & Dining

19. ALDI Supermarket
20. Coles Supermarket
21. Central Square Shopping Centre
22. Favor & Grace
23. Babylon Bakery
24. Little Roseberg Café
25. Big W Shopping Centre
26. Buddy's Pizza
27. Seven Star Chinese Hotpot

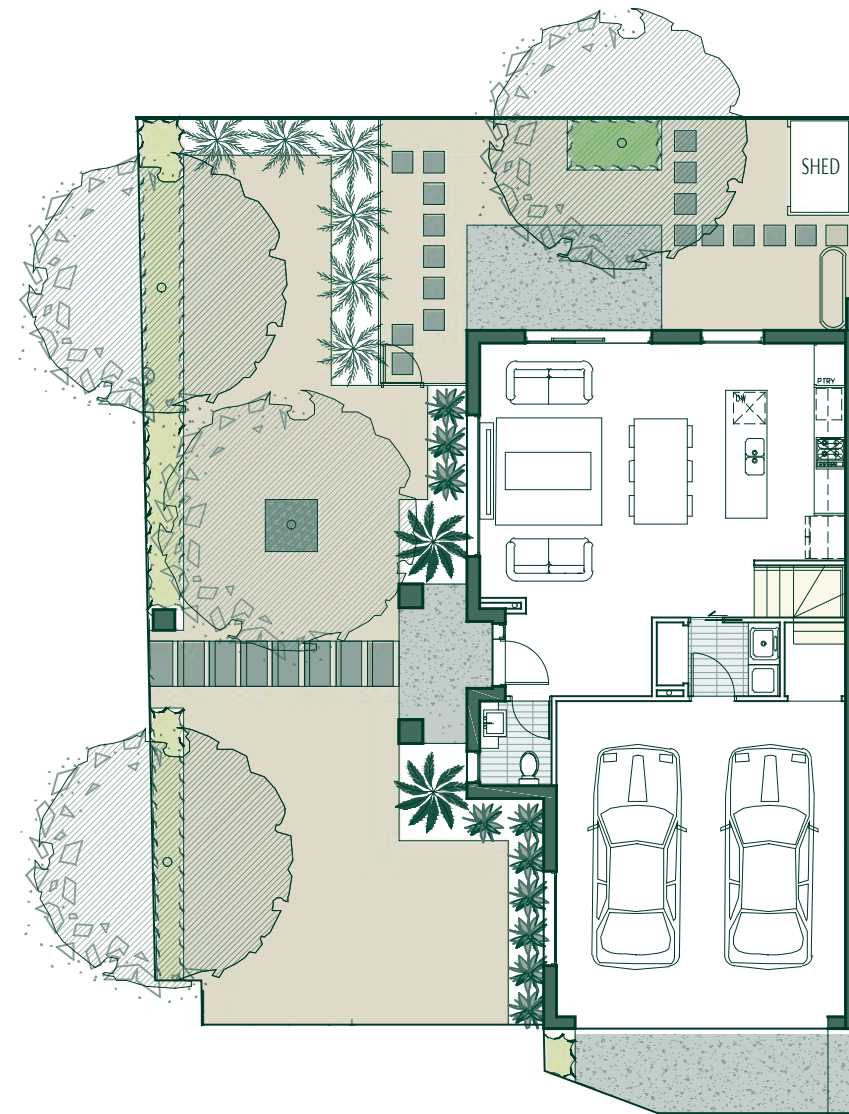
SIVASLI



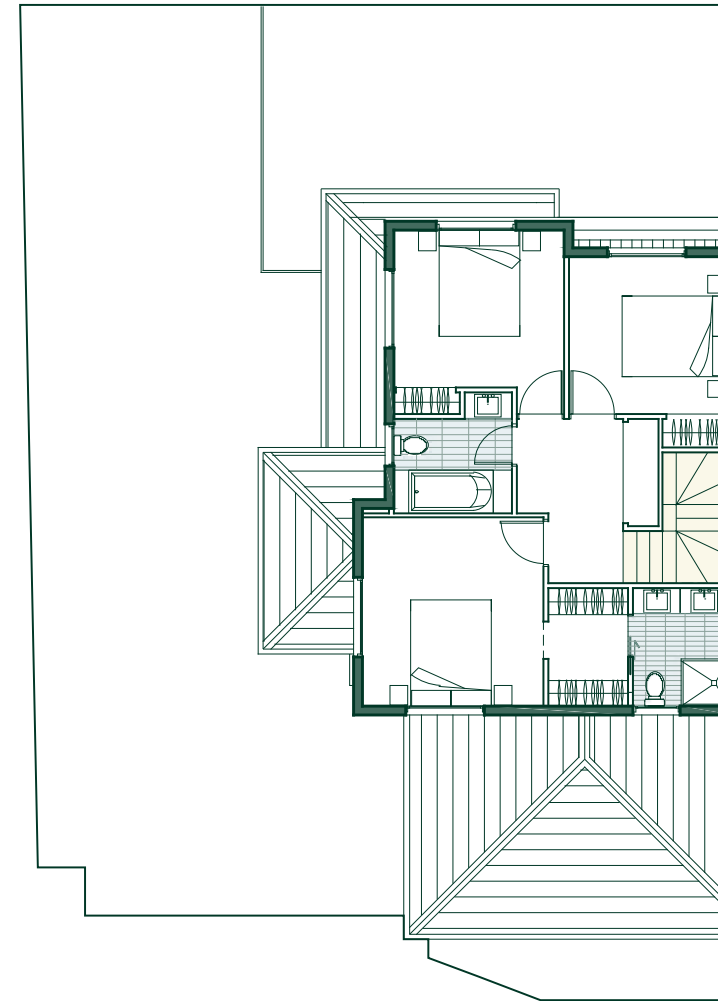
The Masterplan

Located only 20 minutes from Melbourne's CBD, Annabelle is optimally situated for enjoying the connectivity and dynamic of an urban lifestyle before returning home to an oasis of mature trees and botanical splendour. Balancing nature's grace and beauty with the social flare of surrounding Laverton, Annabelle supports life at every pace.

A diverse range of light-filled dwelling types is at the heart of the Annabelle vision. All homes are designed to maximise usable social spaces to create a sense of community whilst also maintaining an emphasis on privacy.



GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 01*

TYPE

3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 153.8M²

EXTERNAL: 149.5M²

TOTAL: 303.3M²



THOMAS ST

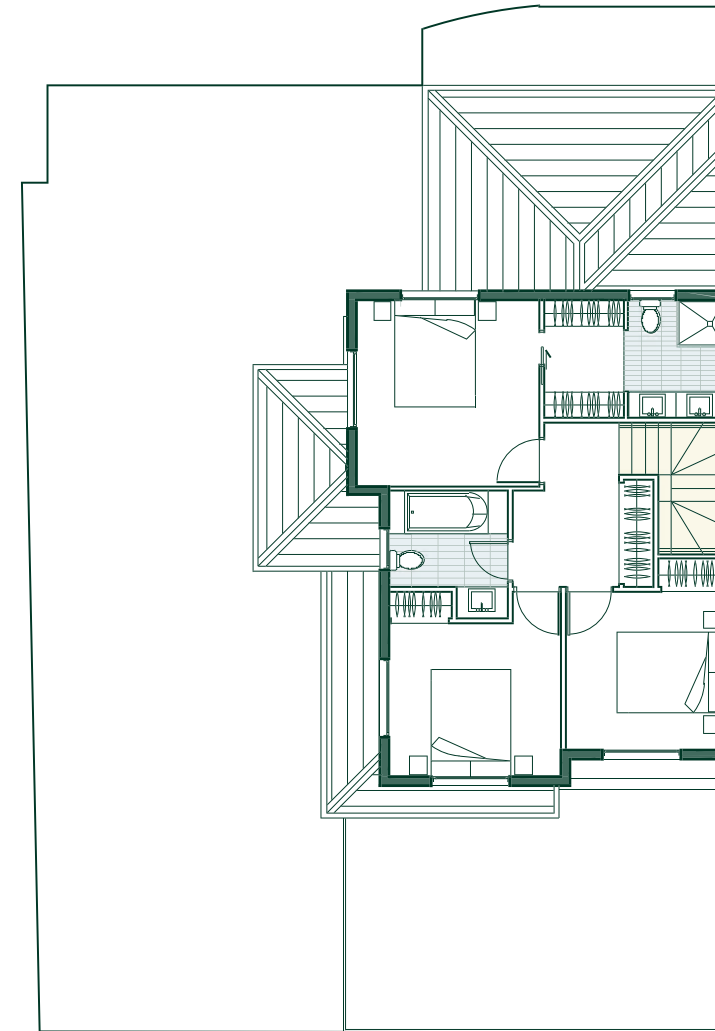
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



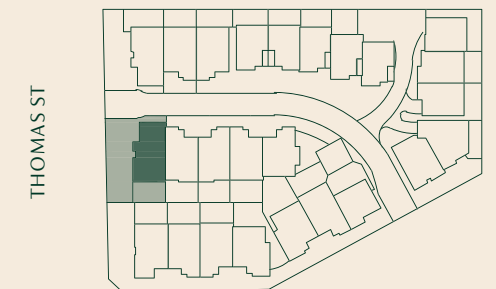
ANNA BELLE

LAVERTON

TOWNHOUSE *No. 02*

TYPE
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS
INTERNAL: 155.1M²
EXTERNAL: 156.7M²
TOTAL: 311.8M²



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TOWNHOUSE *No. 03*

TYPE

3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

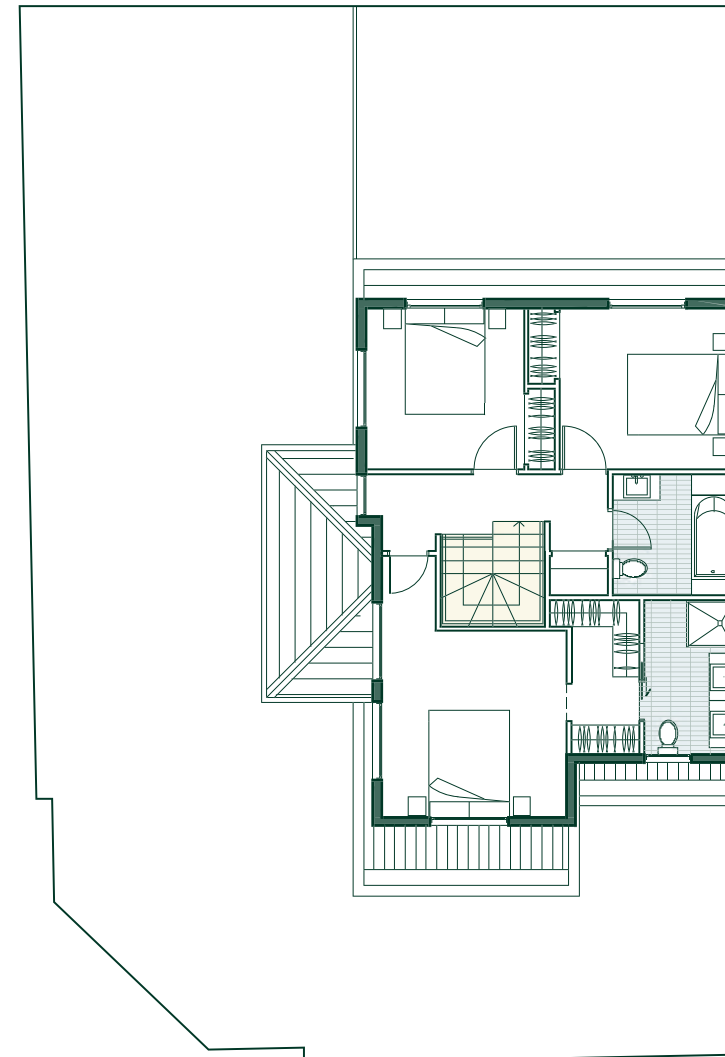
INTERNAL: 150.1M²

EXTERNAL: 181.9M²

TOTAL: 332.0M²



GROUND FLOOR



FIRST FLOOR

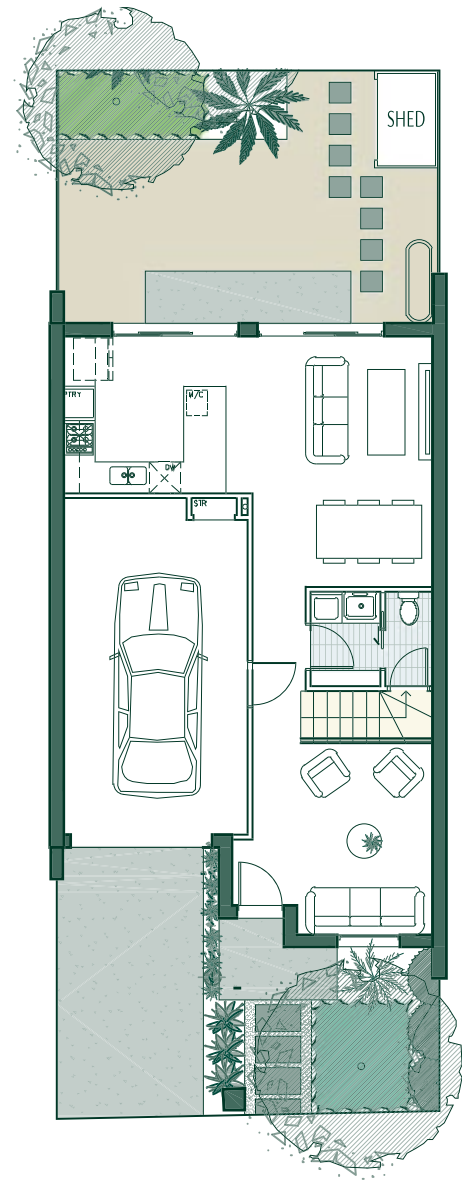


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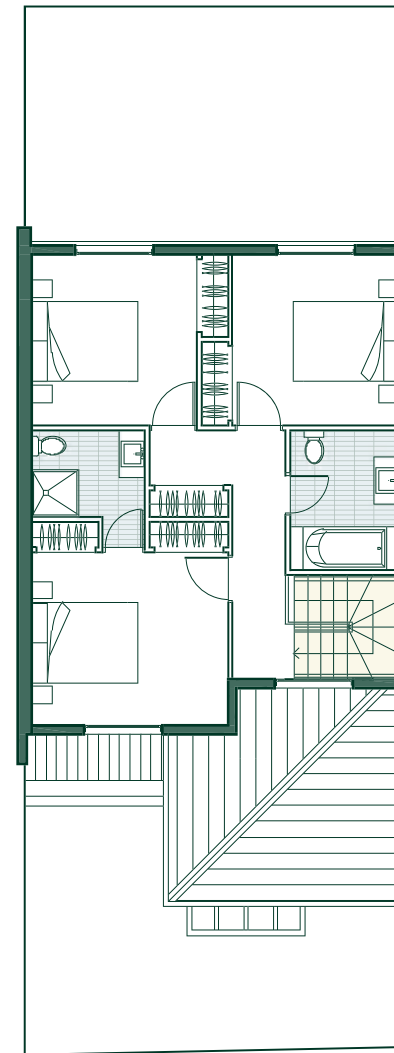
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 04*

TYPE

3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 144.5M²

EXTERNAL: 64.7M²

TOTAL: 209.2M²

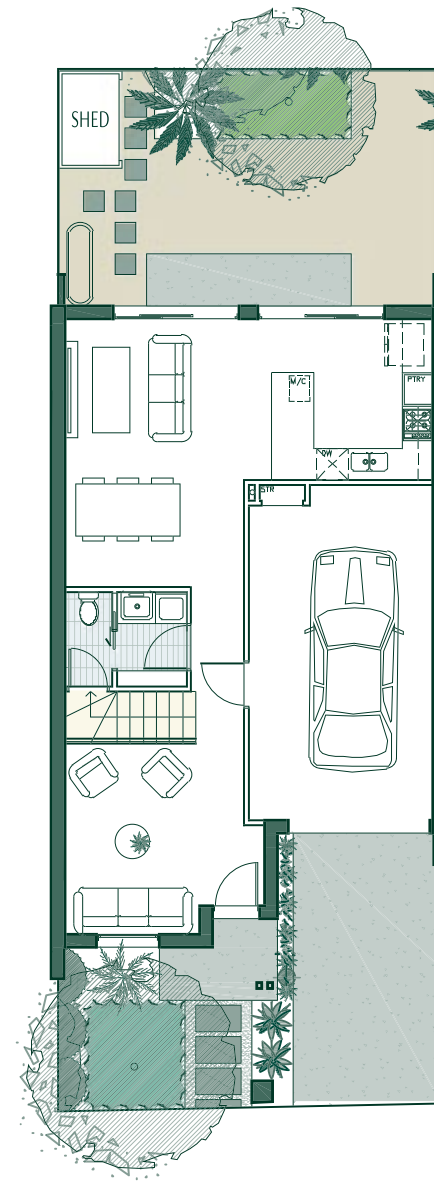


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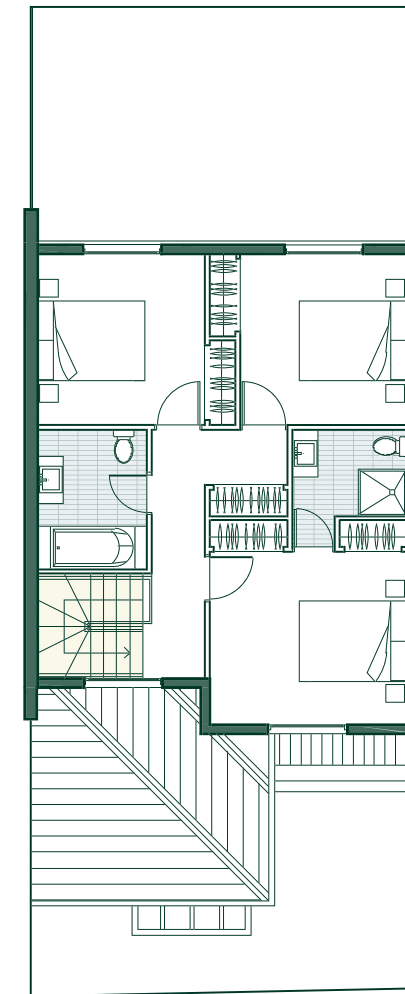
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 05*

TYPE

3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 146.3M²

EXTERNAL: 62.2M²

TOTAL: 208.5M²

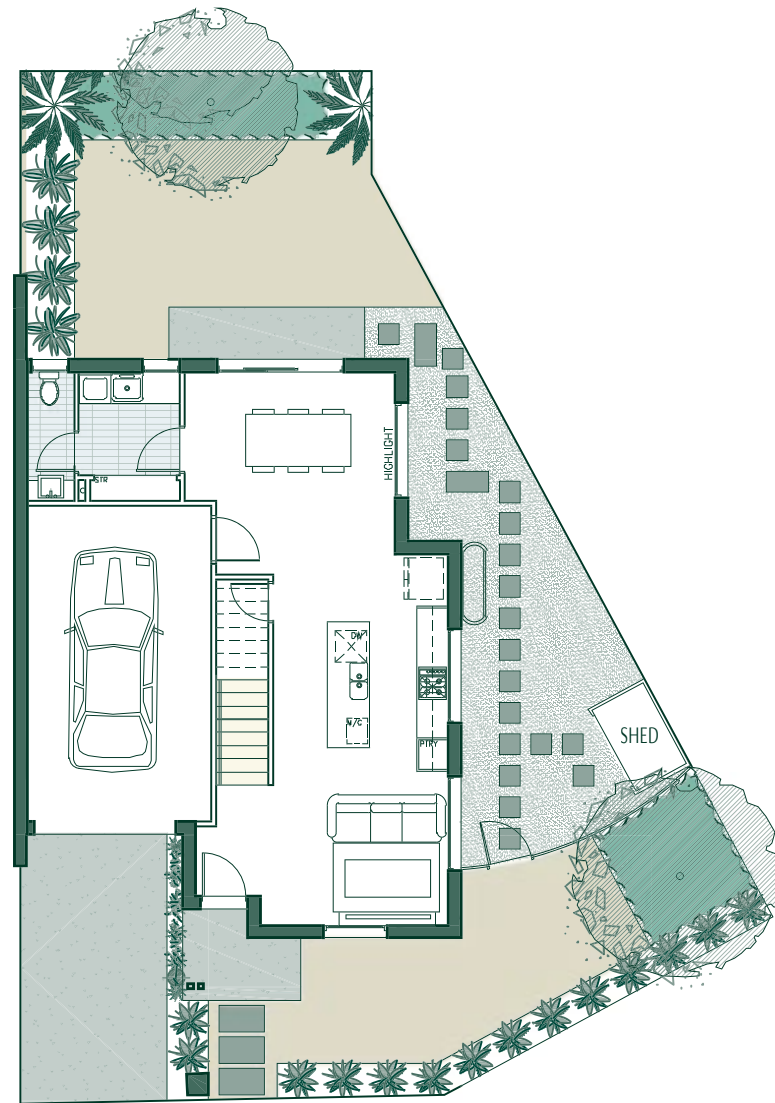


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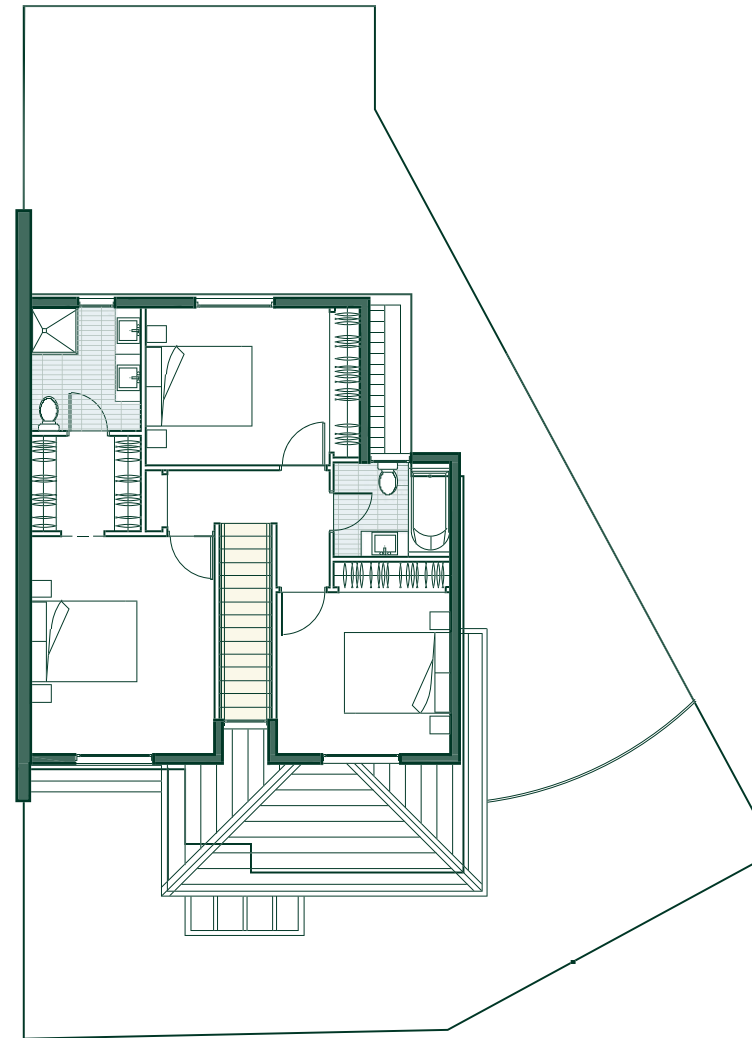
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 06*

TYPE

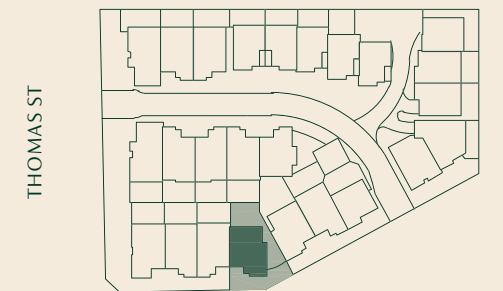
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 149.9M²

EXTERNAL: 118.3M²

TOTAL: 268.2M²

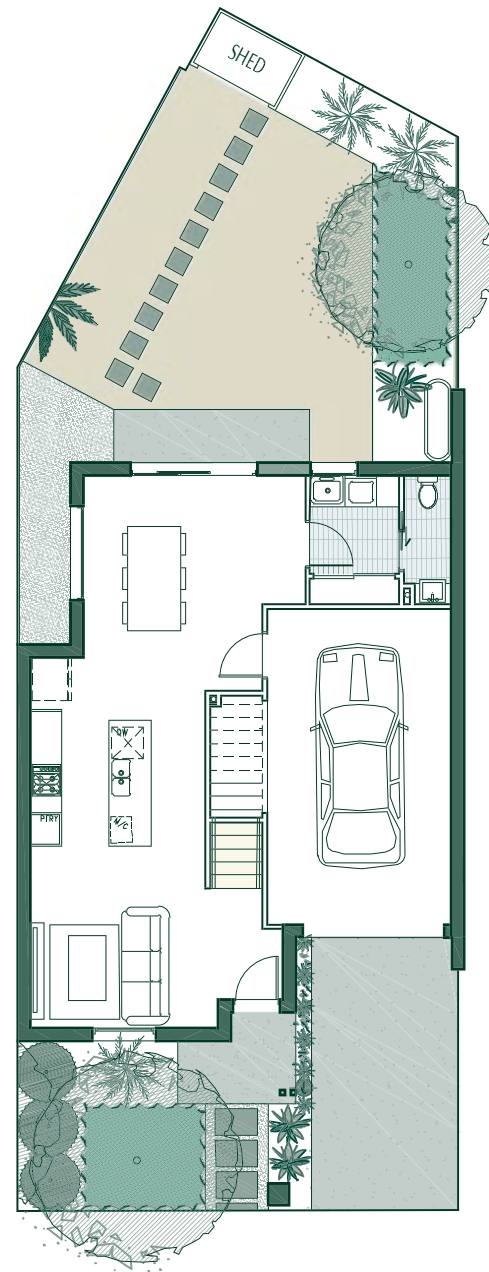


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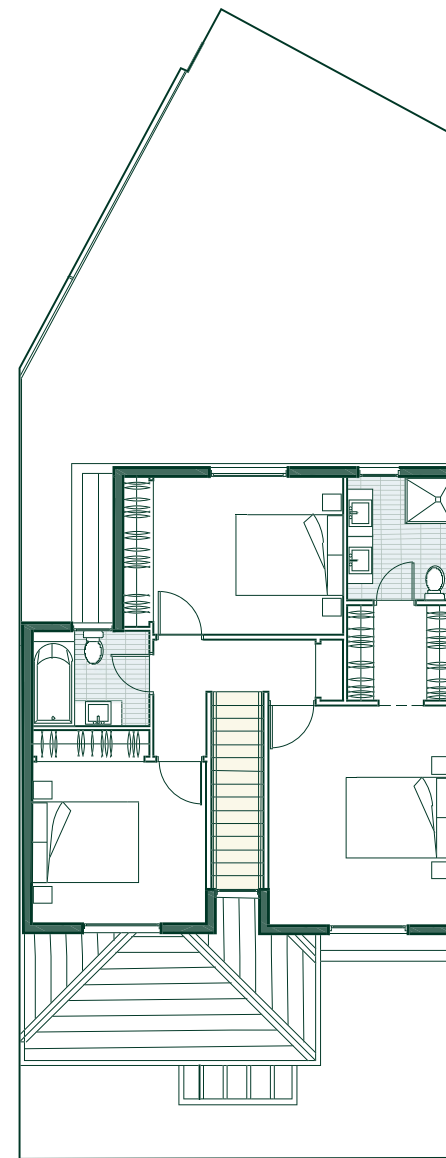
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 07*

TYPE

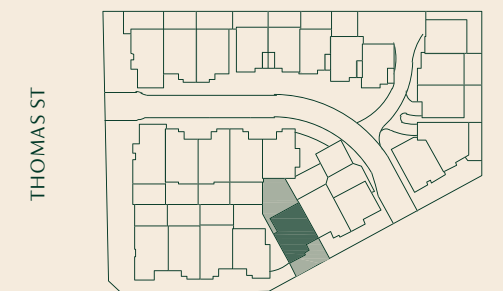
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 149.7M²

EXTERNAL: 91.2M²

TOTAL: 240.9M²

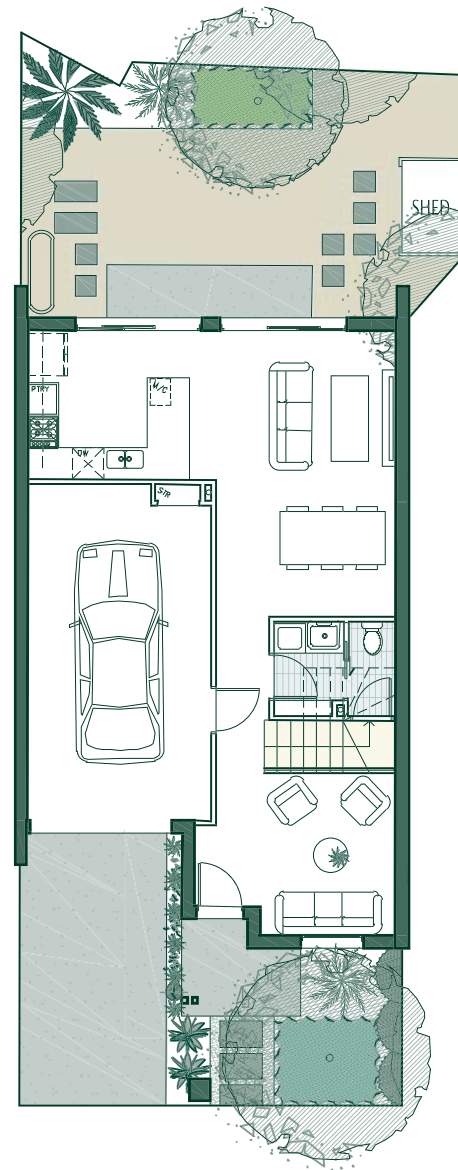


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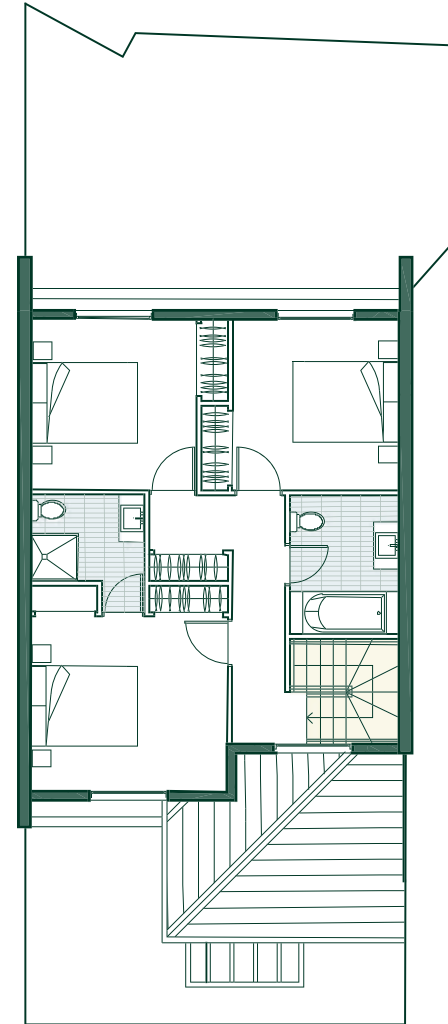
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 08*

TYPE

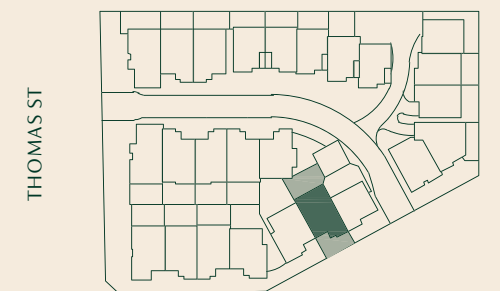
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 144.7M²

EXTERNAL: 68.7M²

TOTAL: 213.4M²

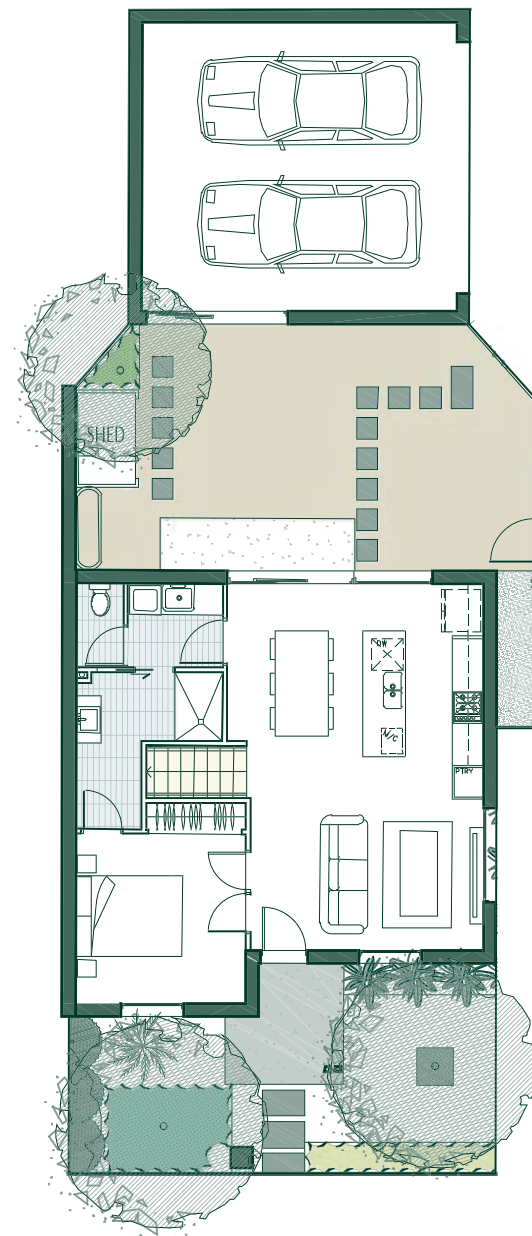


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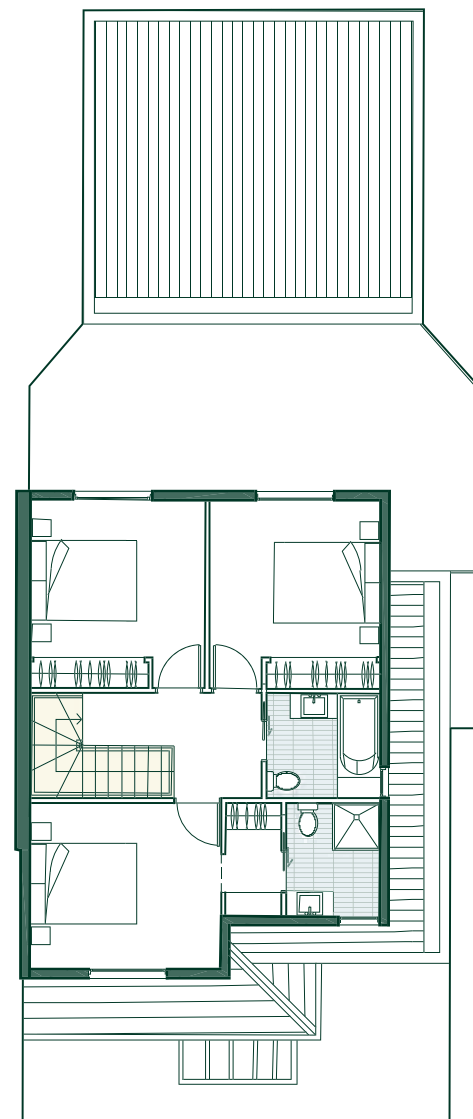
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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 09*

TYPE

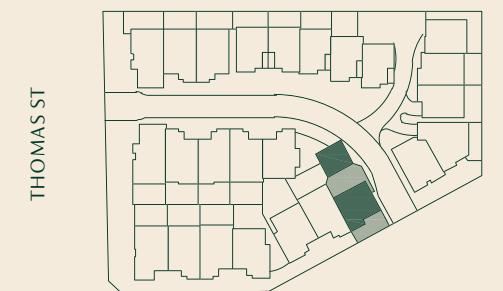
4 BEDS, 3 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 164.6M²

EXTERNAL: 70.7M²

TOTAL: 235.3M²



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TOWNHOUSE *No. 10*

TYPE

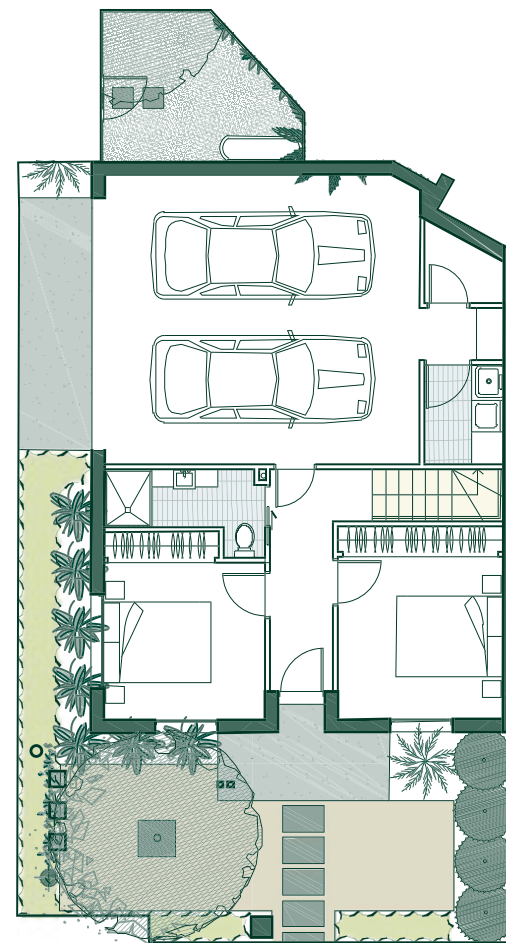
3 BEDS, 2 BATHS, 2 CARS

DIMENSIONS

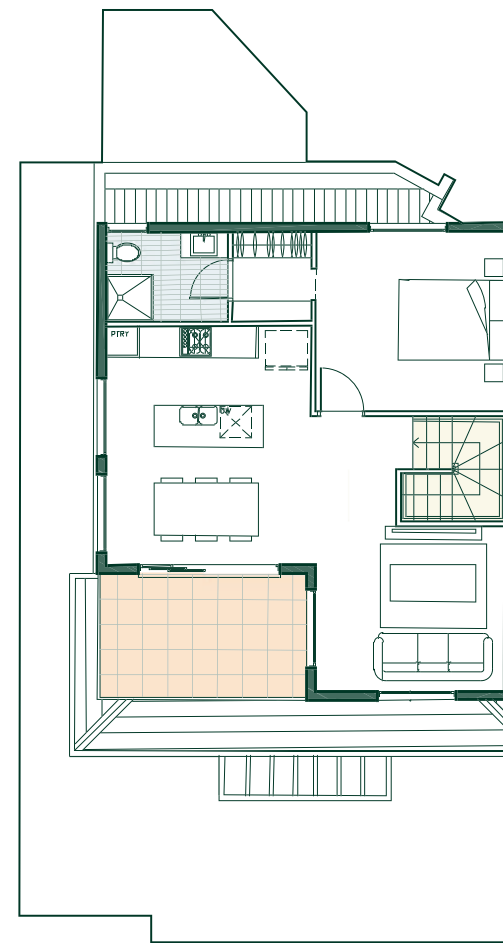
INTERNAL: 145.8M²

EXTERNAL: 53.6M²

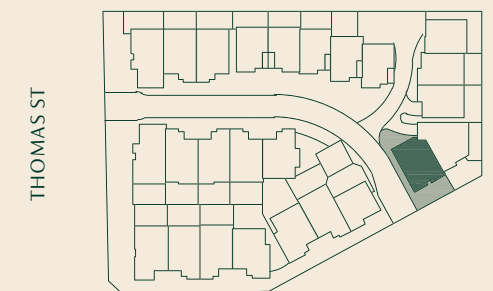
TOTAL: 199.4M²



GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

FIRST FLOOR



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ANNA BELLE

LAVERTON

TOWNHOUSE *No. 11*

TYPE

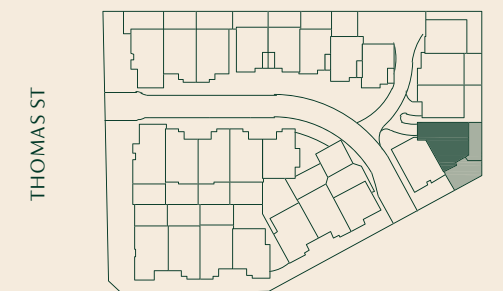
4 BEDS, 3 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 152.5M²

EXTERNAL: 86.1M²

TOTAL: 238.6M²



THOMAS ST

ARMSTRONG ST



ANNA BELLE

LAVERTON

TOWNHOUSE

No. 12

TYPE

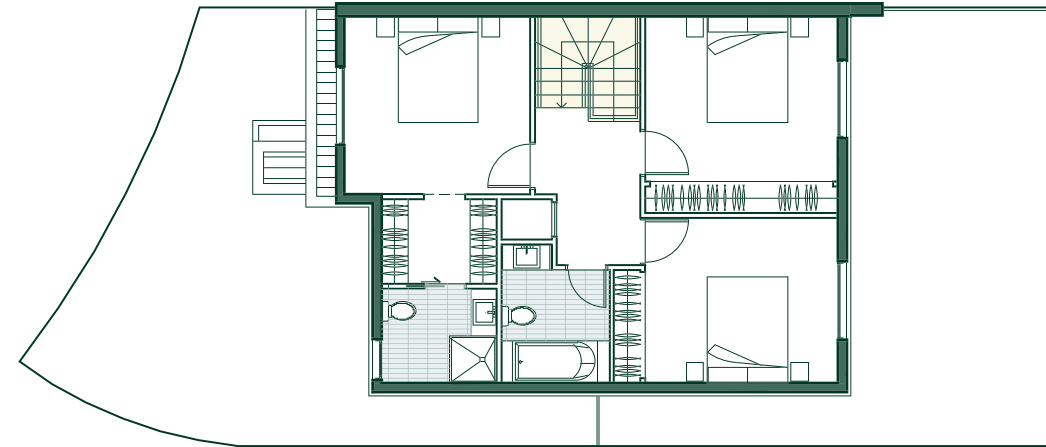
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

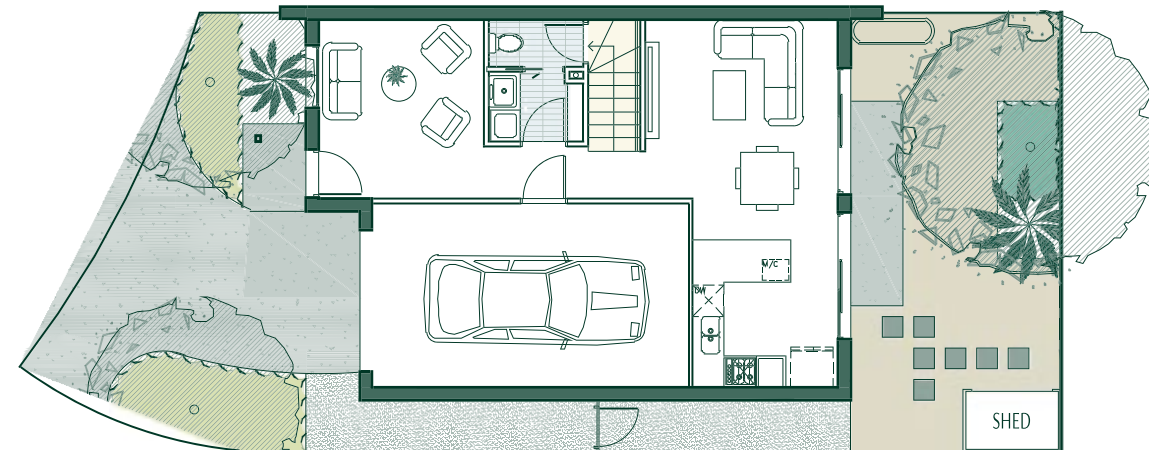
INTERNAL: 141.0M²

EXTERNAL: 75.6M²

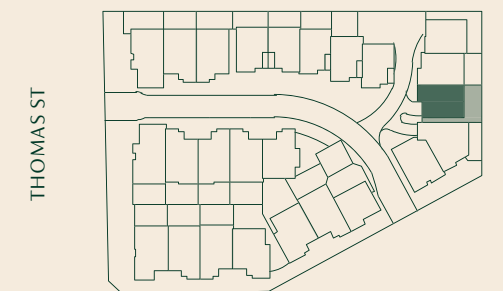
TOTAL: 216.6M²



FIRST FLOOR



GROUND FLOOR



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TOWNHOUSE

No. 13

TYPE

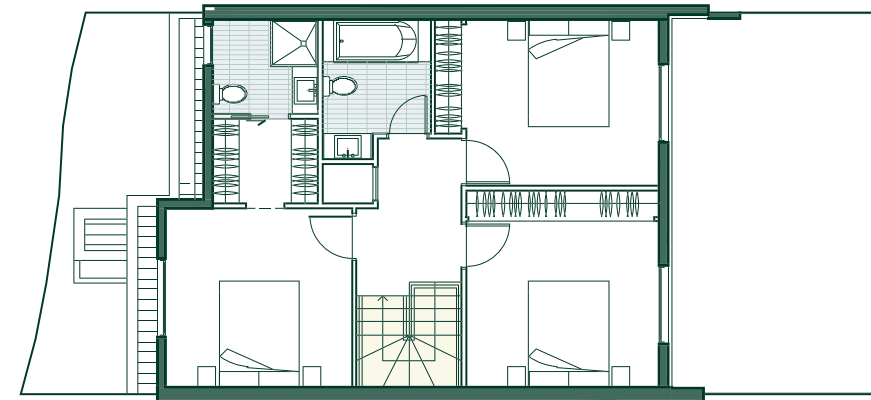
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

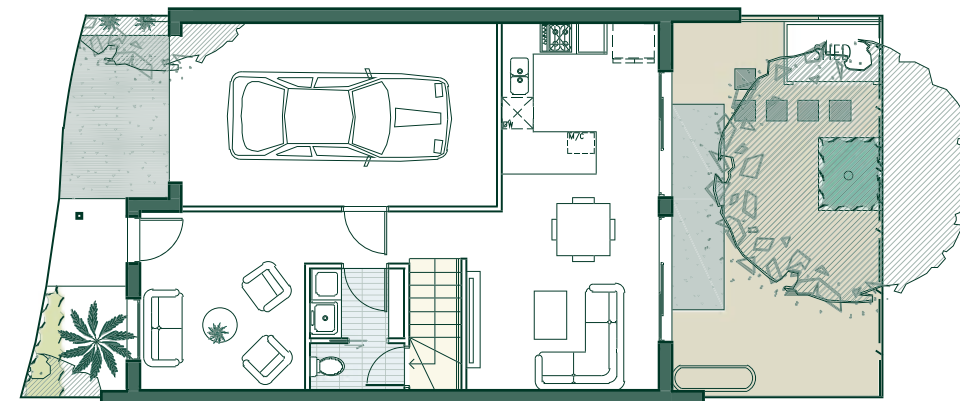
INTERNAL: 140.1M²

EXTERNAL: 41.6M²

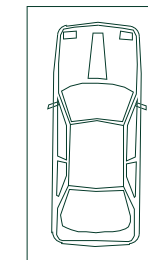
TOTAL: 181.7M²



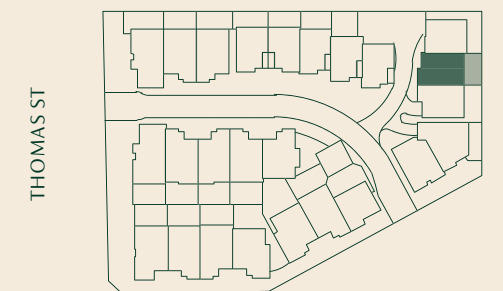
FIRST FLOOR



GROUND FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TOWNHOUSE

No. 14

TYPE

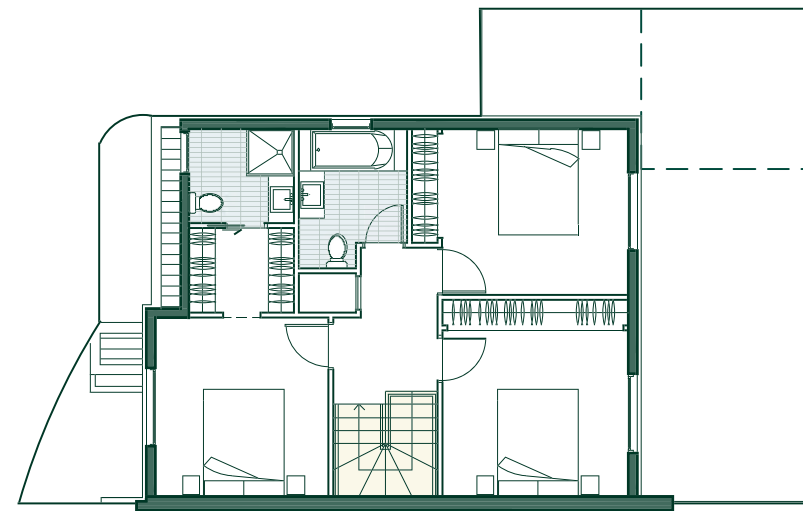
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

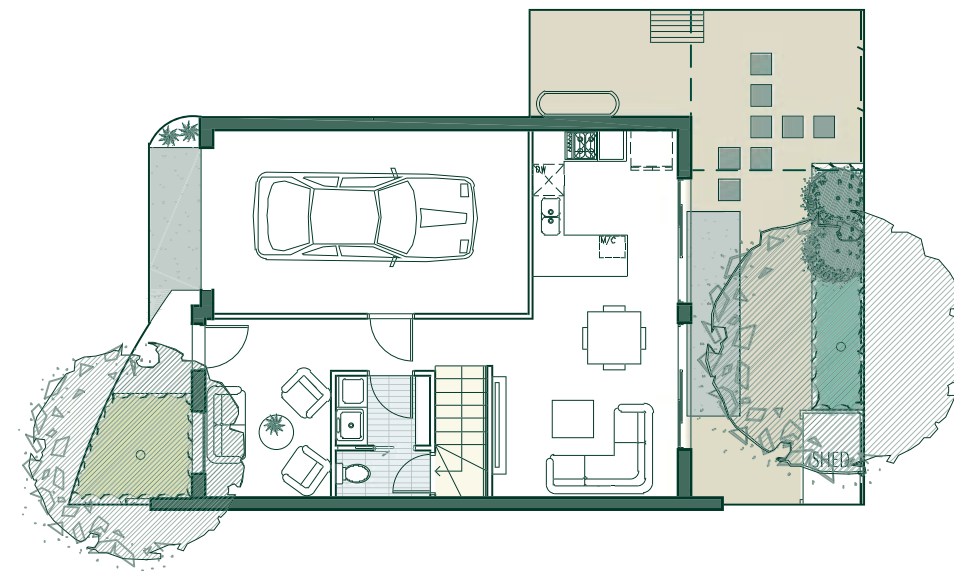
INTERNAL: 135.6M²

EXTERNAL: 46.4M²

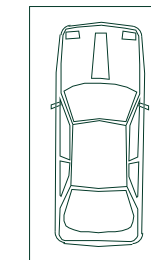
TOTAL: 182.0M²



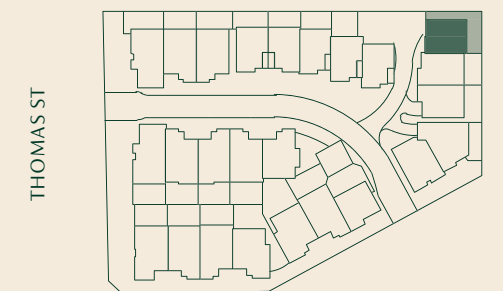
FIRST FLOOR



GROUND FLOOR



CAR SPACE

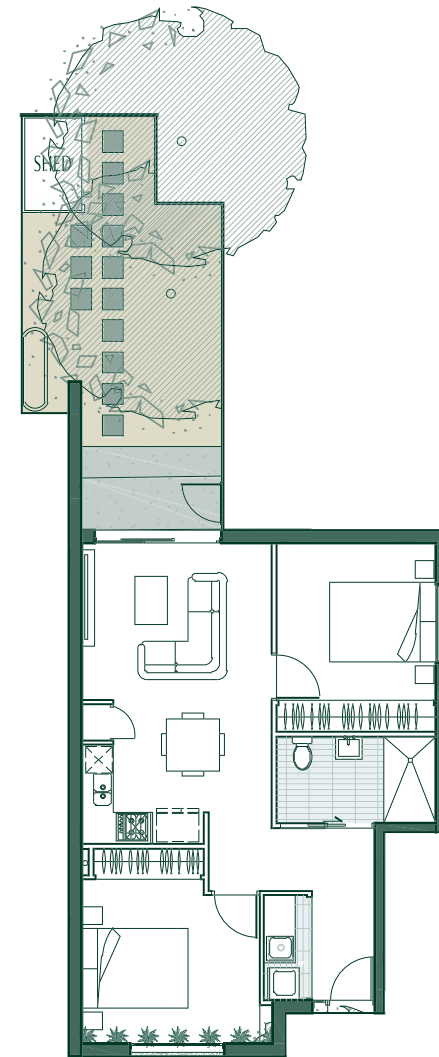


THOMAS ST

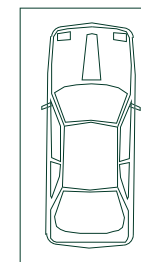
ARMSTRONG ST



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GROUND FLOOR



CAR SPACE



ANNA BELLE

LAVERTON

COURTYARD UNIT *No. 15*

TYPE

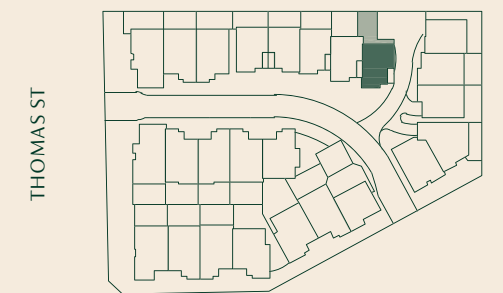
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

INTERNAL: 64.5M²

EXTERNAL: 26.0M²

TOTAL: 90.5M²



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TERRACE UNIT *No. 16*

TYPE

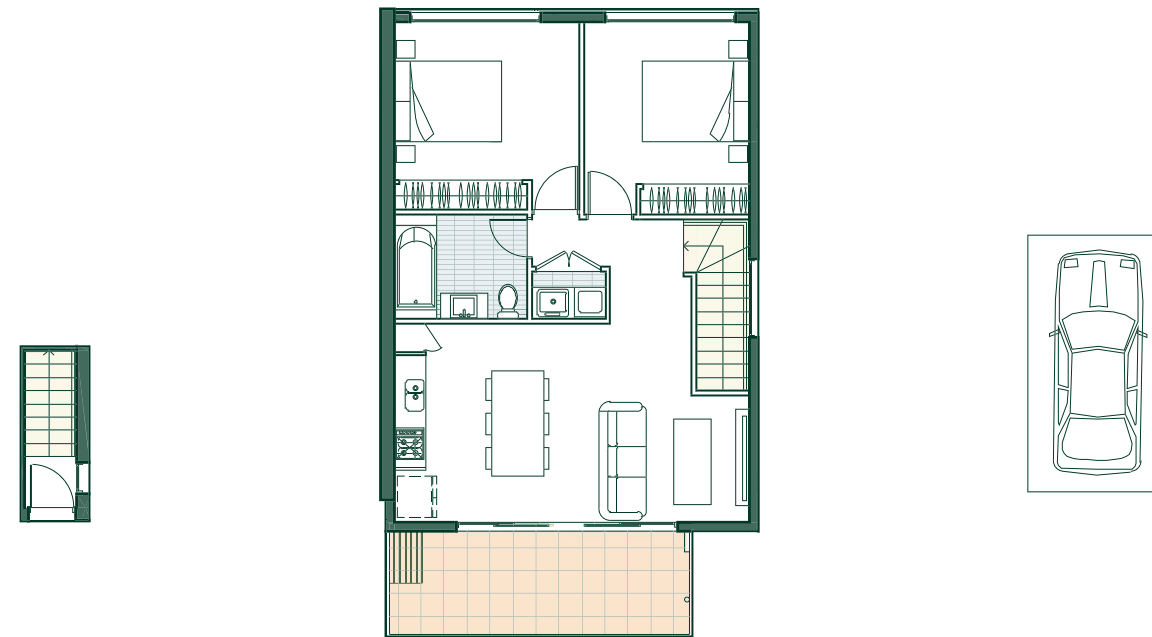
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

INTERNAL: 74.6M²

EXTERNAL: 24.3M²

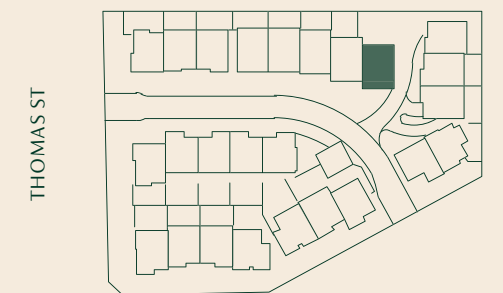
TOTAL: 98.9M²



GROUND FLOOR

FIRST FLOOR

CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

COURTYARD UNIT *No. 17*

TYPE

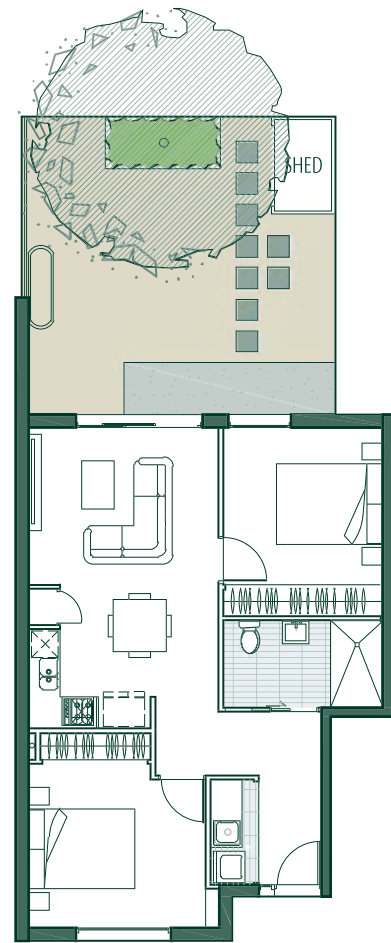
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

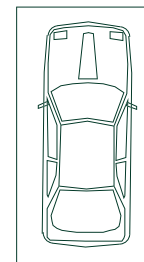
INTERNAL: 63.8M²

EXTERNAL: 46.1M²

TOTAL: 109.9M²



GROUND FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TERRACE UNIT *No. 18*

TYPE

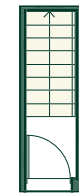
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

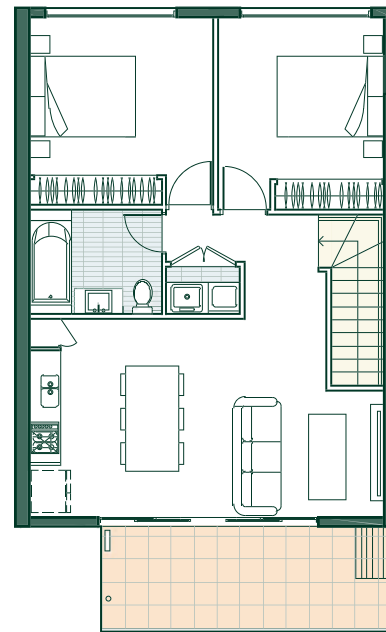
INTERNAL: 74.0M²

EXTERNAL: 23.6M²

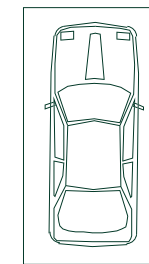
TOTAL: 97.6M²



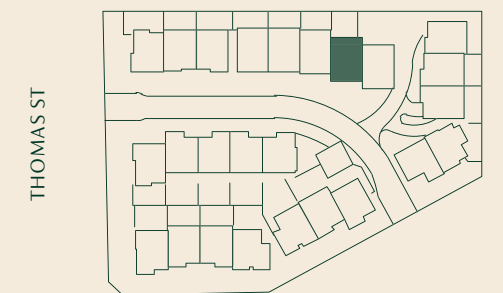
GROUND FLOOR



FIRST FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

COURTYARD UNIT *No. 19*

TYPE

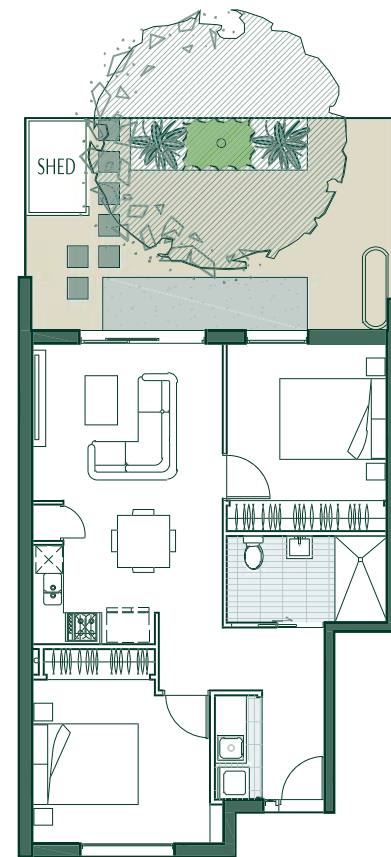
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

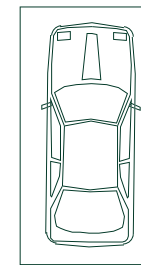
INTERNAL: 63.8M²

EXTERNAL: 41.3M²

TOTAL: 105.1M²



GROUND FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TERRACE UNIT *No. 20*

TYPE

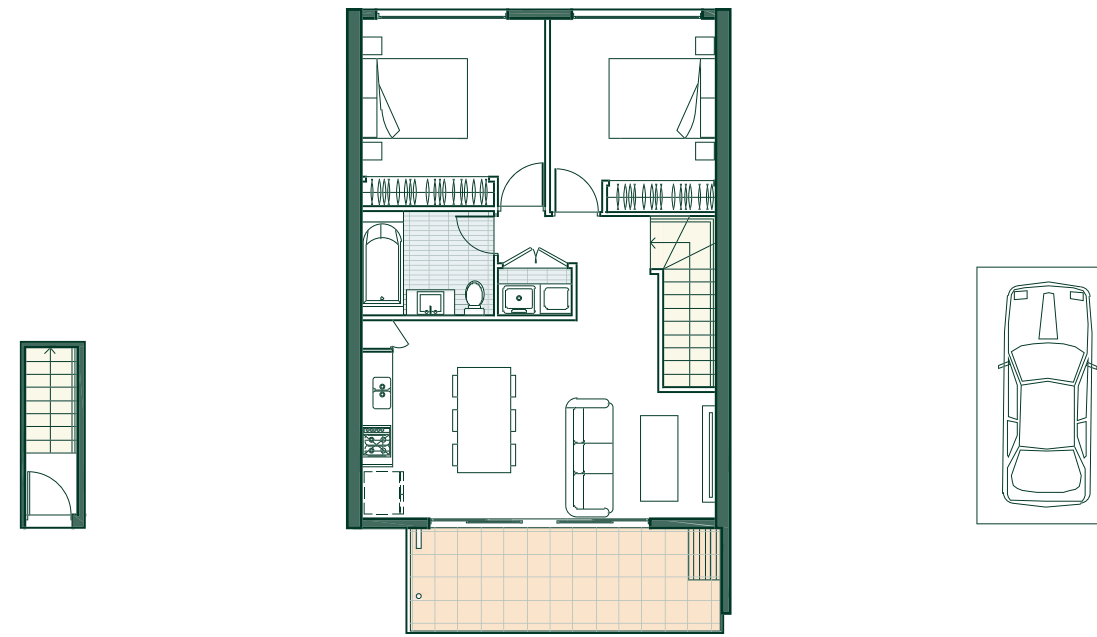
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

INTERNAL: 74.0M²

EXTERNAL: 24.3M²

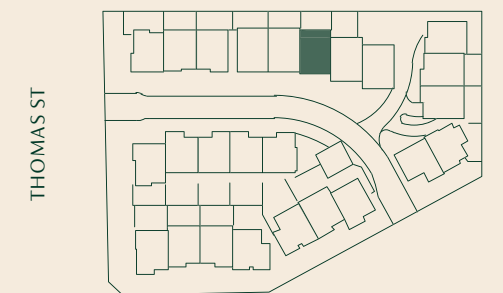
TOTAL: 98.3M²



GROUND FLOOR

FIRST FLOOR

CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

COURTYARD UNIT *No. 21*

TYPE

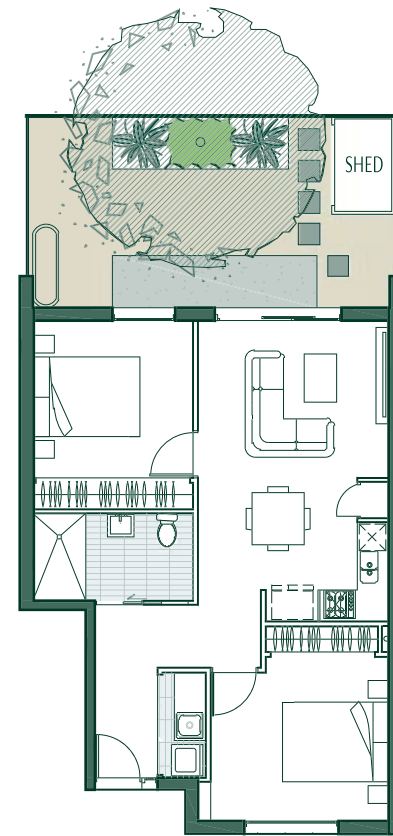
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

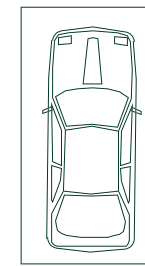
INTERNAL: 63.9M²

EXTERNAL: 38.7M²

TOTAL: 102.6M²



GROUND FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TERRACE UNIT *No. 22*

TYPE

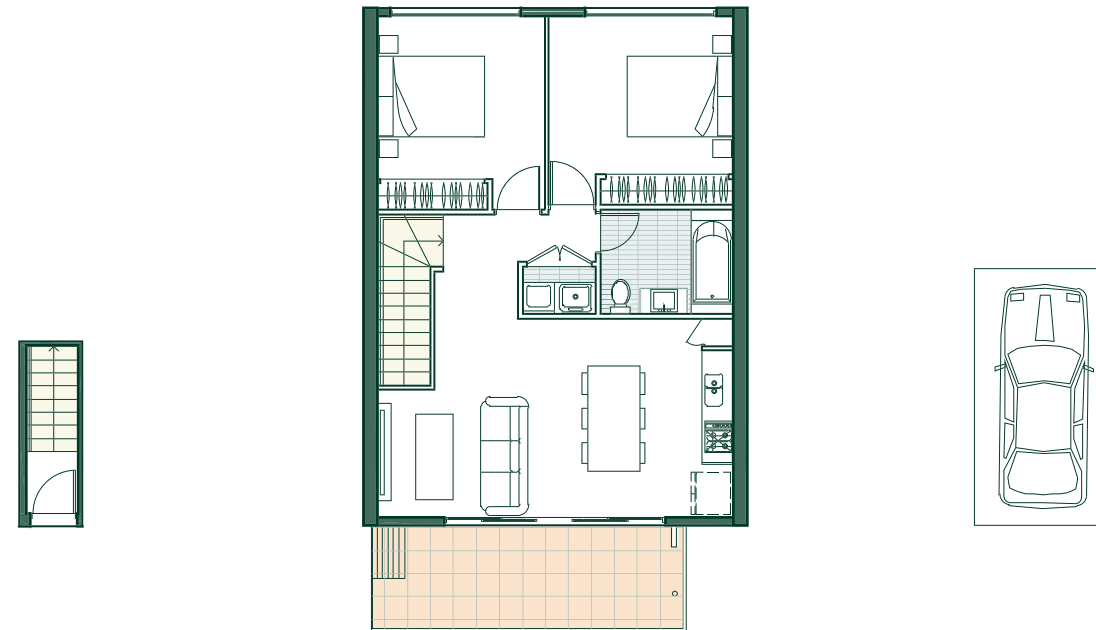
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

INTERNAL: 74.0M²

EXTERNAL: 24.7M²

TOTAL: 98.7M²



GROUND FLOOR

FIRST FLOOR

CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

COURTYARD UNIT *No. 23*

TYPE

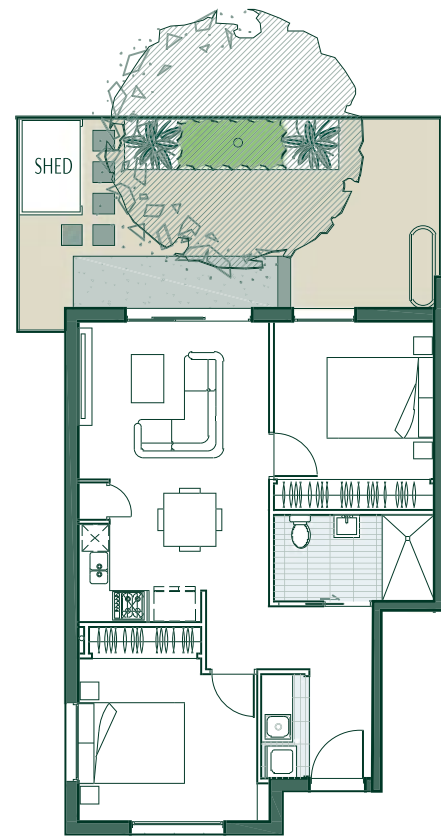
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

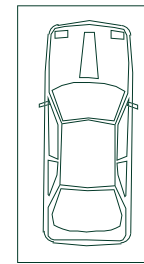
INTERNAL: 63.8M²

EXTERNAL: 42.5M²

TOTAL: 106.3M²



GROUND FLOOR



CAR SPACE



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TERRACE UNIT *No. 24*

TYPE

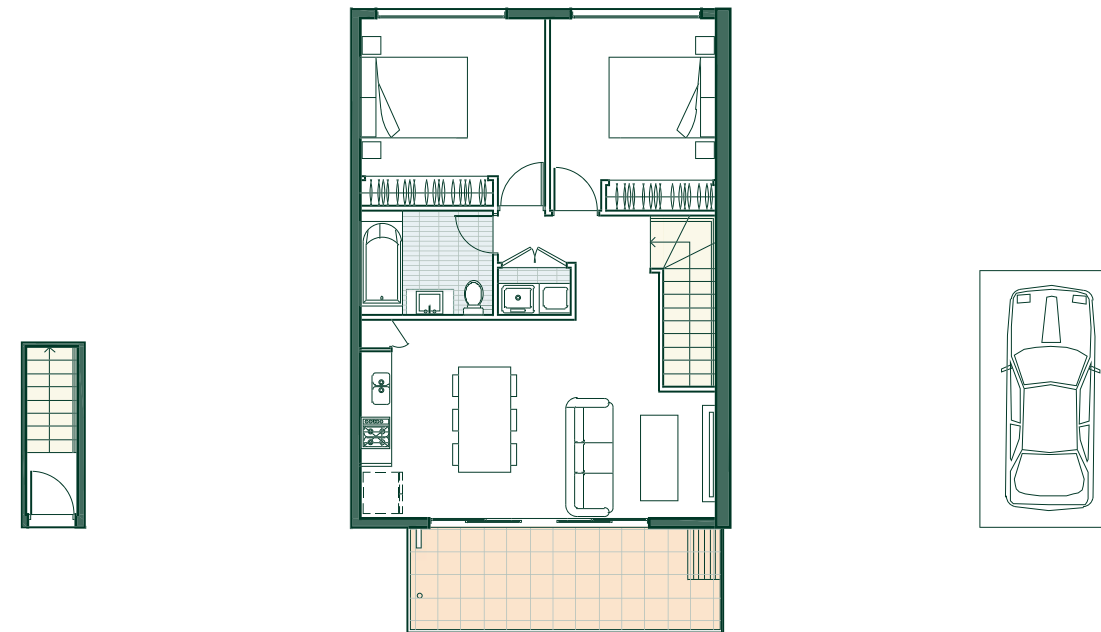
2 BEDS, 1 BATH, 1 CAR

DIMENSIONS

INTERNAL: 74.0M²

EXTERNAL: 24.7M²

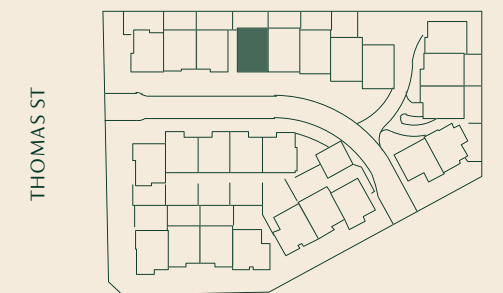
TOTAL: 98.7M²



GROUND FLOOR

FIRST FLOOR

CAR SPACE

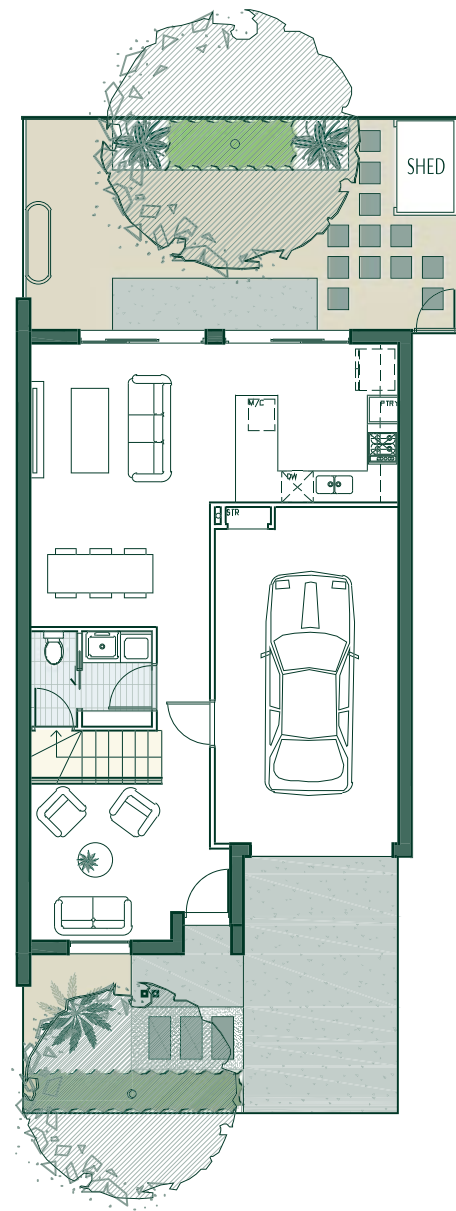


THOMAS ST

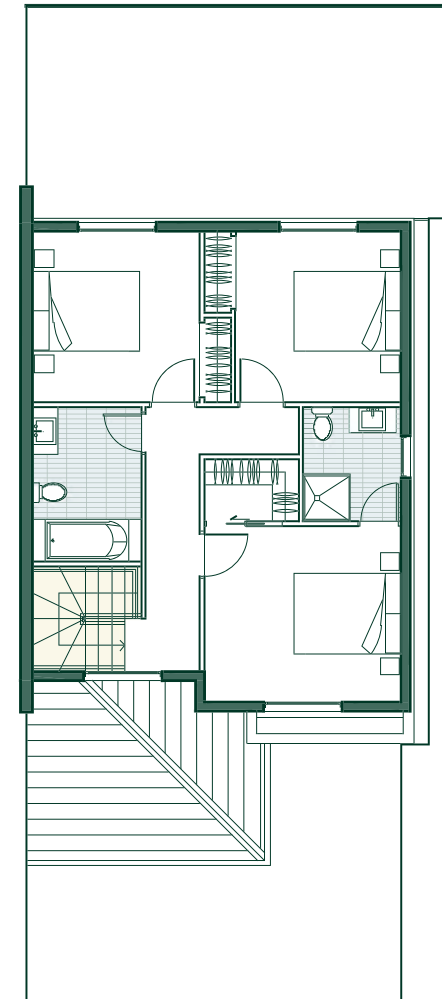
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 25*

TYPE

3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 147.0M²

EXTERNAL: 61.1M²

TOTAL: 208.1M²

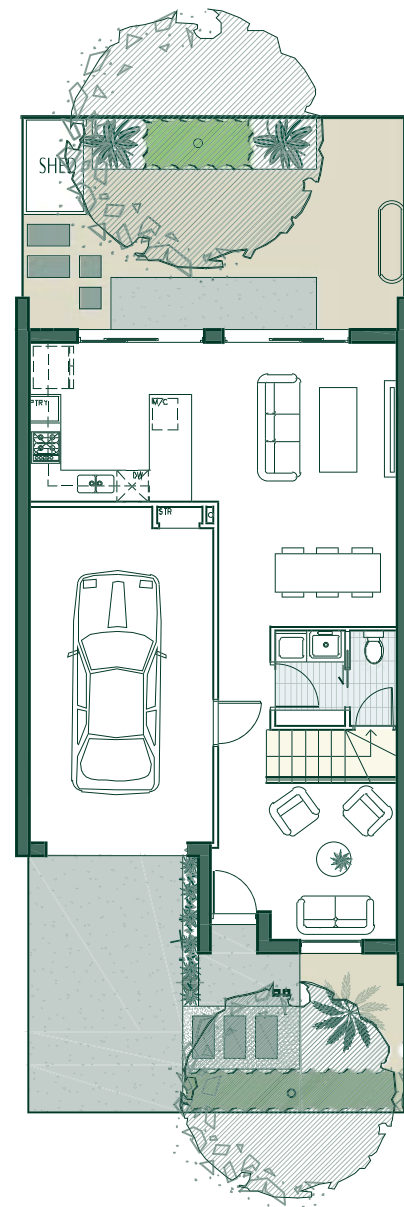


THOMAS ST

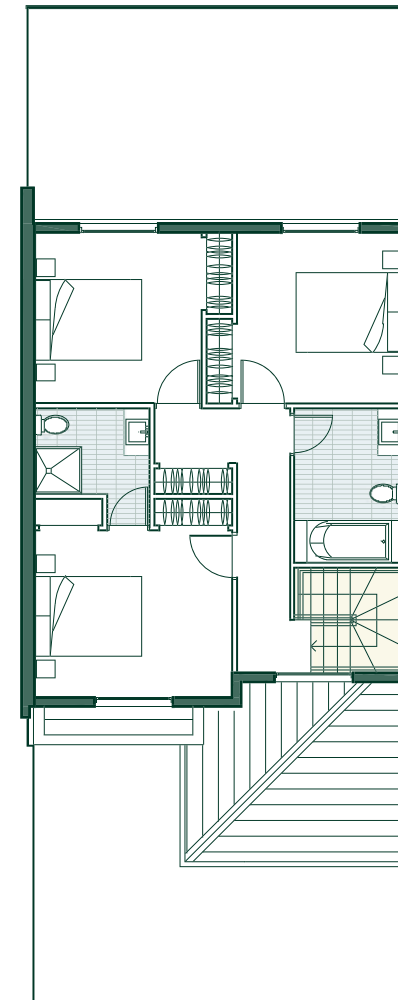
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 26*

TYPE

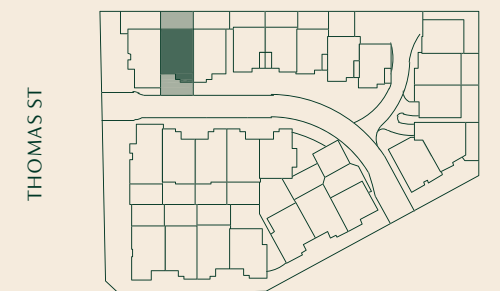
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 144.8M²

EXTERNAL: 57.7M²

TOTAL: 202.5M²

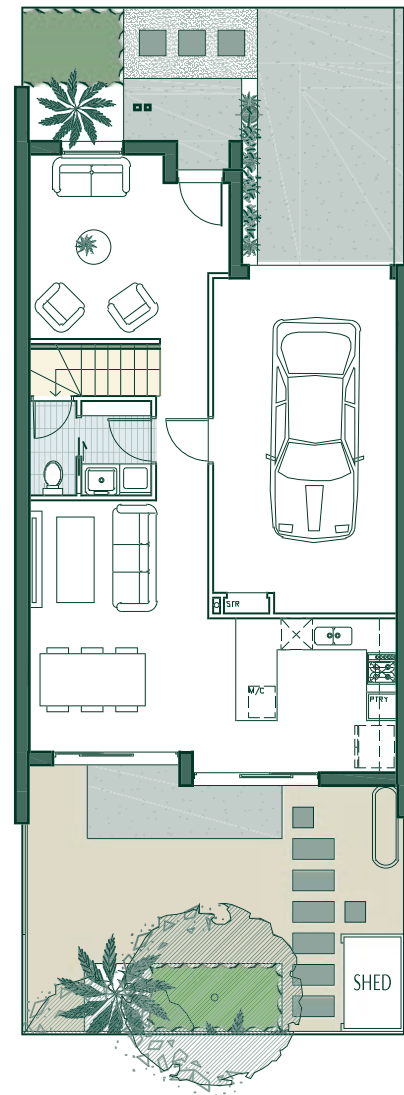


THOMAS ST

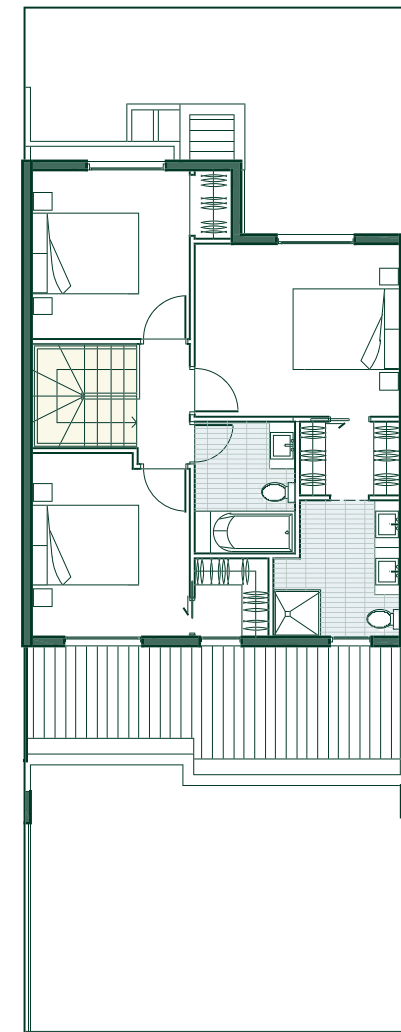
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



ANNA BELLE

LAVERTON

TOWNHOUSE *No. 27*

TYPE
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS
INTERNAL: 142.2M²
EXTERNAL: 61.8M²
TOTAL: 204.0M²

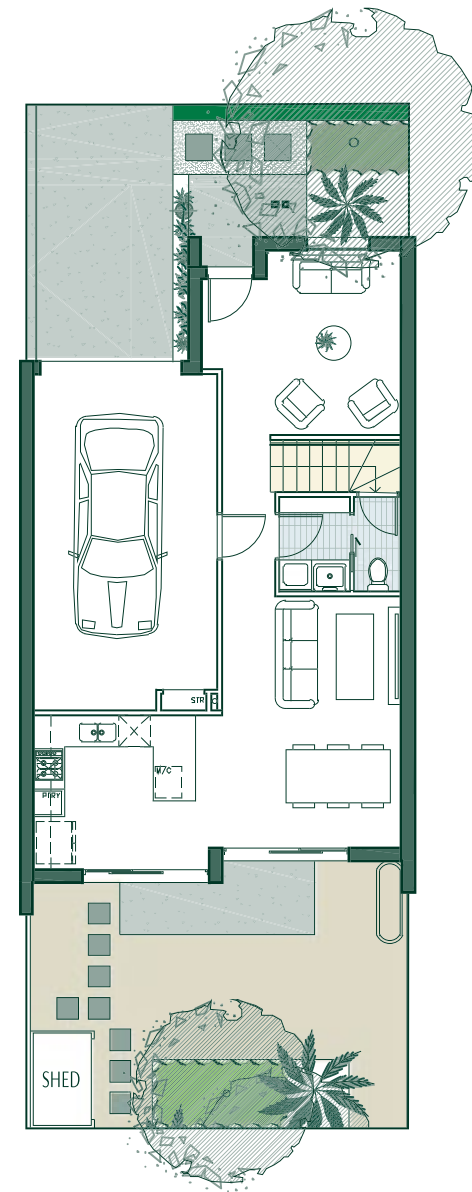


THOMAS ST

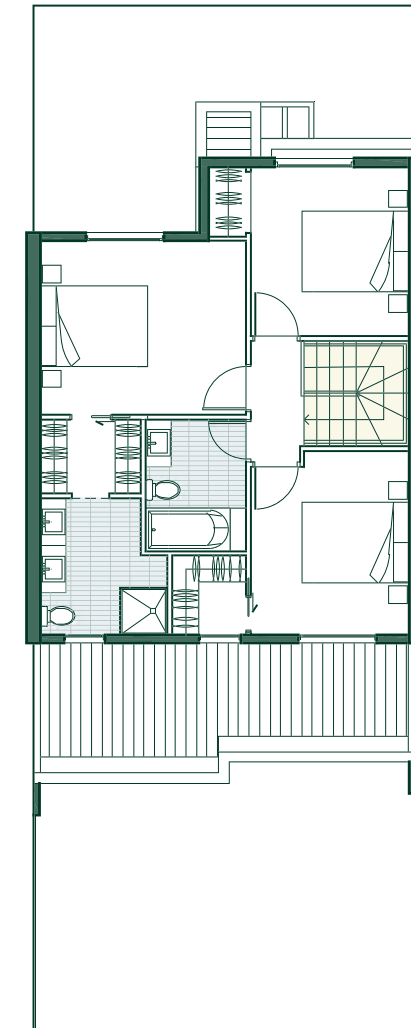
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



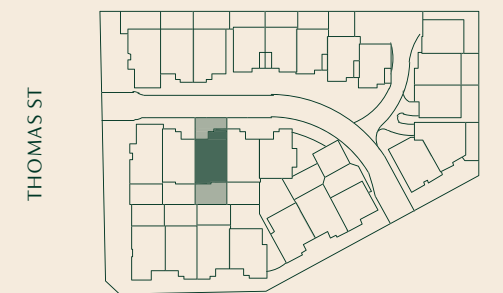
ANNA BELLE

LAVERTON

TOWNHOUSE *No. 28*

TYPE
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS
INTERNAL: 142.0M²
EXTERNAL: 61.7M²
TOTAL: 203.7M²

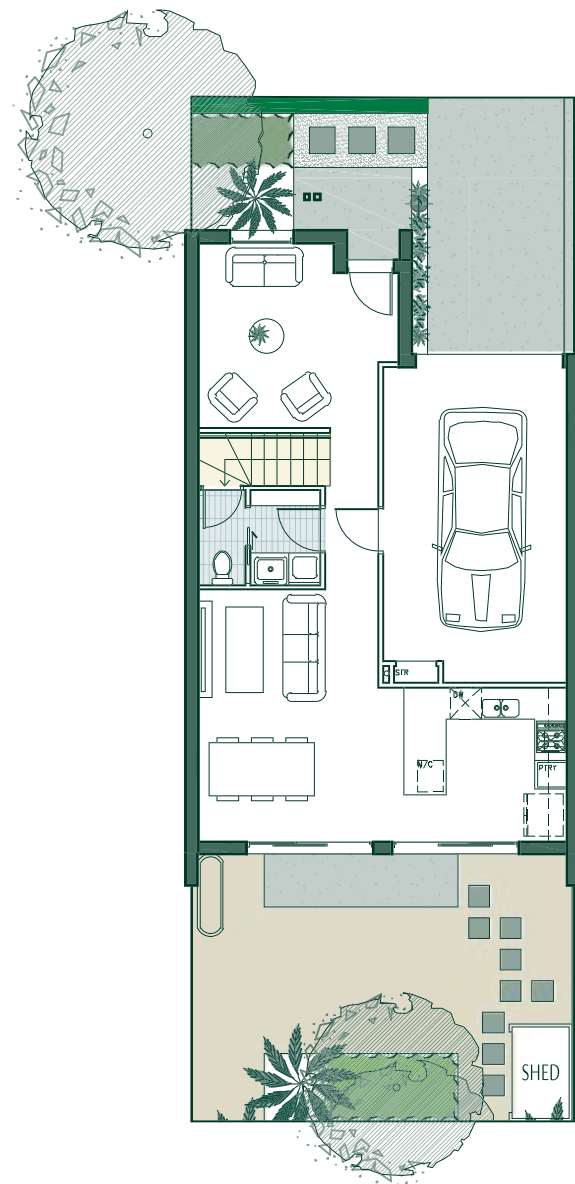


THOMAS ST

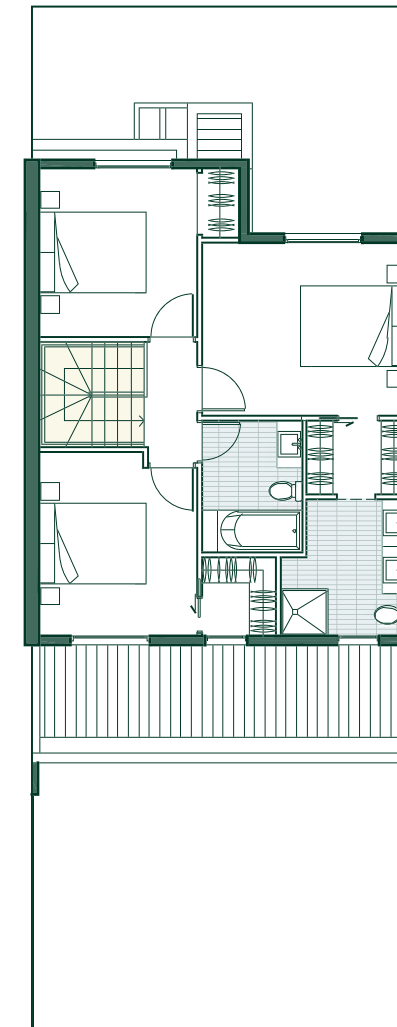
ARMSTRONG ST



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GROUND FLOOR



FIRST FLOOR



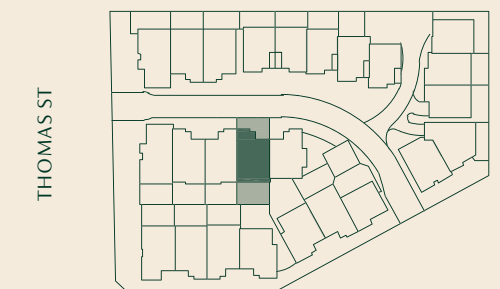
ANNA BELLE

LAVERTON

TOWNHOUSE *No. 29*

TYPE
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS
INTERNAL: 141.6M²
EXTERNAL: 63.2M²
TOTAL: 204.8M²



THOMAS ST

ARMSTRONG ST



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ANNA BELLE

LAVERTON

TOWNHOUSE

No. 30

TYPE

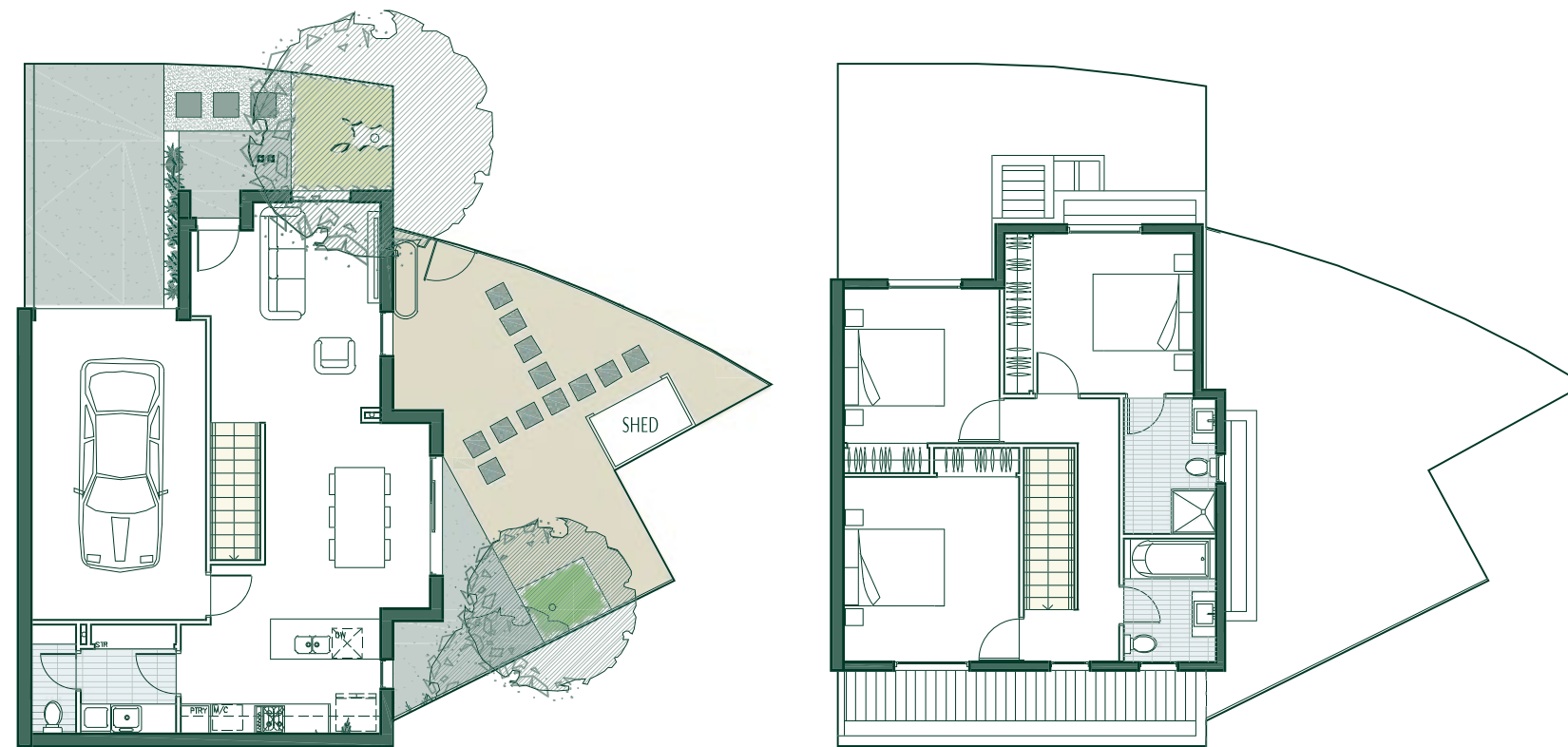
3 BEDS, 2.5 BATHS, 2 CARS

DIMENSIONS

INTERNAL: 142.3M²

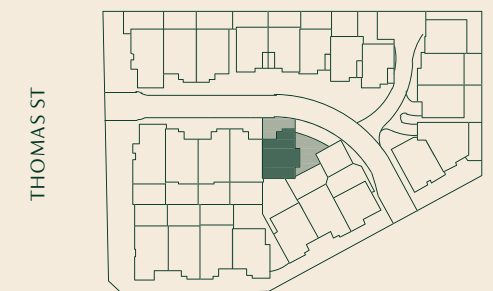
EXTERNAL: 64.6M²

TOTAL: 206.9M²



GROUND FLOOR

FIRST FLOOR



THOMAS ST

ARMSTRONG ST



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General Finishes

Flooring	<ul style="list-style-type: none"> Timber-look laminate floor to living areas Large format tiles to all wet areas Quality carpet to bedrooms, adjacent passage and staircase
Ceiling Heights	2,550mm throughout the home (wet areas may vary)
Lighting	LED downlights throughout the home
Heating & Cooling - Townhouses	Gas ducted heating to all bedrooms and living areas plus 2 (two) reverse cycle split systems (heating and cooling)
Heating & Cooling - Courtyard Units	1 (one) reverse cycle split system (heating and cooling) to the living area
Heating & Cooling - Terrace Units	1 (one) reverse cycle split system (heating and cooling) to the living area
Ceiling Finishes	Plasterboard and paint finish as selected by the Builder
Doors	Flush panel doors with polished door furniture
Electrical Services	Usage of each lot separately metered by and connected to relevant providers.
Glazing	Aluminium framed windows and sliding doors
Hot Water	Individual metered gas hot water system
Internal Wall Finish	Plasterboard and paint finish as selected by the builder
Skirting and Cornice	Cornice and timber skirting trim finished as per colour scheme

Living Room

Finishes	Timber-look laminate floor and painted plasterboard to walls and ceiling
Lighting	LED recessed lighting
Power	2 (two) double GPO
TV/Telephone	Free to Air Pay TV and data outlet and NBN via telephone

Dining Room

Finishes	Timber-look laminate floor and painted plasterboard to walls and ceiling
Lighting	LED recessed lighting
Power	1 (one) double GPO

Kitchen

Finishes	Timber-look laminate floor and painted plasterboard to walls and ceiling
Lighting	LED recessed lighting
Power	<ul style="list-style-type: none"> 1 (one) double GPO above bench 1 (one) double GPO below bench 1 (one) double GPO within joinery Power to appliances as required
Benchtops	20mm Marble-look porcelain
Cooktop	600mm gas cooktop single phase
Oven	600mm stainless steel oven
Rangehood	600mm concealed rangehood
Dishwasher	Stainless Steel dishwasher
Fridge Cavity	Clear cavity provision for occupant fridge
Sink	Stainless steel top mount sink
Tapware	Designer chrome mixer
Joinery Carcass	Carcass and internal shelves – moisture resistant melamine
Joinery	Laminate velour joinery finishes
Joinery Handles	Designer chrome handles
Splashback	Marble-look porcelain
Telephone	Telephone via NBN point

Laundry

Finishes	Large format tiles to the floors and walls
Lighting	LED recessed lighting
Power	1 (one) double GPO
Tapware	Standard chrome hot and cold washing machine stops and chrome tap
Sink	Freestanding trough with laundry tub

Bathroom/ Ensuite

Finishes	<ul style="list-style-type: none"> Large format tiles to the floor and shower walls Marble-look porcelain to the benchtop
Lighting	LED recessed lighting
Power	1 (one) double GPO
Shower	Chrome overhead and handheld shower on rail
Shower Screen	Clear toughened, semi-frameless glass shower screens, pivot door
Toilet Suite	Standard toilet suite
Vanity	Melamine cabinets and wall-mounted mirror
Basin	Wall mounted ceramic basin with basin mounted mixer tap
Bath	Inset acrylic bath with mixer tap (available only if indicated on floorplan)
Accessories	Towel rail and toilet roll holder from builder's selection

Master Bedroom

Finishes	Carpeted floor and painted plasterboard to walls and ceiling
Lighting	LED recessed lighting
Power	2 (two) double GPO
TV/Data	Free-to-air and data outlet
Robe	Wardrobe fit out to architect's detail. Includes shelves, hanging rails and door.

Secondary Bedroom

Finishes	Carpeted floor and painted plasterboard to walls and ceiling.
Lighting	LED recessed lighting
Power	1 (one) double GPO
Robe	Wardrobe fit out to architect's detail. Includes shelves, hanging rails and door.

Communication & Data Services

Digital TV	Connection to free-to-air TV channels and PAY TV as specified
Data and Telephone	NBN (National Broadband Network) enabled, including infrastructure

External Finishes

Roofing	Tiled
Structure	Brickwork, render and lightweight cladding
Windows	Powder coated aluminium window frames
Front Door	Painted front door with feature glass strip
Garage Door	Remote-controlled section overhead garage door (townhouses only)

Other General Finishes

- Roller blinds to all windows and doors, where applicable
- Landscaping and fencing to front and rear gardens
- Concrete driveway and footpath
- Clothesline
- Letterbox

Purchaser Selections

Colour Schemes	There are 2 colour schemes that will be made available to the Purchaser. Purchaser is to make their colour selection at time of contract of sale.
Natural Materials	Purchasers are advised that the finishes proposed for use may include natural materials such as concrete, porcelain, stone and timbers. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.
Product Substitution	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.
Lighting	Light fittings, GPO's and free-to-air TV outlets, telecommunication outlets and bathroom accessories are subject to builder's detail. Minor variations in location and quantities of these items may occur following builder's detailing.
Maintenance	90-day maintenance period for all homes from date of Settlement.

Developed By: Sivasli

Sivasli has been developing high quality homes across Victoria via their renowned and trusted brand Vestbuild since 1997. Specialising in multi-unit projects and house and land across all areas of Melbourne and regional Victoria it produces affordable modern homes while establishing strong communities. With a focus on design, quality, technology and service, the company is one of Australia's fastest growing property companies.

SIVASLI.COM.AU

Architecture & Interiors By: Petridis Architects

Petridis Architects is a Melbourne based architectural practice focusing on medium and high density residential developments and community based projects. The practice prides itself on creating articulate buildings that address and activate their immediate streetscape and that sit comfortably within the surrounding neighbourhood context.

PETRIDISARCHITECTS.COM

Landscape By: Keystone Alliance Landscape Design

Since 2008, Keystone Alliance Landscape Design has offered a dynamic approach to the provision of landscape design services for mixed-use, retail, industrial, commercial, childcare and residential projects. Director, Nina Heidarian and her talented team of designers are dedicated to delivering their innovative ideas through the clever utilisation of all landscape elements.

KEYSTONEALLIANCE.COM.AU

Disclaimer: Please note that the material contained herein including images, viewlines and plans has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the vendor, agent, or vendor's consultant in respect to the size, form, dimensions, specifications or layout of the property. The final product may change from that illustrated herein. Changes may be made to the layouts during the development in accordance with the provisions of the contract of sale or the building and / or planning requirements or for compliance with relevant standards, codes, laws or requirements of any authority. Prospective purchasers must make and rely on their own enquiries.

