



Grevillea Collection

STAGE 50A TOWNHOMES



Discover a peaceful oasis on the banks of the Werribee River. Enjoy the convenience of modern-day living, combined with natural surroundings. Everything at Exford Waters has been carefully considered for a connected lifestyle. Meander along the walking trails, or relax at one of the many parks and playgrounds in our masterplanned community. It's also a leisurely 10-minute walk to supermarkets, retail, restaurants and cafes, while there are a variety of public transport options and education facilities at your doorstep. The Grevillea Release townhomes offer a unique opportunity to join our vibrant, established community. What are you waiting for?

Experience life
on the river



Conveniently connected for easy living

A peaceful oasis in the heart of a thriving urban hub. With neighbouring Cobblebank set to become one of the largest town centres in the greater Melbourne area, Exford Waters is well-connected to ensure that everything you need is close by and easily accessible.

CONVENIENCE

- 1 Opalla Plaza Shopping Centre (Woolworths)
- 2 Cobblebank Shopping Centre (Coles)
- 3 Melton South Town Centre
- 4 Melton Town Centre
- 5 Woodgrove Shopping Centre
- 6 Woodgrove Big W
- 7 Woodgrove Kmart
- 8 Bunnings Melton

EDUCATION

- 9 Exford Primary School
- 10 Future School
- 11 Kool Kidz Childcare
- 12 Future School
- 13 Strathulloch Primary School
- 14 Children's Community Centre & Kindergarten
- 15 St Anthony's Primary School
- 16 Al Iman College
- 17 Staughton College
- 18 Melton South Primary School
- 19 Melton Christian College
- 20 Botanica Springs Children's Community Centre
- 21 Coburn Primary School
- 22 Melton Library and Learning Hub

MEDICAL

- 23 Chemist Warehouse
- 24 Four Corners Medical Centre
- 25 Future Melton Hospital
- 26 Station Medical Centre
- 27 Clinical Labs Melton
- 28 Melton Health & Community Services
- 29 Melton Medical Centre
- 30 Chemist Warehouse Melton

PARKS & RECREATION

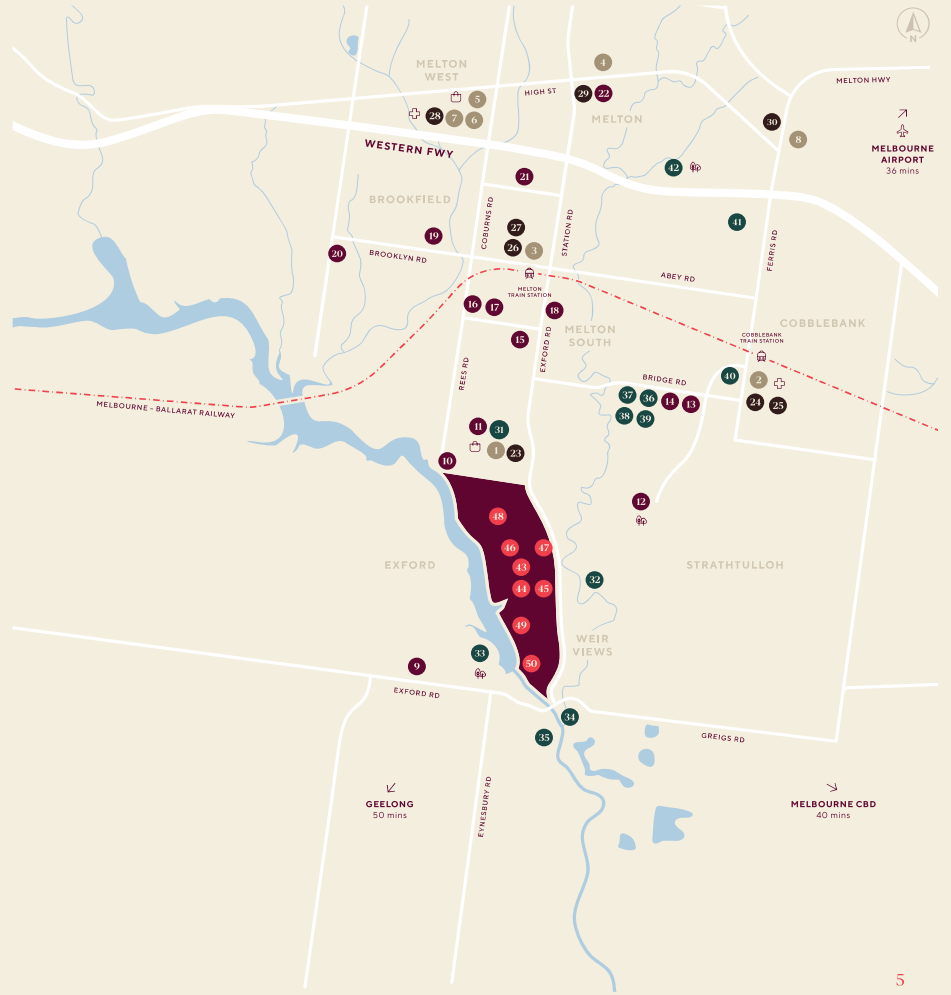
- 31 Anytime Fitness Gym
- 32 Toolern Creek Park
- 33 Melbourne Runabout & Speedboat Club
- 34 Lozzbert Reserve
- 35 Warramong Estate
- 36 Bridge Rd Recreation Reserve
- 37 Melton Hockey Club
- 38 Atherstone Adventure Park
- 39 Athletics Track
- 40 Cobblebank Stadium
- 41 Tabcorp Park
- 42 Melton Botanical Gardens

ONSITE AMENITY

- 43 St Lawrence of Brindisi Catholic School
- 44 Future School
- 45 Future Sports Park
- 46 Playground & Reserve
- 47 Wetlands & Boardwalk
- 48 Playground & Reserve
- 49 Wetlands & Playground
- 50 Future Heritage Area & Reserve

LEGEND

- Exford Waters
- ✈ Airport
- 🚂 Train Station
- 🏡 Parks
- 🛒 Shopping Centre
- 🌊 Rivers
- 🏥 Medical Centre
- 🛣 Roads



5057 173m ² Melaleuca Corner	5056 132m ² Melaleuca	5055 132m ² Melaleuca	5054 132m ² Melaleuca	5053 132m ² Melaleuca	5052 99m ² Melaleuca Compact	5051 99m ² Melaleuca Compact	5050 132m ² Melaleuca	5049 132m ² Melaleuca	5048 132m ² Melaleuca	5047 173m ² Melaleuca Corner
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The Grevillea Collection at Exford Waters establishes a benchmark for contemporary living. Each home has been designed to maximise natural light and flexible spaces, with a well-connected dining, living and kitchen area, complemented by an inviting alfresco that opens onto a private garden.

Upstairs you will find the cosy sleeping quarters, all furnished with built-in robes. Featuring quality inclusions including stone benchtops in the kitchen, laminate flooring and plush carpet throughout. This collection comes complete with a modern façade and landscaping, so you can enjoy your home now and into the future.





Grevillea Collection



- Current Release
- Previous Release
- Future Release
- Future Townhomes
- Existing Residential

Floorplans

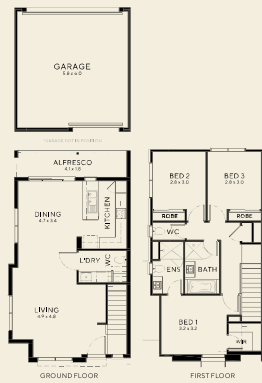
Your choice of 2 or 3 bedroom designs.

Melaleuca Corner 3 BEDROOMS

LOTS
5057, 5047



Ground Floor Area	57.5m ²
First Floor Area	62.6m ²
Garage Area	38.5m ²
Porch Area	0.5m ²
Alfresco Area	7.6m ²
TOTAL FLOOR AREA	166.7m²

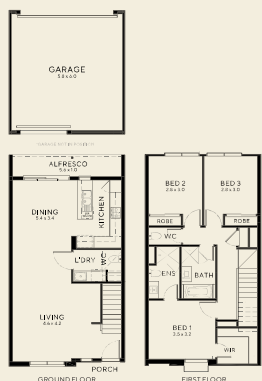


Melaleuca 3 BEDROOMS

LOTS
5056, 5055, 5054, 5053, 5050, 5049, 5048



Ground Floor Area	58.2m ²
First Floor Area	65.7m ²
Garage Area	38.5m ²
Porch Area	0.5m ²
Alfresco Area	6.1m ²
TOTAL FLOOR AREA	169m²



Melaleuca Compact 2 BEDROOMS

LOTS
5051, 5042



Ground Floor Area	43.7m ²
First Floor Area	49.1m ²
Garage Area	29.1m ²
Porch Area	2.0m ²
Alfresco Area	4.6m ²
TOTAL FLOOR AREA	128.5m²



Inclusions

Kitchen Fisher & Paykel appliances throughout including 600mm cooktop and concealed rangehood, 600mm stainless steel oven and dishwasher
 Franke Spark inset kitchen sink
 Alder Soho sink mixer
 Engineered stone benchtop with 40mm edgework
 Laminated finish pantry, base & overhead cupboard doors
 Wall tiles to the kitchen splashback

Internal 2550mm Ground floor and 2400mm first floor ceiling heights.
 Wall tiles to wet area
 Timber laminate floating flooring to the entry, ground floor hallway, living, dining and kitchen
 Floor tiles to wet areas
 Carpet to balance floor areas
 Daikin split system A/C
 Rinnai PEPH series electric panel heaters

Bathroom Clark Square 400mm vanity basins
 Stylus Venecia Vitreous china toilet
 Alder Soho basin, bath and shower mixers
 Laminated finish to vanity benchtops, cupboard doors & panels
 Polished edge mirrors
 Stylus Maxton bath

Laundry Combination stainless steel 45ltr trough and cabinet
 Alder Classico sink mixer to trough and mini washing machine stops

External Powder coated double glazed windows and single glazing to sliding doors
 Colorbond roof
 1800mm high Colorbond fencing
 Fold down clothesline
 Landscaping including mulched garden beds with tube stock native grasses and shrubs

Full inclusions list available upon request.



Artist Impression









Artist Impression

LINEN

CASHMERE

Finishes

	Linen	Cashmere
Benchtops	 White Burst	 Mottle Grey
Cabinetry	 Blossom White	 Moss Grey
Wall Tiling	 Regina Matte White	 Regina Matte Grey

	Linen	Cashmere
Flooring	 Montana Oak Light Beige	 Old Oak Grey Brushed
Carpets	 Smoke Grey	 Monument

Full finishes list available upon request.



Exford Waters

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