

THE  
*Reserve*

ARMSTRONG  
CREEK




# Townhomes

RELEASE 7A

Perfectly blending natural surrounds with thoughtfully planned amenity, The Reserve presents a boutique living experience for those who demand the best out of life.





## The Reserve is proud to present a collection of boutique townhomes built by SHAPE Homes and designed by award winning architects.

With full turnkey inclusions there has never been an easier and more affordable way to live a connected life in this boutique community.



# SHAPE Homes

## YOUR NEW HOME BUILDER.

The Reserve is proud to offer residential opportunities brought to life by SHAPE Homes – a leader in the construction of new homes, and one that has delivered thousands of house and land packages throughout Melbourne and Geelong.

All SHAPE Homes are designed by award-winning architects. They build contemporary, turnkey homes tailored to premium lots in addresses such as The Reserve – places that are within proximity of existing lifestyle amenity.

As established leaders, SHAPE Homes continuously strives to ensure that the entire process is a simple and enjoyable experience for their customers.

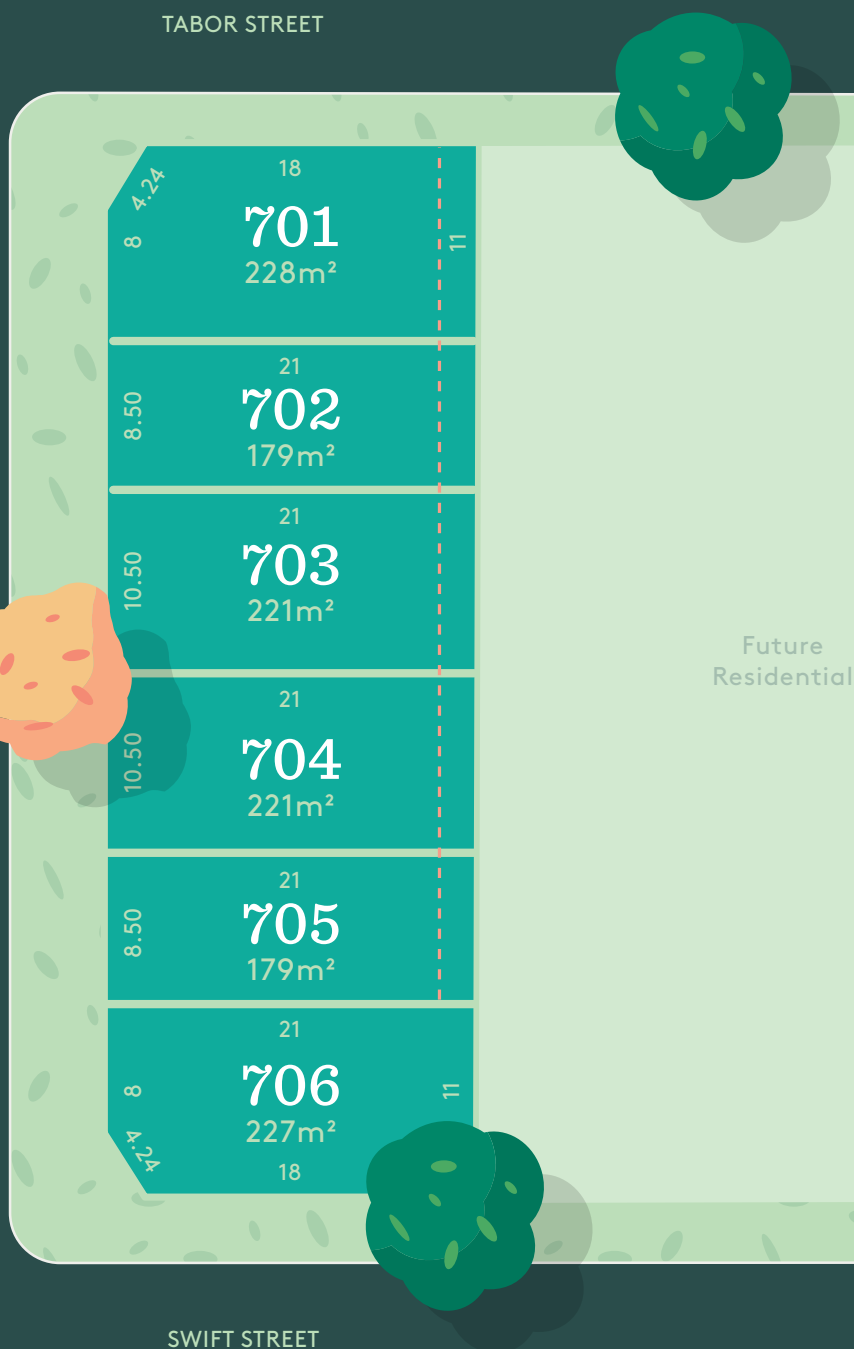
**SHAPE Homes offers the following benefits and much more:**

- Full turnkey inclusions
- European appliances
- Timber laminate flooring
- Window furnishings
- Landscaping, fencing, letterbox & clothesline



# Release 7A Townhomes Stage Plan

Easements: 2m - - - - -





# Release 7A Townhomes Stage Plan

Easements: 2m - - - - -



SWIFT STREET

FROST DRIVE



Future Residential

SCOPARIA STREET

# Release 7A Townhomes Stage Plan

Easements: 3m - - - - -





# Inclusions

## PRELIMINARIES, SITE COSTS & CONNECTIONS

- Land Survey, Soil Test and site inspections.
- All Building Permit application fees.
- NCC/BCA compliant 7 star energy rating.
- All Council specific requirements including Stormwater pollution prevention and waste management controls (where required).
- Temporary fencing, Scaffold hire and all WH&S requirements during construction.
- All requirements of drafting, structural engineer design and estimating.
- Professional colour palette selection.
- All retaining walls (where required) for Building Permit and certificate of occupancy (excludes retaining walls for landscaping).
- All earthworks for the construction of the home.
- Up to Class 'H1' waffle pod concrete slab.
- Connection of underground gas and water supply including metering.
- Connection of Stormwater and Sewer drainage points within the property to existing connection points.
- Single phase underground electrical power supply to meter box including supply charges during construction.
- Termite Treatment in accordance with AS/NCC regulations (where required).

## EXTERNAL & STRUCTURAL

- Engineer designed prefabricated timber wall frames & roof trusses and engineered upper floor joist system (where applicable).
- Contemporary feature lightweight external cladding (design specific).
- Feature render to façade in selected colours (extent is design specific).
- Metal deck roofing.
- Colorbond metal fascia, guttering and downpipes.

## WINDOWS & DOORS

- Hinged entry door with clear glazed feature panel.
- Lever entry set handle and single cylinder deadbolt to front entry door (keyed alike).
- Hinged flush panel external access door to garage (painted finish, design specific).
- Knob style entry set to Garage external access door, Garage internal access doors and Laundry external door (keyed alike and design specific).

- Energy efficient powder coated aluminium windows and sliding doors (design specific) with keyed locks to opening sections.
- Aluminium framed flyscreens with fibreglass mesh to all openable windows.
- Block-out Roller Blinds with chain winder throughout home (design specific).
- Colorbond sectional overhead garage door with remote opener and three (3) handheld transmitters.

## INTERNAL DOORS & FINISHES

- Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- Privacy Lever sets to Ensuite, Bathroom & WCs where a hinged door is included.
- Flush panel and gloss painted cavity sliding internal doors with chrome rectangular flush pulls. (Design specific).
- Cushion door stops throughout.
- 67 x 12mm single bevel profile gloss painted skirting and architraves.
- Single Storey — 2590mm nominal ceiling heights throughout.
- Double Storey — 2400mm nominal ceiling heights ground floor / 2400mm nominal ceiling heights first floor.
- 75mm cove cornice throughout.
- Quality acrylic paint to all walls and ceilings (Industry standard two (2) coat system).
- Carpeted staircase, with timber handrail and enclosed storage area (design specific).

## ELECTRICAL

- Fixed LED Downlights throughout dwelling.
- Ceiling mounted Linear LED light to Garage.
- Outdoor Living to have one (1) external light (wall or ceiling mounted, design specific).
- Interconnected hard-wired smoke detectors throughout with battery back-up.
- Double and Single Power points as per electrical plans.
- Three (3) Data points and one (1) telephone point ready for connection to network provider by the purchaser after handover.
- Two (2) Free-to-air Television points connected to Antenna with splitter box.
- Exhaust fans over shower enclosures and to WC (design specific).
- Earth leakage safety switch and circuit breakers.
- PV Solar – 1.5kw inverter (design specific).

# Inclusions

## HEATING & COOLING

- Multi-head Split System Air Conditioning with one (1) programmable head to Living. Location is design specific.
- Panel wall heater to all bedrooms.

## KITCHEN, BATHROOM & LAUNDRY

- Laminate Cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass to Kitchen (design specific).
- Mineral decorative surface benchtops with 20mm edge to Kitchen, Ensuite and Bathroom (design specific).
- Stainless steel fan forced electric oven.
- Stainless steel 600mm gas cooktop.
- Stainless steel 600mm fully retractable rangehood.
- Stainless steel dishwasher.
- Semi framed clear safety class pivot shower screens.
- Fully laminated vanity unit with modern basin to ensuite and bathroom (design specific).
- Wall hung vanity basin with bottle trap to powder (design specific).
- Polished edge mirror over vanity units to bathroom and ensuite.
- Chrome finish towel rails and toilet roll holders to all bathrooms and toilets.
- Stainless steel laundry trough with metal cabinet OR laminate cabinet doors and inset laundry trough (design specific).

## TAPWARE & PLUMBING

- Chrome gooseneck tap to Kitchen.
- Stainless steel 1 + ¾ bowl inset sink to Kitchen.
- Chrome lever basin mixers to Ensuite, Bathroom and Powder Room (design specific).
- Handheld shower heads with fixed wall rail.
- Hot and Cold tap set for washing machine.
- Close coupled vitreous china dual flush toilet suites with soft closing lid to Ensuite, WC and Powder Room (design specific).
- Acrylic bath to tiled podium (design specific).
- Energy efficient Hot Water Service (design & estate specific).

## ROBES & SHELVING

- Aluminium framed Vinyl sliding doors to Robes (excluding WIR).
- Shelving to Linen: Four (4) fixed melamine shelves to whole width (with upright supports where required).
- Shelving to WIR: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm wide (nominal) tower unit with drawers and adjustable shelves.
- Shelving to Robes: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm (nominal) section of four (4) fixed shelves (design specific).

## TILING & FLOORING

- High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- Ceramic wall and floor tiles to all wet areas & wall tiling to Kitchen splashback.

## PATHS & EXTERIORS

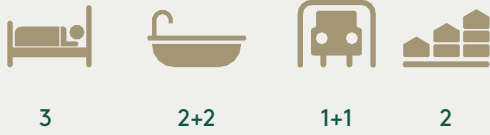
- Side and rear fencing provided to meet estate covenants, including one (1) side wing fence with gate (where applicable).
- Landscaped drought resistant garden with plants to Front and Rear yards, and turf to rear yard (design specific).
- Coloured concrete to Driveway Porch and Path (including Outdoor Living when roofed).
- Standard grey concrete floor to garage/carport (design specific).
- Steppingstones for rear loaded lots from garage or carport to dwelling.
- Rear loaded dwellings to have a garage or carport (design specific).
- Letter box with street number to meet developer requirements.
- Wall or ground mounted folding clothesline (design specific).
- Two (2) external garden taps (one (1) to the front, one (1) to the rear).



WILLOW

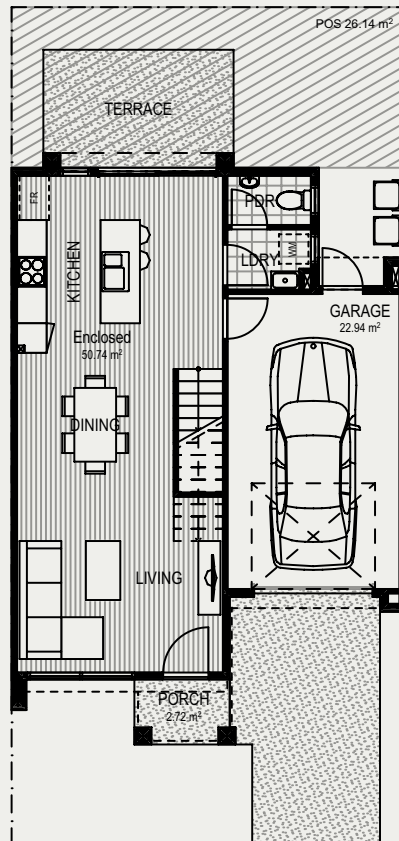
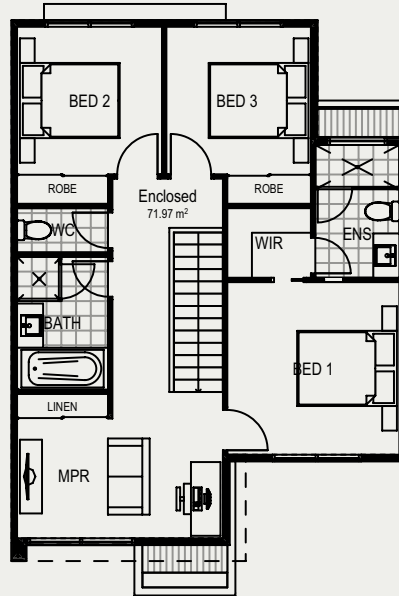
# Floorplan

AVAILABLE LOTS  
720 & 721



## AREAS

<b>GROUND</b>	
ENCLOSED	50.74m <sup>2</sup>
GARAGE	22.94m <sup>2</sup>
PORCH	2.72m <sup>2</sup>
<b>FIRST</b>	
ENCLOSED	71.97m <sup>2</sup>
<b>TOTAL SIZE</b>	<b>148.37m<sup>2</sup></b>



WILLOW 24

# Floorplan

AVAILABLE LOTS  
719, 722, 736 – 739



## AREAS

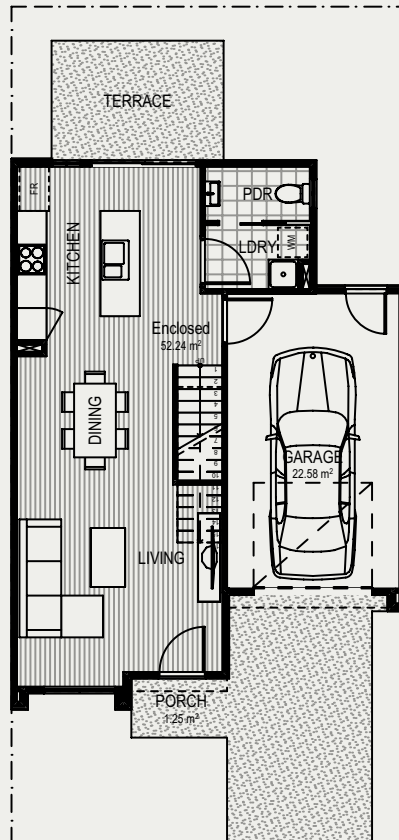
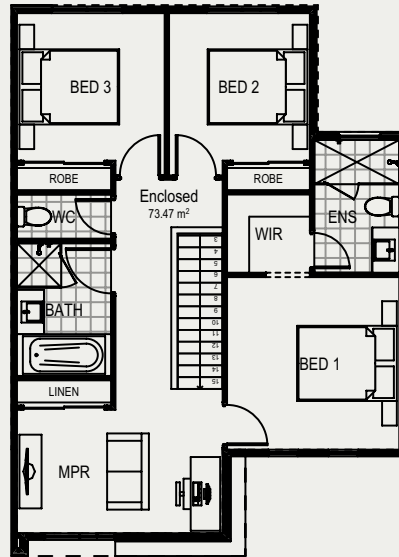
### GROUND

ENCLOSED	52.24m <sup>2</sup>
GARAGE	22.58m <sup>2</sup>
PORCH	1.25m <sup>2</sup>

### FIRST

ENCLOSED	73.47m <sup>2</sup>
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TOTAL SIZE	149.54m <sup>2</sup>
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WILLOW CNR

# Floorplan

AVAILABLE LOTS  
718, 723, 735 & 740



3

2+2

1+1

2

## AREAS

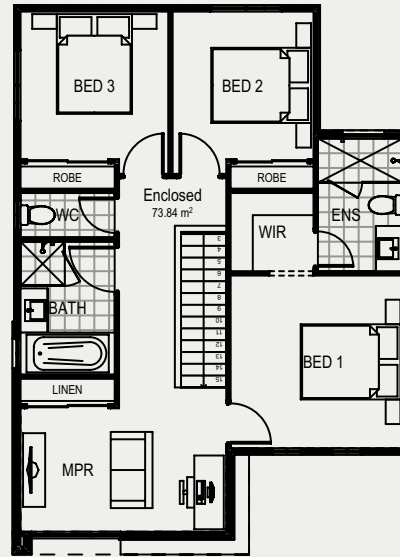
### GROUND

ENCLOSED	52.19m <sup>2</sup>
GARAGE	22.57m <sup>2</sup>
PORCH	1.23m <sup>2</sup>

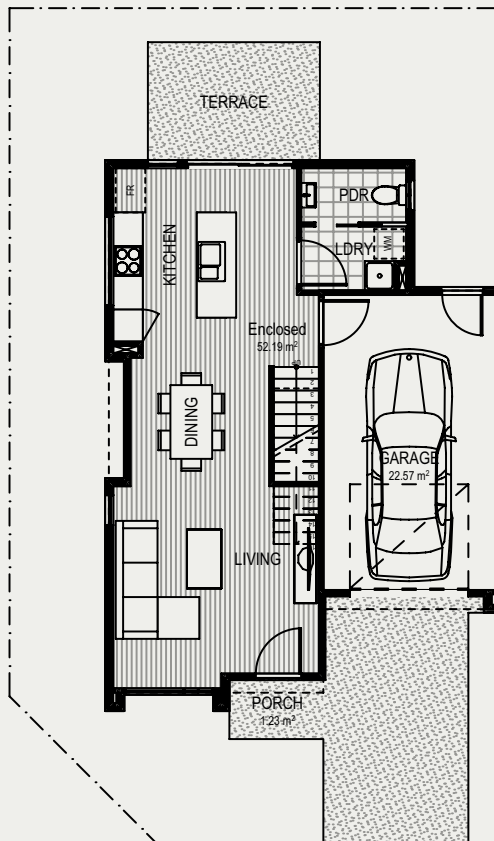
### FIRST

ENCLOSED	73.84m <sup>2</sup>
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TOTAL SIZE	149.83m <sup>2</sup>
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FIRST FLOOR



GROUND FLOOR

MYRTLE 24

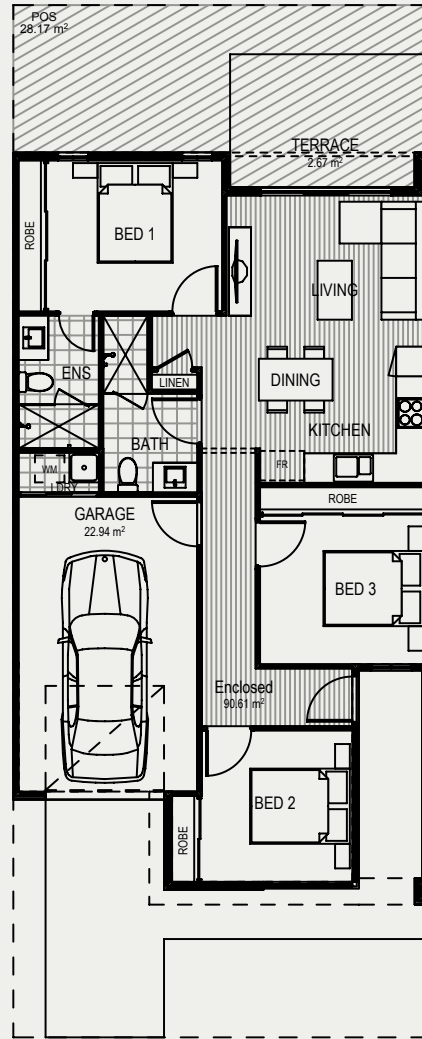
# Floorplan

AVAILABLE LOTS  
702 & 705



## AREAS

GROUND	
ENCLOSED	90.61m <sup>2</sup>
GARAGE	22.94m <sup>2</sup>
TERRACE	2.67m <sup>2</sup>
<b>TOTAL SIZE</b>	<b>116.22m<sup>2</sup></b>



GROUND FLOOR



MYRTLE END

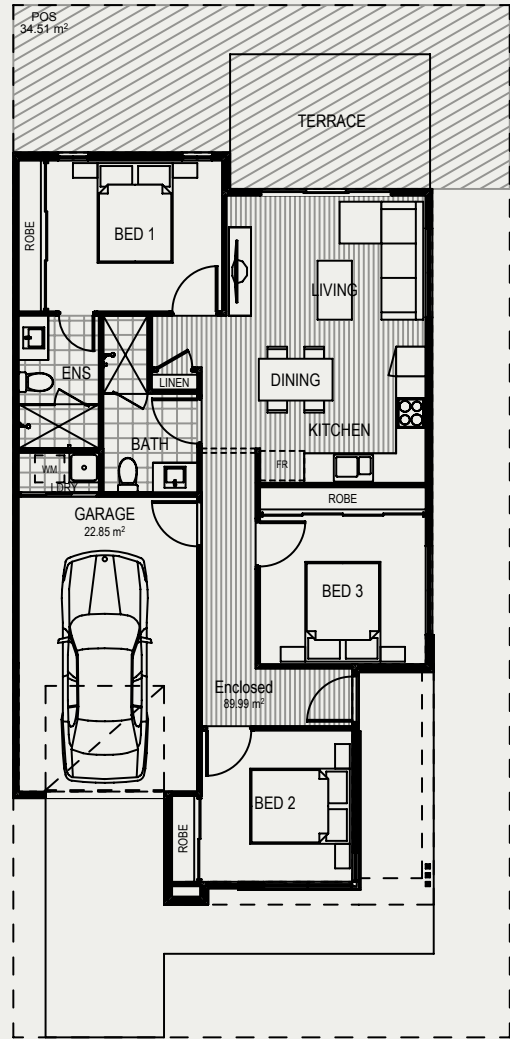
# Floorplan

AVAILABLE LOTS  
701 & 706



## AREAS

GROUND	
ENCLOSED	89.99m <sup>2</sup>
GARAGE	22.85m <sup>2</sup>
<b>TOTAL SIZE</b>	<b>112.84m<sup>2</sup></b>



LUMA 24

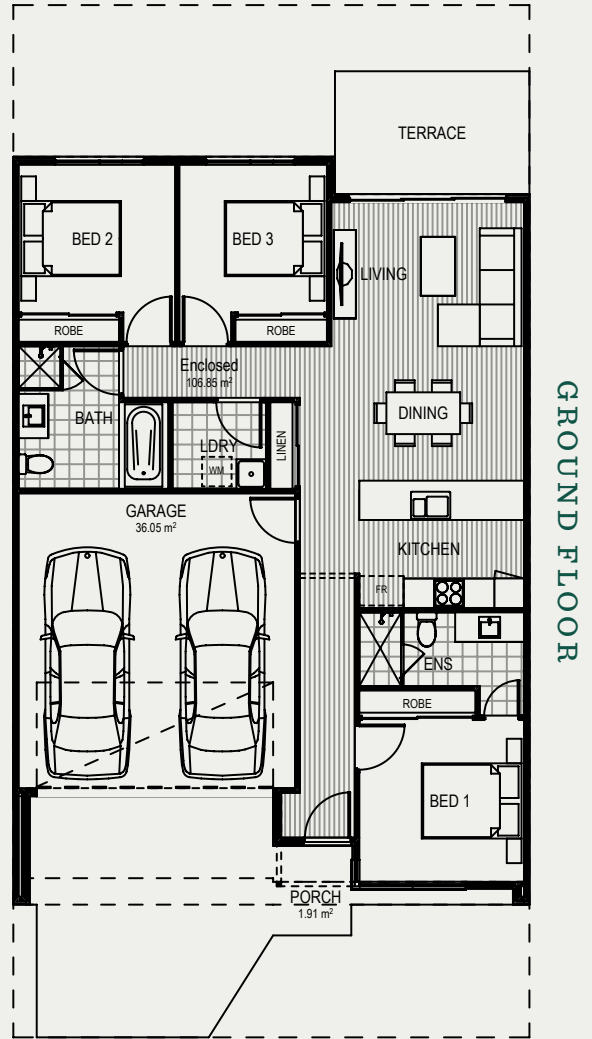
# Floorplan

AVAILABLE LOTS  
703 & 704



## AREAS

GROUND	
ENCLOSED	106.85m <sup>2</sup>
GARAGE	36.05m <sup>2</sup>
TERRACE	1.91m <sup>2</sup>
<b>TOTAL SIZE</b>	<b>144.81m<sup>2</sup></b>







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