

Deanside Village.

Right where you are.




MAPLE
LIVING

Townhomes
by Maple Living



Townhomes by Maple Living.

Designed to cater to every member of the family, Maple Living are thrilled to announce the latest release of six full turnkey townhomes in the tranquil estate of Deanside Village.

This exclusive release brings together both form and function, combining generous open plan living and dining areas with architecturally-designed quality façades.

Offering three spacious bedrooms and at least two full bathrooms, each home within Icona Place also provides secure garage parking and an abundance of storage.

Quietly nestled in Deanside, just 35 minutes from Melbourne's CBD and only 3 kilometres to the Caroline Springs Town Centre, Deanside Village delivers park-like surrounds where shopping, sports, schools, and public transport are within strolling distance.

DeansideVillage. **Right where you are.**



“At Maple Living, we design homes with heart for real Australian lifestyles.”

Maple Living at Deanside Village.



Your growing future.

In addition to the convenience of the nearby established Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct, as part of the future plans for life at Deanside Village.

Places to explore.

Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition to the natural beauty of the Kororoit Creek wetlands.

Always connected.

Conveniently located, Deanside Village is just a short distance from the existing Caroline Springs and future Rockbank train stations and Western Freeway, for an easy commute to Melbourne CBD or day trip to the coast.

Proud to be home.

Creating beautiful places to live, while catering a diverse range of lifestyles and fostering a genuine feeling of community-belonging, so you'll enjoy coming home every day to Deanside Village.

Maple Living floorplans.

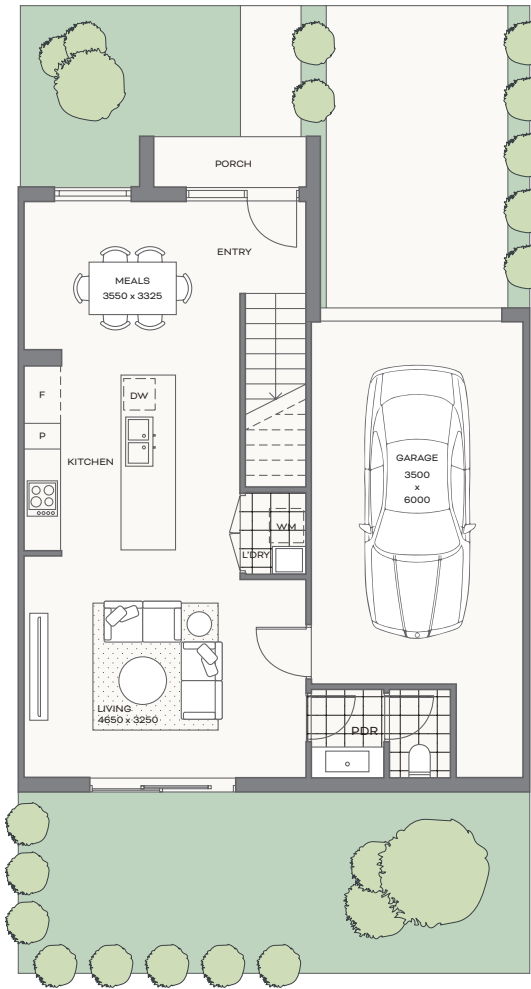
Lots 1809, 1810*, 1811 & 1812* | 17.1sq

*Floorplan mirror image on Lots 1810 & 1812.

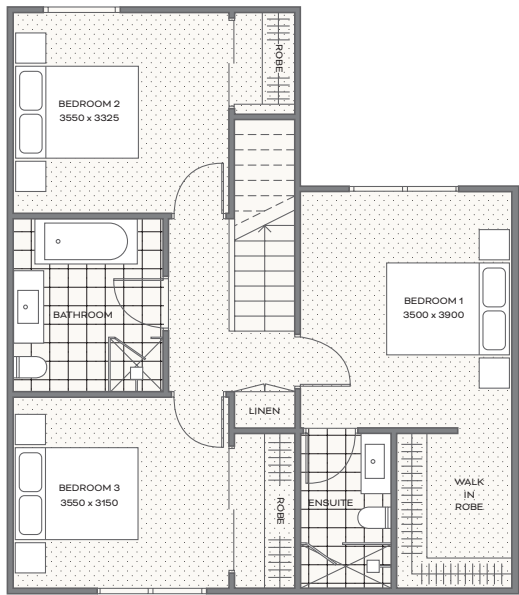
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GROUND FLOOR	54.31m ²
GARAGE	29.38m ²
PORCH	2.51m ²
SPOS^	25.5m ²
FIRST FLOOR	73.36m ²
TOTAL	159.56m²

^Secluded Private Open Space.



GROUND FLOOR



FIRST FLOOR

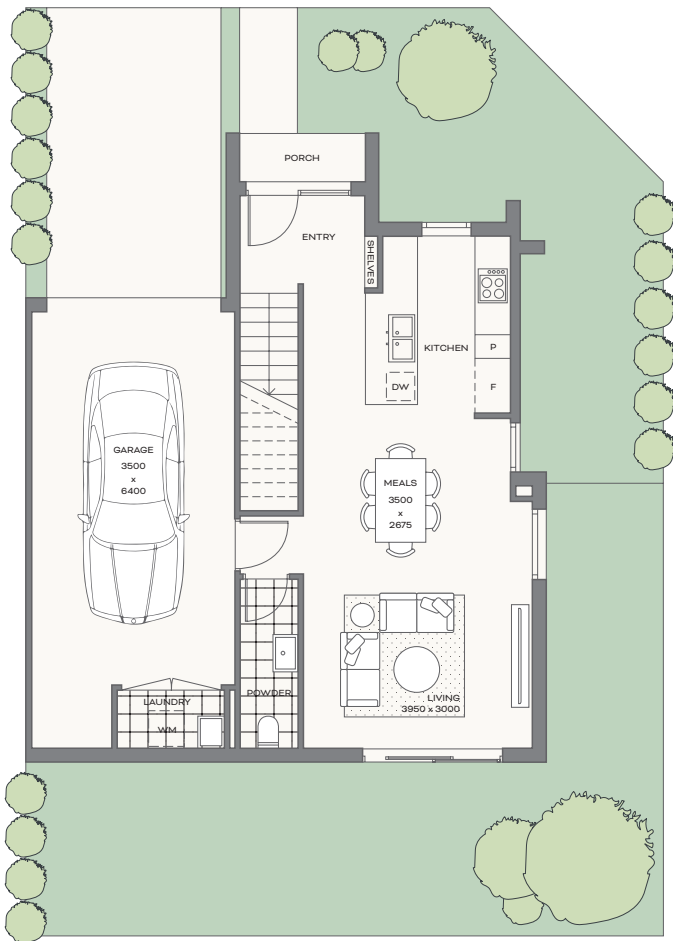
Lots 1808 & 1813* | 16.5sq

*Floorplan mirrored on Lot 1813. Land size and shape also varies.

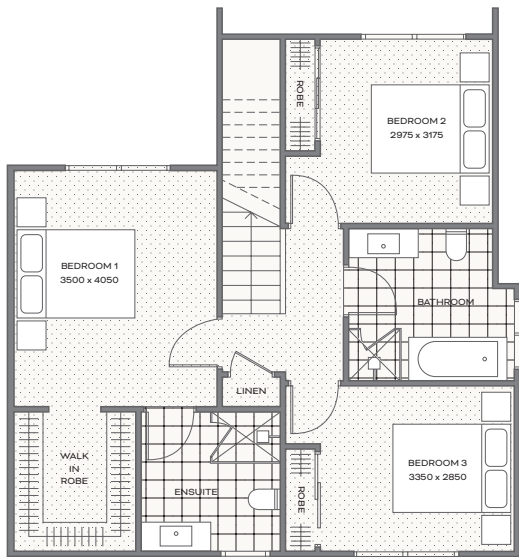
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GROUND FLOOR	49.60m ²
GARAGE	28.69m ²
PORCH	2.21m ²
SPOS^	31.35m ²
FIRST FLOOR	72.84m ²
TOTAL	153.34m²

^Secluded Private Open Space.



GROUND FLOOR



FIRST FLOOR



Maple Living inclusions.

Flooring

- Laminate floor to kitchen, living and dining
- Carpet to stairs and first floor except wet areas
- Stone Look Porcelain Tiles to bathroom, ensuite, laundry and powder (if applicable)

Kitchen - Laundry – Bathroom

- Laminated kitchen, pantry, overhead and base cupboards
- Soft close hardware throughout
- Kitchen stone bench top
- Appliances 600mm gas cook top, rangehood and oven
- Chrome lever mixer
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel dishwasher
- 30L trough
- Ceramic dual flush toilet
- Semi-frameless shower screens
- Fully laminated vanity unit
- Polished edge mirrors to vanities
- Chrome finished mixer tapware throughout
- Ceramic drop in basin
- Laminate bench top to bathroom, ensuite and powder
- Square inset bathtub
- Chrome finished towel rails, toilet roll holders and soap dishes

Fixtures and Fittings

- Powder coated aluminum windows and sliding doors
- Fly screens to all openable windows
- Obscured glazing to bathrooms and ensuite where required
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and to roof cavity where required
- Energy efficient gas boosted hot water unit
- Electric wall heaters to bedrooms
- Split system to main living area
- Roller blinds to bedrooms, living areas and kitchen

Joinery and Finishes

- Feature front door and timber entry door frame
- Flush panel and gloss painted internal doors
- Built-in linen cupboard with four melamine shelves
- Built-in robes and WIR to have one high full-length shelf, with one hanging rail and a stack of 4 shelves all in melamine
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout
- Quality two coat paint system throughout

Electrical

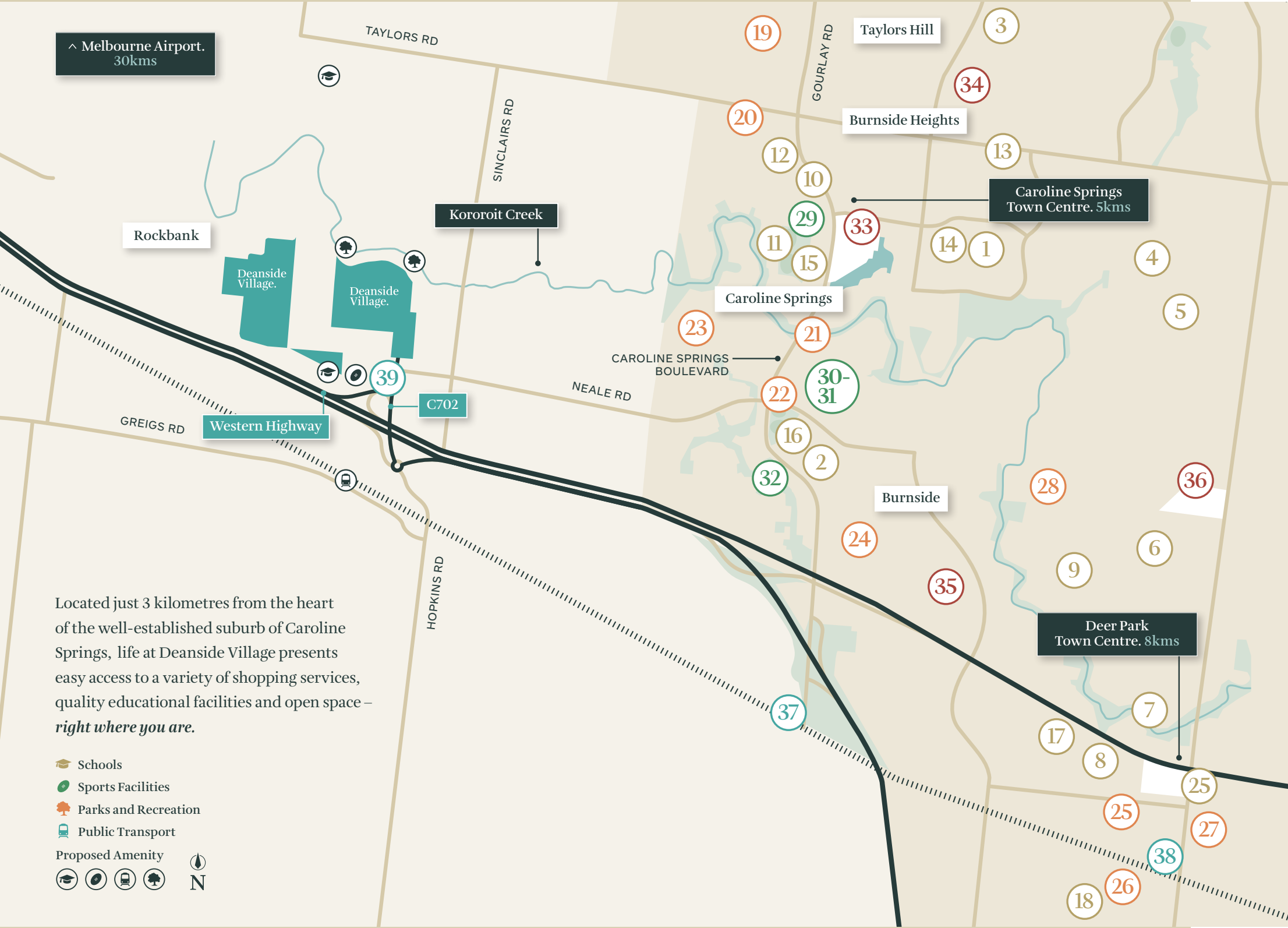
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to bathroom, ensuite, laundry and powder room (if applicable)
- One free-to-air TV point, with a cable connected to an antenna
- LED Downlights to downstairs living area - batten holders to remainder of the home
- One data point and one telephone point ready for connection to NBN by the purchaser after handover

Externals

- A Maple Living façade designed by our specialized Architect Team
- Combination of solid brick work, acrylic render & cement sheet cladding
- A fully fenced boundary as per estate covenants
- Fully enclosed garage with motorised panel door
- 2 external garden taps
- Coloured concrete driveway
- Low maintenance landscaping throughout
- Garden Beds, mulching/topping and seeded areas (stock is seasonal)
- Fixed fold out clothesline
- Letter box with street number

Preliminary Site Costs

- Home Owners Warranty, Contract works insurance and Public Liability Insurances
- All requirements of drafting and estimating
- Temporary Fencing
- Stormwater and sewer drainage to legal point of discharge, and sewer connection point respectively
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to meter box and electricity supply charge during construction
- Termite treatment system where required
- All earth works for the construction of the slab



Education

Primary Schools

- 1 Kororoit Creek Primary School
- 2 Brookside P-9 College
- 3 Taylors Hill Primary School
- 4 Kings Park Primary School
- 5 Movele Primary School
- 6 Deer Park North Primary School
- 7 St Peter Chanel Primary School
- 8 Deer Park West Primary School

Secondary Schools

- 9 Victoria University Secondary College
- 10 Lakeview Senior College
- 11 Creekside College
- 12 Catholic Regional College Caroline Springs

Child Care / Kindergarten

- 13 Tiny Treasures Early Learning Centre
- 14 YMCA Kororoit Creek Early Learning
- 15 Little Flyers - Caroline Springs
- 16 Brookside Early Learning Centre
- 17 Orama St Childcare
- 18 Little Tinkers Family Daycare

Gardens & Reserves

- 19 Oakview Reserve
- 20 Botanical Reserve
- 21 Salina Reserve
- 22 Brookside Recreation Reserve
- 23 St Georges Avenue Reserve
- 24 Billingham Reserve
- 25 Bon Thomas Reserve
- 26 Fairway Reserve
- 27 John McLeod Reserve
- 28 Isabella Williams Memorial Reserve

Sports Facilities

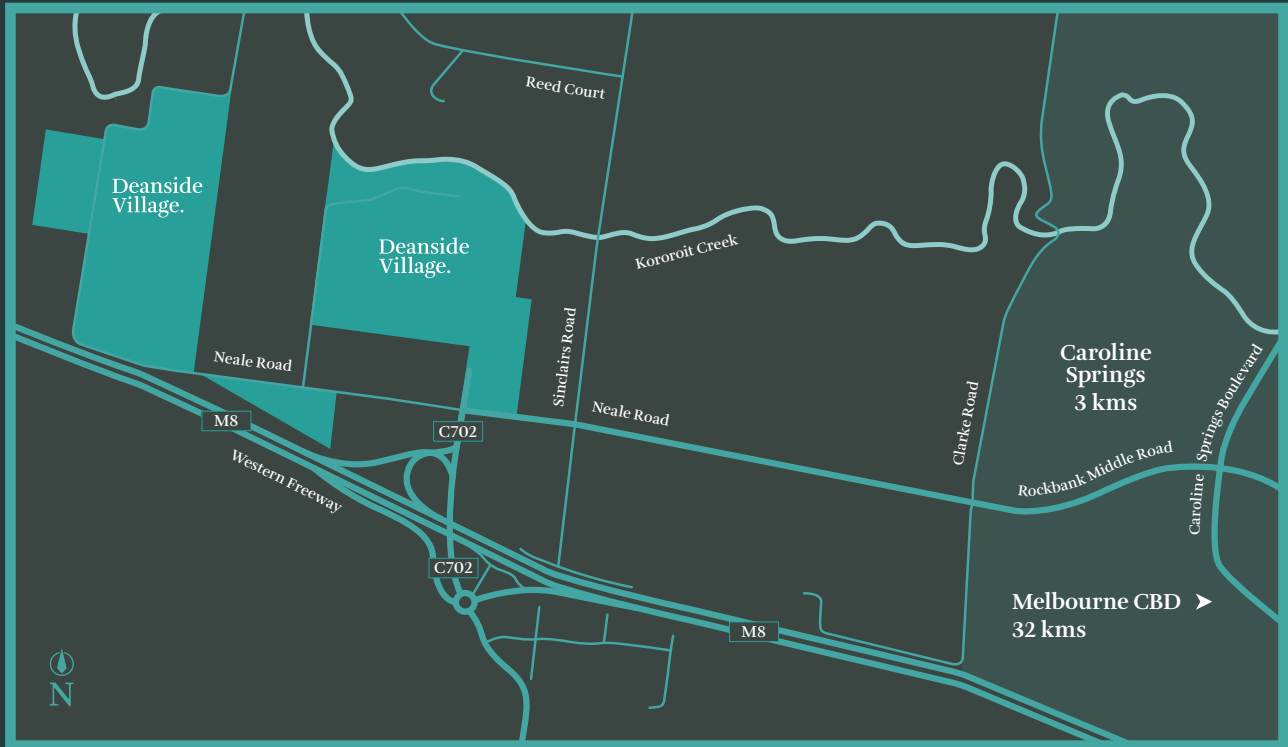
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

Retail Centre

- 33 CS Square Shopping Centre
- 34 Watervale Shopping Centre
- 35 Burnside Hub Shopping Centre
- 36 Brimbank Shopping Centre

Transport

- 37 Caroline Springs Station
- 38 Deer Park Railway Station
- 39 Bus Stop



deansidevillage.com.au

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