

Deanside Townhomes

Deanside Village.
Right where you are.



Henley▲



It's not just a home.

It's a Henley home.

Henley Homes is one of Australia's best home builders having built over 50,000 homes since 1989.



We are a proud partner of the Sumitomo Forestry Group who was founded in 1691 and globally builds over 20,000 homes annually. The partnership provides our business with strong stability and financial strength.

At the heart of our success, are our new home designs and continual innovation. We always stand in our customers shoes and are committed to honest communication and transparency in everything we do.

A Henley completed home is the perfect option if you're looking for a home that is completed and ready to move in now - All the work is done!

As these townhomes are currently under construction, we have display townhomes throughout Melbourne for you to walk and get a feel for the the design before you call it home.

All you need is a 5% deposit with the balance due at settlement.

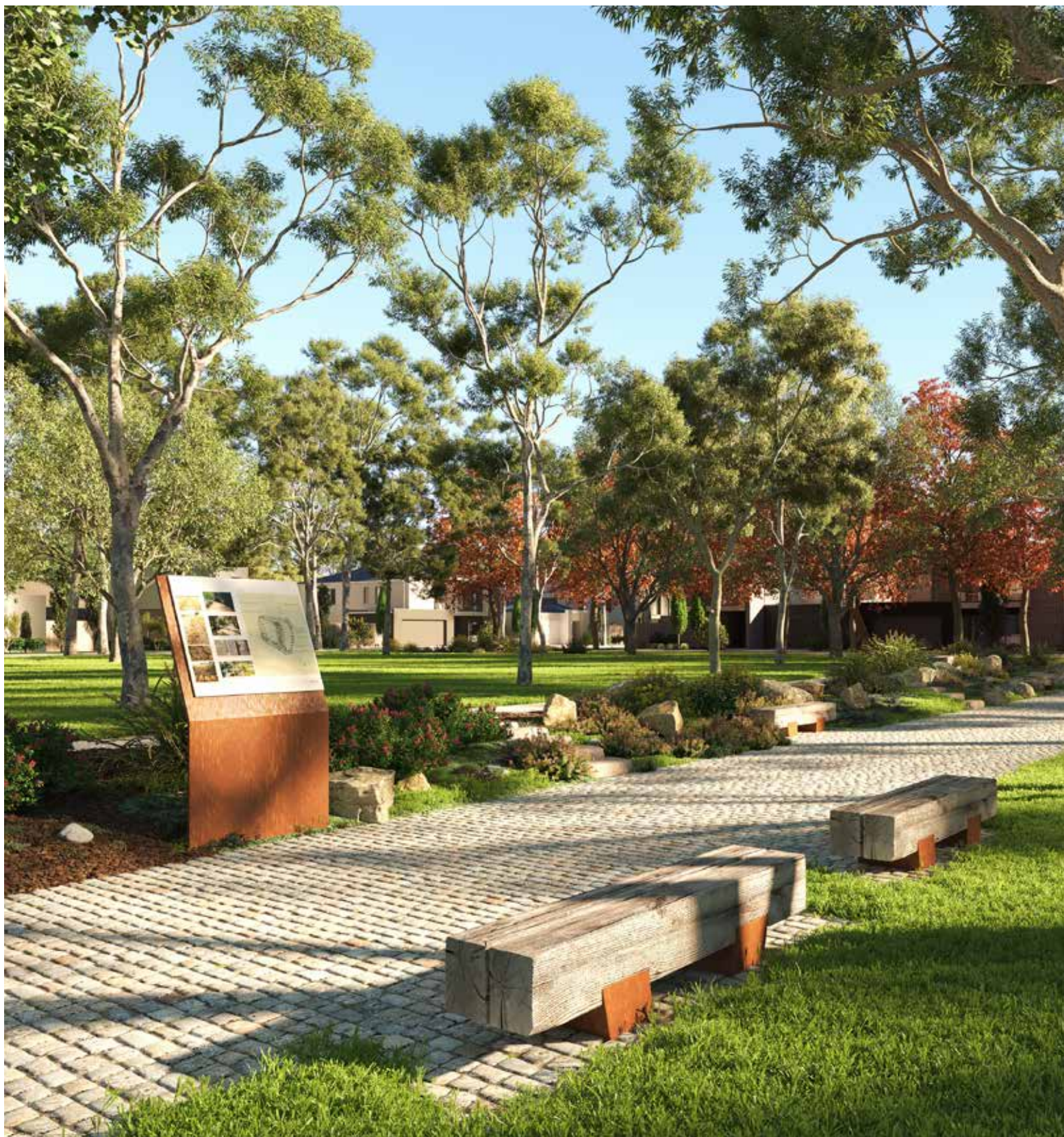


STRUCTURAL
GUARANTEE



5% DEPOSIT -
BALANCE ON COMPLETION

About Deanside Village

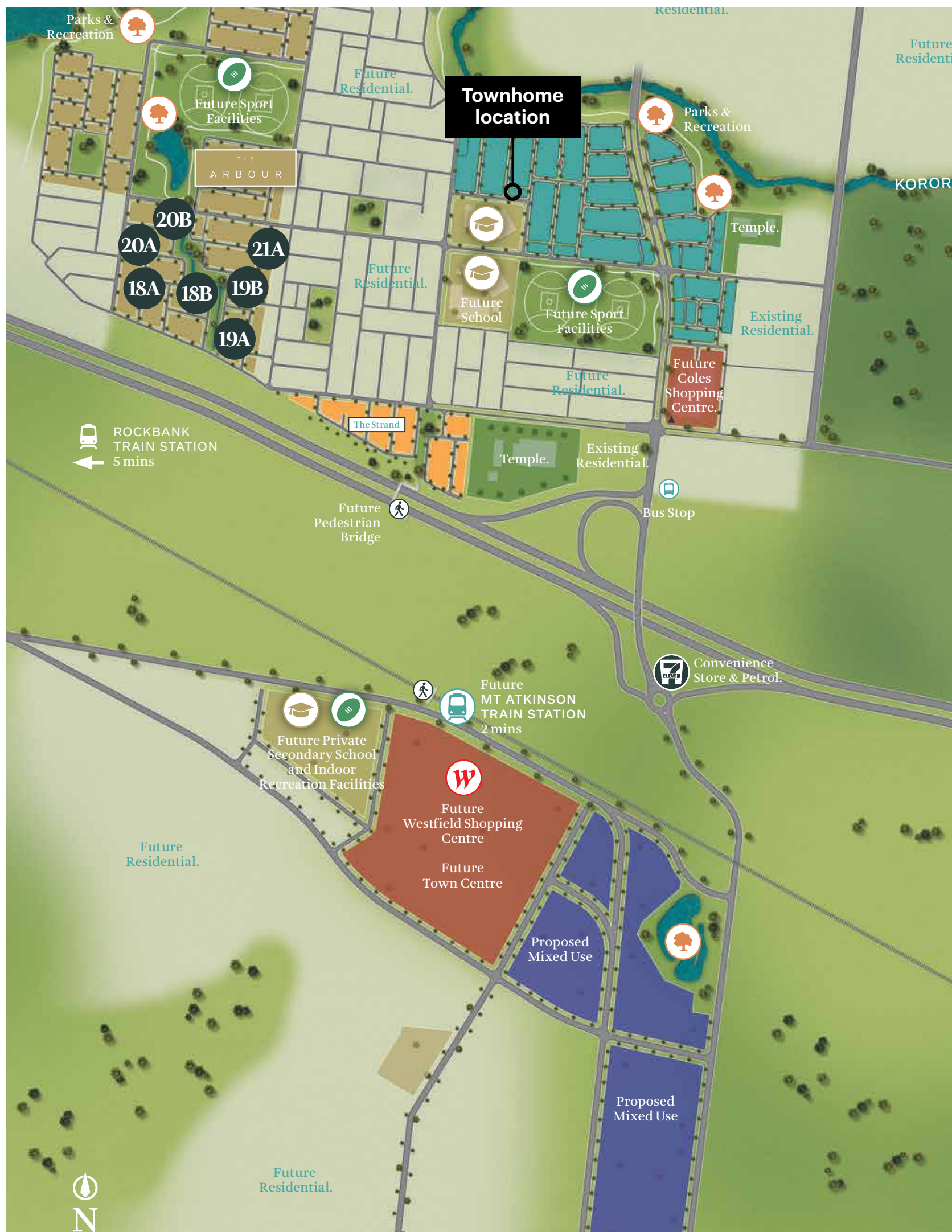


Located just 3 kilometres from the heart of the well-established suburb of Caroline Springs, life at Deanside Village presents easy access to a variety of shopping services and quality educational facilities, combined with an abundance of open space and beautiful streetscapes – right where you are.

This alluring Deanside estate is a sweet blend of convenience and tranquility.

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.







What's around Deanside Village?



Shopping centres

- Caroline Springs Town centre just a 4 minute drive from Deanside Village
- Future commercial precinct just 2.6km away
- Burnside shopping centre only 8 minutes away
- Woodlea shopping centre only 9 minutes away



Parks and open spaces

- Future sports facility only 300m from the estate
- Kororoit creek trail only 1km away
- Caroline Springs tennis club only 5.5km away



Transport

- Rockbank Train Station is just a 7 minutes drive from Deanside Village
- Caroline Springs train station just a 7 minute drive from Deanside Village



Education

- Less and 10km away from over 30 schools including, Catholic Regional College Springs & Rockbank Primary school
- Future school just 600m away

Choose your design

The Deanside Village townhomes are a large, yet affordable range of homes. Designed by Henley's award winning design team, the floorplans suit suits families, first home owners and investors.

Choose from 3 different house designs - Harcourt 21, Merribank 20 & Taradale 14 showcasing carefully selected internal colour schemes



1

Harcourt 21

4
Beds

2
Baths

1
Powder

2
Garage

Size
20.57 sqs

Lot No
1138

Lot Size
213sqm

2

Merribank 20

3
Beds

2
Baths

1
Powder

2
Garage

Size
19.06 sqs

Lot No
1139

Lot Size
156sqm

3

Taradale 14

2
Beds

2
Baths

1
Powder

2
Garage

Size
14.39 sqs

Lot No
1140

Lot Size
156sqm

4

Merribank 20

3
Beds

2
Baths

1
Powder

2
Garage

Size
19.06 sqs

Lot No
1141

Lot Size
156sqm



5

Merribank 20

- 3 Beds
- 2 Baths
- 1 Powder
- 2 Garage

Size
19.06 sqs

Lot No
1142

Lot Size
156sqm

6

Merribank 20

- 3 Beds
- 2 Baths
- 1 Powder
- 2 Garage

Size
19.06 sqs

Lot No
1143

Lot Size
156sqm

7

Merribank 20

- 3 Beds
- 2 Baths
- 1 Powder
- 2 Garage

Size
19.06 sqs

Lot No
1144

Lot Size
156sqm

8

Harcourt 21

- 4 Beds
- 2 Baths
- 1 Powder
- 2 Garage

Size
20.57 sqs

Lot No
1145

Lot Size
216sqm

Taradale 14

14.39 sqs

2

Beds

2

Baths

1

Powder

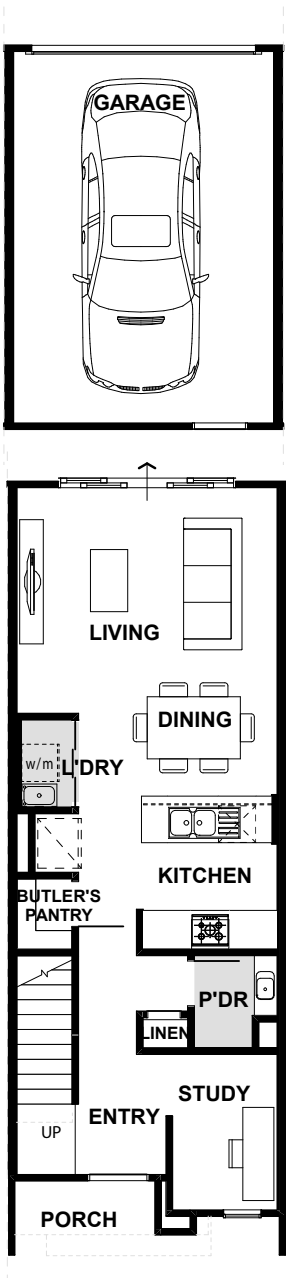
2

Garage

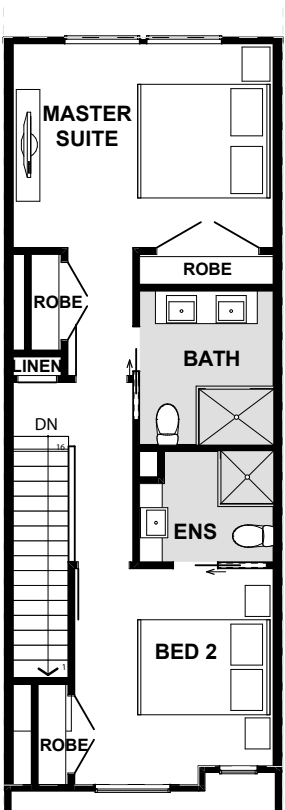
This compact double storey piece of paradise packs a punch for a home its size. The ground floor is designed for your everyday needs, consisting of a spacious open-plan living and dining area and study, while the upstairs is reserved for the two

bedrooms that serve as your private retreat. A Taradale is the perfect example of conscientious design at its best.

Ground Floor



First Floor



This double storey marvel offers a piece of paradise to all who walk through its doors. Purposefully zoned for ultimate comfort, the Merribank features a study located at the front of the home, away from the hustle and bustle of the spacious living and dining area, with

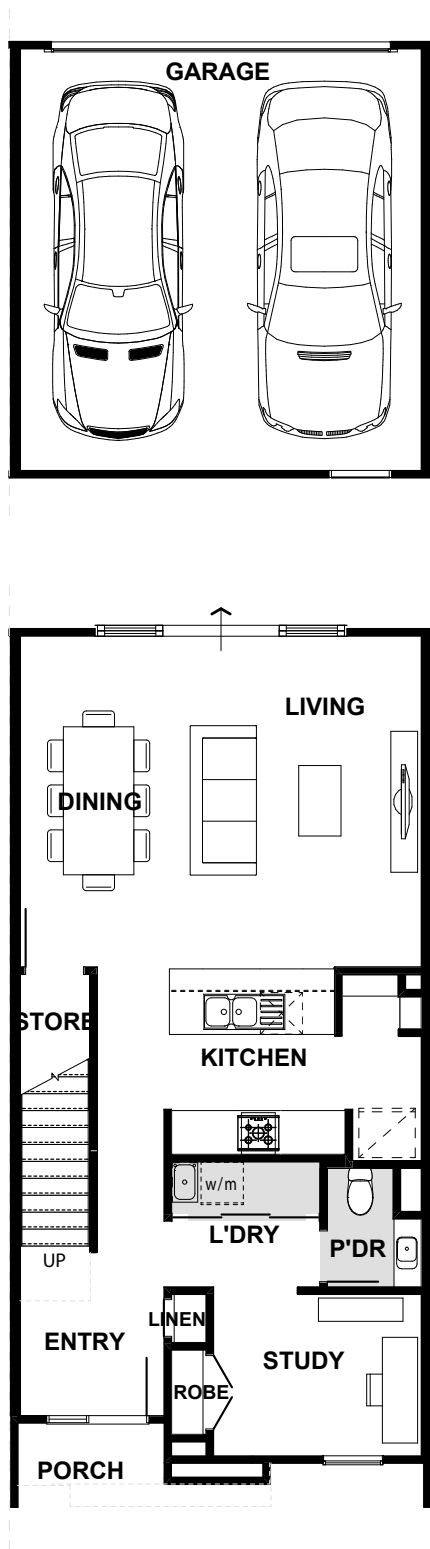
peaceful resting zones positioned upstairs. For peace of mind as well as peace of heart, this home makes sense.

Merribank 20

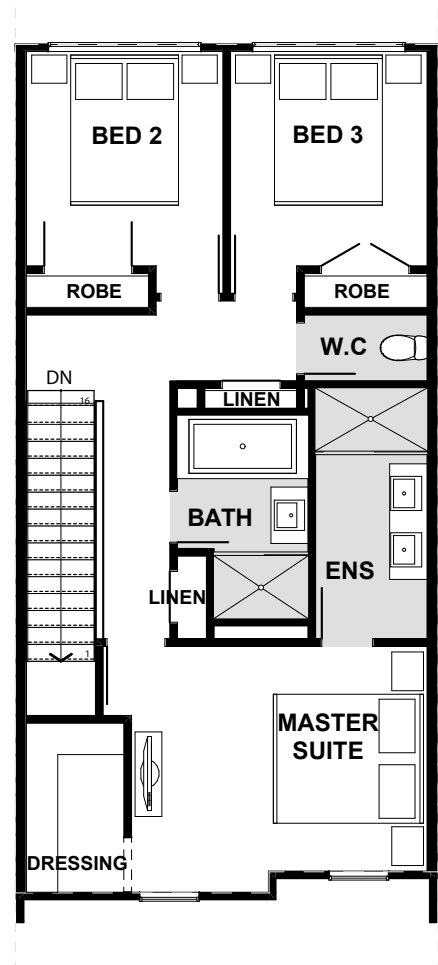
19.06 sqs

- 3 Beds
- 2 Baths
- 1 Powder
- 2 Garage

Ground Floor



First Floor



Harcourt 21

20.57 sqs

- 4

Beds
- 2

Baths
- 1

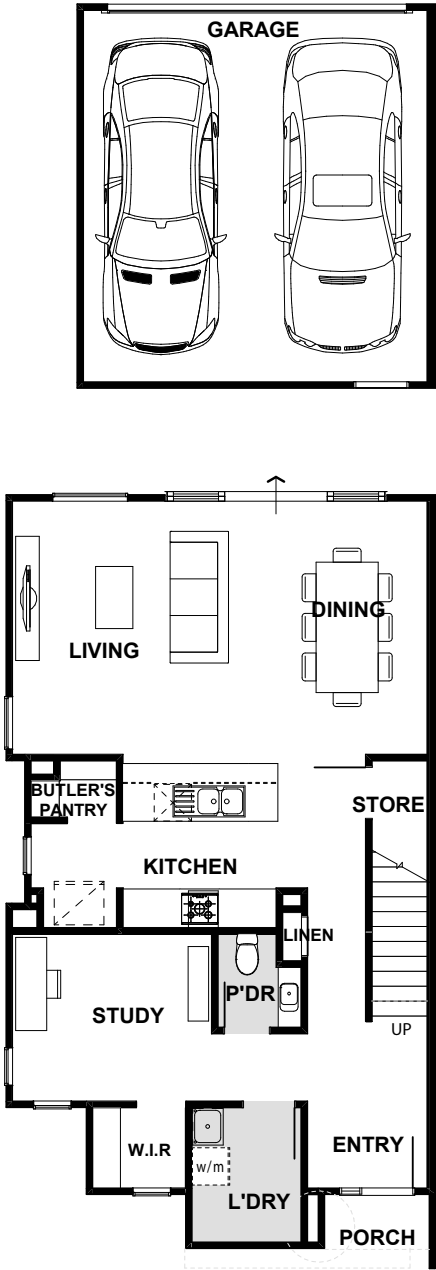
Powder
- 2

Garage

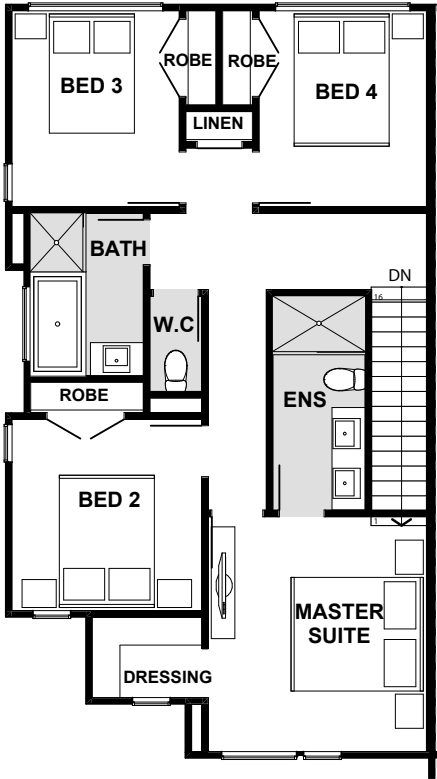
The Harcourt is filled with added touches of luxury, making your everyday unique. This double storey gem has a ground floor dedicated to your main living areas, consisting of a large open plan living and dining area, a butler's pantry, storage facilities, a study and large laundry, while the upstairs

is your private sanctuary designed to help you relax and unwind. The sense of luxury is all around in a Harcourt - experience it for yourself.

Ground Floor



First Floor



Our colour palettes

Canterbury Scheme

The light background pallet of smoke and whites is broken by bold charred timber cabinetry. This scheme while it is smoky and fresh, is etched by scorched timber reflecting the beauty of the landscape affected by nature.



Burnley Scheme

A cream based pallet offset by soft warm timber look elements which creates a scheme that is relaxed, earthy and tranquil. Influenced by nature, this interior enhances classic comfort and style with warmth and sophistication.



Glen Iris Scheme

Beautifully subdued, this 'classic yet relaxed' palette combines crisp whites paired with the natural beauty of warm timbers. Polished stone benchtops and floor tiles showcasing mineral markings echo nature and juxtapose the woodgrain underfoot resulting in a home of cohesion.



Lot No	House Type	Colour Palette
1138	Harcourt 21	Glen Iris
1139	Merribank 20	Canterbury
1140	Taradale 14	Burnley
1141	Merribank 20	Glen Iris
1142	Merribank 20	Burnley
1143	Merribank 20	Glen Iris
1144	Merribank 20	Burnley
1145	Harcourt 21	Canterbury

More of what you want included



Kitchen & Living

- | | | |
|--------------------------------------|-------------------------------|------------------------------------|
| 1. 20mm Caesarstone® island benchtop | 4. Chrome sink mixer | 6. Tiled splashback |
| 2. 20mm Caesarstone® rear benchtop | 5. Laminate overhead cabinets | 7. 600mm stainless steel rangehood |
| 3. Double bowl stainless steel sink | | |



- 8. 600mm stainless steel cooktop
- 9. 600mm stainless steel underbench oven

- 10. Timber look laminate to ground floor
- 11. Downlights to main living area

- 12. 67mm skirtings
- + Square set cornices throughout

More of what you want included



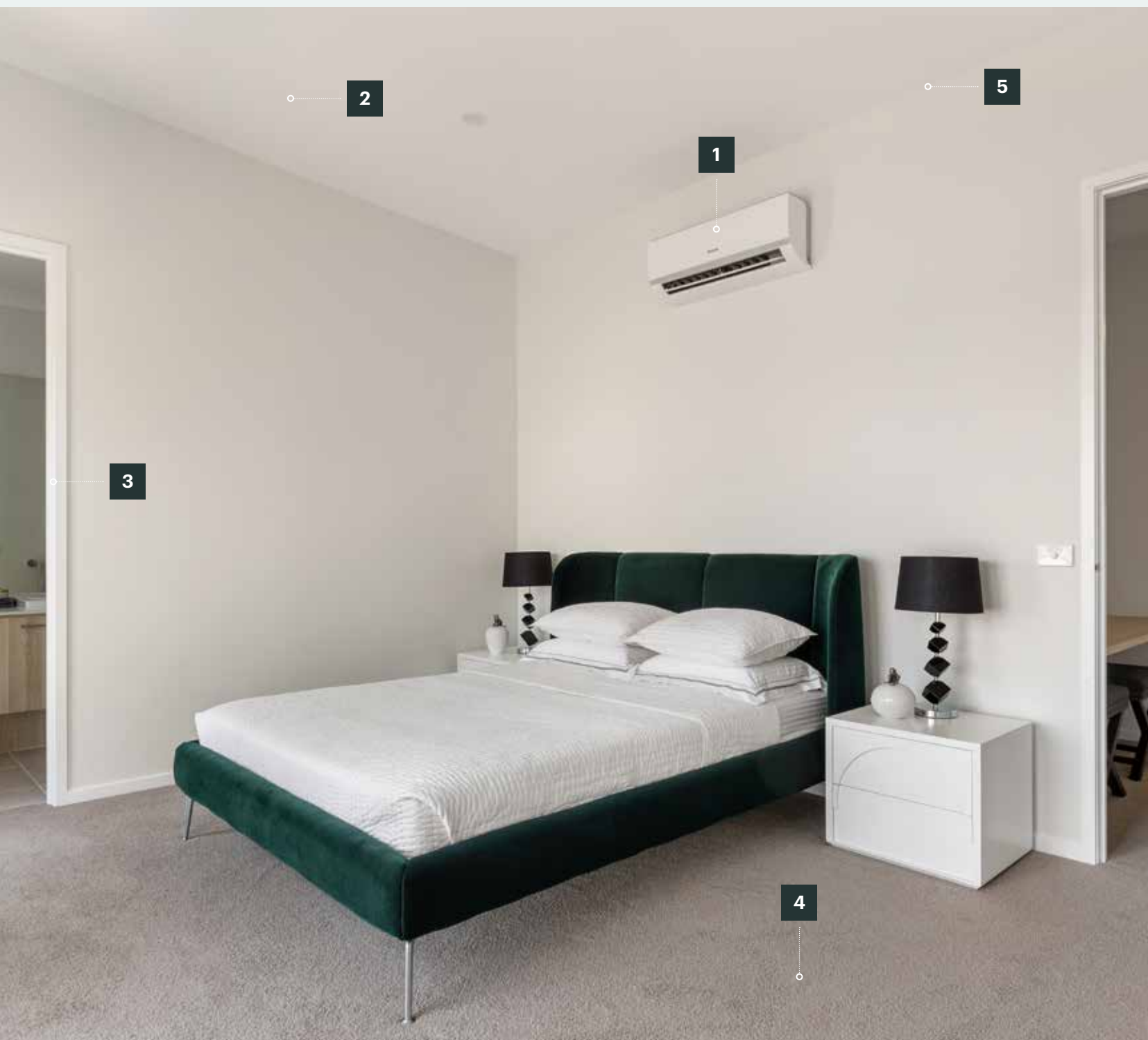
Ensuite & Bathroom

- 1. 32mm laminate benchtop
- 2. Laminated cabinet
- 3. Double vanity

- 4. Chrome tapware
- 5. Mirror above the vanity
- 6. Sliding shower rail

- 7. Semi frameless shower screen
- 8. Tiling to shower
- 9. Tiled showerbase

- 10. Designer cabinet handles
- 11. Chrome single towel rail
- + Square set cornices



Internal Extras

1. Split system in your master suite and main living area
2. 2600mm ceiling heights to ground and first floor
3. 2340mm flush panel internal doors
4. Carpet to the first floor and ground floor multi purpose room (excluding wet areas)
5. Raked ceiling to first floor

More of what you want included

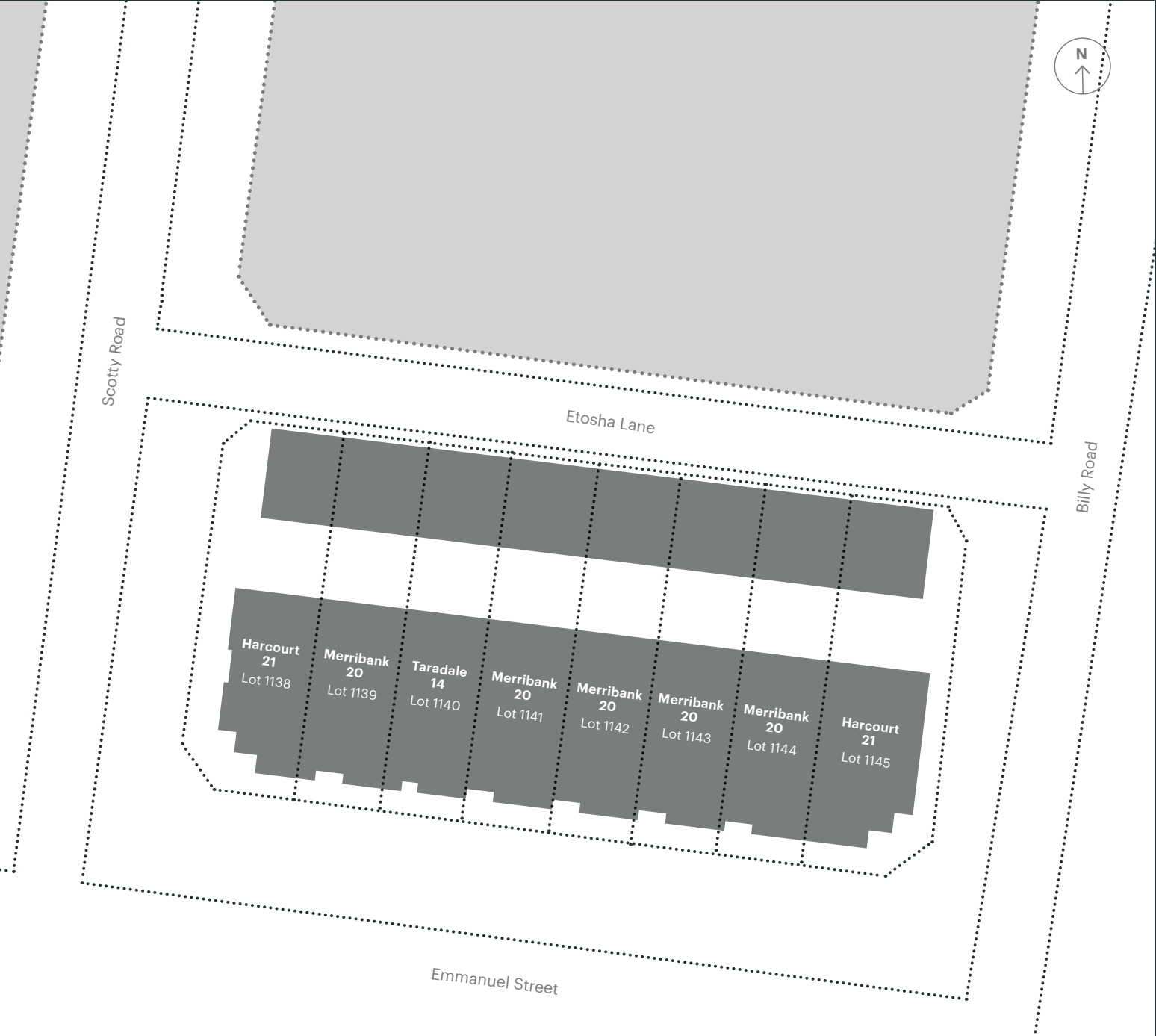


External

- | | | | |
|---|-------------------------------|---|----------------------|
| 1. Timber stained or painted feature front entry door (Colour scheme dependant) | 2. Front and rear landscaping | 4. Coloured concrete to the front porch, steps and rear patio | 5. Clothesline |
| 3. Fully fenced | | | 6. Letterbox |
| | | | 7. Aluminium windows |



Find Us



Lot No:	1138	1139	1140	1141	1142	1143	1144	1145
House Type	Harcourt 21	Merribank 20	Taradale 14	Merribank 20	Merribank 20	Merribank 20	Merribank 20	Harcourt 21
Colour Palette	Glen Iris	Canterbury	Burnley	Glen Iris	Burnley	Glen Iris	Burnley	Canterbury

Book an appointment Linda Gardashnikova 0478 304 093

Images shown are representative of the house type in general and so should be used as a guide only. Marketing plans are representative only. Please contact your Sales Consultant for a full list of inclusions, house specific façade drawings, master drawings and to view the townhome. Henley reserves the right to release houses for sale at their discretion, regardless of the stage of construction. Henley will not provide advice on the amount of any stamp duty savings. Customers should make their own enquiries to understand their stamp duty position.