

Deanside Village.

STAGE 14 – DEANSIDE, 3336



MAPLE
LIVING



DEANSIDE VILLAGE – DEANSIDE

CONVENIENCE, COMFORT, AND CURBSIDE
AESTHETICS COMBINE TO PRESENT THE IMPERIA
SQUARE COLLECTION OF CAPTIVATING TOWNHOMES
BY MAPLE LIVING.

REDEFINING THE ESSENCE OF EASY AND STYLISH
LIVING, EACH HOME HAS BEEN METICULOUSLY
CRAFTED TO ELEVATE THE LIVING EXPERIENCE.





ARTIST'S IMPRESSION

FEATURES

ENSUITE

SHELVING TO PANTRY & BUILT-IN ROBES

SPLIT SYSTEM DOWNSTAIRS

SOFT-CLOSE CABINETRY

ROLLER BLINDS

EUFY SECURITY CAMERA PACK

REECE TAPWARE & BATHWARE

600MM INALTO APPLIANCES

LANDSCAPED GARDEN

20MM STONE KITCHEN BENCHTOP

Note: Features may vary between lots.



FLOORPLANS

15.9sq | DEANSIDE VILLAGE,
DEANSIDE, 3336



GROUND FLOOR

FIRST FLOOR

Lots 1424 & 1429

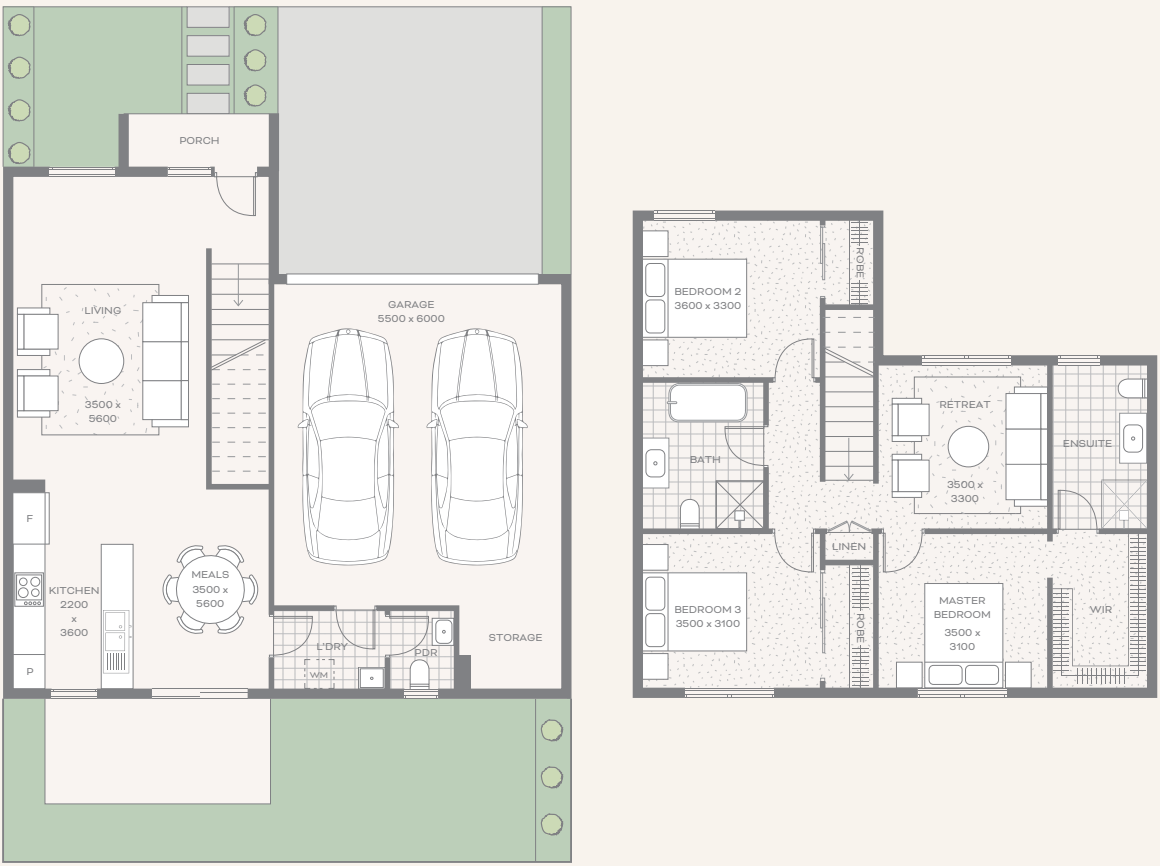
Lot 1424 is a reverse flip of the floorplan shown above.

BEDROOMS	3	GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	184.00m ²

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

FLOORPLANS

19.4sq | DEANSIDE VILLAGE,
DEANSIDE, 3336



GROUND FLOOR

FIRST FLOOR

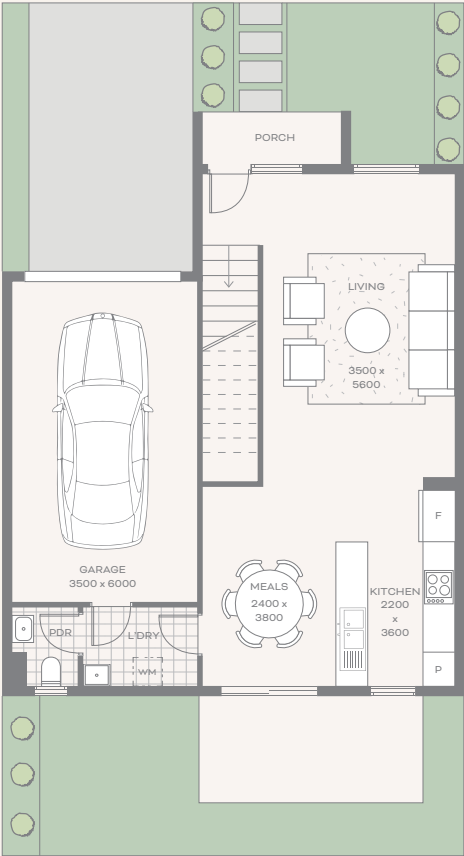
Lot 1425

BEDROOMS	3	RETREATS	1	LAND SIZE	168.00m ²
BATHROOMS	2.5	GARAGE SPACES	2		

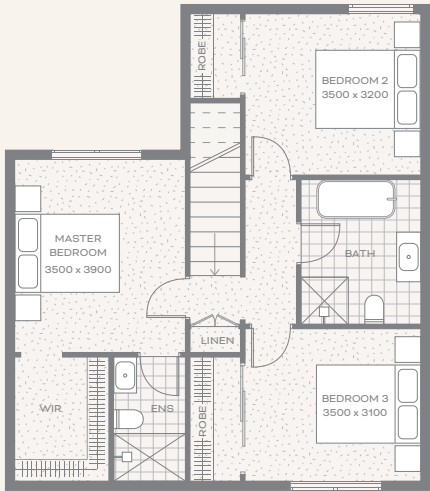
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FLOORPLANS

16.2sq | DEANSIDE VILLAGE,
DEANSIDE, 3336

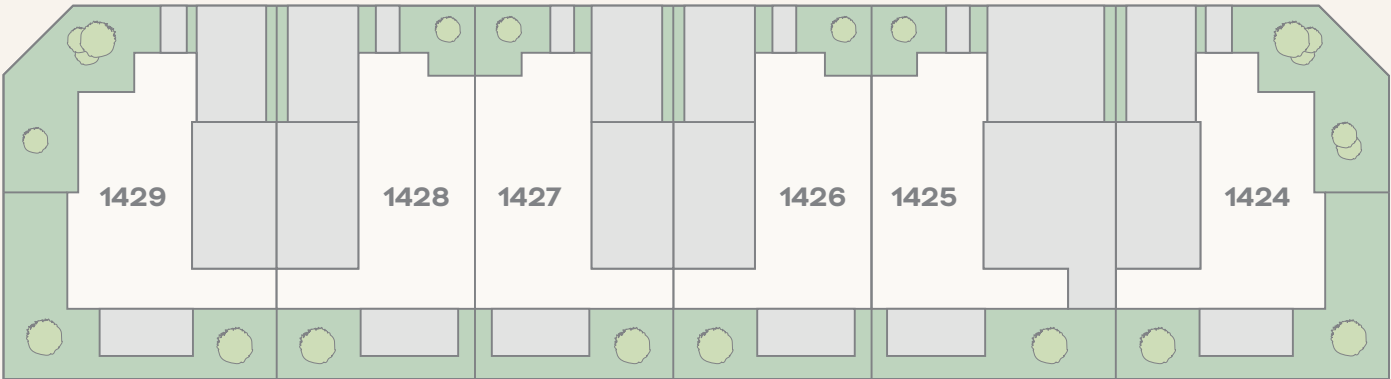


GROUND FLOOR



FIRST FLOOR

SITEPLAN



Lots 1426–1428

Lot 1427 is a reverse flip of the floorplan shown above.

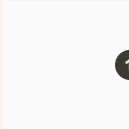
BEDROOMS	3	GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	136.00m ²

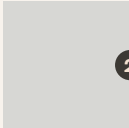
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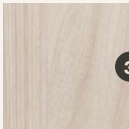
COLOUR SELECTIONS

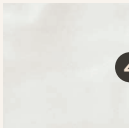
SALT

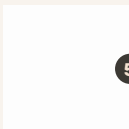
LIGHT & FRESH

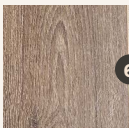
- 


1 WALL PAINT
Lexicon Quarter
- 


2 MAIN CABINETY
Oyster Grey Matt
- 


3 OVERHEAD CABINETY
Soft Walnut
- 

4 SPLASHBACK TILES
Ash Grey Matt
- 

5 STONE BENCHTOPS
Arcadia
- 

6 FLOORBOARDS
Tawny
- 

WALL & FLOOR TILES
Mon White
- 

CARPET
Flood Plains
- 

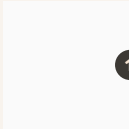
BLINDS
Limestone

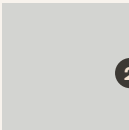


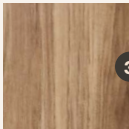
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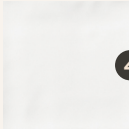
SAND


WARM & COASTAL

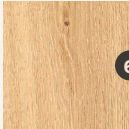
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1 WALL PAINT
Lexicon Quarter
- 


2 MAIN CABINETRY
Avion Grey Matt
- 


3 OVERHEAD CABINETRY
Boston Oak
- 

4 SPLASHBACK TILES
Luxe Daylight Matt
- 

5 STONE BENCHTOPS
Gelsomino
- 

6 FLOORBOARDS
Natural
- 

WALL & FLOOR TILES
Carrington Latte
- 

CARPET
Fresh Water
- 

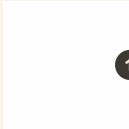
BLINDS
Dune

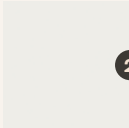


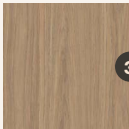
COLOUR SELECTIONS

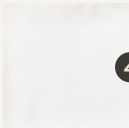
STONE

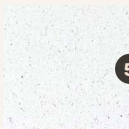
NATURAL & TEXTURAL

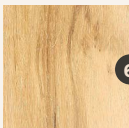
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1 WALL PAINT
Lexicon Quarter
- 

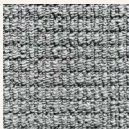
2 MAIN CABINETRY
Blossom White Matt
- 


3 OVERHEAD CABINETRY
Prime Oak Woodmatt
- 

4 SPLASHBACK TILES
Luxe Daylight Matt
- 

5 STONE BENCHTOPS
Astral
- 

6 FLOORBOARDS
Blackbutt
- 

WALL & FLOOR TILES
Mon Dark Grey
- 

CARPET
Thermal
- 

BLINDS
Mist



INCLUSIONS LIST

Flooring

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static & moisture resistant carpet to ground floor bedroom, stairs, retreat & first floor (except wet areas)
- Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

Kitchen | Laundry | Bathroom

- Laminated kitchen base cupboards with island bench
- Laminated pantry with fridge overhead storage
- Soft close hardware throughout
- 20mm Kitchen Stone Benchtop
- Splash back tiles to kitchen & laundry
- 60cm European-inspired appliances having cooktop, oven & under-mount rangehood
- Chrome plated levers/mixers for kitchen & laundry
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel freestanding dishwasher
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-frameless panelled shower screen to ensuite & bathroom
- Fully laminated vanity units to bathroom & ensuite
- Polished edge mirrors to vanities
- Chrome finished tapware throughout

- Ceramic semi-inset drop-in single bowl basin to vanities
- Laminated bench top to bathroom & ensuite
- Chrome-finished towel rails, toilet roll holders and towel rings

Fixtures and Fittings

- Powder-coated aluminium windows, lockable sliding door, & balcony doors with sidelight (where applicable)
- Chrome finish tri-lock to main entry door
- Chrome series lever set to all bedrooms, bathrooms & wardrobe doors
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls & ceiling
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel wall heaters for bedrooms
- Split system to the main living area
- Roller blinds to bedrooms, living areas and kitchen, where applicable

Joinery and Finishes

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in linen cupboard with four melamine shelves (where applicable)
- Built-in robes to all bedrooms having one high full-length shelf, with one hanging

- rail and a stack of melamine shelves (as required) along with a divider
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

Electrical

- Wireless Security Camera Pack
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry & powder room
- Free to-air TV points, with the cable connected to an antenna in the master bedroom, living & retreat (if applicable)
- Multiple data points to extend connectivity in the master bedroom, living room & retreat (if applicable)
- LED downlights to the living area, kitchen & remainder of the home
- Single external flood light in the backyard
- 1 x telephone point ready for connection to NBN by the purchaser after handover

Externals

- A Maple Living façade designed by our specialised architect team
- Combination of solid brickwork, acrylic render & lightweight cladding façade

- A fully fenced boundary as per estate covenants
- Garage with Colourbond motorised panel door with two remotes
- 1x external garden tap at the front & 1x external garden tap at the rear
- Coloured concrete to driveway & porch as required
- Garden Beds, mulching/topping and seeded areas (stock is seasonal)
- Fixed fold-out clothesline
- Rain-resistant pillar letterbox with newspaper slot & house number

Preliminary Site Costs

- Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary Fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab

The developer reserves the right to substitute any specified inclusions with that of equal performance or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted service requirements etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied without the builder's consent. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Contract drawings take precedence over the inclusions list. Upgrade selections are at an additional cost.





PLACES YOU'LL LOVE



BE PART OF A UNIQUE NEIGHBOURHOOD
AND ENJOY A CONVENIENT LIFESTYLE JUST
A STONE'S THROW AWAY FROM EVERYTHING
YOU NEED AND MORE.



DESIGNS FOR EVERY AUSTRALIAN.

WE BUILD HOMES FOR THE WAY AUSTRALIANS
LIVE. PLACES THAT INVITE AND INSPIRE.
ROOMS WHERE TIMELESS DESIGN EXISTS IN
HARMONY WITH THE ELEMENTS FOR A LIFE OF
UNSURPASSED COMFORT AND SECURITY.

WE ARE SPECIALIST TOWNHOME BUILDERS

Trust is something we take seriously. It is easy to say you have the experience, but we prove it – hand on heart with guarantees in writing. A team of qualified and licensed professionals will step you through the process from inception to handing over the keys with every detail and finish completed to the highest standards.

Spirited neighbourhoods where the momentum is alive with a vibrant sense of the possible. Landscaped parklands where children form life-long relationships. And easy commutes to hubs of activity. We take pride in developing communities where success blooms unbridled in beautiful environments.

ANOTHER PROJECT BY



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HOMES BUILT WITH HEART