

Deanside Village.

Right where you are.



ARTIST IMPRESSION


MAPLE
LIVING

Townhomes
by Maple Living



Townhomes by Maple Living.

Featuring architecturally-designed façades and well-thought-out open floorplans, the exclusive release of six Imperia Edge townhomes at Deanside Village presents an ideal opportunity for any young family or investor.

Each abode is packed with convenience, comfort, and curbside aesthetics to stand the test of time. Boasting three spacious bedrooms, two-and-a-half sleek bathrooms, and a private lock-up garage for one vehicle.

Quietly nestled within the leafy streets of Deanside Village, be part of a community that delivers park-like surrounds where shopping, schools, sports facilities, and public transport are within strolling distance.

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





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.

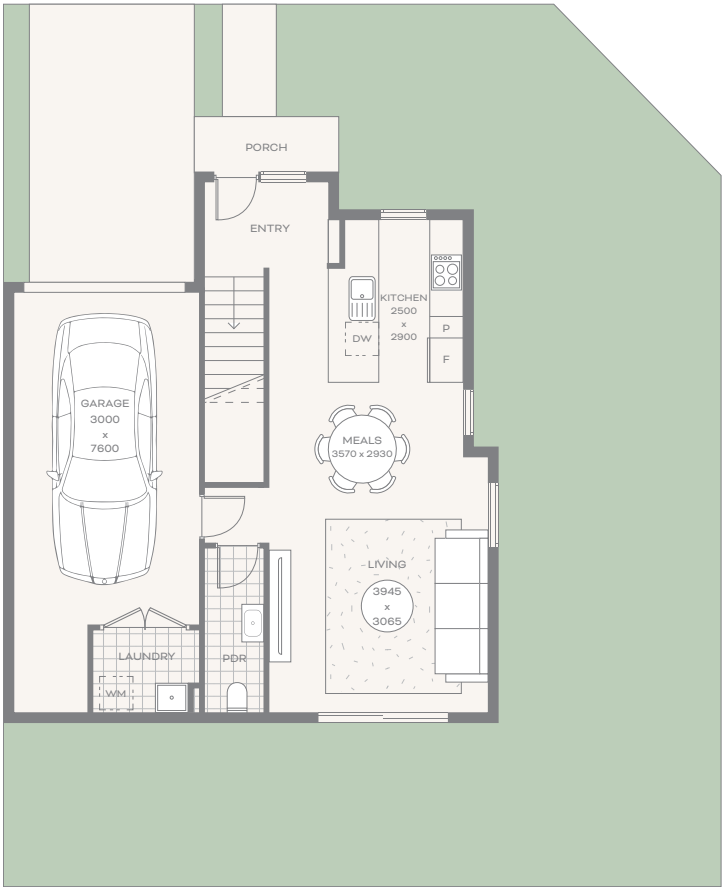
Creating beautiful places to live, while catering to a diverse range of lifestyles and fostering a genuine feeling of community-belonging, so you'll enjoy coming home every day to Deanside Village.

Maple Living Floorplans

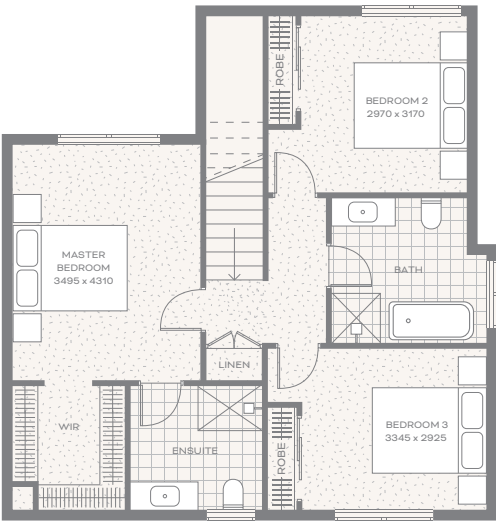
Lots 2017 & 2022* | 16.5sq

*Floorplan mirrored on Lot 2022.

3  2.5  1 



GROUND FLOOR

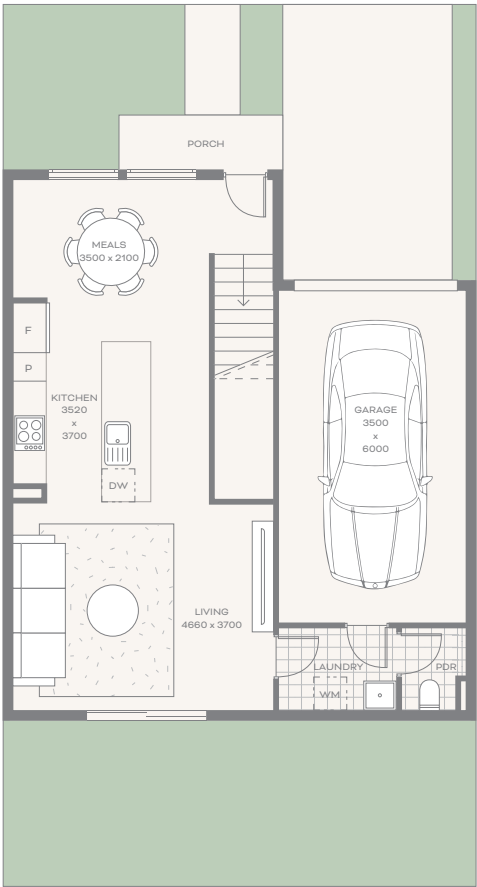


FIRST FLOOR

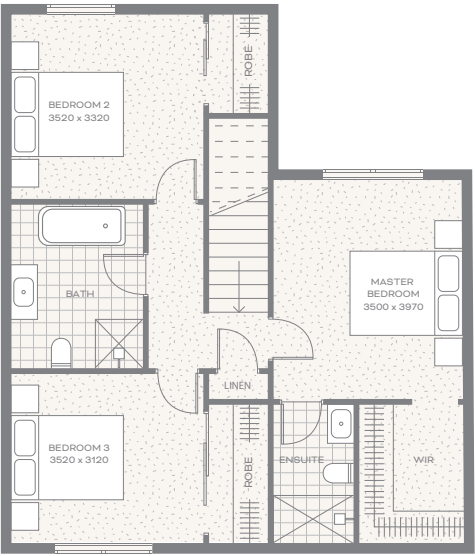
Lots 2018, 2019*, 2020 & 2021* | 16.6sq

*Floorplan mirrored on Lot 2019 & 2021.

3  2.5  1 



GROUND FLOOR



FIRST FLOOR

Maple Living inclusions.



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
- Kitchen stone bench top
- 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 paneled 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 tanks or solar hot water system
- Electric panel wall heaters for bedrooms
- Reverse cycle split system to lounge room
- 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

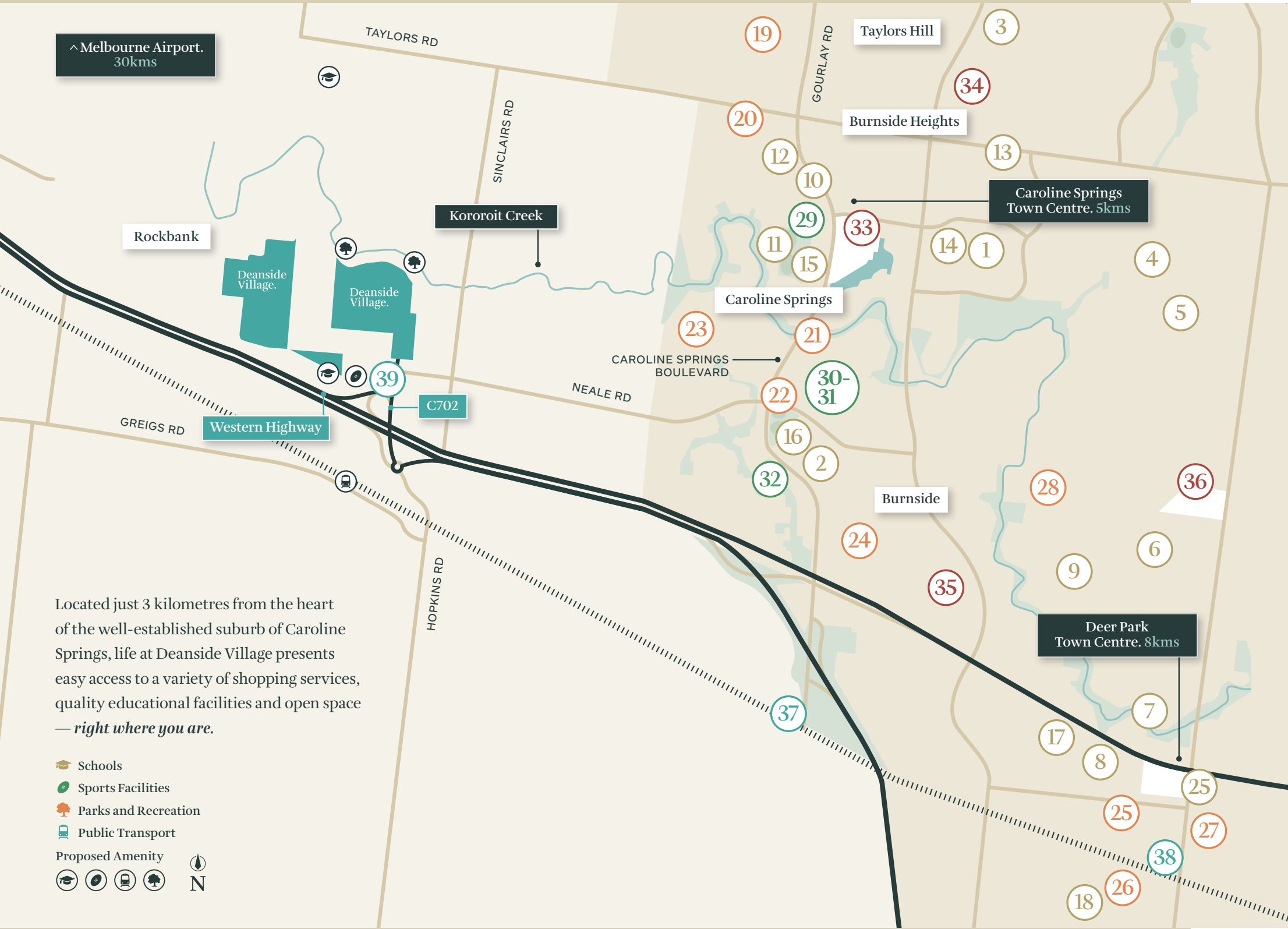
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry & powder room
- Free to-air TV points, with the cable connected to an antenna in the master bedroom, living & retreat (if applicable)
- Multiple data points to extend connectivity 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
- Wireless Security Camera Pack

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
- 1 x external garden tap at the front & 1 x external garden tap at the rear
- Coloured concrete to driveway & porch as required
- Low maintenance landscaping to front & rear
- 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



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

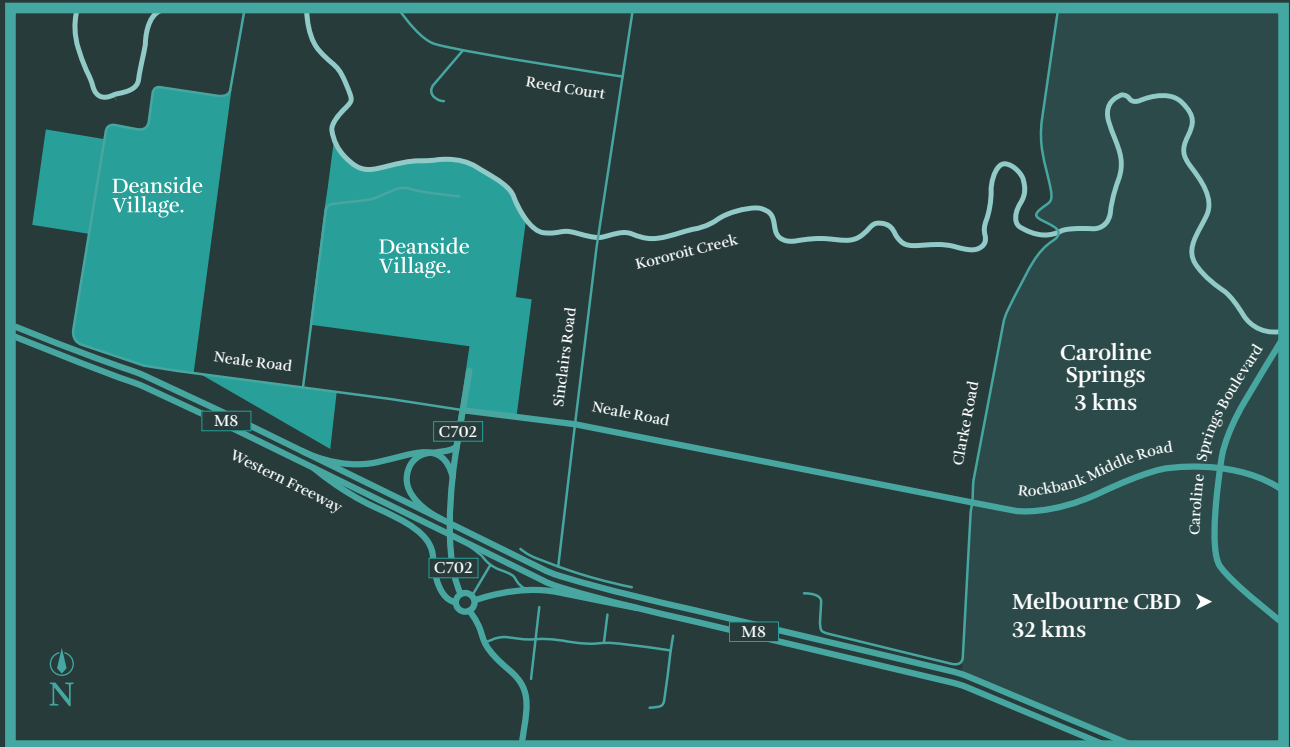
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

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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