

Deanside Village.

Right where you are.



ARTIST IMPRESSION


MAPLE
LIVING

3 Bedroom Homes
by Maple Living



Above: Ensuite. Cover: Kitchen colour scheme shown in Seed.

Townhomes by Maple Living.

Environments that inspire and bring out the best in people are a hallmark of great design. At Maple Living, we elevate the art of living to a new level with layouts that capture ambient light and natural warmth in spaces that bring joy to everyday living.

The Maple Living collection of contemporary townhome designs for Deanside Village brings together both form and function. Each townhome has been designed with the modern lifestyle in

mind; clever floorplans are well proportioned for convenience, entertaining and everyday life. Quality materials have been carefully considered for beauty and wear, selected to serve for generations. Each home is finished in a neutral palette ready to be styled to the individual taste of its resident.



“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.

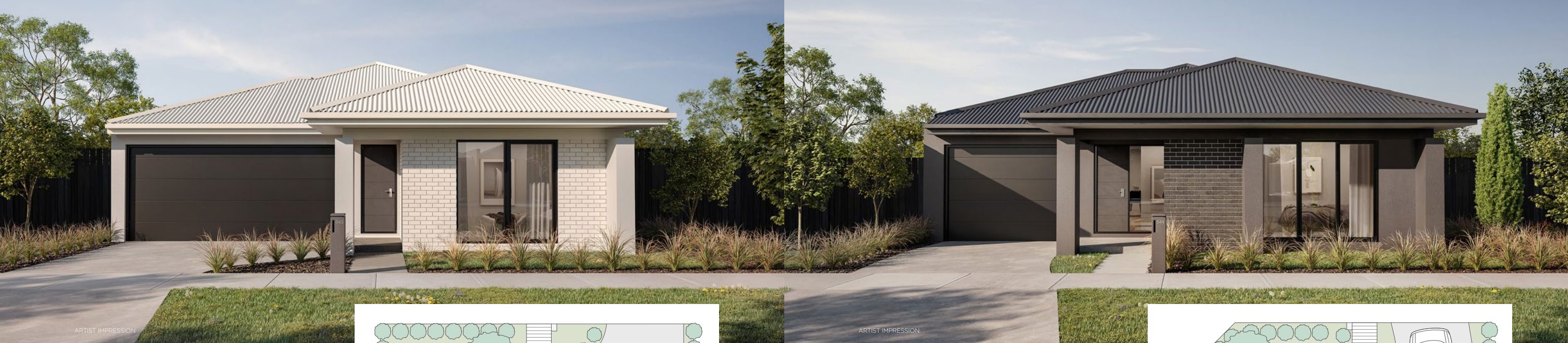
Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition to the natural beauty of the Kororoit Creek wetlands.

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



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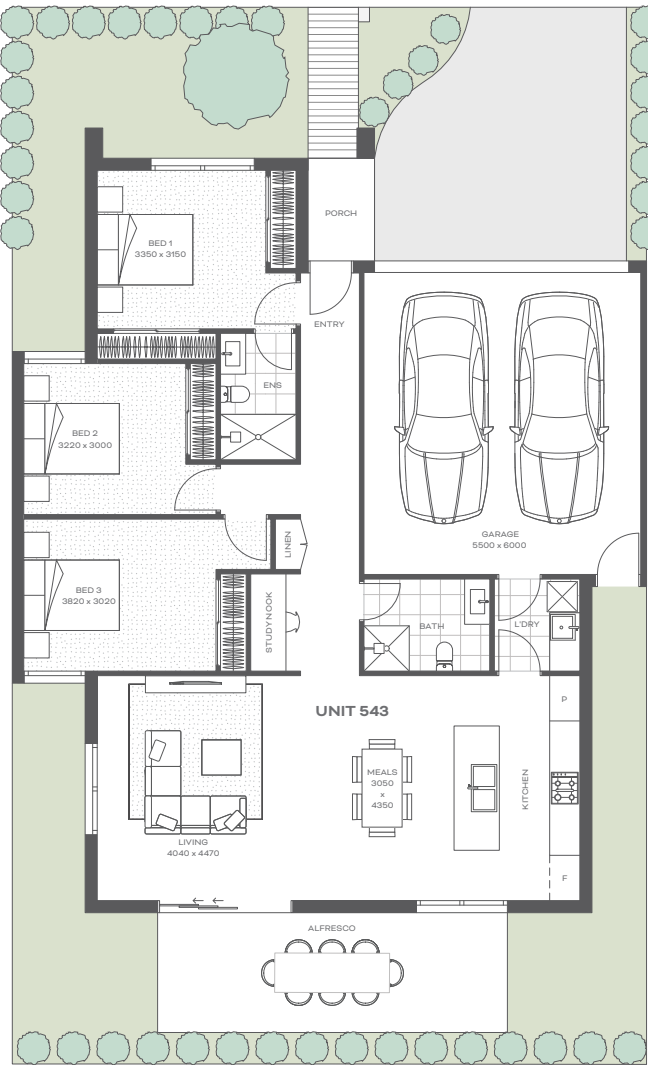
ARTIST IMPRESSION

Package 1.

Lots 541, 542* & 543

3  2  2 

*Floorplan mirror image on Lot 542.

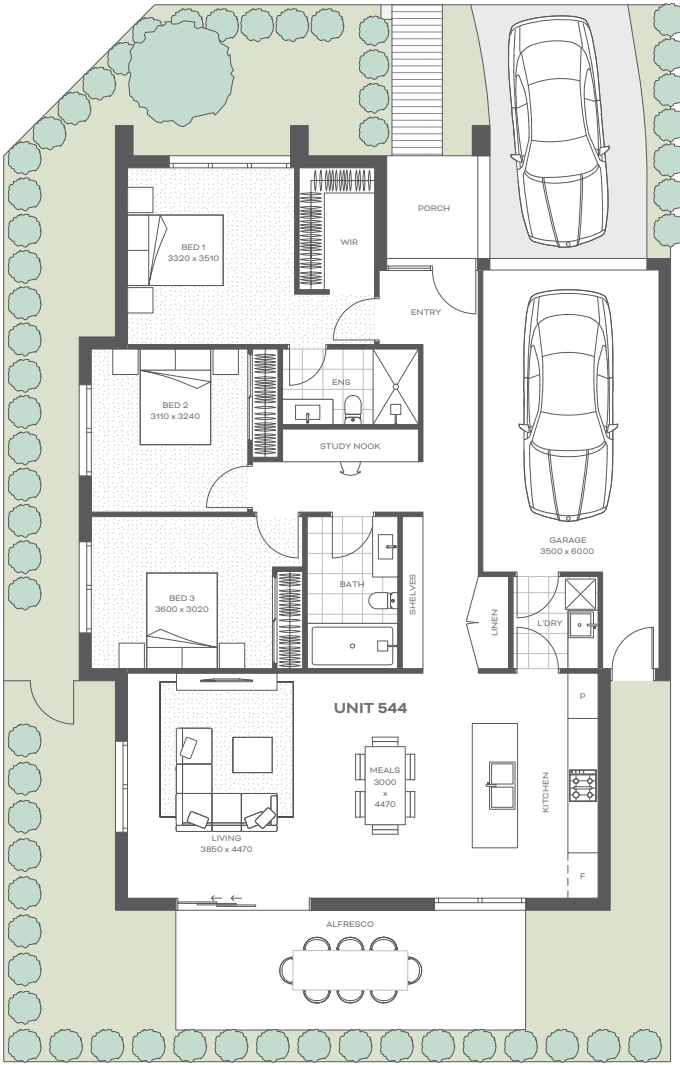


Package 2.

Lots 540* & 544

3  2  1 

*Floorplan mirror image on Lot 540.





Maple Living inclusions.

Flooring

- 12mm laminate floor to kitchen, living and dining
- Tiles (ceramic) to bathroom ensuite, laundry and powder

Kitchen - Laundry – Bathroom

- Laminated kitchen, pantry, overhead and base cupboards
- Soft close hardware throughout
- Kitchen stone bench top
- Appliances 600mm gas cook top and rangehood and oven
- Chrome lever mixer
- Double bowl stainless steel sink
- Stainless steel dishwasher
- 45lt stainless powder coat
- 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
- Ceramic shower bases with handheld shower heads
- Chrome finished towel rails, toilet roll holders and soap dishes

Fixtures and Fittings

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

Joinery and Finishes

- Feature front door and timber entry door frame
- Deadlocks to all external hinged doors and garage/house internal hinged door (If applicable)
- 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 four shelves all in melamine
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout
- Quality two coat paint system throughout

Electrical

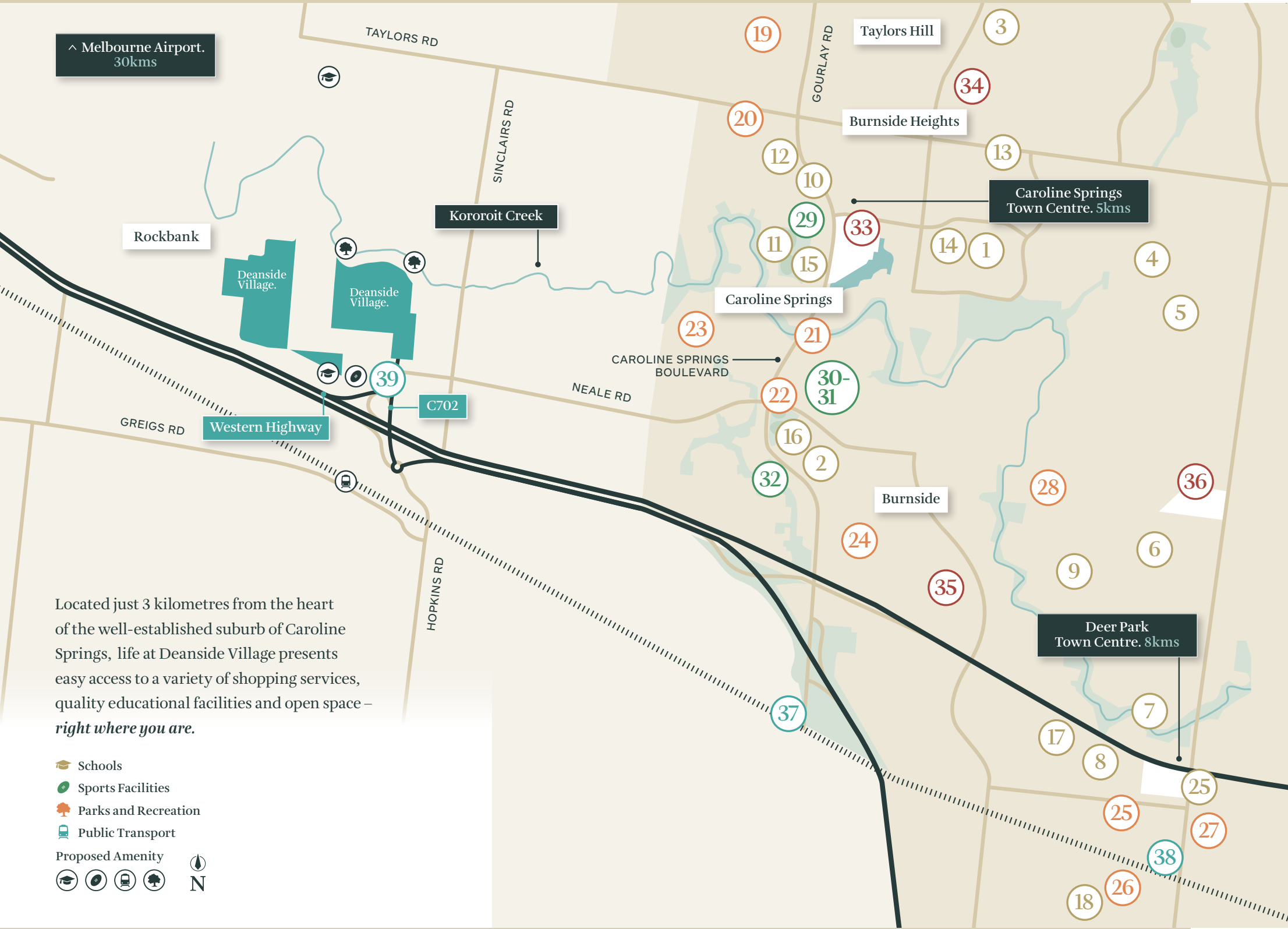
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to bathroom, ensuite and powder
- Two free to air TV points, with a cable connected to an antenna
- Data point in study
- LED downlights to all downstairs areas and external porch
- Three data points and one 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 brick work, acrylic render and cement sheet cladding
- A fully fenced boundary as per estate covenants
- Fully enclosed garage with motorised panel door
- Two external garden taps
- Coloured concrete, front path, front entry porch
- 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

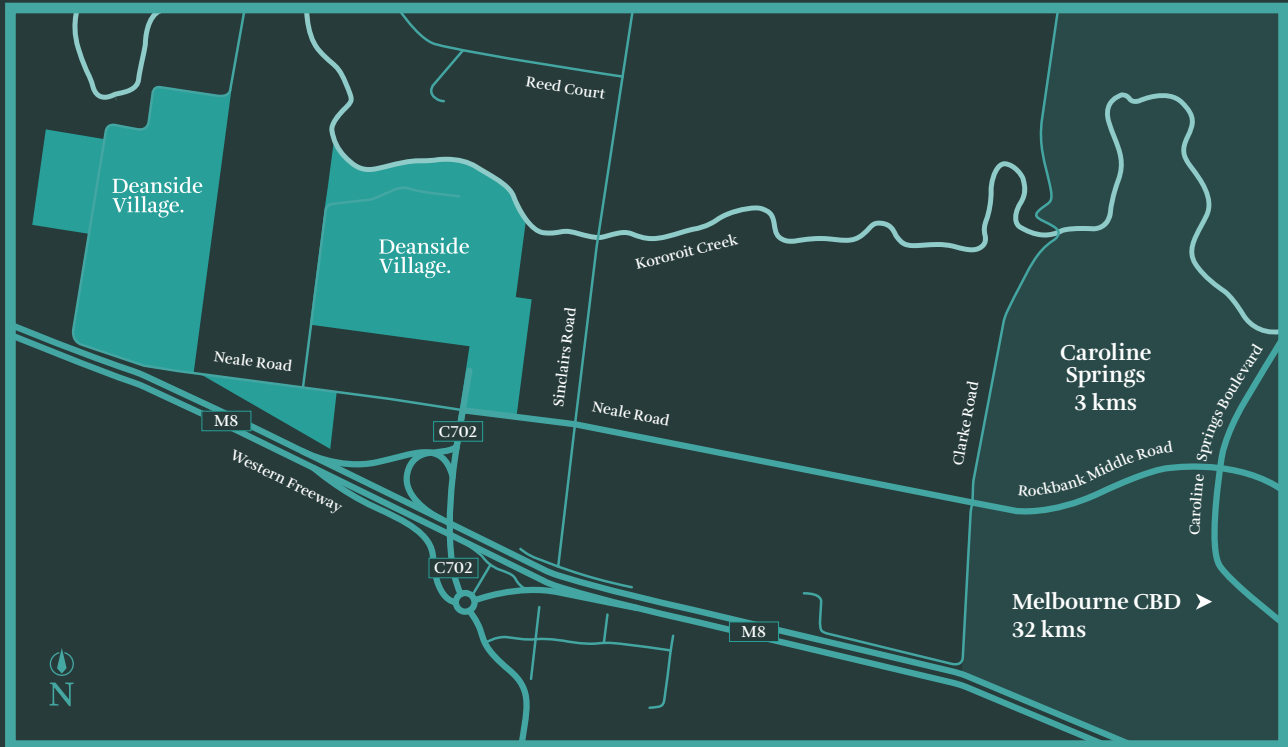
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

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



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