

Deanside Village.

Right where you are.



ARTIST IMPRESSION



MAPLE
LIVING

Townhomes
by Maple Living



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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.

This premium collection of residences has been designed for families who enjoy space and freedom. Comprising four generous bedrooms and at least two full bathrooms, each townhome features a chef's kitchen with island bench and an abundance of storage, and open-plan living spaces that flow seamlessly into alfresco outdoor dining and landscaped backyards.

With options for secondary living, retreats and separate study zones, these homes have plenty of room for all types of families.





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.

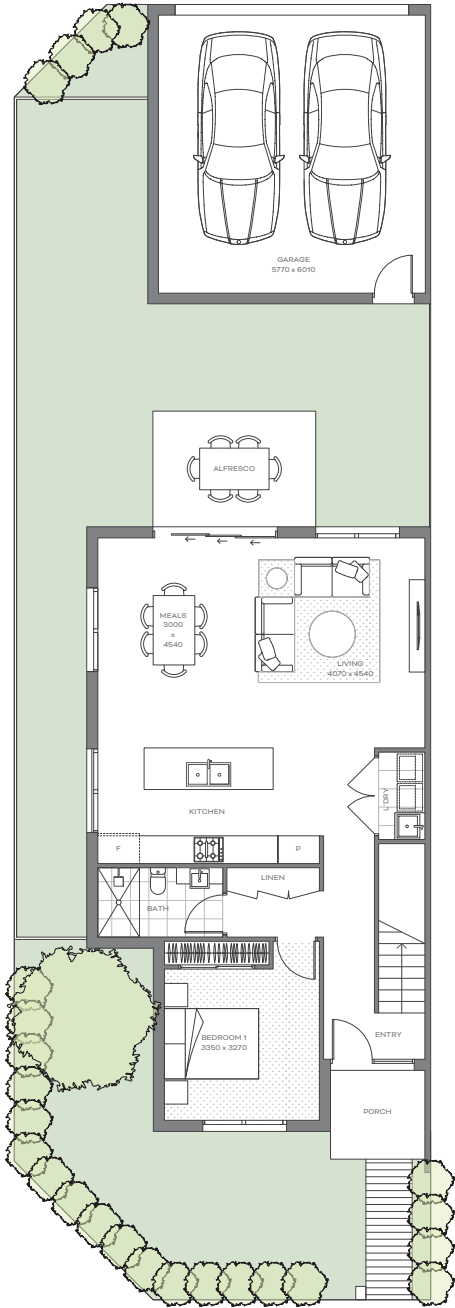
Lots 632 & 640* | 23.2sq

4

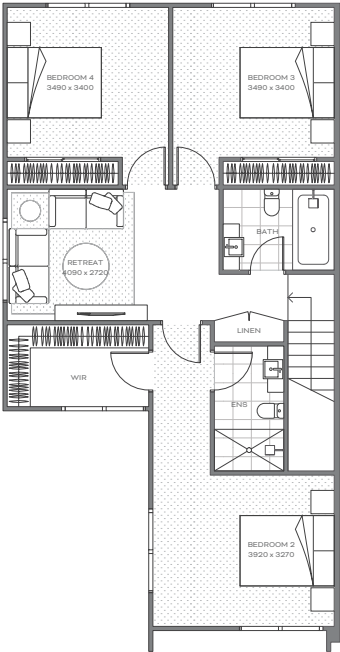
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2

*Floorplan mirrored on Lot 640.



INTERNAL	171.76m ²
GARAGE	39.46m ²
PORCH	4.16m ²
EXTERNAL	113.61m ²
TOTAL	328.99m ²



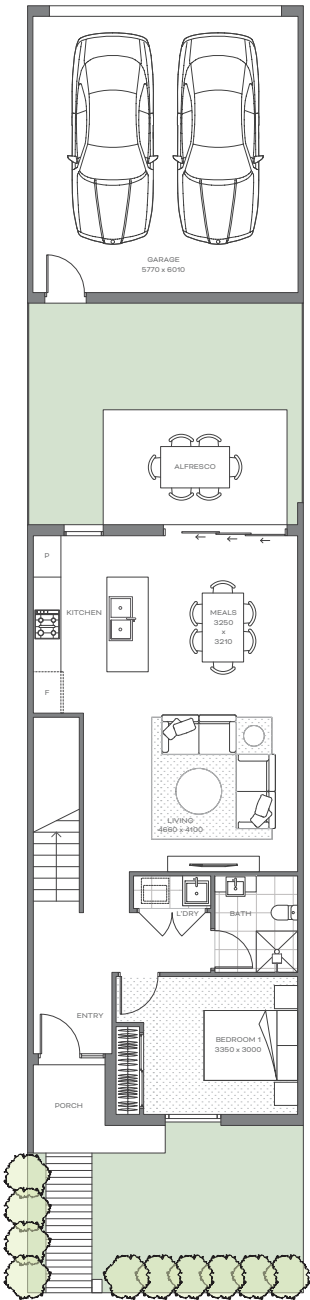
Lots 634*, 635, 638* & 639 | 20.7sq

4

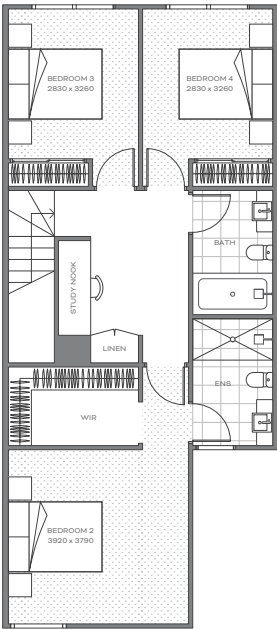
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2

*Floorplan mirrored on Lots 634 & 638.

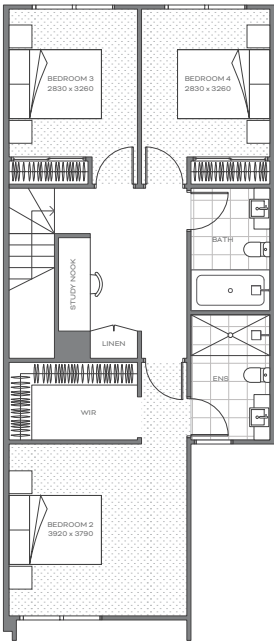
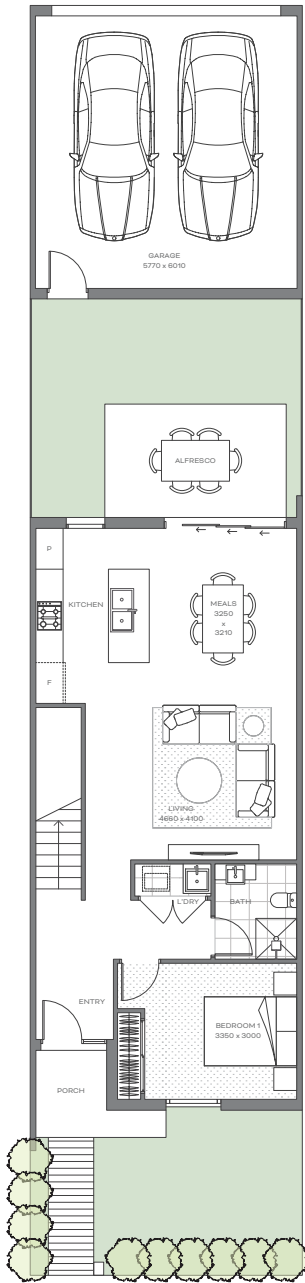


INTERNAL	149.4m ²
GARAGE	38.61m ²
PORCH	4.09m ²
EXTERNAL	49.85m ²
TOTAL	241.95m ²



Lots 633, 636* & 637 | 20.7sq

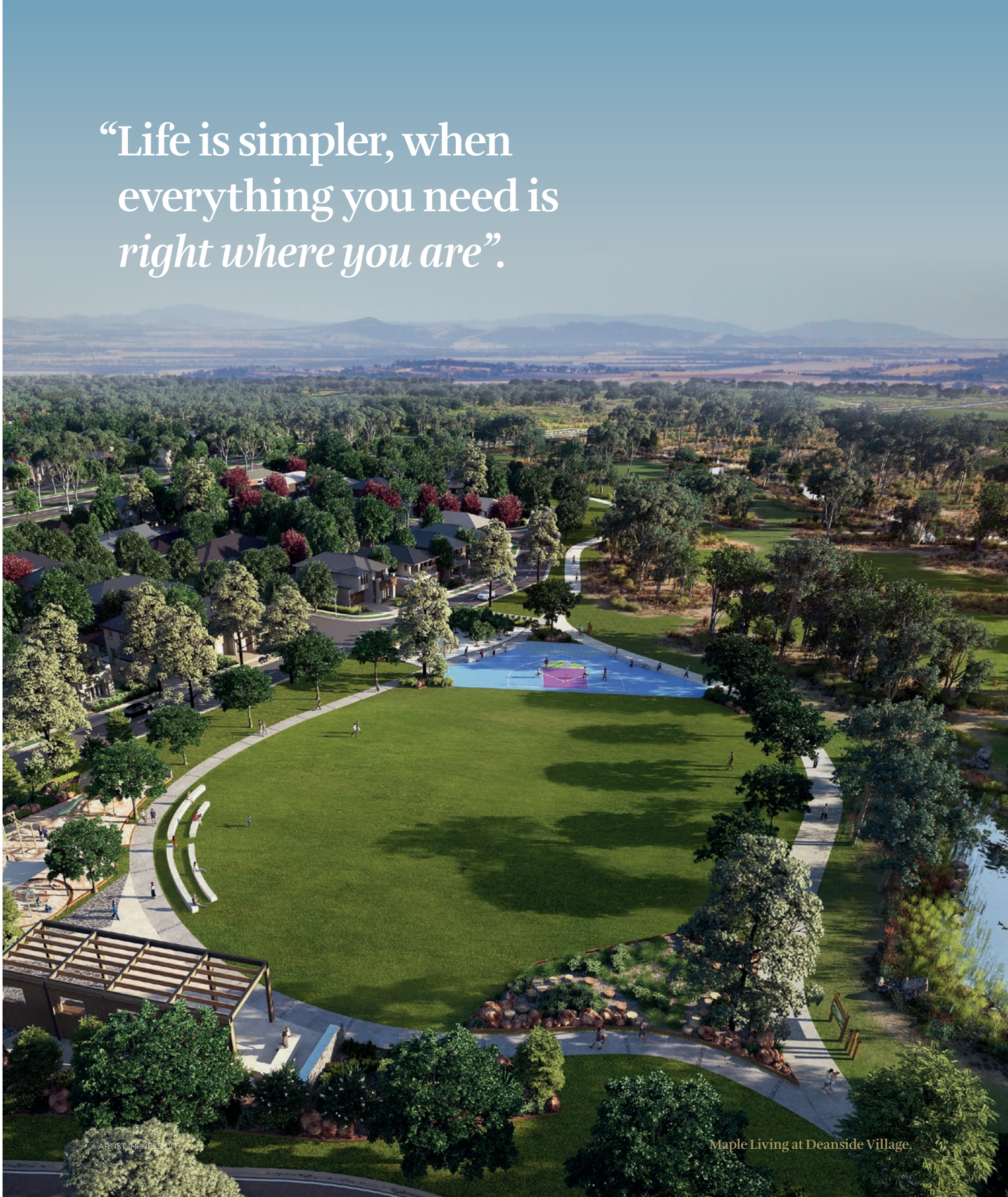
*Floorplan mirrored on Lot 636.



4 3 2

INTERNAL	149.4m ²
GARAGE	38.61m ²
PORCH	4.09m ²
EXTERNAL	49.85m ²
TOTAL	241.95m²

“Life is simpler, when everything you need is *right where you are*”.





Maple Living inclusions.

Flooring

- Laminate floor to kitchen, living and dining
- Carpet to stairs, first floor except wet area
- Tiles (ceramic) to bathroom ensuite, laundry and powder

Kitchen, Laundry and 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
- 30lt 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 aluminium 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. 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
- 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
- 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 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
- 2 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

IMAGES USED ARE FOR PROMOTIONAL PURPOSES ONLY AND MAY INCLUDE ITEMS THAT ARE NOT INCLUDED IN A STANDARD CONTRACT. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO FURNITURE, WINDOW FURNISHINGS, AND INTERNAL UPGRADED SPECIFICATION ITEMS SUCH AS LIGHT FEATURES AND APPLIANCES. PLEASE REVIEW THE ITEMS SPECIFIC TO YOUR HOME DESIGN SELECTION AND CONTRACT CAREFULLY, AND SEEK INDEPENDENT ADVICE BEFORE PROCEEDING.

“With 5 internal design schemes to choose from, each home is finished to the individual taste of its resident.”

Colour Scheme shown in Seed.



Scheme: Basalt



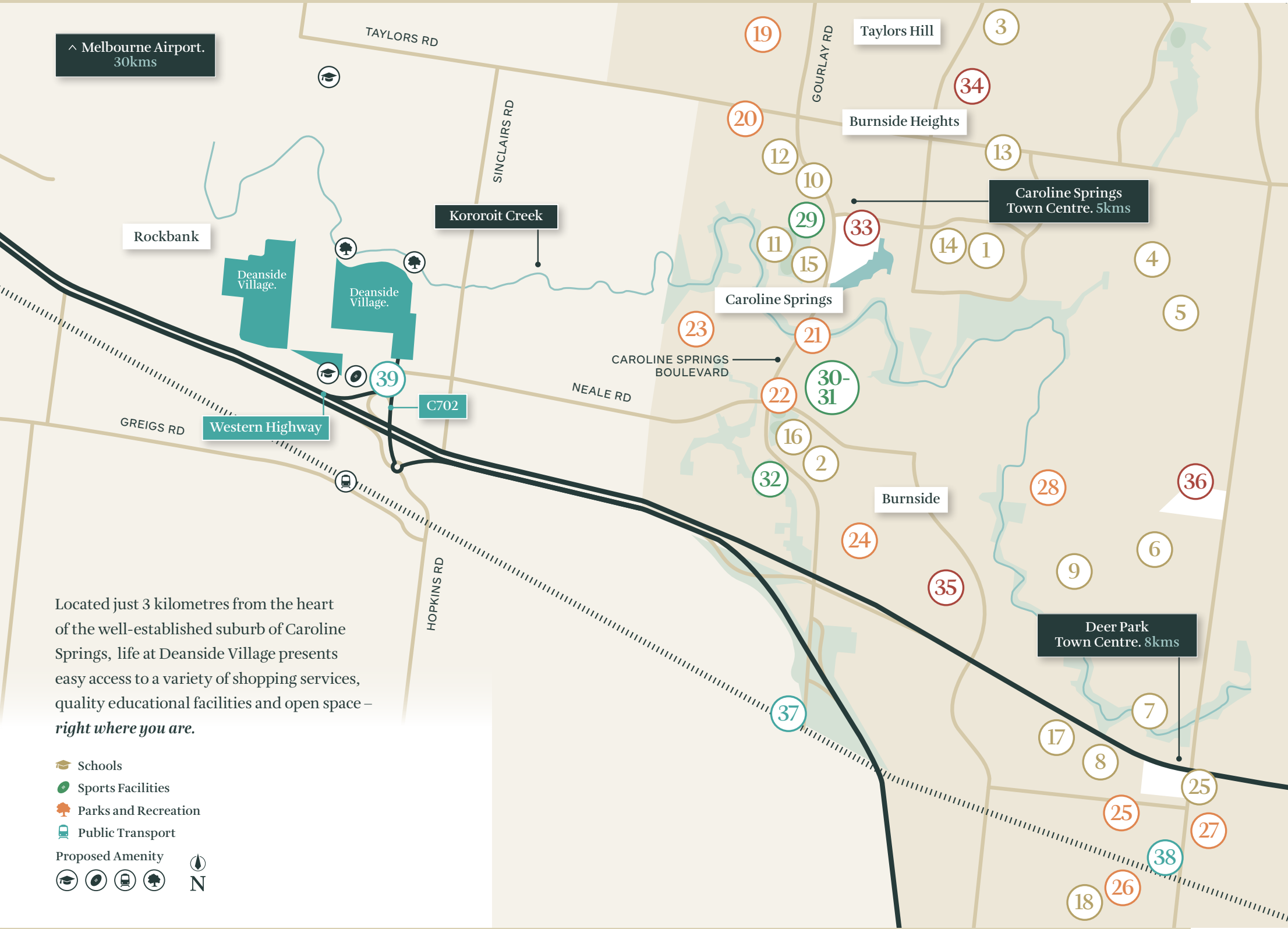
Scheme: Bianca



Scheme: Terrace



Scheme: Vivid



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

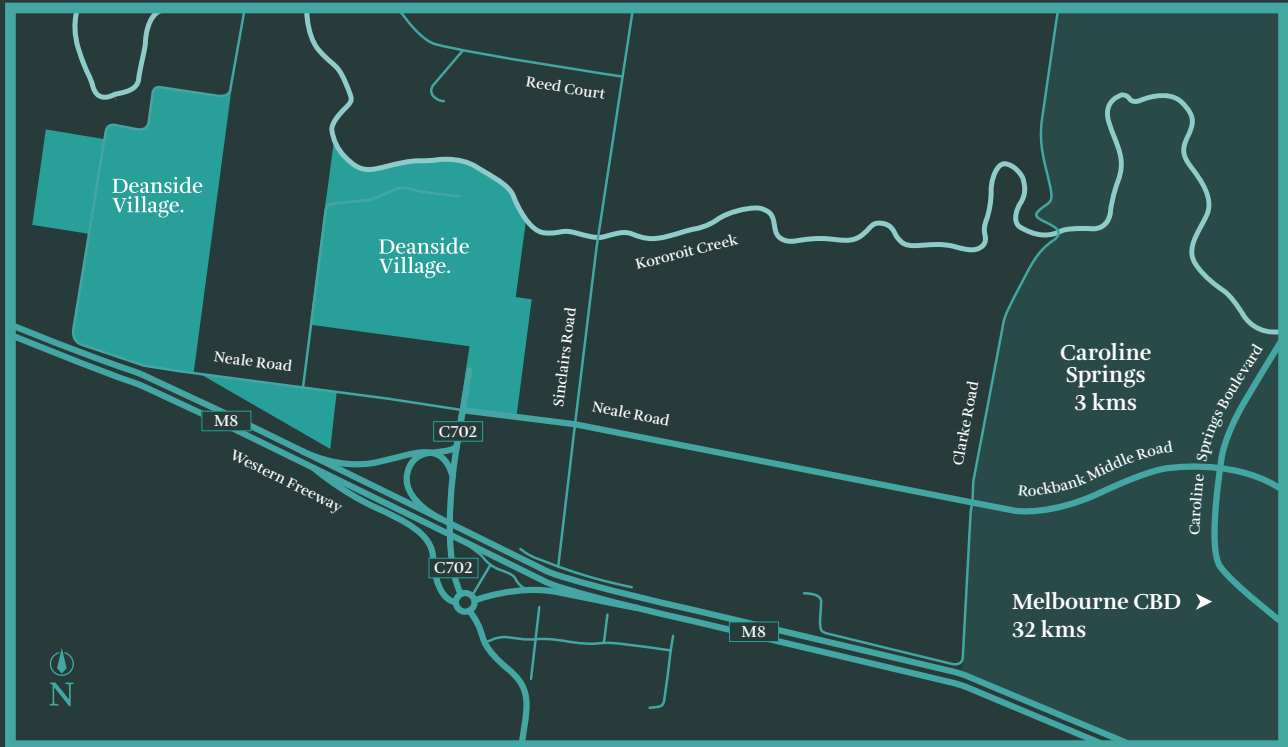
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

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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