

# Deanside Village.

DEANSIDE

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LOTS 2427 – 2434



MAPLE  
LIVING



DEANSIDE VILLAGE – DEANSIDE

FEATURING ARCHITECTURALLY-DESIGNED FAÇADES AND WELL-THOUGHT-OUT OPEN FLOORPLANS, THE EXCLUSIVE RELEASE OF TOWNHOMES AT DEANSIDE VILLAGE PRESENTS AN IDEAL OPPORTUNITY FOR ANY YOUNG FAMILY OR INVESTOR.

PREPARED WITH LIVABILITY IN MIND, EACH SPACIOUS HOME IS PACKED WITH CONVENIENCE, COMFORT, AND CURBSIDE AESTHETICS TO STAND THE TEST OF TIME.

THE FACADE

LOTS 2427 – 2434

**LOT 2427**

**LOT 2428**

**LOT 2429**

**LOT 2430**

**LOT 2431**

**LOT 2432**

**LOT 2433**

**LOT 2434**



DEANSIDE VILLAGE – DEANSIDE



FEATURES

ENSUITE

SPLIT SYSTEM IN MAIN LIVING AREA

REECE TAPWARE & BATHWARE

600MM INALTO APPLIANCES

LANDSCAPED GARDEN

20MM STONE KITCHEN BENCHTOP

Note: Features may vary between lots.



## FLOORPLANS

**18.48sq** | DEANSIDE VILLAGE,  
DEANSIDE 3336



GROUND FLOOR



FIRST FLOOR

## Lot 2427 & 2434

Lot 2434 is a reverse flip of the floorplan shown above

**BEDROOMS** 4      **GARAGE SPACES** 2

**BATHROOMS** 3

Plans 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

**18.42sq** | DEANSIDE VILLAGE,  
DEANSIDE 3336



GROUND FLOOR



FIRST FLOOR

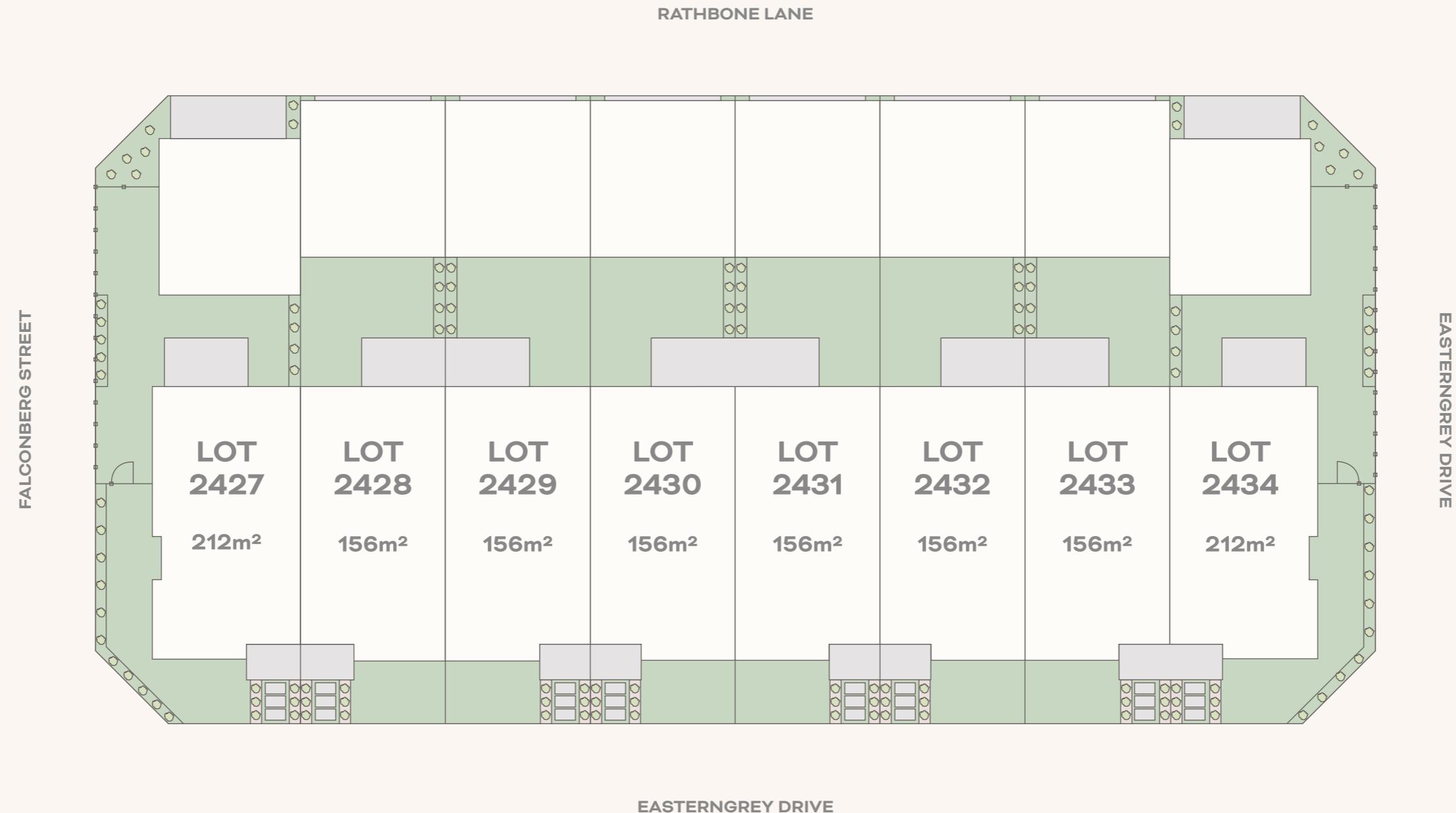
## Lots 2428 – 2433

Lot 2429, 2431 & 2433 is a reverse flip of the floorplan shown above

**BEDROOMS** 4      **GARAGE SPACES** 2

**BATHROOMS** 3

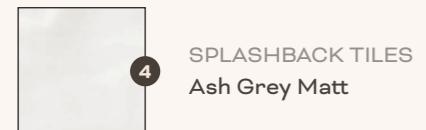
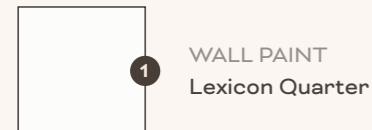
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COLOUR SELECTIONS

# SALT

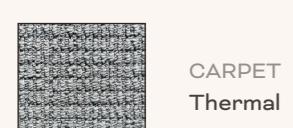
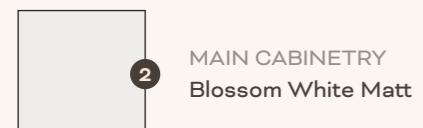
LIGHT & FRESH



COLOUR SELECTIONS

# STONE

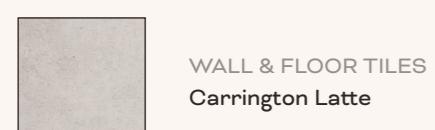
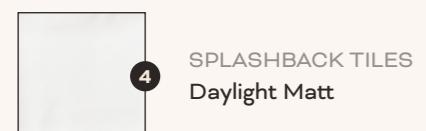
NATURAL & TEXTURAL



COLOUR SELECTIONS

# SAND

WARM & COASTAL



# INCLUSIONS LIST

## FLOORING

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static and moisture resistant carpet to bedrooms, stairs and first floor (if applicable)
- Stone look ceramic tiles to bathrooms, ensuite, laundry and powder room

## KITCHEN, LAUNDRY & BATHROOM

- Laminate kitchen base cupboards and pantry
- Fridge space with laminate overhead storage
- 20mm kitchen stone bench top
- Splashback tiles to kitchen, laundry and bathrooms
- 600mm European-inspired appliances including cooktop, oven and canopy rangehood
- Stainless steel free-standing dishwasher
- Chrome finished mixers to kitchen, laundry and bathrooms
- Double bowl stainless steel kitchen sink with drainer
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-framed paneled shower screen to ensuite and bathrooms
- Laminate vanity units to bathrooms and ensuite
- Laminate bench top to bathrooms and ensuite
- Polished edge mirrors to vanities
- Ceramic semi-inset single bowl basin to vanities

## FIXTURES & FITTINGS

- Chrome finished tapware throughout
- Chrome-finished towel rails, toilet roll holders and towel rings
- Powder-coated aluminum windows, lockable sliding doors, and balcony doors (where applicable)
- Satin Chrome finished lever to main entry door
- Satin Chrome finished lever set to all internal doors
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to walls and roof cavity as per Energy Report
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel heaters to 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 robes with top shelf and hanging rail to all bedrooms
- Built-in linen cupboard with four melamine shelves (where applicable)
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

## ELECTRICAL

- Smoke detectors as required
- Double power points throughout, or single power points (where applicable)
- Exhaust fans to bathrooms, ensuite, laundry and powder room (where applicable)
- Free-to-air TV point in the living area, with cable connected to an external antenna
- Two data points to living area
- Data point ready for connection to NBN by the purchaser after handover (at builders discretion)
- LED downlights throughout
- Single external flood light in the backyard

## EXTERNALS

- A Maple Living façade designed by our specialised architect team
- Combination of brickwork, acrylic render and lightweight cladding façade (as per plans)
- A fully fenced boundary as per estate covenants
- Garage with Colorbond motorised panel door with two remotes
- 1 x external garden tap at meter and 1 x external garden tap at the rear
- Coloured concrete to driveway and porch as required
- Low maintenance landscaping to front and rear including mulched garden beds, seeded lawn areas and rolled turf (if applicable)
- Fixed fold-out clothesline or retractable clothesline
- Rain-resistant pillar letterbox with newspaper slot and 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 including rock boring if required



PLACES YOU'LL LOVE



JUST 35 MINUTES FROM MELBOURNE'S CBD AND  
ONLY 3 KILOMETRES TO THE CAROLINE SPRINGS  
TOWN CENTRE, DEANSIDE VILLAGE DELIVERS  
PARK-LIKE SURROUNDS WHERE SHOPPING,  
SPORTS, SCHOOLS AND PUBLIC TRANSPORT ARE  
WITHIN STROLLING DISTANCE.



ARTIST'S IMPRESSION



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.



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Disclaimer: Please note that the material contained herein including images, viewlines and plans has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the vendor, agent, or vendor's consultant in respect to the size, form, dimensions, specifications or layout of the dwelling. The final product may change from that illustrated herein. Changes may be made to the layouts during the development in accordance with the provisions of the contract of sale or the building and / or planning requirements or for compliance with relevant standards, codes, laws or requirements of any authority. Prospective purchasers must make and rely on their own enquiries.



**MAPLE**  
LIVING

**HOMES BUILT WITH HEART**