

Deanside Village.

Right where you are.



ARTIST IMPRESSION


MAPLE
LIVING

Townhomes
by Maple Living



ARTIST IMPRESSION

Townhomes by Maple Living.

From the Maple Living Icona townhome collection, this captivating release of 6 x townhomes has been curated to meet the needs of the modern Australian family.

Each home within Icona Edge offers three spacious bedrooms with the option to add a fourth bedroom downstairs, three sleek bathrooms, and a single or double private lock-up garage.

Boasting open-plan living with well-equipped, customisable kitchens, a separate lounge/study room at the front of the home, and a private, low-maintenance garden area, these homes cater to every member of the family, at every stage of life.

Quietly nestled in Deanside just 35 minutes from Melbourne's CBD and only 3 kilometres to the established Caroline Springs Town Centre, Deanside Village delivers park-like surrounds where shopping, sports, schools, and public transport are within strolling distance.

DeansideVillage. **Right where you are.**

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



Maple Living at Deanside Village.



Your growing future.

Places to explore.

Always connected.

Proud to be home.

Maple Living Floorplans

Lots 1123 & 1128* | 21.9sq

*Floorplan mirrored on Lot 1128.

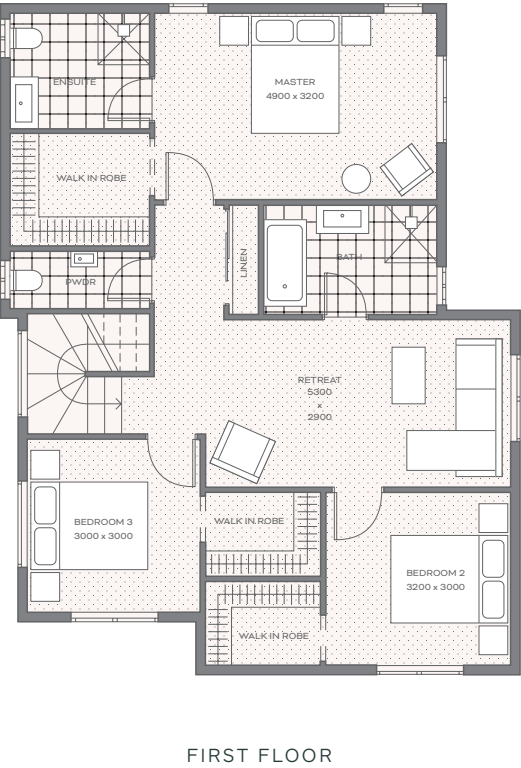
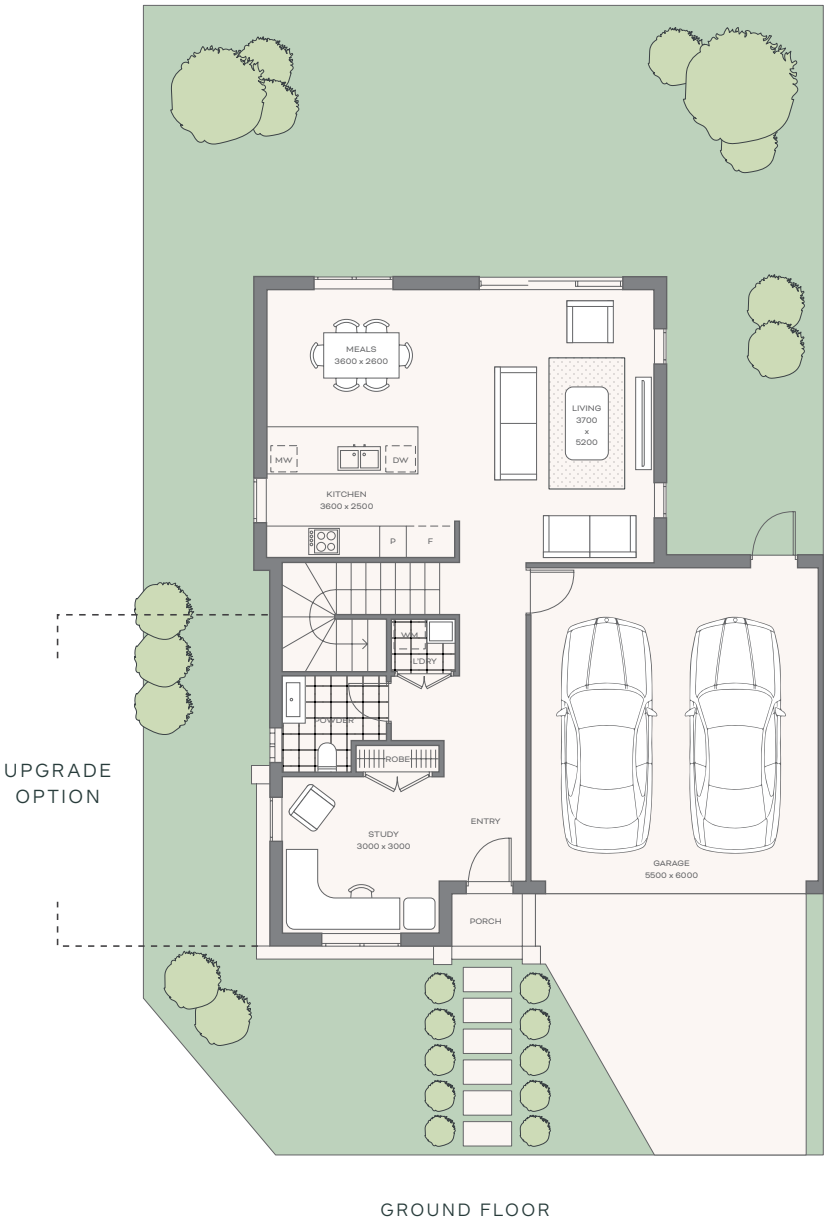
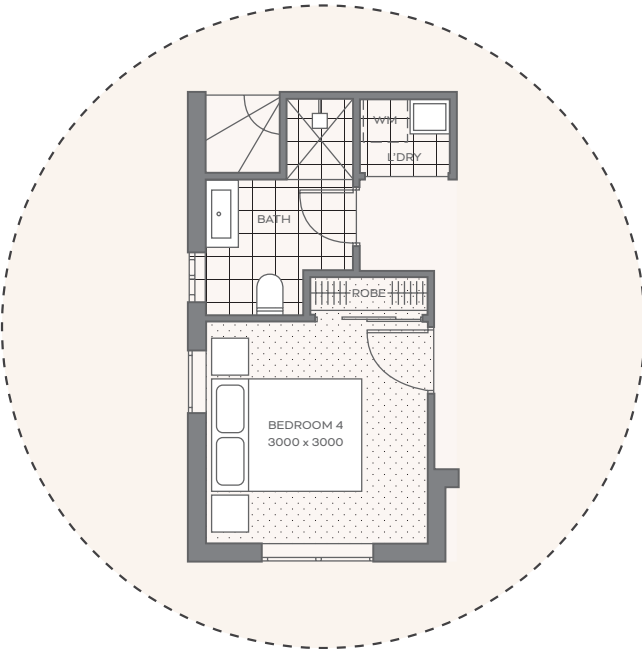
-  **3**
-  **2.5**
-  **2**

GROUND FLOOR	77.11m ²
GARAGE	36.00m ²
PORCH	1.75m ²
SPOS [^]	86.50m ²
FIRST FLOOR	89.80m ²
TOTAL	204.66m²

[^]Secluded Private Open Space.

Upgrade Option

*Mirrored on Lot 1128.



Maple Living Floorplans

Lots 1124 & 1127* | 19sq

*Floorplan mirrored on Lot 1127.

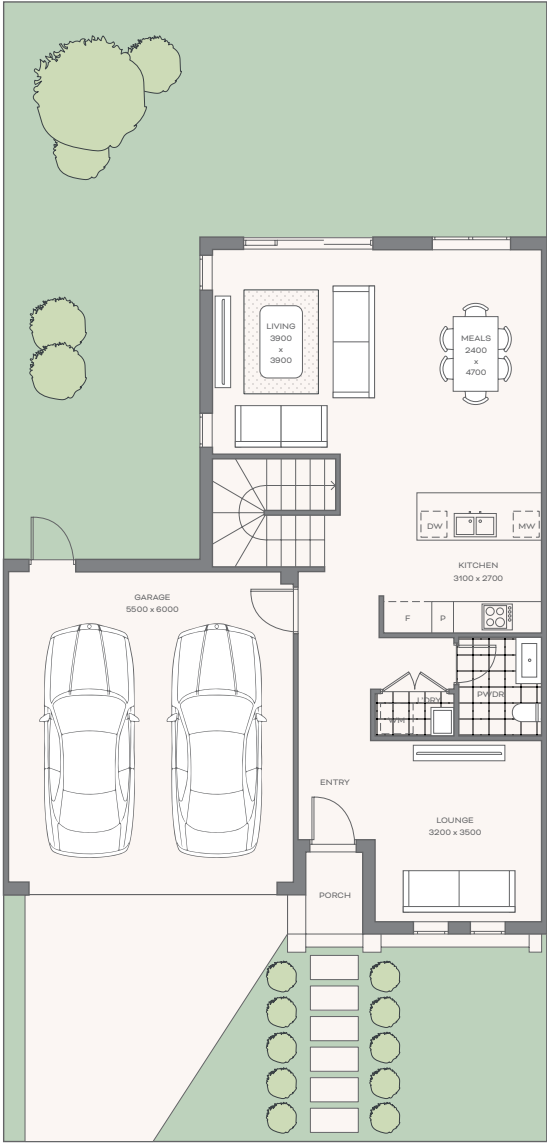
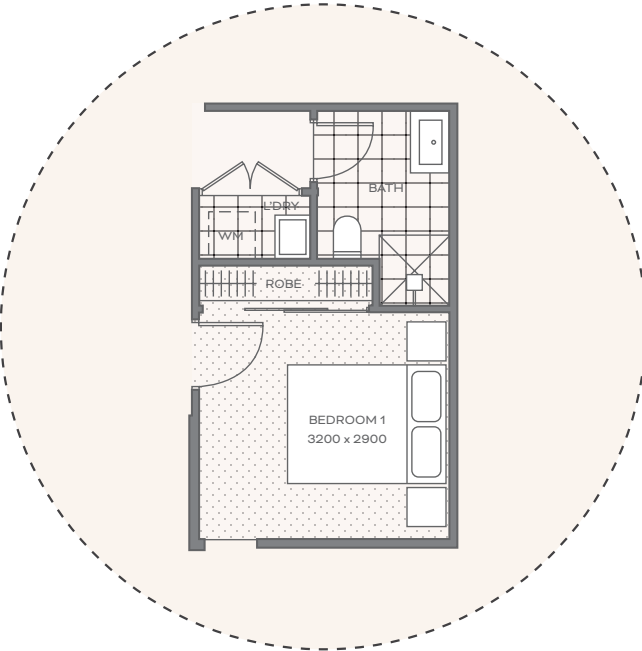
-  **3**
-  **2.5**
-  **2**

GROUND FLOOR	75.18m ²
GARAGE	36.08m ²
PORCH	2.40m ²
SPOS [^]	71.00m ²
FIRST FLOOR	65.00m ²
TOTAL	178.66m²

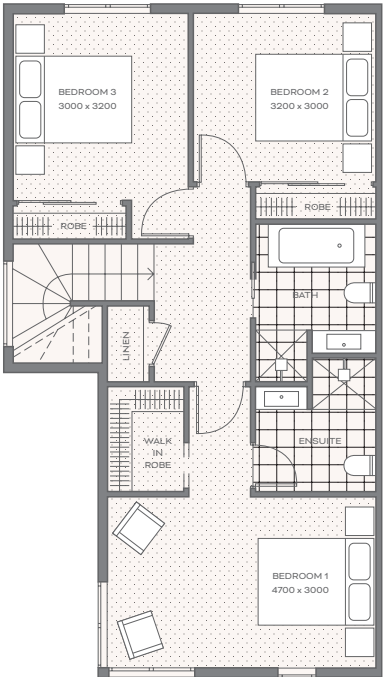
[^]Secluded Private Open Space.

Upgrade Option

*Mirrored on Lot 1127.



GROUND FLOOR



FIRST FLOOR

Maple Living Floorplans

Lots 1125 & 1126* | 17.6sq

*Floorplan mirrored on Lot 1126.

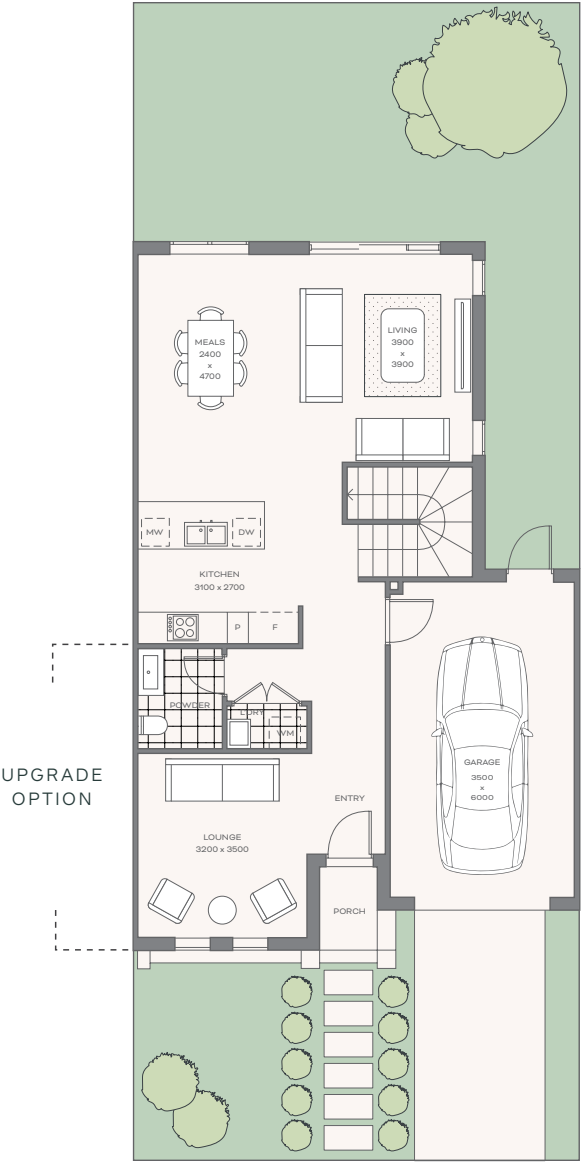
-  **3**
-  **2.5**
-  **1**

GROUND FLOOR	75.18m ²
GARAGE	23.12m ²
PORCH	2.40m ²
SPOS [^]	38.60m ²
FIRST FLOOR	65.00m ²
TOTAL	165.70m²

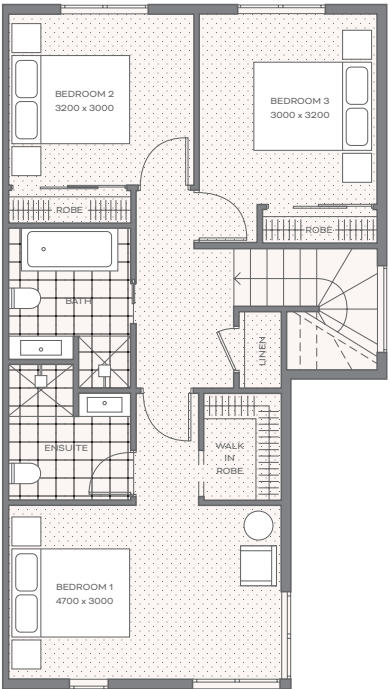
[^]Secluded Private Open Space.

Upgrade Option

*Mirrored on Lot 1126.



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
- 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

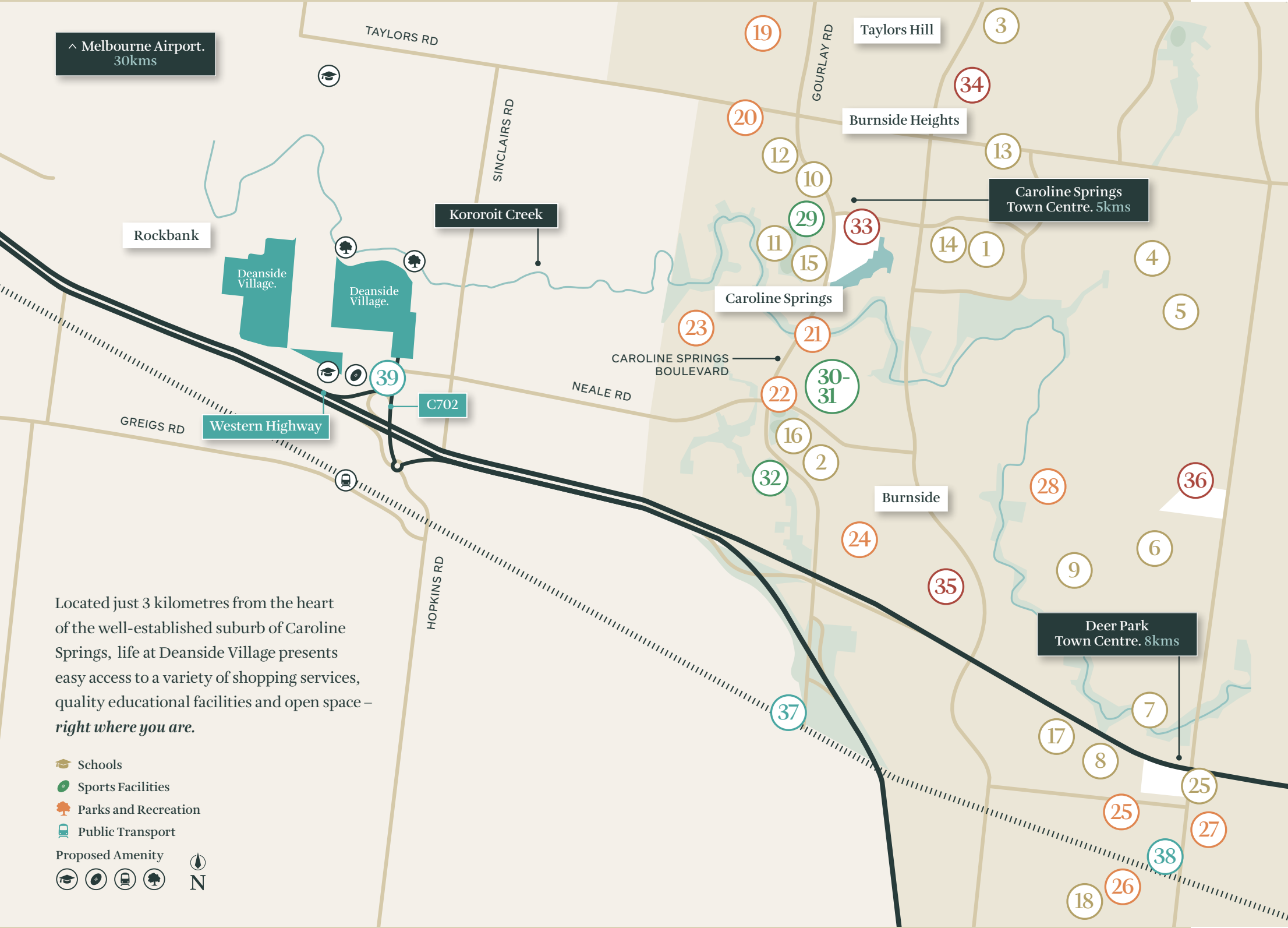
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry & powder room
- Free to-air TV points, with the cable connected to an antenna in the master bedroom, living & retreat (if applicable)
- Multiple data points to extend connectivity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

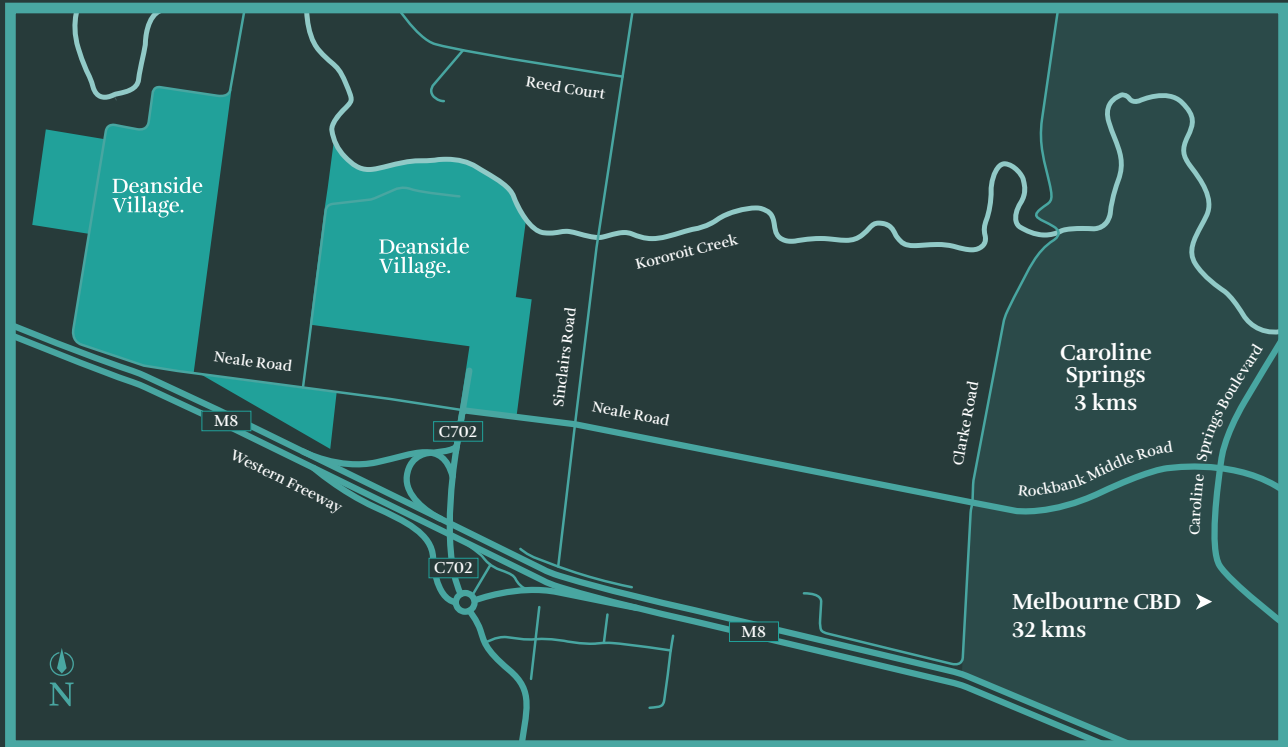
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

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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