

# Deanside Village.

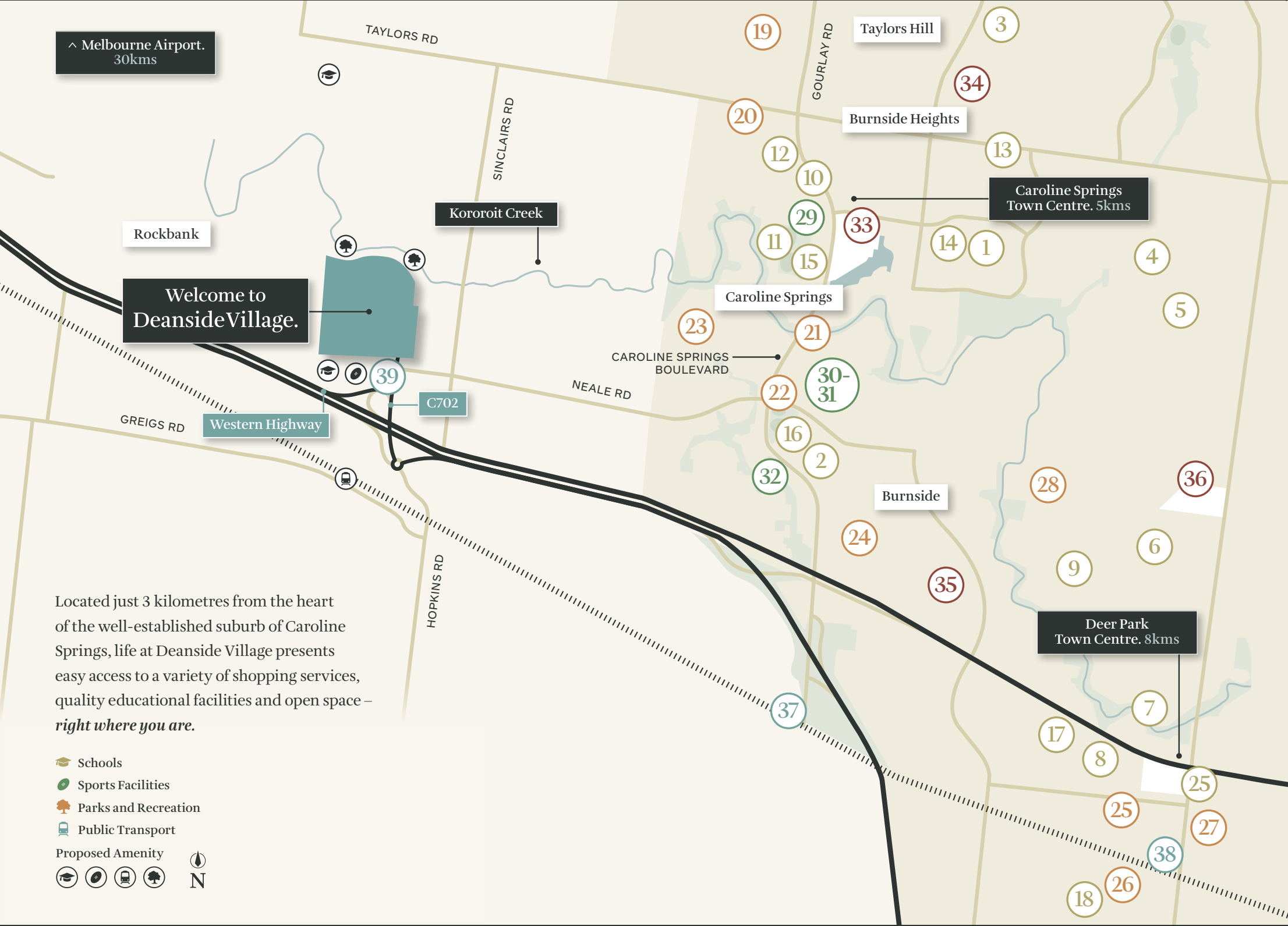
Right where you are.



ARTIST IMPRESSION

**SHAPE**  
homes

Parkside by  
Shape Homes



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

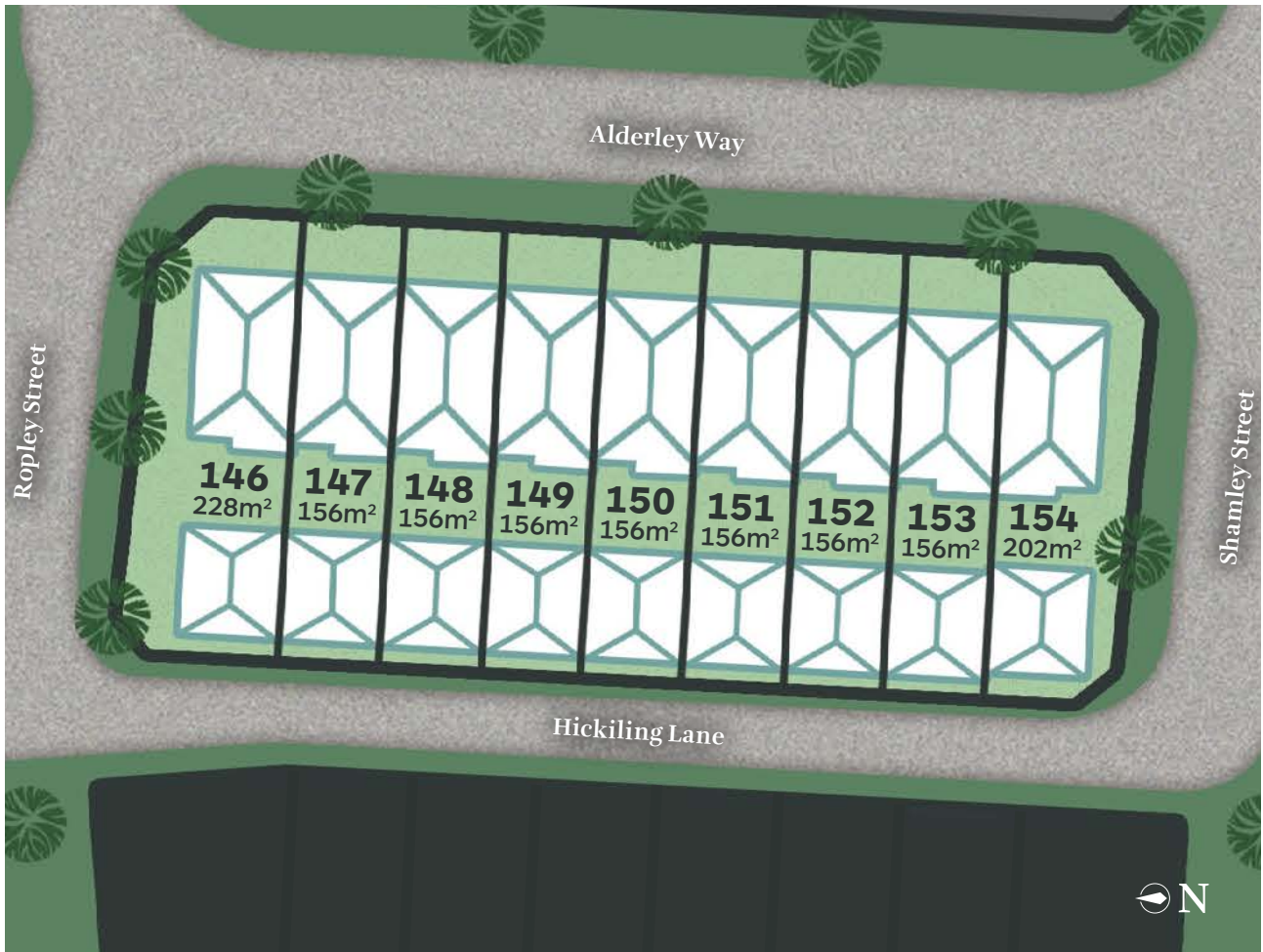
Retail Centre

- 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





## 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.



Your growing future.



Places to explore.





ARTIST IMPRESSION

## Parkside by Shape Homes

At Shape Homes we are a passionate team proudly delivering quality architectural homes that are both contemporary and functional in design, for clients who value secure timelines and fixed prices.

Parkside by Shape is a boutique collection of homes, thoughtfully designed with the astute Deanside Village resident in mind.

These well considered homes feature superb finishes as standard, creating a fresh, contemporary mood.

Open living spaces allow for growing families and easy entertaining, providing the ultimate lifestyle of comfort within Deanside's most vibrant community.



ARTIST IMPRESSION

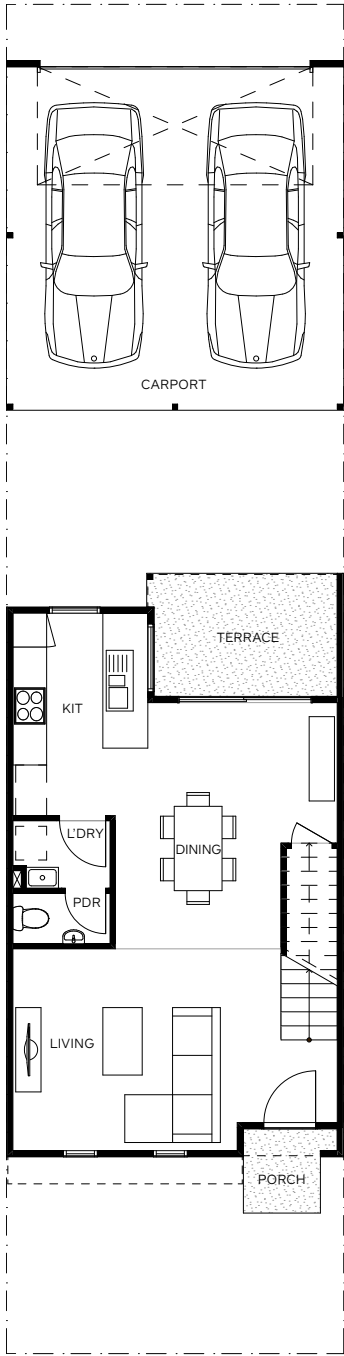
“... there is no  
compromise  
with life  
at Deanside  
Village.”



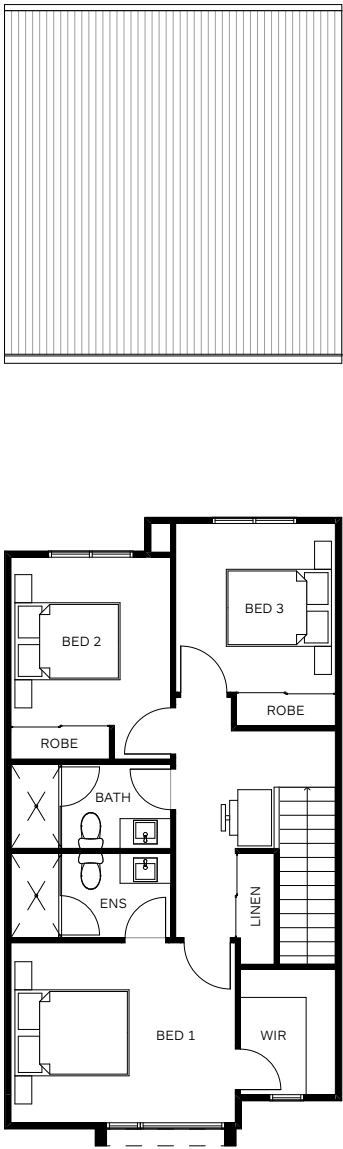
Shape Homes floorplans

Banksia 17sq   Lots 147 - 1513   3  2  2 

Ground Floor

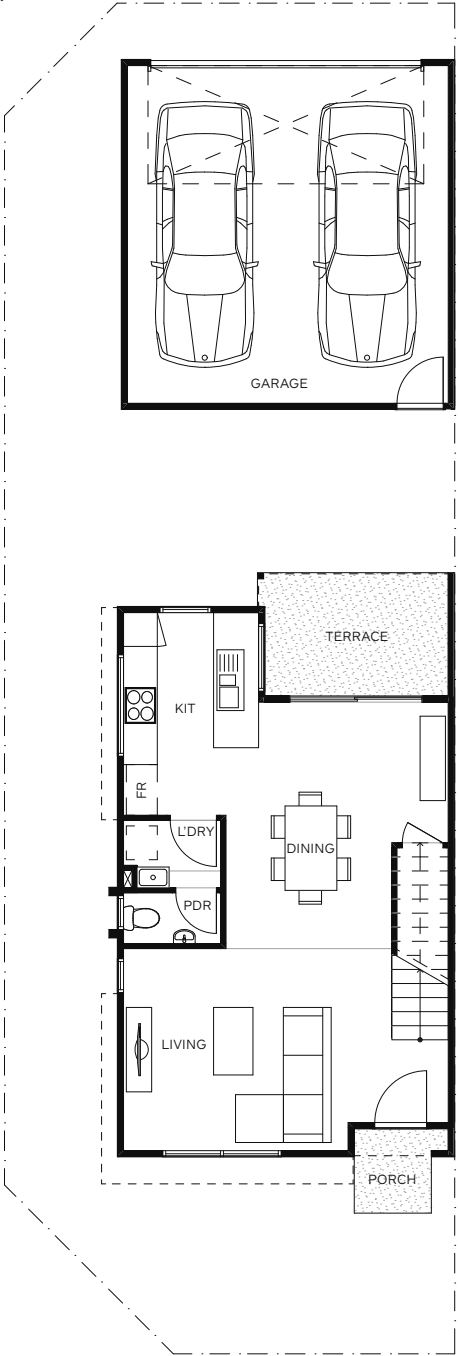


First Floor

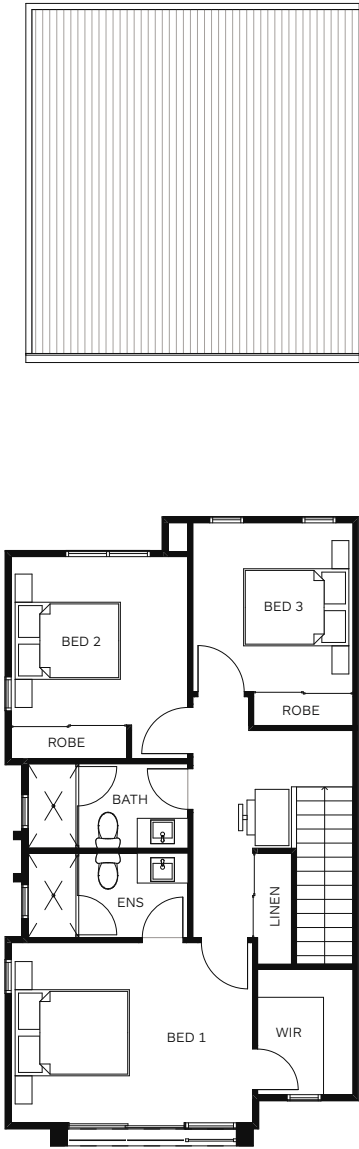


Banksia Corner 17sq   Lots 146 & 154   3  2  2 

Ground Floor



First Floor



# Shape Homes inclusions

## Flooring

- Laminate timber look flooring to dining and kitchen.
- First quality carpet with underlay to living, stairs, and all first floor rooms except wet areas.
- Ceramic floor tiles to bathroom, ensuite, laundry and powder.

## Kitchen, bathroom and laundry

- Fully laminate kitchen cabinet doors, end panels and drawer fronts with Melamine base and overhead cabinet carcasses.
- Reconstituted stone bench top to kitchen bench.
- Stainless steel 1.5 bowl sink to kitchen.
- Chrome lever mixer tap to kitchen sink.
- Stainless steel 600mm gas cook top.
- Stainless steel fan forced electric oven.
- Stainless steel 600mm fully retractable rangehood.
- Stainless steel dishwasher.
- 45 litre stainless steel laundry trough with cabinet.
- Dual flush toilet suites, with self-closing lid.
- Semi frameless, clear safety glass pivot shower screens.
- Fully laminated vanity unit with square edge bench top and vitreous china basin to ensuite and bathroom.
- Laminate bench tops to powder, ensuite and bathroom.
- Polished edge and frameless mirror over vanity units.
- Chrome finish towel rails, toilet roll holders and soap dishes to all bathrooms and toilets.
- Chrome finish mixer tapware throughout.
- Handheld shower heads.

## Fixtures and fittings

- Prefabricated wall frames and engineered designed roof trusses.

- Powdercoated aluminium windows with keyed alike window locks and keyed alike external terrace sliding door.
- Sliding window between the kitchen and the terrace.
- Obscure glazing to bathroom, ensuite and WC windows as required.
- Colorbond valleys, fascia, guttering and downpipes.
- External wall insulation minimum R1.5, includes sisalation and wall batts.
- Ceiling insulation to living areas, excludes garage verandah and terrace roof, minimum R2.5.
- Flyscreens to all openable windows.
- Energy efficient gas boosted hot water unit.
- Single split system condenser with 2 programmable heads (Location of heads may be limited).
- Roller blinds to bedrooms, living areas and kitchen.

## Joinery and finishes

- Feature Staircase, with timber handrail, black balustrades with enclosed storage underneath. Storage to have one flush panel door, one light, not plastered, lined or painted, and concrete floor.
- 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.
- Chrome lever style internal door furniture.
- Cushion door stops to all hinged doors.
- Built in linen cupboard with four melamine, easy clean shelves.
- WIR or built in robes to bedroom one and built in robes with sliding vinyl framed doors to all other bedrooms.
- Built in robes to have one high full length shelf, with one hanging rail and a stack of 4 shelves all in melamine.

- 67 x 12mm splayed profile gloss painted skirting and architraves.
- 75mm cove cornice throughout.
- Quality acrylic paint to all walls and ceilings (Industry standard two coat system).

## Electrical

- Smoke detectors as required by authorities.
- Double power points throughout.
- 2 free to air TV points, with a cable connected to an antenna.
- Exhaust fans to bathroom, ensuite and powder.
- LED Downlights to all downstairs areas, and external porch. Standard light points to balance.
- 1200mm fluorescent light point to garage/carport ceiling.
- Earth leakage safety switch to lights and power points.
- One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

## External works

- Fencing to rear boundaries between the rear of the dwelling to the carport front wall. Fencing product as per estate covenants.
- Corner lots fenced as per estate covenants.
- End dwellings have a fully enclosed garage, with a lined ceiling and light point. One Pedestrian door opening to the rear yard.
- Coloured concrete, front path, front entry porch and terrace.
- Terrace ceiling to be lined with one central light.
- Garage/carport standard concrete.
- Landscaping to front yard including mulched garden beds and with plants and trees (Species is season dependent).

- Rear landscaping including turf, mulched garden beds and stepping stones to carport (Species is season dependent, corner lots will have additional Lilydale toppings).
- Letter box with street number.
- Wall or ground mounted folding clothesline.
- Two external garden taps (one to the front, one to the rear).
- Carport with full brick façade facing the rear laneway, lined ceiling with one light point.
- Colorbond sectional garage door with auto opener and three hand held transmitters.

## Preliminary site works

- Survey, soil test and site inspections.
- Building permit application fees.
- NCC/BCA compliant energy ratings.
- Geo fabric sediment control, and waste disposal as required by local council.
- Scaffolding and temporary fencing as required during construction.
- All requirements of drafting and estimating.
- Professional colour palettes selection.
- Connection of underground gas and water supply including metering.
- All retaining walls (if required) for permits and certificate of occupancy, not landscaping.
- All earth works for the construction of the slab.
- Assume H1 waffle pod concrete slab.
- 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.
- Note; Shape Homes will provide all connection points, it is the buyer's responsibility and cost to connect with a retail provider after handover.
- Termite treatment system to the perimeter of the slab and all slab penetrations if required by local council.

The purchaser acknowledges that if the above product is not available, the builder can substitute another product of the same quality and value.

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**SHAPE**  
homes

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