

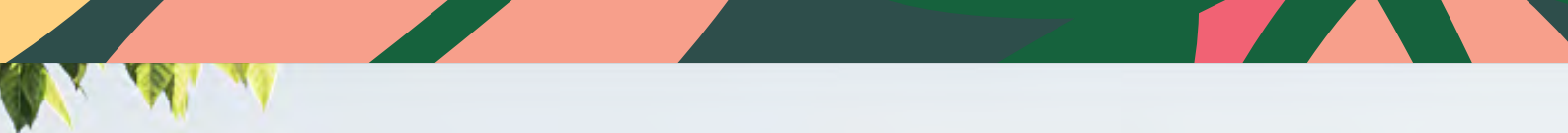
THE
Reserve

ARMSTRONG
CREEK



Release 4 Townhomes

Perfectly blending natural surrounds with thoughtfully planned amenity, The Reserve presents a boutique living experience for those who demand the best out of life.



The Reserve is proud to present a collection of boutique townhomes built by Shape Homes and designed by award winning architects.

With full turnkey inclusions and fixed price contracts there has never been an easier and more affordable way to live a connected life in a boutique community.



Shape Homes

YOUR NEW HOME BUILDER.

The Reserve is proud to offer residential opportunities brought to life by Shape Homes – a leader in the construction of new homes, and one that has delivered thousands of house and land packages throughout Melbourne and Geelong.

All Shape Homes are designed by award-winning architects. They build contemporary, fixed price turnkey homes tailored to premium lots in addresses such as The Reserve – places that are within proximity of existing lifestyle amenity.


As established leaders, Shape Homes continuously strives to ensure that the entire process is a simple and enjoyable experience for their customers.

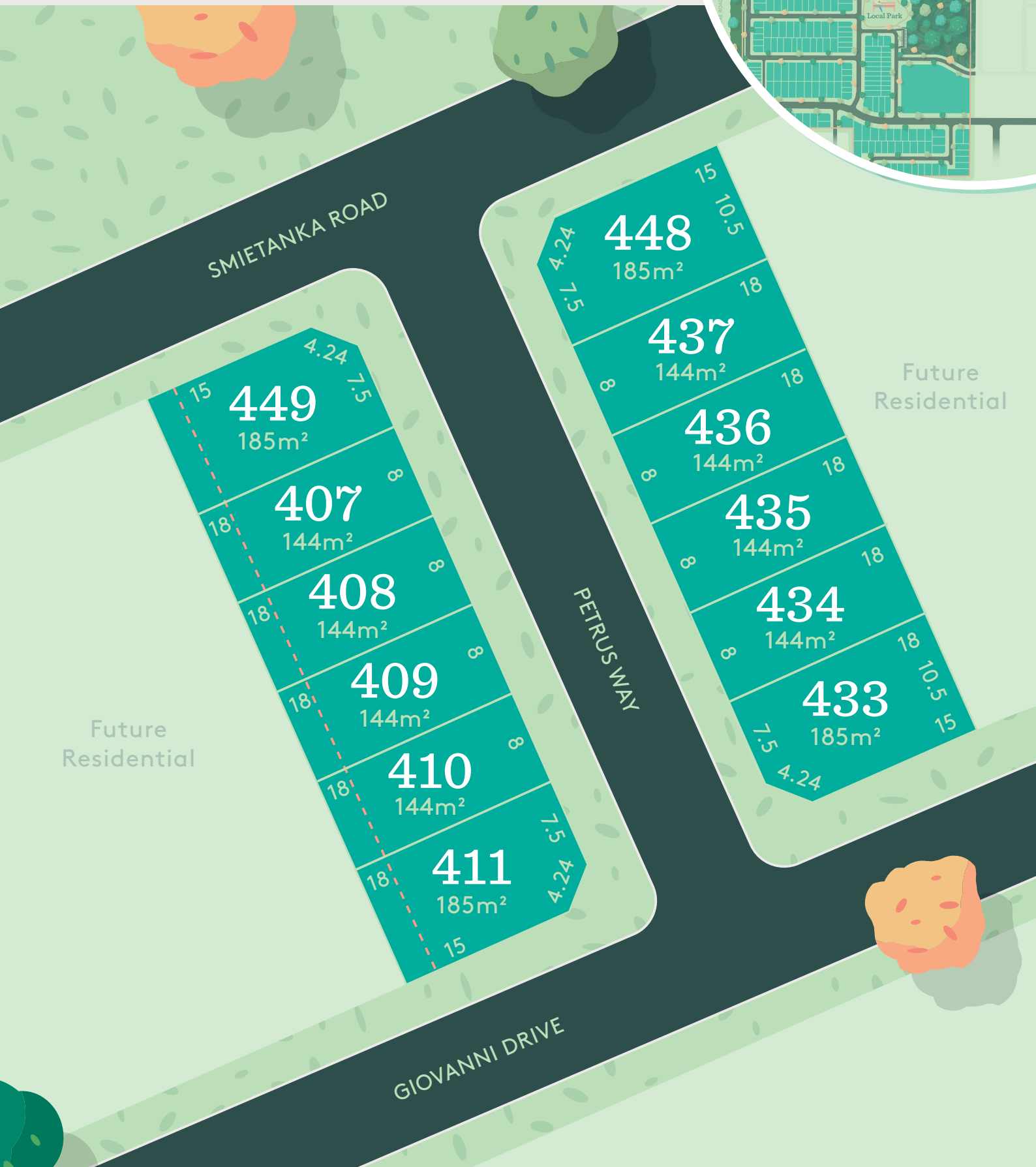
To make the process of buying your new home effortless, Shape Homes offers the following benefits:

- Fixed price contracts
- Full turnkey inclusions
- Stainless steel European appliances
- Timber laminate flooring
- Window furnishings
- Landscaping, fencing, letterbox, clothesline
- Independent quality control
- Homes built independently to nominated areas
- + much more



Release 4 Townhomes Stage Plan

Easements: 2m 



Inclusions

PRELIMINARIES, SITE COSTS & CONNECTIONS

- Land survey, soil test and site inspections.
- All building permit application fees.
- NCC/BCA compliant energy ratings.
- All council specific requirements including stormwater pollution prevention and waste management controls (where required).
- Temporary fencing, scaffold hire and all WH&S requirements during construction.
- All requirements of drafting, structural engineer design and estimating.
- Professional colour palette selection.
- All retaining walls (where required) for building permit and certificate of occupancy (excludes retaining walls form landscaping).
- All earthworks for the construction of the home.
- Up to class 'H1' waffle pod concrete slab.
- Connection of underground gas and water supply including metering.
- Connection of stormwater and sewer drainage points within the property to existing connection points.
- Single phase underground electrical power supply to meter box including supply charges during construction.
- Termite treatment in accordance with AS/NCC regulations (where required).

EXTERNAL & STRUCTURAL

- Engineer designed prefabricated timber wall frames & roof trusses and engineered upper floor joist system (where applicable).
- Contemporary feature lightweight external cladding (design specific).
- Feature render to façade in selected colours (extent is design specific).
- Metal deck roofing.
- Colorbond metal fascia, guttering and downpipes.

WINDOWS & DOORS

- Hinged entry door with clear glazed feature panel.
- Lever entry set handle and single cylinder deadbolt to front entry door (keyed alike).
- Hinged flush panel external access door to garage (painted finish, design specific).
- Knob style entry set to Garage external access door, Garage internal access doors and Laundry external door, (keyed alike and design specific)

- Energy efficient powder coated aluminium windows and sliding doors (design specific) with keyed locks to opening sections.
- Aluminium framed flyscreens with fibreglass mesh to all openable windows.
- Block-out Roller Blinds with chain winder throughout home (design specific).
- Colorbond sectional overhead garage door with remote opener and three hand held transmitters.

INTERNAL DOORS & FINISHES

- Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- Privacy lever sets to ensuite, bathroom & WCs where a hinged door is included.
- Flush panel and gloss painted cavity sliding internal doors with chrome rectangular flush pulls (design specific).
- Cushion door stops to throughout.
- 67 X 12mm single bevel profile gloss painted skirting and architraves.
- 2440mm nominal ceiling heights throughout.
- 75mm cove cornice throughout.
- Quality acrylic paint to all walls and ceilings (industry standard two coat system).
- Feature paint grade staircase, with timber handrail and enclosed storage area (design specific).

ELECTRICAL

- LED downlights to all living areas with batten lights to balance (design specific).
- Ceiling mounted linear LED light to garage.
- Outdoor living to have one external light (wall or ceiling mounted, design specific).
- Interconnected hard-wired smoke detectors throughout with battery back-up.
- Double and single power points as per electrical plans.
- One pay TV (RG6) point with cabling bundled in roof space ready for connection to provider by the purchaser after handover.
- Three data points and one telephone point ready for connection to network provider by the purchaser after handover.
- Two free-to-air television points connected to antenna with splitter box.
- Exhaust fans over shower enclosures and to WC (design specific).
- Earth leakage safety switch and circuit breakers.

Inclusions

HEATING & COOLING

- Multi-head split system air conditioning with two programmable heads (one to living and one to master bedroom) location is design specific.

KITCHEN, BATHROOM & LAUNDRY

- Laminate cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass to kitchen (design specific).
- Reconstituted stone bench tops with 20mm edge to kitchen.
- Stainless steel fan forced electric oven.
- Stainless steel 600mm gas cook top.
- Stainless steel 600mm fully retractable rangehood.
- Stainless steel dishwasher glass.
- Semi framed clear safety class pivot shower screens.
- Fully laminated vanity unit with laminate benchtops and modern basin to ensuite and bathroom (design specific).
- Wall hung vanity basin with bottle trap to powder (design specific).
- Polished edge mirror over vanity units to bathroom and ensuite.
- Chrome finish towel rails and toilet roll holders to all bathrooms and toilets.
- Stainless steel laundry trough with metal cabinet or laminate cabinet doors and inset laundry trough (design specific).

TAPWARE & PLUMBING

- Chrome lever mixer tap to kitchen.
- Stainless steel 1 + ¾ bowl inset sink to kitchen.
- Chrome lever basin mixers to ensuite, bathroom & powder room (design specific).
- Handheld shower heads with fixed wall rail.
- Hot & cold tap set for washing machine.
- Close coupled vitreous china dual flush toilet suites with soft closing lid to ensuite, WC & powder room (design specific).
- Acrylic bath to tiled podium (design specific).
- Gas boosted solar hot water service – roof mount panel & storage tank.

ROBES & SHELVING

- Aluminium framed vinyl sliding doors to robes and linen (excluding WIR).
- Shelving to linen: four fixed melamine shelves to whole width (with upright supports where required).
- Shelving to WIR: one fixed melamine shelf with single hanging rail and one 450mm wide (nominal) tower unit with drawers and adjustable shelves.
- Shelving to robes: one fixed melamine shelf with single hanging rail and one 450mm (nominal) section of four fixed shelves.

TILING & FLOORING

- High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- Ceramic wall and floor tiles to all wet areas & wall tiling to kitchen splashback.

PATHS & EXTERIORS

- Side and rear fencing provided to meet estate covenants, including side wing fence with gate (where applicable).
- Landscaped drought resistant garden with plants to front and rear yards mature trees, and turf to rear yard.
- Coloured concrete to driveway porch and path (including outdoor living when roofed).
- Standard grey concrete floor to garage/carport (design specific).
- Stepping stones for rear loaded lots from garage or carport to dwelling.
- Rear loaded dwellings to have a garage or carport (design specific).
- Letter box with street number to meet developer requirements.
- Wall or ground mounted folding clothesline (design specific).
- Two external garden taps (one to the front, one to the rear).

WILLOW

Floorplan

AVAILABLE LOTS
407-410 & 434-437



3



2+2



1+1

AREAS

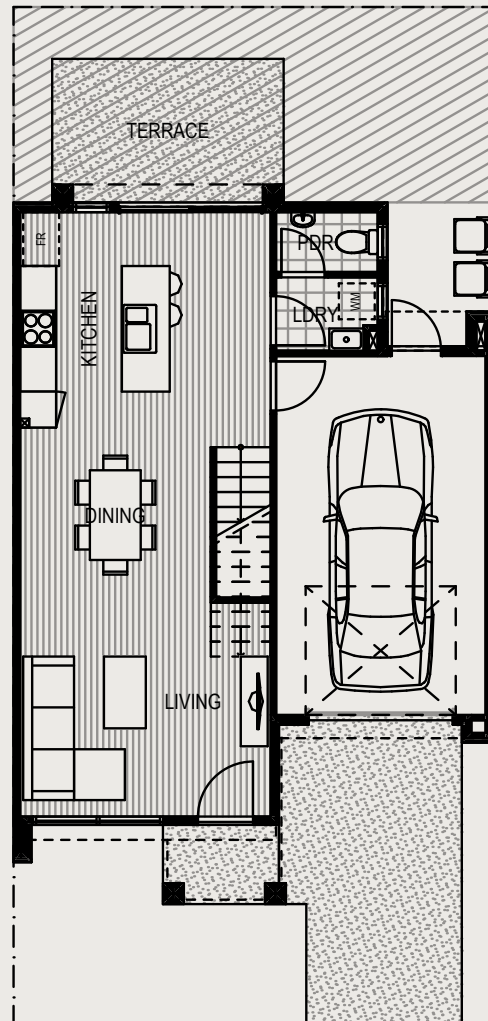
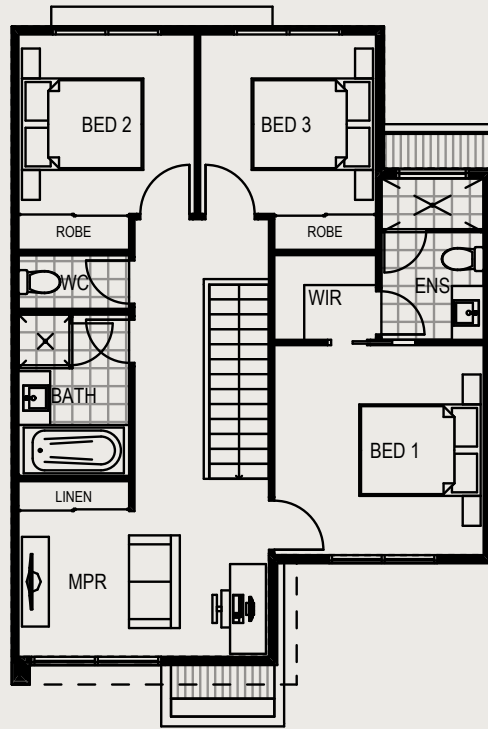
GROUND

ENCLOSED 51m²
GARAGE 23m²
PORCH 3m²

FIRST

ENCLOSED 72m²

TOTAL SIZE 148m²



WILLOW CNR

Floorplan

AVAILABLE LOTS
411 & 433 & 448 & 449



3



2+2



1+1

AREAS

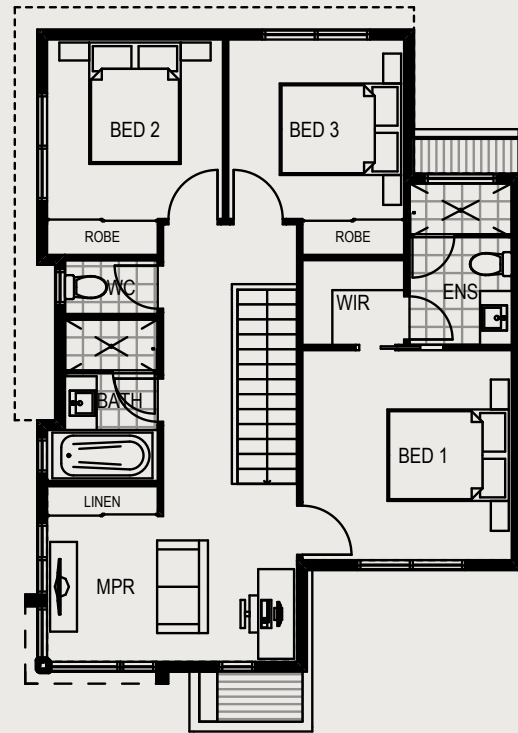
GROUND

ENCLOSED	52m ²
GARAGE	23m ²
PORCH	2m ²

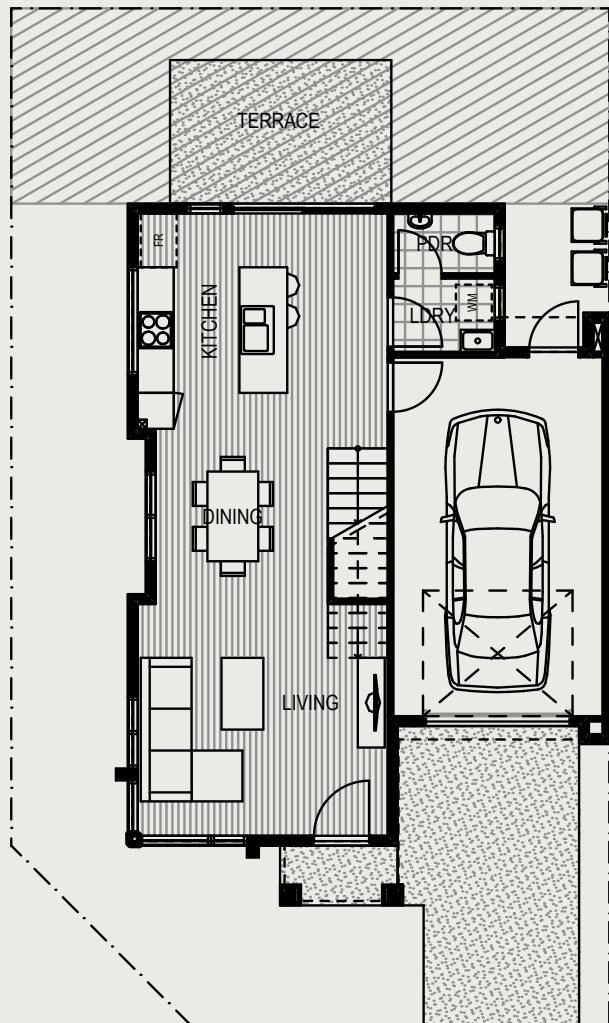
FIRST

ENCLOSED	72m ²
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TOTAL SIZE	149m ²
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FIRST FLOOR



GROUND FLOOR

THE
Reserve

ARMSTRONG
CREEK

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Sales Office - 120 Reserve Road, Charlemont

