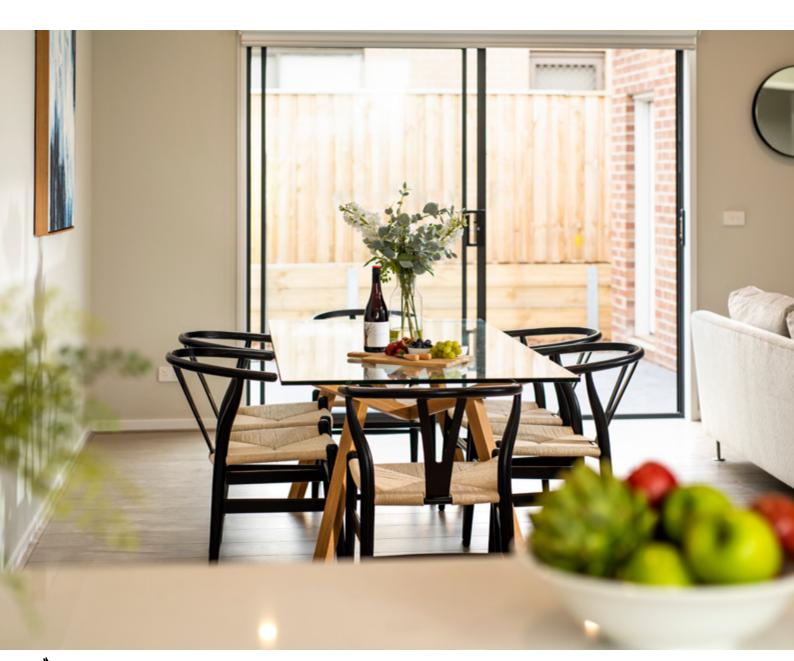
# SIX EASY STEPS





TOWNHOME LIVING

## **TOWNHOME LIVING SETTLEMENT GUIDE**

Congratulations on buying a townhome at Manor Lakes, we look forward to welcoming you to the community. Once your townhome is nearing completion, you will have the opportunity to walk through your home with Dennis Family Homes and the Manor Lakes Team.



#### STEP 1:

Once you've signed your contract, the sales team will be in regular contact with you throughout the building process.



#### STEP 2:

Once you're home is nearing completion, the sales team will notify you to let you know that settlement is approaching. This will be approximately 7 weeks out from settlement. At the same time, a valuation on the property can be organised with your financial institution or mortgage broker.



#### STEP 3:

The sales team will be in contact with you once the Occupancy Permit has been received. The issuing of an Occupancy Permit is required under law and states that building works have been completed and the building can now be occupied.



#### STEP 4:

The sales team will organise a date for you to access and walk through your new home with the Manor Lakes Sales Team and Dennis Family Homes. This will occur within 14 days of the Occupancy Permit being received. It will be a great chance to ask lots of questions about your new home and be shown how everything works.



#### STEP 5:

The Manor Lakes team will notify you once a settlement date is confirmed. You will need to liaise with your financier and legal representative regarding the settlement of your townhome.



#### STEP 6:

Settlement has occurred – you will receive the keys to your new home, remotes, manuals, and a special gift from the team to welcome you into your new home.

You are now an official resident of Manor Lakes, welcome.

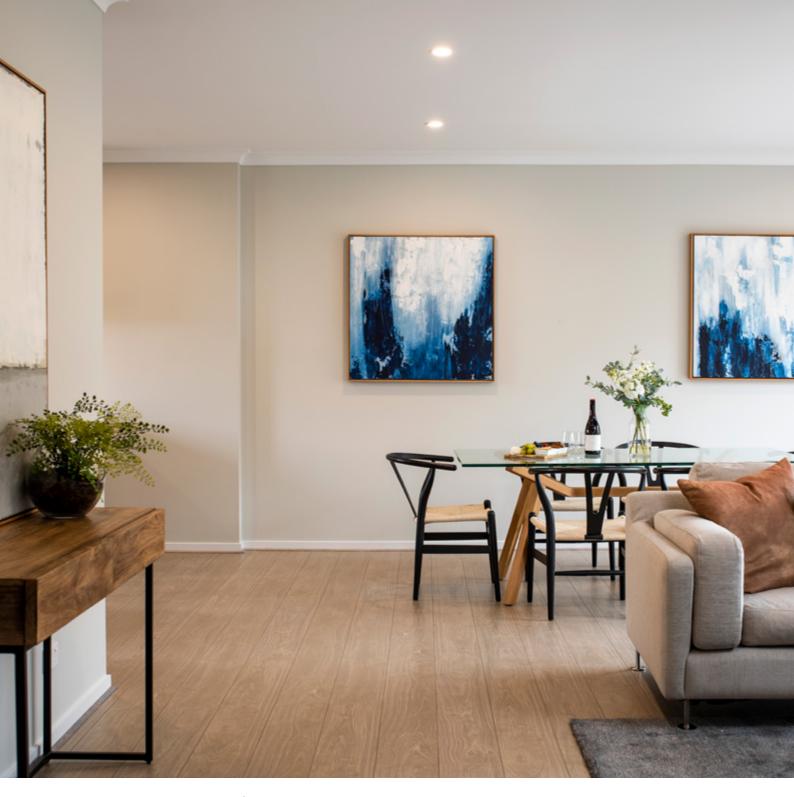
## **GOOD THINGS ARE WAITING** FOR YOU AT MANOR LAKES

Soon you can enjoy the perfect location to live an active and connected lifestyle in a growing neighbourhood. And being an established community means you have access to:

- A choice of schools government and non-government
- Train and bus services
- A shoping centre with Coles, Kmart, Anytime Fitness and over 60 specialty stores
- Childcare and kindergarten
- Community centre with maternal health and library

- Wetlands
- Over 10kms of walking/bike paths and fitness stations
- Parks and playgrounds throughout the development
- Access to major road networks

When you are part of the Manor Lakes community you will enjoy regular events such as our famed Australia Day celebrations, Easter Egg hunts, park openings, Halloween, and more. Manor Lakes also provides sponsorships and annual grants to local clubs and associations to ensure the community continues to grow. When you live at Manor Lakes you will be part of something special.



**Sales Centre** 

Phone: 1300 334 524

Email: info@manorlakes.com.au

Visit: 4 Baikal Crescent, Manor Lakes



# TOWNHOME LIVING



This document is not a contract and is not binding. Your land sale contract will set out all binding terms and applicable information. The information contained in this promotional material including statements, figures, images and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer generated images that are for general illustration purposes only, may not be to scale and may differ from final built form.

Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change. Manor Lakes (Werribee) Pty Ltd is the developer for the Manor Lakes Estate. The Manor Lakes name and logo are registered trademarks used under license © 2020.