

# BUILT FOR LIVING



# BUILT FOR LIVING TOWNHOMES

Developed by Dennis Family Corporation and built by Dennis Family Homes.

Choosing a townhome is all about having the best of both worlds. You can enjoy a three bedroom home with a generous open plan living area, well-appointed kitchen for entertaining friends and family, plenty of storage, a garage and much more.

The townhomes possess exceptional attention to detail and a quality finish throughout. All you have to do is move in and start living.

- Fixed price – no extra costs
- No building approvals required
- Only 5% deposit and the balance upon completion – no progress payments
- \$10k FHOG for eligible first home buyers\*
- \$15k HomeBuilder Grant for eligible buyers\*
- First Home Loan Deposit scheme for eligible buyers\*
- Stamp duty savings for eligible owner occupiers ^



## INCLUSIONS

Full turnkey home, including:

- Blockout roller blinds to bedrooms, kitchen and living areas
- Stone kitchen bench tops
- Downlights to all living areas
- Gas ducted heating
- Stainless steel appliances
- Tiled splash backs
- Timber laminate flooring to kitchen and living areas
- Carpets to bedrooms
- NBN ready
- Front and rear landscaping
- Fencing
- Coloured concrete driveway
- Rear courtyard
- Letter box

\*Grants subject to State and Federal eligibility rules, see [www.treasury.gov.au/coronavirus/homebuilder](http://www.treasury.gov.au/coronavirus/homebuilder) and <https://www.sro.vic.gov.au/first-home-owner> and [www.nhfc.gov.au/what-we-do/thlds/](http://www.nhfc.gov.au/what-we-do/thlds/)  
^To find out if you qualify for stamp duty savings please refer to <https://www.sro.vic.gov.au/offtheplan> for more information.





Artist's impression

# MANOR LAKES LIVING

When you're part of the community at Manor Lakes everything you need is already here and waiting:

- Wyndham Vale Train Station
- Manor Lakes Central Shopping Centre
- Two great schools - Manor Lakes P-12 College and Our Lady of the Southern Cross Primary School
- Manor Lakes Community Learning Centre, complete with library, kindergarten and Maternal & Child Health consulting rooms

The townhomes are located in one of the most sought after neighbourhoods at Manor Lakes Lollypop Hill. You'll have easy access to the brilliant central playground, and the natural tranquility of Lollypop Creek. You'll be hard pressed to find a more complete living experience on offer in Melbourne's West.



Artist's impression

## Townhome Lot 17319

18 Éclair Street, Manor Lakes VIC 3024

Room Dimensions:

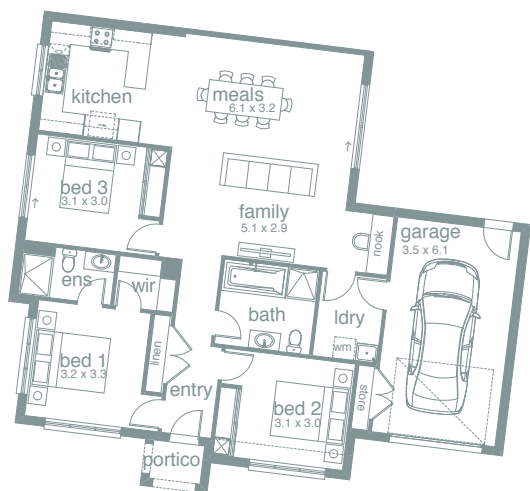
Family: 5.1 x 2.9m

Dining: 6.1 x 3.2m

Master suite: 3.2 x 3.3m

Bedroom 2: 3.1 x 3.0m

Bedroom 3: 3.1 x 3.0m



## Townhome Lot 17320

20 Éclair Street, Manor Lakes VIC 3024

Room Dimensions:

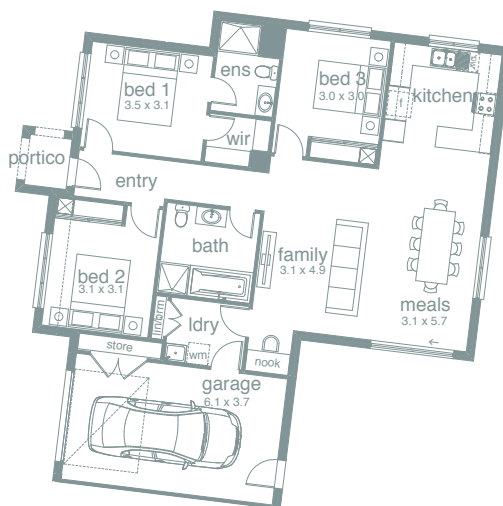
Family: 3.1 x 4.9m

Dining: 3.1 x 5.7m

Master suite: 3.5 x 3.1m

Bedroom 2: 3.1 x 3.1m

Bedroom 3: 3.0 x 3.0m



# MANOR LAKES ESTATE



## Reserves

- 1 Lollipop Hill Park
- 2 Pierbrook Park
- 3 Botanica Park
- 4 Lakeside Splash Park
- 5 Lake and Manor Lakes Reserve
- 6 Manor Lakes Linear Park
- 7 Rondo Drive Reserve

## Education

- 1 Manor Lakes P-12 College
- 2 Our Lady of the Southern Cross Primary School

## Transport

- 1 Wyndham Vale Train Station
- 2 Wyndham Vale Bus Interchange

## Health

- 1 Manor Lakes Medical Centre

## Shopping

- 1 Manor Lakes Central

\*Map not to scale

**Sales Centre**

Phone: 1300 334 524  
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Visit: 4 Baikal Crescent,  
Manor Lakes



**TOWNHOME LIVING**



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