

MANOR LAKES

TOWNHOME LIVING

TOWNLIVING™ | **m**
metricon



MANOR LAKES

Manor Lakes in Melbourne's west offers the ideal location for those looking to live an active lifestyle in a family friendly community. Well connected and perfectly placed, Manor Lakes is located 37km from Melbourne's CBD and 48km from Geelong's CBD. Manor Lakes has grown to become one of Melbourne's most warm, engaging, successful and family friendly residential communities.

Residents at Manor Lakes can enjoy an abundance of delivered facilities and look forward to what's to come in the near future.

With a thoughtfully designed masterplan, the Manor Lakes community is one you will want to be a part of with established features ready and waiting such as:

- Primary and Secondary Schooling
- Early Child Care
- Shopping Centre with cafes and specialty stores
- Parks, playgrounds and dog park
- Walking trails and bike paths
- Public transport links

BUILDER

Long a by-word for quality homes, Metricon leverage more than forty-five years' experience creating homes that Australians love to live in. Now they offer you a unique range of contemporary, low-maintenance townhomes, created for you with superb attention to detail and quality, and at a price which will delight.

Manor Lakes is, above all, affordable family living that also delivers leading-edge quality and design innovation, that you would expect from such a credentialed builder – Australia's favourite builder, nine years running. With our simple sales consultancy process, you'll be supported every step of the way, making choosing your future home easy.

These homes will look simply stunning as part of a co-ordinated modern streetscape, and inside they are all light-filled and spacious. With great care taken to make the interior design value-packed and effortlessly modern, as well as making it very simple for you to select the 'look' that works for you, they are homes that will stay "in vogue" for years to come.



DEVELOPER

The Dennis Family Corporation has a proud history of creating communities and homes where families can grow and prosper. We are active in land development, master planned communities, home building, and commercial property in Victoria and South East Queensland.

Since the company was founded in 1960 by Bert Dennis, the Dennis Family Corporation has continued to grow and diversify while maintaining a long-term focus. As a private family-owned and operated business, our values mean everything to us — Honesty & Integrity, Passion, Caring, Vision and Quality.





Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

GROTON STREET



ROSLYN LANE

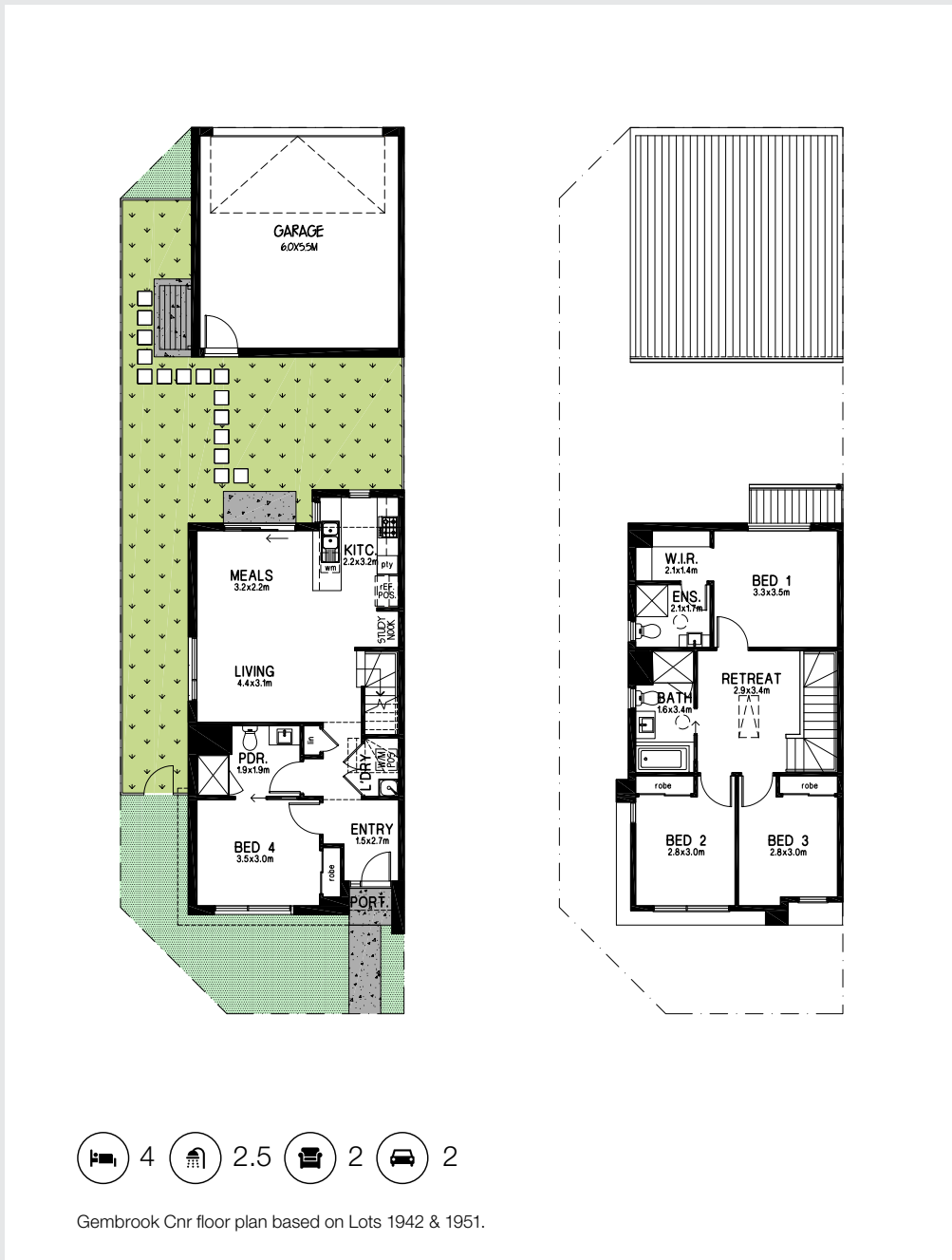
BAINBRIDGE ROAD





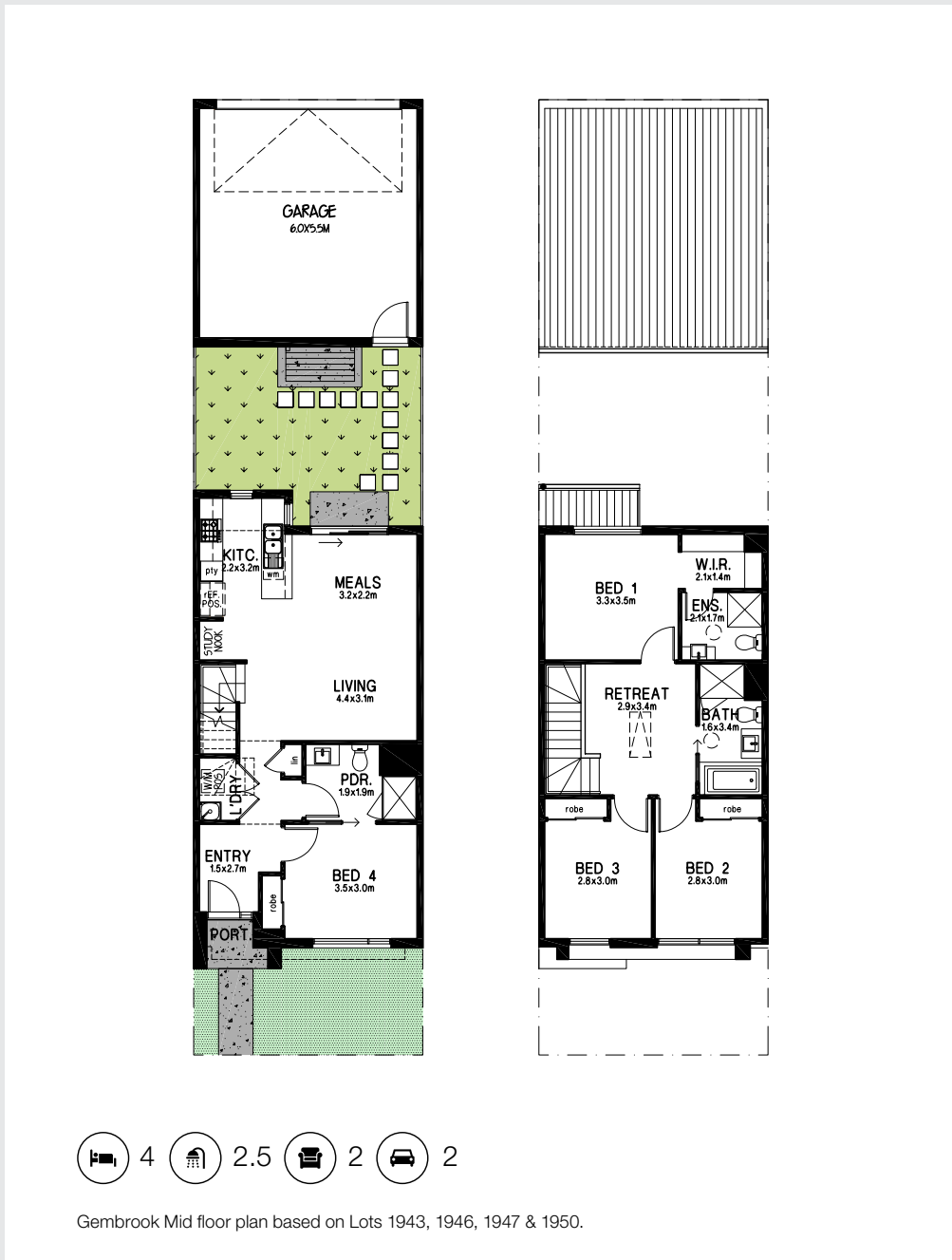
LOCATION

The Village at Manor Lakes is a boutique neighbourhood with tree-lined streets and walking paths that connect you to all the exciting established and future features to come. Live, play and shop locally with local parks and playgrounds, a community dog park, and the future Village Town Centre all within walking distance to your new home.



In the most desirable end of terrace location with all the benefits of the Gembrook Cnr, create your ideal setting for unforgettable moments and cherished memories.





Create your ideal setting for unforgettable moments and cherished memories with open plan living, seamlessly connecting the living, dining, and kitchen. Perfectly zoned with a ground floor bedroom and adjoining powder room whilst upstairs, a generously sized leisure area awaits, filled with natural light through a skylight. Thoughtfully positioned at the rear is a large master suite spanning the width of the home featuring a walk through robe to ensuite.



CLARINDA MID

17.12 sq



This remarkable townhome features ground floor open plan living, seamlessly connecting the living, dining, and kitchen areas. Enjoy the convenience of a separate powder room and the versatility of a dedicated study nook. Upstairs, two minor bedrooms provide comfort and space, while the master suite offers a luxurious retreat complete with it's own personal ensuite. Catering to the needs of the modern lifestyle to deliver style and functionality.



WHICH ONE IS YOURS?



Manor Lakes.

Artist impression. Actual landscaping may vary.

A LOT 1942
House Area 18.84sq
Lot Area 194m²
Gembrook Cnr

B LOT 1943
House Area 18.83sq
Lot Area 150m²
Gembrook Mid

C LOT 1944
House Area 17.12sq
Lot Area 150m²
Clarinda Mid

D LOT 1945
House Area 17.12sq
Lot Area 150m²
Clarinda Mid

E LOT 1946
House Area 18.83sq
Lot Area 150m²
Gembrook Mid

^Townhome prices are based on specified floorplan and façade. For full details, speak to a Metricon New Home Advisor. Townhome Packages valid until sold out. Plans correct at time of printing and subject to change without notice. Floorplans are a representation of specified facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by Dennis Family Corporation. Land prices and availability are subject to change without notice. All homes are subject to developer approval. Landscaping and fencing may differ from that shown. For detailed home pricing please talk to a New Home Advisor. Total squares and building size of the home is calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Metricon assumes a straight line between the exterior of walls or columns. VIC Builder's Licence CDB-U 52967. OCT2024



F LOT 1947
House Area 18.83sq
Lot Area 150m²
Gembrook Mid

G LOT 1948
House Area 17.12sq
Lot Area 150m²
Clarinda Mid

H LOT 1949
House Area 17.12sq
Lot Area 150m²
Clarinda Mid

I LOT 1950
House Area 18.83sq
Lot Area 150m²
Gembrook Mid

J LOT 1951
House Area 18.84sq
Lot Area 194m²
Gembrook Cnr



MORE HOME. MORE VALUE.



Fixed site costs (no more to pay)



Landscaping to front yard



2550mm ceiling height ground floor



Wall panel heaters to all bedrooms



Modern kitchen cooktop, oven and rangehood



Split system to main living



Timber look laminate flooring to main living area, meals, kitchen and entry



20mm Stone Composite kitchen & bathroom benchtops



Carpet to bedrooms



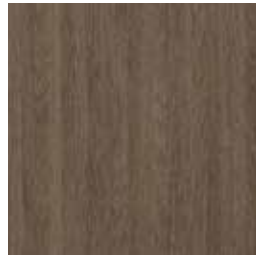
Letterbox



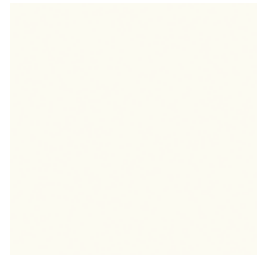
LED Downlights

COLOUR SCHEMES - ALMOND

- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom, Ensuite & Benchtop - Reconstituted Stone
- 05/ Wall Tiles
- 06/ Internal Paint Colour
- 07/ Carpet
- 08/ Timber look laminate flooring
- 09/ Floor Tile
- 10/ Premium Carpet (Upgrade Option)
- 11/ Premium Timber Look Laminate Flooring (Upgrade Option)
- 12/ Mirror (Upgrade Option)
- 13/ Splashback (Upgrade Option)
- 14/ Blinds (Upgrade Option)



01



02



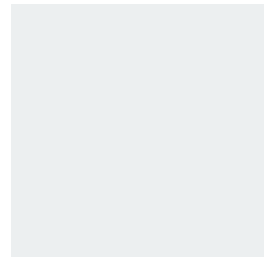
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Specification Upgrades (refer to project upgrade list and project specification)



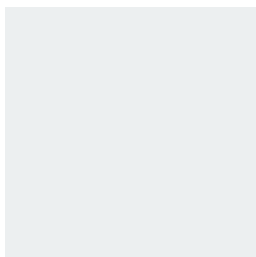
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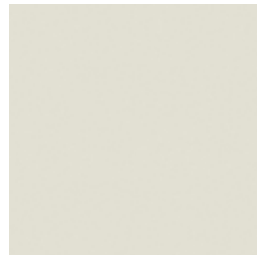


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COLOUR SCHEMES - PEPPER



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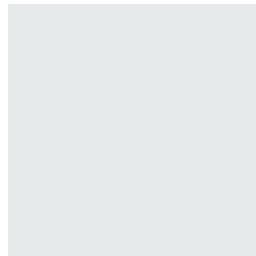
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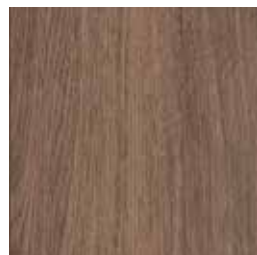
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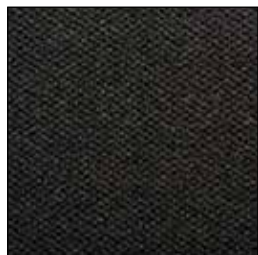


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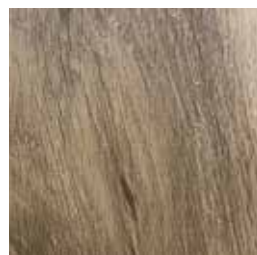


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Specification Upgrades (refer to project upgrade list and project specification)



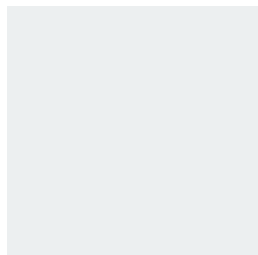
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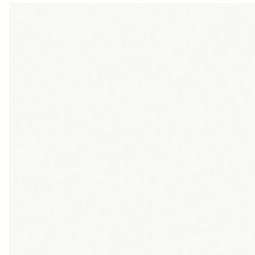
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- 13/ Splashback (Upgrade Option)
- 14/ Blinds (Upgrade Option)

COLOUR SCHEMES - CARAMEL

- 01/ Kitchen Overhead Cupboards - laminate
- 02/ Kitchen Base Cupboards - laminate
- 03/ Bathroom, Ensuite & Laundry Base Cupboards - laminate
- 04/ Kitchen, Bathroom, Ensuite & Benchtop - Reconstituted Stone
- 05/ Wall Tiles
- 06/ Internal Paint Colour
- 07/ Carpet
- 08/ Timber look laminate flooring
- 09/ Floor Tile
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- 14/ Blinds (Upgrade Option)



01



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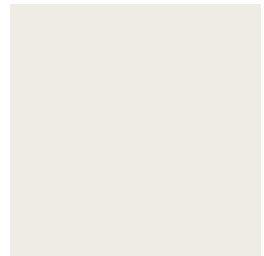
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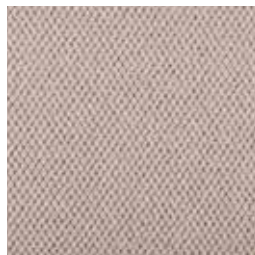


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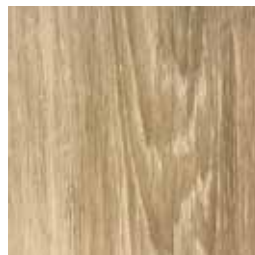


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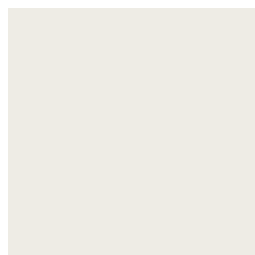
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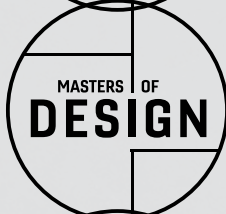


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THE METRICON DIFFERENCE



We've been helping Australians love where they live for more than 45 years. Whether you're building your first home or your forever home, we're with you every step of the way - from the first brick to final handover.



Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.



Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.



We believe no one else designs and builds as well as us and, as Australia's No.1 home builder for the ninth year running*, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.



TOWNLIVING™



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