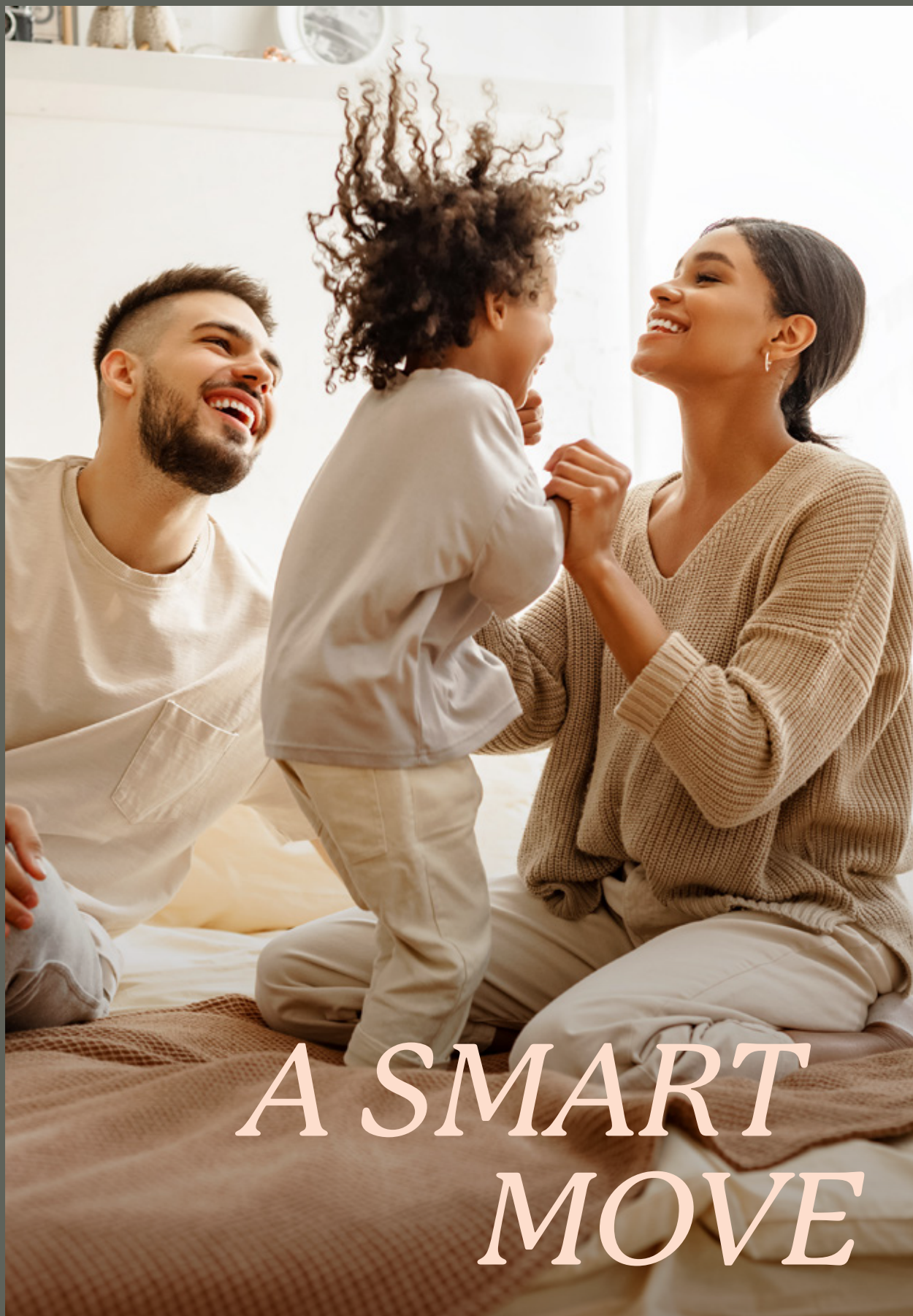


Southampton Villa

 Reside
Collection



*A SMART
MOVE*

The Dennis family experience



It takes a family to understand how a family wants to live. At Dennis Family, we believe that our own family's experience in creating communities gives us special insight into the unique requirements of each and every family we meet.

Ours is a family owned business with a reputation for quality and excellence in the property industry, which has been built on over sixty years of experience and expertise.

Over that time, Dennis Family Corporation has created residential communities for thousands of people and built around 30,000 homes. Dennis Family Homes are carefully planned and expertly built to ensure they stand up to the demands of the busy lifestyles of Australian families.

Having received numerous industry awards for quality and design, and with a long and proud history of making home ownership possible, it's no wonder our company has built a reputation as one of the best home builders in Melbourne.



Introducing Reside Collection

Your dream home is a beautifully designed house in a great location, with a backyard big enough for outdoor entertaining.

Introducing the Reside Collection - a range of quality homes with plenty of room to grow, without compromising on space, functionality and design.






The first range within the Reside Collection, the Southampton Villas, offers spacious open plan living, a beautifully appointed kitchen, generous courtyard, ample storage, secure garage, privacy and comfort... everything you could want or need in a modern, low maintenance family home.

With a range of high-end inclusions designed to elevate style and functionality, a Reside Collection home is a smart move. Developed by Dennis Family Corporation, built by Dennis Family Homes and enjoyed by your family.



Masterplan



-  SCHOOLS / CHILDCARE
-  SHOPPING / FUTURE SHOPPING
-  TRANSPORT (TRAIN)
-  TRANSPORT (BUS)
-  RECREATION / PARKS AND PLAYGROUNDS



A location made for living



Manor Lakes is a thriving community just 40 minutes from Melbourne's CBD. With an abundance of established amenities ready and waiting, you will be a short drive to:

- Wyndham Vale train station and bus links
- Manor Lakes Central Shopping Centre
- Three established schools: Manor Lakes P-12 College, Our Lady of the Southern Cross Primary School and Ngarri Primary School
- Sparrow Early Learning Centre and Wyndham Vale Kindergarten
- Manor Lakes Community Learning Centre, complete with library, kindergarten, and Maternal & Child Health consulting rooms

The Village

The Reside Collection is located within The Village at Manor Lakes, a boutique neighbourhood where tree-lined streets and walking paths create the feel of a modern village.

You'll be within walking distance to future amenities such as local parks and playgrounds, the community dog park and the beautifully landscaped wetlands. Stroll to the future Maywood Road Park and enjoy its expansive open space, and to the future Village Town Centre for a coffee, for dinner or for the weekly shop.

It's all here, within your new neighbourhood.

Beauty is in the detail

The Reside Collection possesses exceptional attention to detail and high-quality finishes throughout. A complete turnkey solution, your home will be ready for your family to move in and start living.

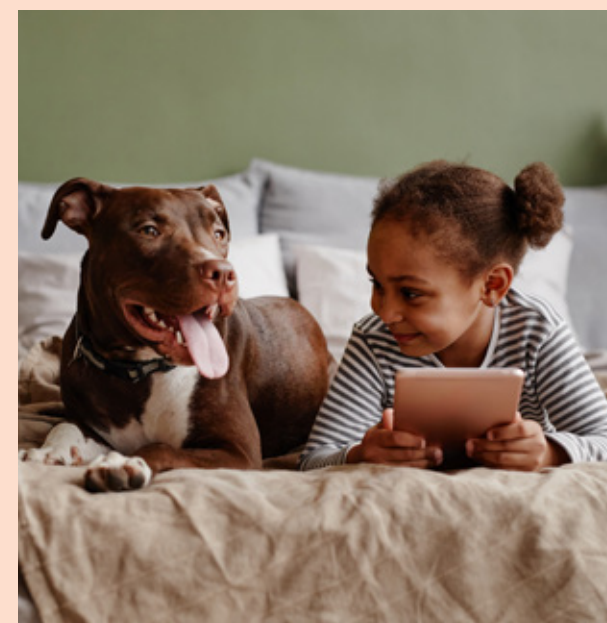


Some of the premium inclusions to be found in the Reside Collection:

- Tiled kitchen splash back
- Stainless steel 900mm five burner cooktop
- Stainless steel 600mm electric oven
- Stainless steel dishwasher
- Engineered stone benchtop to kitchen, bathroom and ensuite
- 10kw Bonaire Optima ducted reverse cycle system heating and cooling
- Alarm package including 4 sensors, strobe, siren and keypad
- Landscaping to front and rear of house with fencing included
- Sectional garage door with remote
- Exposed aggregate driveway
- 2550mm ceiling height
- Independent 6 Star Energy Rating

And so much more!





What you'll get in your new home

Kitchen

- Engineered stone benchtop
- Stainless steel five burner gas cooktop
- Stainless steel electric oven
- Stainless steel finish canopy rangehood
- Stainless steel dishwasher

Ensuite and Bathroom

- Bath
- Shower base
- Engineered stone benchtop
- Semi-frameless polished silver shower screen
- Vitreous china vanity bowl or semi recessed bowl
- Fixed mirrors with polished edge
- Bright chrome double towel rails and toilet roll holder
- Toilet, fully concealed low slung pan with vitreous china dual flush

Tapware

- Single lever gooseneck chrome mixer tap with aerator to sink
- Mixer taps in chrome finish to basins, baths, showers, and laundry
- Shower rose
- Garden taps provided to front and rear yard

Storage

- All robes have shelf and hanging rail
- Linen cupboard with shelf
- Broom cupboard with shelf

Laundry

- 45 litre stainless steel tub with cabinet

Other

- 160 litre Solar Hot Water System and 6 star 24 litre integrated gas booster
- 10KW Bonaire Optima ducted reverse cycle heating and cooling system
- Mains power smoke alarms with battery backup
- Free to air TV point, pay TV point, 3 data points, and 1 telephone point ready for NBN connection
- Sectional garage door with remote
- Landscaping to front and rear, including letterbox and clothesline
- Exposed aggregate driveway
- Timber paling fencing to side and rear boundaries
- Independent 6 star energy rating

Floorplans

3  | 2  | 2  Land 284m²

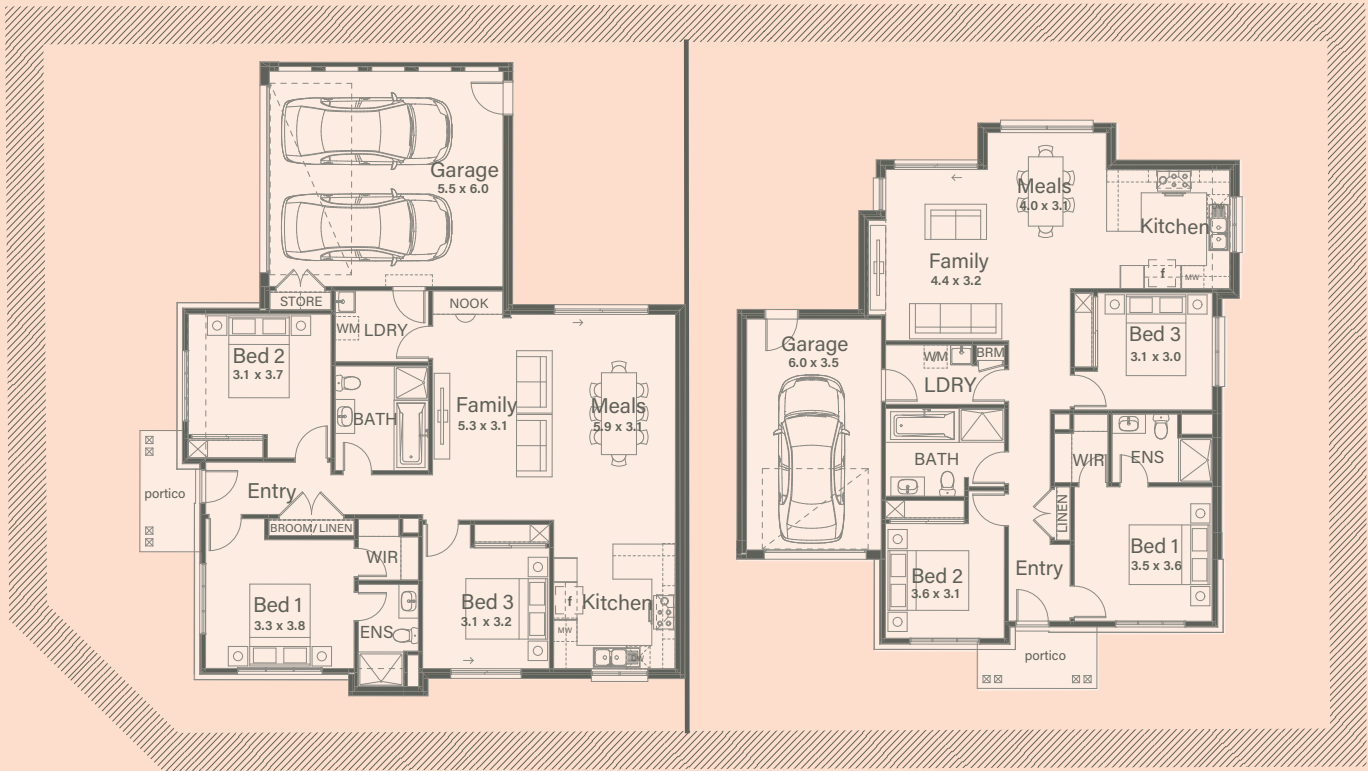
Room Dimensions:	Family: 5.3 x 3.1m
	Dining: 5.9 x 3.1m
	Master Suite: 3.3 x 3.8m
	Bedroom #2: 3.1 x 3.7m
	Bedroom #3: 3.1 x 3.2m

Total Floor Area: 167.45m²

3  | 2  | 1  Land 288m²

Room Dimensions:	Family: 4.4 x 3.2m
	Dining: 4.0 x 3.1m
	Master Suite: 3.5 x 3.6m
	Bedroom #2: 3.6 x 3.1m
	Bedroom #3: 3.1 x 3.0m

Total Floor Area: 146.74m²



Southampton Villa Newport Façade



Artist Impression

Double Garage



Artist Impression

Single Garage

Images, drawings and descriptions are for illustration only, are not to scale and may differ from final built form. © 2023. Except as permitted under the Copyright Act 1968 no material anywhere on this website or brochure may be copied reproduced altered or further disseminated in any form without prior written permission.

Warm colour scheme

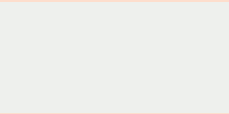
External



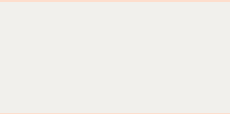
Walls (Render):
Haymes Smoky Silhouette



Walls (Cladding):
Haymes Moon & Stars



Frames:
Haymes Greyology 1

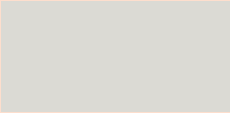


Garage Door:
Colorbond Dover White

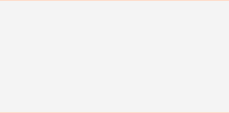


External Brick:
PGH Putty Smoky Silhouette

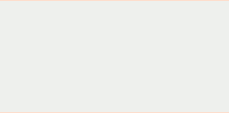
Internal General



Wall Colour:
Haymes Aura



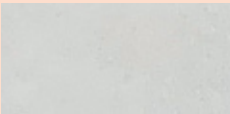
Ceiling Colour:
Haymes Dennis White



Trim Colour:
Haymes Greyology



Switches & Power Points:
White



Wet Area Floor/Wall Tile:
Newport White Matt



Floor Laminate:
Brooklyn 105 Mapleton



Carpet:
Rhino 90



Roller Blinds:
Dusk Aram

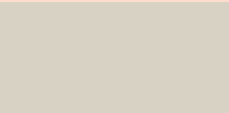
Joinery



Kitchen Benchtop:
Caesarstone Ocean Foam



Bathroom Benchtop:
Caesarstone Osprey



Kitchen & Ensuite Cabinetry:
Alpine Mist

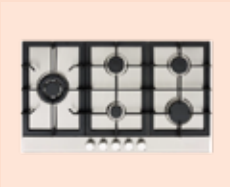


Bathroom Cabinetry:
Chalk White



Splashback:
Hynes Matt White

Appliances



Gas Cooktop:
900mm Technika
TGC9GLWFSS



Electric Oven:
600mm Technika
TO605TX



Rangehood:
Technika CHEM52C9CL-5



Dishwasher:
Technika Stainless Steel

Cool colour scheme

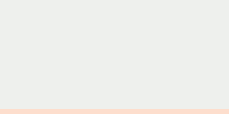
External



Walls (Render):
Haymes City Stone



Walls (Cladding):
Haymes Balance



Frames:
Haymes Greyology 1

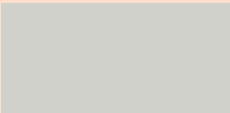


Garage Door:
Colourbond Monument

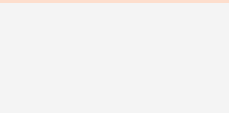


External Brick:
PGH Putty Smoky Silhouette

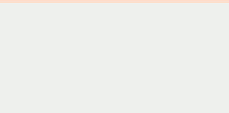
Internal General



Wall Colour:
Haymes Moon & Stars



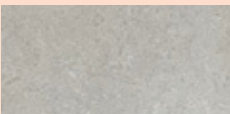
Ceiling Colour:
Haymes Dennis White



Trim Colour:
Haymes Greyology 1



Switches & Power Points:
White



Wet Area Floor/Wall Tile:
Hynes Newport Latte Matt



Floor Laminate:
Brooklyn 105 Newtown



Carpet:
40 Hearthstone



Roller Blinds:
Dusk Aram

Joinery



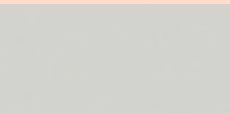
Kitchen Benchtop:
Caesarstone Urban



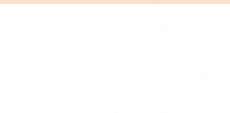
Bathroom Benchtop:
Caesarstone White Shimmer



Kitchen & Ensuite Cabinetry:
Chalk White

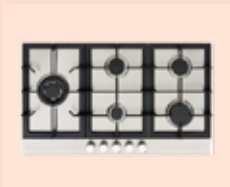


Bathroom Cabinetry:
Oyster Grey



Splashback:
Gloss White Listello

Appliances



Gas Cooktop:
900mm Technika
TGC9GLWFSS



Electric Oven:
600mm Technika
TO605TX



Rangehood:
Technika CHEM52C9CL-5

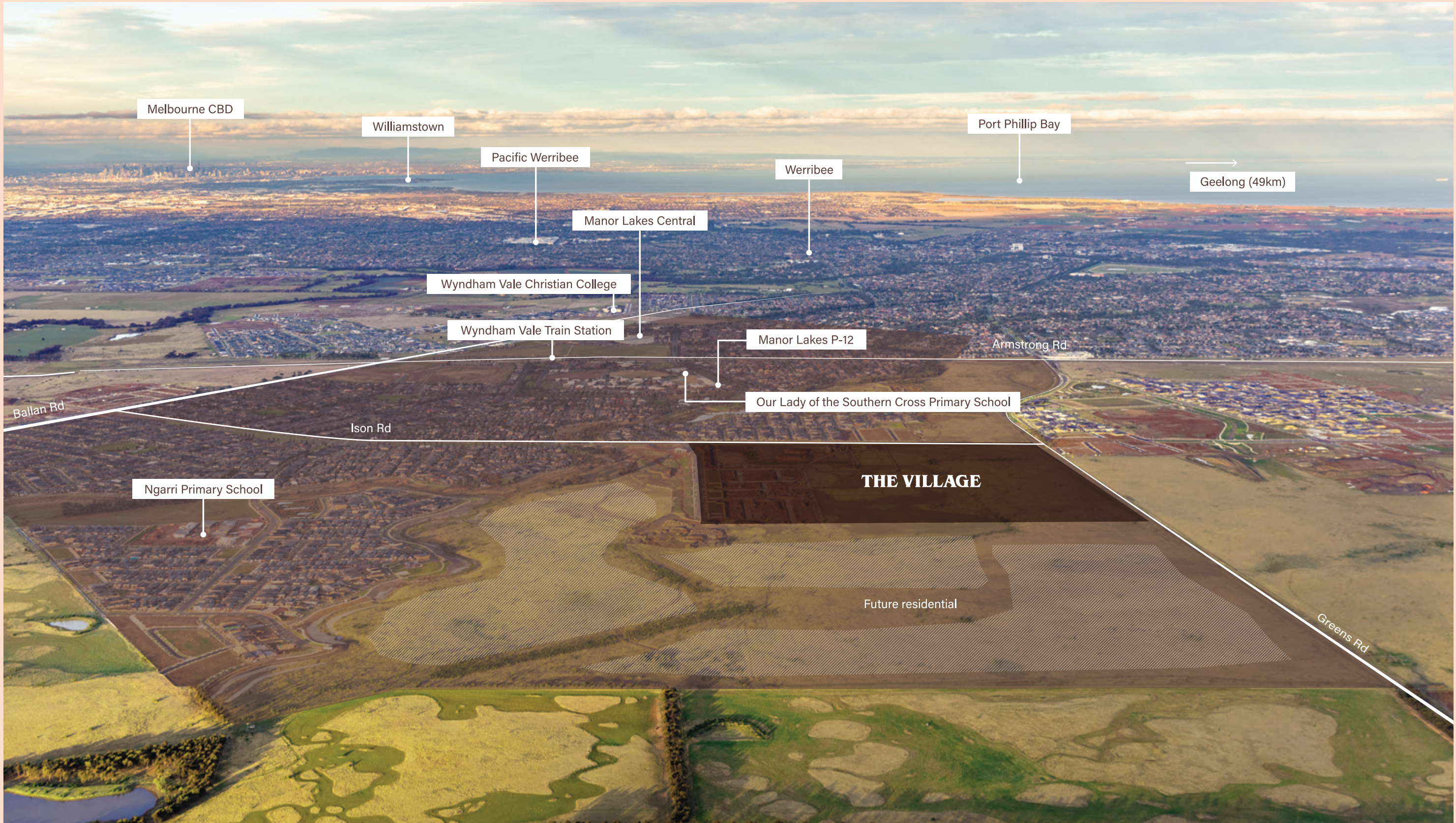


Dishwasher:
Technika Stainless Steel

Here today, more tomorrow

Manor Lakes offers the perfect location for those looking for an active and connected life in a neighbourhood that is established and yet still growing.

There's no waiting for future facilities or proposed amenities. Enjoy immediate access to all the existing neighbourhood facilities within the thriving Manor Lakes community.





Sales Centre

218 Manor Lakes Boulevard, Manor Lakes

1300 334 524

info@manorlakes.com.au

manorlakes.com.au

This brochure is not a contract and is not binding. Photos, maps, plans, drawings and descriptions are for illustration only, may include computer renders, are not to scale and may differ from final built forms. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice. All reasonable care has been taken to ensure accuracy however the information published may change from time to time to reflect changing circumstances, laws and regulations and without notice. Your contract of sale will set out all binding terms and relevant property information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. To the full extent permitted by law all liability is expressly excluded whether in negligence or otherwise, for any loss or damage in respect of, or arising from, reliance on this document. DFC (Project Management) Pty Ltd ABN 83 161 448 139 is project manager for the Manor Lakes Estate. The Manor Lakes logo is a registered trade mark used under licence © 2023. Dennis Family Homes Pty Ltd ACN 056254249 is a registered building practitioner. Builder licence number CDB-U 49195 (VIC) and 173511C (NSW).