

Lot Number
19632 / 19633

A SMART MOVE

Southampton Villa - Newport Facade



A home built for you

The Southampton Villas are the first range within the Reside Collection and are a casual and relaxed style with classic weatherboard features and a calming colour palette. Featuring a spacious three bed, two bath design with either a single or double garage, a Southampton Villa is spacious and delivered complete, ready for you and your family.

- 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*
- Victorian Homebuyer Fund*
- Stamp duty savings for eligible owner occupiers*

Make an appointment to speak to the Manor Lakes sales team about building your dream home with the Reside Collection.



*Subject to State and Federal eligibility rules, see www.sro.vic.gov.au/first-home-owner and www.sro.vic.gov.au/homebuyer To find out if you qualify for stamp duty savings, please refer to www.sro.vic.gov.au/offtheplan for more information.

Southampton Villa Newport Facade

Lot 19632
16 Bainbridge Road,
Manor Lakes 3024

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

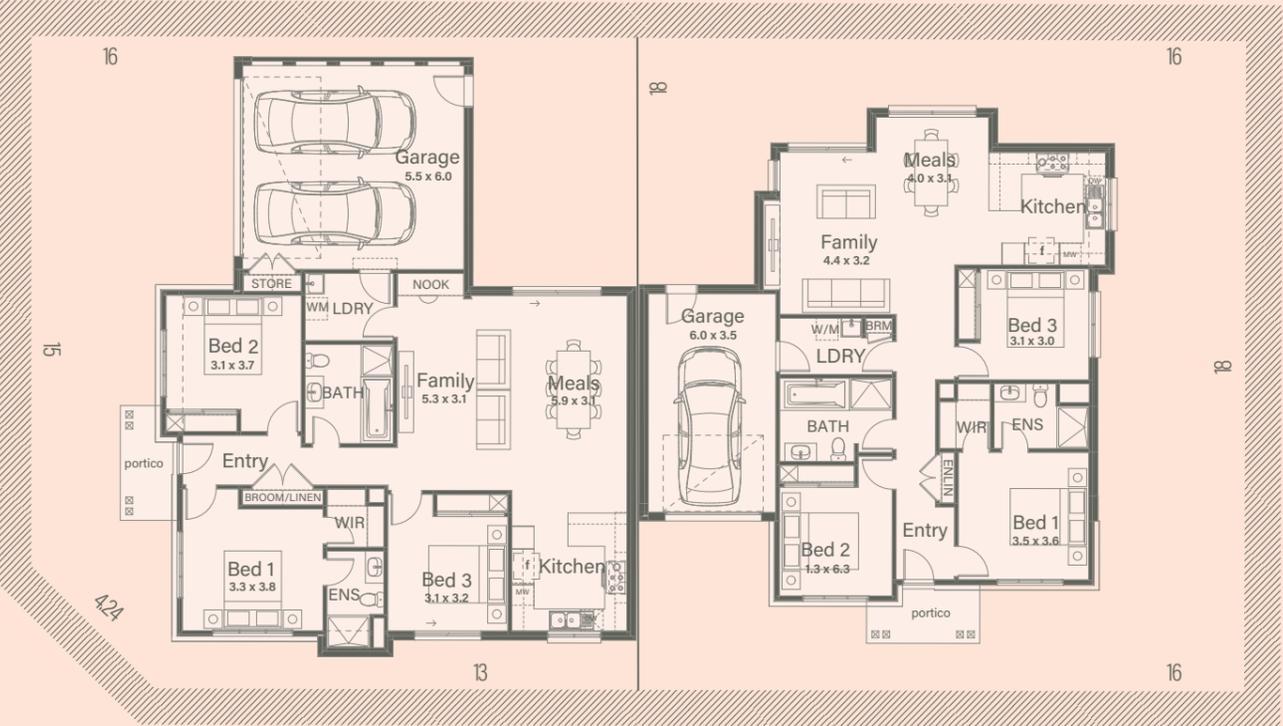
Total Floor Area: 167.45m²

Lot 19633
3 Minoa Road,
Manor Lakes 3024

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: 145.35m²



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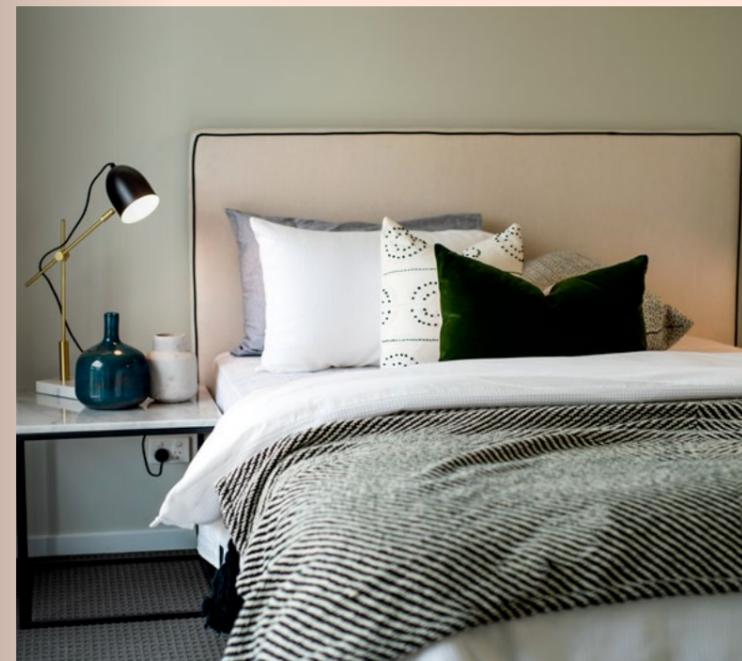
Artist Impression



Artist Impression

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 60cm 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

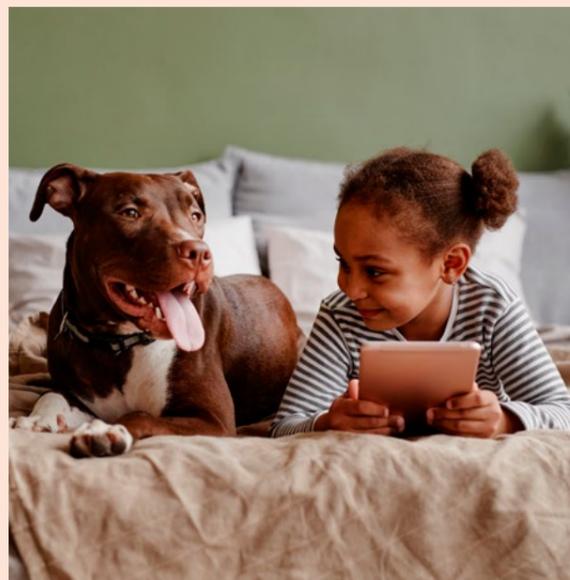
- All robes have shelf and hanging rail
- Linen cupboard with shelf
- Broom cupboard with shelf

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



Warm Colour Scheme.
Artist Impression.



Artist Impression

Cool colour scheme

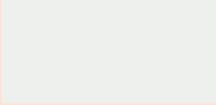
External



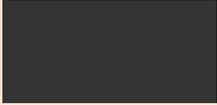
Walls (Render):
Haymes City Stone



Walls (Cladding):
Haymes Balance



Frames:
Haymes Greyology 1



Garage Door:
Colourbond Monument

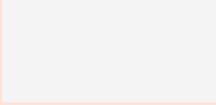


External Brick:
PGH Putty Smoky Silhouette

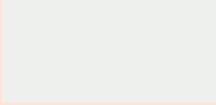
Internal General



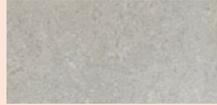
Wall Colour:
Haymes Moon & Stars



Ceiling Colour:
Haymes Dennis White



Trim Colour:
Haymes Greyology 1



Wet Area Floor/Wall Tile:
Hynes Newport Latte Matt



Floor Laminate:
Brooklyn 105 Newtown



Carpet:
40 Hearthstone

Other



Switches & Power Points:
White



Roller Blinds:
Dusk Aram

Joinery



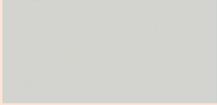
Kitchen Benchtop:
Caesarstone Urban



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:
60cm Technika
TO605TX



Rangehood:
Technika CHEM52C9CL-5



Dishwasher:
Technika Stainless Steel

The Village Masterplan

Lot Number 19632 / 19633



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Reside
Collection



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

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