

BUILT FOR LIVING



BUILT FOR LIVING TOWNHOMES

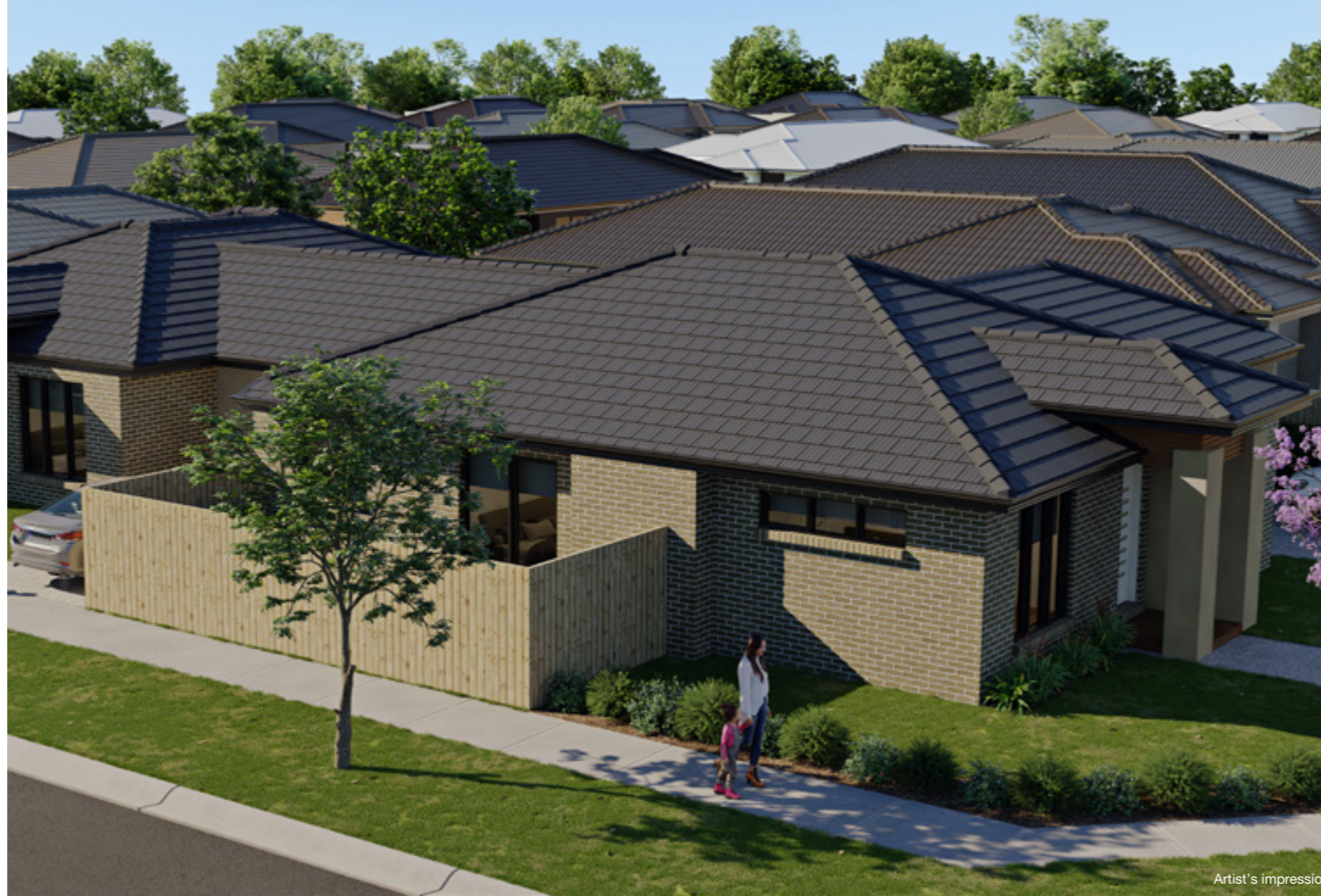
Developed by Dennis Family Corporation and built by Dennis Family Homes.

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*
- First Home Loan Deposit scheme for eligible buyers*
- Stamp duty savings for eligible owner occupiers^

Make an appointment with our sales office to visit our new display home and see what low-maintenance living is all about.



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, Lollipop Hill. You'll have easy access to the brilliant central playground, and the natural tranquility of Lollipop Creek. You'll be hard pressed to find a more complete living experience on offer in Melbourne's West.



Artist's Impression



INCLUSIONS

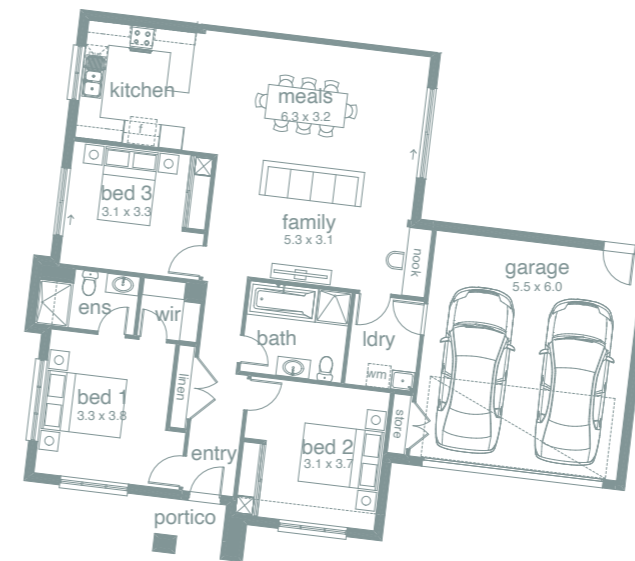
Full turnkey home, including:

- 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

Townhome Lot 17231 *Double Garage*
2 Éclair Street, Manor Lakes VIC 3024

Room Dimensions:

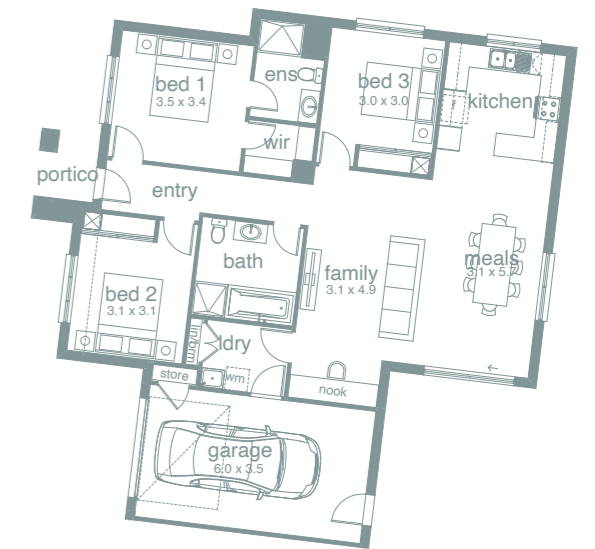
Family: 5.3 x 3.1m Bedroom 2: 3.1 x 3.7m
Dining: 6.3 x 3.2m Bedroom 3: 3.1 x 3.3m
Master suite: 3.3 x 3.8m



Townhome Lot 17230 *Single Garage*
4 Éclair Street, Manor Lakes VIC 3024

Room Dimensions:

Family: 3.1 x 4.9m Bedroom 2: 3.1 x 3.1m
Dining: 3.1 x 5.7m Bedroom 3: 3.0 x 3.0m
Master suite: 3.5 x 3.4m



*Subject to State and Federal eligibility rules, see <https://www.sro.vic.gov.au/first-home-owner> and www.nhlc.gov.au/what-we-do/first/
^To find out if you qualify for stamp duty savings please refer to <https://www.sro.vic.gov.au/offtheplan> for more information.

Images, drawings and descriptions are for illustration only, are not to scale and may differ from final built form. © 2021. 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.

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

Email: info@manorlakes.com.au

Visit: 4 Baikal Crescent, Manor Lakes

Book: Make an appointment to visit the new display townhome



TOWNHOME LIVING



This brochure is not a contract and is not binding. Photos, maps, plans, drawings and descriptions are for illustration only, are not to scale and may differ from final built forms. 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 © 2021. Dennis Family Homes Pty Ltd ACN 056254249 is a Registered Building Practitioner. Builder Licence Number CDB-U 49195 (VIC) and 173511C (NSW).