

Lot Number
19422 / 19421

A SMART MOVE

Southampton Villa - Newport Facade



Artist Impression

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

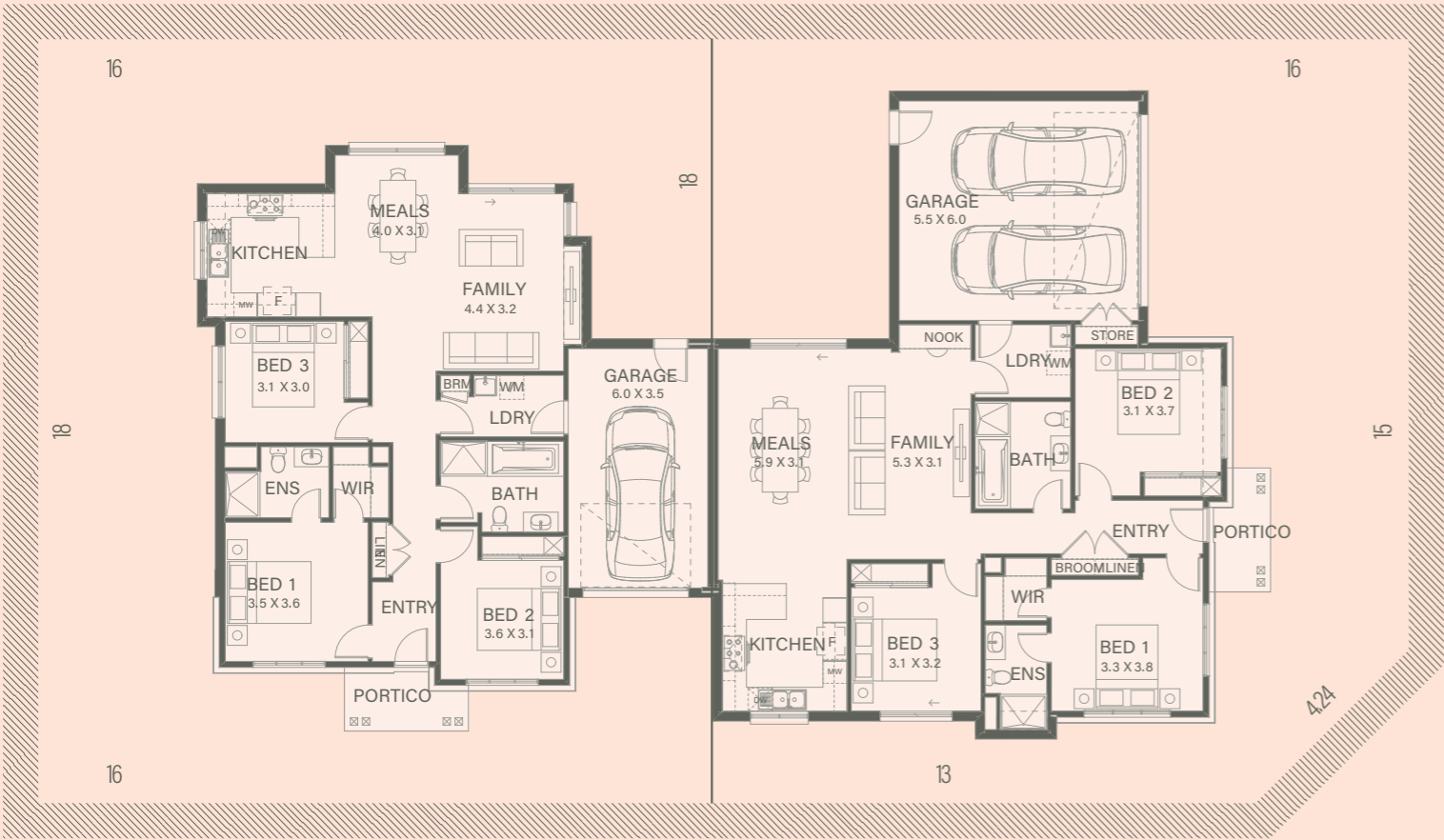
Newport Facade

Lot 19422
4 Akron Street,
Manor Lakes 3024

3 	2 	1 	Land 288m ²
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:			
146.74m ²			

Lot 19421
16 Bloomingburg Road,
Manor Lakes 3024

3 	2 	2 	Land 284m ²
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:			
167.45m ²			



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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.



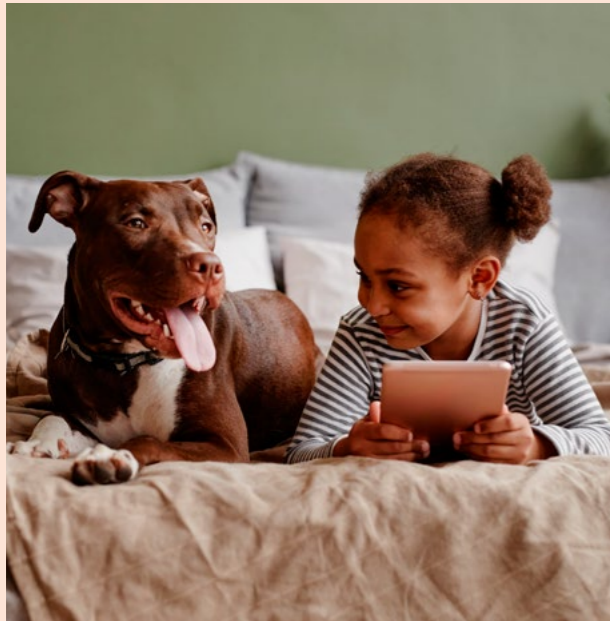
Warm Colour Scheme. Artist Impression.



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

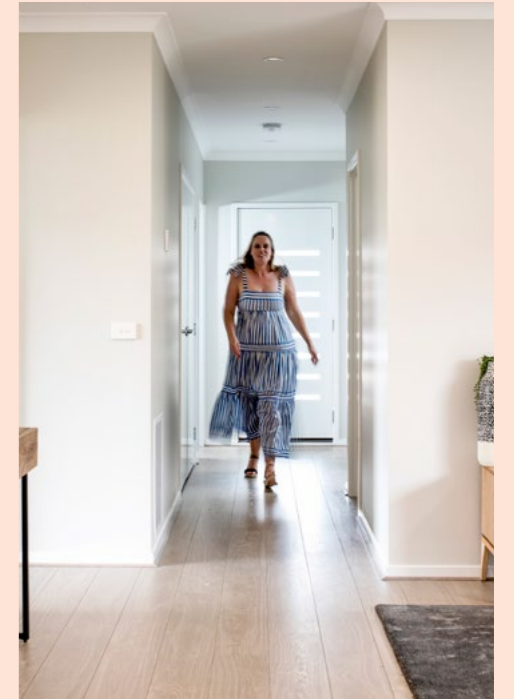
- 45 litre stainless steel tub with cabinet

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



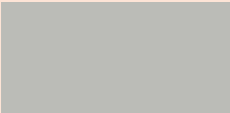
Warm Colour Scheme.
Artist Impression.



Artist Impression

Warm colour scheme

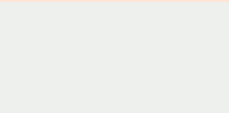
External



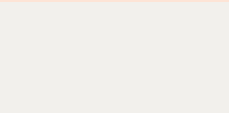
Walls (Render):
Haymes Smoky Silhouette



Walls (Cladding):
Haymes Moon & Stars



Frames:
Haymes Greyology 1

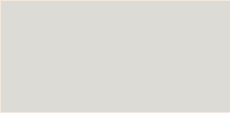


Garage Door:
Colorbond Dover White

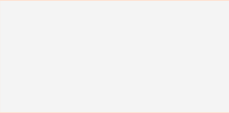


External Brick:
PGH Putty Smoky Silhouette

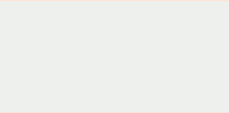
Internal General



Wall Colour:
Haymes Aura



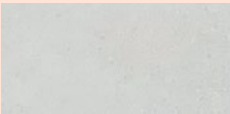
Ceiling Colour:
Haymes Dennis White



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

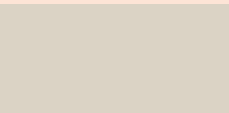
Joinery



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:
60cm Technika TO605TX



Rangehood:
Technika CHEM52C9CL-5



Dishwasher:
Technika Stainless Steel

The Village Masterplan

Lot Number 19422 / 19421



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