

*A SMART MOVE*



Reside  
Collection

# *SOUTHAMPTON VILLA*

*LOT NUMBER 20238/20239*



Warm colour scheme, artist impression



## The Dennis Family experience



The Dennis Family Corporation is one of Australia's largest privately owned residential developers and home builders, and a trusted name in the property industry. Backed by over 60 years of experience, Dennis Family has a proud reputation for delivering quality and excellence within its residential communities and innovative built form housing solutions.

During the past two decades, Dennis Family has added to its reputation by constructing high quality Townhouses and Apartments, working closely with various builder partners to deliver many hundreds of homes of every size and style that meet the needs of growing families.

Modern and stylish, the Reside Collection showcases Dennis Family's commitment to deliver architecturally designed, contemporary family homes for today's lifestyle that do not compromise on space, functionality or quality.

## A home built for you

*The Southampton Villas 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\*



\*Subject to State and Federal eligibility rules, see [www.sro.vic.gov.au/first-home-owner](http://www.sro.vic.gov.au/first-home-owner) and [www.sro.vic.gov.au/homebuyer](http://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](http://www.sro.vic.gov.au/offtheplan) for more information.

# Southampton Villa Newport Facade

## Lot 20238

4 Ellisburg Street,  
Manor Lakes 3024

3 | 2 | 1 Land 288m<sup>2</sup>

Room Dimensions: Family: 4.4 x 3.2m  
Dining: 4.0 x 3.1m  
Master Suite: 3.6 x 3.4m  
Bedroom #2: 3.1 x 3.0m  
Bedroom #3: 3.1 x 3.0m

Total Floor Area: 144.65m<sup>2</sup>

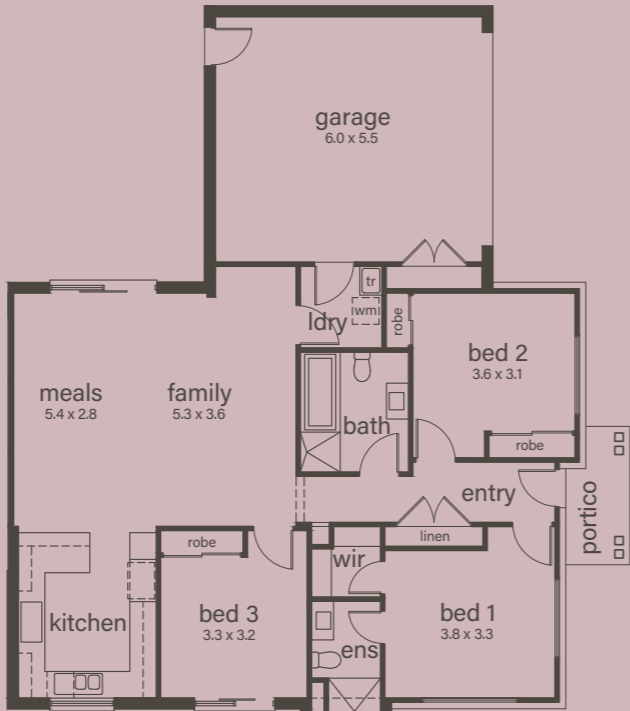
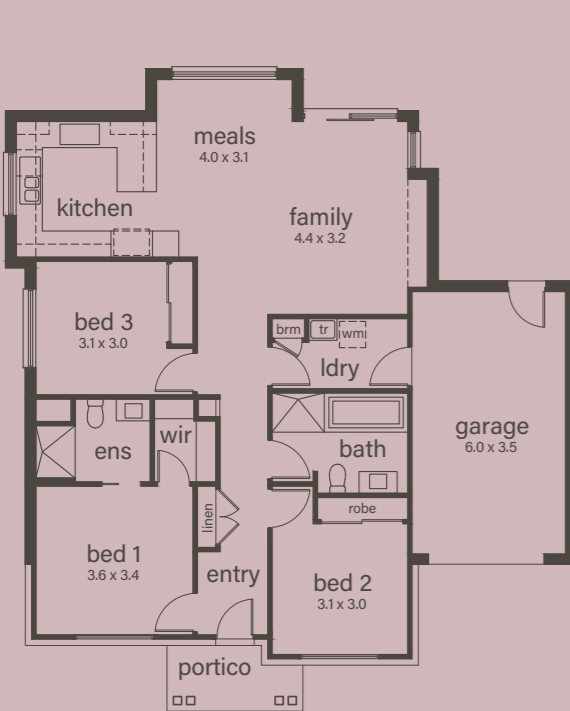
## Lot 20239

24 Bloomingburg Road,  
Manor Lakes 3024

3 | 2 | 2 Land 284m<sup>2</sup>

Room Dimensions: Family: 5.3 x 3.6m  
Dining: 5.4 x 2.8m  
Master Suite: 3.8 x 3.3m  
Bedroom #2: 3.6 x 3.1m  
Bedroom #3: 3.3 x 3.2m

Total Floor Area: 167.37m<sup>2</sup>



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## Lot 20238

Warm colour scheme, artist impression



## Lot 20239

Warm colour scheme, artist impression



# What you’ll get in your new home

The Reside Collection Villa 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.

## External Features

- Clay bricks with natural colour rolled mortar joints.
- James Hardie 180mm weatherboards on 35mm packing.
- Treated pine posts to entry.
- Gable facade design.
- Clear glazed windows and sliding doors with powder coated aluminium frames. Georgian style windows with glazing bars to facade.
- Keyed locks to all opening window sashes.
- Colorbond roof.
- Colorbond downpipes and gutter.
- Gutters in ‘Quad’ profile with rectangular downpipes.
- Render to front of garage.
- Fold away clothes line.
- Driveway, landscaping to the front yard and rear courtyard and boundary fencing to be installed by the Developer as indicated on the landscape plans.

## Doors and door furniture

- Timber front entry door frame.
- Entry door lever lockset in bright chrome to front door, external garage door and internal garage access door. Locksets keyed alike.
- Designer Slimlite front entry door. Full gloss enamel paint finish.
- Flush panel smooth skin internal doors with gloss enamel paint finish to all rooms. Openings to walk in robes.
- Lever passage sets to doors and dummy sets to cupboards, all in bright chrome.
- All hinged doors include chrome hinges, latches and striker plates.
- External sliding door with keyed lock (as indicated on plans).

## Internal Features

- Wave Look cornice to ceilings for Family, Meals, Kitchen, and Entry.
- Pre-primed MDF architraves and skirtings in ‘Single Bevel’ profile with a gloss enamel paint finish.
- Two coat paint system with walls painted in low sheen and ceilings painted in premium acrylic flat paint. Internal woodwork and doors painted in gloss enamel finish.

- Wall tiles to kitchen, ensuite, bathroom and laundry.
- Floor tiles and matching 100mm high skirting tiles to ensuite and bathroom.
- Series 2 Carpet to bedrooms.
- Timber laminate flooring to entry, family, meals and kitchen.
- Block-out Roller blinds to bedrooms, living areas and kitchen.
- Flyscreens to openable windows.
- Alarm package including 4 sensors, strobe, siren and keypad.

## Kitchen

- Stainless steel sink.
- Provision for microwave.
- Bank of four drawers with cutlery insert to top drawer.
- Overhead cupboards with bulkhead above.
- Laminated pantry with four white melamine shelves.
- Tiled splashback.
- Engineered Stone benchtop (colour and material subject to availability).

## Appliances

- Stainless steel 900mm four burner gas cooktop.
- Stainless steel 600mm, electric oven.
- Stainless steel finish canopy rangehood, flued to ceiling space.
- Stainless Steel dishwasher.

## Cabinetry

- Laminate doors and square edge laminated benchtops. Colour as per relevant unit Internal Scheme.
- Designer cabinet handles to all laminate cabinets.
- White melamine lined cupboards and drawers.

## Ensuite and Bathroom

- Acrylic bath in white.
- Shower base in white acrylic.
- Semi-frameless polished silver shower screen nominal 2,000mm high with clear safety glass and pivot door with chrome knob.
- Vitreous china vanity bowl or semi recessed bowl in white.
- Fixed mirrors with polished edge.

- Bright chrome double towel rails.
- Bright chrome toilet roll holder beside all toilets.
- Toilet, fully concealed low slung pan with vitreous china dual flush close coupled cistern and hard plastic seat in white.
- Engineered Stone benchtop (colour and material subject to availability).

## Tapware

- Single lever gooseneck chrome mixer tap with aerator to sink.
- Mixer taps in chrome finish to basins, baths, showers, and laundry tub. Stop taps inside laundry tub for washing machine connection.
- Shower rose.
- Garden taps provided to front (at water meter) and rear (on home external wall).

## Laundry

- NUGLEAM 45 litre Drawer System Laundry Unit.

## Storage

- Walk-in robe and bedroom robes have white melamine shelf and chrome hanging rail. Bedroom robes also include gloss enamel paint finish to flush panel doors.
- Linen cupboard includes four white melamine shelves.
- Site built broom cupboard with melamine shelf.

## Energy efficiency features

- Independent 6 star energy rating (Victoria)
- R4.I batt insulation to ceiling (excludes portico and garage).
- R2.5 wall batts to external walls of dwelling including garage/house wall. Wall wrap to external walls with joins taped.
- Draught excluders and weather seals to house external hinged doors including garage/house access door.
- Exhaust fan with built in draft stopper above all showers and enclosed toilet suites.

## Hot water (Victoria)

- 160 litre Solar HWS and six star 24 litre integrated gas booster.

## Heating & Cooling

- 10KW Bonaire Optima ducted reverse cycle system
- Ducted to ceiling outlets in all bedrooms and meal/family area.

## Electrical

- Double power points throughout excluding cooktop, dishwasher and microwave.
- Downlights to entry, living & kitchen. Light globe with batten to bedrooms, laundry and garage.
- Weatherproof batten holder to each exterior door, excluding garage.
- Mains power Ionisation smoke alarms with battery backup.
- 1 free to air TV point (7m co-axil cable in roof space), 1 pay TV point 3 data points and 1 telephone point ready to connect to NBN by the purchaser after handover.
- Safety switch, circuit breakers and earth leakage to meter box.

## Garage

- Sectional door with remote.
- External weatherproof flush panel rear access door.

## Construction features

- Engineer designed concrete slab.
- 2,550mm nominal ceiling height.
- Constructed for low level of bushfire attack. Bushfire Attack Level (BAL) — Low.

## Home connections and wind rating

- Includes underground power, mains water, mains gas, mains sewer and storm water and NBN connections.
- Based on N2 wind rating.

## Termite Treatment

- Part A termite treatment protection to home with collars to slab penetrations.

# Warm colour scheme



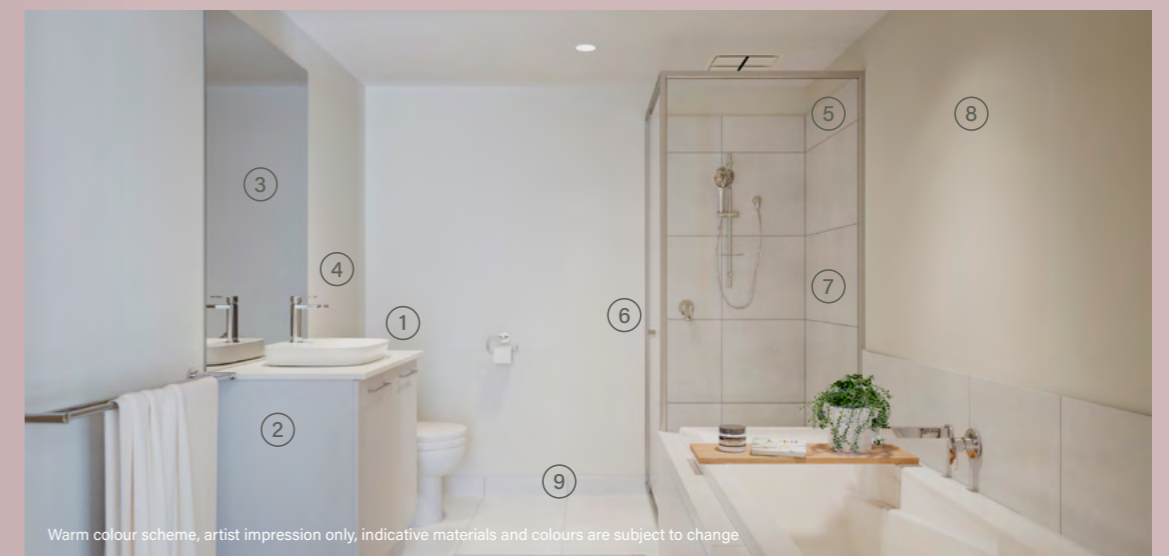
Warm colour scheme, artist impression only, indicative materials and colours are subject to change

- 1. 2,550mm ceilings
- 2. Stainless Steel 900mm 4 burner gas cooktop and 600mm electric under-bench oven
- 3. Caesarstone benchtops (colour and material subject to availability).
- 4. Chrome swivel mixer tap
- 5. Tiled splashback in Hynes Matt White Tile
- 6. Laminex Alpine Mist on all kitchen cabinetry
- 7. Wattyl Shady Spot walls
- 8. Wattyl White ceiling
- 9. Brooklyn Mapleton floor laminate



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- 1. 2,550mm ceilings
- 2. Dusk Arum single roller blackout blinds
- 3. Wattyl Shady Spot walls
- 4. Wattyl White ceiling
- 5. Brooklyn Mapleton floor laminate

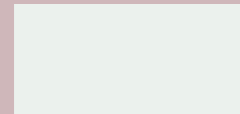


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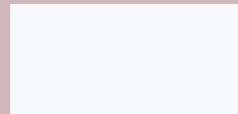
- 1. Caesarstone benchtops (colour and material subject to availability).
- 2. Laminex Chalk White bathroom cabinetry
- 3. Polished edge mirror
- 4. Chrome tapware
- 5. Crystal 'Euro' Semi-frameless 2000mm shower screen with chrome knob
- 6. Chrome shower tapware and wall mixer
- 7. Hynes Newport White Matt 450 x 450mm shower wall tiles
- 8. Wattyl Shady Spot walls
- 9. Hynes Newport White Matt floor tiles

# Warm colour scheme

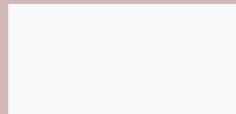
## Internal General



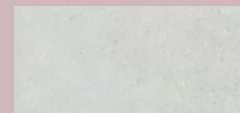
Wall Colour:  
Wattyl Shady Spot



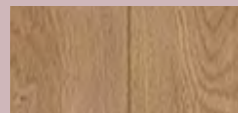
Ceiling Colour:  
Wattyl White



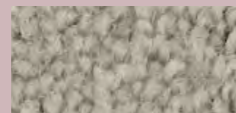
Trim Colour:  
Wattyl White



Wet Area Floor/Wall Tile:  
Newport White Matt

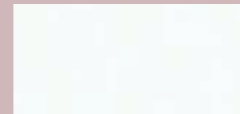


Floor Laminate:  
Brooklyn 105 Mapleton



Carpet:  
Rhino 90

## Other



Switches & Power Points:  
White



Roller Blinds:  
Dusk Aram

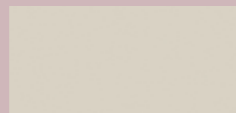
## Joinery



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



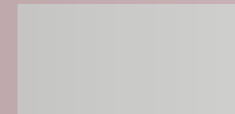
Rangehood:  
Technika CHEM52C9CL-5



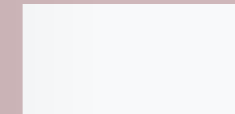
Dishwasher:  
Technika Stainless Steel

# Cool colour scheme

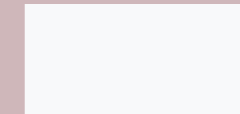
## Internal General



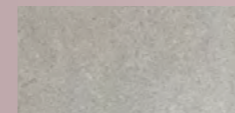
Wall Colour:  
Wattyl Sirens Call



Ceiling Colour:  
Wattyl White



Trim Colour:  
Wattyl White



Wet Area Floor/Wall Tile:  
Hynes Newport Latte Matt



Floor Laminate:  
Brooklyn 105 Newtown



Carpet:  
40 Hearthstone

## Other

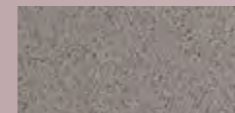


Switches & Power Points:  
White



Roller Blinds:  
Dusk Aram

## Joinery



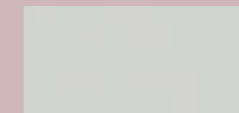
Kitchen Benchtop:  
Caesarstone Urban



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:  
600mm Technika  
TO605TX



Rangehood:  
Technika CHEM52C9CL-5



Dishwasher:  
Technika Stainless Steel



# Reside Collection



Manor Lakes

ANOTHER DENNIS FAMILY COMMUNITY

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[manorlakes.com.au](http://manorlakes.com.au)

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