

ECHO  
TOWNHOMES  
by GLENVILL

Now & Tomorrow.



\* Artist impression

Deanside Village — stage 20



*Image from Echo Townhomes Jubilee Display home.*

# A bold take on contemporary living

At Echo Townhomes we are driven to create sophisticated, and outstanding homes and bring excellence within reach of hardworking Australian families. We see our homes as an integral part of their dynamic, changing lifestyles.



## Count on us

At Echo Townhomes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.



### SERVICE

The service that we provide throughout the journey must be as exceptional as the home itself. Each of our team members is passionate about providing outstanding results and exceeding our customer's expectations.



### QUALITY

Our stringent QA measures combined with experienced Site Managers and trade partners ensure that we deliver the highest standard townhomes.



### DESIGN

We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Our commitment to offer affordable homes is matched by our desire to create stunning, exceptional family-oriented homes.





# Designed for lifestyle

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At Echo Townhomes our passion for striking, contemporary design is only matched by our desire to deliver homes filled with warmth and light.

Walking into one of our homes, you will be struck by the balance of design excellence and functionality throughout.

You will be greeted by clean lines, sleek surfaces and user-friendly spaces wherever you look.

An Echo Townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Echo Townhomes are built for your life today and will adapt beautifully as your needs change in the future.







*Image from Echo Townhomes Jubilee Display home.*

# Echo Townhomes at Deanside Village

This exclusive release consists of six double storey townhomes expertly designed to stand the test of time. These spacious homes feature an open plan combined kitchen, living and dining with generous storage, complete with dedicated laundry and pantry spaces as well as a front entry garage. These homes will suit any family — now and tomorrow.

A gem of Deanside real estate near Caroline Springs, this collection of townhomes is located at the heart of an exclusive precinct. With amenities galore on your doorstep, now is the time to create your new life at Deanside Village.

# Select your home.



A	B	C	D	E	F
Lot 2011 204m2	Lot 2012 136m2	Lot 2013 136m2	Lot 2014 136m2	Lot 2015 136m2	Lot 2016 204m2





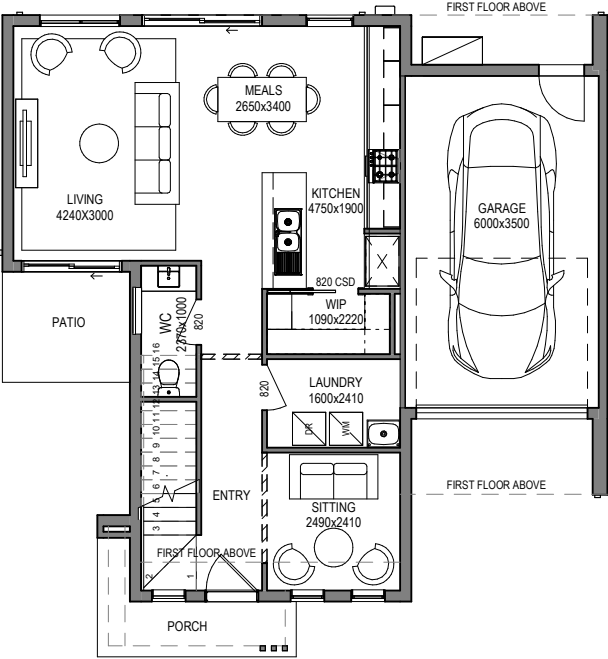
LOTS 2011 & 2016

 4

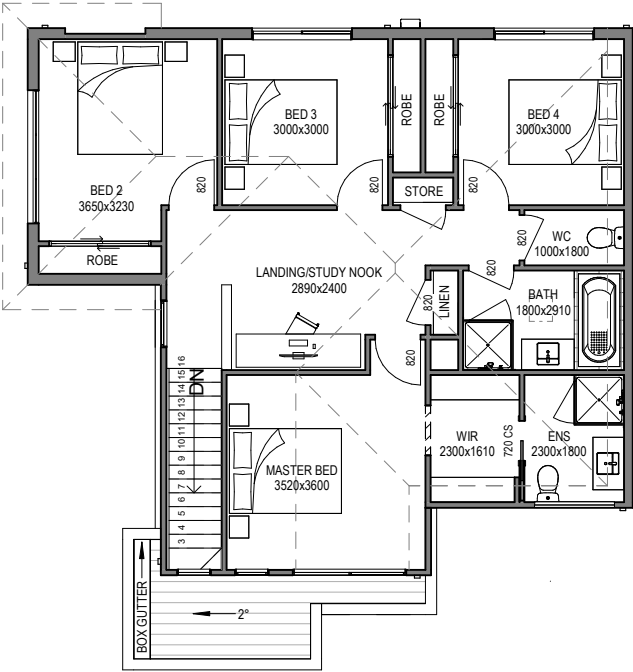
 2.5

 1

Build Area 19.70sq  
Lot Area 204m2



Ground Floor



First Floor

\*Lot 2016 floorplan to be mirrored to suit garage crossover location.



LOT 2011

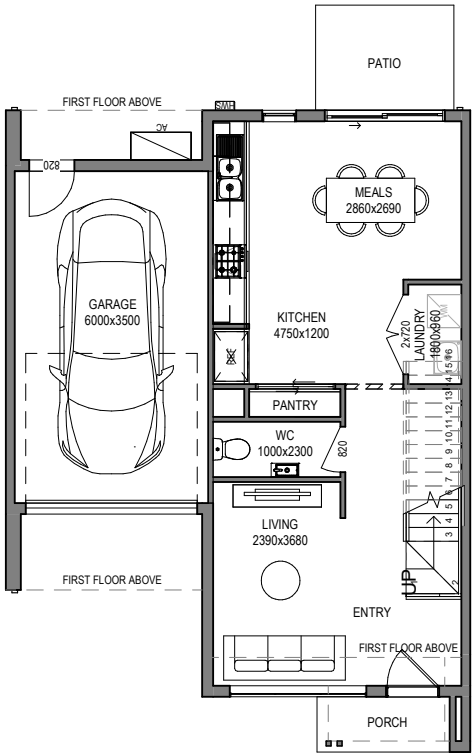


LOT 2016

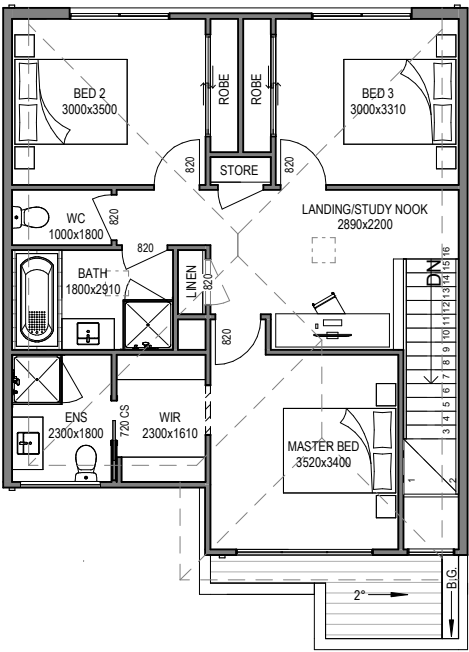
LOTS 2012, 2013, 2014 & 2015



Build Area 16.74sq  
Lot Area 136m2



Ground Floor



First Floor

\*Lots 2013 & 2015 floorplan  
to be mirrored to suit garage  
crossover location.



LOT 2012

\* Artist impression





LOT 2013

\* Artist impression



LOT 2014



LOT 2015





## Location & Lifestyle

Located just 3 kilometres from the heart of the well-established suburb of Caroline Springs, life at Deanside Village presents easy access to a variety of shopping services and quality educational facilities, combined with an abundance of open space and beautiful streetscapes – right where you are. This alluring Deanside estate is a sweet blend of convenience and tranquility.

In addition to the convenience of the nearby established Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct, as part of the future plans for life at Deanside Village.

Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition the natural beauty of the Kororoit Creek wetlands.

Conveniently located, Deanside Village is just a short distance from the existing Caroline Springs and future train stations and Western Freeway, for an easy commute to Melbourne CBD or day trip to the coast.





# Deanside Village

## Aerial overview







## Choose your style

Make a confident statement and strike the right balance of style and comfort in your new home. Our designs and carefully curated colour schemes are influenced by the relaxed Australian lifestyle. Simple, iconic designs that capture the feeling of now yet are designed to pass the test of time. Choose between a light or a dark interior as the perfect canvas to let your personal style take the lead.

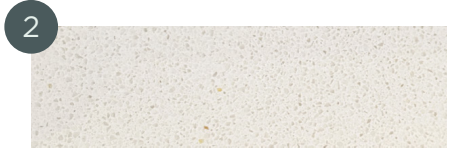


# Colour Scheme

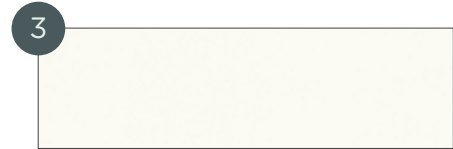
## — Light



LAMINEX - CLASSIC OAK 8537  
Overhead cabinets in kitchen –  
cabinets in bathroom, ensuite  
and powder room



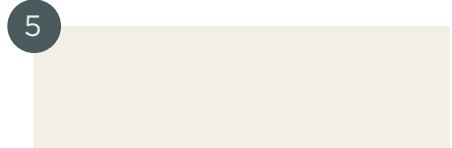
CAESARSTONE - WHITE SHIMMER  
Kitchen, bathroom, ensuite and powder  
room benchtops



NATIONAL TILES - WHITE GLOSS  
250x400  
Laid stack bond horizontal kitchen,  
laundry, bathroom, ensuite and  
powder room



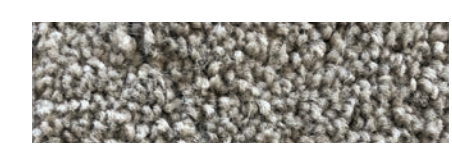
BUILDERS WHITE  
Ceiling



HAYMES - WHITE ON WHITE  
Walls, architraves, skirtings  
and doors (Gloss)



PERFECT TIMBER FLOORS,  
LAMINATE - NEWHAVEN  
To entry, kitchen, meals and family



ROYAL PARADE MARCH  
NELSON/300 LATTE  
Bedrooms and living room if applicable



# Colour Scheme

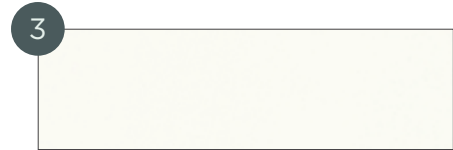
— Light



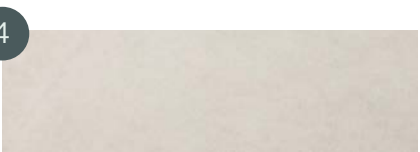
LAMINEX - CLASSIC OAK 8537  
Overhead cabinets in kitchen –  
cabinets in bathroom, ensuite  
and powder room



LAMINEX - BRUSHED ALUMINIUM  
Plinth



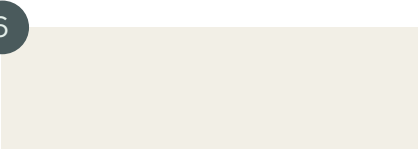
NATIONAL TILES - WHITE GLOSS  
250x400  
Laid stack bond horizontal kitchen,  
laundry, bathroom, ensuite and  
powder room



NATIONAL TILES - ATLAS LATTE  
MATT 450x450  
Laid stack bond in laundry, bathroom,  
ensuite and powder room.



BUILDERS WHITE  
Ceiling



HAYMES - WHITE ON WHITE  
Walls, architraves, skirtings  
and doors (Gloss)



\* Artist impression

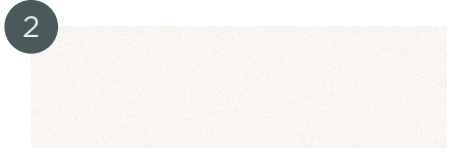


# Colour Scheme

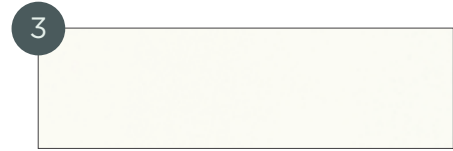
## — Dark



1  
LAMINEX - LUSTROUS ELM 274  
Overhead cabinets in kitchen –  
cabinets in bathroom, ensuite and  
powder room



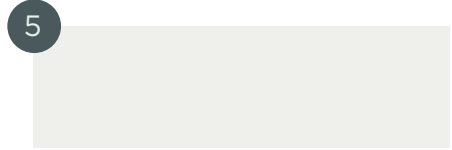
2  
CAESARSTONE - SNOW  
Kitchen, bathroom, ensuite and powder  
room benchtops



3  
NATIONAL TILES - WHITE GLOSS  
250x400  
Laid stack bond horizontal kitchen,  
laundry, bathroom, ensuite and  
powder room



4  
BUILDERS WHITE  
Ceiling



5  
HAYMES - GREYOLOGY 1  
Walls, architraves, skirtings  
and doors (Gloss)



6  
PERFECT TIMBER FLOORS,  
LAMINATE - OTWAY  
To entry, kitchen, meals and family



ROYAL PARADE  
URBAN GREY - 760  
Bedrooms and living room if applicable



# Colour Scheme

— Dark



LAMINEX - LUSTROUS ELM 274  
Overhead cabinets in kitchen –  
cabinets in bathroom, ensuite and  
powder room



SUPPLIER - BRUSHED ALUMINIUM  
Plinth



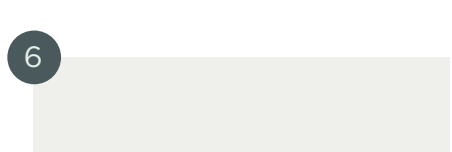
NATIONAL TILES - WHITE GLOSS  
250x400  
Laid stack bond horizontal kitchen,  
laundry, bathroom, ensuite and  
powder room



NATIONAL TILES - ATLAS GREIGE  
MATT 450x450  
Laid stack bond in laundry, bathroom,  
ensuite and powder room



BUILDERS WHITE  
Ceiling



HAYMES - GREYOLOGY 1  
Walls, architraves, skirtings  
and doors (Gloss)





# Inclusions



TURNKEY



STRUCTURAL  
WARRANTY



HEATING &  
COOLING



LANDSCAPING



QUALITY  
APPLIANCES

## GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- 7 year structural guarantee

## PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit

## SITE WORKS

- Concrete waffle slab & pump allowance
- Allowance for balanced cut/fill up to 300mm
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

## CONNECTIONS

- Stormwater, sewer, gas & underground power included
- Telephone & electricity standard connection fees by owner

## FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

## CEILING HEIGHT

- 2440mm high to first floor of double storey
- 2590mm high to all single storey and ground floor of double storey

## PLUMBING

- Concealed plumbing
- Colorbond fascias, gutters & downpipes

## BOUNDARY WALL CONSTRUCTION

- Hebel boundary wall system

## ROOFING

- Colorbond roof from builders' standard range

## WINDOWS

- Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
- Locks to all openable windows
- Flyscreens to all openable windows

## WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)

## INSULATION

- R2.5 batts & sisilation to external walls
- R3.5 to ceilings

## HOT WATER SERVICE

- 20 litre continuous flow hot water unit

## HEATING AND COOLING

- Split cycle heating & cooling unit to family & master
- Panel heaters to all bedroom and living areas

## PLASTERWORK

- 75mm cove cornice throughout

## ARCHITRAVES AND SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

## CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

## DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

## DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Chrome bar pulls to all cupboard doors
- Weatherstrip to front door & internal access door to garage door stops

## TILES

- Porcelain floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

## FLOORING

- Timber look laminate flooring to entry, family, kitchen, meals
- Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

## PAINTS

- Solagard low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

## ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- Single external flood light with sensor
- TV point to family room, master & living (if applicable)
- Digital ready TV antenna
- 1 internet ready (NBN/Opticomm)
- Telephone point to kitchen & bedroom 1
- Smoke detectors (direct wired with battery back up)

## KITCHEN

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm dishwasher
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm integrated rangehood (stainless steel)
- Double bowl sink & drainer
- Chrome mixer tap

## LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

## BATHROOM AND ENSUITE

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail, toilet roll holder & soap dish

## GARAGE

- Colorbond panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door (where applicable)

## LANDSCAPING

- As per developer requirements (front & rear)
- Garden tap to front & rear

## FENCING

- Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines

## PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

## LETTERBOX AND CLOTHES LINE

- Pre-cast concrete letterbox with colour to match house colours
- Colorbond fold out clothesline to rear yard







Now & Tomorrow.

**Moremac.**

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