

boutique
homes

EDEN, HAMPTONS FACADE

Boutique townhomes.

at Orana, Clyde North



ORANA
BY BALCON

Artist Impression only.

We believe exceptional design makes extraordinary homes. It's what drives us and we hope it inspires you.

Building a home is one of the most ambitious and exciting projects you'll take on in your lifetime.

We're here to help you create a home that gives you immense pride every time you walk through the door. It should be a place that you're proud to show off. And with careful upfront planning, it should evolve and grow as your lifestyle and family situation changes.

The journey starts with inspired and thoughtful design; a facade that captures your imagination. Add to that our commitment to quality, craft and workmanship, and you've got the makings of your forever home.

Here are a few added reasons that make building with Boutique Homes the right decision:

- Contemporary home designs and facades that lead the market
- Professionally curated colour selections
- Upfront pricing for certainty and peace of mind
- Market-leading standard inclusions and trusted brand partners
- Quality building materials
- 25-year structural guarantee and 12-month Boutique Assist aftercare warranty
- Proudly part of the ABN Group – Australia's leader in residential construction, property and finance – we have been building quality new homes since 1978

Thank you for inviting us to be part of your journey. We're excited to get started.



Aidan Hooper
Managing Director



Photo: Orana Park



ORANA
BY BALCON

Nestled in Melbourne's rapidly growing South East, with easy access to the city and an outstanding array of sights and experiences in the surrounding suburbs, Orana is superbly placed to meet all your lifestyle needs.

Orana focus on sustainability, health and wellness, which will see the community boasting more than 42 hectares of green, open space – more than Melbourne's Royal Botanic Gardens. Six parks and waterways are planned at Orana, as well as 10 kilometres of shared paths for cyclists, joggers and walkers – spaces for the whole community to engage, interact and explore.

Upon completion, Orana will offer residents everything they need right on their doorsteps, including a primary school, a town centre, community centre and even a business zone.

Orana is a community like no other. Be part of the greatest and biggest community in the South East and create your best life.

Your new community.

Set to become the biggest community in the South East of Melbourne, Orana will comprise more than 4,000 homes.

A defining feature of Orana will be its mixed-use local town centre. Orana's 42 hectares of parks and waterways will comprise six local parks, three wetland reserves and several playing fields. Keeping active and well will be simpler at Orana, where shops, schools and parks are all within easy walking or cycling distance from home. People of all ages and abilities will be able to ride or walk safe from traffic along a network of tree-lined paths, inspired by the world's best cycling cities such as Copenhagen and Amsterdam. Early delivery of community services and facilities, including the Orana Community Place in Stage 1, will help build strong social connections.

TRANSPORT

- 1 Access to Sth Gippsland Highway
- 2 Access to Princes Freeway

RECREATION

- 3 Proposed active recreation
- 4 Proposed wetland reserve
- 5 Orana Park

EDUCATION

- 6 Proposed Primary school
- 7 Proposed Secondary school
- 8 Clyde Grammar

COMMUNITY

- 9 Proposed Town Centre
- 10 Proposed Community Centre
- 11 Community Place

SHOPPING

- 12 Cranbourne shopping centre - 8.7km

Display homes.

Orana Estate
Ascot 36 & Oslo 29
7 & 9 Fresco Place, Clyde North



Minta Estate
Eden 18 Townhomes
4 Splendour Lane, Berwick
Open by appointment only.
To arrange a tour please speak to a New Homes Consultant.



Boutique townhomes

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Connected to life.

Orana, in Clyde North, is well connected into the surrounding transport network and to local services and facilities.

EDUCATION

STATE

- 1 Berwick Primary
- 2 Clyde Primary
- 3 Cranbourne Carlisle Primary
- 4 Cranbourne Secondary College
- 5 Kambrya College Berwick (Secondary)
- 6 Nossal High School Berwick
- 7 Wilandra Rise Clyde North

CATHOLIC

- 8 St. Agatha's Primary Cranbourne
- 9 St. Catherine's Primary Berwick
- 10 St. Francis Xavier College Beaconsfield (Secondary)
- 11 St. Michael's Primary Berwick
- 12 St. Peter's College Clyde North (Secondary)
- 13 St. Peter's College Cranbourne (Secondary)
- 14 St. Thomas the Apostle Primary Cranbourne East

INDEPENDENT

- 15 Berwick Grammar (ELC, Primary, Secondary)
- 16 Casey Grammar Cranbourne East (Primary & Secondary)
- 17 Clyde Grammar
- 18 Haileybury College Berwick (ELC, Primary, Secondary)
- 19 Hillcrest Christian College Clyde North
- 20 Minaret College Officer (ELC, Primary, Secondary)
- 21 Rivercrest Christian College Clyde North (Early Learning & Primary)
- 22 St. Margaret's School Berwick (ELC, Primary, Secondary)

TERTIARY

- 23 Chisholm Tafe Institute Berwick & Cranbourne Campuses
- 24 Federation University Berwick Campus

EARLY LEARNING CENTRES

- 25 Community Kids Berwick Early Education Centre
- 26 Goodstart Early Learning Berwick
- 27 Headstart Early Learning Centre Berwick
- 28 Headstart Early Learning Centre Clyde North
- 29 One Early Education Group Clyde North
- 30 One Early Education Group Cranbourne East
- 31 Mission Australia Early Learning Cranbourne East
- 32 Station House Early Years Learning Centre Cranbourne

CIVIC

- 33 Balla Balla Community Centre
- 34 Bunjil Place
- 35 Bunjil Place Library
- 36 Casey North Community Information & Support Service
- 37 Cranbourne Library
- 38 Selandra Community Hub

HEALTH

- 39 Cardinia Casey Community Health Service Cranbourne
- 40 Casey Allied Health Cranbourne
- 41 Casey Hospital
- 42 Casey Medical Centre Clyde
- 43 Cranbourne Community Hospital
- 44 Cranbourne Park Family Care Clinic
- 45 Epworth Specialist Centre
- 46 First Health Medical Centre
- 47 Pro Health Family Medical Centre
- 48 St. John of God Berwick

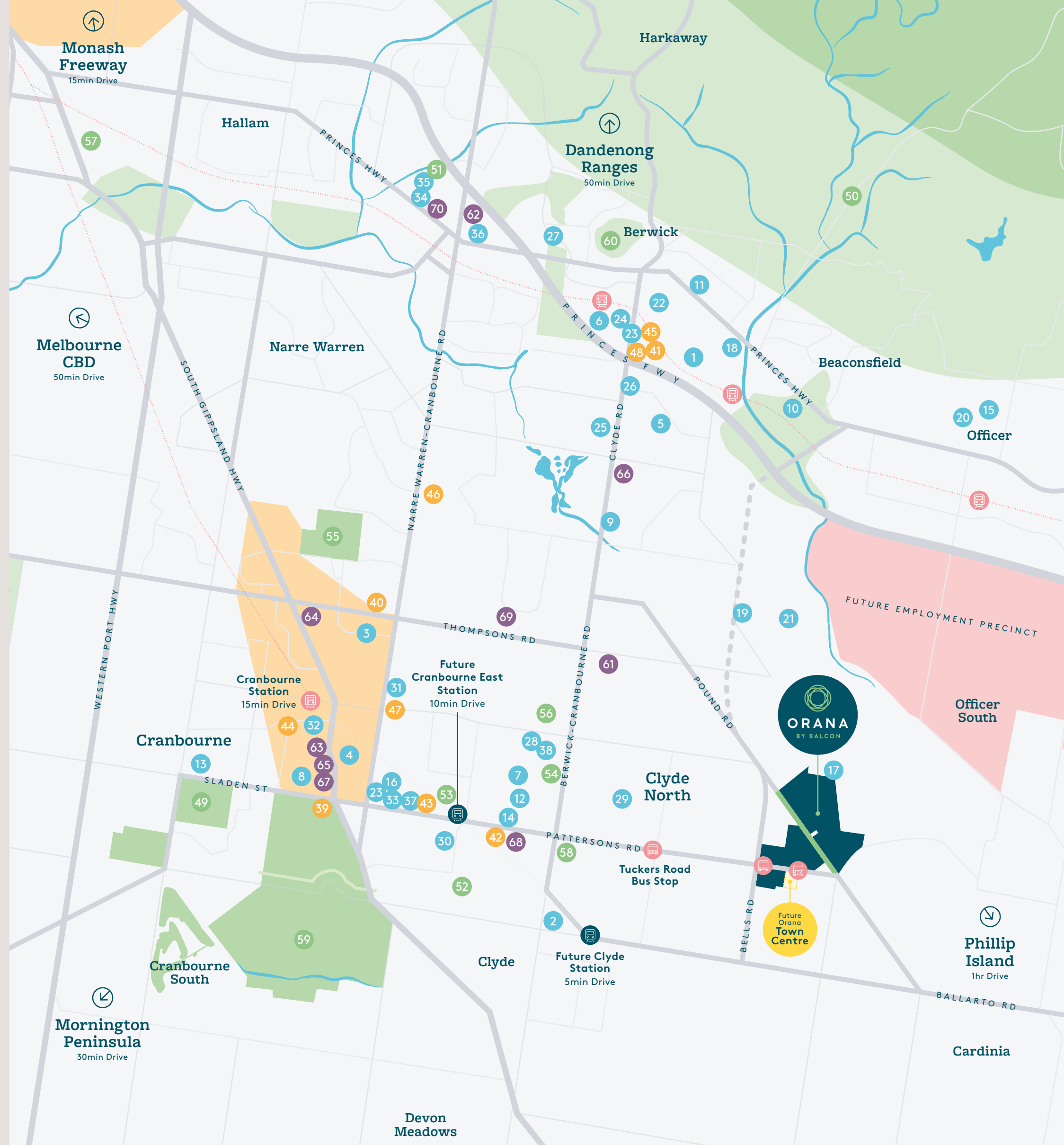
PARKS, NATURE & RECREATION

- 49 Amstel Club
- 50 Berwick Montuna Golf Club
- 51 Casey ARC Aquatic Centre
- 52 Casey Fields
- 53 Casey RACE Aquatic Centre
- 54 Clyde Grand Reserve
- 55 Cranbourne Golf Club
- 56 Duck Island Wetlands Cascades On Clyde
- 57 Lunar Drive-in
- 58 Recreation Reserve Tennis Club
- 59 Royal Botanic Gardens Cranbourne
- 60 Wilson Botanic Park Berwick

SHOPPING

- 61 Bunnings Clyde North
- 62 Casey Lifestyle Centre
- 63 Coles Cranbourne
- 64 Cranbourne Home
- 65 Cranbourne Park Shopping Centre
- 66 Eden Rise Village Shopping Centre
- 67 Ritchies SUPA IGA Cranbourne
- 68 Shopping on Clyde
- 69 The Avenue Village Shopping Centre
- 70 Westfield Fountain Gate

--- Future access to Monash Freeway



Eden.



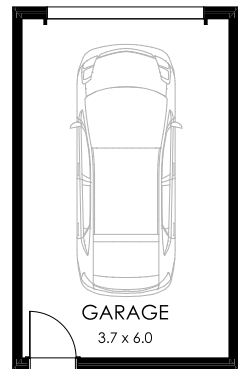
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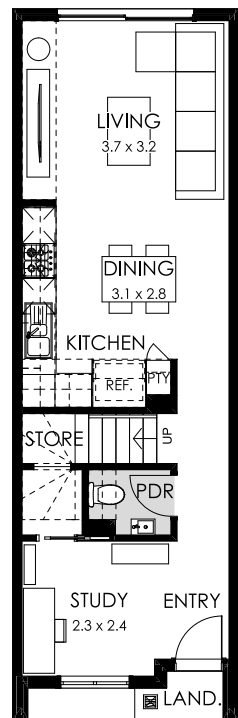
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Specifications

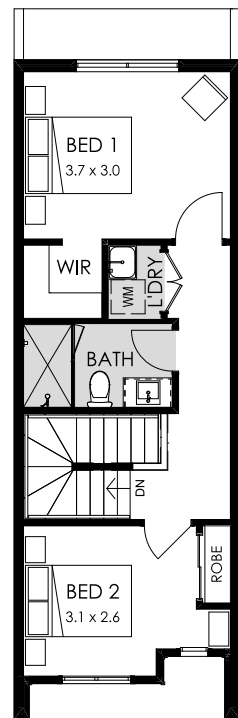
Total area 117.98m² / 12.67sq
 Lots 1340, 1341, 1348, 1349



Garage



Ground floor

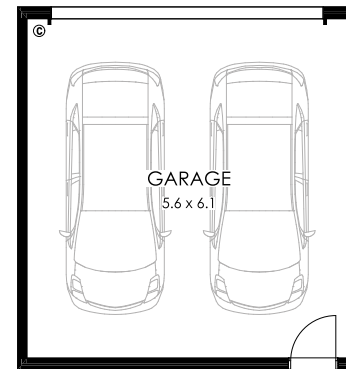


First floor

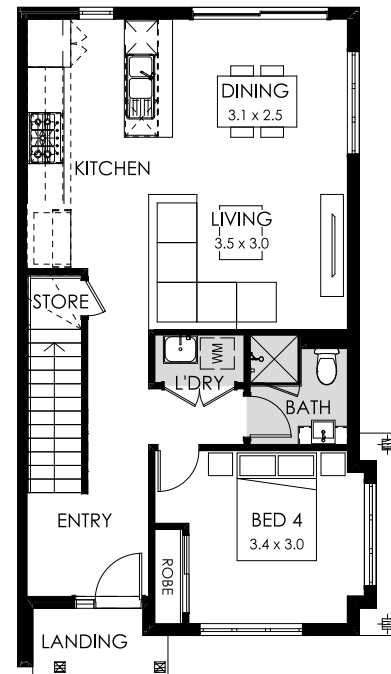
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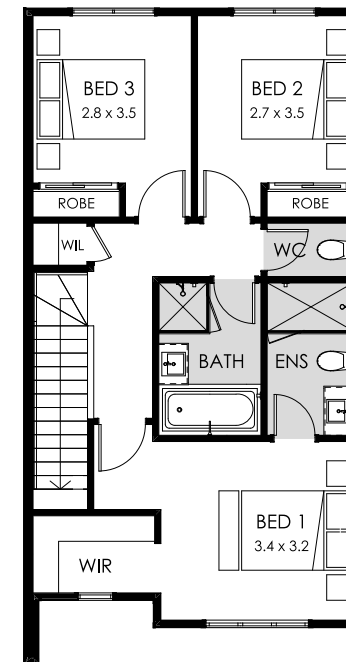
Total area 173.48m² / 18.67sq
 Lots 1337, 1344, 1345, 1352



Garage



Ground floor

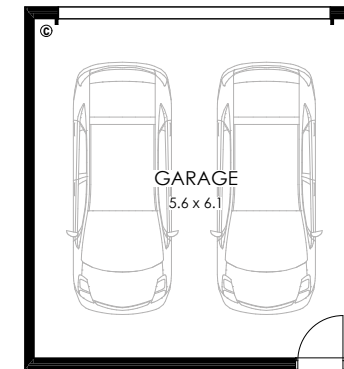


First floor

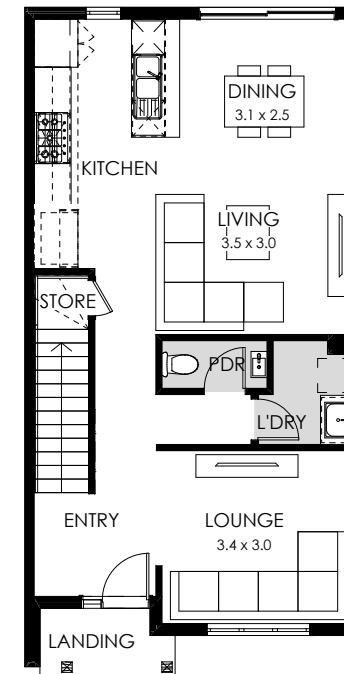
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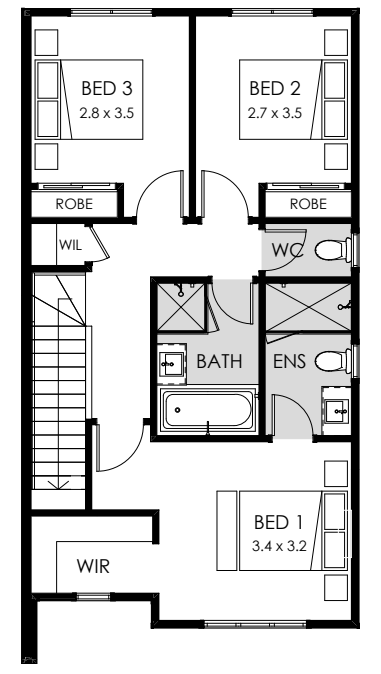
Total area 170.98m² / 18.47sq
 Lots 1338, 1339, 1342, 1343, 1346, 1347, 1350, 1351



Garage



Ground floor



First floor

Colour schemes.

Select from three premium internal colour schemes that have been professionally curated from our standard range of finishes by Interior Designers.

Organic (Light)

Echoing natural materials and textures, the Organic Scheme celebrates simplicity and understated beauty. The subtle white colour palette with natural wood elements invites pops of colour for an interior that is all about you.



Coastal (Medium)

Feel the tranquillity of a seaside haven with this beach-inspired palette of soft grey, sandy yellow, bleached white and dusty blues. Style with carefree fabrics and furnishings for a truly relaxed lifestyle.



Minimal (Dark)

Ultra-clean lines and a lasting modern impression is the hallmark of minimalist design. The trend embodied by a monochrome, yet functional colour palette, creating dynamic spaces full of contemporary mood and sophistication.





Organic Interior. Artist impression only.

Standard kitchen inclusions

- 1** ILVE ILO994X 900mm Built-in Oven (design specific)
- 2** ILVE ILGP96X 900mm Gas Cooktop (design specific)
- 3** ILVE Slide Out Rangehood 900mm FR90-2 (design specific)
- 4** 2x banks of pot drawers
- 5** Finger pull to overhead cabinets
- 6** Soft closers to all kitchen drawers and cupboards
- 7** Overhead cupboards either side of rangehood and above fridge space
- 8** 40mm Caesarstone oversize kitchen island bench with overhang (design specific)

Kitchen upgrade options

- 9** Quality floor coverings
- 10** LED downlights to kitchen, entry and open plan living area
- Double Bowl Insert Sink (design specific)
- Poseidon Sink Mixer Chrome
- 1** Undermount sink upgrade
- 2** Cabinetry profile upgrade (design specific)
- 3** Internal doors upgrade
- 4** Provision for future installation of pendant lights
- Matt black fittings (refer to selections brochure)



Organic Interior. Artist impression only.

Standard bathroom inclusions

- 1 Luna Inset Basin
- 2 Single vanity with 20mm Caesarstone to ensuite and main bathroom
- 3 Polished edge mirror
- 4 Soft closers to all bathroom cupboards
- 5 White lined cupboards
- 6 Quality ceramic tiles

- Vivas Basin Mixer
- Pin Multifunction Rail Shower
- Stylus Prima II Toilet Suite

Upgrade options

- 1 Internal doors upgrade
- 2 Shower niche upgrade (design specific)
- Matt black fittings (refer to selections brochure)

Standard laundry inclusions

- Metro wall sink outlet with vivas wall mixer
- Clark 42L tub and cabinet (design specific)

Standard turnkey inclusions

- Front and rear landscaping
- Feature fencing
- Exposed aggregate concrete
- Blinds
- Heating and Cooling
- Clotheslines (design specific)

Premium value.

We don't charge extra for excellence, which is why, unlike other builders, premium inclusions come as standard with every build.

Boutique standard inclusions	Benefit	Boutique	Other Builders
Heating & Cooling	Two head reverse cycle split system air-conditioning to living and bedroom 1.	Included	\$6,300
Double glazing	Double glazing provided to all windows, stacking and sliding doors.	Included	\$4,900
Exposed aggregate outdoor paving	Exposed aggregate concrete paving to all driveways, paths and porches.	Included	\$4,500
Caesarstone benchtops	40mm thick edge Caesarstone benchtops to kitchen with double inset stainless steel sink. 20mm thick Caesarstone benchtops to bathroom, ensuite and powder room.	Included	\$3,100
High ceilings	2550mm high ceilings throughout (excluding Garage).	Included	\$2,600
Premium facade	Adds street appeal and increases the resale value of your home.	Included	\$2,500
Superior wall frames	Our homes are constructed with a minimum of MGP 10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses are prefabricated to ensure straighter ceiling lines, providing stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specifically rated and designed for external use.	Included	\$1,800
LED lighting	Flush mounted LED lights to bedrooms and LED downlights to the remainder of the home (excluding Garage).	Included	\$1,800
Roller blinds	Roller blinds included to all sliding doors and windows.	Included	\$1,800
3-coat paint system	We use quality Dulux Wash & Wear paint on all internal walls.	Included	\$1,500
Quality Bradnams windows and sliding doors	Awning windows with locks included as standard. Sliding and stacker doors include a track system with high quality rollers for long lasting consistent smooth sliding, and a mortice lock on the slider handle for superior security.	Included	\$1,300
Quality infills over ground floor windows	No unsightly fibre cement sheeting above your windows.	Included	\$1,200
Overhead kitchen cupboards	Laminated overhead finger pull cupboards either side of rangehood and above fridge space.	Included	\$1,200
ILVE 900mm wide appliances	Quality ILVE 900mm wide in-built oven and cooktop with slide-out rangehood.	Included	\$1,100
Soft closers	Soft closers to all kitchen, laundry and vanity drawers and doors.	Included	\$1,100
Pot drawers	Two banks of pot drawers are included in every kitchen.	Included	\$900
Recessed stair lights	Four recessed wall stair lights included to all staircases.	Included	\$600
Inset laundry sink and cabinetry	Inset laundry sink with 800mm laminate base cabinetry and benchtop, instead of metal cabinet.	Included	\$500
Soft close toilets	Soft closing lids to all toilets.	Included	\$300
Toilet roll holder and towel rails	To bathrooms.	Included	\$300
Concealed washing machine taps	Not just a connection point, we also include taps standard in all our laundries.	Included	\$100
25 year structural guarantee	We stand by the quality of the materials, fixtures and tradespeople we use and back every Boutique home with a 25 year structural guarantee. We build your home to last.	Included	Only 7 yrs offered
12 month maintenance warranty	We extend the HIA-required 3 month maintenance period to a full 12 months, allowing your home to settle through Melbourne's unpredictable four seasons.	Included	Only 3 mths offered
Total value*			\$39,400*

*Design specific, speak to your New Homes Consultant for more information.

Welcome home.



We're listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 year guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



Building since 1978

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality since 1978.