

Boutique townhouses. at Mt. Atkinson.





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

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

We're here to help you create a townhouse 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 townhome 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.

dan Hooper

Managing Director

MT.ATKINSON

Join Stockland Mt. Atkinson, a growing masterplanned community in Truganina, designed to meet every aspect of quality, modern living in Melbourne's fast-growing western corridor.

Located a mere 25kms west of Melbourne's CBD, Stockland Mt. Atkinson provides natural beauty, connectivity and immediate access to amenity.

Your new community.

Mt. Atkinson has been carefully planned to the last detail to create one of Victoria's most convenient, connected and liveable new communities.

The well-thought-out master plan achieves harmony between modern infrastructure, transportation facilities, and the beauty of the natural environment. Future amenities include a proposed indoor leisure centre, two primary schools, a planned secondary school, and an already opened kindergarten.



関 Shopping and Amenities

Killara Cafe Proposed Local Convenience Centre Caroline Springs Square – 7.5km

Transport Connections

Community Bus Service Proposed Train Station Rockbank Train Station – 4.9km Caroline Springs Railway Station – 6.6km Melbourne Airport – 24.7km Melbourne CBD – 25km

Early Education and Schools

Mt. Atkinson Kindergarten Future Private Primary School Future Private Secondary School Future Government Primary School

Community Centres

Mt. Atkinson Children's & Community Centre Mt. Atkinson Community Centre by Edmund Rice Services

Parks and Open Spaces

Proposed Bike Paths and Walkways Grizzly Bear Park Mt. Atkinson Reserve Western Grasslands Nature Reserve Conondale Park

Hedical Centres

Melton Health – 13.2km Sunshine Hospital – 13.6km

Sales & Information Centre



The information contained in this plan has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Stockland accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale. This plan was produced by Cloverton estate and is current as at January 2024.





Specifications

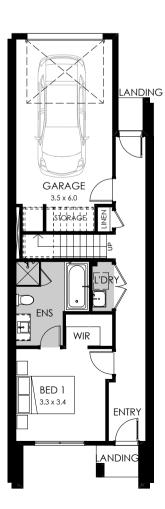
| Total area | 96m² / 16sq |
|------------|---------------------|
| Lots | 30837, 30834, 30831 |

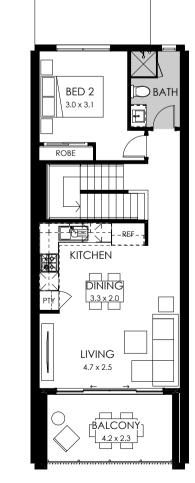


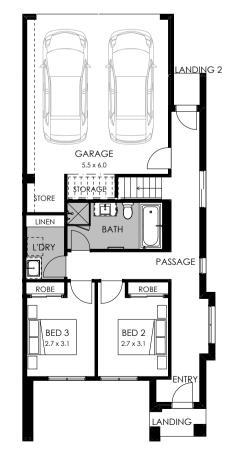
□ 3 - 2 = 2

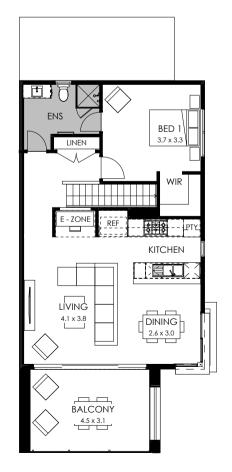
Specifications

| Total area | 164m² / 21sq | |
|------------|--------------|--|
| Lots | 30839, 30829 | |









Ground floor

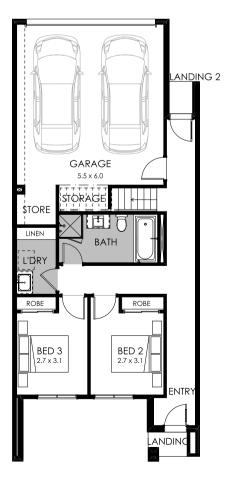
First floor

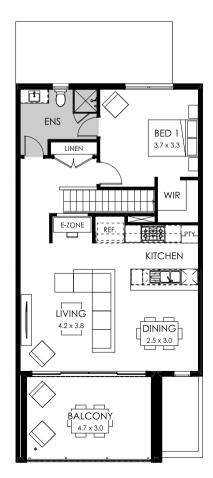
Somers 21b

🕮 3 🕂 2 🖨 2

Specifications

| Total area | 134m² / 21sq | | |
|------------|----------------------|--|--|
| Lots | 30838, 30836, 30835, | | |
| | 30833, 30832, 30830 | | |





Ground floor

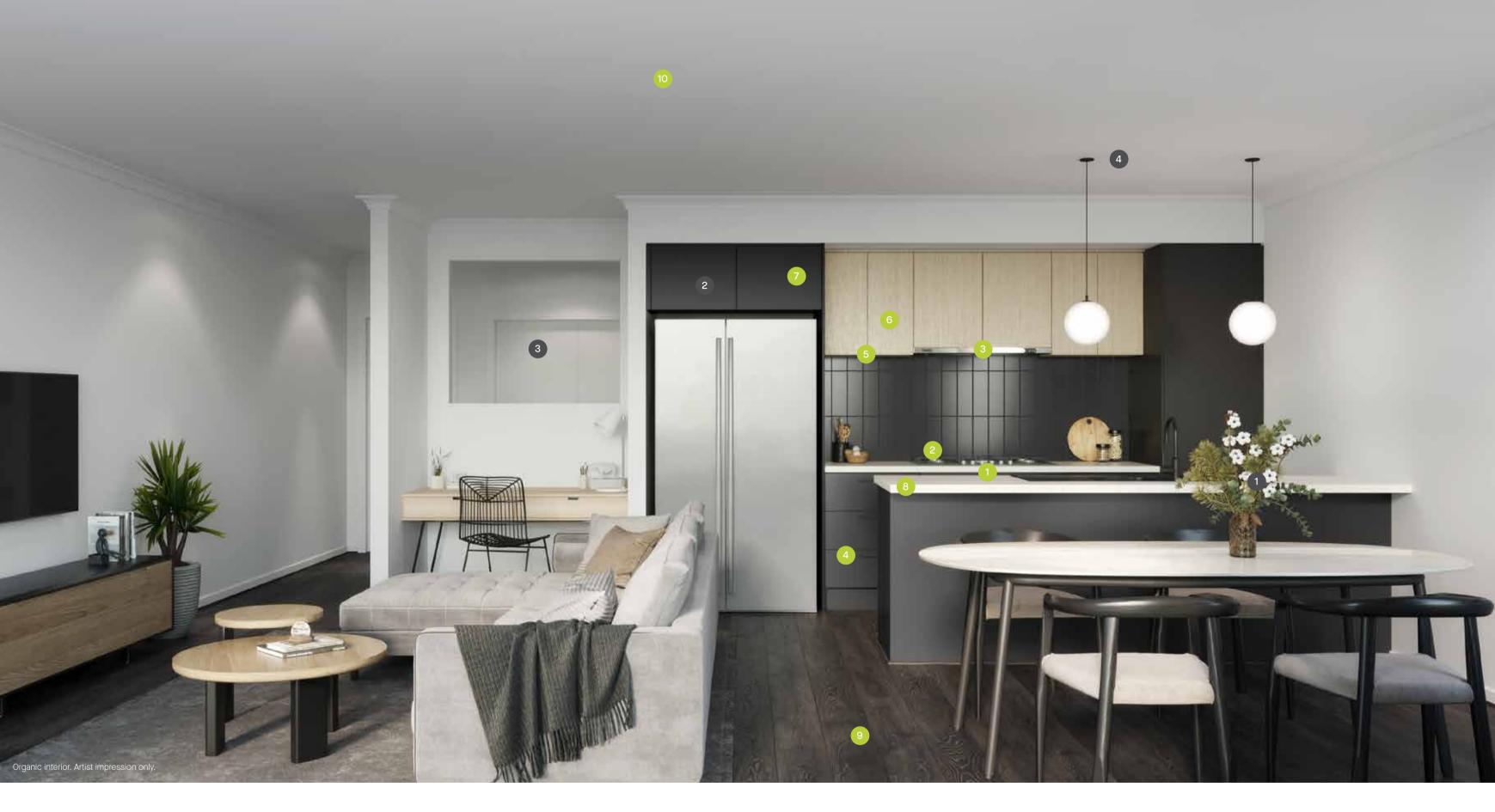
Colour schemes.

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





9



Standard kitchen inclusions



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

6 Soft closers to all kitchen drawers and cupboards

7 Overhead cupboards either side of rangehood and above fridge space

8 40mm Stone oversize kitchen island bench with overhang (design specific)

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

Kitchen upgrade options



1 Undermount sink upgrade



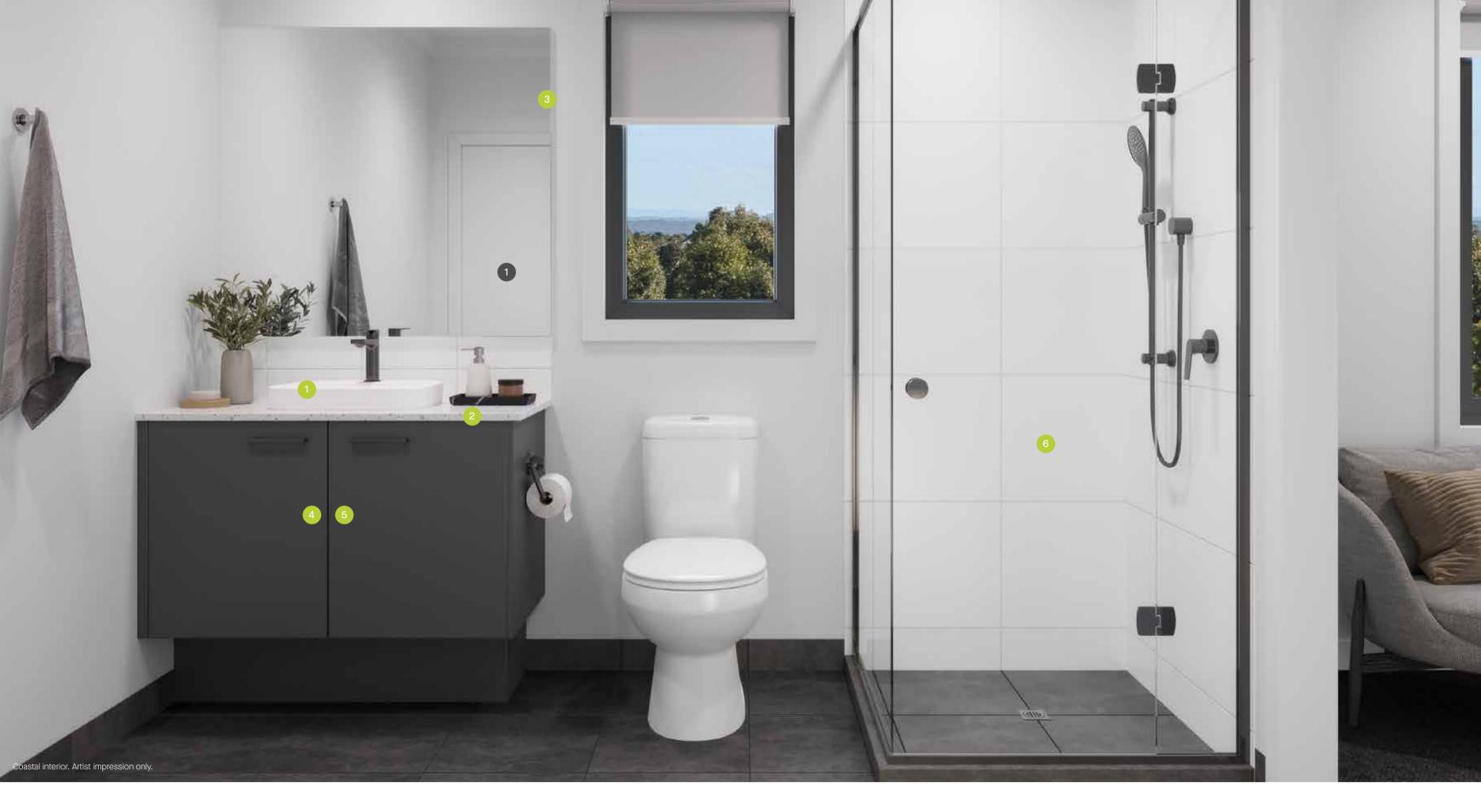
3 Internal doors upgrade



2 Cabinetry profile upgrade (design specific)



4 Provision for future installation of pendant lights



Standard bathroom inclusions



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

Rail Shower

Upgrade options



 Shower niche upgrade (design specific)

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.

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|--|---|---|----------|---------------------|
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| Interpretation Interpretation of the sequence of the s | Premium facade | Adds street appeal and increases the resale value of your home. | Included | \$2,500 |
| A controlof the home (excluding Garage).Roller blindsRoller blinds included to all sliding doors and windows.Included\$1,8003-coat paint systemWe use quality Dulux Wash & Wear paint on all internativalis.Included\$1,500Quality Bridnems windowsbouble gizing standard. Awning windows with locks included as standard. Sliding and and sliding doorsIncluded\$1,300Quality Inflis over ground floor windowsNo unsightly fibre cement sheeting above your windows.Included\$1,200Quality LEP 900mm wide appliencesQuality UEP 900mm wide in-built over and cooktop with slide-out rangehood and shove tridge space.Included\$1,000Rote dosersQuality UEP 900mm wide in-built over and cooktop with slide-out rangehood.Included\$1,000Rote dosersGood cosers to all kitchen, laundry and vanity drawers and doors.Included\$1,000Rote dosersFour eccesed wall stair lights included to all staircases.Included\$200Rote coser to all kitchen, laundry and vanity drawers and doors.Included\$200Rote cosers to all kitchen, laundry sink with Boomm faminate base cabinetry and benchtop, insteadIncluded\$200Rote cosers to all kitchen, laundry sink with Boomm faminate base cabinetry and benchtop, insteadIncluded\$200Rote cosers to all kitchen, laundry sink with Boomm faminate base cabinetry and benchtop, insteadIncluded\$200Rote cosers to all kitchen, laundry sink with Boomm faminate base cabinetry and benchtop, insteadIncluded\$200Rote cosers to all kitchen, laundry sink with Boomm faminate base | Superior wall frames | 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 | Included | \$1,800 |
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| allowing your home to settle through Melbourne's unpredictable four seasons. | 25 year structural guarantee | | Included | Only 7 yrs offered |
| Total value* \$39,400* | 12 month maintenance warranty | | Included | Only 3 mths offered |
| | Total value* | | | \$39,400* |

Welcome home.

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





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.

Discover the difference **BoutiqueHomes.com.au** or call 9674 4500 Disclaimer © 2022. Images used in this brochure are for illustrative purposes only and may depict fixtures, finishes, features, furnishings and landscaping not included in standard pricing or supplied by Boutique Homes including, but not limited to, planter boxes and fences. For more information on the pricing and specification of these homes please contact one of our New Homes Consultants. All finance services provided by Resolve Finance Australian Credit License number 385487. All information contained within this brochure was accurate at time of printing on October 2024. BH0338





We're listening



Upfront, always

12

12 Month Assist





25 year guarantee

Discover the difference **BoutiqueHomes.com.au** or call 9674 4500 Disclaimer © 2022. Images used in this brochure are for illustrative purposes only and may depict fixtures, finishes, fear and landscaping not included in standard pricing or supplied by Boutique Homes including, but not limited to, planter b For more information on the pricing and specification of these homes please contact one of our New Homes Consu services provided by Resolve Finance Australian Credit License number 385487. All information contained within the accurate at time of origining on October 2024 BH/0338

Welcome home.



Raising the standard

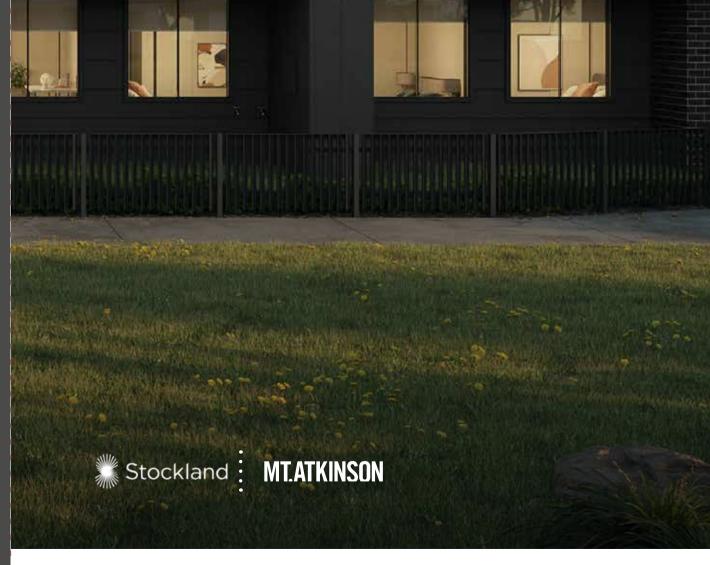


Building since 1978



Boutique townhomes.

at Mt. Atkinson.





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

