

boutique  
homes

# Boutique townhouses.

at Mt. Atkinson.



Stockland



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.

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- Contemporary townhome designs and facades that lead the market
- Professionally curated colour selections
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- 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

# MT. ATKINSON

Join Stockland Mt. Atkinson, a growing master-planned 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.



Artist impression of broader environment only. Speak to your New Homes Consultant for specific design details of individual townhomes.

# 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.

## 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

## Medical Centres

Melton Health – 13.2km  
Sunshine Hospital – 13.6km

## Sales & Information Centre

## Display Village

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Minimal interior. Artist impression only.



Coastal interior. Artist impression only.

## Capel 16

🚗 2 🛋️ 2 🚗 1

### Specifications

Total area 96m<sup>2</sup> / 16sq  
 Lots 30837, 30834, 30831

## Somers 21a

🚗 3 🛋️ 2 🚗 2

### Specifications

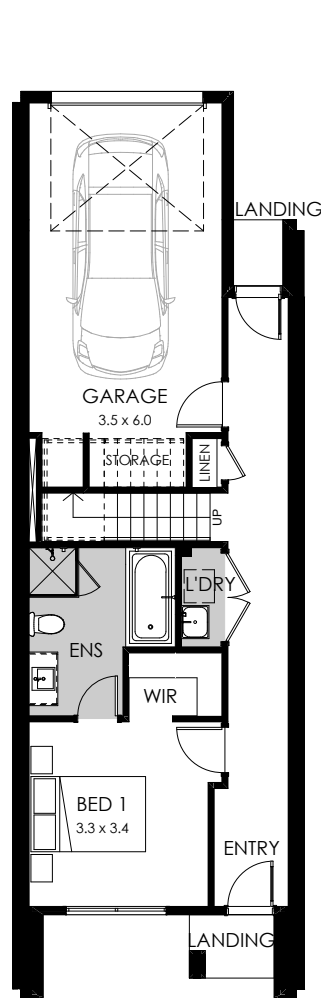
Total area 164m<sup>2</sup> / 21sq  
 Lots 30839, 30829

## Somers 21b

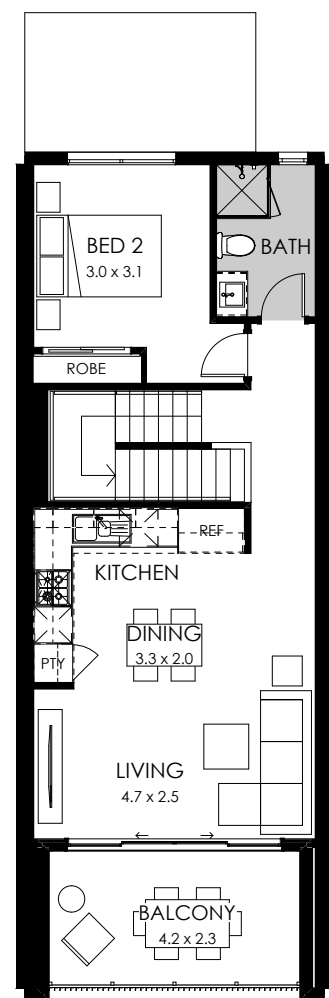
🚗 3 🛋️ 2 🚗 2

### Specifications

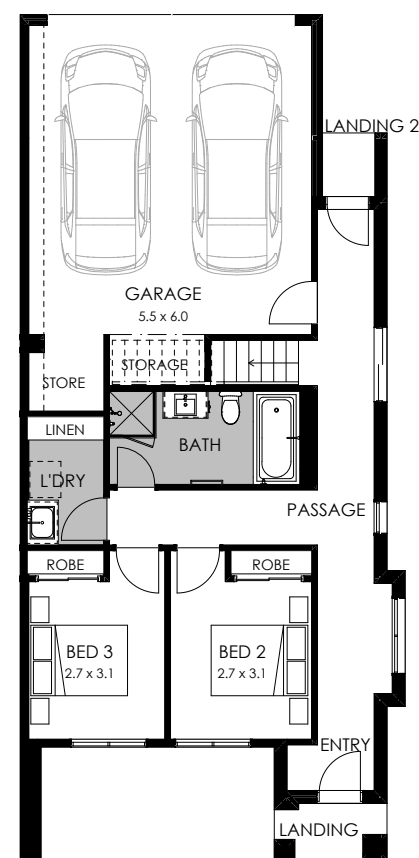
Total area 134m<sup>2</sup> / 21sq  
 Lots 30838, 30836, 30835,  
 30833, 30832, 30830



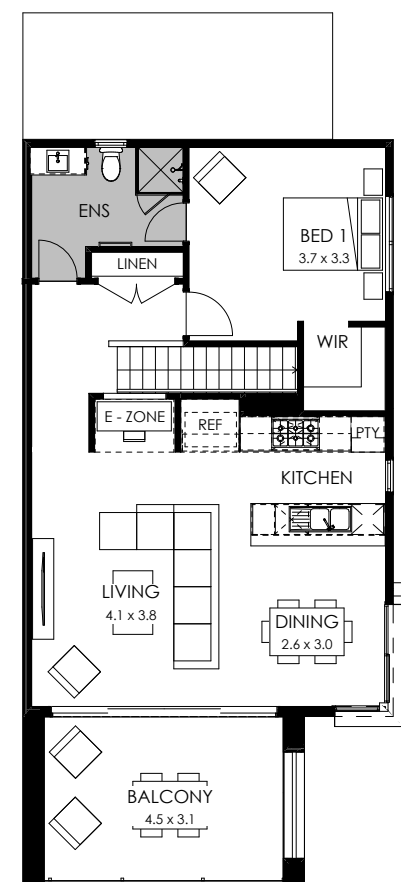
Ground floor



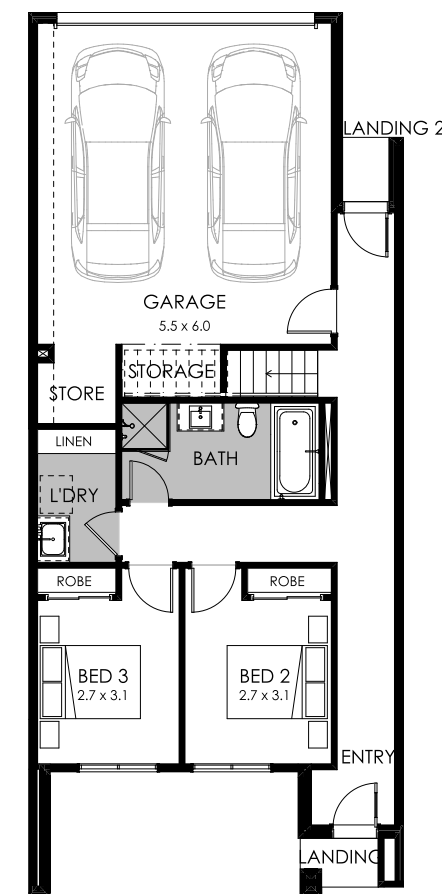
First floor



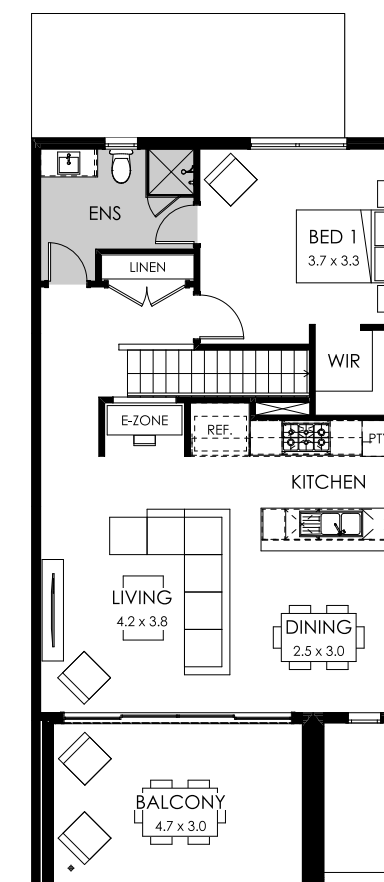
Ground floor



First floor



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 Stone oversize kitchen island bench with overhang (design specific)

- 9** Quality floor coverings
- 10** LED downlights to kitchen, entry and open plan living area

### Kitchen upgrade options

- 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



Coastal interior. Artist impression only.

### Standard bathroom inclusions

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

### Upgrade options

- 1** Internal doors upgrade
- Shower niche upgrade (design specific)

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

### 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
Stone benchtops	40mm thick edge Stone benchtops to kitchen with double inset stainless steel sink. 20mm thick Stone 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	Double glazing standard. 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

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 @BoutiqueHomesVic  
 @BoutiqueHomesVictoria



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Discover the difference  
[BoutiqueHomes.com.au](https://www.BoutiqueHomes.com.au)  
or call 9674 4500

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Managing Director



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