

boutique
homes

Boutique townhouses.

at Averley Estate

averley

Artist impression only.

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We're here to help you create a townhome 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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- 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



averley

Averley is a community built on a sense of belonging, where every aspect is designed with your wellbeing in mind. Where families enjoy the best things in life, and tranquil parks and natural bushland form the backdrop for your timeless, contemporary new home.

Averley is more than a place to live. It's a neighbourhood that's deeply connected to nature – in Melbourne's thriving south east.

Your new community.

Discover Averley, a growing community for your townhouse, nestled amidst 20 hectares of wetlands and thoughtfully planned open spaces. Located in Pakenham East PSP, Averley is set to become a sought-after address, with access to 14 proposed parks, two proposed sports reserves, three proposed community centres and a proposed town centre. At Averley you will have access to a great range of education options, with the addition of new schools and childcare to support the growing number of families in the area.

Pakenham already offers a wealth of choice when it comes to shopping and entertainment. Pick up groceries and other essentials at the future Pakenham East PSP town centre, an easy bike ride or walk from Averley. Or head to Pakenham Central Marketplace, or the Village Lakeside Shopping centre. Westfield Fountain Gate is a 20 minute drive, or you can get your high fashion at Australia's largest shopping precinct, Chadstone. On weekends, gather your friends and family at Railway Hotel Pakenham, or indulge at one of the many restaurants and cafes around Main Street Pakenham.

TRANSPORT

- 1 Access to Princes Highway
- 2 Access to Princes Freeway
- 3 East Pakenham train station

RECREATION

- 4 Future Hilltop Park
- 5 Future Hancocks Gully
- 6 Apsley Parkway
- 7 Stage 1 Neighbourhood Park (now open)
- 8 Future Waterway
- 9 Pakenham & District Golf Club
- 10 Future Local Parks

EDUCATION

- 11 Proposed school
- 12 Pakenham Primary School

COMMUNITY

- 13 Proposed Town Centre
- 14 Proposed Community Centre

SHOPPING

- 15 Pakenham Marketplace shopping centre
- 16 Lakeside Pakenham



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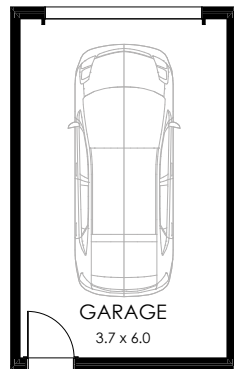
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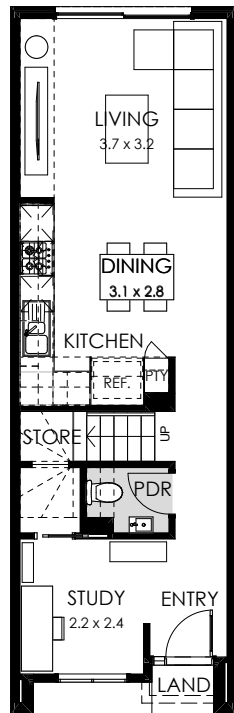
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Specifications

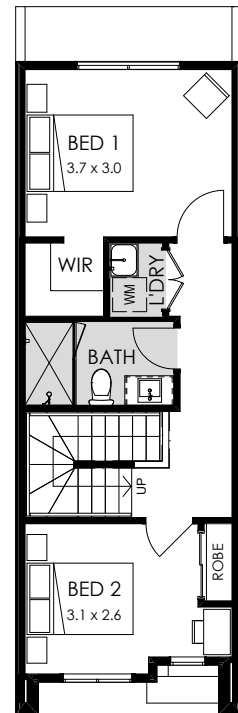
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Lots	338, 339



Garage



Ground floor

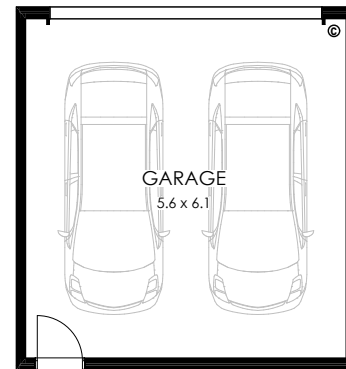


First floor

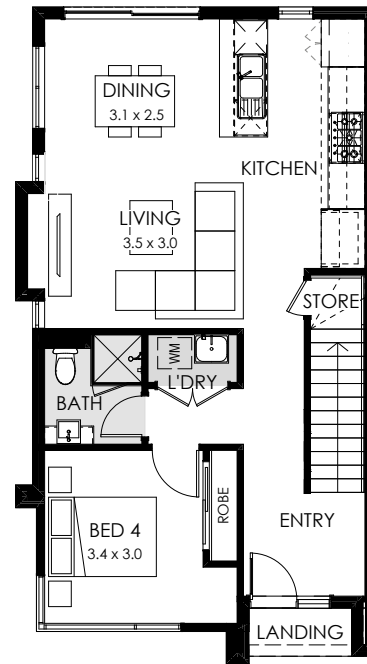
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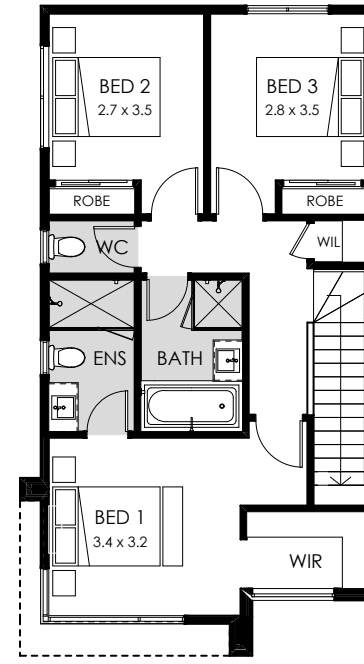
Total area	218m ² / 18.42sq
Lots	334, 342



Garage



Ground floor

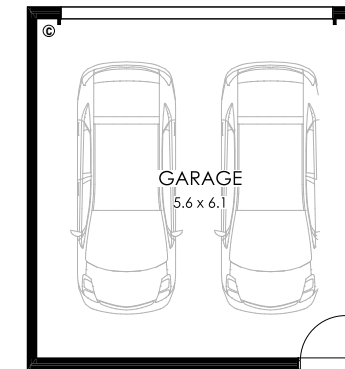


First floor

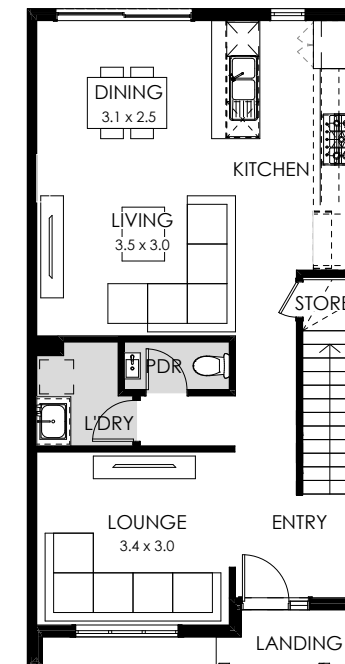
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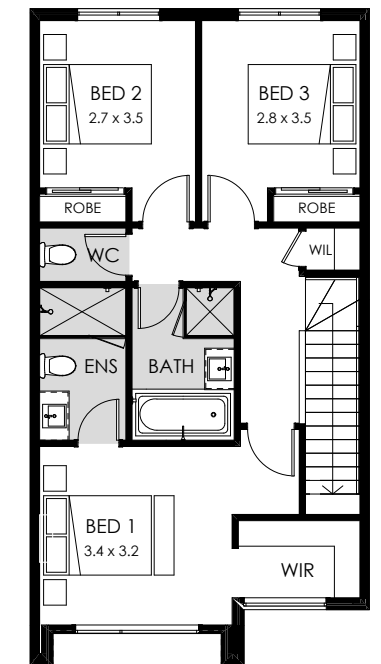
Total area	150m ² / 18.40sq
Lots	335, 336, 337, 340, 341



Garage



Ground floor



First floor



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 crystalline silica free benchtops, oversized 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)



Minimal Interior. Artist impression only.

Standard bathroom inclusions

- 1 Luna Inset Basin
- 2 Single vanity with 20mm crystalline silica free benchtops 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

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
Benchtops	40mm thick edge crystalline silica free benchtop to kitchen with double inset stainless steel sink. 20mm thick crystalline silica free benchtop 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*

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.

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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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A handwritten signature in black ink, appearing to read 'Aidan Hooper'.

Aidan Hooper
Managing Director



Artist impression of future Hancock's Gully. Speak to your New Homes Consultant for specific design details of individual townhouses.