

Legend

- | | | |
|---|---|---|
| Recreation and Leisure | 14 McDonalds, KFC, Subway | 26 Pakenham Secondary College |
| 1 Pakenham & District Golf Course | 15 Proposed Shopping Centre | 27 Beaconshill Christian College |
| 2 Pakenham Racecourse & Showground | Parks and Reserves | 28 Heritage Springs Primary School |
| 3 Indoor Sports Complex | 16 Don Jackson Reserve | 29 Pakenham South Early Learning Centre |
| 4 Pakenham Outdoor Pool | 17 Pakenham Reserve | 30 Little Friends Cottage Kindergarten |
| 5 Indoor Stadium & Football Fields | 18 Wallis Memorial Reserve | 31 Lakeside Lutheran College |
| 6 Cardinia LIFE Aquatic & Recreation Centre | 19 Ronald Park | 32 Pakenham Early Learning Centre |
| 7 Pakenham Skydiving Club | 20 Proposed District Recreation Reserve | 33 Pakenham Child Care Centre |
| Amenities | Education | 34 Future Kids Child Care Centre |
| 8 Pakenham Place Shopping Centre | 21 Proposed Secondary School | 35 Windermere Cardinia Family Day Care |
| 9 Pakenham Train Station | 22 Proposed Primary School | 36 Homegarth Community Kindergarten |
| 10 Proposed Train Station | 23 Pakenham Lakes Primary School | 37 Pakenham Kindergarten |
| 11 Pakenham Library | 24 Pakenham Hills Primary School | |
| 12 Community Health Services | 25 St Patricks Catholic Church & School | |
| 13 Heritage Springs Shopping Village | Bus stops | |

Devine. Australia's Most Trusted.

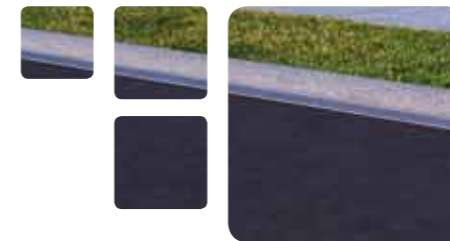
Listed on the Australian Stock Exchange since 1993, Devine is proud to be one of the country's most trusted residential builders. Devine has helped in excess of 21,500 families throughout Australia achieve their dream of home ownership.

Devine has received numerous awards such as the HIA Quality Builder of the Year Award, four consecutive Customer Service Awards, and two highly sought after Environmental Awards.



PH 13 24 66
devine.com.au

All floorplans, façade images and photography have been used for illustrative purposes only and may not represent the final product as shown. Refer to actual working drawings. All furniture and any inclusions shown may not be included and may be for display purposes only. Please consult with a Devine Sales Consultant for further information. While every effort is made to provide accurate information, Devine does not warrant that this brochure is free from errors or omissions and does not accept responsibility for any loss, damage or cost associated as a result of this information. *Energy efficient, gas boosted solar hot water unit. In the situation when a dual water system is provided by the Local Water Authority and is available for connection to the subdivision, solar hot water system is not required and the main gas hot water will be used. 4218816/1111



THE
Essence
COLLECTION

Modern townhomes at Eden Brook, Pakenham





Townhouse living is easy living

Introducing The Essence Collection; a range of contemporary new townhouses located in Eden Brook. Only 48 minutes from Melbourne's CBD, Eden Brook is part of the bustling town of Pakenham. This is one of Australia's fastest growing, most dynamic regions with shopping, sporting amenities and plenty of places to relax all close by.

With four stunningly modern designs to choose from, you'll find the perfect home to suit your lifestyle. Each home comes with a range of luxury inclusions, so don't miss your chance to enjoy everything these beautiful townhouses have to offer.



3 2 1 **Scenic**



Ground Floor 88.25m² First Floor 53.47m² Carport 24.03m² Porch 3.70m² **Total 169.45m²**

3 2 2 **Levite**



Ground Floor 83.03m² First Floor 61.18m² Carport 34.49m² Porch 3.73m² **Total 182.43m²**

3 2 2 **Eve**

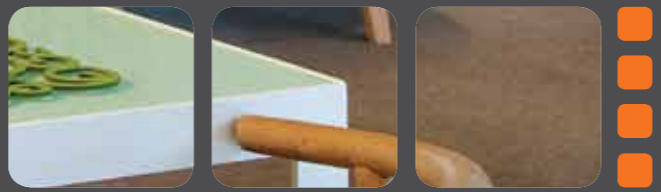
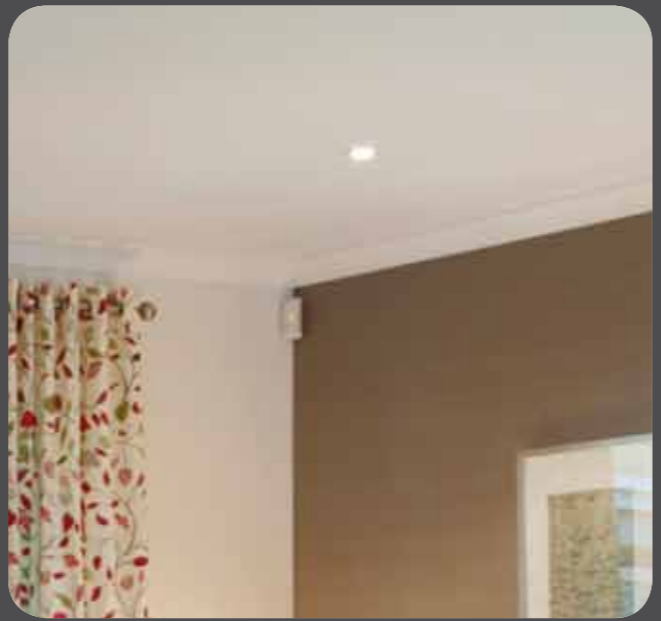


Ground Floor 83.03m² First Floor 63.02m² Carport 34.49m² Porch 3.50m² **Total 184.04m²**

2 2 1 **Aroma**



Ground Floor 83.03m² First Floor 49.74m² Carport 24.03m² Porch 3.50m² **Total 160.30m²**



Standard inclusions

Ask us about **STAMP DUTY SAVINGS**

SITE AND STRUCTURAL WORKS

- ✓ Earthworks including leveling of building platform
- ✓ Connections to power, gas, water, sewer and roof storm water
- ✓ Recycled water provision
- ✓ Two external garden taps
- ✓ Up to M class slab

ELECTRICAL

- ✓ Smoke detectors
- ✓ Internal double general power outlets throughout
- ✓ 2 x data points
- ✓ 2 x telephone points including trenching ready for network connection
- ✓ Ceiling exhaust fans to showers
- ✓ Open shade light fittings throughout
- ✓ Gas central heating to bedrooms and living areas (ducted via ceiling) excluding wet areas
- ✓ Electronic programmable thermostat to central heating unit
- ✓ Fibre optic cabling availability

INTERNAL AND EXTERNAL FINISHES

- ✓ Flush panel internal doors with polished chrome hinges
- ✓ 67x12mm single splayed profile skirting and architraves
- ✓ Ceiling height 2580mm to ground floor and 2430mm for first floor
- ✓ 75mm cove cornice throughout
- ✓ Industry standard two coat acrylic paint to all walls and ceilings
- ✓ Painted semi gloss finish (matching wall colour) to internal woodwork and internal doors

- ✓ Chrome lever internal door handles with privacy locks on WC doors
- ✓ Built in linen cupboard with four white melamine shelves
- ✓ WIR or BIRs with white vinyl sliding doors and white melamine shelf with hanging rail to bedrooms
- ✓ Ceramic 400x400mm floor tiles to wet areas
- ✓ Cushioned door stops to all hinged doors
- ✓ Laminate 'timber look' flooring to entire ground floor (excluding bathroom/powder room)
- ✓ Carpet with foam underlay including aluminum edge strip to stairs and first floor (excluding bathrooms)
- ✓ Fully carpeted stairs with painted balustrade and stringers to match woodwork (where applicable)
- ✓ Aluminium framed sliding door with clear glazing to laundry (where applicable)
- ✓ Stainless steel round knob with keyed lock to front entry door and all external hinged doors (includes garage door where applicable)
- ✓ Custom fencing (refer to plans)
- ✓ Concrete driveway, pathway and porch
- ✓ Full landscaping to front and rear
- ✓ Letterbox

KITCHEN

- ✓ Fully laminated kitchen with square edge benchtop, cabinet doors and drawers with 1mm ABS edging, including overhead cabinet doors
- ✓ Satin chrome pull knob (18mm) hardware to cabinetry
- ✓ Ceramic tiled splashback
- ✓ Dishwasher provision including single power point and cold water point
- ✓ Microwave provision including single power point

- ✓ Stainless steel 1¼ bowl kitchen sink
- ✓ Pin lever chrome mixer with upswept spout
- ✓ Technika 600mm stainless steel gas cooktop
- ✓ Technika 600mm stainless steel fan forced oven
- ✓ Technika 600mm stainless steel retractable rangehood

BATHROOM, ENSUITE AND POWDER ROOM

- ✓ Full laminate vanity units with 1mm ABS edging to cabinet doors and drawers with square edge laminate bench tops
- ✓ Satin chrome pull knob (12mm) hardware to cabinetry
- ✓ Polished edge frameless mirror over vanity unit
- ✓ Pin lever chrome mixers throughout
- ✓ White vitreous china basins with chrome waste
- ✓ Chrome bath outlet
- ✓ Shower arm/rose in chrome
- ✓ Stainless steel laundry trough with white acrylic cabinet
- ✓ White acrylic cistern dual flush toilet suites with china pan
- ✓ Chrome single towel rails (600mm) and soap dish holders to bathrooms and ensuite, as well as chrome toilet roll holders
- ✓ Bright silver, clear safety glass shower screens
- ✓ White polymarble shower base

LAUNDRY

- ✓ Stainless steel trough with white acrylic cabinetry
- ✓ Pin lever chrome mixer with upswept spout
- ✓ Washing machine set in chrome
- ✓ Ceramic tiled splashback

BRICKS, WINDOWS, ROOF AND GARAGE

- ✓ Colorbond roller carport door with auto opener
- ✓ Clay bricks, render and other lightweight claddings (where applicable)
- ✓ Colorbond metal roof (refer to drawings for roof pitch)
- ✓ Corinthian entry door
- ✓ Aluminium framed windows
- ✓ Aluminium framed sliding door with clear glazing to laundry (where applicable)
- ✓ Stainless steel round knob with keyed lock to front entry door and all external hinged doors
- ✓ Powder coated aluminum window frames with clear glazing
- ✓ Colorbond valleys, fascia, guttering and down pipes

WARRANTIES AND SUSTAINABILITY

- ✓ 6 star energy rating
- ✓ Statutory warranty is 6 years after building completion
- ✓ 3 months maintenance warranty
- ✓ Manufacturers warranty
- ✓ Energy efficient, gas boosted solar hot water system hot water unit

NOTE: Inclusions may be amended without notice due to unavailability of items and replaced with similar quality available items.