

St ARNAUDS

TOWNHOMES

**DESIGNED FOR
EASY LIVING**

EYNESBURY ၂၅



DISCOVER THE LAND OF EYNESBURY

There is no place like Eynesbury. A fully-contained world adjoined by 288-hectares of Grey Box Forest. With a community of over 3000, there's so much on the ground already. So many attractions and amenities. And while it's a world away from suburbia, it's just 40 minutes from Melbourne's CBD.

There are so many layers that make this place special. The rich history and many natural wonders. The distinctive architecture and beautiful streetscapes. And, with 50% of the community being green open space, the overall feeling of space and light is abundant.

Browse this brochure, explore the land of Eynesbury, then come and visit us. We'd love to show you around.



EYNESBURY



SMART & ACTIVE



SPORT PRECINCT

Featuring a sporting oval catering for cricket and AFL, cricket nets, tennis courts, netball courts, adventure play space, off-leash dog park and state of the art pavilion, this amazing facility is available to all Eynesburians. Home to many local sporting clubs, this is the place where the community comes together.

KINDER, SCHOOL, CHILDCARE

In the heart of Eynesbury, you will find the brand new Eynesbury Primary School. Catering for Prep to Grade 6, you will find state of the art classrooms, arts, science and food technology facilities, performance arts centre and outdoor play and sporting facilities. For the younger ones? Next door is the new Eynesbury Kindergarten, providing play-based preschool programs for those younger kiddies. And right across the road is Eynesbury Early Education offering childcare facilities. We really do have all bases covered when it comes to your children's education.



DRINK, EAT & SHOP



MS
PEACOCK



Eat. Drink. Chill. Ms Peacock is all about celebrating those three beautiful words. Tasty food, awesome bevies and all in an amazing setting. We call the totally reimagined Eynesbury Homestead home. It's where old meets contemporary meets drop-dead, "you gotta see this". And there's plenty of places to chill, drop anchor and enjoy everything on offer. Believe us, there's plenty going on at Ms Peacock.

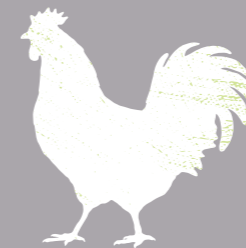


Nestled inside the old bluestone stables that house the Pro Shop, you'll find Birdy & Co. It's like a little slice of approachable inner-city coffee shop in the heart of Eynesbury. Inside you'll find killer coffee, all sorts of drinks and a range of tasty food. Think toasties, pies, sandwiches, pastries and you get the general food direction of Birdy & Co. It's a casual kind of place that takes its food and coffee suitably seriously.

BIRDY & CO

TOWN CENTRE

The Eynesbury Town Centre will become a regional hub like no other. Currently in planning, this will be a mix of retail, commercial, entertainment and community facilities, set to change the way those in Eynesbury eat, drink and shop. A place to meet with friends, to work, to socialise, to live.



THE GENERAL

The General's got all of life's essentials sorted. We've got basic groceries, fresh stuff, gourmet, organic goodies, yummy things, cult brands, healthy things and even fresh food to go. It's all here.



Designed by the legendary Graham Marsh in 2007, the 18-hole Eynesbury Golf Course is set against a visually-arresting and historic backdrop. Featuring wide fairways, extensive bunkering and water hazards, including several meandering creeks, the course is seamlessly integrated into the heart of the Eynesbury community. So much so that the eighteenth hole discretely neighbours the homestead and its eating, drinking and kicking-back options. All this beauty and charm, however, is deceptive as the championship course tests amateurs and pros alike.



And they are beauty, rich and rare indeed. Eynesbury itself abounds with many species of native plants, trees and animals, including many varieties of birds. In fact, we can't possibly do justice to the natural wonders that Eynesbury offers in this brochure. Because, like with everything at Eynesbury, there's plenty waiting to be discovered. Walk, ride or run, just get out there and explore. Follow those little paths into the forest. Check out the Gorge. Just stand still and look up at the birds. There are natural sights, sounds and experiences around every corner. For some natural inspiration, just drop into our Discovery and Sales Centre.



The Grey Box Forest
288-hectare

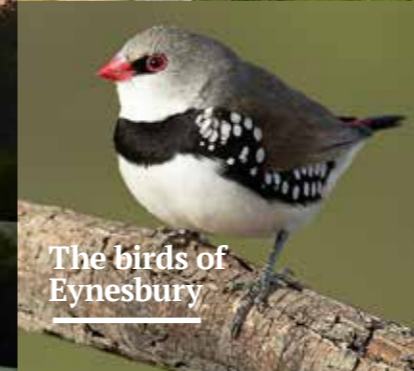


NATURE ABOUNDS

Eynesbury
Golf Course



Walking Trails



The birds of Eynesbury



Native Grassland Reserve
61-hectare



Werribee River Gorge

Greenhill Conservation
10-hectare



Ornamental Lake

St ARNAUDS

TOWNHOMES

Introducing...

**St Arnauds Townhomes at Eynesbury.
Spacious, stylish and functional.**

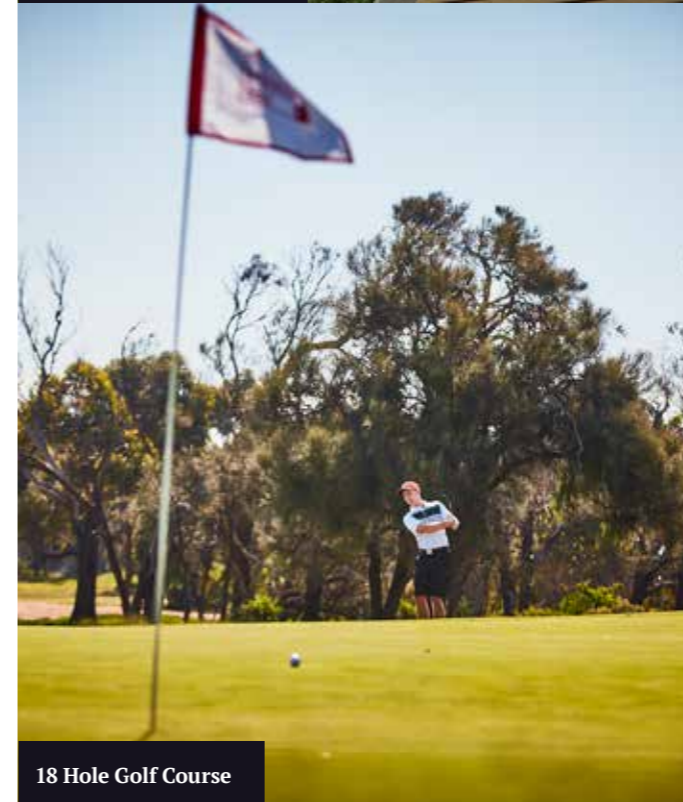
With their well-considered design, open-plan living areas and ample storage space, these townhomes epitomise low-maintenance living.



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Landscaping may differ to image. Refer to landscape plan for specific details.

LOCATION ON POINT

St Arnau's townhomes occupy one of the best locations in Eynesbury. Situated at the heart of the community, they are merely a short stroll to the future town centre and educational facilities - including a new state primary school and kindergarten. What's more, they are also surrounded by nature reserves and wetlands to both the north and south, and adjacent to a park with playground.



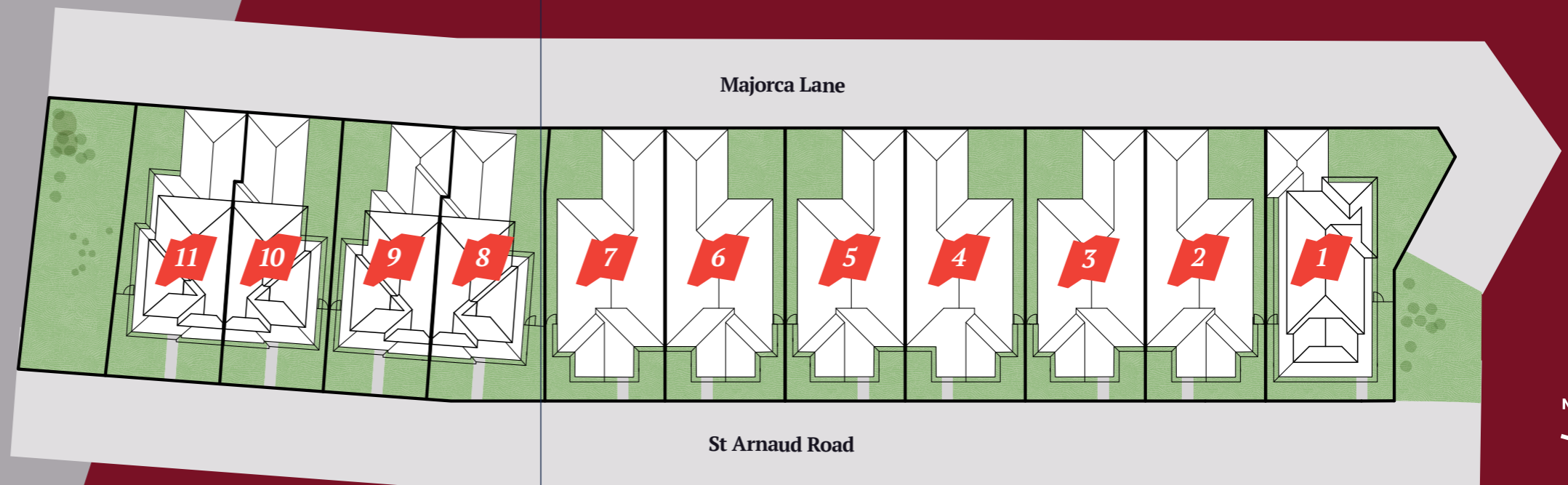
DESIGNED FOR EASY LIVING



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St Arnauds Townhomes at Eynesbury have been carefully designed to compliment Eynesbury's builtform with traditional weatherboard construction, peaked roofs and generous front verandahs.

Featuring a range of both single and double storey floorplans, St Arnauds Townhomes provides traditional family home accommodation on a compact footprint. Then there's the light-filled spaces, spacious communal areas and variety of bedroom layouts ranging from 9m² to 15.36m². Rounding all of this out are the quality inclusions and fittings throughout.





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QUALITY INCLUSIONS ALL THE WAY

Every townhome at St Arnau's is ready to go. All the inclusions and specifications have been carefully selected to achieve that rare balance of contemporary appeal, low maintenance and overall quality.

INTERNAL

KITCHEN

- 20mm reconstituted stone benchtops
- Fully-lined modular cabinets
- Laminate overhead cupboards with plaster bulkheads above
- Pantry with 4 white melamine shelves
- Laminate panel draws and doors
- Tiled splashback
- Designer chrome cabinet handles

TAPWARE & SINK

- Chrome single lever mixer tap
- 1¾ double bowl top-mount stainless steel sink

APPLIANCES

- 900mm wide Technika stainless steel dual-fuel upright cooker
- 900mm wide Technika stainless steel canopy rangehood vented through to roof space on single storey homes and external all on double storey homes
- 600mm Technika stainless steel dishwasher

LIVING

- 2740mm nominal ceiling height to ground floor, 2590mm to upper level
- 67mm x 12mm square-edged skirtings and architraves
- 75mm cove cornice to house and garage

PAINT

- 3 coats of Taubmans matte paint to all internal walls (one colour)
- 2 coats of Taubmans flat paint to ceilings (one colour)
- 2 coats of Taubmans gloss paint to all interior timberwork (one colour)
- 2 coats of Taubmans low sheen paint to all exterior works (one colour)

INTERNAL DOORS

- 2040mm high flush panel internal doors
- Designer lever handles to passage doors
- Chrome hinges, latches and striker plates to all doors
- Plastic white door stops to hinged doors
- Privacy locks to bathroom and WC

FLOOR COVERINGS

- 450mm x 450mm ceramic floor tiles to laundry, ensuite, WC bathroom and powder room
- Timber look laminate floor boards to entry, living, meals and kitchen
- Carpet on foam underlay to remainder of home
- 100mm tiled skirtings to wet areas

ROBE & LINEN

- White melamine shelf with chrome hanging rail to robes and tower unit with adjustable shelves
- 2100mm high framed vinyl robe sliding doors to robes (excluding WIRs)
- 4 white melamine shelves to linen cupboards (house specific)
- Chrome handles to linen cupboards

HEATING & COOLING

- Single storey: Ducted heating system with controller
- Reverse cycle split-system to main living area and master bedroom
- Double Storey: Reverse cycle split-system to main living area and master bedroom
- Panel heaters to the remainder of the habitable rooms

STAIRS (double storey only)

- Staircase with carpet finish and painted wall rail (as required)

ELECTRICAL

- LED downlights throughout house
- Spot lighting to front and rear entry areas
- Double powerpoints throughout home (refer to drawings)
- Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to drawings)
- Wall-mounted light switches throughout home
- Exhaust fans above all showers and where required
- Hard-wired interlink smoke detectors with battery back-up
- 2 TV points with free-to-air TV antenna
- 2 telephone points
- Double weatherproof GPO on balcony (house specific)
- Double external powerpoint to hot water service unit
- Double waterproof GPO to alfresco (house specific)
- Fluorescent light unit to garage
- NBN setup and hub

BATHROOM & ENSUITE

- 20mm reconstituted stone benchtops
- Designer laminate vanity unit with laminate square-edged benchtop and kicker
- Chrome cabinet handles
- Upgraded KADO Arc inset basins
- Semi-framed shower screen with pivot door and clear safety glass
- White shower base with matching waste
- Silver-backed polished-edge mirror to width of vanity unit
- Designer white acrylic bath with chrome waste to bathroom
- White vitreous China close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat and chrome mini cistern stop tap

POWDER ROOM (house specific)

- Designer laminate vanity unit with laminate square-edge powder stone benchtop and kicker
- Silver backed, polished-edge mirror to width of vanity unit
- Chrome cabinet handles
- Upgraded KADO Arc inset basin

TILING

- Ceramic wall tiles to bathroom, ensuite and powder room
- 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder room

TAPWARE

- Chrome bath wall mixer with wall outlet
- Chrome basin mixer tap
- Chrome shower mixer with all directional shower head to bathroom
- Chrome shower mixer with slide rail to ensuite

LAUNDRY

- Tiled splashback
- Laminate base cupboard and benchtop with drop-in trough
- Chrome mixer tap to laundry trough
- Chrome wall-mounted washing machine connections concealed in laundry cabinet



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EXTERNAL

BRICKWORK & CLADDING (design specific)

- Clay bricks
- Natural rolled mortar joints
- Various alternative wall cladding systems are used on a house and facade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to drawings)
- Part-render finish to selected facade projections (facade specific)

BALCONY (design specific)

- 450mm x 450mm tiled finish (non-slip)

GARAGE

- Painted plasterboard walls and ceiling
- Sectional overhead door to front of garage
- Step down concrete slab flooring

WINDOWS

- Fly screen to openable windows
- Designer aluminum powdercoat finish feature windows to facade (house specific)
- Aluminum powdercoat finish windows to remainder of house (house specific)

ROOFING

- Pitched roof: profiled concrete rooftiles or Colorbond corrugated sheet roof cladding
- Low pitch roof: Zinalume metal deck roof design specific)
- Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters

DOORS

- Solid 2040mm x 820mm front entry door with standard locks, knob and deadbolt
- 2040mm high flush panel solid core external garage access door with lockable entrance set
- Plastic white door stops to hinged doors

ENERGY EFFICIENCY

- Chromagen 175-litre tank, solar-assisted hot water service with assisted gas boosted continuous flow
- House insulation: Glasswool batts to suit energy rating requirements
- Foil weather wrap to external walls
- Weather seals to all external doors and windows
- Self-sealing exhaust fans

TAPWARE & PLUMBING

- 2 garden taps
- Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)
- Concealed plumbing waste pipes
- Overflow to stormwater point

FRAMING

- 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

SITE

- Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer designed concrete waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections account opening fees.
- 100mm stormwater drains
- All council and developer requirements

FENCING & LANDSCAPING

- Fencing included to all lot boundaries, including low lying permeable fencing to street frontage
- Landscaping provided to front and rear, including turf, irrigation, trees and shrubs
- Refer to landscaping plans for specific details



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COLOUR PALETTES

Developed in conjunction with our premium trade partners, the colour palettes – Graphix and High Street - are modern, durable and refreshingly neutral. Complementing the overall design aesthetic, they provide the perfect backdrop for contemporary family living.

GRAPHIX PALETTE



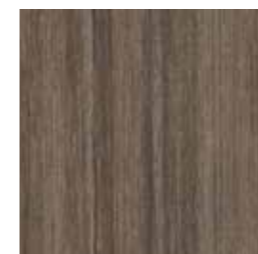
WALL PAINT

Taubmans
Almond Milk



STONE BENCHTOPS

Caesarstone
Linen



JOINERY

Formica
Habitat Velour Finish



SPLASHBACK TILE

Beaumont Tiles
Gloss Mocha



FLOOR TILE

Beaumont Tiles
Infinite Greige

HIGH STREET PALETTE



WALL PAINT

Taubmans
Almond Milk



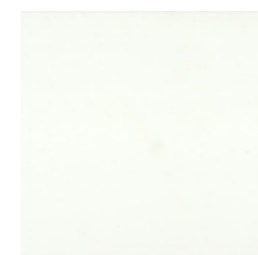
STONE BENCHTOPS

Caesarstone
Ice Snow



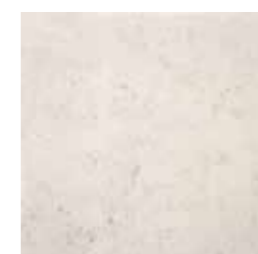
JOINERY

Formica
Mulga Velour Finish



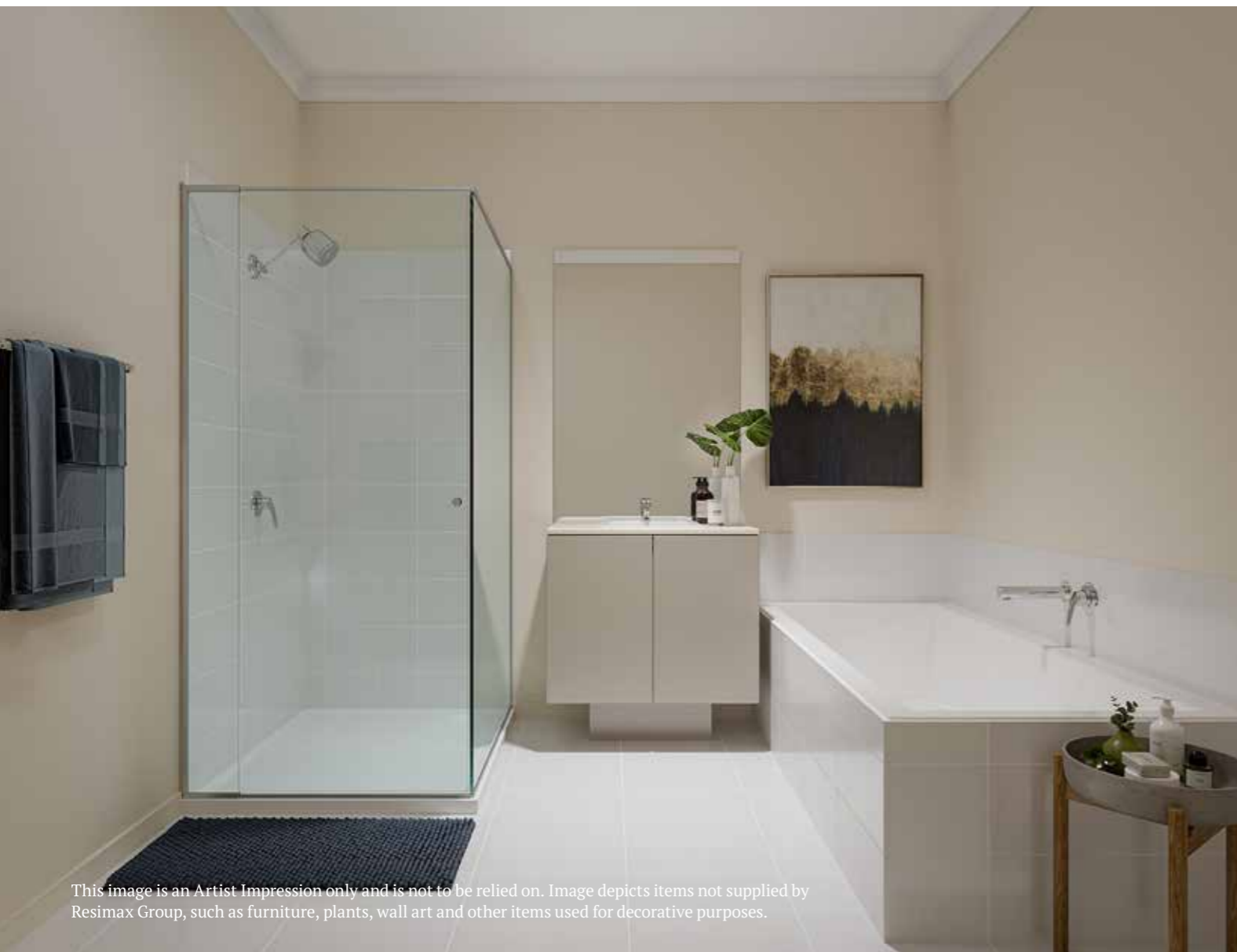
SPLASHBACK TILE

Beaumont Tiles
United White Gloss



FLOOR TILE

Beaumont Tiles
Valencia White



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PROJECT TEAM

St Arnolds Townhomes at Eynesbury are the result of a close collaboration between Resimax Group's development team, building partner Tick Homes and design specialists Archtek. This unified approach delivers significant efficiencies and keeps the overall development vision pure. Importantly, it also ensures optimum build quality and maximum affordability.



VISIT OUR DISCOVERY & SALES CENTRE

479 Eynesbury Road, Eynesbury VIC 3338

Open 7 days 11am - 5pm

CONTACT US

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EYNESBURY.COM.AU

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**RESIMAX
GROUP**

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