

Townhouse



Shelley St



2 Bedrooms
2 Bathrooms
1 Flexi Room
1 Car Space
1 Storage

Internal: 121.0m²
External: 20.8m²
Total: 141.8m²

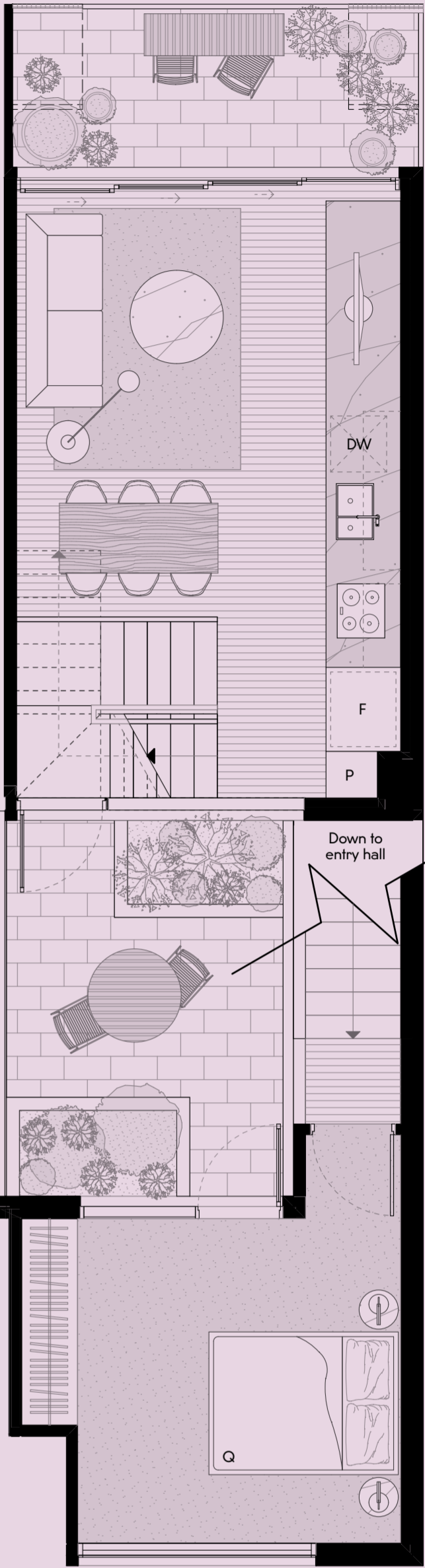
- P Pantry
- F Fridge Space
- L Linen Cupboard
- Q Queen size bed
- LDRY Laundry
- DW Dishwasher
- SW Solar Hot Water

Garfield St				
01	02	03	04	09
05	06	07	08	

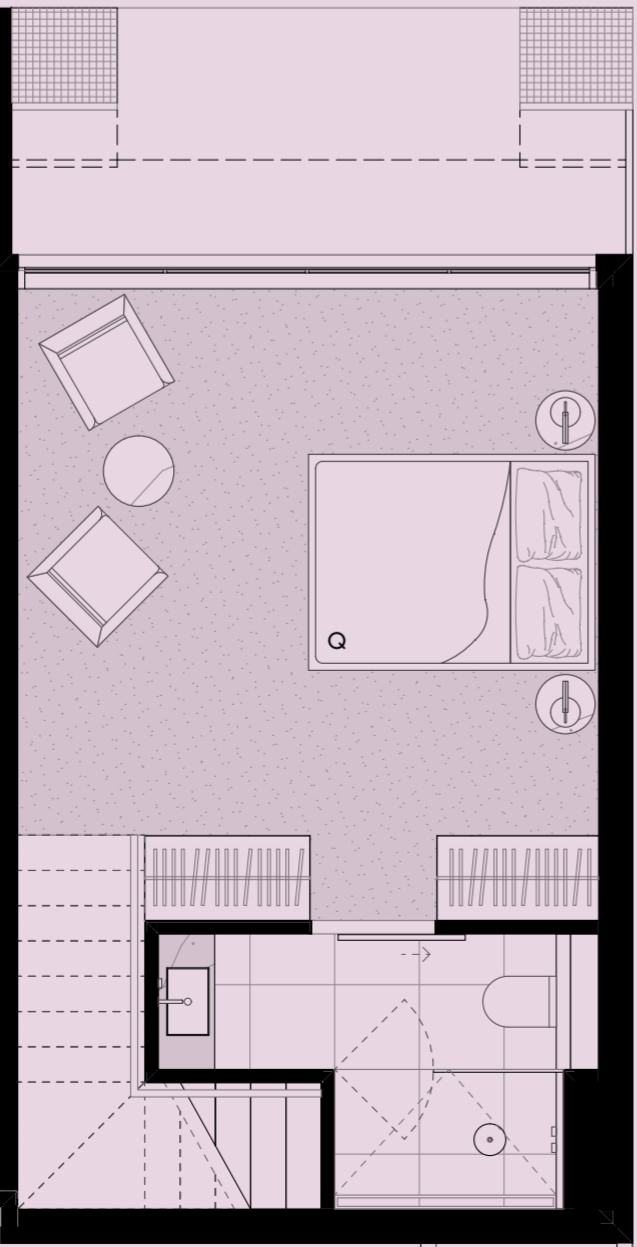
Ground Floor



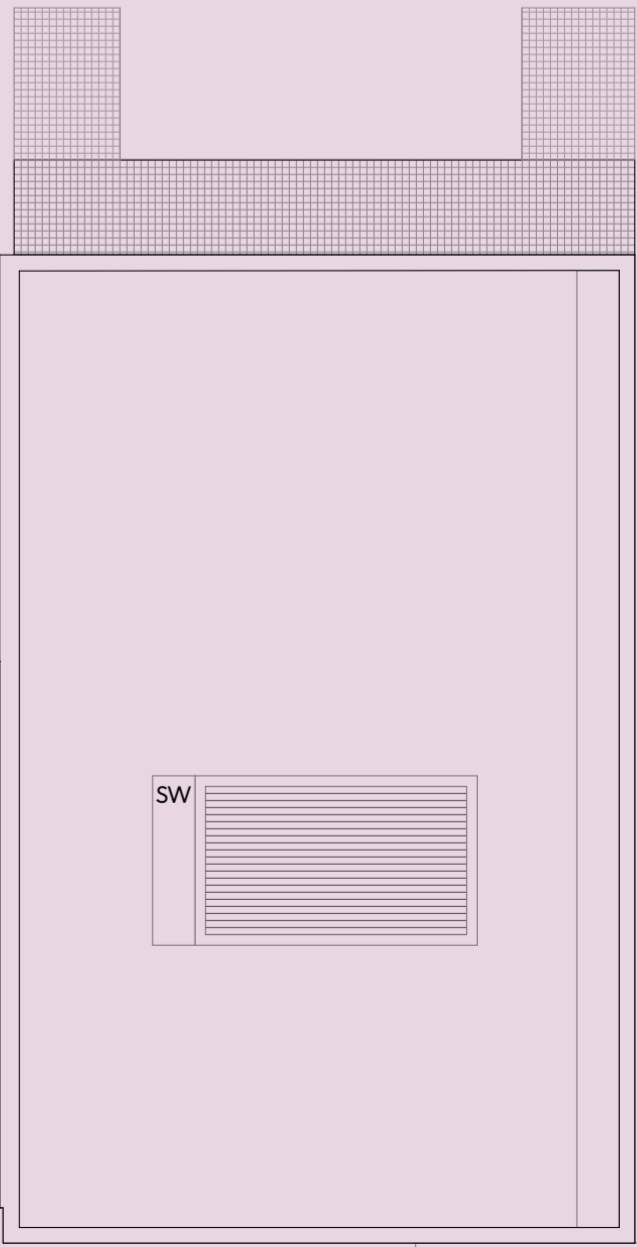
First Floor












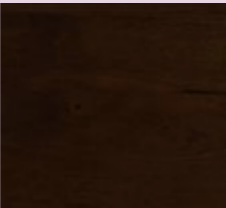


Second Floor



Roof



Fixtures and fittings

Kitchen	Kitchen optional upgrades
<div>Cooktop</div> <div>Miele (or similar) 900mm gas cooktop</div> <div></div>	<div>Cooktop</div> <div>Miele (or similar) 900mm gas cooktop</div> <div></div>
<div>Rangehood</div> <div>Miele (or similar) built in rangehood</div> <div></div>	<div>Dishwasher</div> <div>Miele (or similar) 600mm integrated dishwasher</div> <div></div>
<div>Oven</div> <div>Miele (or similar) 600mm built-in electric oven</div> <div></div>	<div>Fridge</div> <div>Miele (or similar) integrated fridge and freezer in lieu of space provision</div> <div></div>
<div>Dishwasher</div> <div>Miele (or similar) freestanding dishwasher</div> <div></div>	
<div>Mixer</div> <div>Chrome finish</div> <div></div>	
<div>Sink</div> <div>Undermounted</div> <div></div>	<div>Flooring</div> <div>Entry, kitchen and dining Areas</div> <div>Engineered floors in timber finish</div> <div></div>
<div>Pantry and fridge door</div> <div>Perforated metal in Grey finish</div> <div></div>	<div>Bedrooms</div> <div>Carpet in Grey finish</div> <div></div>

Please note that while reasonable care is taken to ensure that the contents in this inclusions list are correct, this information is to be used as a guide only. Changes may be made during the development process and dimensions, specifications and fittings may vary for reasons outside of the sellers’ control. Purchasers must rely on their own enquiries and the contract for sale.

Specifications

General items	
Structure	Combination of concrete slab, lightweight upper floors, steel and timber frames
Windows	Aluminium framed glazing system, generally double glazed, in black finish
Energy rating	Average 6 star rating
Lighting	LED downlights throughout
Doors (External)	Solid with painted finish
Doors (Internal)	Flush with painted finish
Door hardware	Architectural door furniture in chrome finish
Skirtings	Square dressed MDF in painted finish
Architraves	Square dressed MDF in painted finish
Wardrobes	Fixed shelving and hanging rail
Ceilings	Feature timber ceiling panels to kitchen areas (with varying finish subject to final services locations) and painted plaster to all other areas
Common area utilities	Rainwater tanks for irrigation and solar PV system for electricity
Services	
Electricity	Individually metered to each townhouse
Hot Water	Gas boosted solar hot water
TV	Free to air and Pay TV points in living room
Broadband	NBN ready with high speed internal cabling to living room
Telephone	One point in living room
Fire and exhaust	Smoke alarms and exhaust fans in each townhouse
Security	Video intercom in front entry to each townhouse
Heating and cooling	Reverse cycle split system air conditioning to living rooms. Panel heaters to all bedrooms
Floors	
Entry, kitchen and dining areas	Engineered floors in timber finish
Bedrooms	Carpet in Grey finish
Bathrooms	Tile in Grey finish
Balconies and roof terraces	Tile in Grey finish
Courtyards	Tile or brick
Staircase (Internal)	Timber finish
Hallways (Internal)	Timber finish
Flexi rooms (Base option)	Engineered floors in timber finish
Walls	
Generally	Painted plaster in white finish
Bathrooms	Tile in Grey finish
Kitchen joinery and appliances	
Benchtops	Reconstituted stone in Grey finish
Cupboards and drawers	Timber finish

Pantry and fridge doors	Perforated metal in Grey finish
Dishwasher	Miele (or similar) freestanding dishwasher
Rangehood	Miele (or similar) built in rangehood
Oven	Miele (or similar) 600mm built-in electric oven
Cooktop	Miele (or similar) 600mm gas cooktop
Sink	Undermounted
Sink tapware	Chrome finish
Laundry	Space and tap provision
Fridge	Space and GPO provision
Bathroom fixtures and fittings	
Basin	Undermount in White finish
Basin tapware	Chrome finish
Shower tapware	Chrome finish
Toilets	In wall cistern in White finish
Shower screen	Clear finish
Shelves and vanity	Perforated metal in Grey finish
Optional individual upgrades	
Bedroom – Floor	Engineered floors in timber finish in lieu of carpet
Dishwasher	Miele (or similar) 600mm integrated dishwasher in lieu of freestanding
Void Space – Lighting	Flos IC pendant light in chrome finish
Kitchen – Fridge	Miele (or similar) integrated fridge and freezer in lieu of space provision
Kitchen – Cooktop and oven	Miele (or similar) 900mm gas cooktop and 900mm oven in lieu of 600mm
Bathroom – Tapware	Hand held and overhead shower in chrome finish in lieu of only overhead
Bedroom – Heating and cooling	Additional air conditioning head to a bedroom in lieu of panel heater
Optional package upgrades	
Electrical Package	Combined USB and power points to kitchen and living room; provision for motorised blinds to living room and master bedroom; HDMI and LAN wiring to living room
Window Furnishing Package	Blockout blinds to all windows and sheer curtains to living and master bedroom
Flexi Room Package	Built in joinery and door to convert the room to a fourth bedroom and home office
Security Package	Alarm system; security screen to front entry door and fly screen to rear courtyard sliding doors
Bedroom Package	Engineered floors in timber finish in lieu of carpet to all bedrooms; built-in drawers in lieu of shelves to all wardrobes; air conditioning heads to all bedrooms in lieu of panel heaters
Kitchen Package	Miele (or similar) integrated dishwasher in lieu of freestanding; Miele (or similar) integrated fridge in lieu of fridge space; Miele (or similar) 900mm gas cooktop and 900mm oven in lieu of 600mm

FAQs

What are the transport options like?

Excellent. North Richmond station is a 1 min walk away, and West Richmond station is just a 6 min walk, which both run along the Mernda and Hurstbridge lines to the CBD. The number 12 and 109 trams also run along Victoria st (around a 2 min walk).

Shelley St is also a great location for walking, with Bridge Road only 10 minutes by foot and surrounding suburbs such as East Melbourne, Fitzroy, Collingwood within walking distance. Dedicated bike lanes to the CBD from Elizabeth St are less than a minute away, making most trips easily bike-able.

Is this a sustainable development?

Yes. A site responsive design with all townhouses facing north, along with high performance glazing, will create a thermally comfortable environment throughout the year.

The development will have a solar PV system to power all common property lighting, pumps and fans to offset greenhouse gas emissions. All of the materials will generally be non-toxic. The development will achieve a 101% STORM rating for storm water management, by utilising at least 18,000 litres of rainwater in storage tanks that can be utilised for toilet flushing and landscaping irrigation.

Is there an owners corporation?

Yes, the development will have a limited Owners Corporation. The friendly team at Network Pacific will be responsible for this.

They will ensure the building's insurance policies are always up to date, coordinate things like rubbish removal, cleaning and maintenance of all common areas and any future maintenance or replacement of plant and equipment. They will also take care of the landscaping in the communal courtyard, and the front porches if you wish.

All this will ensure the townhouses look as good as the day they were built!

What is the flexi room?

The flexi-room is your private yoga room, music room, kids playroom, home office, and guest bedroom all in one. An optional built-in pull out bed and study desk combo can be installed as part of an upgrade package, which includes a door to close the room completely. The pull-out desk can be used when the bed is not in use, to increase the flexibility and usability of the room.

What about security?

The entire development is secure with locked entrances to the basement and communal courtyard. Each townhouse's street entrance has an additional locked gate leading to a private porch and a solid core front door.

For extra peace of mind, you can also purchase the security package that includes an alarm system, security screen to the front entry door and fly screen to rear the flexi room sliding doors leading to the communal courtyard.

Are the windows insulated?

All windows will be energy rated and the glazing will generally exceed the standard double glazing found in most domestic buildings. These windows will also be responsive to real-world conditions and since almost all face true north, the townhouses will take advantage of all the sunlight in the winter. High-level clerestory windows have also been added to provide additional daylight in the townhouses.

What are the internet options?

The development will be NBN enabled from day one. All townhouses will be fitted with high speed cabling inside.

Subject to any changes from NBNCo, at this stage, the neighbourhood is planned to be fitted with Fibre to the Curb technology. We can also arrange a pre-install of the NBN box prior to handover, so you can walk in and plug in straight away.

What about the noise between the townhouses?

The addition of the communal courtyard addresses any issues of noise and privacy between the townhouses.

For the townhouses that share walls, the use of a highly regarded continuous walling system along with acoustic plasterboard where necessary will ensure the noise is contained within the townhouses.

How big are the living rooms?

The design team has explored various townhouse typologies to identify what works well and what not so well in living areas. Ideas such as widths and ceiling heights of areas have always been a primary consideration.

We have adopted these learnings to ensure the tv : coffee-table : couch ratio not only exceeds the minimums but creates a high level of usability.

How big are the bedrooms?

All master bedrooms have a minimum dimension of 3.4m wide and are generally 3.5m long, with some exceeding these dimensions. This excludes the built-in wardrobe space. Every other bedroom generally maintains a minimum 3m dimension.

How high are the ceilings?

All townhouses have taken advantage of the saw-tooth roofs, adding valuable internal height to the living rooms and kitchens. These have been accentuated with triple-height void spaces in some townhouses.

The internal heights in the living rooms will generally range from 2.4m at the lowest point of the raked ceiling, to as high as 4m at their highest point in some townhouses.

How much storage does each house have?

You can never have too much storage! The townhouses have multiple meaningful storage additions - from the linen cupboards in the corridors to the under-bench areas in the kitchens.

All wardrobes have been thoughtfully positioned so they use the full dimensions of the bedrooms. There will also be a provision for external storage cages in the basement, perfect for all those bulky items you don't want inside the house!

How many car spaces?

Each townhouse has two car spaces contained within the secure underground basement, except townhouse 9 which has one car space (no car stackers).

All townhouses will also be provided with secure bike spaces. The flexi-rooms have direct access to the courtyard that leads to the stair access to the basement. The courtyard can only be accessed via a secure gate from the street. The basement itself will have a secure entry door, so your cars and bikes will be safe.

