

GLENVILL HOMES



GRANDVIEW

* Artist impression

STAGE 3A
LOT 3075 - 3082

 Stockland | Grandview



A bold take on contemporary living

— At Glenvill Homes we are driven to create sophisticated, outstanding townhomes and bring excellence within reach of hardworking Australian families. Our townhomes are expertly designed and built in leading estates, ready for you to move in.

Count on us

— At Glenvill Homes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.



SERVICE

The service that we provide throughout the journey must be as exceptional as the home itself. Each of our team members is passionate about providing outstanding results and exceeding our customer's expectations.



QUALITY

Our stringent QA measures combined with experienced Site Managers and trade partners ensure that we deliver the highest standard townhomes.



DESIGN

We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Our commitment to offer affordable homes is matched by our desire to create stunning, exceptional family-oriented homes.



Designed by lifestyle

— At Glenvill Homes our passion for striking, contemporary design is only matched by our desire to deliver homes filled with warmth and light.

Walking into one of our townhomes, you will be struck by the balance of design excellence and functionality throughout.

You will be greeted by clean lines, sleek surfaces and user-friendly spaces wherever you look.

A Glenvill townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Glenvill townhomes are built for your life today and will adapt beautifully as your needs change in the future.

Glenvill Townhomes at Grandview

Glenvill Townhomes at Grandview consists of eight double storey homes expertly designed to stand the test of time. These exclusive homes feature an open plan combined kitchen, living and dining with generous storage throughout the home. Master bedrooms have their own ensuite and walk-in wardrobe. Complete with a backload, double garage and a patio, these homes will suit any family — now and tomorrow.

Grandview is located in the heart of Melbourne's fast-growing western corridor, only 28km from the CBD and 26.2km to Melbourne Airport. Enjoy convenient connections to all the essentials in life, from local shops and transport to schools, parklands and a thriving community.



Image from Glenvill homes Jubilee Display home



Select your townhome

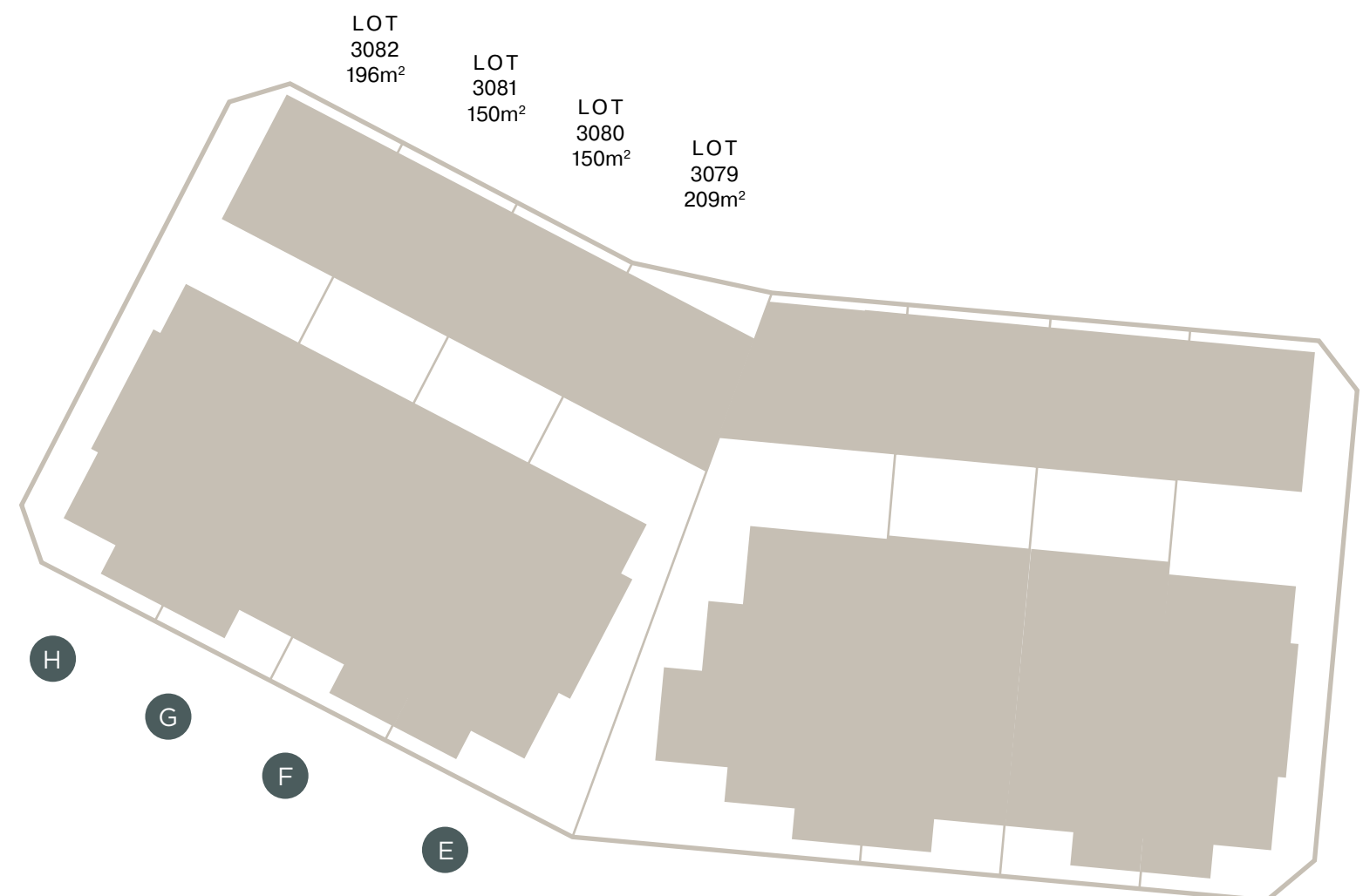
Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each townhome reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.





Select your townhome

Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each townhome reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.



Elwood

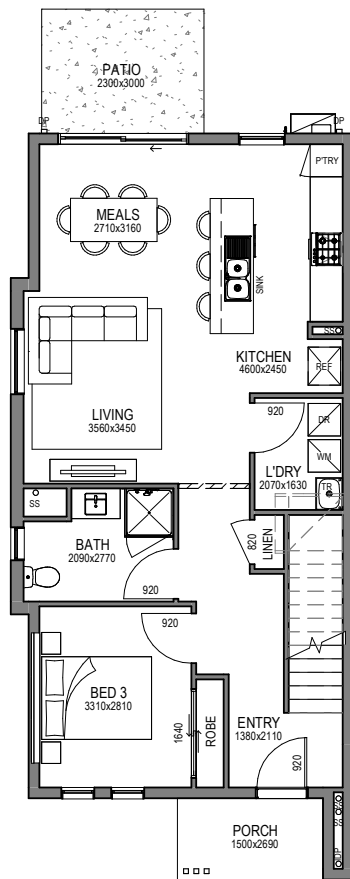
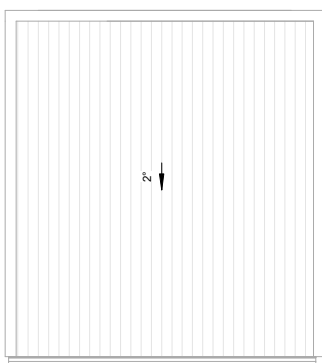
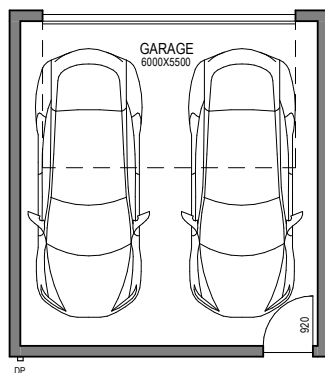
LOTS 3075 & 3082

 3

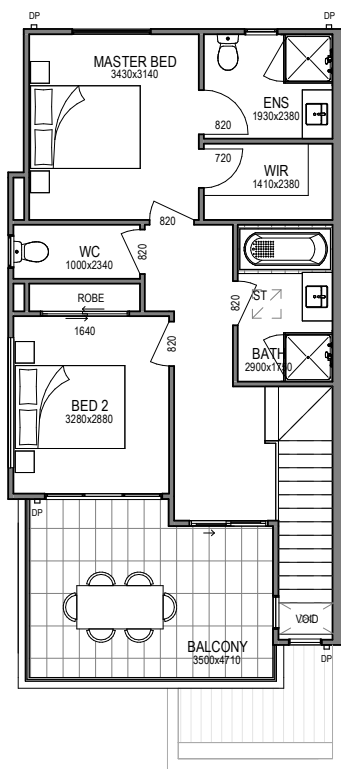
 3

 2

Build Area 20.5sq
Lot Area:
Lot 3075 204m²
Lot 3082 196m²



Ground Floor



First Floor

*Lot 3075 floorplan to be mirrored.



LOT 3075



LOT 3082

* Artist impression

Sorrento

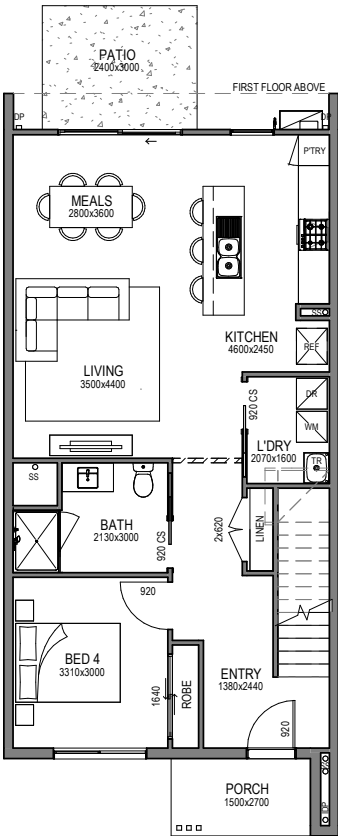
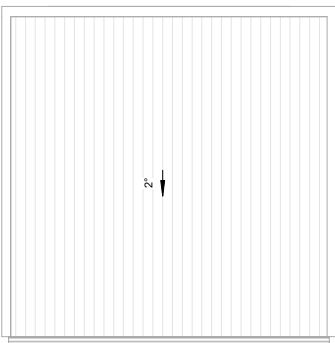
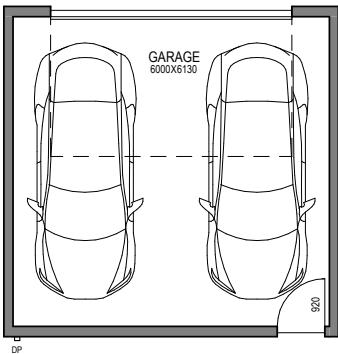
LOTS 3076 & 3077

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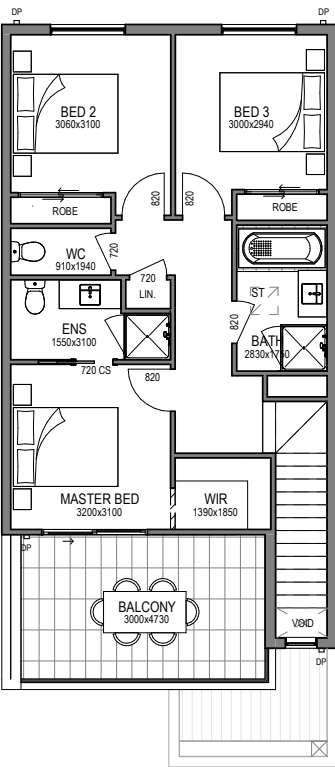
 3

 2

Build Area 22.4sq
Lot Area 169m²



Ground Floor



First Floor

*Lot 3077 floorplan to be mirrored.



* Artist impression

Burleigh

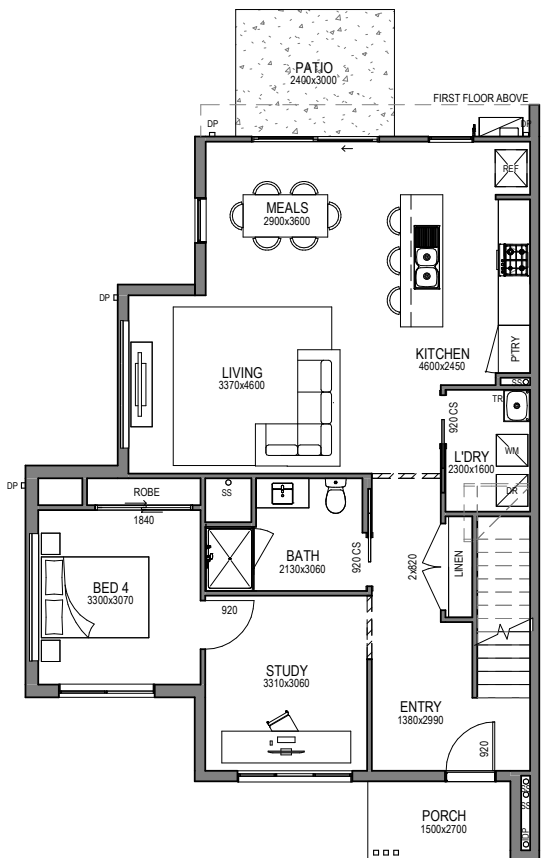
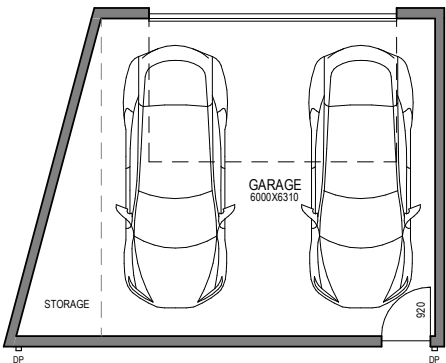
LOT 3078

 4

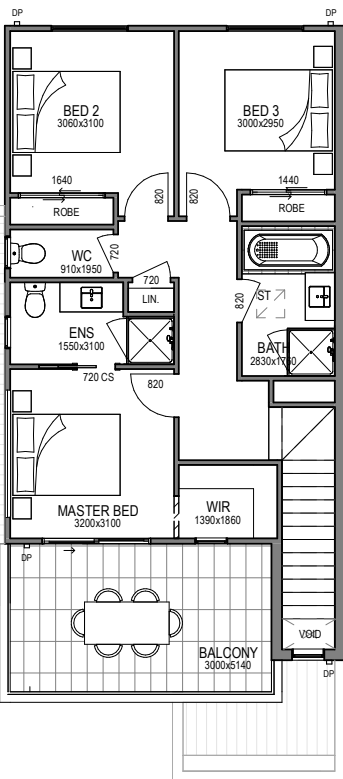
 3

 2

Build Area 25sq
Lot Area 259m²



Ground Floor



First Floor



Flinders

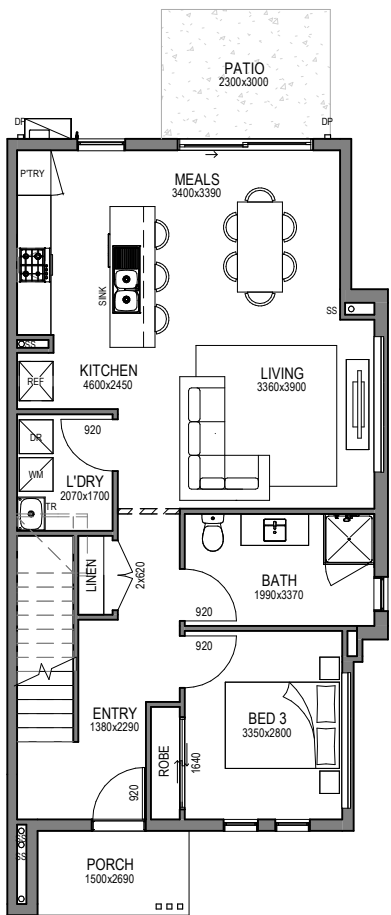
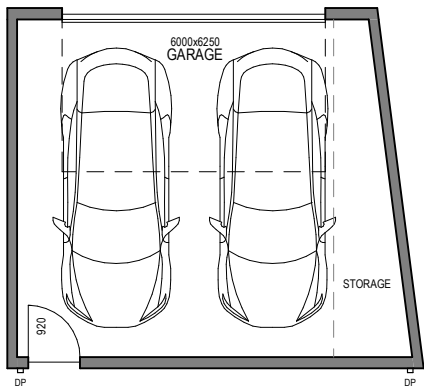
LOT 3079

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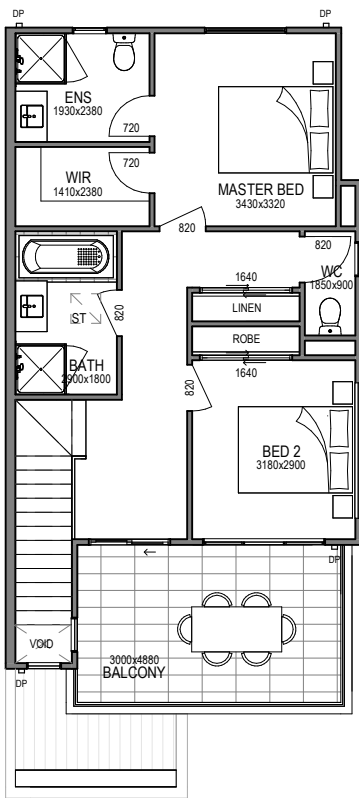
 3

 2

Build Area 21.9sq
Lot Area 209m²



Ground Floor



First Floor



LOT 3079

Artist impression

Kingston

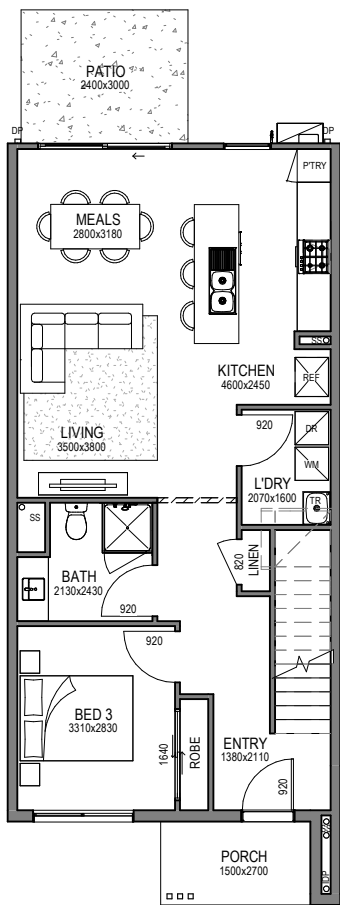
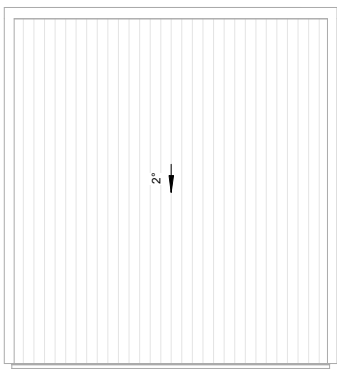
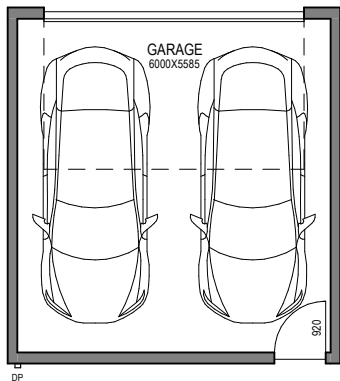
LOTS 3080 & 3081

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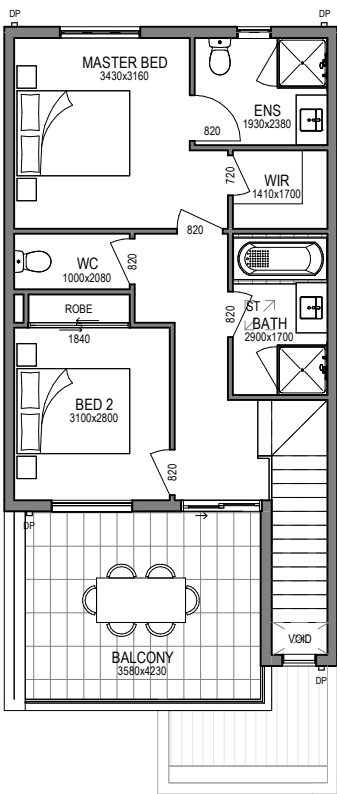
 3

 2

Build Area 20.2sq
Lot Area 150m²



Ground Floor



First Floor

*Lot 3081 floorplan to be mirrored.



* Artist impression



Location & Lifestyle

— Located only 28km west of Melbourne's CBD, Grandview has been carefully designed to achieve the perfect balance between nature and convenience, creating one of Victoria's most connected and liveable new communities.

From a last-minute dash to the shops to an afternoon of retail therapy, Grandview has you covered. Visit the proposed convenience centre or the future Westfield Town Centre down the road, for all your shopping dining and entertainment experiences.

Get active at Grandview with thoughtfully designed walking and cycling paths, a proposed sporting field, three future local parks, and access to the 50 hectare Mt. Atkinson Conservation Reserve where you can energise your body and clear your mind.

Live in a well-connected community and enjoy the benefits of a short drive to Rockbank Railway Station, easy access to the Western Freeway, and future employment opportunities at future The Melbourne Business Park™.

Grandview aerial overview





Choose your style

— Make a confident statement and strike the right balance of style and comfort in your new townhome. Our designs and carefully curated colour schemes are influenced by the relaxed Australian lifestyle. Simple, iconic designs that capture the feeling of now yet are designed to pass the test of time. Choose between a light or a dark interior as the perfect canvas to let your personal style take the lead.

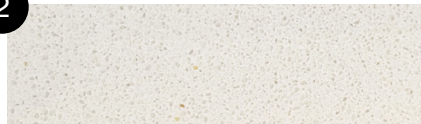
Colour scheme — light

1



LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room

2



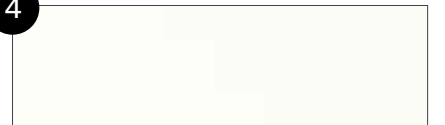
CAESARSTONE - WHITE SHIMMER
Kitchen, bathroom, ensuite and powder room benchtops

3



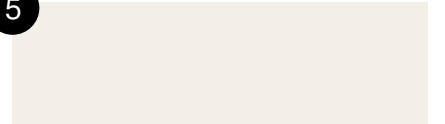
NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room

4



BUILDERS WHITE
Ceiling

5



HAYMES - WHITE ON WHITE
Walls, architraves, skirtings and doors (Gloss)

6



PERFECT TIMBER FLOORS, LAMINATE - NEWHAVEN
To entry, kitchen, meals and family



ROYAL PARADE MARCH NELSON/300 LATTE
Bedrooms and living room if applicable



* Artist impression

Colour scheme — light



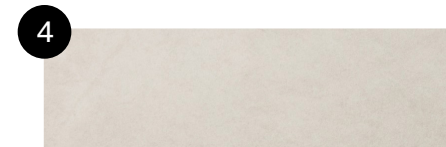
LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room



LAMINEX - BRUSHED ALUMINIUM
Plinth



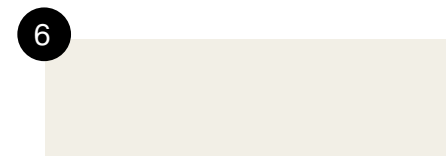
NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



NATIONAL TILES - ATLAS LATTE MATT 450X450
Laid stack bond in laundry, bathroom, ensuite and powder room.

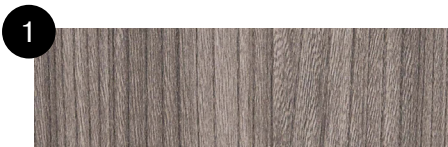


BUILDERS WHITE
Ceiling

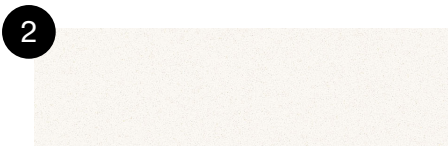


HAYMES - WHITE ON WHITE
Walls, architraves, skirtings and doors (Gloss)

Colour scheme — dark



LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room



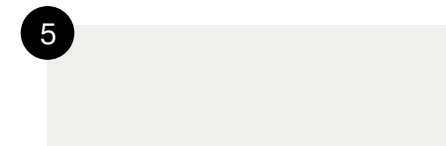
CAESARSTONE - SNOW
Kitchen, bathroom, ensuite and powder room benchtops



NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



BUILDERS WHITE
Ceiling



HAYMES - GREYOLGY 1
Walls, architraves, skirtings and doors (Gloss)

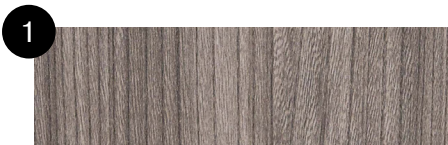


PERFECT TIMBER FLOORS, LAMINATE - OTWAY
To entry, kitchen, meals and family



ROYAL PARADE URBAN GREY - 760
Bedrooms and living room if applicable

Colour scheme — dark



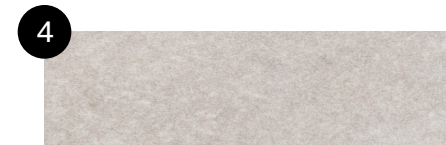
LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen – cabinets in bathroom, ensuite and powder room



SUPPLIER - BRUSHED ALUMINIUM
Plinth



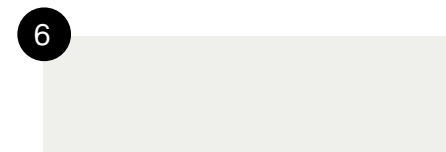
NATIONAL TILES - WHITE GLOSS 250X400
Laid stack bond horizontal kitchen, laundry, bathroom, ensuite and powder room



NATIONAL TILES - ATLAS GREIGE MATT 450X450
Laid stack bond in laundry, bathroom, ensuite and powder room.



BUILDERS WHITE
Ceiling



HAYMES - GREYOLOGY 1
Walls, architraves, skirtings and doors (Gloss)

Inclusions

GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- 7 year structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit

SITE WORKS

- Concrete waffle slab & pump allowance
- Allowance for balanced cut/fill up to 300mm
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer, gas & underground power included
- Telephone & electricity standard connection fees by owner

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2440mm high to first floor of double storey
- 2590mm high to all single storey and ground floor of double storey

PLUMBING

- Concealed plumbing
- Colorbond fascias, gutters & downpipes

BOUNDARY WALL CONSTRUCTION

- Hebel boundary wall system

ROOFING

- Colorbond roof from builders' standard range

WINDOWS

- Double glazed windows and sliding doors throughout
- Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)

INSULATION

- R2.5 batts & sisilation to external walls
- R3.5 to ceilings

HOT WATER SERVICE

- 20 litre continuous flow hot water unit

HEATING AND COOLING

- Split cycle heating & cooling unit to family & master
- Panel heaters to all bedroom and living areas

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Chrome bar pulls to all cupboard doors
- Weatherstrip to front door & internal access door to garage door stops

TILES

- Ceramic floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

FLOORING

- Timber look laminate flooring to entry, family, kitchen, meals
- Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Solagard low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- Single external flood light with sensor
- TV point to family room, master & living (if applicable)
- Digital ready TV antenna
- 1 internet ready (NBN/Opticomm)
- Telephone point to kitchen & bedroom 1
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm dishwasher
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm integrated rangehood (stainless steel)
- Double bowl sink & drainer
- Chrome mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM AND ENSUITE

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail, toilet roll holder & soap dish

GARAGE

- Colorbond panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door (where applicable)

LANDSCAPING

- As per developer requirements (front & rear)
- Garden tap to front & rear

FENCING

- Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

- Pre-cast concrete letterbox with colour to match house colours
- Colorbond fold out clothesline to rear yard



TURNKEY



STRUCTURAL WARRANTY



HEATING & COOLING



LANDSCAPING



QUALITY APPLIANCES

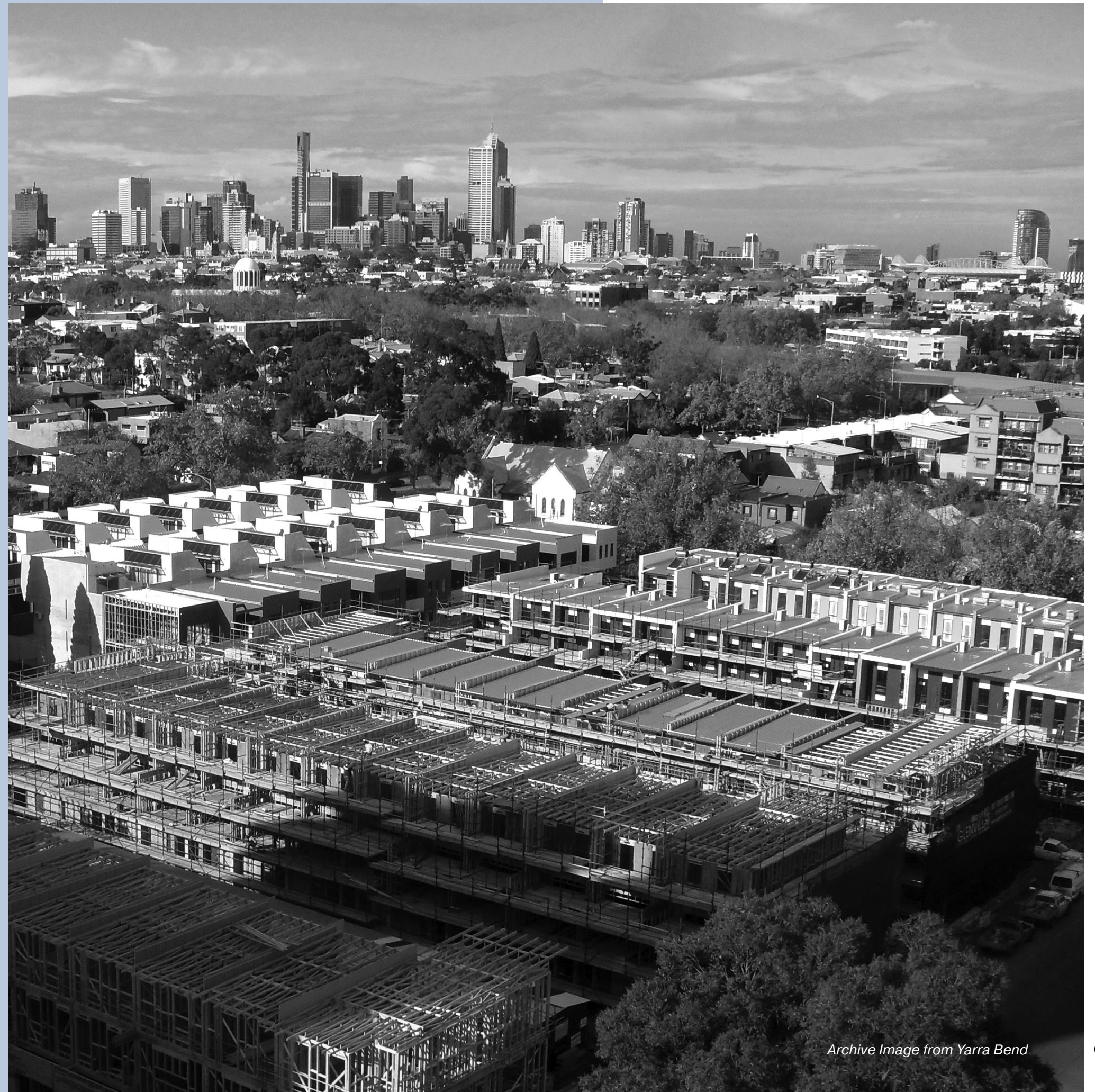
Six decades of excellence

— Glenvill Homes form part of the Glenvill Group, a dynamic, multi-faceted company encompassing all aspects of design, development and construction.

As a privately-owned Australian company with over six decades of experience in designing and building quality homes Glenvill Group has built an industry leading reputation which continues to stand the test of time.

At Glenvill Homes we are driven to create contemporary homes and bring excellence within reach of Australian families. We see our homes as an integral part of their dynamic and ever-changing lifestyles. Our passion for striking design is only matched by our desire to deliver homes filled with functionality throughout.

Glenvill Homes collaborates with some of Australia's most recognised developers to identify suitable sites and tailored outcomes that are mutually beneficial for all stakeholders.



Archive Image from Yarra Bend

GLENVILL HOMES



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