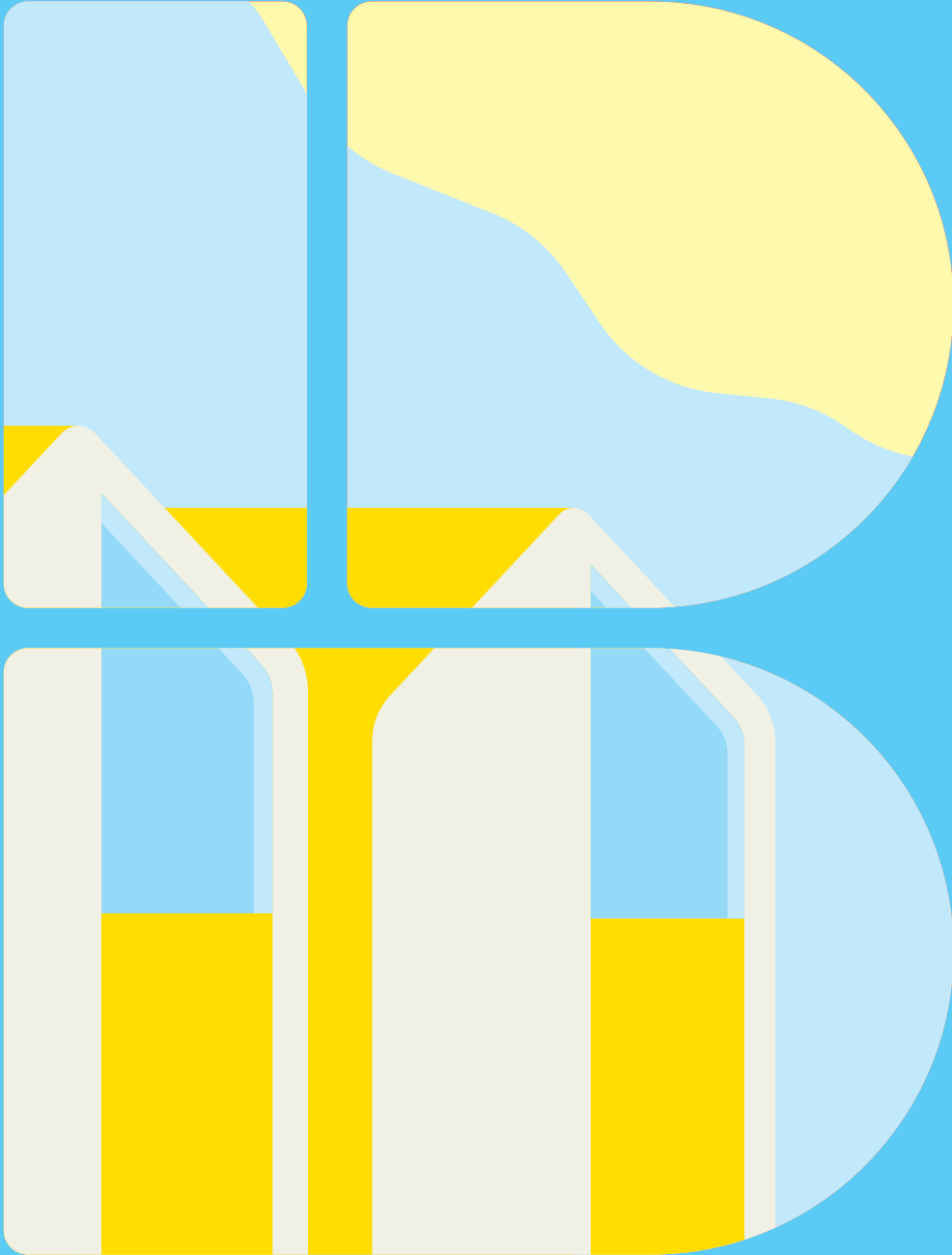


# Balmain Townhomes



Welcome to Balmain Townhomes, architecturally designed with leading Melbourne based architect DKO. Our design team has crafted homes that provide everything that's needed for modern living, presented with timeless, understated elegance. Each residence maximises space through the clever use of materials and finishes. Positioned amidst landscaped wetlands and the town square, our homes provide for a beautifully balanced living experience.

Welcome to the neighbourhood.





# The Complete Community

Balmain offers a brilliant, central Donnybrook location. The convenience of road and rail access coupled with easily accessed amenity. This place has been created to encourage a diverse and thriving community - one we would love you to be part of.





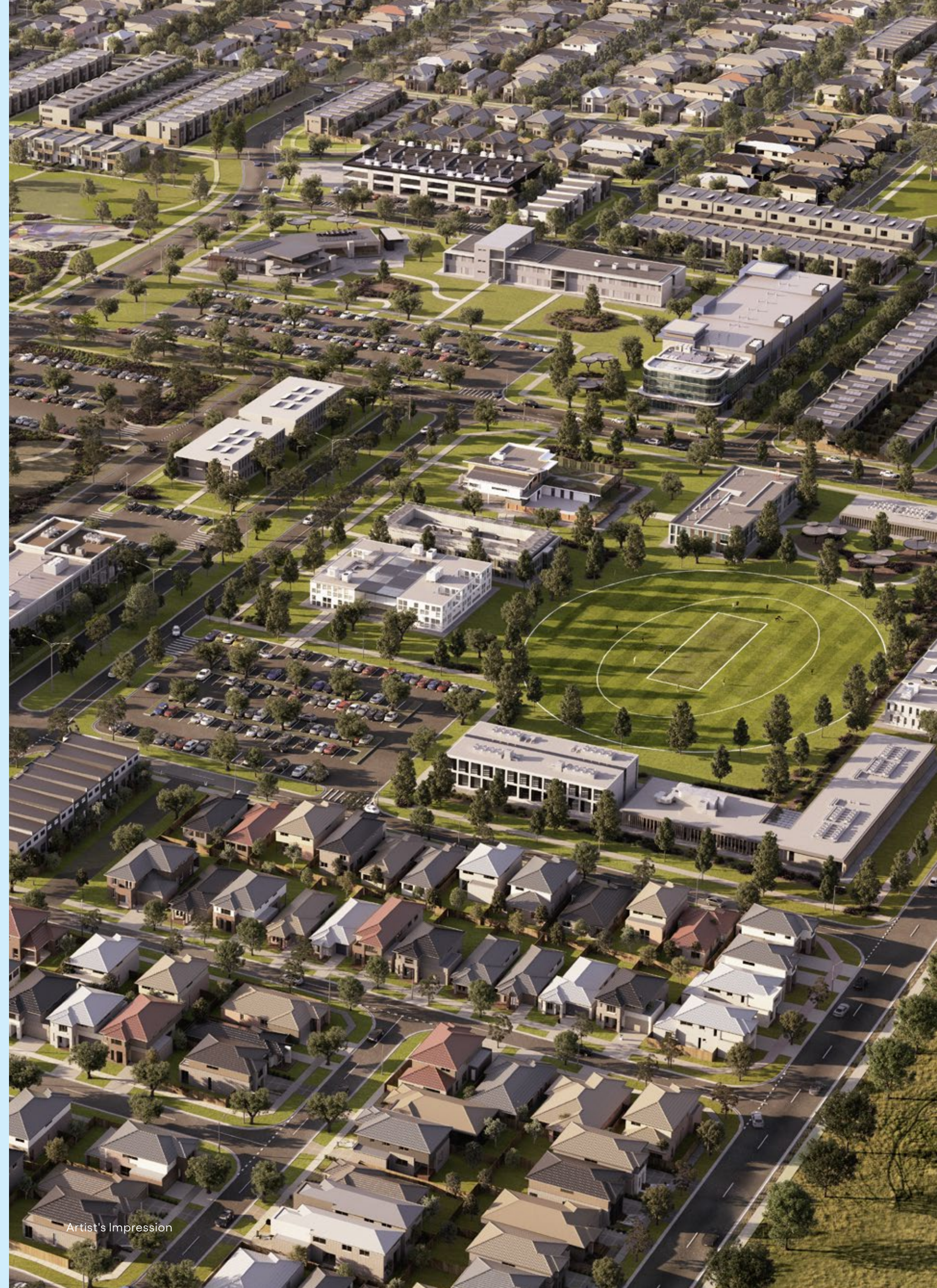
# Masterplan

By any measure, the estate masterplan is well conceived; its thoughtful amenity, generous green spaces, all abilities parks, native wetlands and wide streets reflect a deep understanding of modern family living, the elements of wellbeing, and the importance of community.





When completed, Balmain's school will be a short stroll from your front door. The estate's community centre will be right next to the school and the town centre - with its proposed supermarket, specialty retail and hospitality offerings - will be right across the road.





## Townhomes

Developers Blueways and Wolfdene have partnered with DKO Architects and with leading townhomes construction specialists, Arcadia Built to ensure quality is paramount in every aspect.





Beautifully presented facades boast a perfect balance of both timeless and contemporary design. Well considered, low maintenance gardens and courtyards, provide a lovely outdoor entertaining area whilst encouraging natural light into the home.









## Interiors

Enjoy the seamless flow of open-plan living. Balmain townhomes, offer a calm ambiance without compromising privacy. A clever home shouldn't be complicated. Balmain's townhomes make use of quality, natural materials. The flexible living spaces are open-plan, designed with contemporary living in mind. Each home features large, full-height windows in the main living area, oriented to optimise sunlight and airflow. Shared spaces are bright and welcoming, with open concept kitchen and dining room perfect for entertaining friends and family.





## Interiors

Well appointed kitchens are designed to encourage the home chef. Generous storage solutions ensure functionality without sacrificing style. Consider an optional upgrade for added luxury, featuring a 900mm gas cooktop, electric oven, and fully concealed rangehood.





Large mirrors and set piece tiles are enhanced with the upgraded bathroom package through a feature wall of mosaic tiles and gunmetal tap ware.

Upgraded light colour scheme



Artist's Impression



Artist's Impression



# Townhomes Features

## Standard Inclusions

<b>SITE EXTERNAL</b>	<ul style="list-style-type: none"><li>— Fixed site costs including all earthworks</li><li>— Building permit and all relevant fees</li><li>— Minimum 6-Star energy rating assessment and report</li><li>— Minimum of 2 external taps, one in the front and one to the rear (when applicable)</li><li>— Home owners warranty insurance and public liability insurance</li></ul>
<b>EXTERNAL FINISHES AND ROOFING</b>	<ul style="list-style-type: none"><li>— A combination of hebel render, foam render, painted claddings as per schedules</li><li>— Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings</li><li>— Timber entry door and frame, with Trilock</li><li>— Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows</li><li>— Slimline aluminium panel lift remote controlled garage door (2 x remotes) – standard Colorbond colours</li></ul>
<b>INTERNAL FINISHES GENERAL</b>	<ul style="list-style-type: none"><li>— Haymes 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)</li><li>— Square set cornices to all livings areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder</li><li>— Ceiling heights: 2700mm to living area level, 2550mm to non-living level</li><li>— 2040mm high Hume flush panel internal doors with stops and chrome hinges</li><li>— Stainless Steel lever passage sets to all internal hinged &amp; latched doors</li><li>— 67mm x 18mm MDF architraves and skirtings</li><li>— Sliding robe doors 2100mm high</li><li>— White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, robe tower to master</li><li>— Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail</li><li>— Carpet to bedrooms and upstairs passages</li><li>— Engineered oak floating timber floors to main living areas only</li></ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"><li>— Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop</li><li>— Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside</li><li>— Artusi 600mm stainless steel free standing dishwasher</li><li>— Stainless steel single bowl sink with drip tray</li><li>— Gooseneck sidelever mixer</li><li>— 20mm stone benchtop</li><li>— Feature wall tiles to kitchen splashback</li><li>— Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)</li><li>— Water point to fridge</li></ul>
<b>BATHROOMS AND ENSUITE</b>	<ul style="list-style-type: none"><li>— Pin lever mixer with counter top vanity basin</li><li>— Dual flush soft close Vitreous toilet</li><li>— Pin lever shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)</li><li>— Chrome towel rail, robe hook and toilet roll holders</li><li>— Laminate finish to cabinetry (colours and finish as per individual selection)</li><li>— 20mm stone benchtop</li><li>— Polished edge mirrors above vanities</li><li>— Acrylic bath set into tiled podium (when applicable)</li><li>— Fully tiled shower base</li><li>— Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)</li><li>— Semi frameless shower screens and pivot doors</li><li>— Exhaust fans including self-sealing air flow draft stoppers</li></ul>
<b>LAUNDRY</b>	<ul style="list-style-type: none"><li>— 45 Litre stainless steel laundry tub in metal cabinet</li><li>— Chrome sink mixer</li><li>— Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above the laundry tub (tile layout as per contract drawings)</li></ul>
<b>ELECTRICAL AND HEATING</b>	<ul style="list-style-type: none"><li>— Clipsal double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)</li><li>— RCD safety switches (earth leakage detector)</li><li>— Smoke detectors interlinked to comply with AS3786</li><li>— 2 x Free to Air TV points and 2/3 data/phone points (TV antenna available with move in upgrade options)</li><li>— Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC</li><li>— Gas ducted heating to living areas and bedrooms</li><li>— Recessed wall lights to staircase</li><li>— Double fluorescent light in garage</li><li>— External wall light fittings to external</li><li>— Downlights to external soffits</li></ul>
<b>LANDSCAPING AND FENCING</b>	<ul style="list-style-type: none"><li>— Exposed aggregate concrete driveways and entry paths</li><li>— Aluminium fold down clothesline (courtyard units only)</li><li>— Freestanding letterbox</li><li>— Garden beds with soil, mulch and planting.</li><li>— Combination of timber picket fencing and timber paling fencing as per site specific contract drawings</li></ul>

## Upgrades

\*Further upgrade offerings & design changes (non structural) to be discussed directly with builder

<b>COOLING UPGRADES</b>	<ul style="list-style-type: none"><li>— Ceiling fans to bedrooms</li><li>— Split systems to Living (5kw) &amp; Bed 1 (2kw)</li><li>— Ducted cooling</li></ul>
<b>KITCHEN UPGRADES</b>	<ul style="list-style-type: none"><li>— SMEG Kitchen appliances upgrade</li><li>— 600mm induction cooktop</li><li>— 600mm electric oven</li><li>— 600mm concealed externally ducted rangehood</li><li>— 600mm freestanding dishwasher</li><li>— Stainless steel single/ double undermount kitchen sink with pull out mixer option (colour selection available)</li></ul>
<b>BATHROOM UPGRADES</b>	<ul style="list-style-type: none"><li>— Freestanding bath</li><li>— Tapware colour selections available</li><li>— Shaving cabinet with mirror (each)</li></ul>
<b>BEDROOM UPGRADE</b>	<ul style="list-style-type: none"><li>— Wardrobe door mirror finish in lieu of vinyl (per door)</li></ul>
<b>MOVE-IN OPTIONS</b>	<ul style="list-style-type: none"><li>— Single roller blinds to all windows and doors and TV antenna</li><li>— Double roller blinds to all windows and doors and TV antenna</li><li>— Flywire screen doors to sliding door to courtyard</li><li>— Digital front door lock upgrade (unlock with pinpad)</li><li>— Security alarm &amp; Intercom</li></ul>



# The Team

## Blueways

Australian property developer Blueways creates communities in which everyone can thrive. Its team believes that beautiful, considered and sophisticated design and the lifestyle it enables should be available to all.

The Melbourne based group's current schedule of projects will see the construction of 4,500 dwellings, housing over 12,000 people, by 2025.

The group supports a number of local and Victorian organisations, including local sporting and community clubs, the arts and non-for-profit charities.

[bluewaysgroup.com.au](http://bluewaysgroup.com.au)

## DKO Architects

DKO has the vision, the people and the experience to design and deliver great architecture that stands the test of time.

DKO was established in 2000 to create its own vision of architecture and design. Over the last 23 years, with Koos de Keijzer as founding partner and Principal, the practice has grown exponentially and comprises a multidisciplinary team of more than 250 professionals working across six studios in Australia, New Zealand and South-East Asia.

[dko.com.au](http://dko.com.au)

## Wolfdene

Wolfdene creates homes and places where people can be excited to live the lifestyle that they aspire to. We are a new-generation property developer, having learned from the past to create neighbourhoods for how we want to live today, and into the future.

Our communities are carefully considered in their design, architecture and site-specific urban planning, aiming to engage residents and foster meaningful interaction. We strive to ensure that your Wolfdene neighbourhood is the one that you look forward to coming home to.

[wolfdene.com.au](http://wolfdene.com.au)

## Arcadia Built

Having delivered several hundred townhouses, we continue to recognise that there is still a growing need for well designed, well built and well priced homes throughout the growing suburbs of Melbourne.

We are able to deliver quality houses to the marketplace, not only because we build density housing but because we can control the design, cost and construction of the built form in-house and with our long term partners. A product that has been recognised by the UDIA, receiving awards on several occasions.

[arcadiabuilt.com.au](http://arcadiabuilt.com.au)

# Townhome Enquiries Call 03 9246 0421



Pavilion, Casey Fields



Platform, Donnybrook



King & Queen, Dandenong



EAST, Cranbourne



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