

# ARCADIA



TOWNHOMES  
AT PAVILION

BUILT



WELCOME TO ARCADIA  
BUILT TOWNHOMES.  
ARCHITECTURALLY DESIGNED  
WITH LEADING MELBOURNE  
BASED PRACTICE,  
DKO ARCHITECTURE.

DKO



ARCADIA BUILT TOWNHOMES  
ARE LOCATED NEXT TO THE  
70 HECTARE CASEY FIELDS  
SPORTS FACILITY.



ENJOY DIRECT ACCESS TO  
PARKLANDS, WETLANDS AND  
OVALS AS WELL AS WALKING  
AND CYCLING TRACKS.



↑  
CBD

↑  
Westfield Fountain Gate

# CRANBOURNE

# CLYDE NORTH

# CRANBOURNE EAST

# JUNCTION VILLAGE

# BOTANIC RIDGE

WESTERN PORT HWY  
5 MINS AWAY

THOMPSONS RD

THOMPSONS RD

CAMMS RD

SOUTH GIPPSLAND HWY

NARRE WARREN RD

LINSELL BLVD

BERWICK - CRANBOURNE RD

HARDYS RD

HALL RD

EVANS RD

BERWICK - CRANBOURNE RD

SLADEN RD

BERWICK - CRANBOURNE RD

PATTERSONS RD

CRANBOURNE - FRANKSTON RD

TUCKERS RD

BROWNS RD

SOUTH GIPPSLAND HWY

CLYDE-FIVE WAYS RD

Phillip Island

Cranbourne Home

The Avenue Village Shopping Centre

Casey Child Care & Kindergarten

Cranbourne Park Primary School

Hunt Club Village

St Peters Catholic College

Cranbourne Town Centre

Casey Grammar School

Cranbourne East Primary & Secondary School

Cranbourne Park Shopping Centre

Cranbourne Primary

Chisholm Institute

St Thomas Catholic College

St Peters College Clyde North

Casey RACE & The Shed

Amstel Golf Course

Amstel Medical Centre

Cranbourne Racecourse

Ranfurlie Golf Course

One Early Education Group

Shopping on Clyde

Clyde Recreation Reserve

Casey Fields

Arcadia Built Townhomes

Million Dollar Park

Future Major Town Centre

Settlers Run Golf & Country Club

Royal Botanic Gardens

Clyde Primary School





Future Residential Area

Future Residential Area

TOWNHOMES

TOWNHOMES

1

2

3

3A

4

5

6

6A

7

8

8A

9

10

# FOUR BEDROOM HOMES WILL APPEAL TO THE MOST DISCERNING BUYERS.

Our design team has crafted homes defined by a clever use of space and enhanced by beautiful materials and finishes. The homes are oriented to optimise natural light and views of the surrounding greenery as it changes from season to season.

Artist's impression: 3 bedroom Laura



Beautifully appointed kitchens inspire the household chef with every detail, and generous storage, thoughtfully considered. An optional upgrade further enhances the space with a 900mm gas cooktop, electric oven and fully concealed rangehood. A tinted glass splashback, integrated dishwasher and under-mounted stainless steel sink ensure the kitchens are uncluttered and highly functional spaces.

Artist's impression: upgraded kitchen - light scheme



Choose from two colour schemes. The dark materials provide a subtle and sophisticated finish, while the lighter hues create a contemporary and Scandinavian-inspired aesthetic.

Artist's impression: typical kitchen - dark option



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





# STAGE 7A

# LOT 756 SARAH 4M

LOT Area 185 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

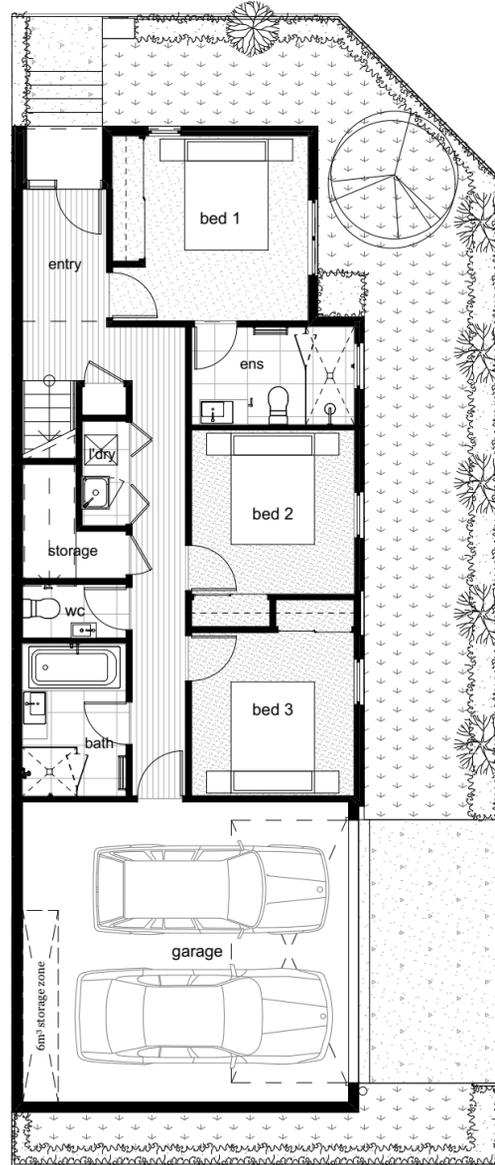
Ground Floor Living	75.25 m <sup>2</sup>
First Floor Living	53.82 m <sup>2</sup>
Garage	35.96 m <sup>2</sup>
Total Internal	165.03 m <sup>2</sup>
Porch	1.37 m <sup>2</sup>
Balcony	19.60 m <sup>2</sup>
Total Balcony & Porch	20.97 m <sup>2</sup>
Total Gross	186.00 m <sup>2</sup>

### GROUND FLOOR DIMENSIONS

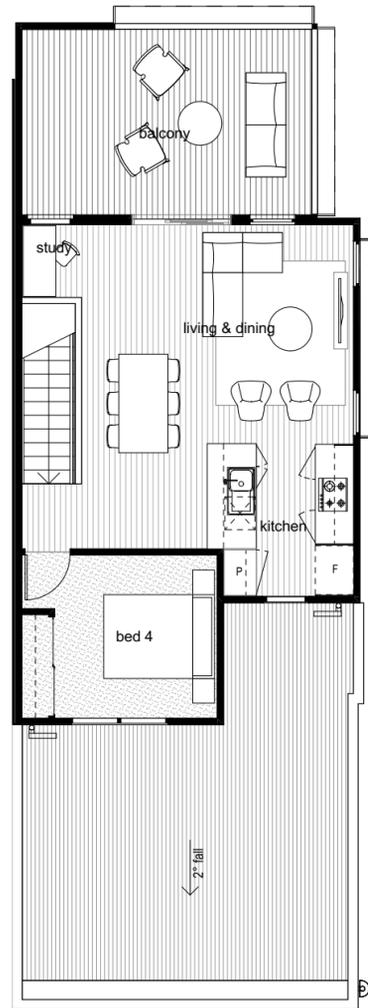
Entry	1.5 x 3.5 m
Hall	1.0 x 8.5 m
Garage	6.0 x 5.5 m
Bed 1	3.0 x 3.3 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Storage	1.9 x 0.8 m
Laundry	0.8 x 1.9 m
Ensuite	3.0 x 1.8 m
Toilet	1.9 x 1.0 m
Bath	1.9 x 2.7 m

### FIRST FLOOR DIMENSIONS

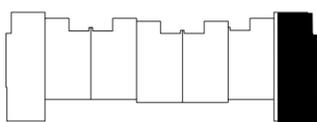
Living	5.0 x 4.0 m
Bed 4	3.0 x 3.0 m
Kitchen	2.4 x 2.7 m
Study	1.1 x 1.3 m
Balcony	5.3 x 3.3 m



GROUND FLOOR



FIRST FLOOR



# LOT 757 ELLIOT 4

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

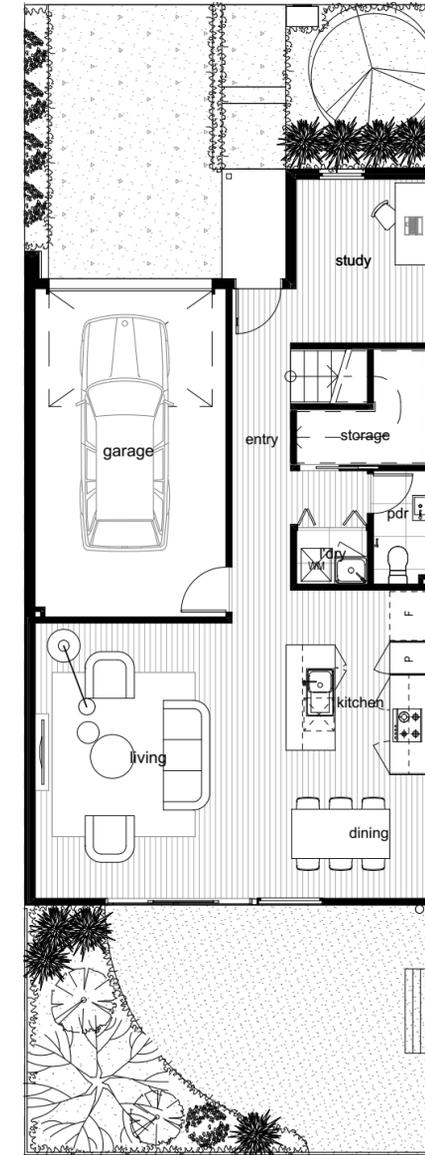
Ground Floor Living	69.47 m <sup>2</sup>
First Floor Living	82.32 m <sup>2</sup>
Garage	22.89 m <sup>2</sup>
Total Internal	174.68 m <sup>2</sup>
Porch	2.35 m <sup>2</sup>
Total Gross	177.03 m <sup>2</sup>
Backyard	34.70 m <sup>2</sup>

### GROUND FLOOR DIMENSIONS

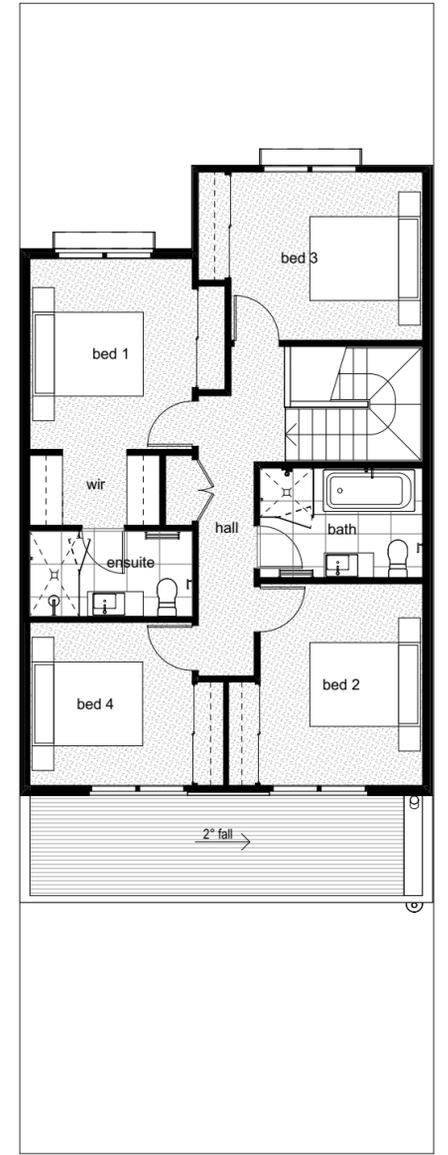
Entry	1.0 x 6.1 m
Study	2.4 x 3.0 m
Powder Room	1.0 x 2.0 m
Laundry	1.3 x 1.0 m
Garage	3.5 x 6.0 m
Kitchen	2.6 x 3.3 m
Living	4.6 x 5.0 m
Dining	2.6 x 2.2 m
Storage	2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

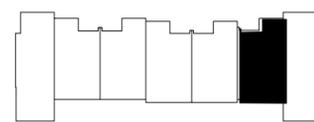
Bed 1	3.0 x 3.5 m
Bed 2	3.0 x 3.7 m
Bed 3	3.5 x 3.0 m
Bed 4	3.0 x 3.0 m
Ensuite	3.0 x 1.5 m
Bath	3.0 x 2.0 m
Wir	2.4 x 1.2 m
Hall	1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 758 ELLIOT 4M

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

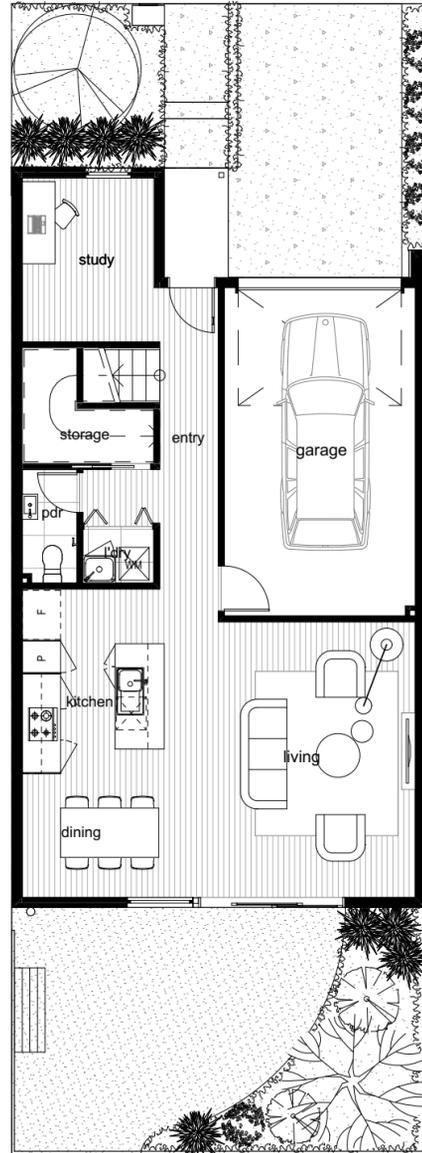
Ground Floor Living 69.97 m<sup>2</sup>  
First Floor Living 81.90 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.76 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.11 m<sup>2</sup>  
Backyard 34.70 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

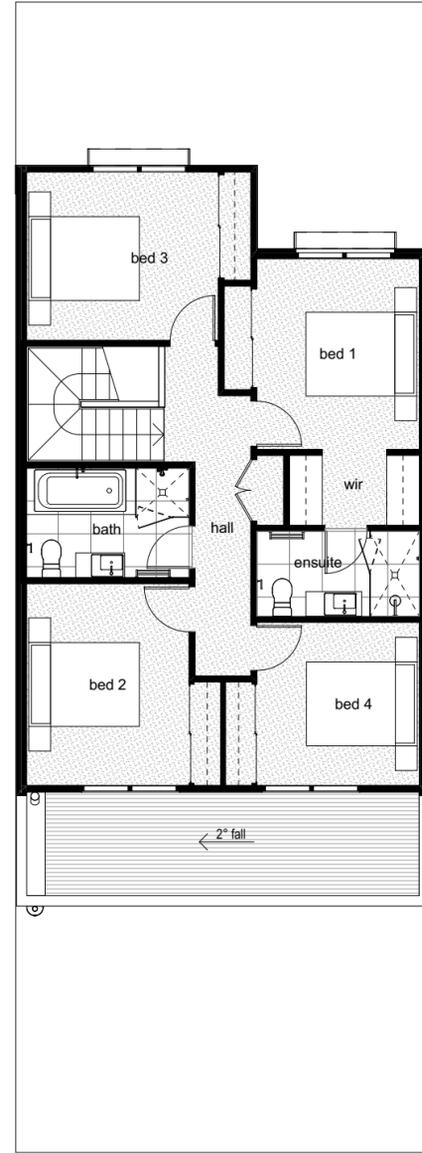
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

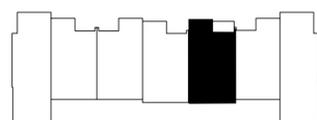
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 759 ELLIOT 4

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

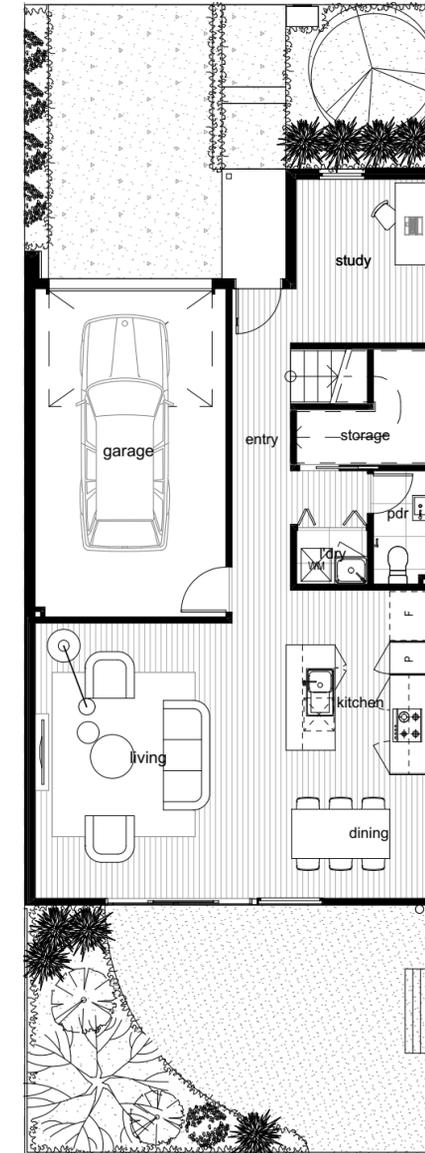
Ground Floor Living 69.47 m<sup>2</sup>  
First Floor Living 82.32 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.68 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.03 m<sup>2</sup>  
Backyard 34.40 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

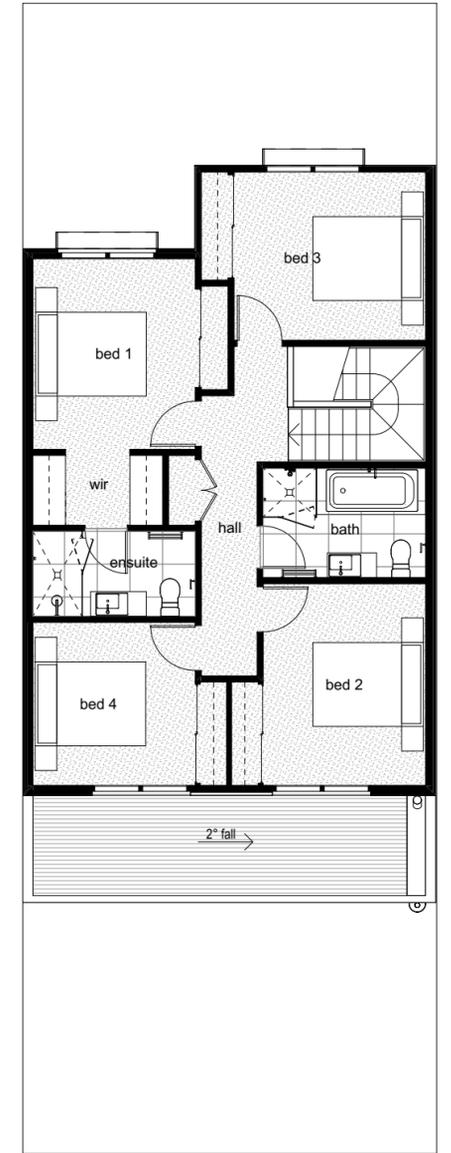
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

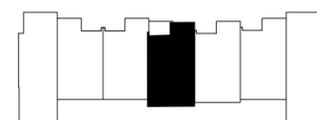
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 760 ELLIOT 4M

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

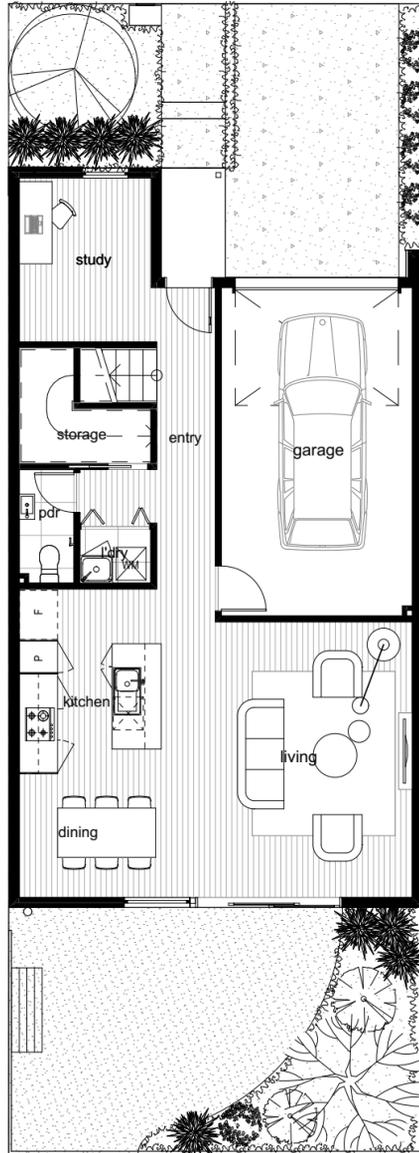
Ground Floor Living 69.98 m<sup>2</sup>  
First Floor Living 81.91 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.78 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.13 m<sup>2</sup>  
Backyard 30.40 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

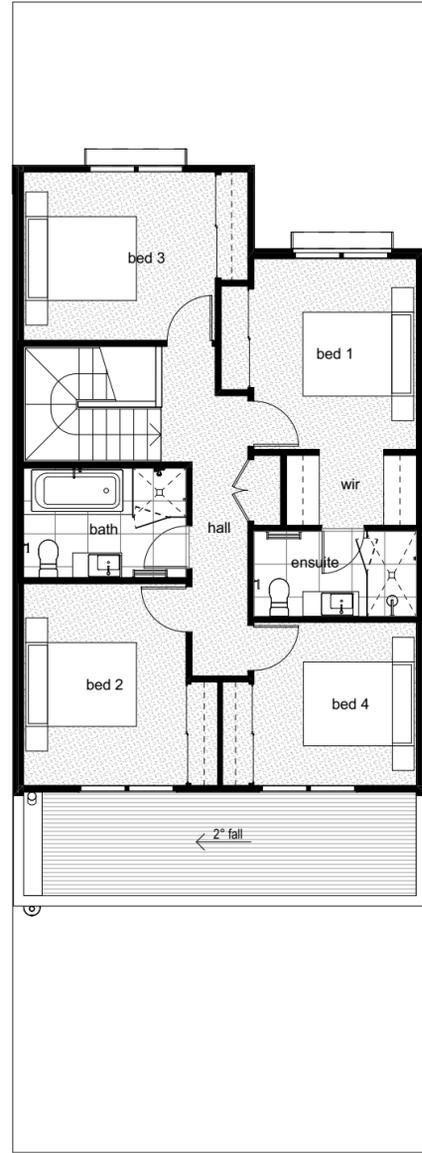
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

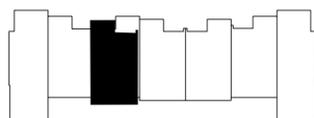
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 761 ELLIOT 4M

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

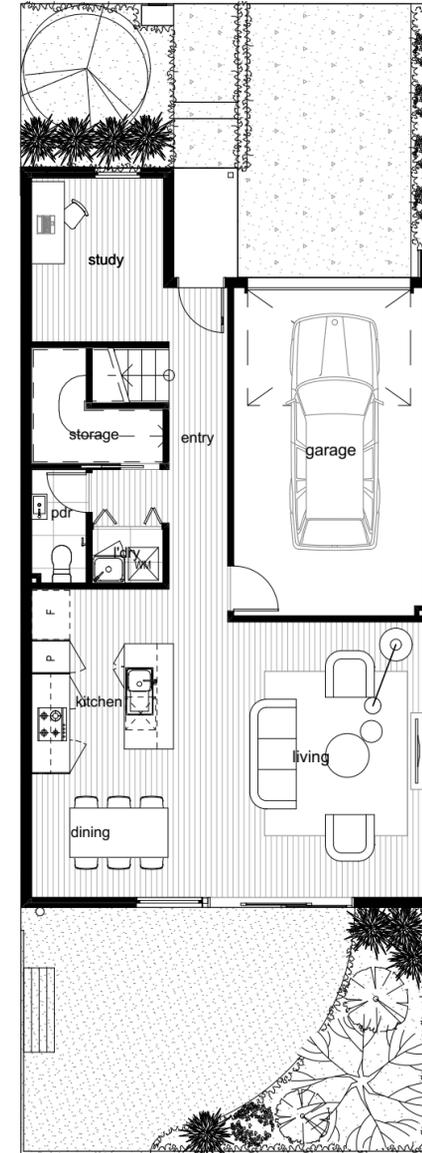
Ground Floor Living 69.47 m<sup>2</sup>  
First Floor Living 82.32 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.68 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.03 m<sup>2</sup>  
Backyard 34.70 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

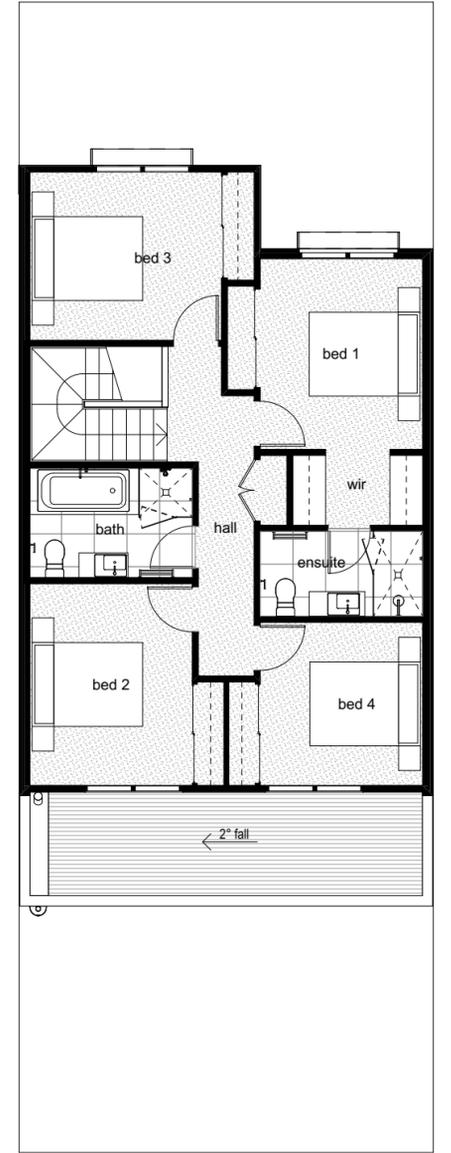
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

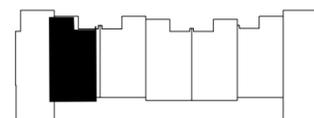
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 762 SARAH 4

LOT Area	185 m <sup>2</sup>
Bedrooms	4
Bathrooms	2.5
Study	1
Carparks	2

**HOME DIMENSIONS**

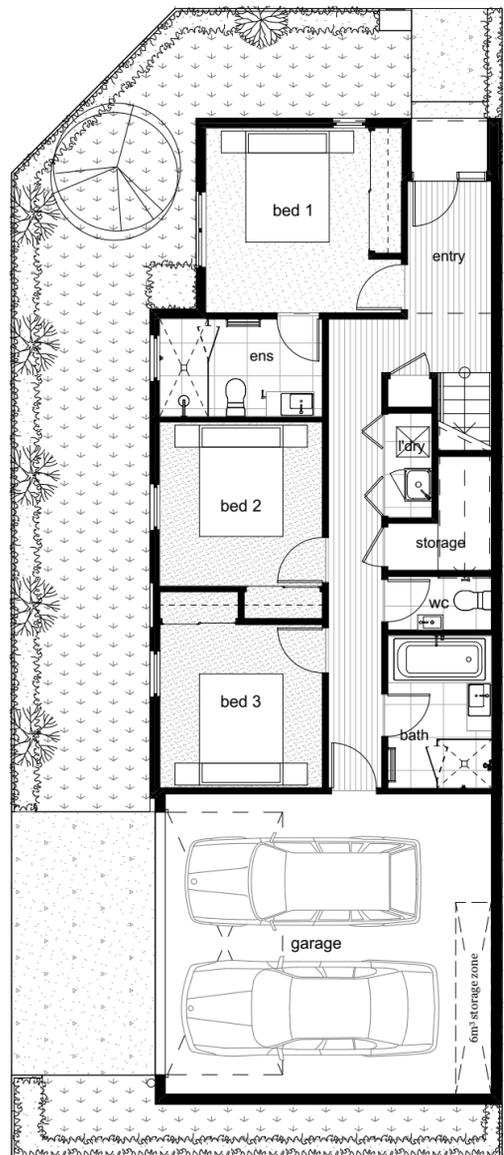
Ground Floor Living	75.25 m <sup>2</sup>
First Floor Living	53.82 m <sup>2</sup>
Garage	35.96 m <sup>2</sup>
Total Internal	165.03 m <sup>2</sup>
Porch	1.37 m <sup>2</sup>
Balcony	19.60 m <sup>2</sup>
Total Balcony & Porch	20.97 m <sup>2</sup>
Total Gross	186.00 m <sup>2</sup>

**GROUND FLOOR DIMENSIONS**

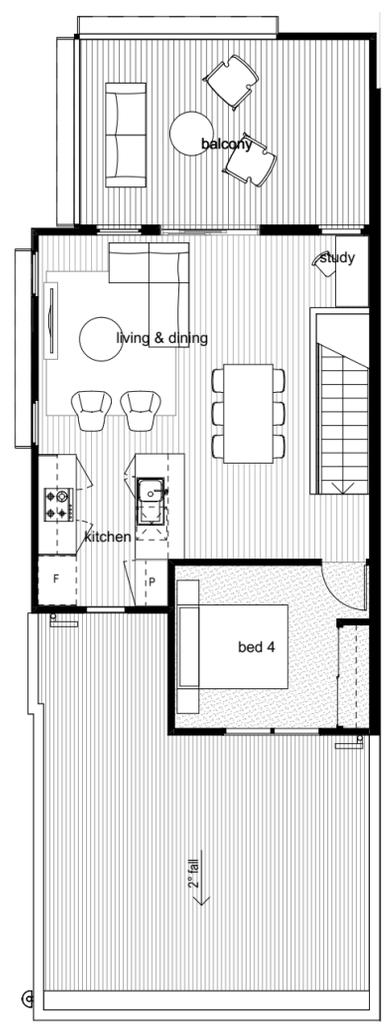
Entry	1.5 x 3.5 m
Hall	1.0 x 8.5 m
Garage	6.0 x 5.5 m
Bed 1	3.0 x 3.3 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Storage	1.9 x 0.8 m
Laundry	0.8 x 1.9 m
Ensuite	3.0 x 1.8 m
Toilet	1.9 x 1.0 m
Bath	1.9 x 2.7 m

**FIRST FLOOR DIMENSIONS**

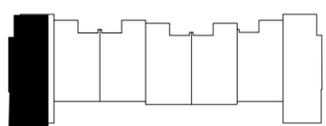
Living	5.0 x 4.0 m
Bed 4	3.0 x 3.0 m
Kitchen	2.4 x 2.7 m
Study	1.1 x 1.3 m
Balcony	5.3 x 3.3 m



GROUND FLOOR



FIRST FLOOR



# STAGE 7B

# LOT 740 SARAH 4M

LOT Area 185 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

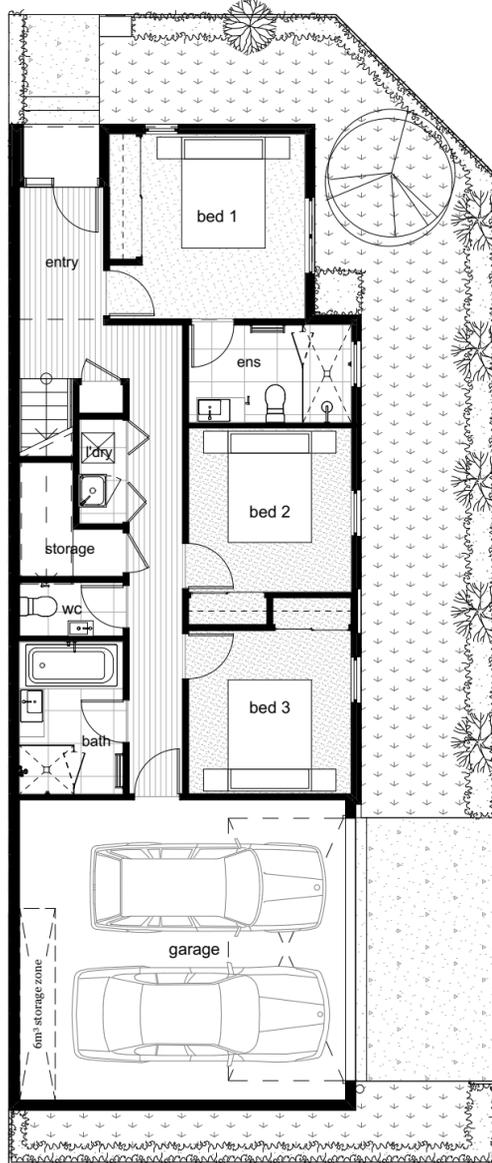
Ground Floor Living	75.25 m <sup>2</sup>
First Floor Living	53.82 m <sup>2</sup>
Garage	35.96 m <sup>2</sup>
Total Internal	165.03 m <sup>2</sup>
Porch	1.37 m <sup>2</sup>
Balcony	19.60 m <sup>2</sup>
Total Balcony & Porch	20.97 m <sup>2</sup>
Total Gross	186.00 m <sup>2</sup>

### GROUND FLOOR DIMENSIONS

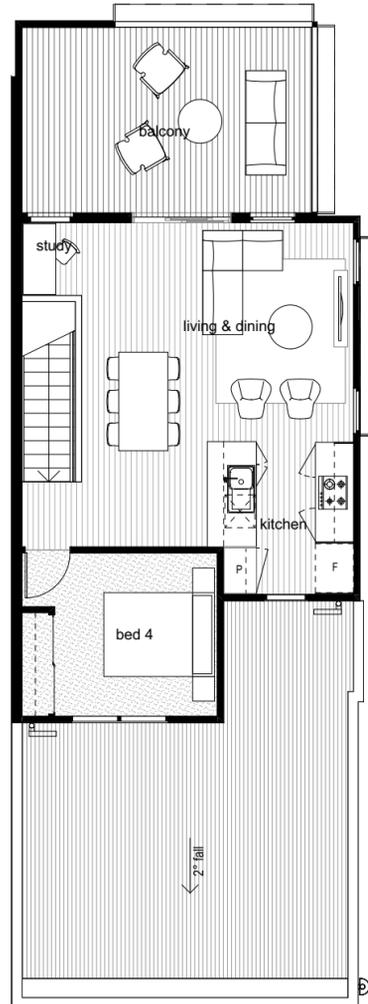
Entry	1.5 x 3.5 m
Hall	1.0 x 8.5 m
Garage	6.0 x 5.5 m
Bed 1	3.0 x 3.3 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Storage	1.9 x 0.8 m
Laundry	0.8 x 1.9 m
Ensuite	3.0 x 1.8 m
Toilet	1.9 x 1.0 m
Bath	1.9 x 2.7 m

### FIRST FLOOR DIMENSIONS

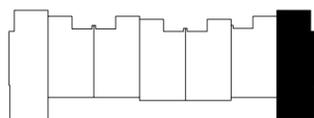
Living	5.0 x 4.0 m
Bed 4	3.0 x 3.0 m
Kitchen	2.4 x 2.7 m
Study	1.1 x 1.3 m
Balcony	5.3 x 3.3 m



GROUND FLOOR



FIRST FLOOR



# LOT 741 ELLIOT 4

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

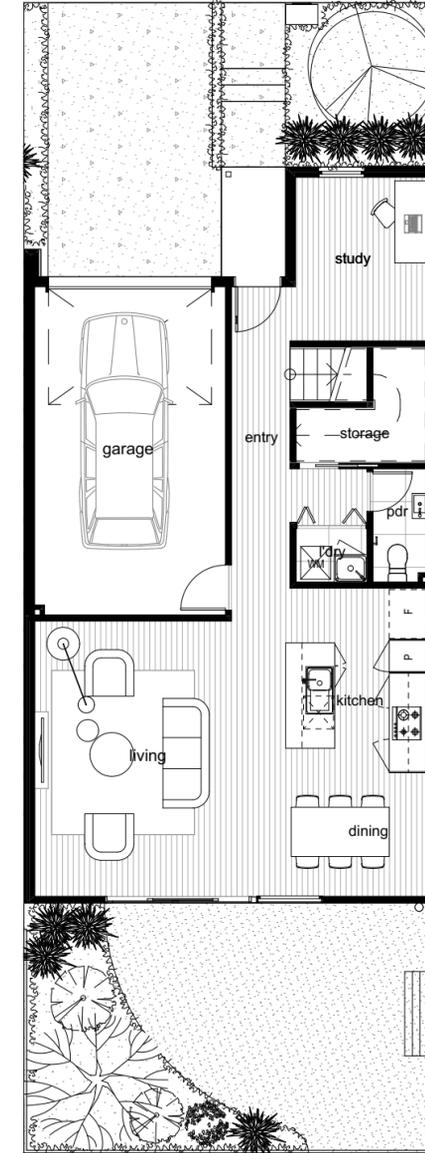
Ground Floor Living	69.47 m <sup>2</sup>
First Floor Living	82.32 m <sup>2</sup>
Garage	22.89 m <sup>2</sup>
Total Internal	174.68 m <sup>2</sup>
Porch	2.35 m <sup>2</sup>
Total Gross	177.03 m <sup>2</sup>
Backyard	34.70 m <sup>2</sup>

### GROUND FLOOR DIMENSIONS

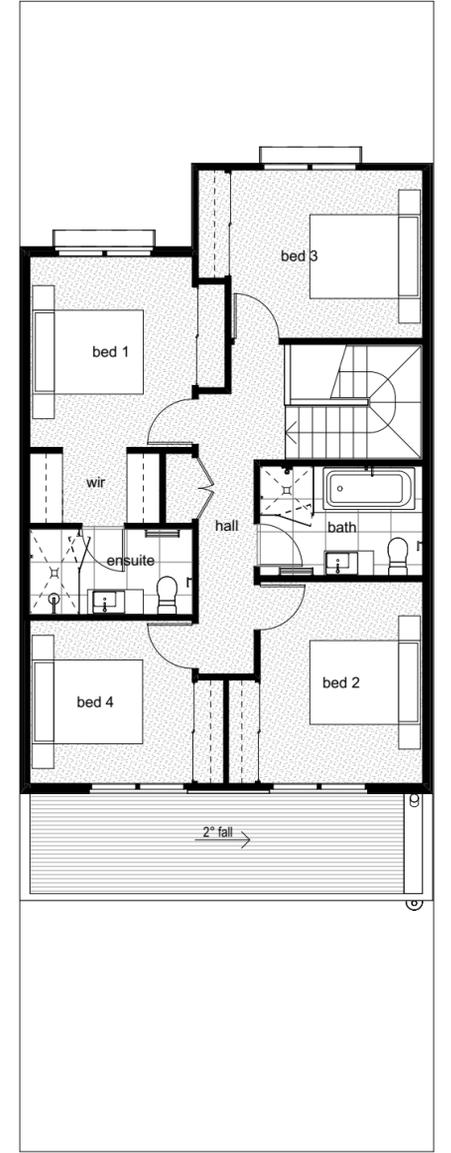
Entry	1.0 x 6.1 m
Study	2.4 x 3.0 m
Powder Room	1.0 x 2.0 m
Laundry	1.3 x 1.0 m
Garage	3.5 x 6.0 m
Kitchen	2.6 x 3.3 m
Living	4.6 x 5.0 m
Dining	2.6 x 2.2 m
Storage	2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

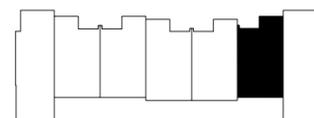
Bed 1	3.0 x 3.5 m
Bed 2	3.0 x 3.7 m
Bed 3	3.5 x 3.0 m
Bed 4	3.0 x 3.0 m
Ensuite	3.0 x 1.5 m
Bath	3.0 x 2.0 m
Wir	2.4 x 1.2 m
Hall	1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 742 ELLIOT 4

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

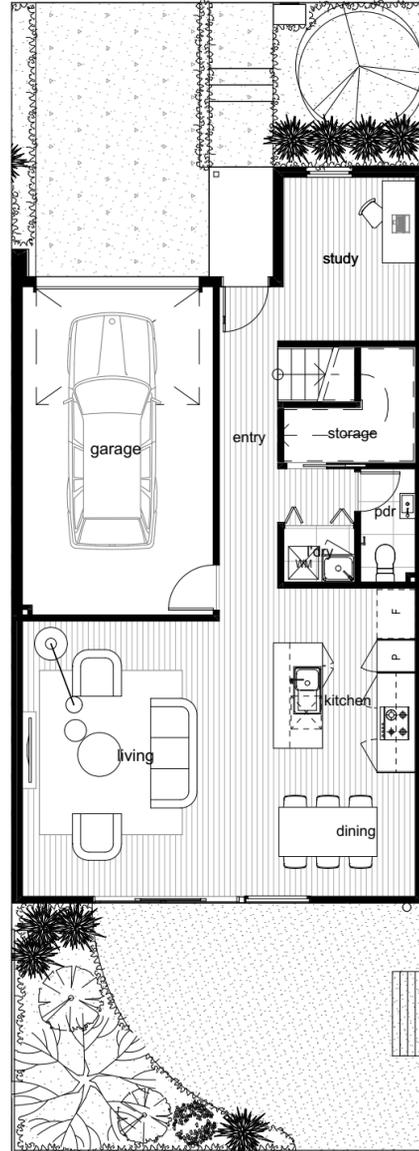
Ground Floor Living 69.47 m<sup>2</sup>  
First Floor Living 82.32 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.68 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.03 m<sup>2</sup>  
Backyard 30.40 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

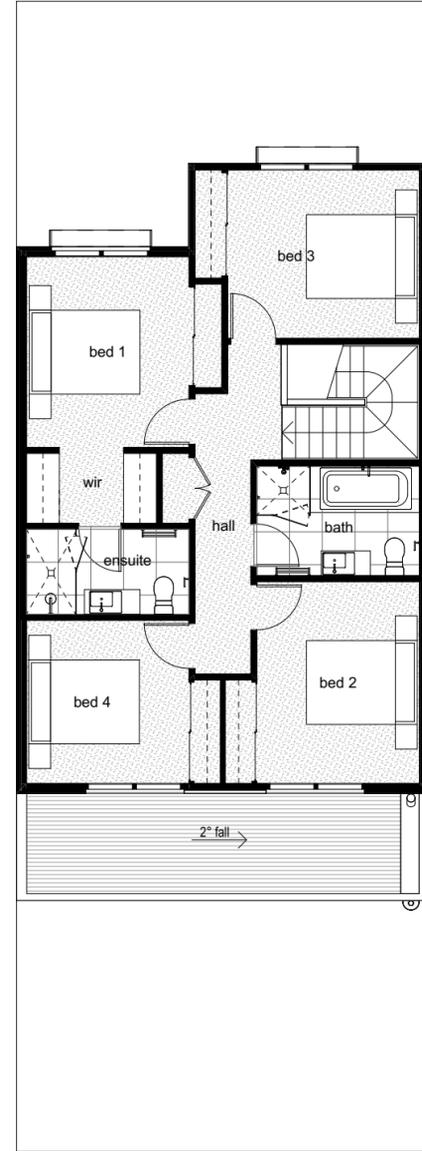
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

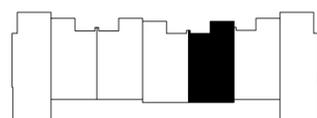
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m



GROUND FLOOR



FIRST FLOOR



# LOT 743 ELLIOT 4

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

### HOME DIMENSIONS

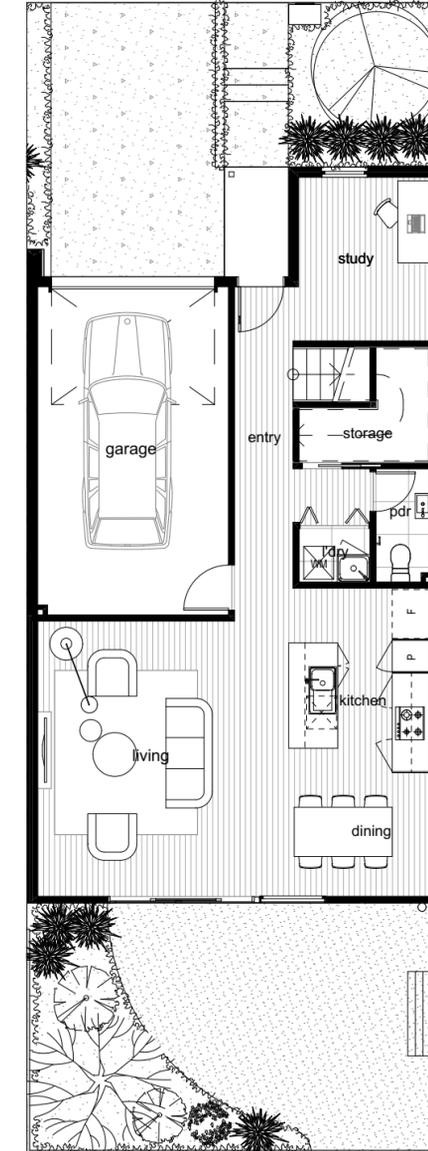
Ground Floor Living 69.96 m<sup>2</sup>  
First Floor Living 81.89 m<sup>2</sup>  
Garage 22.89 m<sup>2</sup>  
Total Internal 174.74 m<sup>2</sup>  
Porch 2.35 m<sup>2</sup>  
Total Gross 177.09 m<sup>2</sup>  
Backyard 30.40 m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

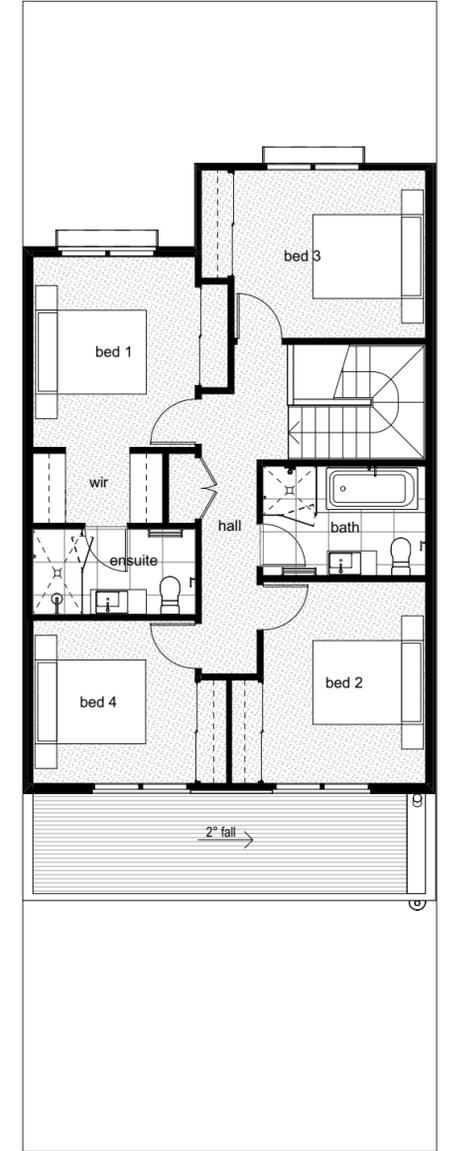
Entry 1.0 x 6.1 m  
Study 2.4 x 3.0 m  
Powder Room 1.0 x 2.0 m  
Laundry 1.3 x 1.0 m  
Garage 3.5 x 6.0 m  
Kitchen 2.6 x 3.3 m  
Living 4.6 x 5.0 m  
Dining 2.6 x 2.2 m  
Storage 2.4 x 1.0 m

### FIRST FLOOR DIMENSIONS

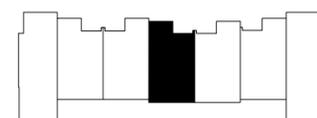
Bed 1 3.0 x 3.5 m  
Bed 2 3.0 x 3.7 m  
Bed 3 3.5 x 3.0 m  
Bed 4 3.0 x 3.0 m  
Ensuite 3.0 x 1.5 m  
Bath 3.0 x 2.0 m  
Wir 2.4 x 1.2 m  
Hall 1.0 x 5.1 m  
Bath 3.0 x 2.0 m



GROUND FLOOR



FIRST FLOOR



# LOT 744 ELLIOT 4M

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

## HOME DIMENSIONS

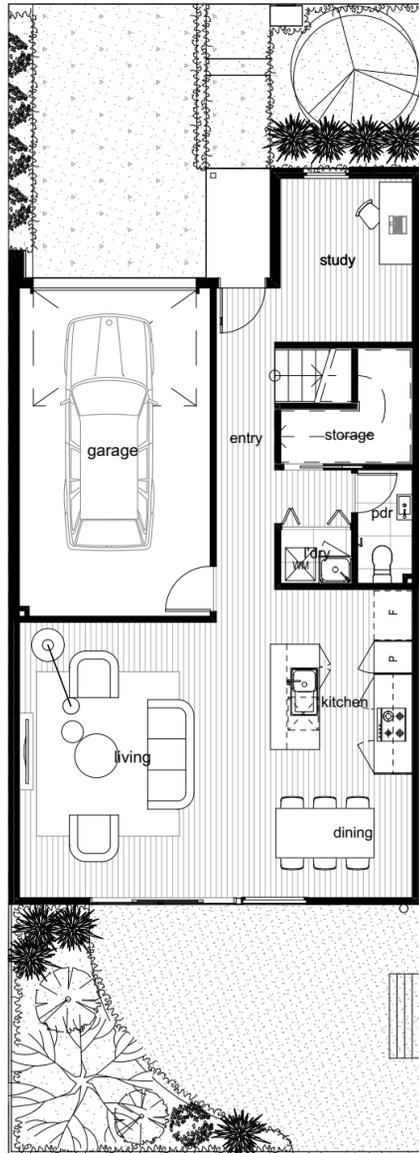
Ground Floor Living	69.47 m <sup>2</sup>
First Floor Living	82.32 m <sup>2</sup>
Garage	22.89 m <sup>2</sup>
Total Internal	174.68 m <sup>2</sup>
Porch	2.35 m <sup>2</sup>
Total Gross	177.03 m <sup>2</sup>
Backyard	34.70 m <sup>2</sup>

## GROUND FLOOR DIMENSIONS

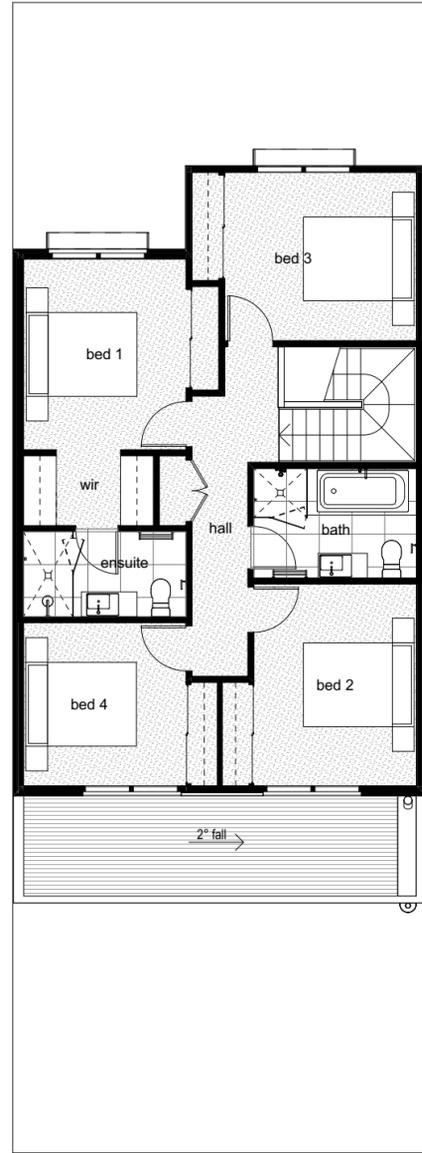
Entry	1.0 x 6.1 m
Study	2.4 x 3.0 m
Powder Room	1.0 x 2.0 m
Laundry	1.3 x 1.0 m
Garage	3.5 x 6.0 m
Kitchen	2.6 x 3.3 m
Living	4.6 x 5.0 m
Dining	2.6 x 2.2 m
Storage	2.4 x 1.0 m

## FIRST FLOOR DIMENSIONS

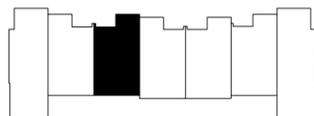
Bed 1	3.0 x 3.5 m
Bed 2	3.0 x 3.7 m
Bed 3	3.5 x 3.0 m
Bed 4	3.0 x 3.0 m
Ensuite	3.0 x 1.5 m
Bath	3.0 x 2.0 m
Wir	2.4 x 1.2 m
Hall	1.0 x 5.1 m
Bath	3.0 x 2.0 m



GROUND FLOOR



FIRST FLOOR



# LOT 745 ELLIOT 4M

LOT Area 160 m<sup>2</sup>

Bedrooms 4  
Bathrooms 2.5  
Study 1  
Carparks 2

## HOME DIMENSIONS

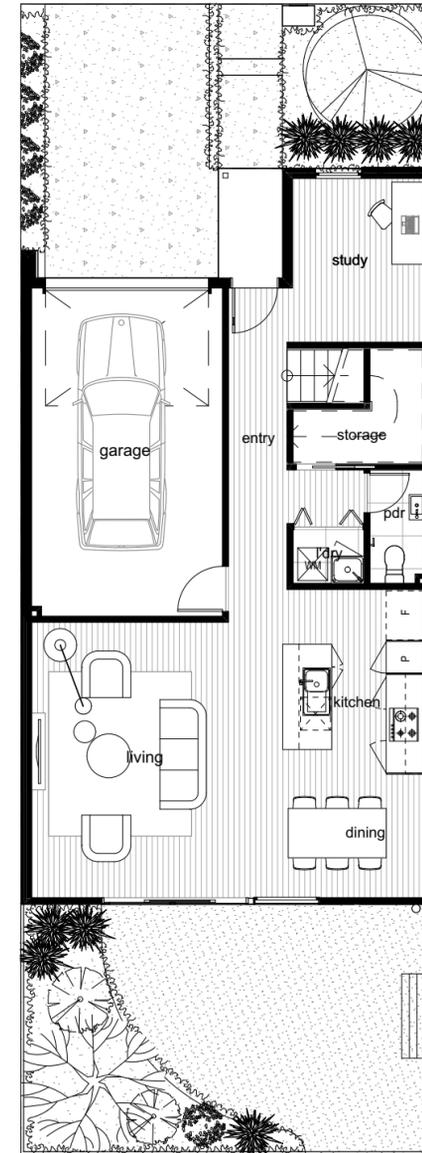
Ground Floor Living	69.47 m <sup>2</sup>
First Floor Living	82.32 m <sup>2</sup>
Garage	22.89 m <sup>2</sup>
Total Internal	174.68 m <sup>2</sup>
Porch	2.35 m <sup>2</sup>
Total Gross	177.03 m <sup>2</sup>
Backyard	34.70 m <sup>2</sup>

## GROUND FLOOR DIMENSIONS

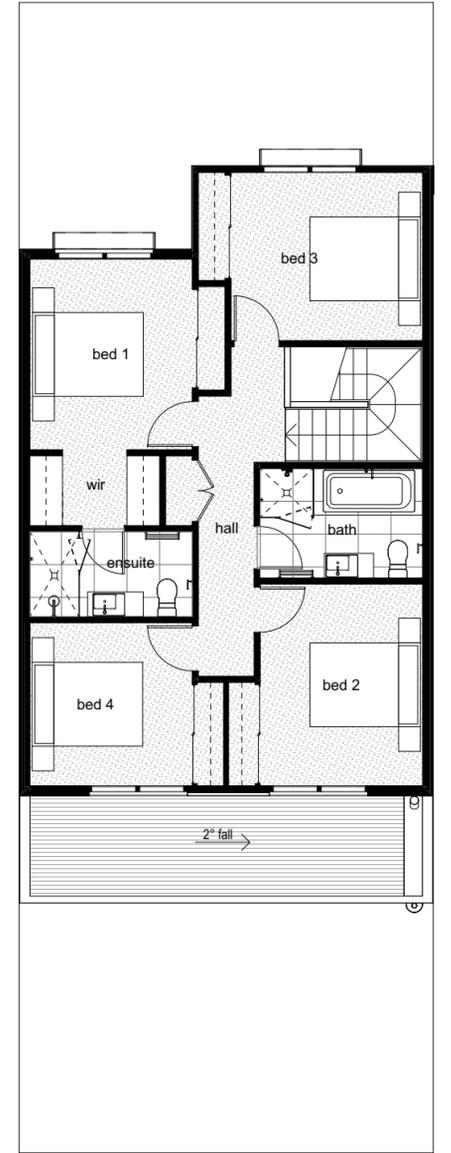
Entry	1.0 x 6.1 m
Study	2.4 x 3.0 m
Powder Room	1.0 x 2.0 m
Laundry	1.3 x 1.0 m
Garage	3.5 x 6.0 m
Kitchen	2.6 x 3.3 m
Living	4.6 x 5.0 m
Dining	2.6 x 2.2 m
Storage	2.4 x 1.0 m

## FIRST FLOOR DIMENSIONS

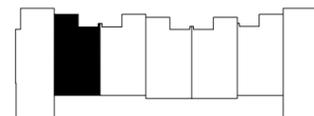
Bed 1	3.0 x 3.5 m
Bed 2	3.0 x 3.7 m
Bed 3	3.5 x 3.0 m
Bed 4	3.0 x 3.0 m
Ensuite	3.0 x 1.5 m
Bath	3.0 x 2.0 m
Wir	2.4 x 1.2 m
Hall	1.0 x 5.1 m



GROUND FLOOR

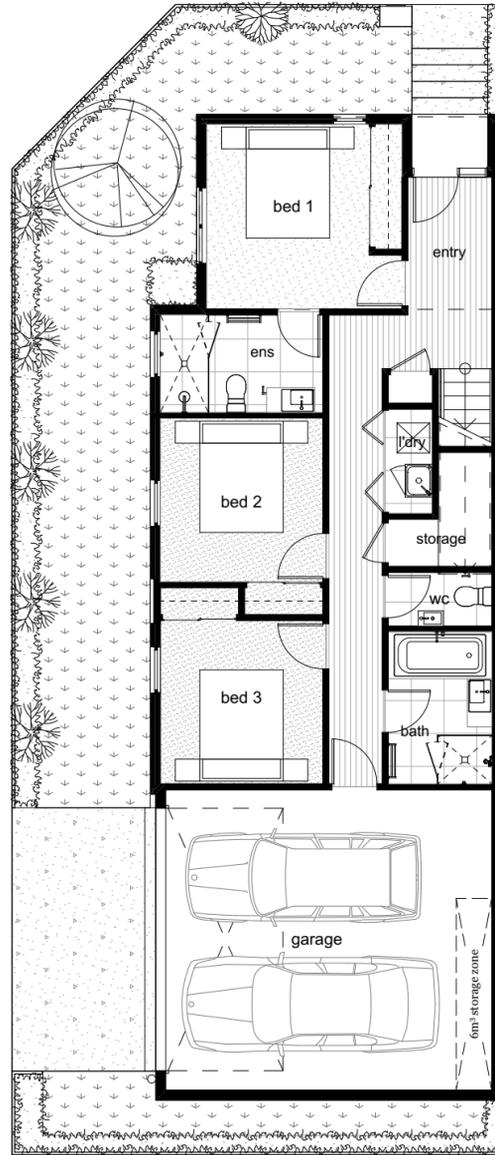


FIRST FLOOR

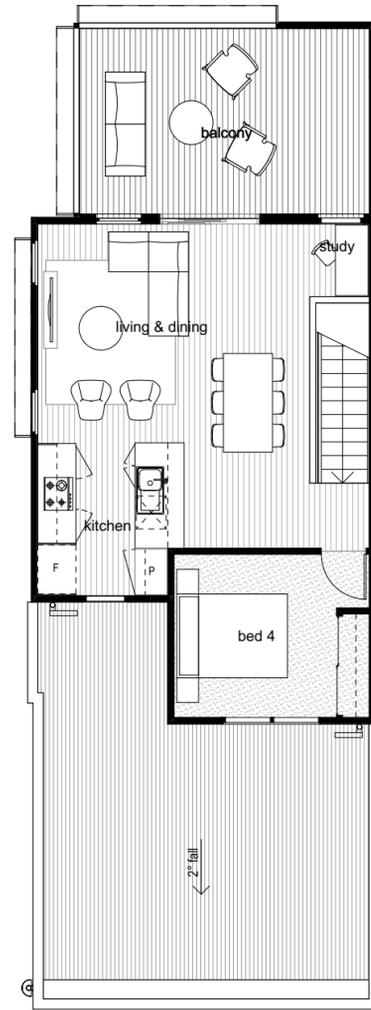


# LOT 746 SARAH 4

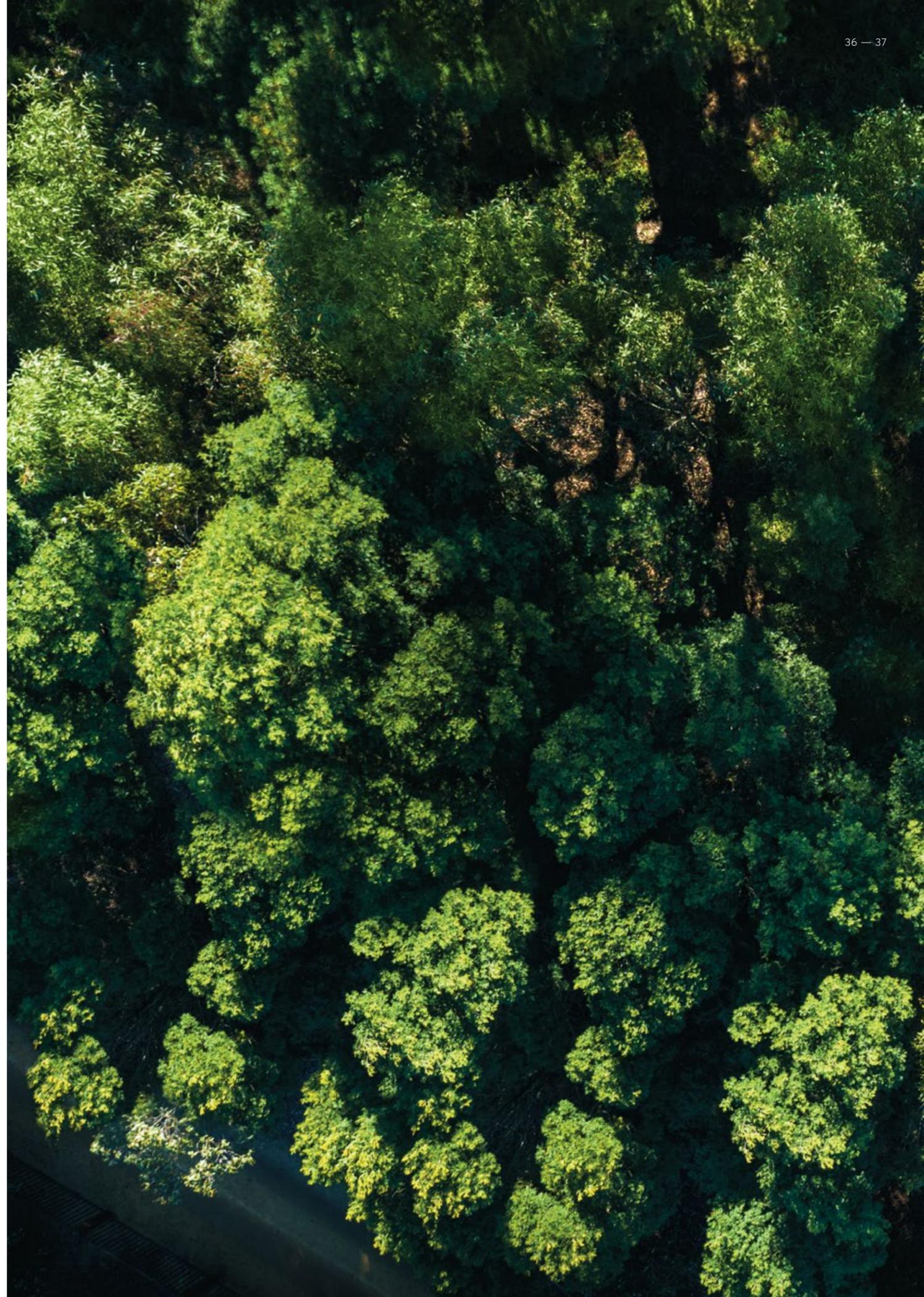
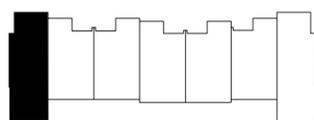
LOT Area	185 m <sup>2</sup>
Bedrooms	4
Bathrooms	2.5
Study	1
Carparks	2
<b>HOME DIMENSIONS</b>	
Ground Floor Living	75.25 m <sup>2</sup>
First Floor Living	53.82 m <sup>2</sup>
Garage	35.96 m <sup>2</sup>
Total Internal	165.03 m <sup>2</sup>
Porch	1.37 m <sup>2</sup>
Balcony	19.60 m <sup>2</sup>
Total Balcony & Porch	20.97 m <sup>2</sup>
Total Gross	186.00 m <sup>2</sup>
<b>GROUND FLOOR DIMENSIONS</b>	
Entry	1.5 x 3.5 m
Hall	1.0 x 8.5 m
Garage	6.0 x 5.5 m
Bed 1	3.0 x 3.3 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Storage	1.9 x 0.8 m
Laundry	0.8 x 1.9 m
Ensuite	3.0 x 1.8 m
Toilet	1.9 x 1.0 m
Bath	1.9 x 2.7 m
<b>FIRST FLOOR DIMENSIONS</b>	
Living	5.0 x 4.0 m
Bed 4	3.0 x 3.0 m
Kitchen	2.4 x 2.7 m
Study	1.1 x 1.3 m
Balcony	5.3 x 3.3 m



GROUND FLOOR



FIRST FLOOR



# ARCADIA BUILT 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 (additional fees may apply if Checkpoint not engaged)</li> <li>Home owners warranty insurance, contract works insurance &amp; public liability insurance</li> <li>Minimum 6 Star Energy Rating Assessment and Report</li> <li>Arcadia Built to connect all services (single phase underground power, natural gas, potable water &amp; recycled water) NOTE: the client is liable for any account opening and/or connection fees, along with any service usage costs throughout the build duration.</li> <li>Temporary fencing</li> <li>Termite part A collars &amp; part B physical barrier (ongoing inspections are owner's responsibility)</li> <li>Phone/internet conduit lead in (with drawstring) to external wall of dwelling, conduit from external point to nominated internal location (with drawstring)</li> <li>Minimum of 2 external taps, one in the front and one to the rear</li> </ul>
<b>EXTERNAL FINISHES AND ROOFING</b>	<ul style="list-style-type: none"> <li>Fixed external finished and colours as per brochure spec</li> <li>A combination of Hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balconies</li> <li>Colourbond metal roofing, gutter, fascia, cappings, box gutters and flashings</li> </ul>
<b>WINDOWS AND EXTERNAL DOORS</b>	<ul style="list-style-type: none"> <li>Timber entry door and frame, with Gainsborough Trilock windows</li> <li>Aluminium sliding doors &amp; windows with keyed locks and flyscreens to be openable</li> <li>Slimline aluminium panel lift remote controlled garage door (2x remotes)</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 living areas, bathrooms, ensuites and bedrooms, plaster cove cornices to the remainder</li> <li>Ceiling heights: 2700mm to living area level, 2550mm to non-living level</li> <li>Hume flush panel internal doors with stops and chrome hinges</li> <li>Gainsborough Liana Lever Passage sets to all pull handles</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, additional robe tower to master</li> <li>Staircase with painted pine stringers, MDF treads &amp; risers with a carpet pine handrail</li> <li>Carpet to bedrooms and upstairs passages (refer contract drawings for full extent)</li> <li>Engineered oak floating timber floors to living areas (refer contract drawings for full extent)</li> </ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>Artusi 600mm stainless steel electric underbench built-in oven and gas cooktop</li> <li>Artusi 600mm stainless steel built-in concealed rangehood, ducted to outside</li> <li>Artusi 600mm stainless steel free standing dishwasher</li> <li>Abey stainless steel sink and drip tray</li> <li>Abey – Gareth Ashton Lucia square sidelever sink mixer</li> <li>20mm quartz stone benchtop</li> <li>75mm x 300mm vertically laid 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>Waterpoint to fridge</li> </ul>
<b>BATHROOMS AND ENSUITE</b>	<ul style="list-style-type: none"> <li>Abey Gareth Ashton double towel rails and toilet roll holders</li> <li>Abey Gareth Ashton Lucia basin mixer to surface mounted vanity basin</li> <li>Abey Park Avenue duel flush soft close vitreous china toilet</li> <li>Abey Gareth Ashton Lucia shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)</li> <li>Laminate finish to cabinetry (colours and finish as per individual selection)</li> <li>20mm quartz stone benchtop</li> <li>Polished edge mirrors above vanity (exact size and location as per contract drawings)</li> <li>Declina acrylic bath set into tiled podium</li> <li>Fully tiled shower base</li> <li>Concrete fusion 'pewter' 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>Abey mix master sink mixer</li> <li>Concrete fusion 'pewter' ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)</li> </ul>

## STANDARD INCLUSIONS (CONT.)

<b>ELECTRICAL AND HEATING</b>	<ul style="list-style-type: none"> <li>Clipsal iconic 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 (exact location as per contract drawings)</li> <li>Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry &amp; WC</li> <li>Double fluorescent light to garage</li> <li>External up/down light fittings to external (exact location as per contract drawings)</li> <li>Downlights to balcony (exact location as per contract drawings)</li> <li>Gas ducted heating to living area and bedrooms</li> <li>Gas Instantaneous Hot Water System</li> </ul>
<b>LANDSCAPING AND FENCING</b>	<ul style="list-style-type: none"> <li>Exposed aggregate concrete driveways and entry paths</li> <li>Plain concrete to rear courtyard (Laura only)</li> <li>Daytek aluminium fold down clothesline</li> <li>Northcote pottery freestanding letterbox</li> <li>Garden beds with soil, mulch and planting as per contract drawings</li> <li>Combination of painted timber picket fencing and painted timber paling fencing (as per site specific contract drawings)</li> </ul>
<b>COOLING UPGRADES</b>	<ul style="list-style-type: none"> <li>Fully ducted cooling throughout</li> <li>Two split system air conditioners <ul style="list-style-type: none"> <li>— 2kW system to master bedroom</li> <li>— 5kW system to living / dining room</li> </ul> </li> <li>Ceiling fans to bedrooms</li> </ul>
<b>KITCHEN UPGRADES</b>	<p>ILVE Kitchen Appliances</p> <ul style="list-style-type: none"> <li>900mm in-built gas cooktop</li> <li>600mm electric oven</li> <li>900mm concealed externally ducted rangehood</li> <li>600mm freestanding dishwasher</li> <li>Viridian MiraEcho glass splashback with 200mm stone splashback skirt</li> <li>Abey undermount kitchen sink with gunmetal or black tap</li> </ul>
<b>BATHROOM UPGRADES</b>	<ul style="list-style-type: none"> <li>Freestanding bath to bathroom</li> <li>Feature mosaic wall tile to ensuite</li> <li>Black tapware to bathroom and ensuite</li> <li>Gunmetal tapware to bathroom &amp; ensuite</li> <li>Shaving cabinet with mirror to bathroom and ensuite</li> </ul>
<b>BEDROOM UPGRADE</b>	<ul style="list-style-type: none"> <li>Wardrobe door mirror finish in lieu of vinyl</li> </ul>
<b>ELECTRICAL UPGRADE</b>	<ul style="list-style-type: none"> <li>As per electrical upgrade plans.</li> </ul>
<b>MOVE-IN OPTIONS</b>	<ul style="list-style-type: none"> <li>Roller blinds to all windows and doors + TV antenna</li> <li>Double roller blinds to all windows &amp; doors + TV antenna</li> <li>Flywire screen doors to sliding door to courtyard / balcony</li> <li>Security entry door</li> <li>Security alarm with intercom</li> <li>Ducted vacuum</li> </ul>

## ARCADIA BUILT IS SETTING THE STANDARD FOR MEDIUM DENSITY DEVELOPMENTS IN URBAN GROWTH AREAS.

Recognising the important role these homes play in contributing to the urban environment, we focus on using high quality, contemporary materials. We also carefully design both the exteriors and interiors to ensure each home not only looks great, but also functions well.

Elements such as articulated roofs, timber highlights, lock-up garages, private outdoor spaces, open plan living areas, and well appointed kitchens and bathrooms work together to form the DNA of Arcadia's architecture. We believe in sustainable construction that not only contributes positively to the environment, but also creates a home that is affordable to run and comfortable to live in all year round.

In 2015, Arcadia Built was recognised with a UDIA Award for Excellence in the 'Affordable Housing' category and in 2016 won the 'Judges Award' for the Saratoga Townhouses in Point Cook.



**TOWNHOME ENQUIRIES:**

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# ARCADIA BUILT



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

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