

the Parkview

PREMIUM LIVING AT THORNHILL PARK







Premium Town Home Living at Thornhill Park

THE PARKVIEW RELEASE IS A PREMIUM LIFESTYLE PRECINCT SET AMID THE WEST'S MOST DESIRABLE ESTATE

Discover architecturally designed Town Homes, offering an abundance of style and intelligent functional spaces. Affordable and stress free, this offering is the perfect turn-key solution.

A low maintenance lifestyle, uniquely placed with an outlook across beautiful wetlands. Explore fitness trails and access impressive parkland including an adventure playground, family shelter and BBQ facilities. The perfect place to catch up with family and friends.

An inspirational new home centred on lifestyle.



INSPIRED BY THE BESPOKE NEEDS OF MODERN LIFESTYLES, THESE ARCHITECTURALLY DESIGNED TOWN HOMES EMBRACE COMTEMPORARY STYLE.

Thoughtfully designed living areas, filled with natural light, flow throughout, creating a lovely sense of space. At the heart, discover a superbly equipped gourmet kitchen overlooking meals and family areas, perfect for entertaining. With three well

sized bedrooms and clever storage features, experience an abundance of space to stretch out while nurturing a feeling of connection.

An inspirational new home centred on lifestyle.



The Locality

A modern lifestyle would not be complete without convenient access to one of the world's most liveable cities. Melbourne offers many unparalleled entertainment and lifestyle choices.

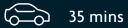
Thornhill Park's relaxed town centre offers you the chance to take a breath, unwind and enjoy a coffee from one of the local cafés or restaurants.

MELBOURNE CBD



40km





CAROLINE SPRINGS



13km



12 mins



MELBOURNE AIRPORT



38km



31 mins







Floor Plans

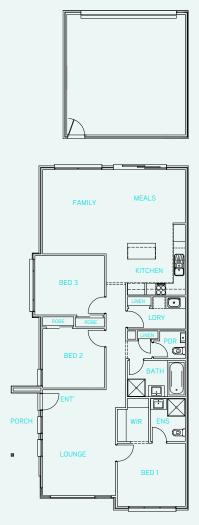
ACACIA BANKSIA

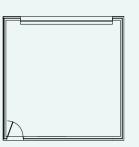
3 🚇 2 📇 2 🎼

Total Area 18.9 sqm | 175.9 m²



Total Area 18.7 sqm | 173.5 m²









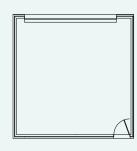


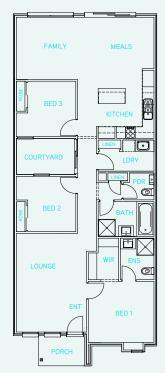
Total Area 18.7 sqm | 173.5 m²

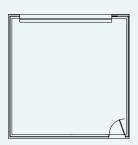




Total Area 18.7 sqm | 173.5 m²









Floor Plans

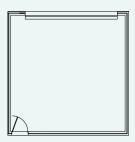
BORONIA WARATAH

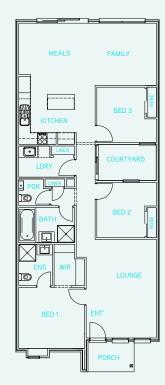
3 🚇 2 📇 2 🎼

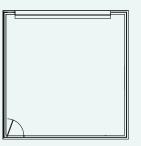
Total Area 18.7 sqm | 173.5 m² 3 🖺 2 🛅 2 🎼

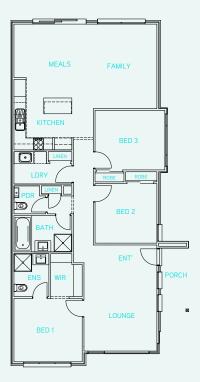
Total Area

18.9 sqm | 175.9 m²



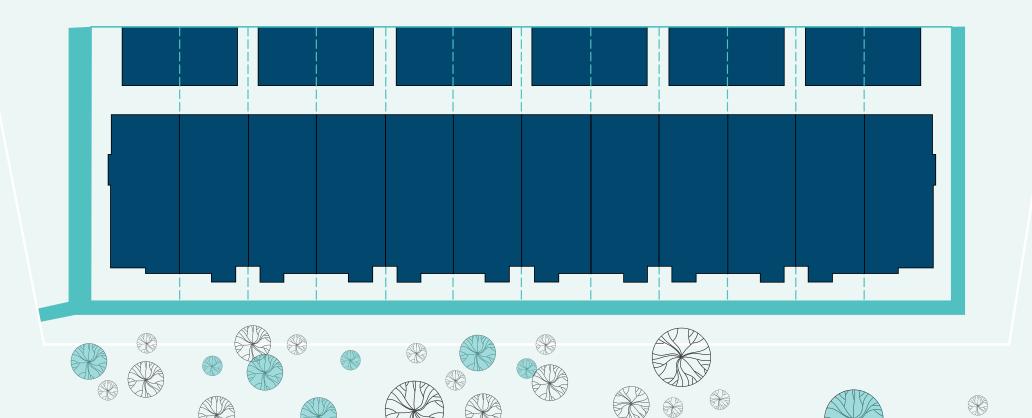








ACACIA	BANKSIA	MELALEUCA	BANKSIA	MELALEUCA	BANKSIA	CALLISTA	BORONIA	CALLISTA	BORONIA	CALLISTA	WARATAH
LOT 1265	LOT 1264	LOT 1263	LOT 1262	LOT 1261	LOT 1260	LOT 1259	LOT 1258	LOT 1257	LOT 1256	LOT 1255	LOT 1254
175.9m ²	173.5m ²	175.9m ²									





Town Home Specifications

EXTERNAL FEATURES	
Slab:	Class 'H' Engineered designed Waffle Pod Slab.
Hebel:	Hebel:
Render:	Acrylic texture coating render from Builder's selection (Product Specific).
Light Weight Cladding:	Fiber Cement products or feature timber paneling to areas as per standard working drawings (Product Specific).
Roof Cover:	Colourbond: Corrugated roof from Builder's selection (Product Specific). Metal: Steel metal deck roof Builder's selection (Product Specific).
Roof Plumbing:	Colorbond metal fascia and barge. Colourbond Quad gutter with 100 x 50mm rectangular downpipes. Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product Specific).
Entry Door:	Front: Hume Newington Range 'XNI' 2040mm high x 820mm wide (Product specific refer working drawings) Rear garage: Duracote Tempered Hardboard door 2040 x 820. (Product Specific, refer working drawings).
Door Furniture:	Front Door: Lever handle with single cylinder deadbolt. External Hinged Door: Key-in-knob entry set. (Refer Internal Colour Scheme for finish) Door Stop: 75mm, White.
Entry Frame:	Front: Timber (Product Specific). Rear Door: Timber (Hinged) or Aluminum sliding (Product Specific, refer working drawings).
Windows:	Aluminum awning & sliding, powdercoat finish (Product Specific) Note: Flyscreens & Locks to all openable windows.
Sliding & French Doors:	Aluminium, powdercoat finish (Product Specific, refer working drawings). Note: Flyscreens & Locks to all open-able windows
FRAMING	
Walls:	90mm Timber frame.

Roof:	Timber roof trusses.
Party wall:	Lightweight fireproof & acoustic system to BCA requirements.
INSULATION	
Ceiling:	Ceiling:
External walls:	R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap to ground & first floor, joins in weather wrap to be taped and gaps around windows/doors sealed
PAINTWORK	
External:	2 Coat System. (Refer internal colour Scheme for finish). Front door: Sealer undercoat with enamel gloss top coat Other Hinged Doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter & downpipes: colorbond (Maximum two colours). Woodwork: low Sheen acrylic (one colour).
INTERNAL	
Ceiling Height:	Double storey: 2590mm to ground floor and 2440 to all other floors (Product Specific).
Room Doors:	Flush panel 2040mm high
Room Door Furniture:	Lever Handles: Lever set, (Refer internal colour Scheme for finish)
Door Stop:	75mm cushion, white.
Mouldings:	Architraves: 42mm x12 (MDF). Skirtings: 67mm x12 (MDF).
Cornice:	75mm Cove cornice throughout.
HEATING	

Town Home Specifications

SUSTAINABLE	
Draft Exclusions:	Exhaust Fans: Draft-Excluder' installed over all ceiling exhaust fans. Flat Roof: vented to external. Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
CABINETRY	
Cupboards:	Fully lined cabinets (refer working drawings for standard inclusion).
Doors/Drawers;	Standard Laminate (Refer Internal Colour Scheme for finish).
Bench Tops:	Kitchen, Bathrooms and Laundry: Standard laminate (Refer Internal Colour Scheme for finish).
KITCHEN	
Sink:	Double bowl stainless steel with one tap hole.
Тар:	Single lever mixer chrome finish.
Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Product specific).
Dishwasher:	Supplied & installed to Kitchen.
Splash back;	Tile to areas as per working drawings (Refer Internal Colour Scheme for finish).
APPLIANCES	
Oven:	Electric fan forced 600mm wide stainless steel.
Hot Plate:	Gas with electronic ignition 600mm wide stainless steel.
Rangehood:	3 speed fan, 600mm wide stainless steel Canopy or Concealed ducted to external (Product specific, refer to working drawings).

BATHROOM/ENSUITE/POWDER				
Silver backed with polished edges, full width of & seated on vanity.				
Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome waste & 1no. Tap hole (Product specific, refer to working drawings). Wall Basin: Vitreous china wall basin, with chrome waste & 1 no tap hole. (Product specific, refer to working drawings).				
Tiled shower base with square chrome waste.				
Semi frameless with pivot door and clear glass & silver trim.				
Bath: Wall mixer with Hob Swivel Spout 200mm, chrome finish. Bench Top Basin: Single lever mixer, chrome finish. Wall Basin: Single lever mixer chrome finish. Shower: Wall mixer with hand-held outlet & shower rail, chrome finish				
White Vitreous China toilet suite with concealed waste and dual flush cistern& chrome mini cistern stop tap.				
45 litre flush line inset tub including laminate bench top & cupboards, or 35 litre compact tub & cabinet.				
Single lever mixer chrome finish.				
Robes: One white melamine shelf and hanging rail. Walk in Robe: One white melamine shelf and hanging rail. Pantry/Linen: Four white melamine shelves. Broom: One white melamine shelf. Robes: Sliding: 2100mm high vinyl panel doors. Hinged: Flush panel, 2040mm high hinged door(s) with dummy lever handles (product specific). Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (Product Specific). With Doors: Flush panel, 2040mm high hinged door with lever handles. Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with dummy lever.				

ELECTRICAL	
Supply:	Single phase.
Power Points:	Generally, 2no doubles to habitable rooms, 3no doubles to bedroom 1 and living. Singles to bathrooms, ensuites and appliances.
Internal Light points:	Batten holder and globe lights (refer to working drawings).
External Light Points:	Batten holder and globe light to Portico/Entry (refer to working drawings) or external Wall Mounted light (product specific refer working drawings) or Weatherproof Paraflood light (product specific refer working drawings).
Switch Plates:	Clipsal C2000 or similar White, (wall mounted where practical).
Smoke Detector:	Hardwired with battery backup.
Exhaust Fans:	Above showers, and W .C ducted to outside air if required.
TV Point:	Two points including Antenna (refer working drawings).
Telephone Point:	Two points with wall plate including underground conduit to front boundary (refer working drawings).
Safety Switch:	RCD safety switch and circuit breakers.
CERAMIC TILING	
Wall Tiles:	2100mm high over shower, 400mm high over bath, 400mm high over trough. (Refer Internal Colour Scheme for finish)
Floor Tiles:	To laundry. bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish).
Trim:	Aluminium metal trim to doorways/openings abutting alternative floor covering.
Bath Hob:	Floor Tiles to bath hob with plain aluminium 'L-Shape' angle trim to bath hob/riser junction.
Shower Base:	Tiled shower base with square chrome waste.

Skirting Tiles:	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room and w.c.as per working drawings.				
FLOOR COVERING					
Carpet:	Generally, to the bedrooms and adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).				
Timber Floating Floor:	Generally, to the entry, adjacent passage, living, meals & kitchen (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).				
STAIRS					
	MDF closed stringer with gloss painted finish standard with timber framed & plaster balustrade. Balustrade with 14mm diameter factory finished matt black etch paint metal balusters. (Product Specific, refer working drawings) Carpet to treads and risers				
GARAGE					
General:	Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor and brickwork above garage doer opening or lightweight construction (design specific refer working drawings).				
External Access Door:	Metal or timber frame (product specific, refer working drawings) with flush panel 2040mm high door Key-in-knob entrance set (refer internal colour scheme for finish).				
LANDSCAPING					
General:	Landscaping, fencing and paving/paths as per Town Planning Conditions Letter box (refer to working drawings for location). Fold-down clothes line (refer to working drawings for location).				

thornhillpark.com.au/townhomes



Images may include upgrade items and may depict fixtures, finishes and features not supplied by Welsh Urban Living such as landscaping and fencing. Accordingly, prices in this flyer may not include the supply of any of those items. Welsh Urban Living reserves the right to alter the images or descriptions without notice. See your RPM sales agent for full details of standard inclusions.