

A close-up photograph of green grass blades, each covered with small, clear water droplets. The image is overlaid with a semi-transparent dark blue filter. The text is centered in the upper half of the image.

privivium<sup>TM</sup>  
DEVELOPMENTS

INTRODUCING  
**TRANQUILITY TERRACES**

# Tranquility Terraces

**Situated in the thriving suburb of Palmview, Privium Development's newest terrace project "Tranquility Terraces" offers affordable, contemporary living without sacrificing convenience.**

All terrace designs feature four generously sized bedrooms, two bathrooms and a two car carports. A feature rendered finish and feature lightweight cladding complement the modern skillion rooflines of these terraces and a private courtyard meets the need for outdoor space, while minimising the time required to maintain it.

Owners will feel right at home in these spacious, two storey designs, with fully zoned ducted air conditioning, stainless steel kitchen appliances, engineered stone bench tops, a pleasing neutral palette, 2590 ground floor and 2440 first floor ceilings and window coverings included and ready to go.

From first home buyers to growing families, these townhouses are the perfect choice if looking for a housing option, which is not only affordable, but of high quality and in a convenient location.

Harmony Estate residents have access to a highly diverse range of amenities. These include childcare centres, primary schools, secondary schools and a University. Other amenities in close proximity include beached, Sports centres, Corbould Park Racecourse and more.





# floor plan DESIGN A

# floor plan DESIGN B



GROUND FLOOR

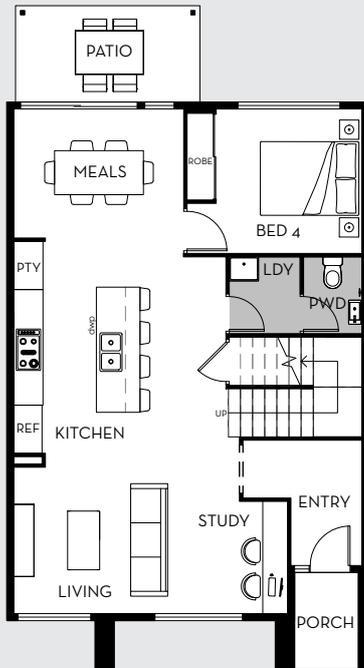
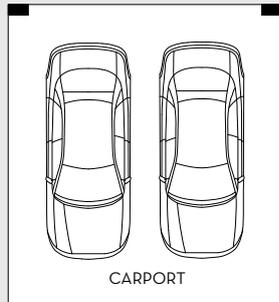
FIRST FLOOR



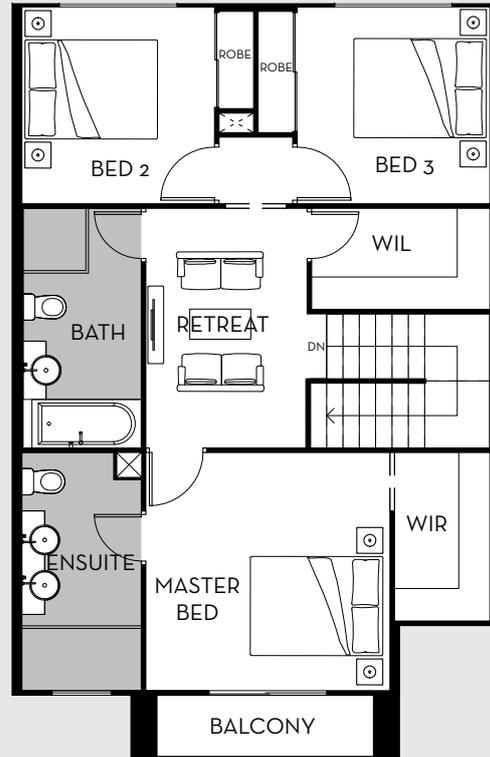
GROUND FLOOR

FIRST FLOOR

# floor plan DESIGN C



GROUND FLOOR



FIRST FLOOR





# Specifications

## EXTERNAL FINISHES

- Colorbond roof
- Colorbond fascia & gutter
- Render to ground floor with Axon/Linea cladding to first floor
- Ceiling height to Ground Floor 2,590mm. First Floor 2,440mm
- Corinthian Madison 104 external timber door with security screens
- Whitco Bevel Lever Set with Deadlock
- Panel lift garage door - 2 remotes
- PVC downpipes
- Aluminium powder coated windows & sliding doors fitted with security screens

## INTERNAL FINISHES

- Corinthian Motive internal swing doors - with 2 coats of gloss paint
- Mirrored sliding robe doors
- Whitco Bevel lever internal door handles
- Pencil round skirting and architrave - with 2 coats of gloss paint
- 10mm plasterboard throughout, 6mm villaboard to wet areas, 90mm cornice - with 3 coats of matt paint

## KITCHENS

- 20mm engineered stone bench tops with waterfall ends
- Matt cupboard doors, overheads, and drawers with PVC edging
- Kitchen height 2.2m with cabinetmaker bulkhead (paint quality)
- Omega 900mm Multifunction Oven
- Stainless steel dishwasher
- Omega 900mm Slideout Rangehood
- Omega Electric 900mm Ceramic Cooktop
- Arcisan Axis chrome gooseneck sink mixer square handle
- Ceramic tile splashbacks
- Water tap to fridges
- Double bowl undermount sink

## LAUNDRY

- Steel stand-alone laundry cabinet with stainless steel tub
- Ceramic tile splashback

## ELECTRICAL

- LED down lights throughout home excluding garage
- Ceiling fans in bedrooms, family and living rooms
- 3 in 1 exhaust fans in bathroom and ensuite
- External double spotlight near laundry drying area
- Ducted air-conditioning
- Electric heat pump 170L

## BATHROOMS, ENSUITES AND WATER CLOSETS

- Vanities with 20mm engineered stone bench tops and laminate cupboard doors/drawers with PVC edging
- Recessed wall mount vanity, bench mount basin with upgraded wall-mounted tapware
- Mirrored cabinets to main bathroom
- Chrome shower, bath, and basin mixers
- Chrome bath spout
- Flexispray shower rails
- Arcisan Axis back to wall toilet suite dual inlet with soft close seat
- Chrome double towel rails and toilet roll holders
- Semi-framed glass shower screens with pivot door
- Acrylic moulded bath
- Ceramic tile splashbacks, skirting and shower recesses
- Ceramic feature tile in showers

## FLOOR COVERINGS

- Polaris Vinyl flooring to kitchen, living, meals, entry, hallways and wet area wall/ floor tiling
- Balance of Terrace area including staircase to be upgraded Regal cutpile carpet and underlay
- Garage floor to be plain trowelled concrete

## **WINDOW TREATMENTS**

- Roller blinds to all windows and vertical blinds to all doors throughout house excluding garage and wet areas
- Safety screens to all windows, and sliding doors

## **LANDSCAPING**

- Landscaping throughout site to be a mixture of mature trees, shrubs, ground covers, and decorative pebble
- Turf to rear yard, which will be pavers, pebble and landscaping.
- Exposed aggregate driveway/ alfresco and tiled porch.
- Fencing in front yard in between dwellings to match in with style of front fencing provided by developer.
- Treated timber rail and paling fence sufficient to complete rest of property with access gates as shown.

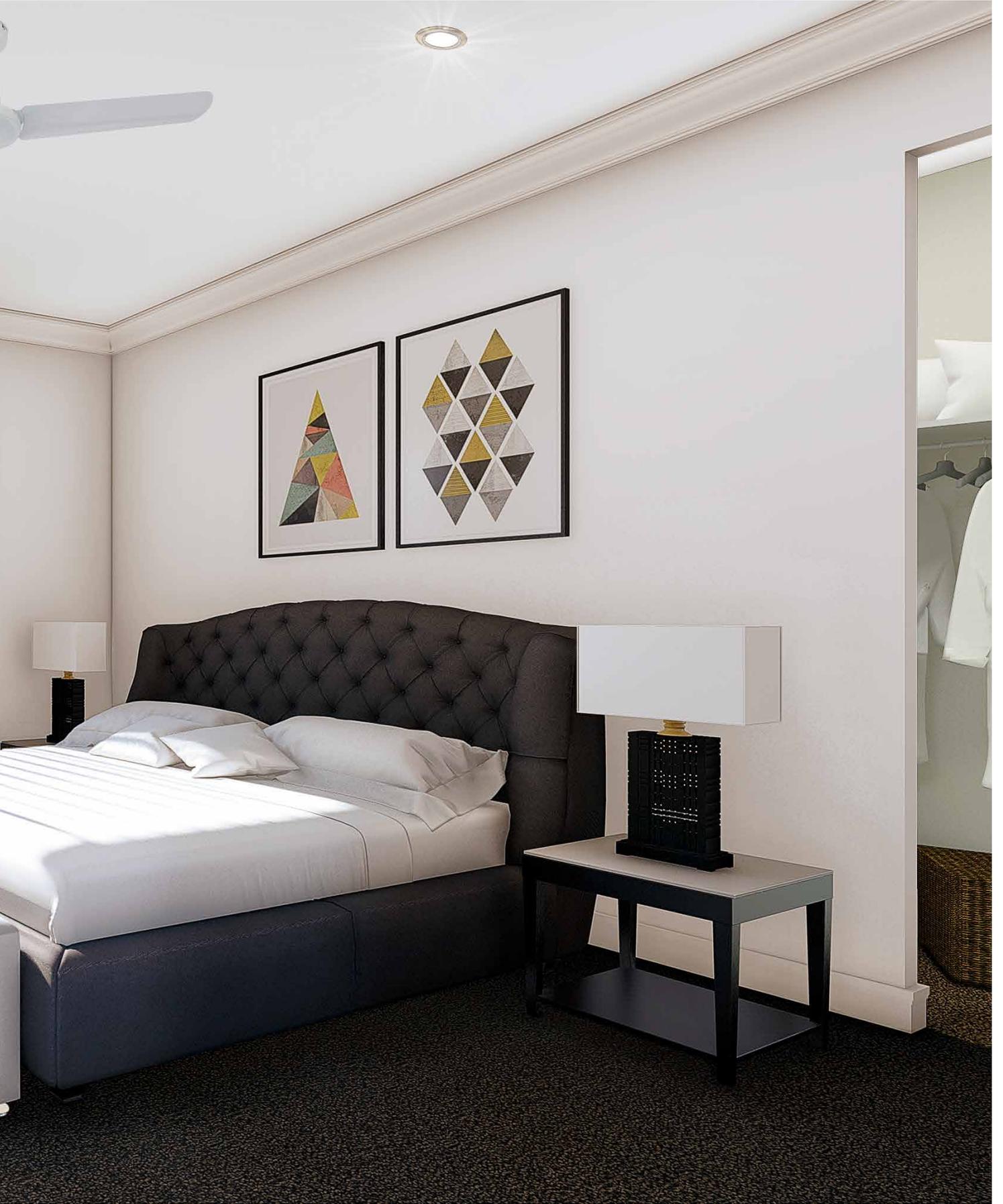
## **ENERGY EFFICIENCY**

- Foil face insulation to roof (under roof sheeting)
- Ceiling insulation to main roof area excluding garage, alfresco, and porch
- Sisalation® wrap to external walls
- 6 star energy rating

## **MISCELLANEOUS**

- Television antenna for 2 hardwired points
- Wall mounted clothesline







**privium**<sup>™</sup>  
DEVELOPMENTS

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