

THE SHAPE OF THINGS TO COME

PARKSIDE TOWNHOMES



*Artist Impression

Exclusive Shape townhomes
by the park at Donnybrae



ANOTHER DENNIS
FAMILY COMMUNITY



*Artist Impression



Donnybrae

TOWNHOMES

Shape Homes have partnered with Donnybrae to create an exclusive Townhome community. This exclusive enclave will consist of 10 Townhomes, perfectly situated within the Donnybrae development.

The enclave will be ideally located directly opposite the highly sought after parkland area. With its play equipment, picnic shelter and more, the park will be the perfect place to catch-up with neighbours and watch the kids play - and located at your front door!

The Townhomes have been designed by the awarding architects MPS International to provide residents with maximum living space, whilst still offering a low maintenance lifestyle - so you have more time to do what you want. Plus the homes are full turnkey, fixed price and built independently.

Living in a Shape Townhome at Donnybrae will provide the perfect low maintenance lifestyle.



Images may differ to floorplans actually for sale.
Artists impressions only. Refer to your contract for further details.

Why

DONNYBRAE?

Donnybrae is a boutique community surrounded by new and planned services and infrastructure that will give you the ultimate lifestyle. You'll be connected to the city by rail (the station is a short walk from the estate) and the Hume Freeway. Plus you'll be close to future commercial hubs, shopping and schools. Donnybrae will possess its own character and identity through thoughtfully planned streetscapes and parkland. If you're looking for a neighbourhood that sets itself apart from the rest, Donnybrae is for you.



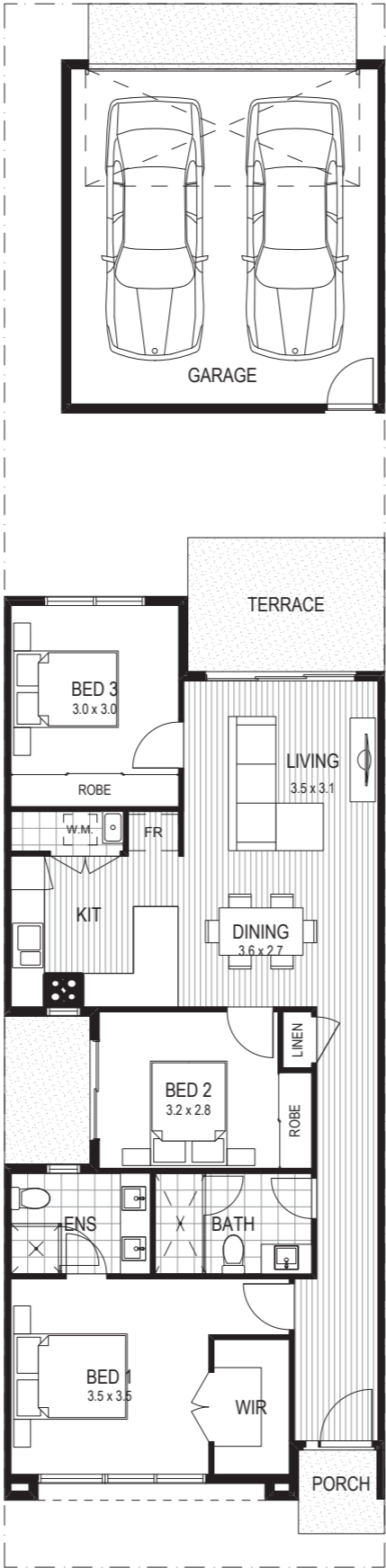
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MID

FLOORPLAN

AREAS

Ground	
Enclosed	98
Garage	37
Porch	3
TOTAL	138 m ²



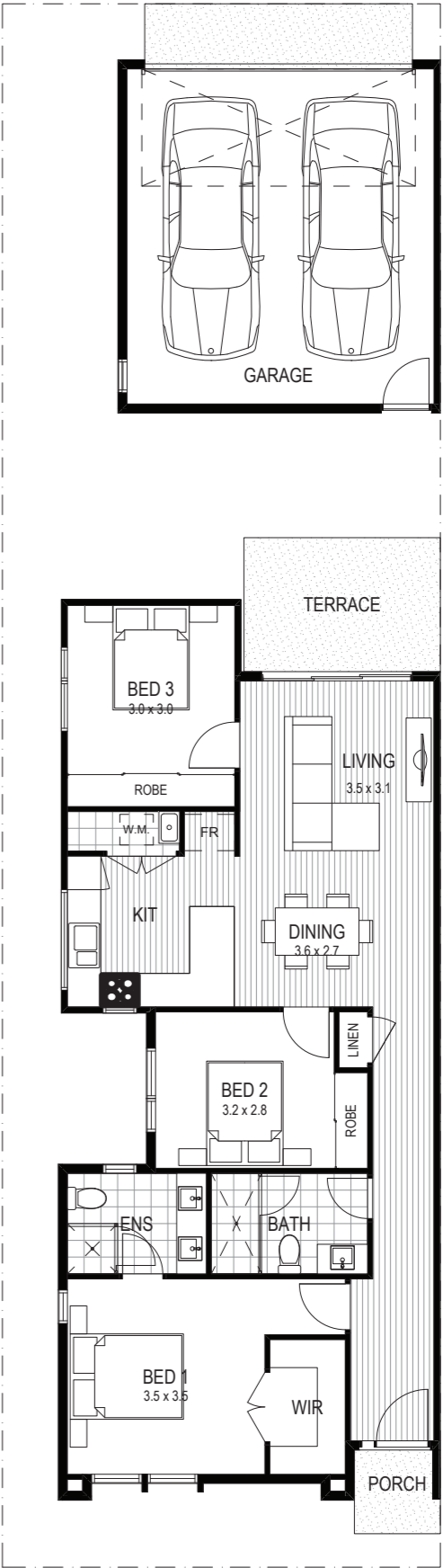
GROUND FLOOR

END

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GROUND FLOOR



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Benefits of

PARKSIDE TOWNHOMES

- Live on the park
- Master planned exclusive precinct
- Turkey specification, just move in
- Fixed price, no surprises
- 2700mm high ceilings
- All floor coverings including laminate timber flooring to nominate areas
- European stainless steel appliances, including a dishwasher
- Stone bench tops to the kitchen
- Window furnishings, fencing and landscaping
- Know the exact look and feel of your home, you street, your exclusive precinct

Created by a

SUCCESSFUL TEAM

Dennis Family Corporation

Is a family-owned and operated business, with more than 60 years of achievement and success in the property industry. The business is driven by the core values of Honesty and Integrity, Passion, Caring, Vision and Quality environment. These values have enabled Dennis Family Corporation to become one of Australia's leading, privately-owned development companies, and gain a wide recognition for excellence.

Shape Homes

Recognised as one of Melbourne's leading builders of integrated communities, with 100s of dwellings completed and over 2000 in the pipeline.

MPS International Architects

One of Australia's most experienced Architects MPS have been recognised by industry experts for their brilliance in master planned precincts, achieving many national awards.



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List of

INCLUSIONS

Preliminaries, Site Costs & Connections

- Land Survey, Soil Test and site inspections.
- All Building Permit application fees.
- NCC/BCA compliant energy ratings.
- All requirements of drafting, structural engineer design and estimating.
- Professional colour palette selection.
- All earthworks for the construction of the home.
- Up to Class 'H1' waffle pod concrete slab.
- Connection of underground gas and water supply including metering.
- Connection of Stormwater and Sewer drainage points within the property to existing connection points.
- Single phase underground electrical power supply to meter box including supply charges during construction.
- Termite Treatment in accordance with AS / NCC regulations (where required)

External & Structural

- Engineer designed prefabricated timber wall frames & roof trusses. and engineered upper floor joist system (where applicable).
- Contemporary feature lightweight external cladding (design specific).
- Feature render to façade in selected colours (extent is design specific).
- Metal deck roofing
- Colorbond metal fascia, guttering and downpipes.

Windows & Doors

- Hinged entry door with clear glazed feature panel.
- Aluminium framed flyscreens with fibreglass mesh to all openable windows.
- Block-out Roller Blinds with chain winder to all Bedrooms, Living Areas, Kitchen windows and external sliding doors (design specific).
- Colorbond sectional overhead garage door with remote opener and three hand held transmitters.

Internal Doors and Finishes

- Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- 2700mm nominal ceiling heights throughout.
- Quality acrylic paint to all walls and ceilings (Industry standard two coat system).

Electrical

- LED Downlights to all living areas with batten lights to balance (design specific).
- Outdoor Living to have one external light (wall or ceiling mounted, design specific).
- Interconnected hard-wired smoke detectors throughout with battery back-up.
- Double and Single Power points as per electrical plans.
- One Pay TV (RG6) point
- Three Data points and one telephone point ready for connection to network provider by the purchaser after handover.
- Two Free-to-air Television points connected to Antenna with splitter box.

Heating & Cooling

- Multi-Head Split System Air Conditioning with Two (2) programmable heads (one to Living and one to Master Bedroom) Location is design specific

Kitchen, Bathrooms and Laundry

- Laminate Cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass to Kitchen (design specific).
- Reconstituted stone bench tops with 20mm edge to Kitchen.
- Stainless steel appliances
- Fully laminated vanity unit with laminate bench tops and modern basin to ensuite and bathroom (design specific).
- Wall hung vanity basin with bottle trap to powder (design specific).
- Stainless steel laundry trough with metal cabinet

Tapware & Plumbing

- Chrome tapware
- Handheld shower heads with fixed wall rail.
- Close coupled vitreous china dual flush toilet suites with soft closing lid
- Gas boosted solar hot water service – roof mount panel & storage tank

Robes & Shelving

- Aluminium framed Vinyl sliding doors to Robes and Linen (excluding WIR).

Tiling & Flooring

- High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- Ceramic wall and floor tiles to all wet areas & wall tiling to Kitchen splashback.

Paths and Exteriors

- Side and rear fencing provided to meet estate covenants, including 1No. side wing fence with gate (where applicable).
- Feature front fencing
- Landscaped drought resistant garden with plants to Front and Rear yards, 2No. mature trees, and turf to rear yard.
- Coloured concrete to Driveway Porch and Path
- Stepping stones for rear loaded lots from garage or carport to dwelling.
- Pillar Letter box with street number to meet developer requirements.
- Wall or ground mounted folding clothesline (design specific).



MASTERPLAN



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SHAPE
homes