

PARK VISTA

experience the tranquillity



PORTER
DAVIS
HOMES



Where nature & urban living come together.

Enjoy an absolute parkfront lifestyle in your new thoughtfully planned neighbourhood. A contemporary design and serene location make this the perfect home for the modern family.



Images are for illustration purposes and should be used as a guide only.

Landscaped parklands with open spaces for all to enjoy.



Images are for illustration purposes and should be used as a guide only.

Park Vista at Delaray

Secluded living with connected convenience.

A brand new neighbourhood in Clyde North, Delaray epitomises luxury suburban living. Discover the collection of boutique residences, perfect for first home buyers through to investors.

A ideal combination of design, functionality and value, bright open plan living, kitchen and dining spaces are complemented by large private gardens and a remote control, lock-up garage. Choose from a two or four bedroom, double-storey dwelling that neighbours striking wetlands, and enjoy the tranquillity that comes with a unique and secluded park-front setting.

Your community awaits.

Located in Melbourne's East, Delaray in Clyde North creates a lifestyle to be envied by bringing contemporary coastal style to the suburbs. Secluded yet connected, this brand new community has access to the very best of the south-eastern suburbs and beyond.

This boutique collection of homes are a stone's throw from established schools, Universities and local shopping centres. Every home is within walking distance of Club Delaray which boasts a fully-equipped gym, tennis court, swimming pools, a community garden and much more.

Active families will also love the adjoining 9-hectare sporting precinct, promoting healthy outdoor living. The unbeatable combination of location and amenities create a connected community like nowhere else. Delaray truly is a lifestyle to be envied.

Vista Park, complete with playground and activities for all ages.





Park Vista at Delaray

Live the resort life every day.

At the heart of the Delaray community, the architecturally designed Club Delaray is a place to connect, meet new people and relax with friends, family and neighbours.

Whether it's a work out in the gymnasium, lazing by one of the pools, playing a round of tennis or simply enjoying a coffee with friends, at Club Delaray the choice is yours. It's like living at a resort and it's all within easy walking distance of your new Parkvista home.

Features include:

- Fully-equipped gym
- Tennis court
- Four-lane heated lap pool
- Resort-style play pool
- Café, Deoro & Co.
- Function room seating up to 100 guests
- Family lounge
- Kids play area
- Community garden





An enviable address.

Shopping

1. Clyde Village
2. Cranbourne Centro Including:
 - ▶ Iga
 - ▶ Aldi
 - ▶ Coles
 - ▶ Kmart
 - ▶ Best & Less
 - ▶ Commonwealth Bank
 - ▶ Anz Bank
 - ▶ Cranbourne Physiotherapy
3. Eden Rise Shopping Centre
4. Future Local Town Centre
5. Future Major Town Centre
6. Marriott Waters Shopping Centre
7. Selandra Rise Woolworths
8. Shopping On Clyde
9. The Avenue Shopping Centre
10. Westfield Fountain Gate

Transport

11. Cranbourne Train Station

Education

12. Akira Secondary College
13. Casey Grammar School
14. Chisolm Institute, Cranbourne
15. Chisolm Institute, Berwick
16. Clyde Primary School
17. Cranbourne East Primary School & Cranbourne East Secondary School

18. Future Government School
19. Future Government School
20. Future Government School
21. Monash University, Berwick
22. St Francis Xavier College, Berwick
23. St Peters Secondary College
24. St Thomas Primary School

Sports Centres & Parkland

25. Amstel Golf Club
26. Casey Fields Sports Facilities
27. Clyde Recreation Reserve/Tennis
28. Cranbourne Golf Club
29. Cranbourne Library, Community Centre & Leisure Centre Complex Including Casey Race
30. Future Community Facility
31. Future Indoor Sports Facility
32. Future Local Park
33. Future Local Park
34. Future Local Park
35. Future Local Sports Fields
36. Future Local Sports Fields
37. Royal Botanic Gardens

Other

38. Casey Medical Centre
39. Cranbourne Police Station
40. Selandra Rise Display Village
41. Selandra Rise Retirement Village

A home for every lifestyle.

Designed to prioritise both design and functionality, Parkvista townhomes at Delaray set the standard for modern living.

With a choice of two or four bedroom residences, these new townhomes are perfect for professionals, couples and families. Outside and in, you'll find thoroughly contemporary designs with all of the creature comforts.

Downstairs boasts a generous open plan living and dining area, leading into a modern, well appointed kitchen. Outside a private, low-maintenance courtyard provides the perfect space to unwind or entertain, while a remote control, lock-up garage adds to the functionality of the design. In the two-bedroom floorplan, there's also a conveniently placed study space, providing the flexibility to work from home.

Upstairs you'll find spacious bedrooms, including a master bedroom with its own private ensuite and walk-in robe. All of this is topped off with a private balcony to retreat, relax and enjoy your new parkfront views.





Connect with nature in your new parkfront townhome.

Each property in this release is spoilt with unrivalled views over a lush park that opens up from your doorstep, complemented by 6.6 hectares of waterways, hike and bike trails.

Choosing Delaray means choosing a lifestyle of convenience. Wide open spaces and strategically designed paths for cycling, jogging and walking make it the destination for both exercising and socialising. Exclusive access to Club Delaray brings resort-style living straight to your doorstep.

Experts in Design.

Bring your personality to life with a choice between two stunning interior themes – the timeless Hamptons or relaxing Sorrento.



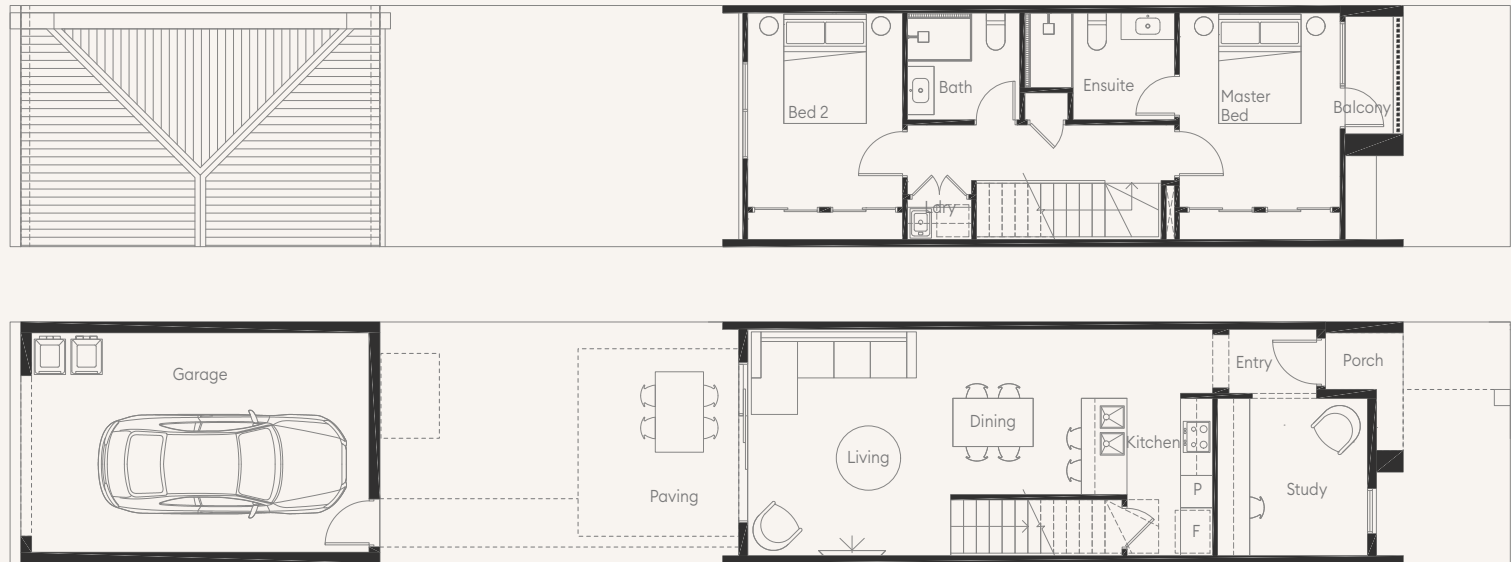
Resort Sorrento | Your own Personal Paradise



Classic Hamptons | Timelessly Stylish



Medford 15



Floorplan Version: Left Handed.

Ground Floor

Study
Kitchen
Dining
Living
Garage

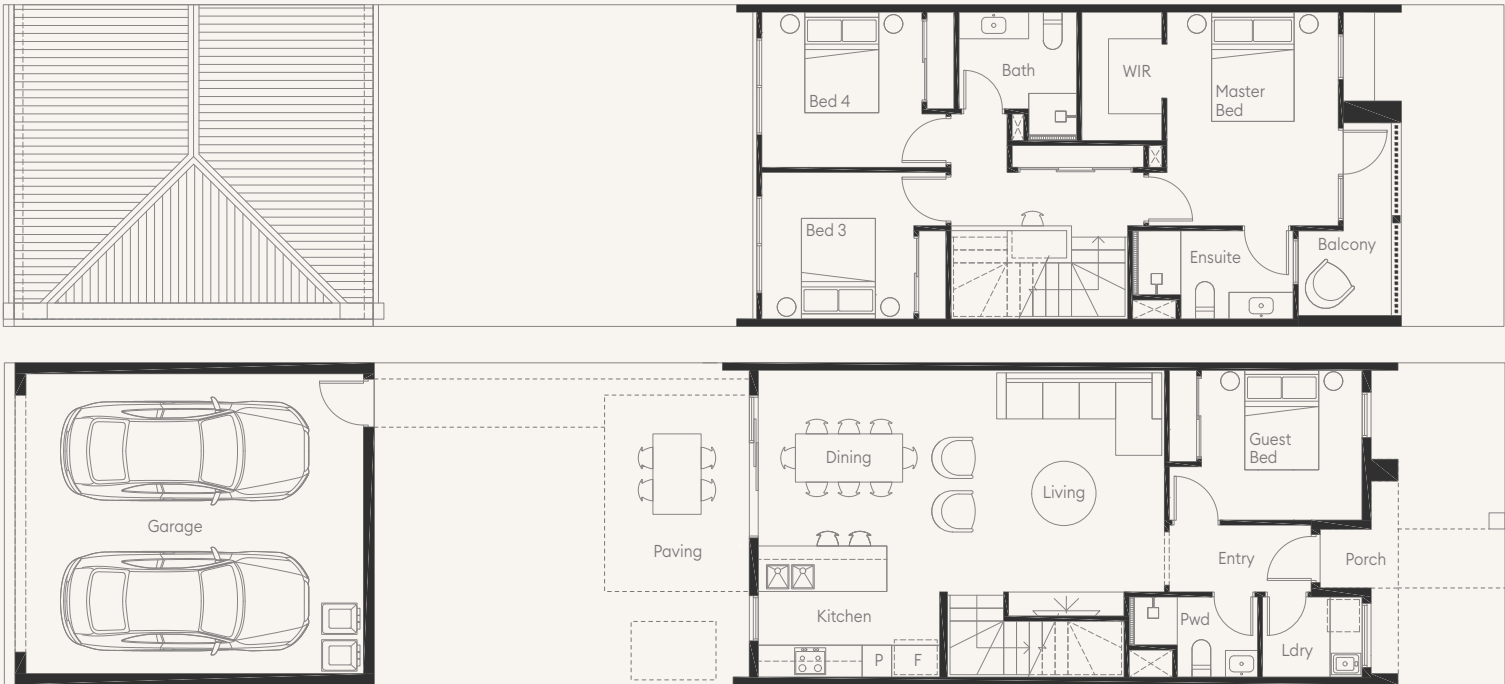
First Floor

Master Bed
Ensuite
Bathroom
Bed 2
Laundry

Area*

Garage	28.80m ²
Ground Floor	52.35m ²
First Floor	50.60m ²
Total	131.75m²
Lot Area	126m²

Bridgeport 20



Floorplan Version: Left Handed.

Ground Floor

Guest Bed
Kitchen
Dining
Living
Garage
Laundry

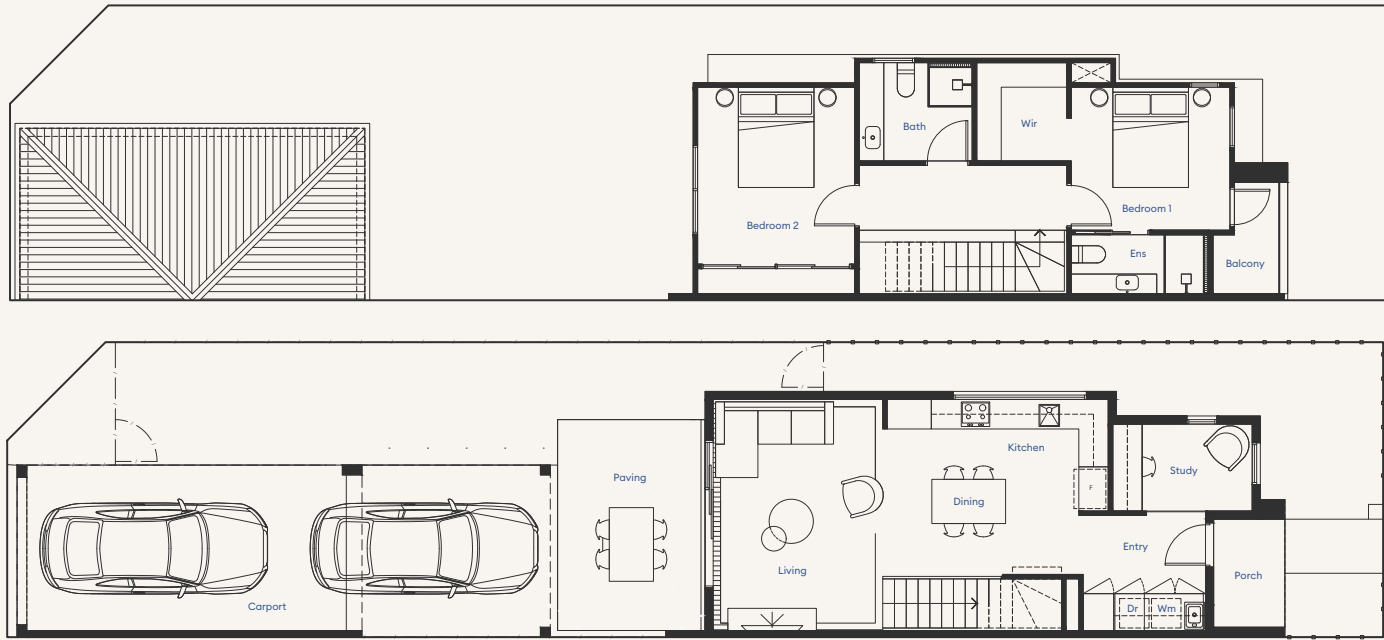
First Floor

Master Bed
WIR
Ensuite
Bathroom
Bed 3
Bed 4

Area*

Garage	40.20m ²
Ground Floor	68.55m ²
First Floor	64.15m ²
Total	172.90m²
Lot Area	168m²

Freeport 16 (Lot 1753)



Floorplan Version: Left Handed.

Ground Floor

Study
Kitchen
Dining
Living
Garage
Laundry

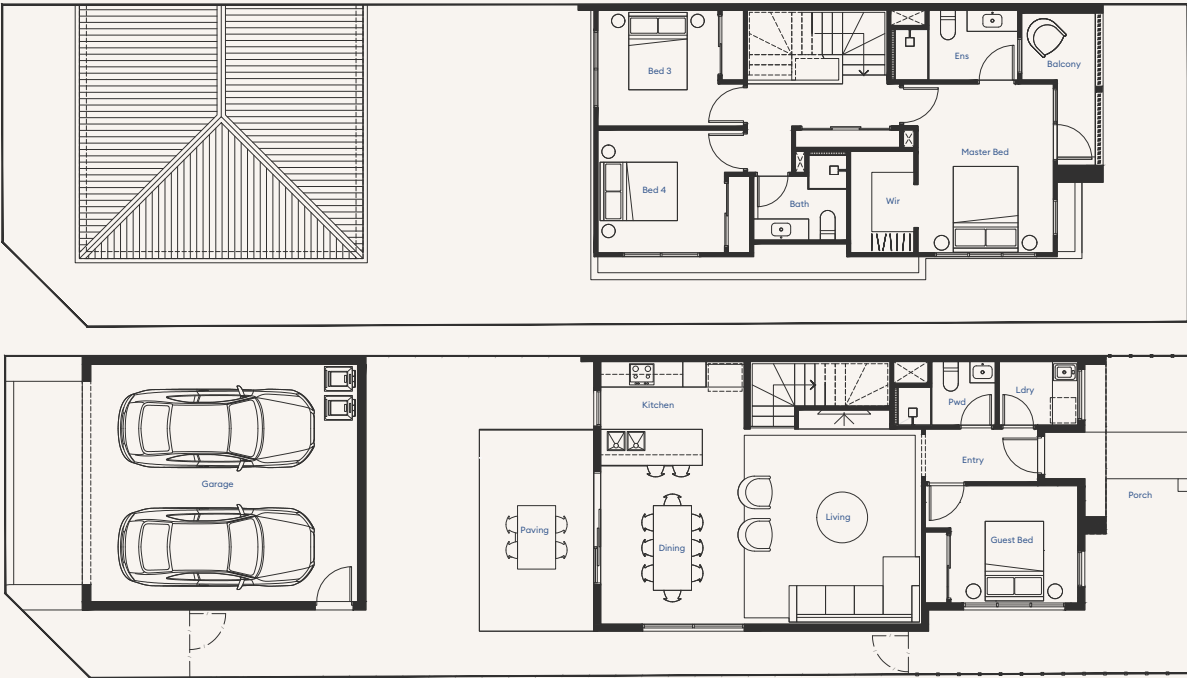
First Floor

Master Bed
Ensuite
Bathroom
Bed 2

Area*

Garage	37.95m ²
Ground Floor	52.75m ²
First Floor	50.80m ²
Total	141.5m²
Lot Area	166m²

Bridgeport 20C (Lot 1765)



Floorplan Version: Left Handed.

Ground Floor

Guest Bed
Kitchen
Dining
Living
Garage
Laundry
Powder

First Floor

Master Bed
WIR
Ensuite
Bathroom
Bed 3
Bed 4

Area*

Garage	40.20m ²
Ground Floor	72.50m ²
First Floor	64.15m ²
Total	176.85m²
Lot Area	210m²

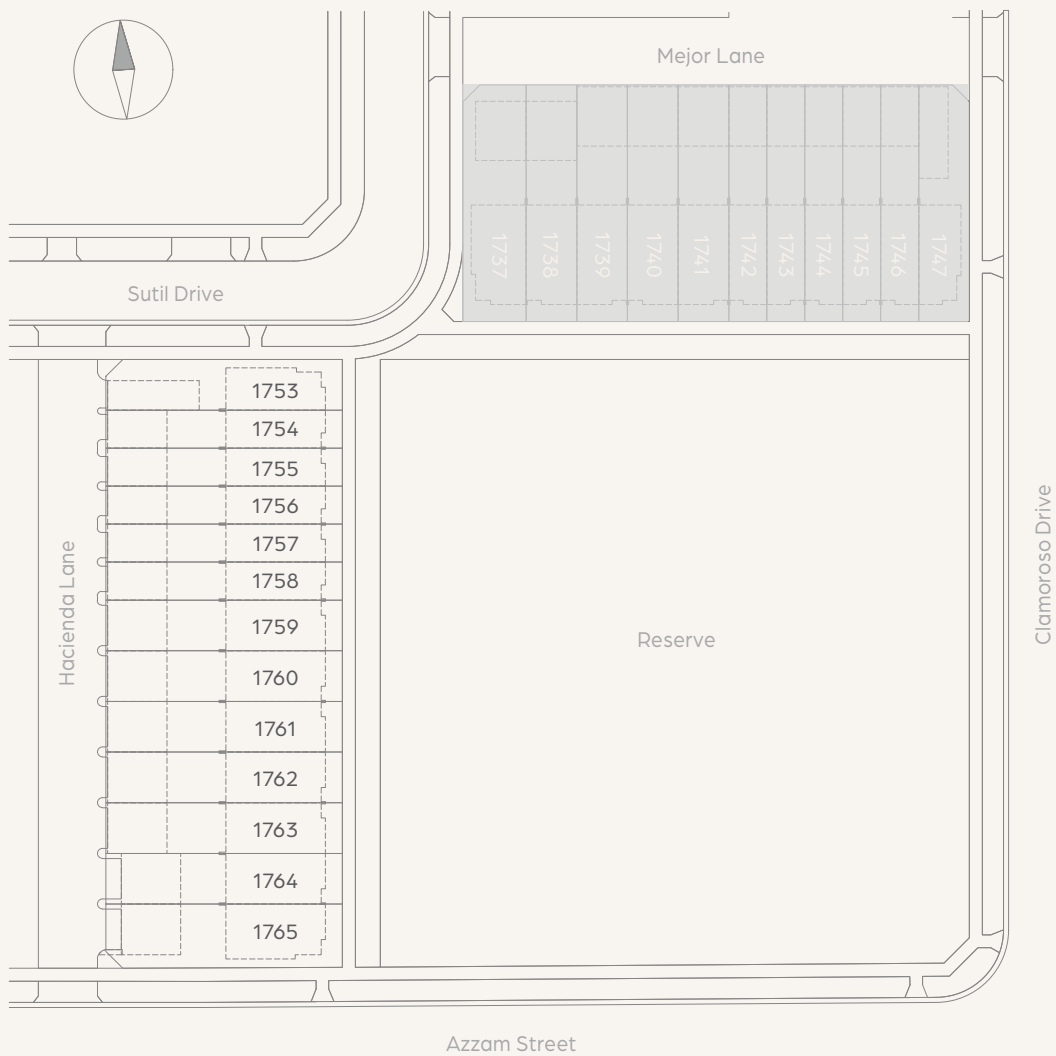
* Areas referred to in this document have been determined according to the Property Council of Australia guidelines (Method of Measurement for residential property) and are approximate. The vendor and its agent will not be responsible for any error or mis-description which may appear and prospective purchasers are therefore advised to make whatever investigations they deem necessary. All drawings and layouts are subject to approval by relevant authority and alterations may occur due to design development.

Park Vista lot map.

Lot #	House Type
-------	------------

1753	Freeport 16
1754	Medford 15
1755	Medford 15
1756	Medford 15
1757	Medford 15
1758	Medford 15
1759	Bridgeport 20
1760	Bridgeport 20
1761	Bridgeport 20
1762	Bridgeport 20
1763	Bridgeport 20
1764	Bridgeport 20
1765	Bridgeport 20c

Park Vista at Delaray



Foundations/Fall of Land

- Foundation and all site works included.

Services

- Underground power.
- Water connection.
- Gas connection.
- Sewer and stormwater connection.
- Termite protection.
- Optic fibre provisions.
- External Cladding .
- Combinations of render and lightweight lining board.

Roof

- Pitched roof with Colorbond flashings.

Windows

- Powder coated aluminium frames.
- Blinds.

Framing

- Pine or steel framing to walls and roof as per engineer's requirements.

Kitchen

- Reconstituted Stone benchtop laminate cabinet and cabinet doors.
- Melamine shelving to cabinets.
- European 600mm stainless steel oven.
- European 600mm gas cooktop.
- European 600mm rangehood.
- Dishwasher.
- Stainless steel double bowl sink.
- Flick mixer tap in chrome finish. (refer to colour document for specific theme).

W.C.

- White china close coupled suites throughout.

Ensuite/Bathroom

- Semi-frameless shower screen with pivot door and fully tiled shower base.
- Vitreous china hand basins to ensuite and bathroom.
- Reconstituted Stone benchtop.
- Polished edge mirrors.

Laundry

- Trough and acrylic cabinet with by-pass.

Doors

- Primed timber Corinthian entry door.
- Flush panel (2,040mm high) internal doors throughout.
- Lockwood levers to internal doors and passage doors.
- Lockwood Entry door set.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches an striker plates throughout the house.

Tapware

- Chrome mixers to basins, showers, bath and laundry trough.
- Washing machine stops in chrome finish to laundry.

Hot Water

- Instantaneous hot water system.

Heating

- Wall mounted heaters provided to bedrooms.

Ceiling

- 2,440mm high ceilings to first floor.
- 2,590mm high ceilings to lower floor.

Electrical

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house.
- Self sealing exhaust fans to W.Cs.
- Recessed down lights throughout.
- TV point to family and master bedroom.

Paint

- External paint to external cladding. Note: Colorbond down pipes, fascia and gutter.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.

Floor and Wall Coverings

- Floor and wall tiles to ensuite, bathroom and laundry.
- Floor tiles to W.C. (powder room where applicable).
- 100mm tiled skirting to wet areas.
- Timber laminate flooring to entry, living and kitchen.
- Carpet to bedrooms.

Plumbing

- Concealed plumbing.

Insulation

- Energy compliant.

Tiles

- Floor and wall tiles to ensuite, bathroom and laundry (Refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C. (Powder Room where applicable) and wall tiles only to Kitchen splashback.
- 100mm tiled skirting to wet areas.

Garage

- Lock up Garage with Colorbond panel lift including remote control.

Outdoor

- Landscaping, complete with:
 - Exposed aggregate laneway.
 - Letterbox.
 - Entry paths.
 - Clothesline.
 - Front and side fencing.

Extra Feature

- 75mm cove cornice throughout house.
- 67mm decorative skirting.
- 42mm decorative architraves.

Staircase

- Carpeted staircase with timber handrail.

*From price is based on the lowest price currently available in the Parkvista Townhomes release. Please speak to your sales consultant to discuss the actual pricing of your preferred site. Porter Davis will install 1.8m high side boundary timber paling fencing where required. This work is exclusively owned by R55 Property Holdings and cannot be reproduced or copied wholly or in part, in any form (graphic, electronic or mechanical), including photocopying and uploading to the Internet) without the written permission of R55 Property Holdings. This website and its images are for illustration purposes only and should be used as a guide only. Images include examples of upgrade items and other items not supplied by Porter Davis, such as decorative lighting, furniture and planter boxes. Illustrations are not to scale. Information in this brochure is correct at time of printing. Porter Davis Homes takes no responsibility for changes that occur after this date, errors or omissions. Please check currency of information with your Sales Consultant. Effective 14.06.19

Andrew Bratina

Area Consultant

Phone: 0447 388 133

Email: andrew.bratina@porterdavis.com.au

Or text 'Park Vista' to: 0416 907 809

Nabil Harb

Estate Manager

Phone: 0422 025 595

Email: n.harb@oliverhume.com.au

Delaray Sales Office

66 Deoro Parade, Clyde North, VIC 3978

Phone: (03) 9684 8128

Open 7 days, 11am – 5pm (6pm during daylight savings)

parkvistadelaray.com

Terms and Conditions apply. Please see parkvistadelaray.com for details. CDB-U49119.



PORTER
DAVIS
HOMES

