

# The Barwon



Artist Impression

**AVANT**  
TOWNHOMES



# Intelligently designed



The Barwon is designed to embrace the laid back, luxury lifestyle of QUAY2 at Torquay.

Everything connects to the outdoors. The balconies catch the sun while private courtyards become secluded outdoor rooms, protected from coastal winds.

Inside, filtered sunlight fills every room and sea breezes ventilate the entire house. There are separate zones for cooking, entertaining and relaxing, with everything cleverly planned and positioned for ease and convenience.





# Built to last



The colours and materials of The Barwon have been carefully selected to suit the Torquay coastal location and climate.

Durable, low maintenance materials that will weather well with age – to endure a lifetime of sun, sea, salt and rain.







The second level features three spacious, air conditioned bedrooms, master with ensuite and central main bathroom.

The kitchen is the heart of the home – spacious, elegant and well appointed with luxury finishes and quality appliances.



Artist Impressions are used throughout the brochure.

# The Barwon Floorplan



Ground Floor



First Floor

| Area         | Sq metres               | Squares         |
|--------------|-------------------------|-----------------|
| Ground Floor | 69m <sup>2</sup>        | 7.42 sq         |
| First Floor  | 65m <sup>2</sup>        | 7.00 sq         |
| Garage       | 40m <sup>2</sup>        | 4.30 sq         |
| Porch        | 2m <sup>2</sup>         | 0.32 sq         |
| Alfresco     | 7m <sup>2</sup>         | 0.75 sq         |
| Balcony      | 9m <sup>2</sup>         | 0.97 sq         |
| <b>Total</b> | <b>192m<sup>2</sup></b> | <b>20.65 sq</b> |





# Standard features

- Energy efficient, 6-star rating
- Double glazing throughout
- Photo-voltaic solar panels
- Reverse cycle heating and cooling to living areas and bedrooms
- Natural sandstone feature paving to front entry porch
- Reconstituted stone kitchen benchtops
- BBQ connected to mains gas
- Wall mounted 55" flatscreen Smart TV
- 12 month defect rectification period supported by RACV home assist with 24 hour cover, 7 days a week, every day of the year
- Single deposit and contract with no progress payments.

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**INTRAPAC**  
PROPERTY

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