

## Architect designed

Elevated, north-facing living areas incorporating a substantial alfresco deck, overlook the landscaped front garden and formal entry.

The generous master bedroom, complete with ensuite and walk in wardrobe, has direct access to its own private garden and sheltered outdoor seating area.

The Leopold also features a 6 star energy rating with reverse cycle heating and cooling, double-glazing and advanced solar power ensuring comfort without compromise whilst natural fresh sea breezes ventilate and flow through the home. The result is a coastal retreat with restorative green spaces all round.



Photograph of Bellarine second bedroom.



Photograph of Bellarine rear deck.

## 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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## The Leopold



Artist impression.

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# Open plan living

The architect designed Leopold offers laid-back elevated living with a smart, convenient and compact design.

Offering modern reverse living, The Leopold design ensures free flowing open space over two floors, providing the perfect solution for shared living or visitor accommodation.

Available only in the Avant 'Edwards' release, the townhomes are perfectly positioned between two public reserves at QUAY2. This release also provides homeowners with the enjoyment of an internal shared central garden and convenient on-site visitor parking.



Artist impression.



Photograph of Bellarine design.

# The Leopold floorplan

Area	Sqm	Squares
Ground Floor	41m <sup>2</sup>	4.41sq
First Floor	67m <sup>2</sup>	7.21sq
Garage	27m <sup>2</sup>	2.90sq
Porch	7m <sup>2</sup>	0.75sq
Balcony	9m <sup>2</sup>	0.97sq
<b>Total</b>	<b>151m<sup>2</sup></b>	<b>16.24sq</b>



# Quality inclusions

Free flowing open plan living is at the heart of this home, with a superbly appointed kitchen featuring Ilve appliances, generous cupboard storage and a stunning U-shaped reconstituted stone kitchen benchtop.

Offering stylish finishes and fittings, The Leopold's thoughtfully balanced colour scheme and durable materials have been selected to optimise the unique Surf Coast location and climate.



Photograph of Bellarine design.



Photograph of Lonsdale design for illustrative purposes.