

# Ultra efficient



The materials and design of The Swan were selected and developed to suit the coastal environment at QUAY2, Torquay.

The Swan features a 6 star energy rating, reverse cycle heating and cooling, double-glazing and advanced solar power, while natural fresh sea breezes ventilate the entire home.

It's one of the most elegant and efficient townhomes in the Avant range.



# 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.

Images and Artist Impressions in this document are intended to be a visual aid only and do not necessarily depict the actual development. Avant Townhomes and Hume Torquay and Intrapac Property makes no warranty or representation as to the accuracy or sufficiency of any description, images or statements contained in this document and accepts no liability for any loss that may be suffered by any person who relies either wholly or in part upon the information presented. All information provided is indicative only and subject to change without notice including changes that may be required to gain authority approvals. Nominated items may be substituted without notice with a similar product at the discretion of Avant Townhomes and Hume Torquay and Intrapac Property. Title dimensions and boundaries are subject to registration of the final plan of subdivision. Any dimensions and areas shown in this document are indicative only. Any noted internal room dimensions are measured to the structural surface behind any plasterboard and other wall finish and building areas are generally measured to the external face of external walls and to the centerline of shared walls.



**Avant Townhomes Sales Centre at QUAY2**  
Corner Surf Coast Highway and Merrijig Drive, Torquay  
**1300 221 484** | [quay2.com.au/townhomes](http://quay2.com.au/townhomes)



# The Swan

**AVANT**  
TOWNHOMES

# Open Space



Artist Impression

The Swan is a beautiful, well-appointed townhome featuring free flowing open space over two floors.

Downstairs an open plan living room neatly integrates with an impressive designer kitchen that opens up to an alfresco dining area and secluded private garden.



Ground Floor



First Floor

# The Swan Floorplan

Area	Sq metres	Squares
Ground Floor	50m <sup>2</sup>	5.38 sq
First Floor	46m <sup>2</sup>	4.95 sq
Garage	26m <sup>2</sup>	2.80 sq
Porch	2m <sup>2</sup>	0.21 sq
Alfresco	7m <sup>2</sup>	0.75 sq
<b>Total</b>	<b>131m<sup>2</sup></b>	<b>14.10 sq</b>



Artist Impression

Upstairs a well appointed luxury bathroom is centred between two spacious bedrooms that overlook the front and rear garden areas. It's an inspired, exquisitely designed home.

Artist Impressions are used throughout the brochure.

