



# RATHDOWNE TOWNHOMES

URBAN PLACE  
COLLECTION 2.0

SHAPE  
homes







## COMPLETE LIFESTYLE

Urban living goes up a notch in this state-of-the-art Rathdowne community. Only 29km from the Melbourne CBD, Rathdowne is located within the northern suburb of Wollert and offers a clever alternative to busy city living; yet conveniently close to it all.

Not just a townhouse, a complete lifestyle is offered within this architecturally-designed precinct - Urban Place.













# CONVENIENT LIFESTYLE

Discover this exceptional and vibrant location. Situated in the City of Whittlesea, residents will have easy access to the city and airport via the Hume Freeway and nearby Craigieburn Train Station.

Catering for busy lifestyles and convenience in mind, Urban Place is adjacent to the proposed Town Centre. Stroll over to the shops, supermarket, convenience stores and more. You will also enjoy the many surrounding attractions including the landscaped parks and waterways, and two proposed schools; all within walking distance.



## NEARBY AMENITIES\*

-  **2 mins** to future park
-  **2 mins** to proposed Town Centre
-  **2 mins** to proposed schools
-  **4 mins** to future Club Rathdowne
-  **6 mins** to Hume Freeway entry
-  **8 mins** to Craigieburn Train Station
-  **23 mins** to Melbourne Airport
-  **38 mins** to Melbourne CBD

\*Times and distances are approximate only and will vary with conditions.







Club Rathdowne entry artist impression

## EXCLUSIVE CLUB

Wake up and immerse yourself in the resort-style living, every day with exclusive access to the future Club Rathdowne.

This cleverly designed hub provides all the facilities you could possibly wish for. Enjoy the resort pool, take a dip in the 25-metre lap pool, fully equipped gym, venue space and tennis court. Along with communal spaces to bring you together with your new neighbours, such as the community gardens and your new local cafe.

This all-inclusive, high standard of living is within your grasp at Rathdowne.



Club Rathdowne artist impression







## INSPIRED DESIGN

With a series of sleek townhouses designed for modern day living, the overall inspiration of Urban Place is to welcome you home with lush manicured landscaping that provides the perfect setting. Urban Place is in the heart of it all.





*Stone benchtop. Tick!*

*Stunning laminate  
timber flooring...  
Or I can choose a floor tile!  
Decisions, decisions.*



*Gas cooktop, electric  
oven & rangehood.*



*Can't wait to  
relax in my bath.*

*Images above are for representative purposes only.*

## LIGHT-FILLED PLANS

The key ingredient to the overall design in these luxury townhouses is in the shape and style – and the more you peel back, the more you will discover functionality.

Townhouses will include large, light and airy rooms, allowing the outdoors in to provide an impressive ambience. The two-storey homes provides a natural border between rest and play.

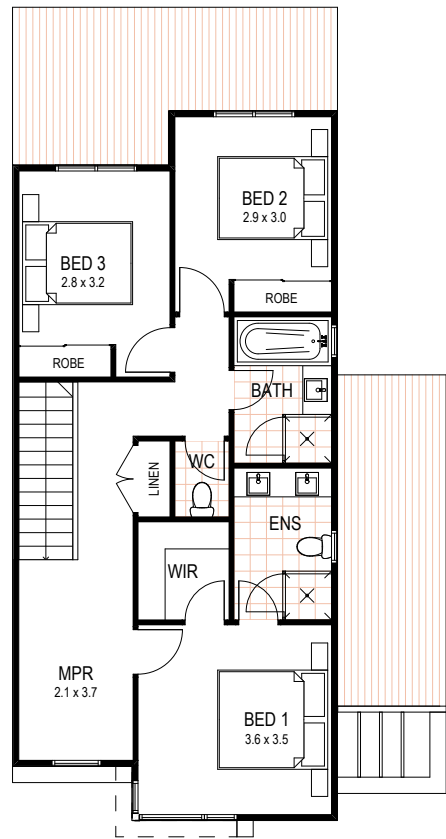
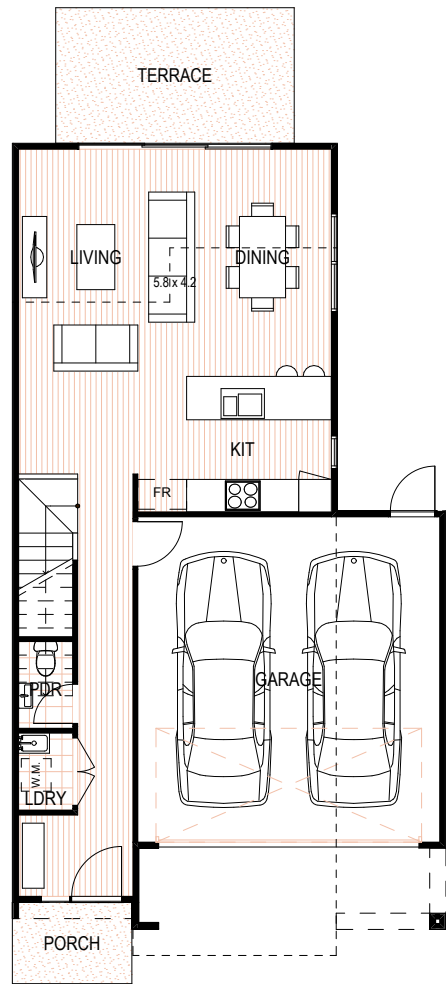
## HEART OF YOUR HOME

The kitchen is the heart of your home and you will enjoy this functional kitchen design with everything you need; stone benchtop, gas cooktop, electric oven and rangehood.

The two separate bathrooms provide the luxury of your own private ensuite, while keeping the shared bathroom for guests. It's all been thought out for you.

# IRONBARK

3 2 2

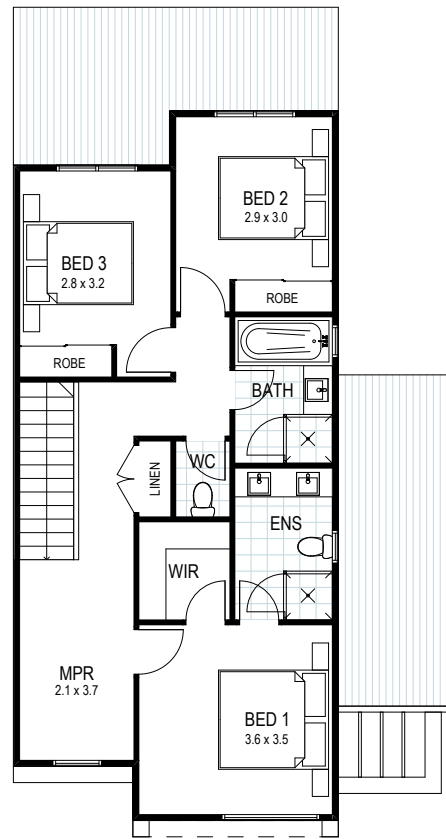
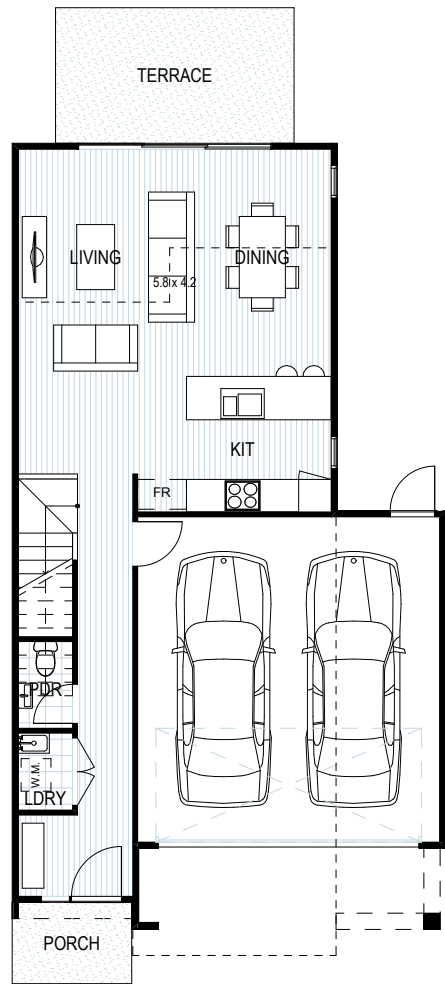


IRONBARK		
Ground Floor	57.79m <sup>2</sup>	6.22sq
First Floor	70.10m <sup>2</sup>	7.55sq
Garage	34.96m <sup>2</sup>	3.76sq
<b>TOTAL AREA</b>	<b>162.85m<sup>2</sup></b>	<b>17.53sq</b>



# IRONBARK END

3 2 2

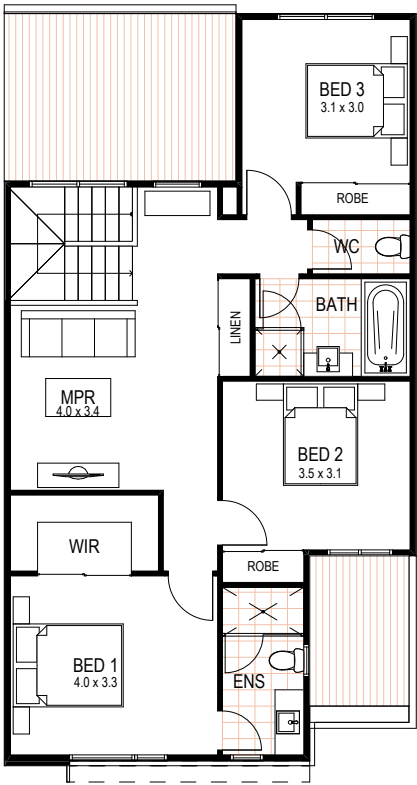
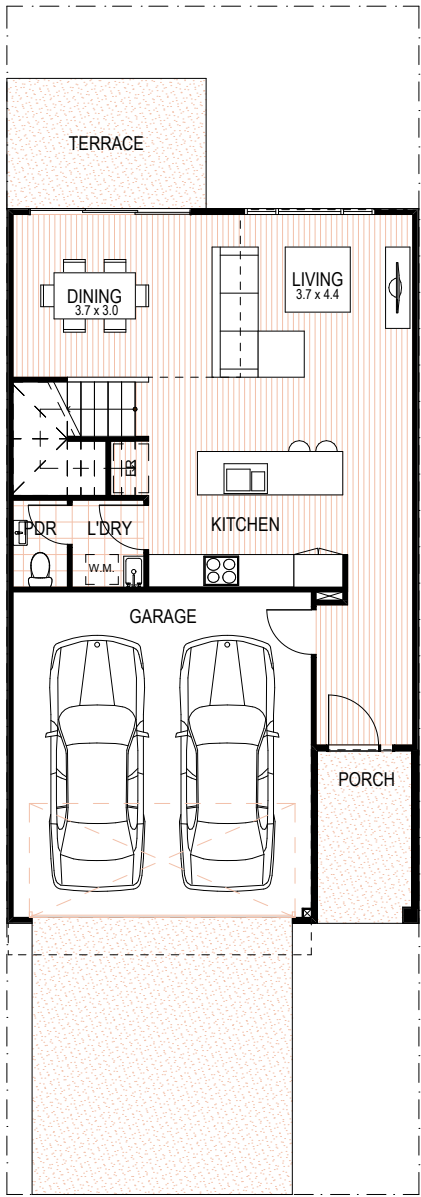


IRONBARK END		
Ground Floor	57.79m <sup>2</sup>	6.22sq
First Floor	70.10m <sup>2</sup>	7.55sq
Garage	34.92m <sup>2</sup>	3.76sq
<b>TOTAL AREA</b>	<b>162.81m<sup>2</sup></b>	<b>17.52sq</b>



# EUCALYPTUS

3 2 2



EUCALYPTUS		
Ground Floor	59.28m <sup>2</sup>	6.38sq
First Floor	79.39m <sup>2</sup>	8.55sq
Garage	34.92m <sup>2</sup>	3.76sq
Porch	5.96m <sup>2</sup>	.064sq
<b>TOTAL AREA</b>	<b>179.55m<sup>2</sup></b>	<b>19.33sq</b>



# INCLUSIONS

## PRELIMINARY SITE WORKS

- Survey, soil test and site inspections.
- Building permit application fees.
- NCC/BCA compliant energy ratings.
- Geo fabric sediment control, and waste disposal as required by local council.
- Scaffolding and temporary fencing as required during construction.
- All requirements of drafting and estimating.
- Professional color pallets selection.
- Connection of underground gas and water supply including metering.
- All retaining walls (if required) for permits and certificate of occupancy, not landscaping.
- All earth works for the construction of the slab.
- Assume H1 waffle pod concrete slab.
- Storm water and sewer drainage to legal point of discharge, and sewer connection point respectively.
- Connection to mains power supply including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction.
- Note; Shape Homes will provide all connection points, it is the buyers responsibility and cost to connect with a retail provider after handover.
- Termite treatment system to the perimeter of the slab and all slab penetrations if required by local council.
- Dwelling construction to meet 6.0 Star Energy Rating requirements.

## ELECTRICAL

- Smoke detectors as required by authorities.
- Double power points throughout.
- 2 free to air TVpoints, with a cable connected to an antenna.
- Exhaust fans to all wet areas (design specific).
- Outdoor living to have one external light (wall or ceiling mounted, design specific).
- LED Downlights to all living areas with batten lights to balance (design specific).
- 1200mm fluorescent light point to garage ceiling.
- Earth leakage safety switch to lights and power points.
- One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- Three data points and one telephone point ready for connection to NBN by the purchaser after handover.
- Single split system condenser unit with 2No. programmable heads (location of heads may be limited).

## JOINERY & FINISHES

- Feature front door and timber entry door frame.
- Passage lever handle with double cylinder deadbolt to front entry door.
- Entrance knob set to laundry external access, garage rear access and garage internal doors.
- Lever handles to all internal doors.
- Flush panel and gloss painted internal doors.
- Chrome lever style internal door furniture.
- Cushion door stops to all hinged doors.
- Built in linen cupboard with fourmelamine, easy clean shelves.
- WIR or built in robes to bedroom one and built in robes with sliding vinyl framed doors to all other bedrooms.
- Built in robes to have one high full length shelf, with one hanging rail and a stack of 4 shelves all in melamine.
- 67 x 12mms played profile gloss painted skirting and architraves.
- 75mm cove cornice throughout.
- Quality acrylic paint to all walls and ceilings (Industry standard two coat system).
- Feature paint grade staircase, with timber handrail and enclosed storage area (design specific).

## FLOORING

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

## KITCHEN, BATHROOM & LAUNDRY

- Fully laminate kitchen cabinet doors, endpanels and drawer fronts with Melamine base and overhead cabinetcarcasses.
- Reconstituted stone bench top to kitchen bench.
- Stainless steel 1.5 bowl sink to kitchen.
- Chrome lever mixer tap to kitchen sink.
- Stainless steel 600mm gas cook top.
- Stainless steel fan forced electric oven.
- Stainless steel 600mm fully retractable rangehood.
- Stainless steel dishwasher.
- Stainless steel laundry trough with cabinet.
- Dual flush toilet suites, with soft-closing lid.
- Acrylic bath to tiled podium (design specific)
- Semi frameless clear safety class pivot shower screens.
- Fully laminated vanity unit with square edge bench top and modern basin to ensuite and bathroom.
- Laminate bench tops to powder, ensuite and bathroom.
- Polished edge and frameless mirror over vanity units.
- Chrome finish towel rails and toilet rollholders to all bathrooms and toilets.
- Chrome finish mixer tapware throughout.
- Handheld shower heads.

## FIXTURES & FITTINGS

- Prefabricated wall frames and engineered designed roof trusses.
- Powder coated aluminium windows with keyed alike window locks and keyed alike external terrace |sliding door.
- Colorbond valleys, fascia, guttering and downpipes.
- Flyscreen's to all openable windows.
- Energy efficient gas boosted hot water unit.
- Roller blinds to bedrooms, living areas and kitchen.

## EXTERNAL WORKS

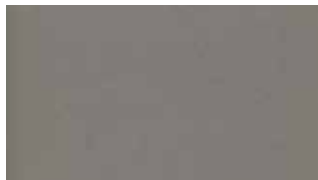
- Side and rear fencing provided to meet estate covenants, including 1No. side wing fence with gate (2No. if rear loaded or corner lot). No front fencing.
- Architecturally designed landscaping to front and rear yards to meet estate covenants. Landscaping will consist of mulched garden beds, grass, pebbles, crushed rock paths, plants, shrubs, 2No. mature trees, and plain concrete pad to rear yard (design specific).
- Coloured concrete to driveway, front path and porch.
- Coloured concrete to outdoor living when roofed.
- Garage or Carport standard concrete (design specific).
- Letter box with street number to meet covenants.
- Wall or ground mounted folding clothesline.
- Two external gardentaps (one to the front, one to the rear).
- Colorbond sectional garage door with auto opener and three hand held transmitters.
- Rear loaded dwellings to have fully enclosed garage or carport (design specific). Enclosed garages to have fully lined ceiling/walls with one ceiling light and one pedestrian door to rear courtyard. Carports to have fully lined ceiling with one ceiling light.
- Stepping stones for rear loaded garages from garage to dwelling.

The purchaser acknowledges that if the above product is not available, the builder can substitute another product of the same quality and value. MD refers to Medium density/Townhouse dwellings.



# INTERNAL EUCALYPTUS

## FLOORING



**FLOOR TILE**  
Siderun Grey



**TIMBER FLOORING**  
Rustic Buckwheat



**CARPET**  
In The Loop News SC0506

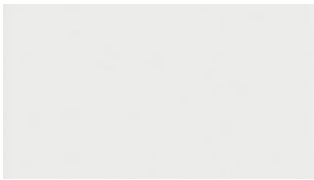
## KITCHEN



**BENCHTOP**  
Calcite



**BASE CUPBOARDS**  
Graphite



**OVERHEAD CUPBOARDS**  
Baikal



**KITCHEN SPLASHBACK**  
United White Gloss

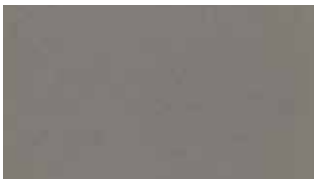
## BATHROOM



**BENCHTOP**  
Pure Marble

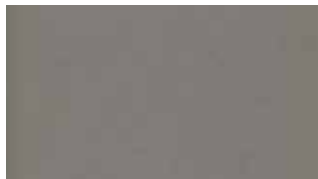


**CUPBOARDS**  
Ash Woodline



**WALL & FLOOR TILE**  
Siderun Grey

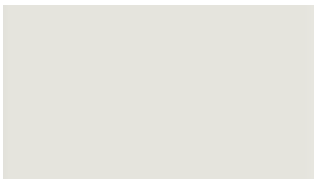
## LAUNDRY



**FLOOR TILE**  
Siderun Grey

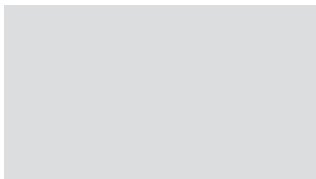


**SPLASHBACK**  
United White Gloss



**BLIND**  
Earth

## PAINT



**WALL & INTERNAL DOORS**  
First Snow

# INTERNAL SPOTTED GUM

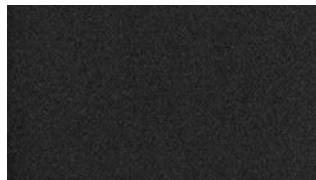
## FLOORING



**FLOOR TILE**  
Euphoria Charcoal



**TIMBER FLOORING**  
Rustic Oatmeal

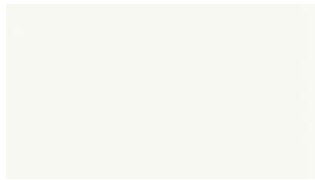


**CARPET**  
Channel SC0515

## KITCHEN



**BENCHTOP**  
Zinc



**BASE CUPBOARDS**  
Crystal White

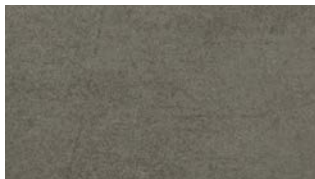


**OVERHEAD CUPBOARDS**  
Tasmanian Ash

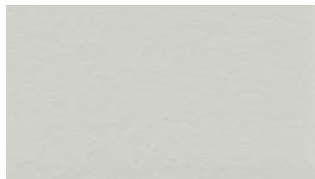


**KITCHEN SPLASHBACK**  
Euphoria Charcoal

## BATHROOM



**BENCHTOP**  
Metroplitian Concrete



**CUPBOARDS**  
Seal Grey



**WALL & FLOOR TILE**  
Euphoria Charcoal

## LAUNDRY



**FLOOR TILE**  
Euphoria Charcoal

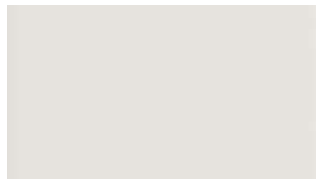


**SPLASHBACK**  
United White Gloss



**ROLLER BLIND**  
Earth

## PAINT



**WALL & INTERNAL DOORS**  
First Snow

# EXTERNAL

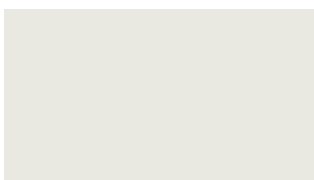
## INDICATIVE COLOURS & FINISHES



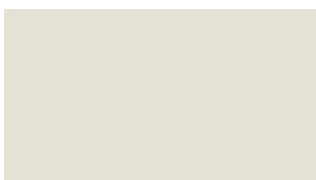
**COLORBOND® Roof**  
COLORBOND®: Basalt



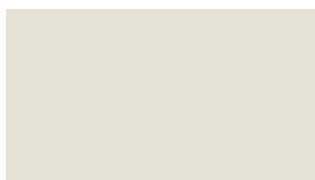
**Gutters & Fascia**  
COLORBOND®: Basalt



**Primary Colour**  
Wattyl: First Snow



**Downpipes**  
COLORBOND®: Surfmist



**Garage Door**  
COLORBOND®: Surfmist



**Garage Door**  
COLORBOND®: Shale Grey



**Window & Door Frames**  
COLORBOND®: Monument



**Fencing**  
Aluminium Powdercoated Basalt



# CLEVER PARTNERSHIP

A SPECIAL PARTNERSHIP BETWEEN VILLAWOOD PROPERTIES AND SHAPE HOMES BRINGS THE CREATION OF URBAN PLACE TO RATHDOWNE.

## SHAPE homes

Shape Homes provides solutions for residential construction across a variety of market segments.

Our passionate team deliver quality architecturally designed homes for our clients who value comprehensive management, secure timelines, fixed prices and ongoing communication for full turnkey properties.

We build contemporary homes with modern facades and colour pallets that are matched to premium lots in estates over Melbourne that are within close proximity to existing lifestyle amenity, maximising leasing potential.



For over 30 years, Villawood has been a passionate developer of innovative, sustainable communities. While each community is individually crafted using local features to make them truly unique, all carry the Villawood hallmarks of innovation, sustainability and healthy lifestyle.

At Rathdowne, these have been added within an ideal location. The result is a community that exemplifies the Villawood approach. With key services including transport, shops, schools and employment within easy reach, Rathdowne is the perfect place to live and raise a family. Enjoy the outdoors, form new friendships and feel part of your community.

And as always with Villawood communities, Rathdowne offers a range of quality land and housing options to help you create your dream home. Rathdowne is the continued refinement of the Villawood way, emphasising healthy lifestyle, belonging and enjoyment of the good things in life.



**WE LOOK FORWARD TO  
WELCOMING YOU TO  
THE NEIGHBOURHOOD**



9684 8177  
rathdowntownhomes.com.au

SHAPE  
homes



Selling Agent



House and land sold separately. Shape Homes acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. All drawings and images located in this brochure are illustrative only and may not be to scale. Floor plans are subject to change to comply with authority approval. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Shape Homes reserves the right to withdraw or alter any package at any time without notice at its absolute discretion.

Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Shape Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change.