

A  
PORTER DAVIS HOMES  
NEIGHBOURHOOD

# Flinders

.....

CORIDALE | LARA





Images for illustration purposes only.

## PORTER DAVIS TOWNHOMES IN CORIDALE, LARA

Presenting an exciting opportunity to be part of this sought-after new community in Lara. Porter Davis' Flinders homes are versatile, modern and designed with optimal living in mind.

Porter Davis have been operating for 22 years and established a reputation of delivering on everything we do and that's why we take great care in nurturing customers through this life changing journey.



13X Winner

6X Winner

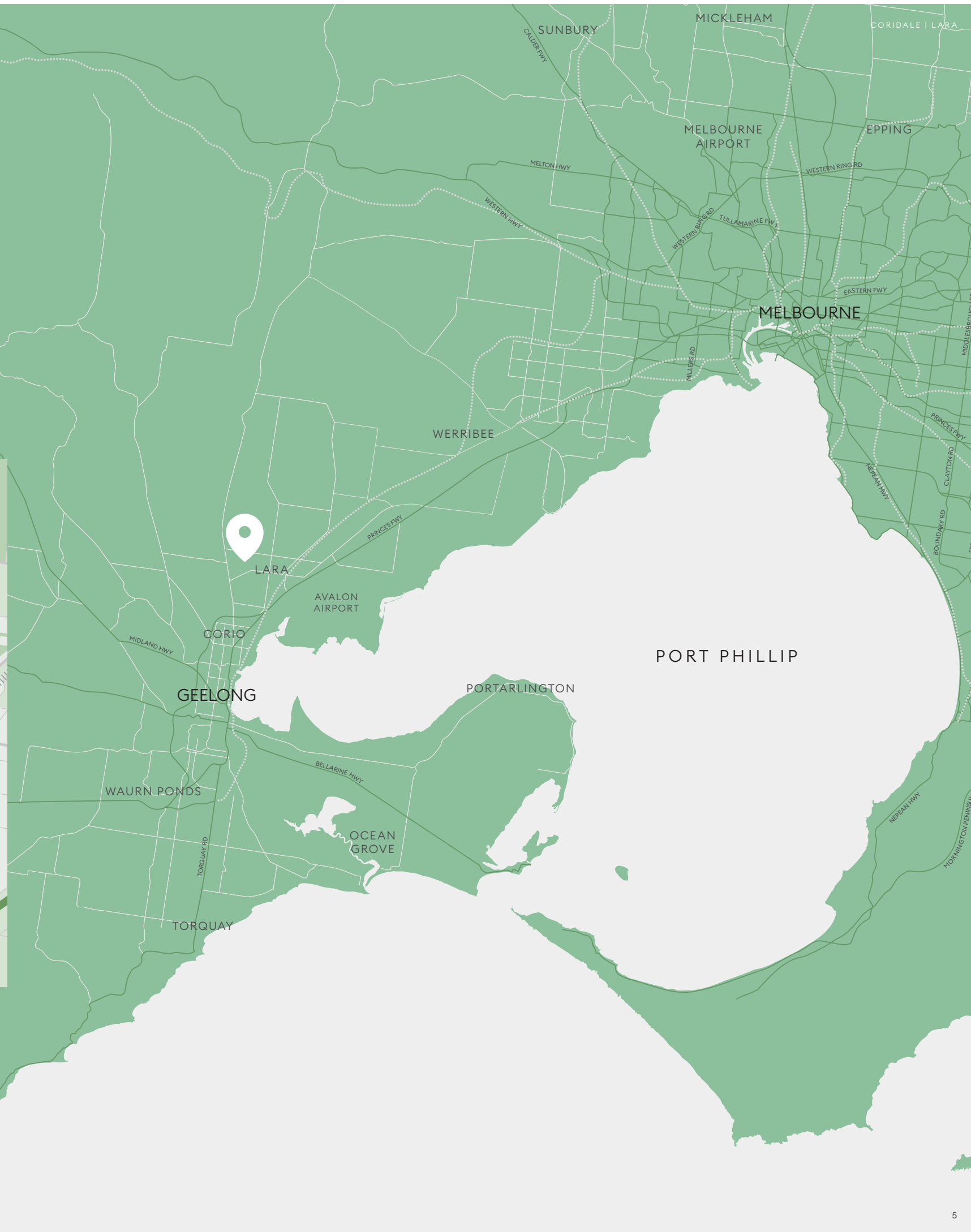
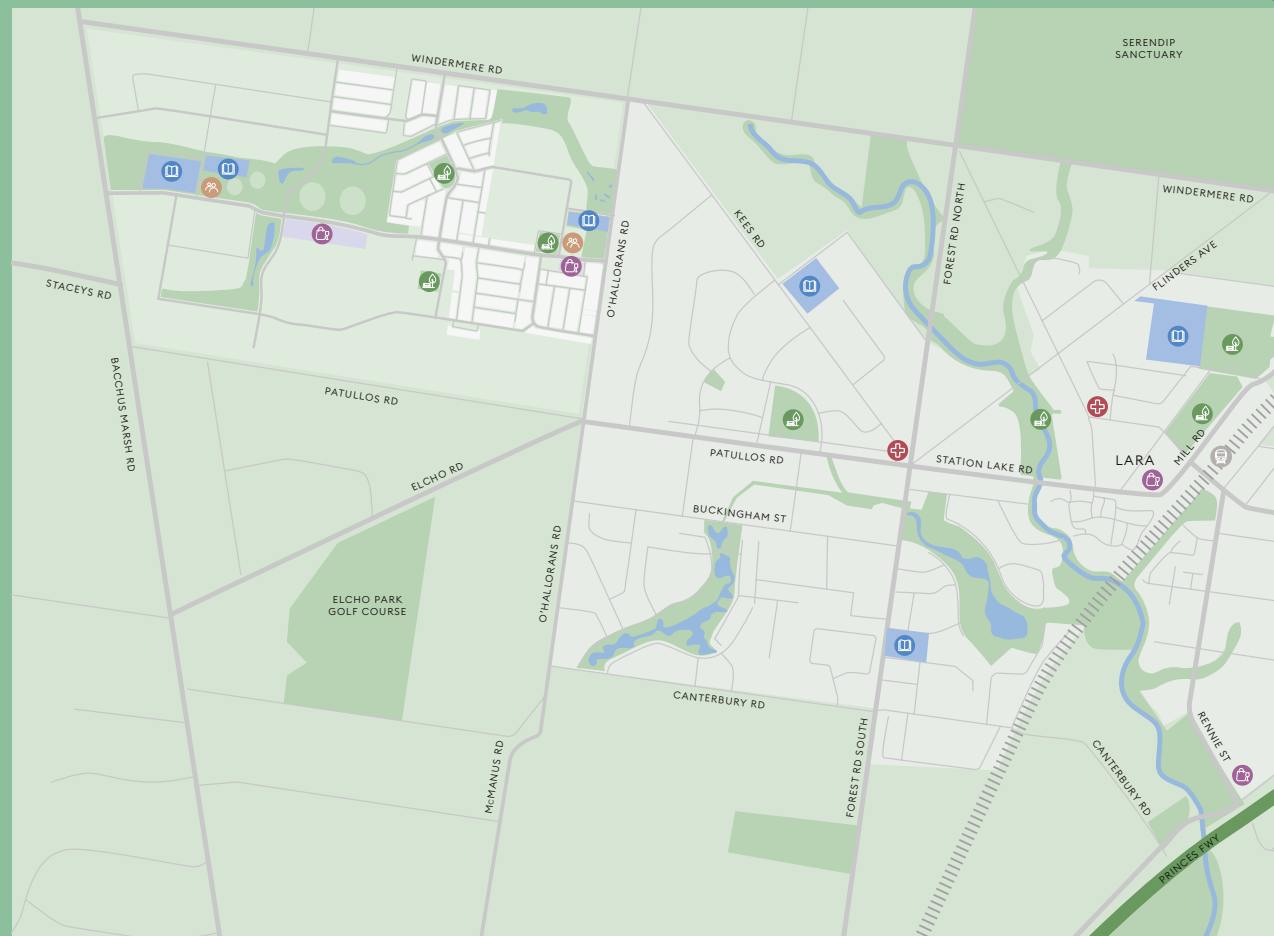
BUILD WITH CONFIDENCE WITH  
AUSTRALIA'S MOST AWARDED BUILDER,  
PORTER DAVIS HOMES.



# Feel connected

## FROM THE DAY YOU MOVE IN.

Located in Lara, just 18km north-west of Geelong CBD, Coridale is a community that's built on a sense of belonging, where every aspect is designed with your wellbeing in mind.



-  6min Drive to Lara Station\*\*
-  Shopping & Cafes\*
-  Medical Centres
-  Primary & Secondary Schools\*
-  Playground & Reserves\*
-  Community Centre

\* Future and Established \*\*Indicative times sourced from Google Maps.



## MORE TO EXPLORE & ENJOY

Just five minutes from Coridale, Lara is home to a thriving town centre with a community spirit. This local village features everything you need to make life easy, like major supermarkets, but retains its warm country charm.

When it comes to dining, Lara has a range of flavours to tempt the tastebuds, from quaint cafes and lively restaurants.



YOU YANGS REGIONAL PARK



## RESORT STYLE LIVING, MOMENTS FROM HOME

Luxury meets country at Club Coridale. Relax, and play in this family-centred space designed to foster friendships with new neighbours. Exclusive to Coridale residents, the club will feature a fully equipped gymnasium, swimming pool and a multi-purpose sports court. Catch up with friends, host birthdays and get-togethers in the function room, or watch your children engage in active and social play from the sanctuary of the parents lounge.



# The Style Experts

Choose between two of our professionally executed **World of Style** interior themes - created by our award-winning designers.



## CONTEMPORARY MELBOURNE

Enjoy modern chic with Contemporary Melbourne. Clean lines and a simple colour palette lets the structural design become the feature of your home. Chrome details and funky artwork mix perfectly with fabric and dark timbers to create a cool sensory experience that doesn't show a hint of sterile.



## RESORT SORRENTO

Relax in your own personal paradise with Resort style Sorrento. Think of the perfect holiday getaway to immerse yourself in the Resort theme. This style harvests its look directly from some of the world's most beautiful getaways with a wonderful blend of textured and patterned fabrics, mixed with gorgeous furniture pieces.

# Porter Davis Packages

Our stunning Franklin townhouses showcase the perfect colour hues for an abundance of nature, with floorplans optimised for convenience and liveability. Flinders townhomes emphasize an innovative, light-filled open plan designs.



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The Franklin reverse living floorplan emphasises stunning views of the You Yangs. The ground floor features a spacious rumpus room and three-well proportioned bedrooms and a conveniently placed laundry.

Upstairs features a master bedroom with a walk in wardrobe and an ensuite. Enjoy your spacious living and dining area, accompanied with stunning views of the You Yangs on the balcony.

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# Find your floorplan

FRANKLIN 24C LOT 651

4 2.5 2

GROUND FLOOR

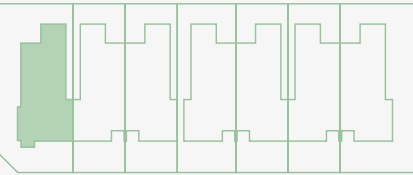
Entry	4370 x 2585
Laundry	1810 x 1800
WC	900 x 1800
Bath	2800 x 1800
Bed 2	2800 x 3620
Bed 3	2800 x 3620
Bed 4	2800 x 3545
Rumpus	2800 x 4710
Garage	6000 x 5500

FIRST FLOOR

Master Bed	3545 x 3720
Ensuite	1500 x 3720
WIR	2290 x 2090
Powder	2150 x 1000
Kitchen	2400 x 2400
Walk in Pantry (WIP)	2310 x 1230
Dining	3805 x 2180
Living	4615 x 3720
Home Office	3375 x 1735
Balcony	3000 x 4000

AREA

Ground Floor	73.67m <sup>2</sup>
First Floor	103.22m <sup>2</sup>
Garage	36.82m <sup>2</sup>



HOMESTEAD DRIVE

FRANKLIN 24 LOT 645-650

4 2.5 2

GROUND FLOOR

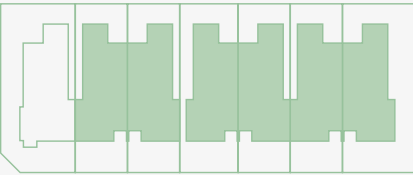
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Laundry	1810 x 1800
WC	900 x 1800
Bath	2800 x 1800
Bed 2	2800 x 3620
Bed 3	2800 x 3620
Bed 4	2800 x 3545
Rumpus	2800 x 4710
Garage	6000 x 5500

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HOMESTEAD DRIVE



# Plan of Subdivision



	LOT 645 298m <sup>2</sup> FRANKLIN 24
	LOT 646 207m <sup>2</sup> FRANKLIN 24
	LOT 647 206m <sup>2</sup> FRANKLIN 24
	LOT 648 231m <sup>2</sup> FRANKLIN 24
	LOT 649 205m <sup>2</sup> FRANKLIN 24
	LOT 650 204m <sup>2</sup> FRANKLIN 24
	LOT 651 288m <sup>2</sup> FRANKLIN 24C



# More inclusions, less to worry about

## FOUNDATIONS/FALL OF LAND

- + Foundation and all site works included

## SERVICES

- + Underground power
- + Water connection
- + Gas connection (estate specific)
- + Sewer and stormwater connection
- + Termite protection
- + Optic fibre provisions (*connection fees not included*)

## EXTERNAL CLADDING

- + Combinations of render and lightweight lining board
- + Brick Veneer (*project specific*)

## ROOF

- + Colorbond steel roofing and flashings

## FRAMING

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

## KITCHEN

- + Reconstituted Stone benchtop
- + Laminate overhead/base cabinetry
- + Cold Water Point to fridge space
- + Melamine shelving to cabinets.
- + 600mm stainless steel oven
- + 600mm gas cooktop
- + Concealed rangehood
- + Stainless steel undermount double bowl sink.
- + Flick mixer tap in chrome finish

## PAINT

- + External paint to external cladding. Note: Colorbond/PVC down pipes, fascia and gutter
- + Gloss to internal woodwork and doors.
- + Low sheen paint system to internal walls
- + White paint to all ceilings

## INSULATION

- + Energy compliant

## DOORS

- + Flush panel (2,040mm high) internal doors throughout
- + Lockwood levers to internal doors 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
- + Sliding robe to Master Bedroom (Landon 20 design)
- + Hinged robe doors to all other bedrooms
- + Privacy Latch to internal doors (Bathroom, Powder Room (*design specific*))

## 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

## W.C.

- + White China close coupled suites throughout

## ELECTRICAL

- + Downlights throughout excluding Garage
- + TV, Data and Phone point to Family and Master Bedroom
- + Safety switch
- + Exhaust fans over shower recesses
- + Hard wired smoke detectors
- + Double powerpoints throughout house
- + Self sealing exhaust fans to W.Cs

## STAIRCASE

- + Carpeted staircase with timber handrail

## POWDER (*design specific*)

- + Vitreous China hand basin with laminate cabinet or wall basin (*design specific*)
- + Polished Edge Mirrors

## TAPWARE

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

## ENSUITE/BATHROOM

- + 1200 x 900mm Shower to Ensuite (*design specific*)
- + Semi-frameless shower screen with pivot door and fully tiled shower base
- + Vitreous China hand basins
- + Shower rail and wall mixer to shower
- + Polished Edge Mirrors.
- + Reconstituted Stone benchtop
- + Laminate cabinet and cabinet doors
- + Towel rail and ring

## LAUNDRY

- + Trough and acrylic cabinet with by-pass

## CEILING

- + 2590mm high ceilings living room floor level & 2440mm high ceilings to opposing floor level

## HEATING

- + Panel heaters provided to bedrooms and living (*not included in split system upgrade locations*)

## HOT WATER

- + Instantaneous gas OR electric storage system (*design specific*)
- + Solar Hot Water (*estate specific*)

## OUTDOOR

- + Landscaping, complete with:
- + Letterbox
- + Clothesline
- + Coloured concrete driveway and pathway
- + Tiles OR Paving Rear

## WINDOWS

- + Powder coated aluminium frames
- + Nylon flyscreens to openable windows (Excluding Sliding Doors)

## GARAGE

- + Lock up Garage with panel lift including remote control
- + Alfresco and Portico



## See what else Porter Davis has on offer

Browse Townhomes at [porter-davis.com.au](https://porter-davis.com.au)

Development is subject to final permit issue. Build and completion dates may vary. Townhomes in Stage 6 at Coridale (lots 645-651) combined must be sold before construction will commence. Please speak to your sales consultant to discuss the actual pricing of your preferred site. This work is exclusively owned by RSS 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 RSS Property Holdings. This brochure 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 the currency of information with your Sales Consultant. Effective from 03.05.22 License number CDB-U49119

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SHANNON PLAYNSEK

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