

TOWN

HOUSES



STAGE 36 RELEASE

Parkfront

BY PORTER DAVIS



PORTER DAVIS



An aerial photograph of a park area. A woman in a blue jacket and white pants is walking on a paved path. A man in a light blue shirt and dark pants is sitting on a curved wooden bench, looking at his phone. The park features green grass, various plants, and large rocks. The text 'NEXT GENERATION WOODLEA' is overlaid on the image in a white, outlined font.

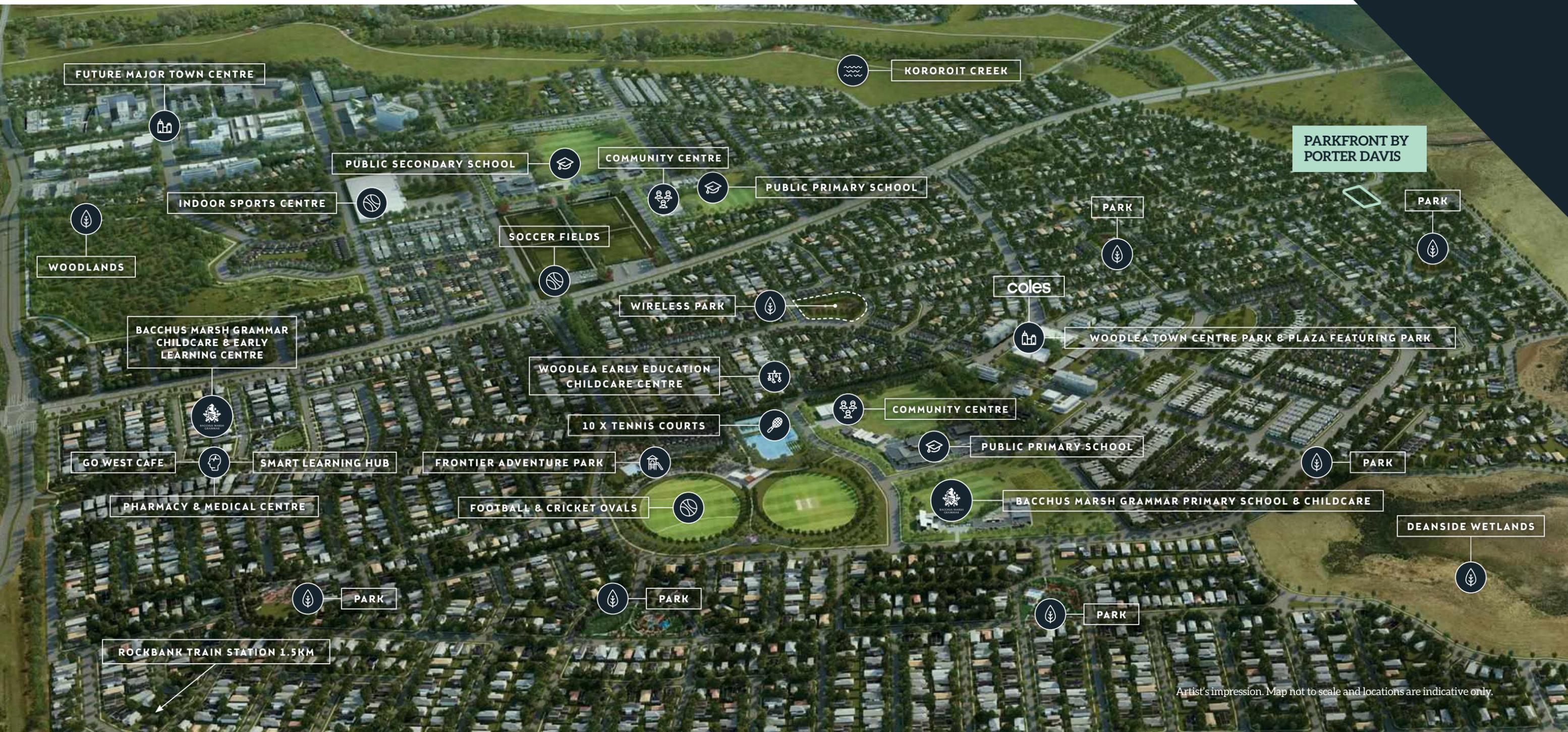
NEXT GENERATION WOODLEA

Woodlea is already recognised as the enviable new benchmark in Australian suburban living. The Parkfront release, boasts the best of urban townhouse living which is just a stroll to the future Town Centre and neighbourhood park. Next generation living has arrived at Woodlea.

Enjoy the convenience and pleasure that comes from living close to Woodlea's thriving Town Centre, planned to open in 2020. Stroll to shops, parks, cafés and more from your prominently located new home. The Woodlea community continues to thrive with Bacchus Marsh Grammar Private Primary School officially now open, as well as local sports teams having commenced use of the Woodlea sporting precinct.



LEARN MORE ABOUT
WOODLEA TOWNHOUSES
www.woodlea.com.au/explore-townhouses



Artist's impression. Map not to scale and locations are indicative only.



coles

We're excited to announce that Coles will be launching at Woodlea in 2020! Set to be located in the heart of the brand new state-of-the-art Town Centre, the supermarket will span nearly 3,500sqm.

Celebrated for providing fresh, high quality goods to Australians for over 100 years, Coles will bring a new level of convenience for all Woodlea residents.

URBAN VILLAGE

Living at Parkfront by Porter Davis puts you close to Woodlea's social heart – the community's Town Centre will be a short walk from your front door. Set around a beautiful central park and inviting public plaza, Woodlea's urban village will be a local favourite.

Boasting superb features as standard, the high-quality architecture and interiors of these sophisticated homes bring the best of Woodlea to your very stylish doorstep.

CONTEMPORARY DESIGN FOR MODERN LIVING

Set within an established and attractive streetscape, these four bedroom townhouses are designed by award-winning and trusted Australian builder, Porter Davis. The innovative and stylish façades provide you with privacy – while also inviting natural light inside. External materials are chosen for style and high durability, and these townhouses will be crafted from high quality brick, render and feature lightweight cladding.





**WATCH THE WOODLEA
TOWNHOUSES COME TO LIFE**
Search 'Woodlea Townhouses' on YouTube

YOUR NEIGHBOURHOOD PARK

Parkfront residents can enjoy the benefit of living opposite a beautiful neighbourhood park. This stunning park offers facilities including a high quality fitness station, playground and sheltered barbecue facilities. The park's walking and cycling paths connect residents with the wider local community, and with Woodlea's many open spaces, sports grounds and diverse facilities.

Artist's impression.

Thoughtful design and fine quality creates a fresh and contemporary mood inside. Style and function blend to create beautiful open living spaces in your Parkfront home.

LIGHT-FILLED INTERIORS

Spacious interiors that naturally flow from living room to kitchen to outdoor areas make daily life a breeze. Each Parkfront townhouse features a balcony and courtyard that's perfect for outdoor entertaining, while creating airy, sun-drenched indoor living.



Artist's impression. Home decorator items and other furnishings are not included in the purchase price or as an upgrade option.

Woodlea Townhouses make life easier through clever thinking. More attention to detail, considered storage solutions, superior standard inclusions, plus the ease of open plan living are just some of the advantages on offer here.

CLEVER THINKING. CLEVER DESIGN.

Durable finishes feature throughout, and clever design optimises natural light, highlighting the high quality materials throughout your home. The quality standard inclusions for Parkfront homes include 2,700mm high ceilings, timber flooring throughout the ground floor, high-quality European Bosch appliances, 20mm stone benchtops in the kitchen and bathroom, free standing bath as well as contemporary roller blinds.



Artist's impression. Pendant lights are not included in the townhouse package price and can be purchased as an upgrade option at an additional cost. Home decorator items and other furnishings are not included in the purchaser price or as an upgrade option.



Artist's impression. Home decorator items and other furnishings are not included in purchase price or as an upgrade option.



This artist's impression including driveway and crossover is not the actual front landscaping provided for the Stage 34 release.

Nature lovers will appreciate the beautiful front and rear garden landscaping available at Woodlea – the finishing touch to your thoughtfully designed and eye-catching home.

INCLUSIVE FRONT AND REAR LANDSCAPING PACKAGE

All townhouses are built turnkey ready – so you can move in right away after settlement. Your new home will be complete inside and out: fencing, front and rear landscaping and letterbox all in place. Plus, your home has a freehold title and no Owners Corporation fees to pay. The landscape design adds more convenience – it maximises outdoor living space and minimises garden chores. Expect hard-wearing materials for outdoor living and hardy, attractive plantings to please the eye with bursts of seasonal colour.

A SIMPLE

START

We will guide you through our easy to understand turnkey process so you can sit back, relax and move in with no hidden surprises.



1. CHOOSE YOUR HOME AND PAY DEPOSIT

Choose the design that best suits your needs with advice from our expert consultant on plans, specifications, colour schemes and external façades. All homes include landscaping, fencing and letterboxes, so you can be move-in ready.

Once you've chosen your home, our consultant will help you select your interior colour scheme and any product upgrades. Upgrades selected will be added to the contract price. A 5% deposit will be payable at contract signing, with 95% payable at settlement. Once you've paid your 5% deposit, no additional payments are required until settlement – giving you more time to save for your townhouse.



2. DURING THE BUILD

Our partner builder will provide you with regular updates on the construction of your home, and will be available to answer any questions you have during this exciting journey.

Porter Davis will make an appointment for you to inspect your home seven days prior to settlement, after a Certificate of Occupancy and Title have been procured.



3. SETTLEMENT PROCESS

Settlement of the 95% balance of the contract price will be required 14 days after the issue of a Certificate of Occupancy and Title Registration.

A Woodlea legal representative will arrange for settlement with your legal representative.



4. MOVING IN

On the day of settlement, Porter Davis will personally welcome you to your exciting new home.

Porter Davis will provide you with customer care after settlement, including rectifying any cosmetic defects within three months. A 7-year structural guarantee will be provided by the builder. All trade warranty certificates and operating manuals will also be provided.

Clever architectural elements allow the Parkfront townhouse collection to offer split level configurations that make the best use of block size and orientation, meeting and exceeding your lifestyle needs.



Artist's Impression.

REAR LOADED

FAMILY FRIENDLY HOMES

Perfect for family living, these four-bedroom townhouses include 3 bathrooms, a guest bedroom downstairs, laundry room and double garage. All townhouses in this release boast a balcony and generous outdoor living space.

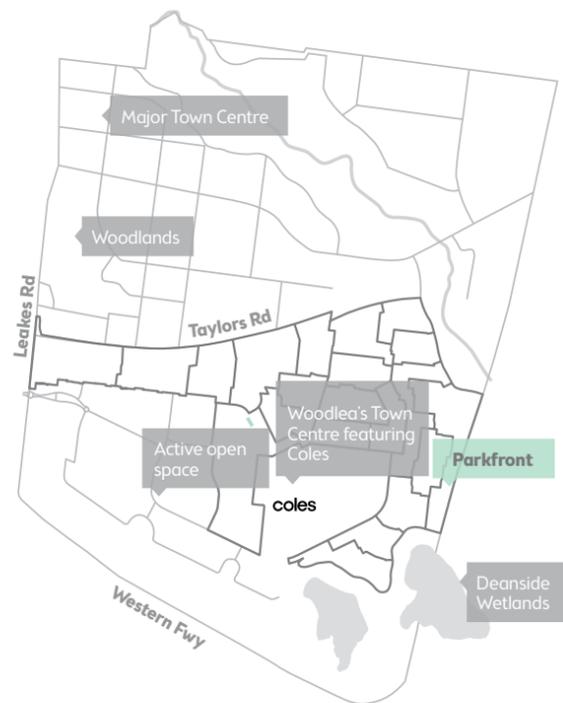


This sectional drawing is for illustrative purposes only. Purchasers must refer to the contract of sale to confirm the actual layout and floorplan of the townhouse.

Illustration represents inner Lots 3686 - 3678

A natural haven with Parkfront views

Nestled in a quiet pocket of the community, our Parkfront townhouse collection is conveniently located with a pocket park and greater Kororoit Creek passage right on your doorstep.



	Azalia
	Willow
	Trees
	Grass Area / Reserve
	Wetlands



WILLOW

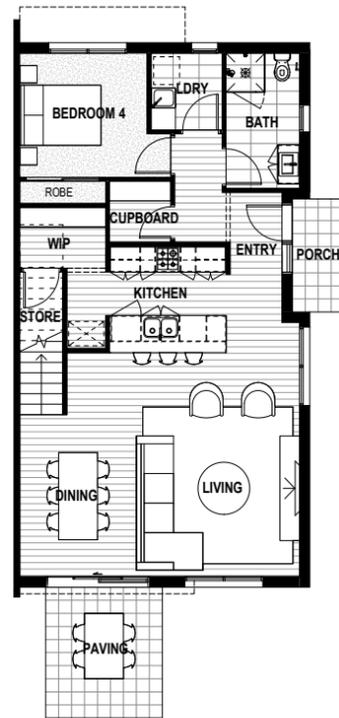
LOT 3686



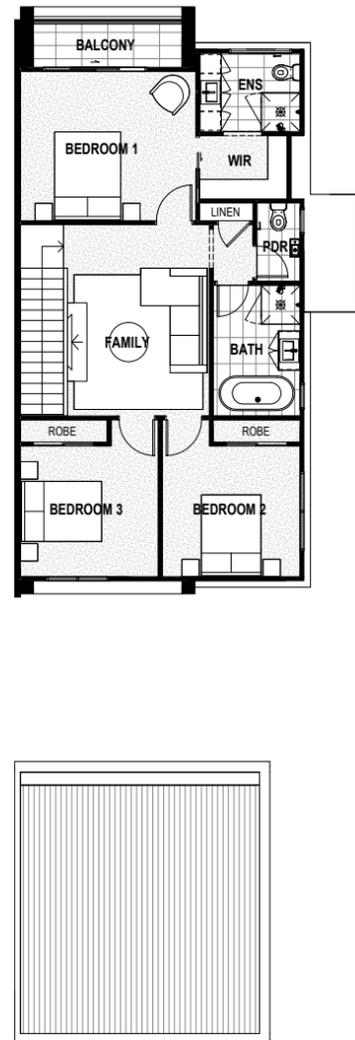
APPLICABLE TO LOT: 3678, 3686

AREA SPECIFICATIONS

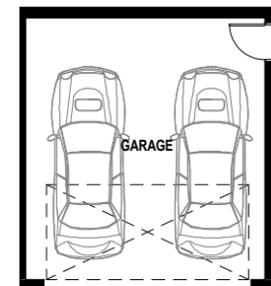
Total area	206.2 m ²	22.4sq
Living	164.2m ²	17.7sq
Balcony	3.8m ²	0.4sq
Garage	38.3m ²	4.1sq



GROUND FLOOR



FIRST FLOOR



The information is preliminary only and subject to change without notice as the development progresses. The actual townhouse built may differ from the image shown. Purchasers must refer to the Contract of Sale to confirm the actual floor plan of the town house.



AZALIA

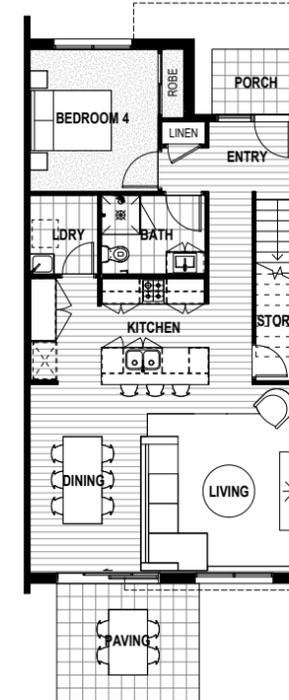
LOT 3685



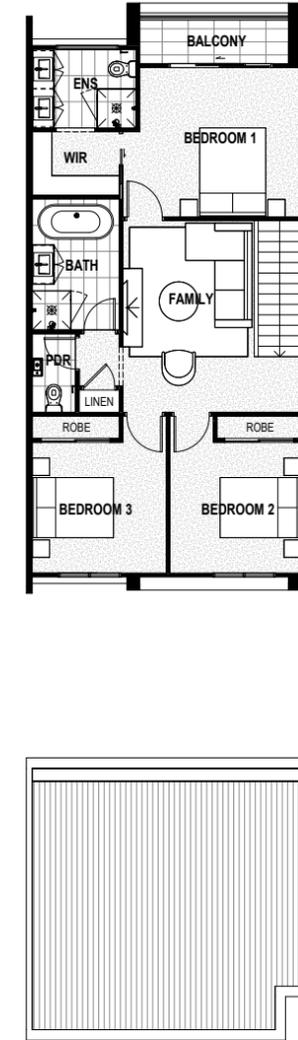
APPLICABLE TO LOT: 3679 - 3685

AREA SPECIFICATIONS

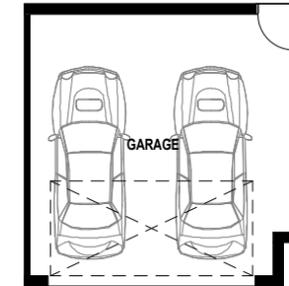
Total area	199.8m ²	21.5sq
Living	154.4m ²	16.6sq
Balcony	3.8m ²	0.4sq
Garage	41.6m ²	4.5sq



GROUND FLOOR



FIRST FLOOR



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LIFELONG LEARNING



At Woodlea, opportunities abound. Ample educational and training facilities, both private and public, plant the seeds for success, for the youngest and oldest community members.



6 WEEKS -5 YRS CHILDCARE



Woodlea has accommodated the needs of our tiniest residents with The Woodlea Early Learning childcare which has been fully operational since April 2019.

3-5 YRS PRE-SCHOOL



The Bacchus Marsh Grammar Early Learning Centre has been fully operational since January 2017. The Centre provides a rich learning environment for ages 3 to 5 years.

6-12 YRS BEFORE AND AFTER SCHOOL CARE



Working parents will love living at Woodlea. Discover the meaning of work-life balance when you can rely on reputable care for your children, all close to home.

PREP-GRD 6 PRIMARY SCHOOLS



Woodlea welcomed its first school with Bacchus Marsh Grammar opening its door in February 2019. Bacchus Marsh Grammar is one of the largest independent schools in the state. The Public Primary School is also planned to open in 2021.

GRDS 7-12 SECONDARY SCHOOLS



Woodlea will eventually be home to a new local public secondary school, meaning local scholars never have far to travel.

18+ YRS SMART LEARNING HUB



From early on Woodlea has embraced vocational and ongoing education. The Smart Learning Hub will establish permanent, advanced facilities to offer youth and adult training to the community. Here, flexible resources will respond to the educational, business and training needs of residents.

LIGHT SCHEME

- 01. Carpet
- 02. Kitchen & Bathroom
- Benchtop
- 03. Kitchen - Splashback
- 04. Kitchen & Bathroom
- Feature Laminate

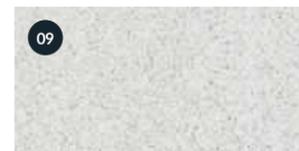
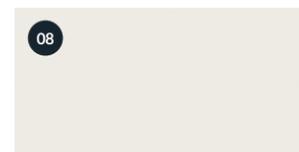
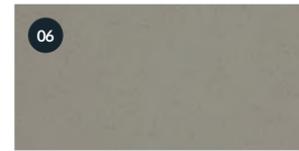
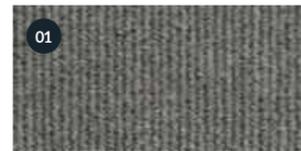
- 05. Bathroom - Wall Tile
- 06. Wet Areas - Floor Tile
- 07. Timber Flooring
- 08. Paint



DARK SCHEME

- 01. Carpet
- 02. Kitchen - Benchtop
- 03. Kitchen - Splashback
- 04. Kitchen & Bathroom
- Feature Laminate
- 05. Bathroom - Wall Tile
- 06. Wet Areas - Floor Tile
- 07. Timber Flooring

- 08. Paint
- 09. Bathroom Benchtop



BRICKS

- 01. Indulgence Praline



A JOINT VISION

VICTORIA INVESTMENTS AND PROPERTIES
JOINT DEVELOPER

Victoria Investments and Properties (VIP) has 30 years' experience in Australia and internationally. VIP prides itself in offering points of difference in its residential and commercial developments. The company has excellent working relationships with its strategic partners including local government, financial institutions, builders and consultants. VIP's impressive portfolio and track record for delivering residential, commercial and retail developments is invaluable in delivering the vision for Woodlea.

MIRVAC
JOINT DEVELOPER

Mirvac has been reimagining urban life in Australia for more than 45 years. Mirvac creates exceptional living experiences by pursuing quality and care in every little detail. Mirvac's visionary philosophy, customer-first approach and complete service model delivers tangible benefits for homebuyers through the creation of quality homes with enduring value. Mirvac's commitment to quality goes beyond design, construction and after-sales service and community initiatives - the developer listens to and learns from its customers.

PORTER DAVIS
BUILDER

Porter Davis builds beautifully designed, quality homes across Victoria and South East Queensland. Celebrating its nineteenth year, the past 12 months are notable for a considered and focused approach to delivering specifically designed housing for first home and medium density buyers, while still maintaining a core strategy of expansion into the key growth area of Queensland.

Leaders in design and interior styling, their creative design team are dedicated to ensure that Porter Davis remains at the forefront of design and style, with ongoing product evolution and development of inspiring new interior style themes.

Today, Porter Davis employs more than 450 people and 3,000 local builders, trades and suppliers, who help deliver over 1,600 homes every year. With unwavering professionalism and a customer-focused approach, Porter Davis has been awarded HIA Victoria's Most Professional Major Builder Award twelve times and HIA Australia's Most Professional Builder Award five times.

MDG LANDSCAPE ARCHITECTS

MDG Landscape Architects provides a focused balance between environments and communities. Seeking to understand the requirements of those who will experience the spaces created, MDG translate its understanding and insights into design outcomes that are imaginative, engaging and functional, as well as being environmentally responsible.

TOWN

HOUSES

WOODLEA

Call 1300 Woodlea (1300 966 353)
25 Aintree Boulevard, Aintree, 3336
woodlea.com.au/townhouses



PORTER DAVIS

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