

TOWN

HOUSES

EOFY  
twenty  
twenty  
**\$20k**  
**bonus!**

Terms & conditions apply

STAGE 38A

BY MIRVAC

# The Aintree Release

Join the Woodlea family in  
2020 and enjoy our EOFY \$20k  
new home bonus.\*



LOOKING TO JOIN THE WOODLEA FAMILY IN 2020?

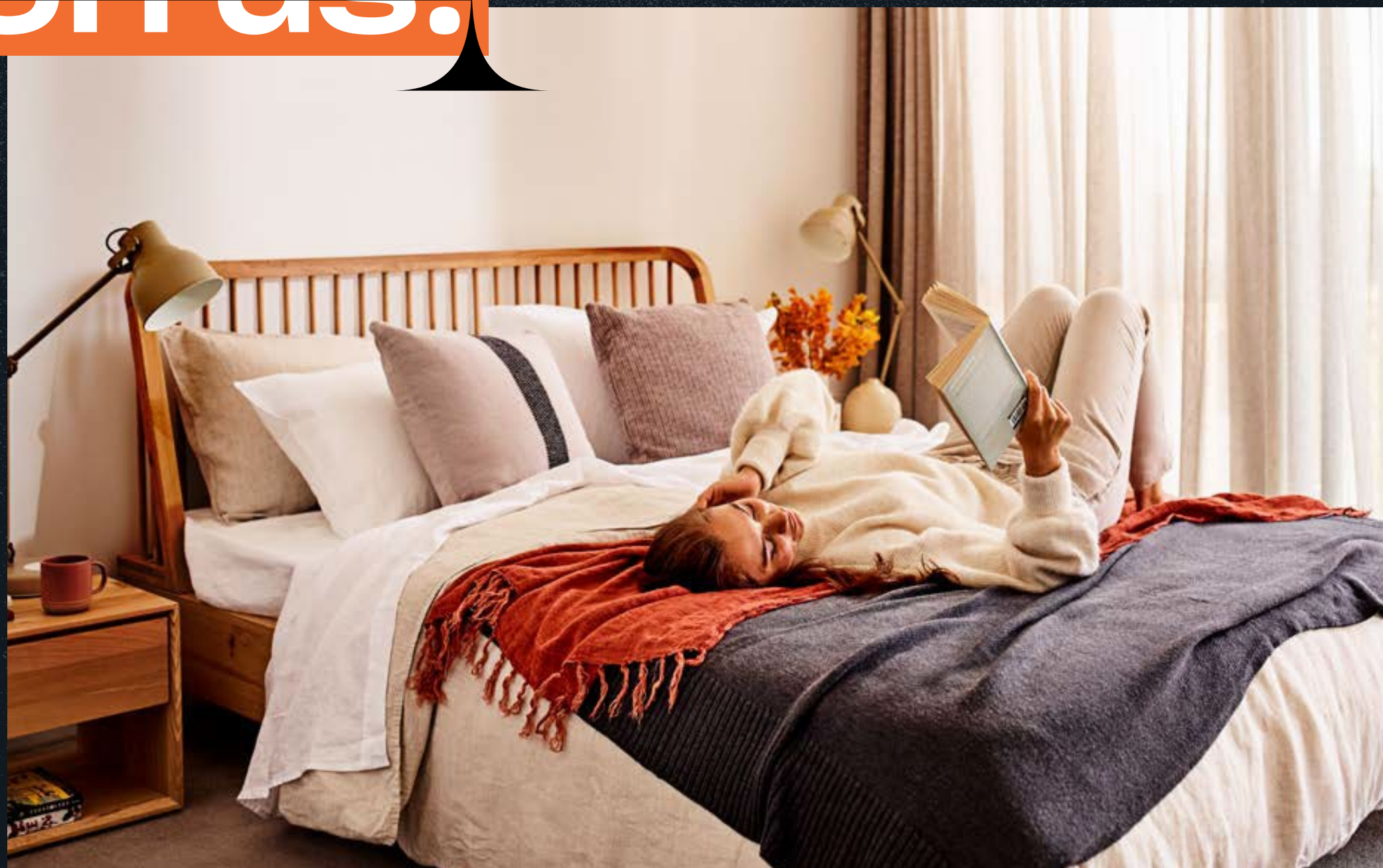
Enjoy a **\$20K EOFY**  
**bonus on us!**



Receive a Visa cash card to the value of \$20K, after any new townhouse purchase between May 1 – June 30.

Become part of our thriving community to discover why living at Woodlea is so much more than buying a home.

\*Terms & conditions apply.  
Visit [woodlea.com.au/termsandconditions/](https://www.woodlea.com.au/termsandconditions/)





An aerial photograph of a modern park. A woman in a blue jacket and white pants is walking on a light-colored concrete path. A man in a light blue shirt and grey pants is sitting on a curved wooden bench, looking at his phone. The park features lush green grass, tall grasses, and large, reddish-brown rocks. The scene is brightly lit, casting long shadows.

# NEXT GENERATION WOODLEA

Woodlea is already recognised as the enviable new benchmark in Australian suburban living. The Aintree 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  
[life.woodlea.com.au/townhouse](http://life.woodlea.com.au/townhouse)



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



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 attractive streetscape, these three and four-bedroom townhouses are designed by award-winning architects, DKO Architecture. The innovative and stylish facades provide you with privacy, while also inviting natural light inside. External materials have been chosen for style, high durability and quality with a combination of ground and full-height brick, painted cladding and render, accented with full height aluminium window shrouds to provide a commanding and bespoke street presence.

These architectural elements maximise the urban appeal.







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

#### **YOUR NEIGHBOURHOOD PARK**

Aintree residents can enjoy the benefits of living in front of a beautiful park reserve, which features an adventure playground and 16m tall viewing tower. The parks walking and cycling paths connect residents with the wider local community, and with Woodlea's many open spaces, sports grounds and diverse facilities.



# 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 centre 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.





Artist's impression.

# 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 Aintree puts you close to Woodlea's social heart - the community's Town Centre will be just a stones throw from your front door. Set around a beautiful central park and inviting public plaza, Woodlea's urban village will be a local favourite.



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

**UPPER LIVING WITH STRIKING GREEN PARKFRONT VIEWS**

Our Native floorplans feature an upper living layout, maximising parkfront views from your living room. These considered floorplans also feature balconies to enhance airflow and natural light.

All homes enjoy a private oasis of an expansive traditional backyard, while being a short 1km drive or walk from Woodlea’s social heart - the Town Centre.



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





Artist's impression.

Aintree townhouses feature some of our largest homes yet. Four separate floorplans are for the choosing, and our Banksia and Oak designs will entice buyers with generous open plan living, offering four bedrooms and an abundance of space, perfect for growing families.

#### **THE 255QM BANKSIA DESIGN**

4 bedrooms, 3 bathrooms, 2 living areas, double garage and laundry plus master bedroom with walk-in wardrobe that features a generous wrap-around balcony offering parkfront reserve views.

Commanding street appeal, only a handful of these homes will be released to the market.



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

**PREMIUM INCLUSIONS ALL COME STANDARD**

Durable finishes feature throughout, and clever design optimises natural light, highlighting the high quality materials throughout your home.

**Quality standard inclusions include:**

- Ducted heating & cooling,
  - Timber flooring,
  - 2700mm high ceilings on the living floor, 2550mm high ceilings on the bedroom floor,
  - European Smeg appliances,
  - Block out roller blinds,
  - 20mm stone island benchtops with feature laminate in the kitchen.
- Larger kitchen appliances and feature pendant lighting are available as upgrades.



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. This artist's impression represents a similar kitchen design to The Aintree - Stage 2. Refer to the contract of sale to confirm the actual kitchen layout.





Artist's impression. 20mm stone benchtop to vanity and freestanding bath 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 purchase price or as an upgrade option.



## SPACIOUS PRIVATE COURTYARDS

These homes have been architecturally designed to maximise natural light, offering owners sun-soaked, generous outdoor living all year round. Owners can take advantage of the private oasis of their expansive traditional backyards, spanning 6.3 up to 8.3m deep - which come fully landscaped and ready for the kids to enjoy.



Artist's impression.





This artist's impression including driveway and crossover is not the actual front landscaping provided for this release Your townhouse features garage parking from the rear, avoiding any driveway and crossover to the front of your home. Refer to your contract of sale to confirm the actual layout of front and rear landscaping.

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

#### **READY TO ENJOY**

All townhouses are built turnkey ready – so you can move in right away after settlement. Your new home will be complete inside and out with fencing, front and rear landscaping and letterbox all in place. Plus, your home has a freehold title and no body corporate 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 facade. 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, Mirvac, 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.

Mirvac 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, Mirvac will personally welcome you to your exciting new home.

Mirvac 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.





Artist's impression.

The Aintree townhouses feature four unique floorplans. Choose from our 3 and 4 bedroom designs. All townhouses offer low maintenance, light filled living with spacious open plan areas, perfect for family living.



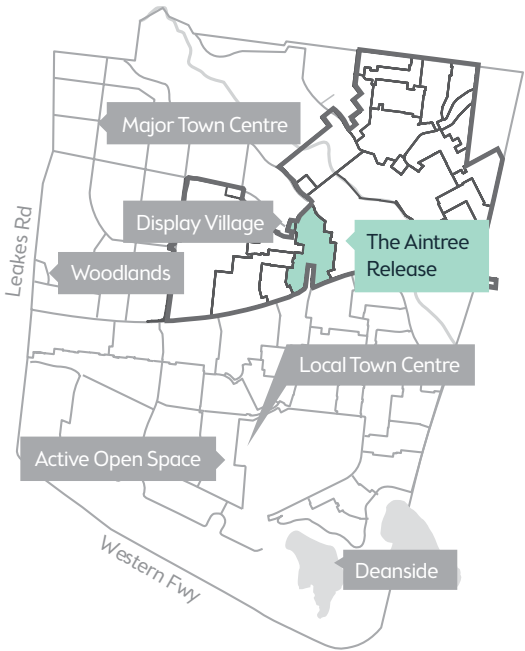
This sectional illustration is not an accurate section design of the townhouse project within this release. Purchasers must refer to the contract of sale to confirm the actual layout and floorplan of the townhouse.









Illustration represents inner Lots 3883, 3884, 3887, 3888



The Aintree Release

Enjoy the convenience of living opposite a beautiful nature parkfront reserve, just moments to a brand new adventure playground, featuring a 16m tall viewing tower which is now open and ready for play!



	Display Home Lease Back
	Banksia
	Wattle
	Native
	Oak
	Trees
	Grass
	Carparks





# BANKSIA

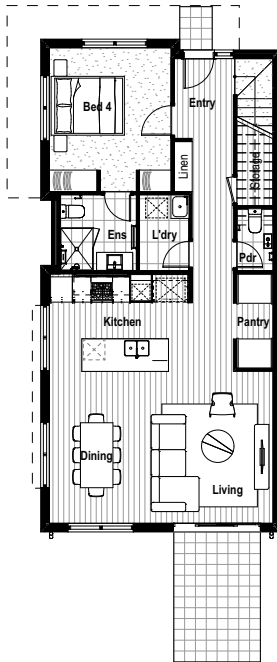
LOT 3882

4 3 2 2

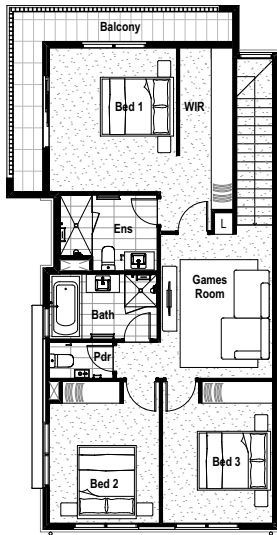
APPLICABLE TO LOT: 3882

## AREA SPECIFICATIONS

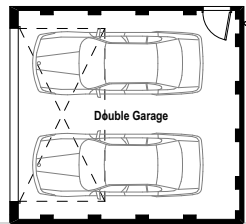
Total area	228.8m <sup>2</sup>	24.6sq
Living	175.9m <sup>2</sup>	18.9sq
Garage	42.1m <sup>2</sup>	4.5sq
Balcony	10.8m <sup>2</sup>	1.2sq



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.



# WATTLE

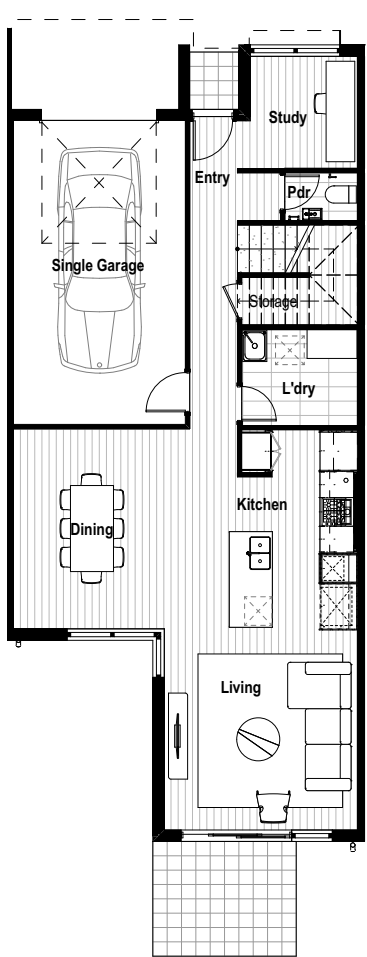
LOT 3883

3 2.5 1 1

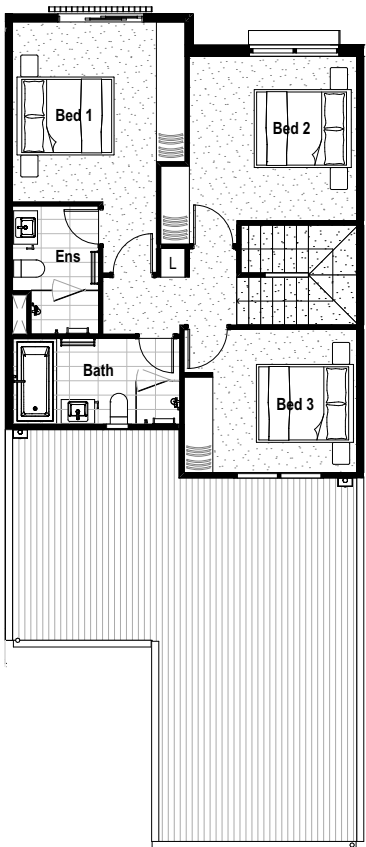
APPLICABLE TO LOTS: 3883, 3884, 3887, 3888

## AREA SPECIFICATIONS

Total area	172.1m <sup>2</sup>	18.5sq
Living	146.4m <sup>2</sup>	15.8sq
Garage	25.7m <sup>2</sup>	2.8sq



GROUND FLOOR



FIRST FLOOR

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# NATIVE

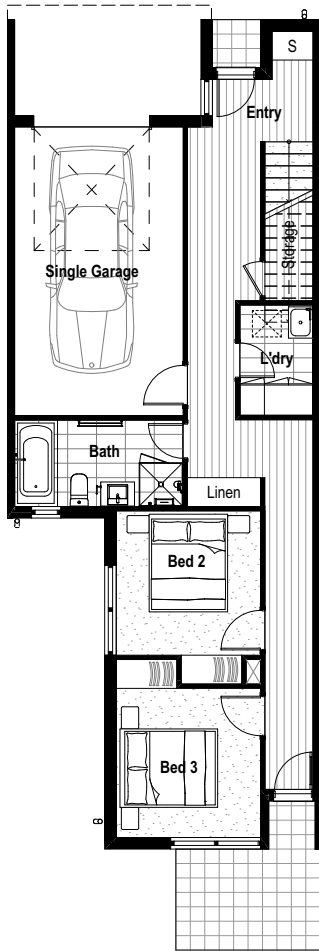
LOT 3885

3 Beds 2.5 Baths 1 Car 1 Office

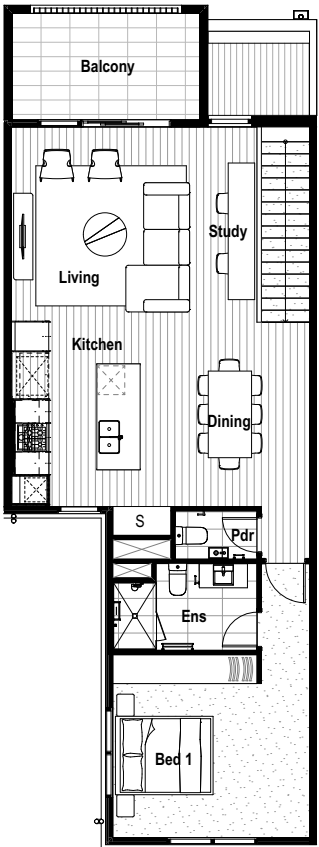
APPLICABLE TO LOT: 3885, 3886

## AREA SPECIFICATIONS

Total area	181.6m <sup>2</sup>	19.6sq
Living	148.8m <sup>2</sup>	16.0sq
Garage	22.7m <sup>2</sup>	2.4sq
Balcony	10.1m <sup>2</sup>	1.1sq



GROUND FLOOR



FIRST FLOOR

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# OAK

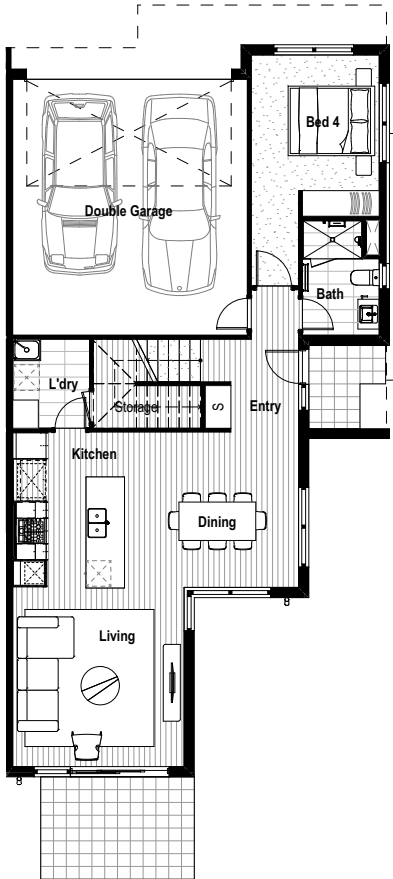
LOT 3889

4 Beds 3 Baths 2 Cars 1 Office

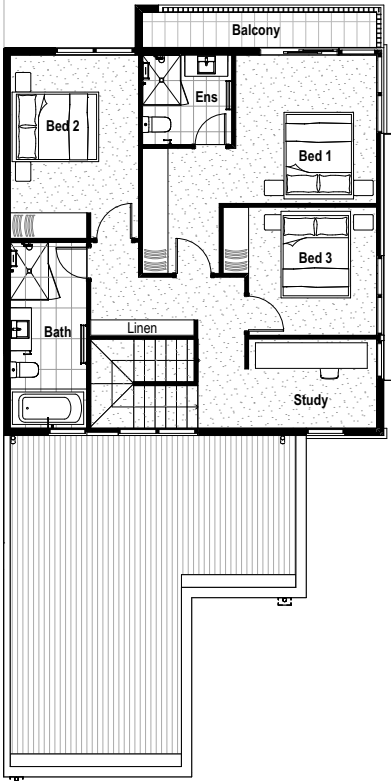
APPLICABLE TO LOTS: 3889

## AREA SPECIFICATIONS

Total area	207.4m <sup>2</sup>	22.3sq
Living	165.3m <sup>2</sup>	17.8sq
Garage	36.3m <sup>2</sup>	3.9sq
Balcony	5.8m <sup>2</sup>	0.6sq



GROUND FLOOR



FIRST FLOOR

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# TOWNHOUSES HARNESS

## SMART SOLAR TECHNOLOGY

With smart financial partnerships, Woodlea is able to provide as standard to a limited number of townhouses, solar battery and panels that can save you up to 80% of energy bills.

Both 3 and 4 bedroom floorplans will feature revolutionary solar technology saving an average of 80% on your energy bills. Artificial energy intelligence developed by CSIRO will track patterns of your household energy use, as well as pulling real time weather forecasts to make sure you're using as much free solar energy as possible, meaning maximum savings on your energy bills. All this will be conveniently installed in your townhouse as standard and can be monitored via an app on your mobile phone. A smarter future awaits at Woodlea.

For more info visit: [evergen.com.au](https://evergen.com.au)

**evergen**

### REVOLUTIONARY SOLAR TECHNOLOGY

# VALUED AT \$20K

## Saving you up to 80% off energy bills

#### BUILT BY MIRVAC

Your new Woodlea Townhouse by Mirvac includes revolutionary solar technology from Evergen, in partnership with CEFC. Solar technology only applies to 3 and 4-bedroom townhouses.

### BENEFITS OF THE SOLAR SYSTEM



- Save on average \$1,620 each year.
- System valued at \$20,000.
- 10 year product and performance guarantee.



- The solar system learns how much energy you use, and knows when to store power in your battery for when you get home.
- It also knows when to sell power for further savings on your bill.
- The solar system knows in advance from the weather forecast when there isn't enough sun, and will top up the battery with cheaper off-peak power.

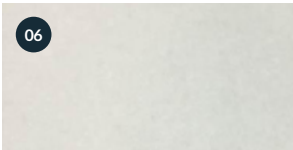
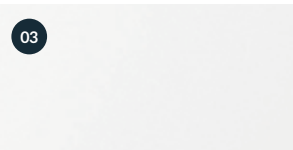


- Download the Evergen App on your phone to get real-time data on your estimated electricity bill cost saving, how much CO2 you are reducing, and how charged your battery is.



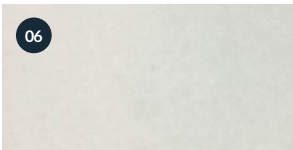
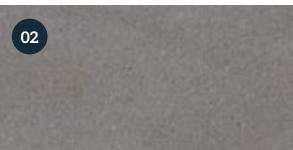
LIGHT SCHEME

- 01. Carpet
- 02. Kitchen benchtop
- 03. Kitchen splashback
- 04. Kitchen island – feature laminate
- 05. Joinery/benchtop laminate
- 06. Wall tile
- 07. Floor tile
- 08. Timber flooring



DARK SCHEME

- 01. Carpet
- 02. Kitchen benchtop
- 03. Kitchen splashback
- 04. Kitchen island – feature laminate
- 05. Joinery/benchtop laminate
- 06. Wall tile
- 07. Floor tile
- 08. Timber flooring standard



# 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 AND BUILDER

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.



**DKO ARCHITECTURE**

DKO Architecture is one of Australia's premier design practices. Specialising in residential architecture, DKO has delivered some of Australia's most innovative apartment building and living environment design. Recognising the importance of sustainability and the fragile nature of the Australian landscape, DKO designs sustainable buildings that respect the sites, embellish the lands and create benefits for the communities that inhabit them.



**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

Call 1300 Woodlea (1300 966 353)  
25 Aintree Boulevard, Aintree, 3336

[www.woodlea.com.au/explore-townhouses](http://www.woodlea.com.au/explore-townhouses)



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