

TOWN

HOUSES

\$20K
New home

BOOST

With up to \$45K value

Terms and conditions apply

STAGE 40A
BY PORTER DAVIS

The Aintree Release 3

Receive up to \$45K value in
this special new release*

PORTER DAVIS



\$20K BOOST

Your move to Woodlea with up to \$45K boost in this special release!*

There has never been a better time to buy with a boost for your new life at Woodlea!

Purchase a townhouse in this release and enjoy:

- \$20K cash card to spend from Woodlea
- \$25K HomeBuilder grant[#]

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

Offer ends September 30 or until sold out.

* Terms & conditions apply, visit: woodlea.com.au/termsandconditions

[#] Buyers may also receive the Federal Government \$25k HomeBuilder grant when you buy & live in your new Townhouse at Woodlea. Terms & conditions apply.

FIND OUT MORE
[WOODLEA.COM.AU/HOME-BOOST](https://woodlea.com.au/home-boost)

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 white 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 3 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 the coming months. 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
woodlea.com.au/explore-townhouses



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 aluminium window shrouds and Juliet balconies 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

A NATURE LOVERS DELIGHT - YOUR NEW NEIGHBOURHOOD PARK

Aintree 3 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.



← TAYLORS ROAD
5.5KM TO
CAROLINE SPRINGS

STAGE 40A

The Aintree
Release 3

AINTREE CAFE
AND FUTURE
CHILDCARE

AINTREE PARK
RESERVE &
VIEWING TOWER

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! 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.

BEAUTIFUL INTERIORS EXTEND TO PRIVATE, OUTDOOR LIVING

Light-filled, spacious rooms make comfortable family living a breeze. Townhouses will feature open plan living areas as well as study to cater for a work-from-home environment. All townhouses feature oversized private backyards for extended living - with both corner homes spanning an impressive 108 square metres of private outdoor space. With landscaping designed by award-winning architect, MDG Landscape Architects, your home comes ready for you to entertain while soaking in the north-facing aspect.



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

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 Release 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.





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.

SPACIOUS PRIVATE COURTYARDS

These homes have been architecturally designed to maximise natural light, offering owners sun-soaked, generous north-facing outdoor living all year round. Owners can take advantage of the private oasis of their expansive courtyards, with both corner homes enjoying 108 square metres of open space, which come fully landscaped and ready for the kids to enjoy.

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, Porter Davis, 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.



Artist's impression.

The Aintree Release 3 townhouses feature three unique floorplans, offering 3 and 4 bedroom designs. All townhouses boast low maintenance, light filled living with spacious open plan areas, perfect for family living.

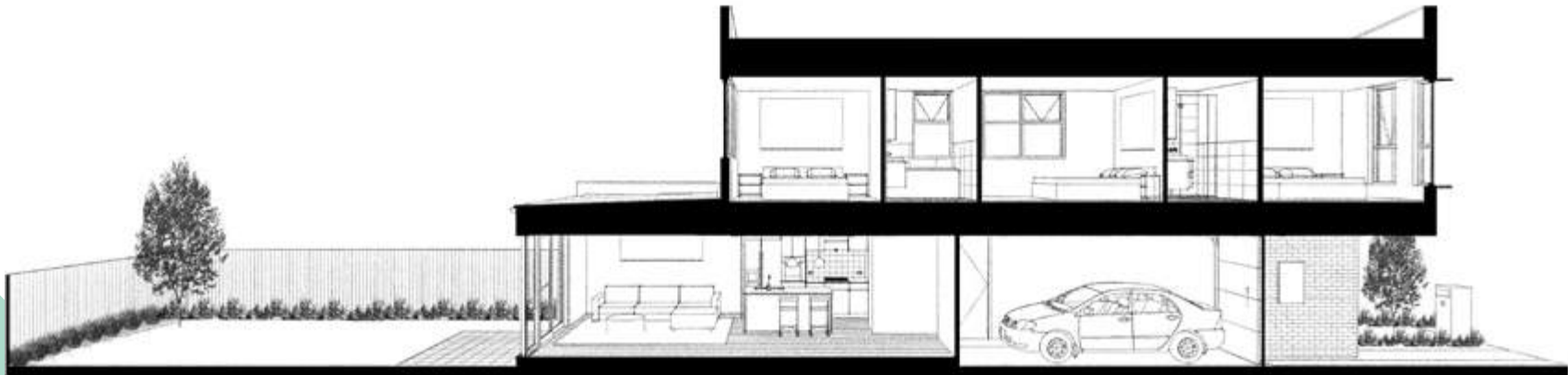


Illustration represents Lot 4098 (Lilly)

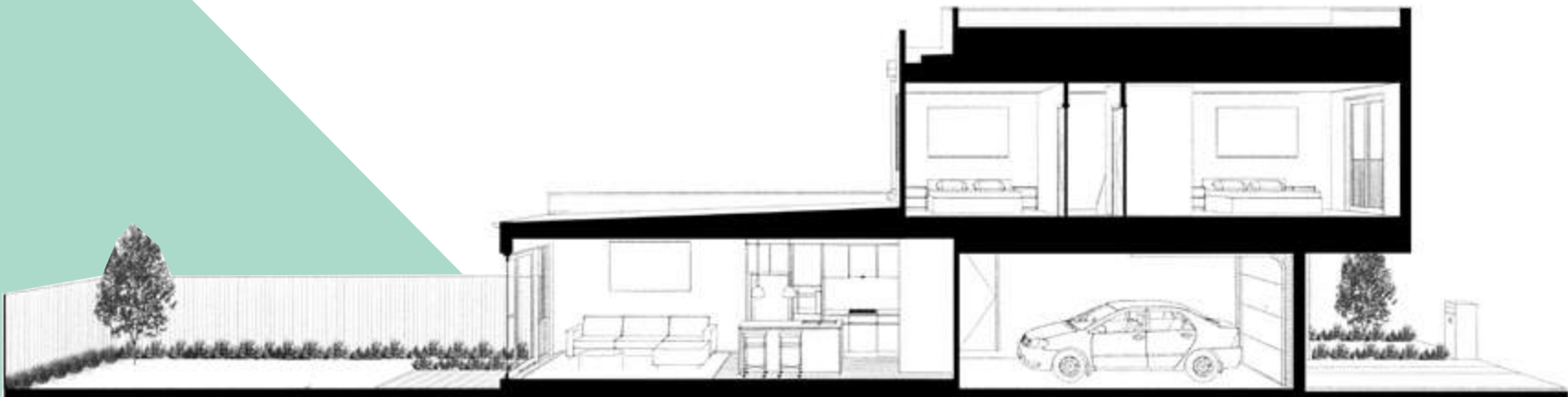











Illustration represents Lots 4095 to 4097 (Wattle)

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.

The Aintree Release 3

Enjoy the convenience of living close to 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!



	Lilly
	Wattle
	Iris
	Bus Stop
	Nature Strip
	Trees
	Conservation Reserve
	Pond
	Rain Garden



IRIS

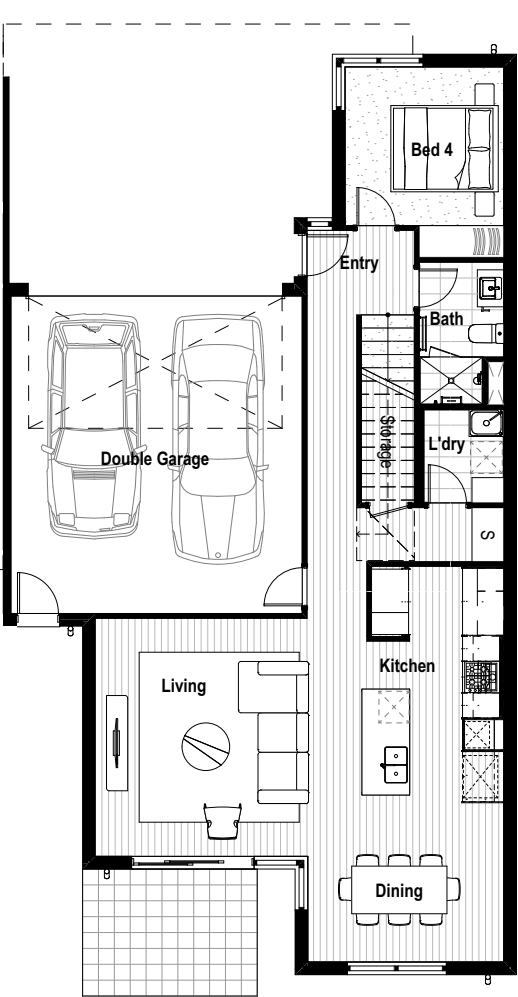
LOT 4098

4 3 2 1

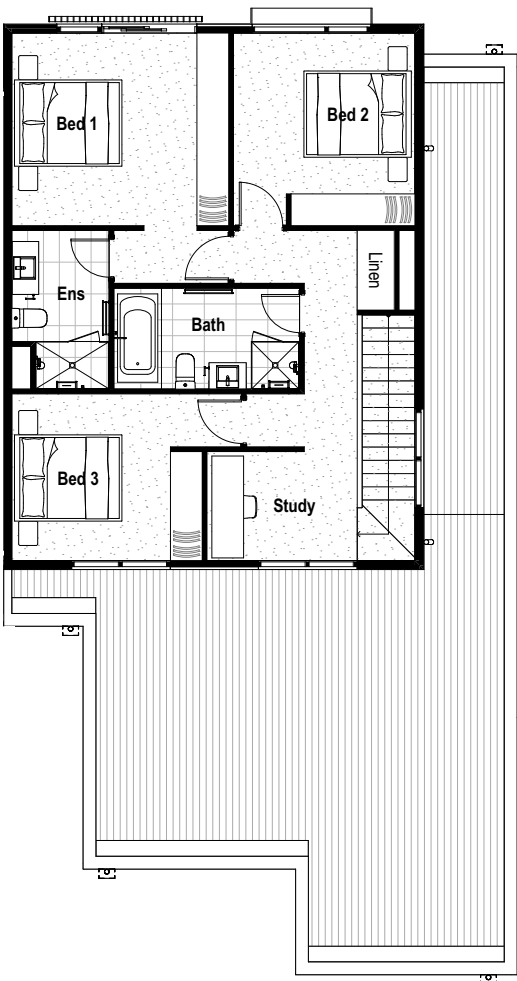
APPLICABLE TO LOT: 4098

AREA SPECIFICATIONS

Total area	206.8m ²	22.3sq
Living	170.2m ²	18.3sq
Garage	36.6m ²	3.9sq



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.



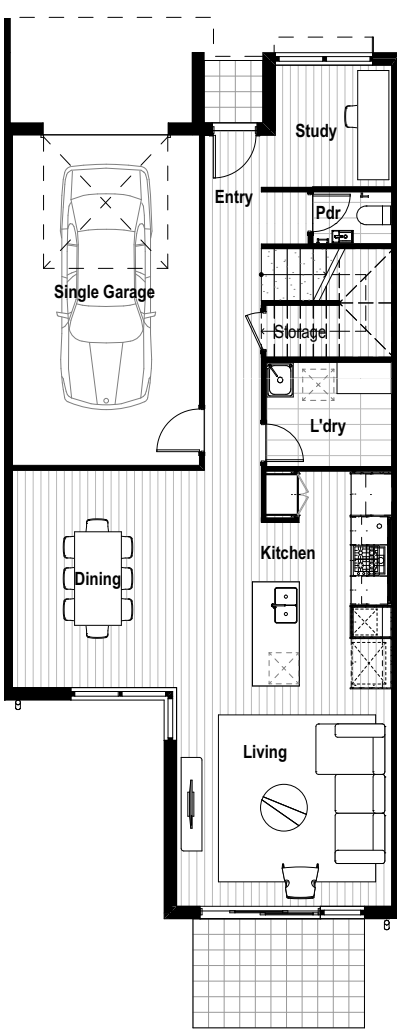
WATTLE

3 2.5 1+1 1

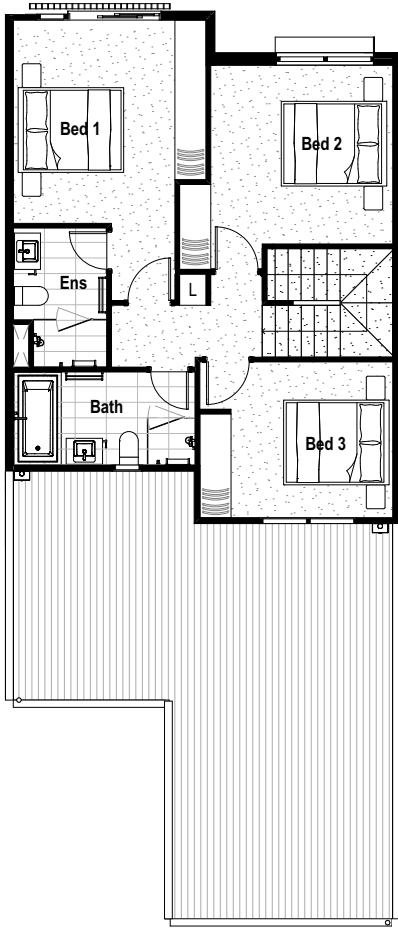
APPLICABLE TO LOTS: 4095 - 4097

AREA SPECIFICATIONS

Total area	175.5m ²	18.9sq
Living	149.8 m ²	16.1sq
Garage	25.7m ²	2.8sq



GROUND FLOOR



FIRST FLOOR

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LILLY

LOT 4094

3 2 2 1 + 1

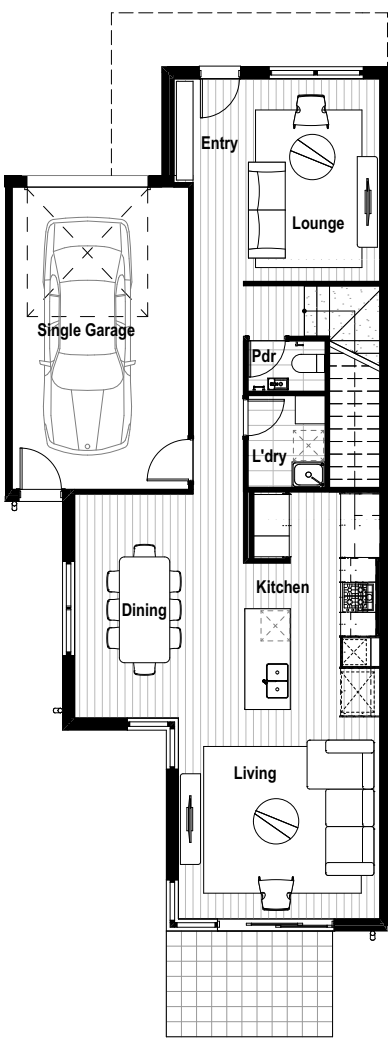
APPLICABLE TO LOT: 4094

AREA SPECIFICATIONS

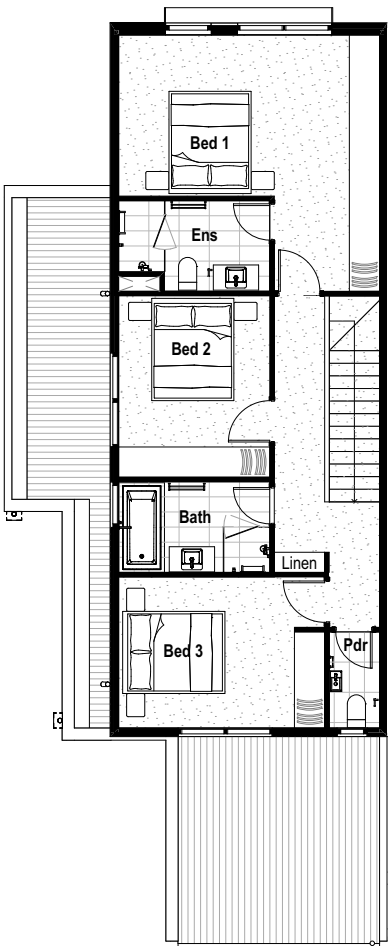
Total area 183.4 m² 19.7sq

Living 159.6m² 17.2sq

Garage 23.8m² 2.6sq



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.



Take a virtual tour of our parkfront display home



Watch the townhouse come to life
WOODLEA.COM.AU/DISPLAY-VILLAGES/MIRVAC/



DISCOVER

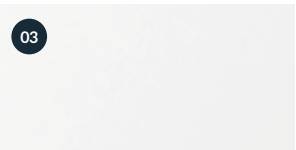
ALL OF THE INCLUSIONS THAT COME
STANDARD IN YOUR WOODLEA HOME

Inclusions	Benefit	Woodlea	Other Builders
Flooring		Included	
Timber flooring	Timber laminate floorboards offering style and low maintenance cleaning.	✓	✗
100% wool carpet	Enjoy comfort all year round with 100% wool carpet.	✓	✗
Porcelain floor and wall tiles to wet areas	Porcelain tiles provide durability longevity.	✓	✗
Living Areas			
2700mm high ceilings to ground or living floor	Enhance your living spaces with soaring ceilings inviting natural light and space to your new townhouse.	✓	✗
2550mm high ceilings to first or bedroom floor	Enhance your living spaces with soaring ceilings inviting natural light and space to your new townhouse.	✓	✗
Square set cornice to ground, cove cornice to first	Square set cornices provide a more contemporary living space.	✓	✗
Window Furnishings			
Block out roller blinds	Enjoy block out roller blinds to all windows, giving your new home added privacy from the day you move in.	✓	✗
Electrical			
Ducted heating & cooling	Enjoy temperature control all year round.	✓	✗
Home distribution cabinet	Enjoy everyday convenience with all NBN and electrical points organised in one central location.	✓	✗
Kitchen			
Stone benchtop	Durable and stylish 20mm stone benchtops to kitchen and island areas.	✓	✓
Feature Laminate on island and overhead cabinets	Buyers can expect to pay more to upgrade to feature laminate.	✓	✗
Built in oven 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓
Stove top 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓
Rangehood 600mm	High quality European appliances come standard in your contemporary kitchen.	✓	✓

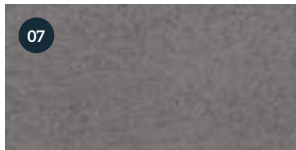
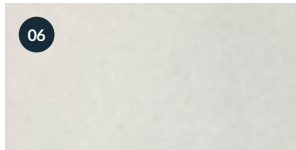
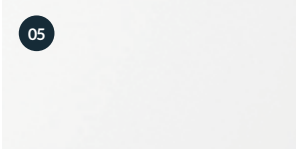
Inclusions	Benefit	Woodlea	Other Builders
Kitchen Cont.		Included	
Dishwasher	High quality European appliances come standard in your contemporary kitchen.	✓	✗
Water point to fridge	Buyers can expect to pay for an upgrade to have a water point for your fridge.	✓	✗
Cupboards and Storage			
Double hanging rail	Enjoy smarter storage solutions with a double hanging rail.	✓	✗
Wardrobe shelves	Fixed top shelf and vertical bank of 4 no. fixed shelves included.	✓	✗
Bathroom			
20mm Stone benchtop	All bathrooms feature low maintenance, laminate surfaces, with the option to upgrade to stone.	✗	✗
Shower shelf	Buyers can expect to pay an upgrade for shelving to wet areas.	✓	✗
Feature laminate to bathroom	Buyers can expect to pay an upgrade for feature laminate to bathrooms.	✓	✗
Feature wall shelf	A stylish laminate shelf runs the length of the bathroom wall to provide you with extra storage.	✓	✗
Externals / Facade			
Colorbond roof	A contemporary Colorbond roof as standard.	✓	✓
Fencing	Your new home comes turnkey ready, so you can move in with ease with no hidden costs.	✓	✓
Letterbox	Your new home comes turnkey ready, so you can move in with ease with no hidden costs.	✓	✓
Fully landscaped front and rear gardens	Enjoy beautiful front and rear landscaping all complete and ready for when you move in.	✓	✗
Brick / Architectural facade	Be the envy of the street with a striking architectural facade.	✓	✓
Steel mesh security front door	Enjoy added security with a stylish security door included as standard.	✓	✗

Analysis of other builder inclusions was assessed as at July 2020.
The comparison is indicative only and should only be used as a guide.

LIGHT SCHEME



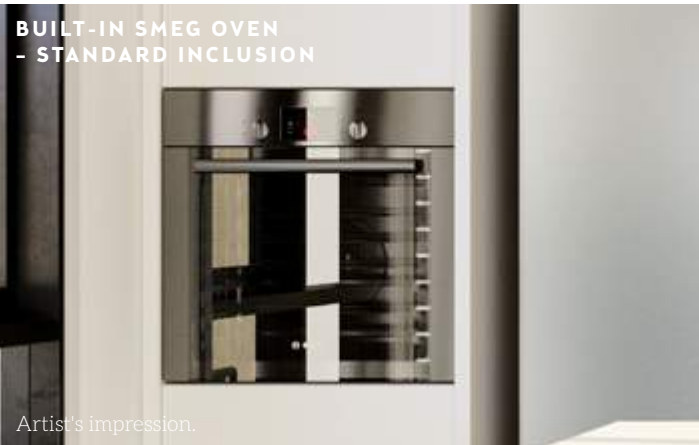
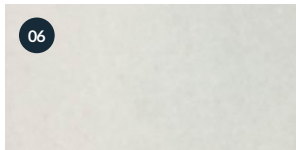
- 01. Carpet
- 02. Kitchen benchtop
- 03. Kitchen splashback
- 04. Kitchen island - feature laminate
- 05. Joinery/benchtop laminate
- 06. Wall tile
- 07. Floor tile
- 08. Timber flooring



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



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 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 600 people and 3000 local builders, trades and suppliers, who help deliver over 1600 homes every year. With unwavering professionalism and a customer-focused approach, Porter Davis has been awarded HIA Victoria's Most Professional Major Builder Award 12 times and HIA Australia's Most Professional Builder Award 5 times.

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.



PORTER DAVIS



TOWN

HOUSES

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

www.woodlea.com.au/explore-townhouses



*Terms & conditions apply

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