

vere

TOWNHOMES AT LITTLE SPRINGS



Fairhaven Homes

Welcome to Smart Home Living at Little Springs.



The vision for Little Springs, Deanside is one where residents can live healthily and in a natural setting that is ideal for new and established families.

Little Springs is a wonderful opportunity to build a beautiful new family home that capitalises on a rare and natural environment, and which allows you to create a lifestyle that reflects your family's way of life.



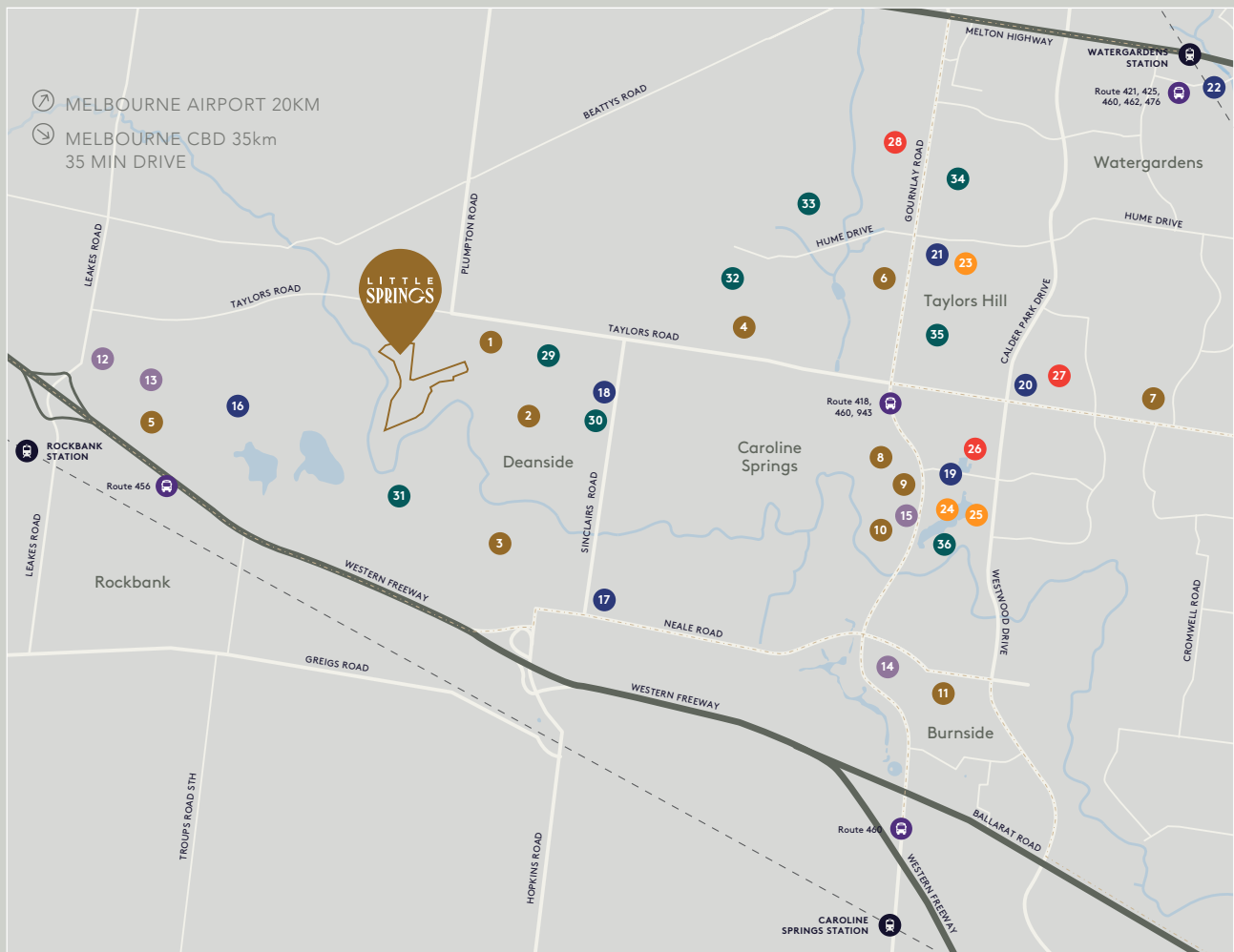


Perfectly positioned

Little Springs is perfectly positioned for residents to make the most of the established shopping, dining and entertainment amenities found within Caroline Springs and the surrounds.

Little Springs is also in an ideal place to take advantage of all the new and future amenities that are now underway or planned for this growing region.

Residents will also be able to enjoy the convenience and connectivity that comes from easy access to major road networks, bus links and rail services.



EDUCATION

- 1 Future Primary School
- 2 Future Secondary School
- 3 Future Primary School
- 4 Springside West Secondary College
- 5 BMG Woodlea P-8 Campus
- 6 Southern Cross Grammar
- 7 Gilson College
- 8 Catholic Regional College
- 9 Lakeview Senior College
- 10 Creekside College
- 11 Brookside P-9 College



CHILD CARE

- 12 Bacchus Marsh Early Learning Centre
- 13 Woodlea Early Education
- 14 Brookside Early Learning Centre
- 15 Little Flyers Caroline Springs



SHOPPING

- 16 Woodlea Town Centre
- 17 Future Local Town Centre
- 18 Future Local Town Centre
- 19 Caroline Springs Shopping Centre
- 20 Watervale Shopping Centre
- 21 Taylors Hill Village
- 22 Watergardens Town Centre



DINING

- 23 Art de Cafe
- 24 Red Beetle Cafe
- 25 West Waters Hotel



MEDICAL

- 26 Caroline Springs Super Clinic
- 27 Watervale Medical Centre
- 28 Taylors Hill Medical Clinic



PARKS & RECREATION

- 29 Future Open Space
- 30 Future Indoor Recreation
- 31 Future Open Space
- 32 Auburn Park
- 33 Infinity Park
- 34 Taylors Hill Sports Park
- 35 Esplanade Park
- 36 Goodlife Health Club Caroline Springs





marbella

floorplan

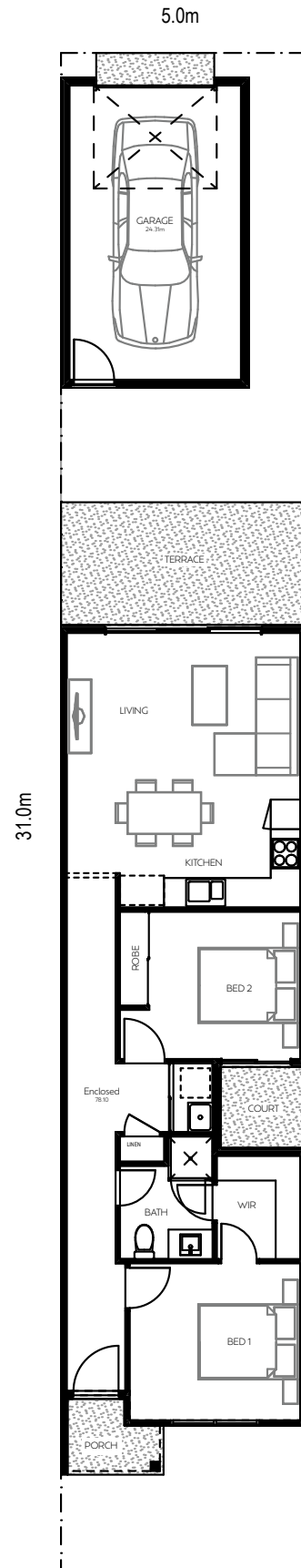
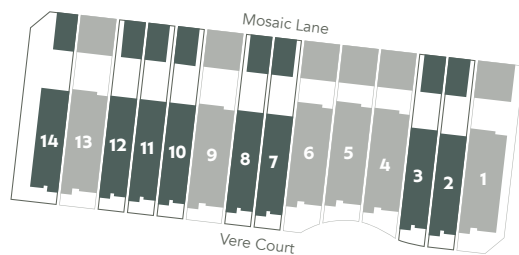


Area

Enclosed	78.10m ²
Garage	24.31m ²
Porch	2.80m ²
Total	105.21m²

Dimensions

Bed 1	3420mm x 3200mm
Bed 2	3000mm x 3020mm
Kitchen/Dining/Living	5600mm x 4650mm



amara

floorplan

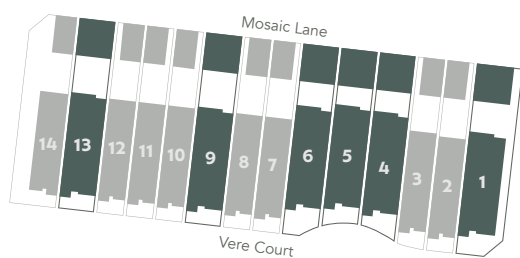


Area

Enclosed	102.27m ²
Garage	41.15m ²
Porch	2.80m ²
Total	146.2m²

Dimensions

Bed 1	3590mm x 3000mm
Bed 2	3190mm x 2930mm
Bed 3	3190mm x 3080mm
Living/Dining	5710mm x 4460mm



Premium Inclusions

Exterior

Architectural façade design

Roof made from COLORBOND® steel

Fascia, gutters, and downpipes made from COLORBOND® steel

Aluminum windows throughout

Trilock to front entry door

Feature front entry door with timber frame and painted finish

Motorization to front sectional Garage door, including 3No. remotes

Landscaping

Soft landscaping

Coloured concrete driveway

Timber paling fencing

Hot Water

Hot water unit in accordance with estate design guidelines

Interior

Choice of 4 internal colour schemes

2590mm ceilings to Ground Floor

2440mm ceilings to First Floor

2040 flush panel redicoat doors throughout

Passage lever door furniture to all internal hinged doors

Quickslide sliding doors to built-in robes and linen cupboards with shelf and hanging rail

67mm x 12mm square edge architrave and skirting boards

Door stops where required

75mm cornice throughout

Kitchen

Stainless steel 600mm single wall oven

Stainless steel 600mm canopy rangehood

Stainless steel 600mm gas cooktop

Stainless steel sink

Chrome gooseneck sink mixer

Square edge melamine hinged doors to cabinetry

20mm reconstituted stone benchtops

Soft closing mechanisms to all cabinetry doors and drawers

Wall Tiling

Tiles to Kitchen, Bathroom, Ensuite and Laundry

Bathroom/Ensuite/Powder

20mm reconstituted stone benchtops

Vitreous china basin to vanities (powder room to have wall hung basin – if applicable)

Basin mixer to vanity basins

Square edge melamine hinged doors

Soft close mechanisms to all cabinetry doors and drawers

Polished edge mirrors to width of vanities

Tiled shower bases

1830mm high semi-framed shower screens

Wall mixer to bath and showers

Ceiling mounted rain shower outlet to Ensuite

Rail shower to Bathroom

Acrylic bathtub (if applicable)

Vitreous china toilet pan and cistern with soft close seat mechanism

Chrome double towel rails and toilet roll holders

Heating panel units installed to Living areas and Bedrooms (excludes wet areas) as per manufacturers/ suppliers recommendations for home size

Insulation/6 Star Energy Rating

6-star energy rating

Min R2.0 glasswool insulation batts to walls

Min R3.5 glasswool insulation batts to ceilings

Recycled water connected to toilets (if applicable)

Flooring

450 x 450 ceramic floor tiles or laminate flooring to Entry, Kitchen, Living, Dining

450 x 450 ceramic floor tiles to Ensuite, Bathroom, W.C. and Laundry

Loop pile carpet to remainder of the home including staircase (if applicable)

Laundry

Stainless steel 45lt inset trough in white powder coated metal cabinet

Washing machine stop tap set located in cabinet

Chrome sink mixer to Laundry trough

Staircase

MDF staircase with carpeted treads and risers

Painted closed stringers and HR07 handrail

Plaster balustrade

Painting

Taubmans Endure washable matt finish to interior walls (3 coat system)

Gloss finish to skirting, architraves and hinged doors

Exterior acrylic to all external painted surfaces

Electrical

RCD safety switch

Double power points throughout

Down lights to hallways and Living areas

Hard wired smoke detectors with battery back up

Sealed exhaust fan to Bathroom, Ensuite, Powder (if applicable) and Laundry

2no. T.V points

2no. data points



Colour Scheme



Seaside

Light grey tiles meet sandy oak floors. Naturally light, the white walls provide a calm contrast against the cool grey loop pile carpet. Mid grey tiles with subtle concrete look work wonders against the classic white cabinetry and natural oak benchtops.



Boho

Subtle warmth and textured elements find place in the relaxed Boho style. Sandy, Ivory flooring naturally sits against oak cabinetry and white walls. Feature subway tiles laid vertical in wet areas provide character, appearing organic against the oak. Softened loop pile carpet in taupe colour comfortably finishes rooms.



Warm timber laminate floors and strong textures fit comfortably amongst the traditional subway tile, often found in Hamptons inspired interiors. Gery patterned tiles put contrast and character into the wet areas whilst oak laminates and subtle grey walls feel fresh and contemporary.



Cool grey and strong finishes capture the industrial inspired interior. Concrete look tiles or deep oaky floors. Char grey timbergrain cabinetry provides strong character, paired with dark grey benchtops. White walls fresh in the space with a strong contrast against the dark grey loop pile carpet.

WHY FAIRHAVEN

Build with care

Here at Fairhaven Homes you're choosing the best value home builder who has been in the game for an impressive 15 years. Family-owned and HIA award-winning business, built on the foundations of quality, honesty, value and care. Design is at the heart of Fairhaven Homes, we understand and respect our customers dreams. Ensuring we design homes that are functional, beautiful spaces that exist to capture each individuals design journey.

We take pride in our structural guarantee and in-house 6 month Service and Warranty service, caring for your home after Handover and ensuring your homes quality stands the test of time.

At Fairhaven Homes, we stand for value without compromising on quality.



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LITTLE
SPRINGS
DEANSIDE



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