

ECHO  
TOWNHOMES  
by GLENVILL

Now & Tomorrow.

Kinbrook - Stage 11

—

Donnybrook



\* Artist impression

Echo Townhomes

Kinbrook —  
Donnybrook



# A bold take on contemporary living

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At Echo Townhomes we are driven to create sophisticated, and outstanding homes and bring excellence within reach of hardworking Australian families. We see our homes as an integral part of their dynamic, changing lifestyles.



## Count on us

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At Echo Townhomes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.



### SERVICE

The service that we provide throughout the journey must be as exceptional as the home itself. Each of our team members is passionate about providing outstanding results and exceeding our customer's expectations.



### QUALITY

Our stringent QA measures combined with experienced Site Managers and trade partners ensure that we deliver the highest standard townhomes.



### DESIGN

We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Our commitment to offer affordable homes is matched by our desire to create stunning, exceptional family-oriented homes.

# Designed for lifestyle

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At Echo Townhomes our passion for striking, contemporary design is only matched by our desire to deliver homes filled with warmth and light.

Walking into one of our homes, you'll be struck by the balance of design excellence and functionality throughout.

You'll be greeted by clean lines, sleek surfaces and user-friendly spaces wherever you look.

Echo Townhomes are built for your life today and will adapt beautifully as your needs change in the future.





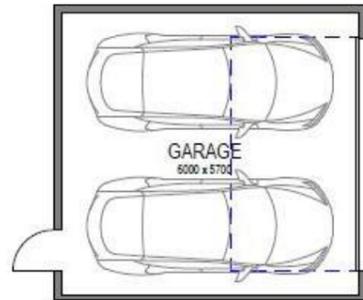
Artist impression

# Echo Townhomes at Kinbrook

Echo Townhomes at Kinbrook consists of ten spacious, double storey homes expertly designed to stand the test of time. These modern homes feature open plan combined kitchen, dining and living as well as ensuite to master bedrooms plus powder room and an extra living area on the upper floor to the larger townhomes. With options to suit anyone you can select between two to four bedrooms, single or double garage and a patio with private backyard.

Ideally positioned on the leafy streets of Kinbrook, close to one of its many parks, you are situated on the doorstep to nature. You and your family will also be able to enjoy the nearby walking & bike paths, the proposed town centre and easy access to Donnybrook train station.

# LOT 1101



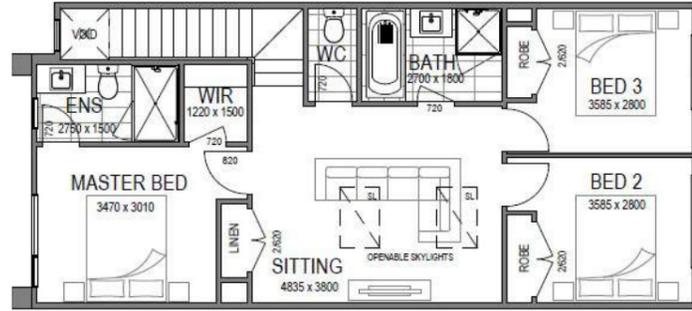
4 3.5 2

## SPECIFICATIONS

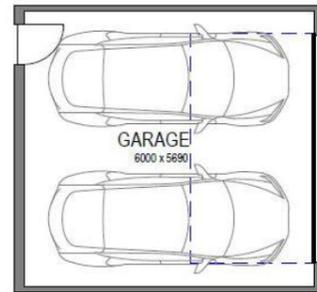
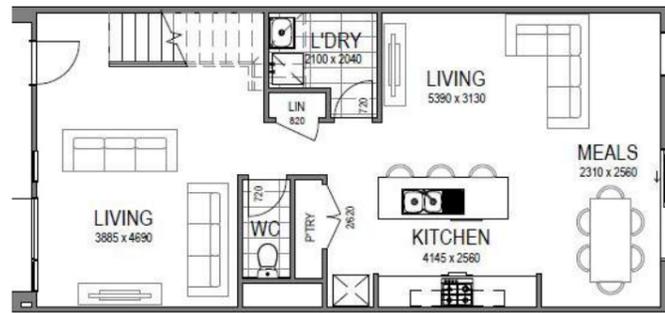
Lot Size 299m2  
Build Size 27sq

LOT 1102, 1103, 1104,  
1108 & 1109

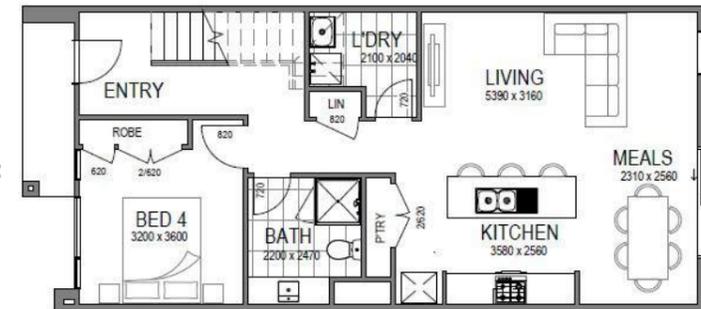
FIRST FLOOR



GROUND FLOOR  
LIVING OPTION



UPGRADE OPTION\*:



GROUND FLOOR  
BEDROOM

\*Additional Charges apply

 3
  2.5
  2

SPECIFICATIONS

Lot Size 156m<sup>2</sup>  
 Build Size 20.4sq



LOT 1102



LOT 1103



LOT 1104

\* Artist Impression



LOT 1108

LOT 1109

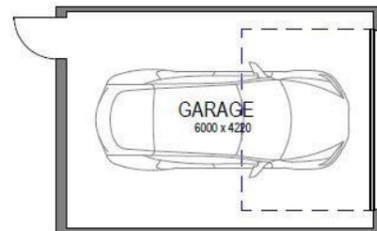
# LOT 1105, 1106 & 1107



FIRST FLOOR



GROUND FLOOR



2  
 2.5  
 1

## SPECIFICATIONS

Lot Size            117m<sup>2</sup>  
 Build Size            15.2sq



LOT 1105



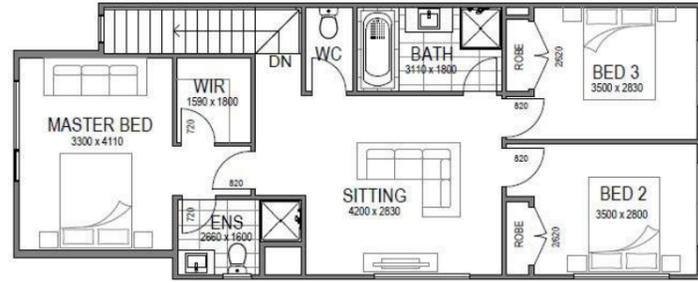
LOT 1106



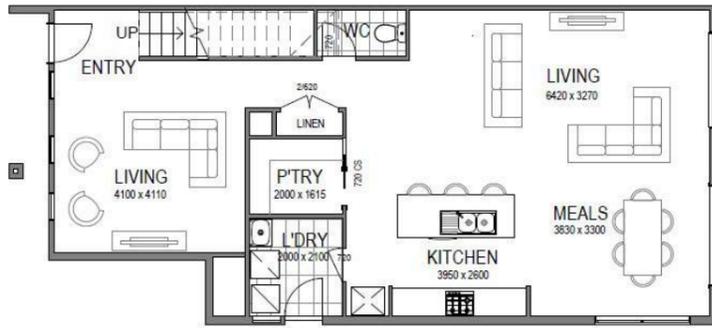
LOT 1107

\* Artist impression

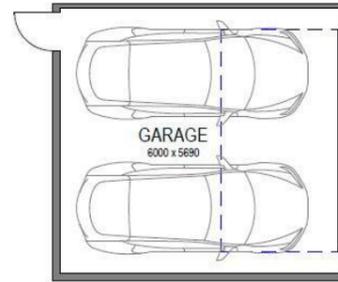
# LOT 1110



FIRST FLOOR



GROUND FLOOR



\* Artist impression



## SPECIFICATIONS

Lot Size	211m <sup>2</sup>
Build Size	23.1sq



# Kinbrook — Donnybrook

Kinbrook is a premium community just off the M31 in Melbourne's north. The peak of modern living for families looking for a natural environment that meets urban convenience.

Kinbrook brings the community together as families settle into a neighborhood with treelined boulevards, playgrounds, lush green spaces and picnic opportunities in every corner. The proposed town centre with shops and super markets, close by walking and bike paths in addition to the Donnybrook train station makes Kinbrook everything a family could ever wish for.



# Choose your Style

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Make a confident statement with your home. Our designs and colour schemes are influenced by the relaxed Australian lifestyle. Simple, iconic designs that capture the feeling of now but are designed to pass the test of time.

## History

We are backed by over 60 years of experience and we know that nothing stays the same, so we bring a forward-thinking attitude to all of our projects. This ensures that our homes are ready to be enjoyed today and equipped to embrace the future.

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## Our Leadership Team

### LEIGH SQUARCI

Leigh joined Glenvill in 2018 bringing his diverse experience and management skills to head our Retail and Wholesale businesses. Prior to this, he worked with a range of companies, from startups to some of Australia's largest builders, leading teams and delivering successful outcomes nationally.

### LEONARD WARSON

Len began at Glenvill in 1984 after beginning his career at Ernst and Young. He has risen from General Manager to CEO and Creative Director of Glenvill, infusing the company with his love for architecture, interior design and his personal motto, 'Never Ordinary'.



# Internal Colour Scheme - Dark



## PAINT FINISHES

- BUILDERS WHITE**  
Ceilings
- HAYMES GREYOLGY 1**  
Walls, Architraves, Skirtings & Doors (Gloss)

## CARPETS

- ROYAL PARADE URBAN GREY - 760**  
Native/Marlow

## BENCH TOPS

- CEASERSTONE SNOW**  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



## CABINETS

- FORMICA WARM WHITE**  
Base Cabinets in Kitchen
- LAMINEX LUSTROUS ELM 274**  
Overhead Cabinets in Kitchen - Cabinets in Bathroom, Ensuite, Laundry & Powder Room

## FLOOR TILES

- NATIONAL TILES - ATLAS GREIGE MATT 450x450**  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family

## TIMBER LOOK LAMINATE

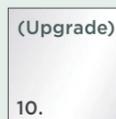
- 8a. OTWAY**  
To entry kitchen, meals and family
- 8b. DIJON (UPGRADE)**  
To entry kitchen, meals and family

## ENGINEERED TIMBER FLOORING



## WALL TILES & SPLASHBACK

- WHITE GLOSS 250x400**  
Laid Stack Bond Horizontal Kitchen, Laundry, Bathroom, Ensuite & Powder Room



## SPLASHBACK \*Upgrade Option

- REGENCY CREATE SPLASHGUARD MIRRORED FINISH**  
Kitchen Glass Splashback

# Internal Colour Scheme - Light



## PAINT FINISHES

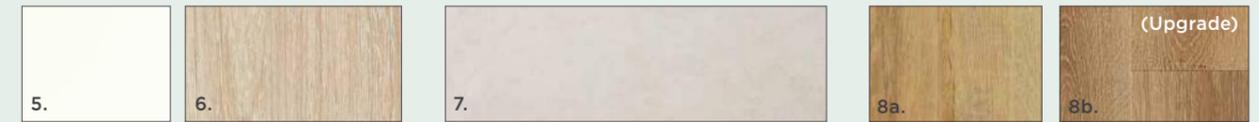
- BUILDERS WHITE**  
Ceilings
- HAYMES WHITE ON WHITE**  
Walls, Architraves, Skirtings & Doors (Gloss)

## CARPETS

- ROYAL PARADE MARCH NELSON/300 LATTE**

## BENCH TOPS

- CEASERSTONE - WHITE SHIMMER**  
Kitchen, Bathroom, Ensuite, Laundry & Powder Room



## CABINETS

- FORMICA WARM WHITE**  
Base Cabinets in Kitchen
- LAMINEX CLASSIC OAK 8537**  
Overhead Cabinets in Kitchen - Cabinets in Bathroom, Ensuite, Laundry & Powder Room

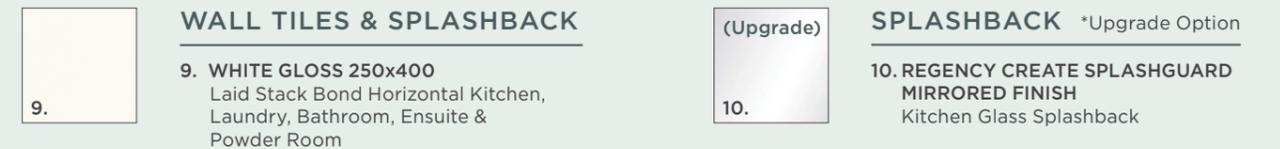
## FLOOR TILES

- NATIONAL TILES ATLAS LATTE MATT 450x450**  
Laid Stack Bond, Laundry, Bathroom, Ensuite & Powder Room, Entry, Kitchen, Meals & Family

## TIMBER LOOK LAMINATE

- 8a. NEWHAVEN**  
To entry kitchen, meals and family
- 8b. CHATEAU (UPGRADE)**  
To entry kitchen, meals and family

## ENGINEERED TIMBER FLOORING



## WALL TILES & SPLASHBACK

- WHITE GLOSS 250x400**  
Laid Stack Bond Horizontal Kitchen, Laundry, Bathroom, Ensuite & Powder Room

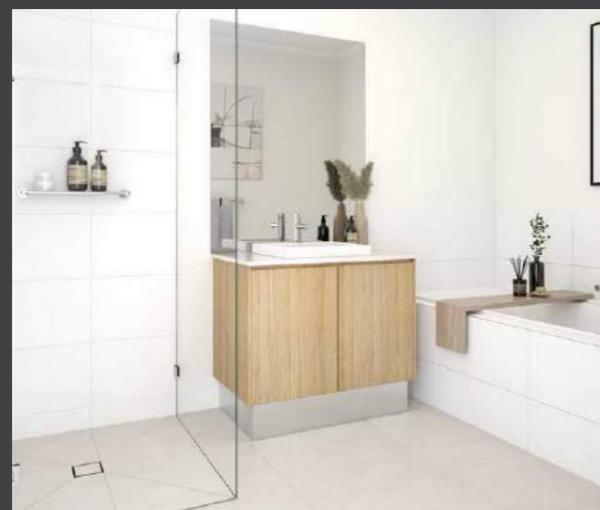


## SPLASHBACK \*Upgrade Option

- REGENCY CREATE SPLASHGUARD MIRRORED FINISH**  
Kitchen Glass Splashback

# Express yourself

Strike the right balance of style and comfort. Echo Townhomes offer a choice of two expertly designed interior schemes.



# Inclusions

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## GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- 7 year structural guarantee

## PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit

## SITE WORKS

- Concrete waffle slab & pump allowance
- Allowance for balanced cut/fill up to 300mm
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

## CONNECTIONS

- Stormwater, sewer & underground power included
- Telephone & electricity standard connection fees by owner

## FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

## CEILING HEIGHT

- 2440mm (8'') high to all single storey & first floor of double storey
- 2590mm high to ground floor on all double storey

## PLUMBING

- Concealed plumbing
- Colorbond fascias, gutters & downpipes

## BOUNDARY WALL CONSTRUCTION

- CBMA boundary wall system

## ROOFING

- Colorbond roof from builders' standard range

## WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

## WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Obscure glazing to bathrooms

## INSULATION

- R2.0 batts & sisilation to external walls
- R3.5 batts to roof space (excluding garage)

## HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- 170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

## HEATING AND COOLING

- Panel heaters to all bedrooms
- Split cycle cooling unit to family & master

## PLASTERWORK

- 75mm cove cornice throughout

## ARCHITRAVES AND SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

## CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

## DOORS

- Feature glass insert solid door to front entry
- Glass sliding external door
- Flush panel internal doors
- Flyscreen doors to family & rumpus (house specific)

## DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Chrome bar pulls to all cupboard doors
- Weatherstrip to front door & internal access door to garage door stops

## TILES

- Ceramic floor tiles from builders' standard range to bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

## FLOORING

- Timber look laminate flooring to entry, family, kitchen, meals
- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

## PAINTS

- Solagard low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

## ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- Digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Smoke detectors (direct wired with battery back up)

## KITCHEN

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm undermount rangehood (stainless steel)
- Double bowl sink & drainer
- Gooseneck chrome mixer tap

## LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Gooseneck chrome mixer tap

## BATHROOM AND ENSUITE

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- 1675mm bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail, toilet roll holder & soap dish

## GARAGE

- Colorbond panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door (where applicable)
- Single weather proof ply rear door

## LANDSCAPING

- As per developer requirements

## FENCING

- Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines

## PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

## LETTERBOX AND CLOTHES LINE

- Pre-cast concrete letterbox with colour to match house colours
- Colorbond fold out clothesline to rear yard

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[echotownhomes.com.au](http://echotownhomes.com.au)



While best endeavours have been used to provide information in this publication that is true and accurate, Echo Townhomes, its consultants, agents and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.

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