



FORREST GREEN

– THE PRECINCT –

TOWNHOMES BY



MAPLE

LIVING



MAPLE LIVING ARE PROUD TO INTRODUCE EIGHT LUXURIOUS TOWNHOMES IN FORREST GREEN, ARMSTRONG CREEK - A THRIVING LOCATION THAT OFFERS THE PERFECT BALANCE BETWEEN CITY CONVENIENCE AND COASTAL CHARM.

FEATURING STYLISH AND MODERN DESIGNS, PREMIUM FINISHES, AND SPACIOUS FLOORPLANS, THIS COLLECTION CATERS TO A VARIETY OF LIFESTYLES AND PREFERENCES.



ARTIST'S IMPRESSION



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FEATURES

OPEN PLAN LIVING

ENSUITE

SHELVING TO PANTRY & BUILT-IN ROBES

SPLIT SYSTEM DOWNSTAIRS

4TH BEDROOM UPGRADE OPTION

RETREAT OR STUDY

EUFY SECURITY CAMERA PACK

REECE TAPWARE & BATHWARE

600MM INALTO APPLIANCES

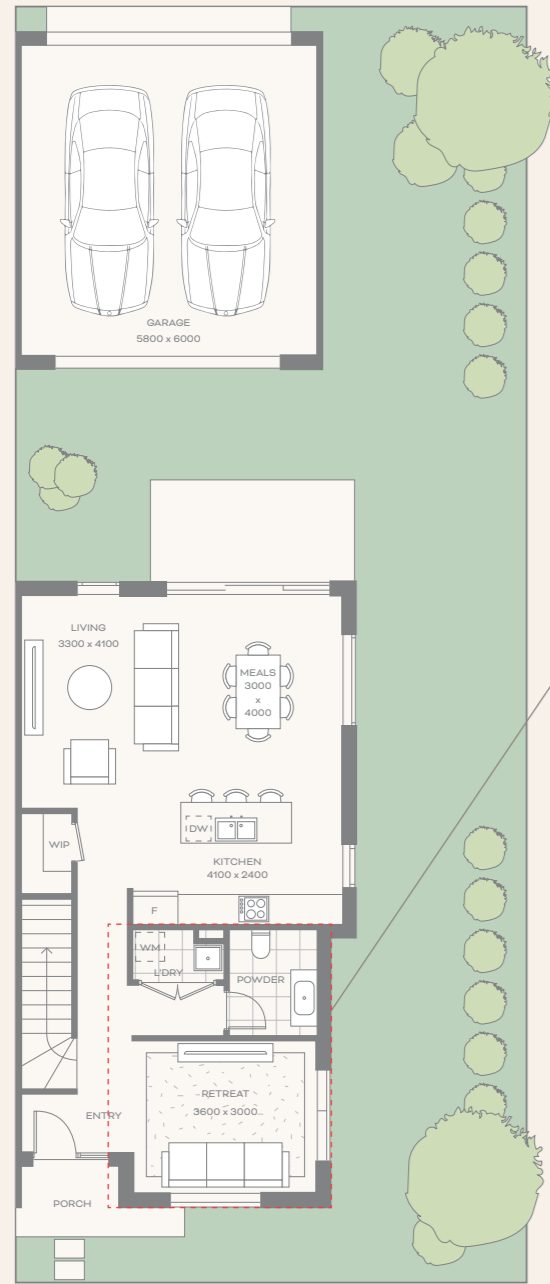
LANDSCAPED GARDEN

20MM KITCHEN STONE BENCHTOP

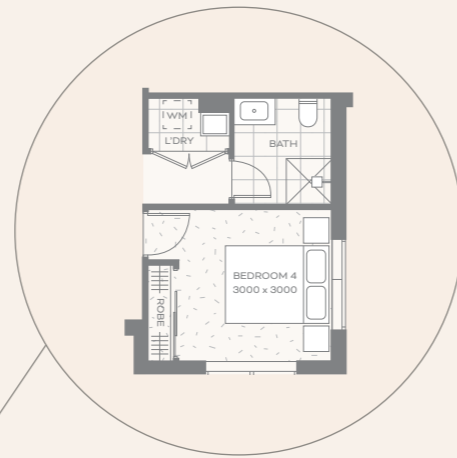


FLOORPLANS

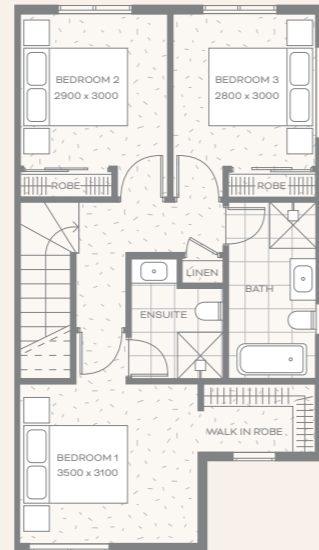
18.7sq | FORREST GREEN - THE PRECINCT  
ARMSTRONG CREEK, 3029



GROUND FLOOR



4TH BEDROOM UPGRADE OPTION



FIRST FLOOR

Lot 159 & 166

TYPE A CORNER

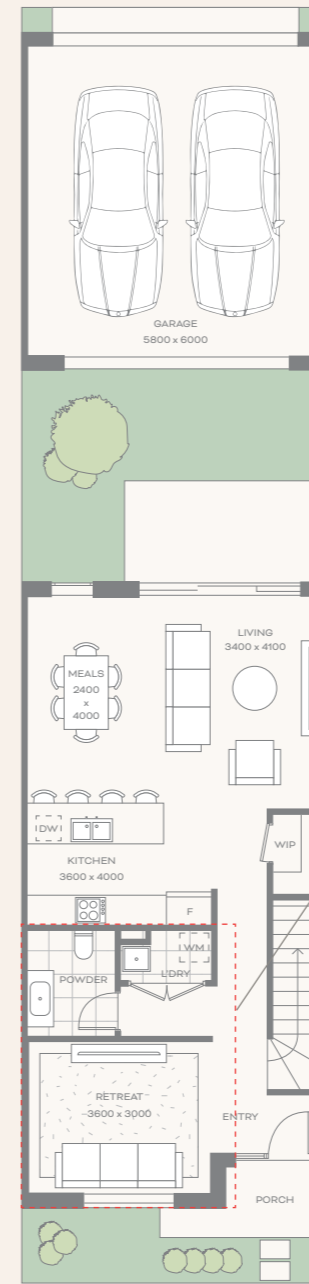
BEDROOMS	3 / 4	RETREATS	1
BATHROOMS	2.5 / 3.5	CAR GARAGE SPACES	2

Lot 166 is a reverse flop of the floorplan above.

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

FLOORPLANS

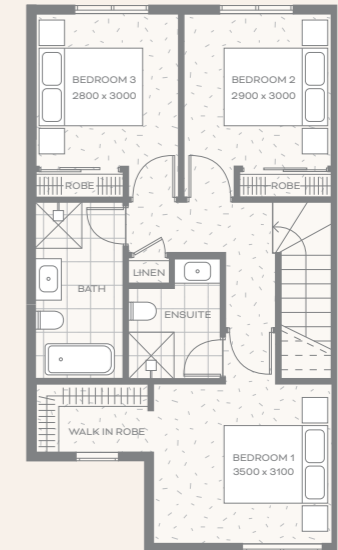
18.1sq | FORREST GREEN - THE PRECINCT  
ARMSTRONG CREEK, 3029



GROUND FLOOR



4TH BEDROOM UPGRADE OPTION



FIRST FLOOR

Lot 160-161 & 164-165

TYPE A

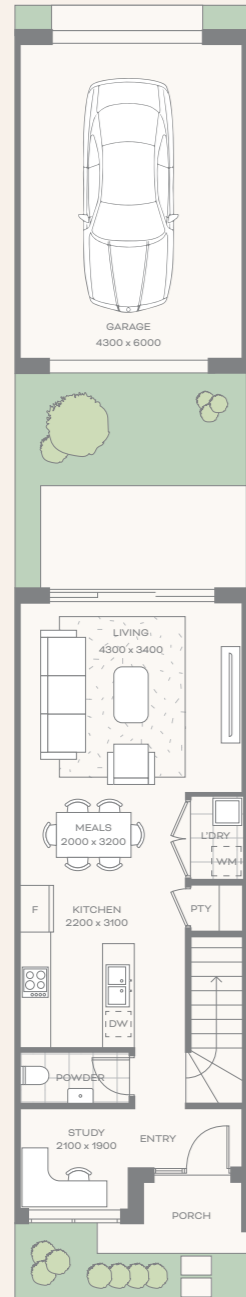
BEDROOMS	3 / 4	RETREATS	1
BATHROOMS	2.5 / 3.5	CAR GARAGE SPACES	2

Lot 160 & 164 is a reverse flop of the floorplan above.

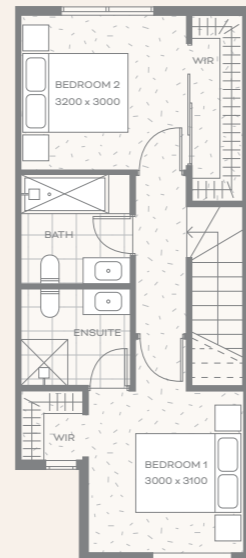
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FLOORPLANS

13.5sq | FORREST GREEN - THE PRECINCT  
ARMSTRONG CREEK, 3029



GROUND FLOOR



FIRST FLOOR

Lot 162-163

**TYPE B**

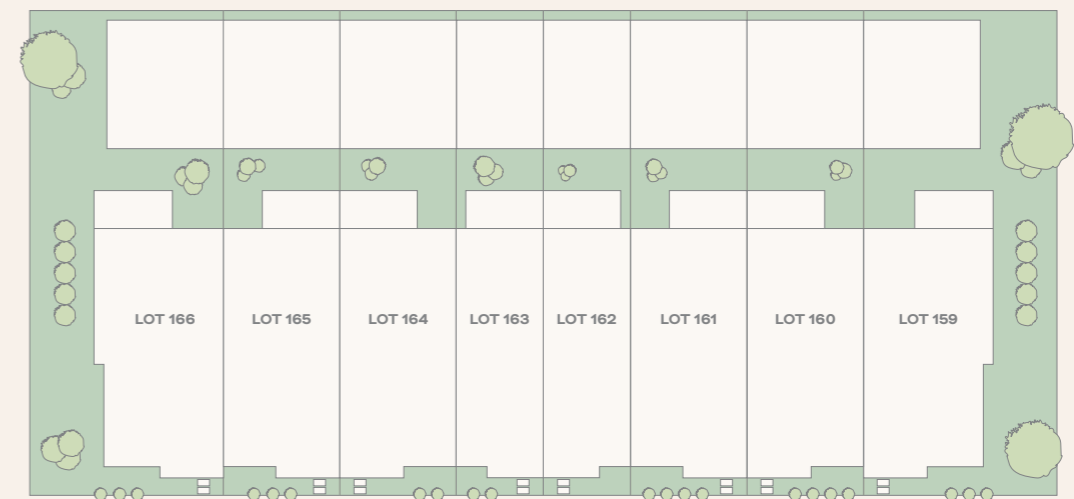
BEDROOMS	2	STUDY	1
BATHROOMS	2	CAR GARAGE SPACES	1

Lot 162 is a reverse flop of the floorplan above.

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SITEPLAN





PLACES YOU'LL LOVE



ARMSTRONG CREEK PROVIDES PERFECT PROXIMITY TO BOTH THE GEELONG CITY CENTRE AND BEAUTIFUL TORQUAY BEACH, WHILE MAINTAINING THE CHARM OF A TIGHT-KNIT COMMUNITY.



# SEED

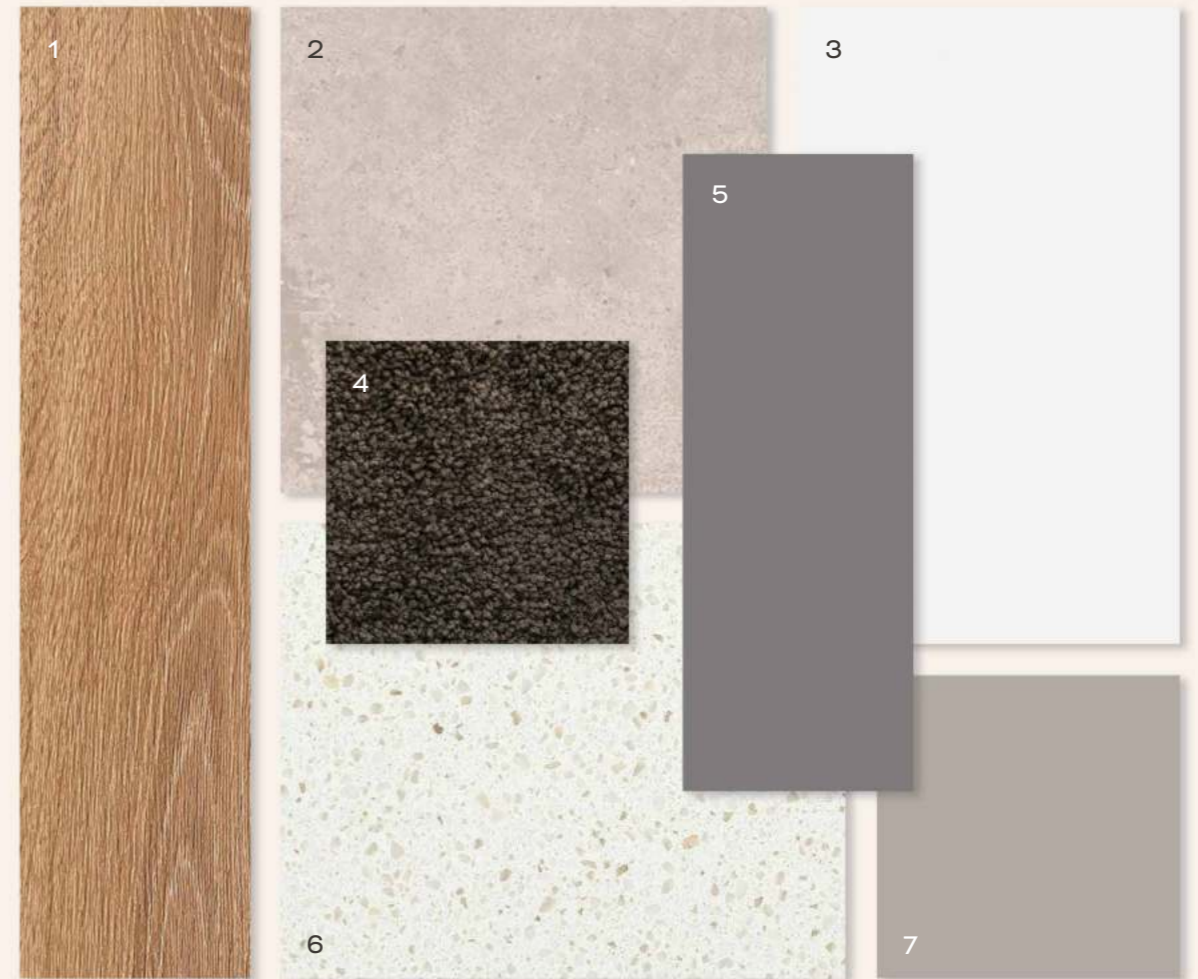
NATURAL & TEXTURAL



- 1. Timber Flooring – Victoriana Oak
- 2. Bathroom Wall & Floor Tiles – Entiva Carrington Grey
- 3. Wall Paint – Lexicon Quarter
- 4. Carpet – Shale
- 5. Splashback Wall Tiles – Easy Taupe
- 6. Kitchen & Vanity Benchtops – Almendra
- 7. Kitchen & Vanity Cabinetry – Classic White

# VIVID

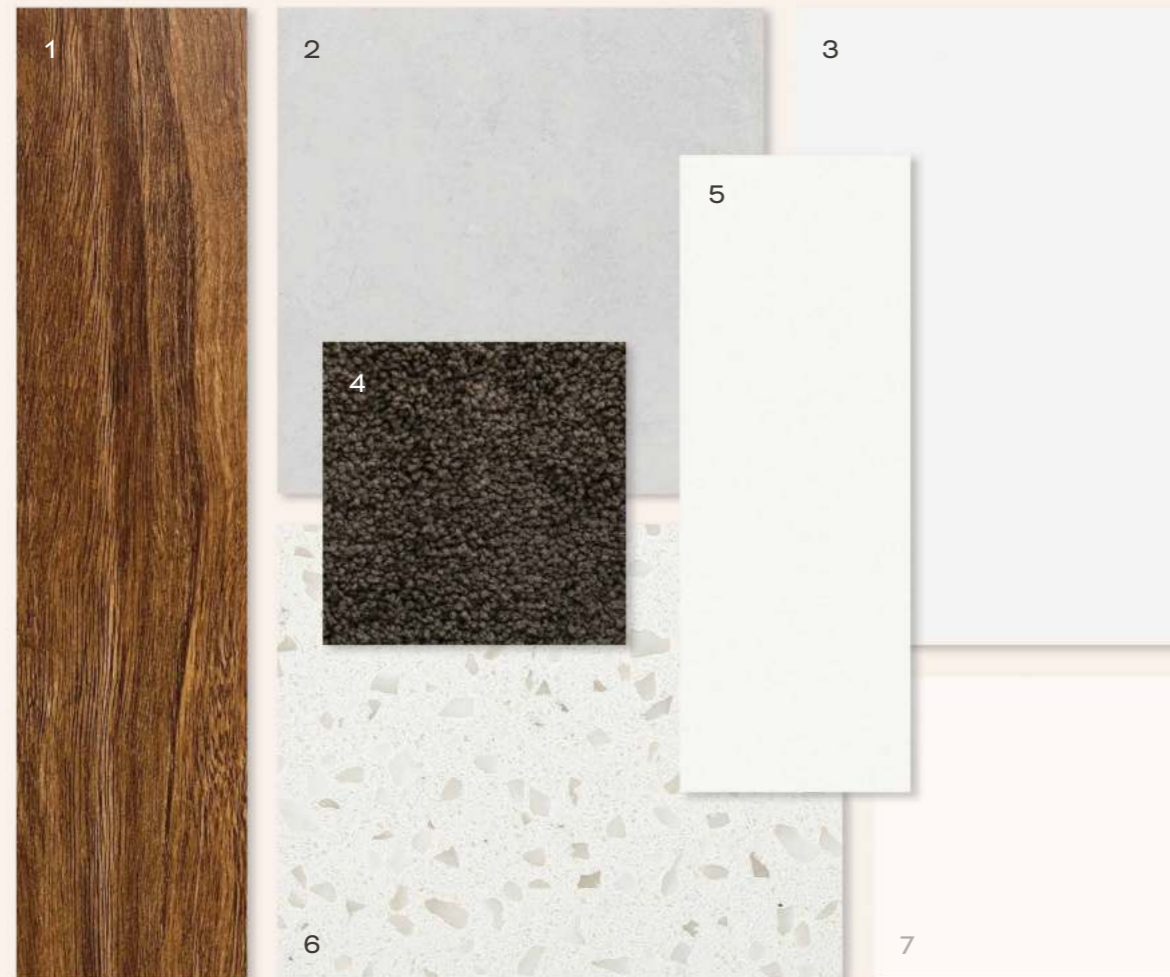
PLAYFUL & COLOURFUL



- 1. Timber Flooring – Victoriana Natural
- 2. Bathroom Wall & Floor Tiles – Entiva Michen Grey
- 3. Wall Paint – Lexicon Quarter
- 4. Carpet – Shale
- 5. Splashback Wall Tiles – Easy Dark Grey
- 6. Kitchen & Vanity Benchtops – Gelsomino
- 7. Kitchen & Vanity Cabinetry – Stone Grey

# TERRACE

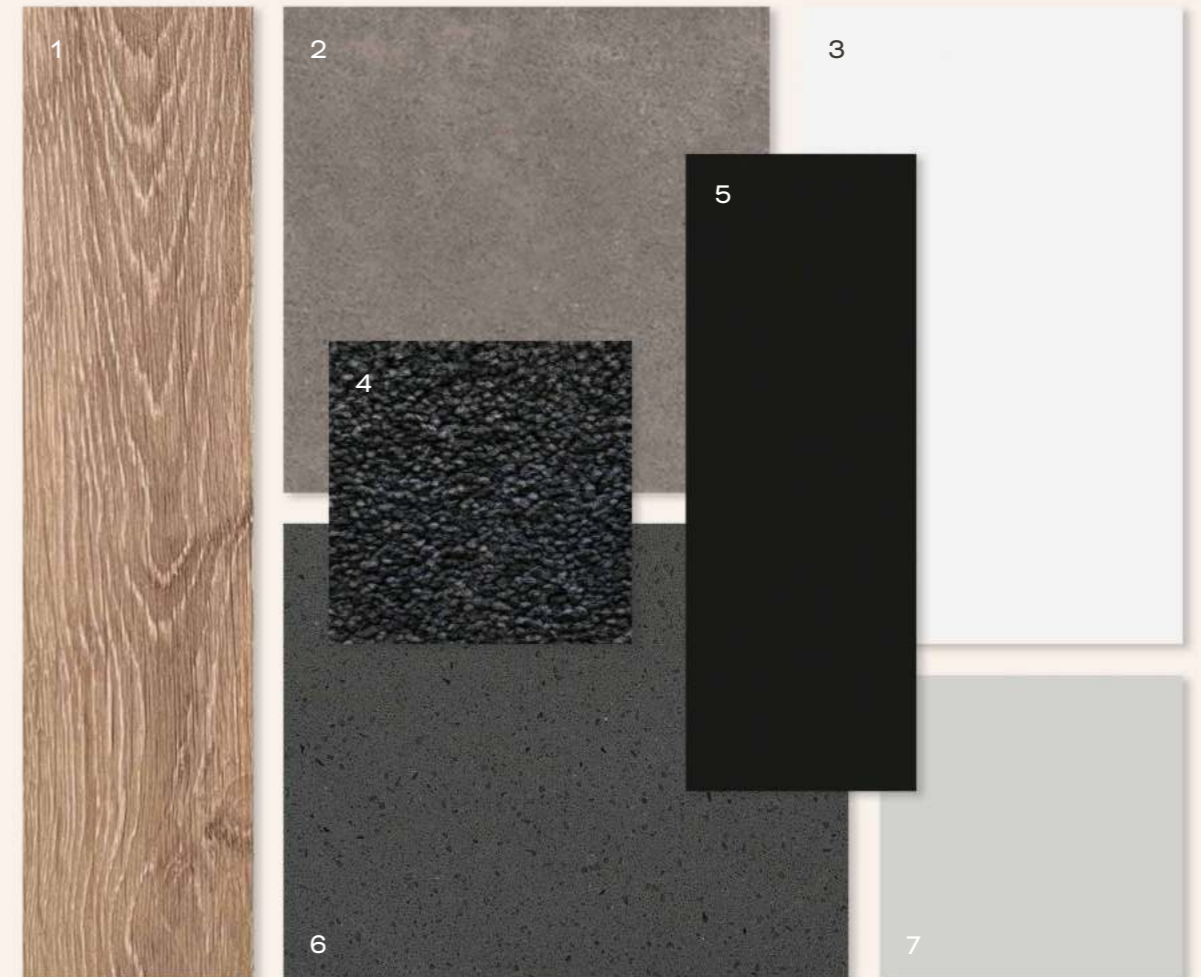
CLASSIC & TAILORED



1. Timber Flooring – **Victoriana Spotted Gum**
2. Bathroom Wall & Floor Tiles – **Entiva Mon White**
3. Wall Paint – **Lexicon Quarter**
4. Carpet – **Shale**
5. Splashback Wall Tiles – **Easy White**
6. Kitchen & Vanity Benchtops – **Santorini**
7. Kitchen & Vanity Cabinetry – **Classic White**

# BASALT

DARK & MOODY



1. Timber Flooring – **Victoriana Oak**
2. Bathroom Wall & Floor Tiles – **Entiva Carrington Black**
3. Wall Paint – **Lexicon Quarter**
4. Carpet – **Graphite**
5. Splashback Wall Tiles – **Easy Black**
6. Kitchen & Vanity Benchtops – **Marengo**
7. Kitchen & Vanity Cabinetry – **Oyster Grey**

# BIANCA

WHITE & FRESH



1. Timber Flooring – Victoriana Light Grey
2. Bathroom Wall & Floor Tiles – Entiva Carrington White
3. Wall Paint – Lexicon Quarter
4. Carpet – Basalt
5. Splashback Wall Tiles – Easy White
6. Kitchen & Vanity Benchtops – Arcadia
7. Kitchen & Vanity Cabinetry – Classic White



# FULL INCLUSIONS LIST

## Flooring

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static & moisture resistant carpet to ground floor bedroom, stairs, retreat & first floor (except wet areas)
- Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

## Kitchen | Laundry | Bathroom

- Laminated kitchen base cupboards with island bench
- Laminated pantry with fridge overhead storage
- Soft close hardware throughout
- 20mm Kitchen Stone Benchtop
- Splash back tiles to kitchen & laundry
- 60cm European-inspired appliances having cooktop, oven & under-mount rangehood
- Chrome plated levers/mixers for kitchen & laundry
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel freestanding dishwasher
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-frameless panelled shower screen to ensuite & bathroom
- Fully laminated vanity units to bathroom & ensuite
- Polished edge mirrors to vanities
- Chrome finished tapware throughout
- Ceramic semi-inset drop-in single bowl basin to vanities
- Laminated bench top to bathroom & ensuite

- Chrome-finished towel rails, toilet roll holders and towel rings

## Fixtures and Fittings

- Powder-coated aluminium windows, lockable sliding door, & balcony doors with sidelight (where applicable)
- Chrome finish tri-lock to main entry door
- Chrome series lever set to all bedrooms, bathrooms & wardrobe doors
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls & ceiling
- Slimline rainwater tanks or solar hot water system
- Electric panel wall heaters for bedrooms
- Split system to the main living area
- Roller blinds to bedrooms, living areas and kitchen, where applicable

## Joinery and Finishes

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in linen cupboard with four melamine shelves (where applicable)
- Built-in robes to all bedrooms having one high full-length shelf, with one hanging rail and a stack of melamine shelves (as required) along with a divider
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

## Electrical

- Wireless Security Camera Pack
- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry & powder room
- Free to-air TV points, with the cable connected to an antenna in the master bedroom, living & retreat (if applicable)
- Multiple data points to extend connectivity in the master bedroom, living room & retreat (if applicable)
- LED downlights to the living area, kitchen & remainder of the home
- Single external flood light in the backyard
- 1 x telephone point ready for connection to NBN by the purchaser after handover

## Externals

- A Maple Living façade designed by our specialised architect team
- Combination of solid brickwork, acrylic render & lightweight cladding façade
- A fully fenced boundary as per estate covenants
- Garage with Colourbond motorised panel door with two remotes
- 1x external garden tap at the front & 1x external garden tap at the rear

- Colored concrete to driveway & porch as required
- Low maintenance landscaping to front & rear
- Garden Beds, mulching/topping and seeded areas (stock is seasonal)
- Fixed fold-out clothesline
- Rain-resistant pillar letterbox with newspaper slot & house number

## Preliminary Site Costs

- Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary Fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab

The developer reserves the right to substitute any specified inclusions with that of equal performance or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted service requirements etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied without the builder's consent. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Contract drawings take precedence over the inclusions list. Upgrade selections are at an additional cost.

## THE LOCATION

### AMENITIES WITHIN 5KM

#### Transport

- 1 Waurn Ponds Railway Station
- 2 Marshall Railway Station
- 3 Boundary Road Bus Stop

#### Education

- 4 Deakin University Geelong Waterfront Campus
- 5 Mount Duneed Regional Primary School
- 6 Nido Early Learning Centre
- 7 Highton Child Care & Development Centre
- 8 Mandama Primary School
- 9 › Grovedale West Primary School
- › Grovedale College
- 10 Mirrapoa Primary School
- 11 Nazareth Catholic Primary School
- 12 Greenville Kindergarten
- 13 Geelong Lutheran College
- 14 Goodstart Early Learning Grovedale South
- 15 Elements Childcare Warralily
- 16 Iona College
- 17 › Oberon High School
- › Armstrong Creek Primary School
- › Brighthouse Early Learning Centre
- › Armstrong Creek East Childrens Centre
- › Armstrong Creek East Community Hub
- 18 Saint Catherin of Siena Primary School

#### Retail & Entertainment

- 19 Bunnings Waurn Ponds
- 20 Waurn Ponds Shopping Centre
- 21 Dan Murphys
- 22 › Woolworths
- › The Village Warralily Shopping Centre
- 23 Armstrong Creek Town Centre

#### Parks & Recreation

- 24 Leisurelink Aquatic & Recreation Centre
- 25 Surf Coast Strawberry Fields
- 26 Narana Aboriginal Cultural Centre
- 27 Geelong Memorial Park and Crematorium
- 28 Anytime Fitness Grovedale
- 29 Sparrovale-Nubitj yoorree Wetlands

#### Cafes & Restaurants

- 30 9 grams
- 31 › Schnitz
- › KFC
- › McDonalds Armstrong Creek
- 32 Sandstone and Co Cafe
- 33 The Grovedale Hotel

#### Health

- 34 Epworth Hospital Geelong
- 35 Armstrong Health Medical Centre





DESIGNS FOR EVERY AUSTRALIAN.

WE BUILD HOMES FOR THE WAY AUSTRALIANS LIVE. PLACES THAT INVITE AND INSPIRE. ROOMS WHERE TIMELESS DESIGN EXISTS IN HARMONY WITH THE ELEMENTS FOR A LIFE OF UNSURPASSED COMFORT AND SECURITY.

WE ARE SPECIALIST TOWNHOME BUILDERS

Trust is something we take seriously. It is easy to say you have the experience, but we prove it – hand on heart with guarantees in writing. A team of qualified and licensed professionals will step you through the process from inception to handing over the keys with every detail and finish completed to the highest standards.

Spirited neighbourhoods where the momentum is alive with a vibrant sense of the possible. Landscaped parklands where children form life-long relationships. And easy commutes to hubs of activity. We take pride in developing communities where success blooms unbridled in beautiful environments.

ANOTHER PROJECT BY



[WWW.MAPLELIVING.COM.AU](http://WWW.MAPLELIVING.COM.AU)

Disclaimer: Please note that the material contained herein including images, viewlines and plans has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the vendor, agent, or vendor's consultant in respect to the size, form, dimensions, specifications or layout of the apartment. The final product may change from that illustrated herein. Changes may be made to the layouts during the development in accordance with the provisions of the contract of sale or the building and / or planning requirements or for compliance with relevant standards, codes, laws or requirements of any authority. Prospective purchasers must make and rely on their own enquiries.



# MAPLE

LIVING

HOMES BUILT WITH HEART



FORREST GREEN  
— THE PRECINCT —

