

BORDEAUX

at Olivia



ARTIST'S IMPRESSION

The start of something beautiful

From the moment you arrive at Olivia, you'll appreciate the vision and thoughtful design of this master-planned community. The main boulevard leads to a large landscaped park with an interactive playground for all ages and abilities. Extensive playing fields are located at the centre of the estate and more landscaped parklands to the south provide all residents close access to open green spaces.

Olivia offers a wide variety of living choices from large to small land lots and a range of house and land packages.

Whatever life you're looking to start, it will be beautiful at Olivia.

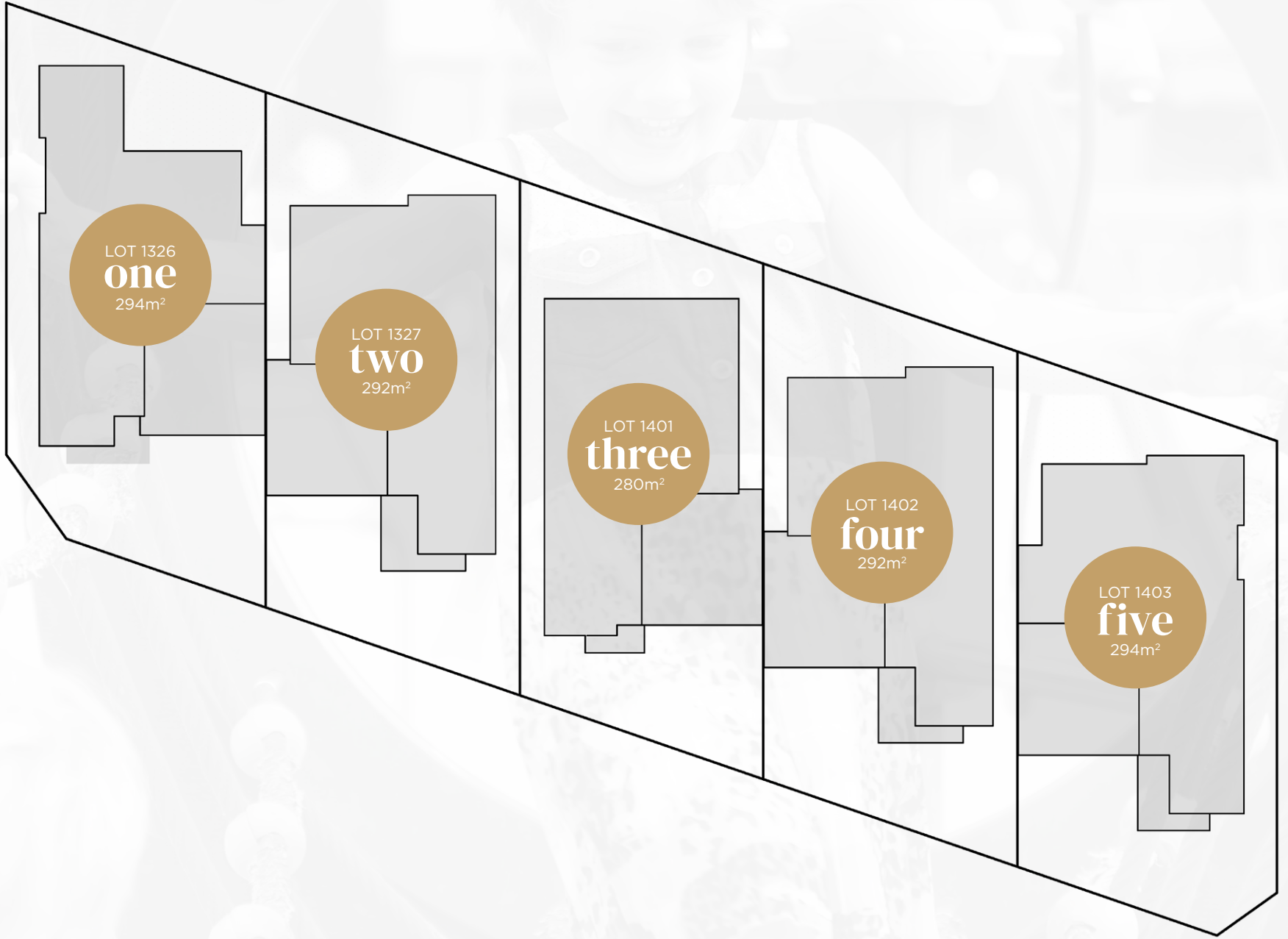


Masterplan

Marantali and Aston Homes are excited to introduce Bordeaux at Olivia

Presenting a five-home precinct situated in Truganina, Bordeaux at Olivia offers complete turn-key packaged homes that have been cleverly designed to create a sense of space, light and flexibility.

Combining affordable prices, quality finishes and inclusions, this is your opportunity to be part of a community within a community.



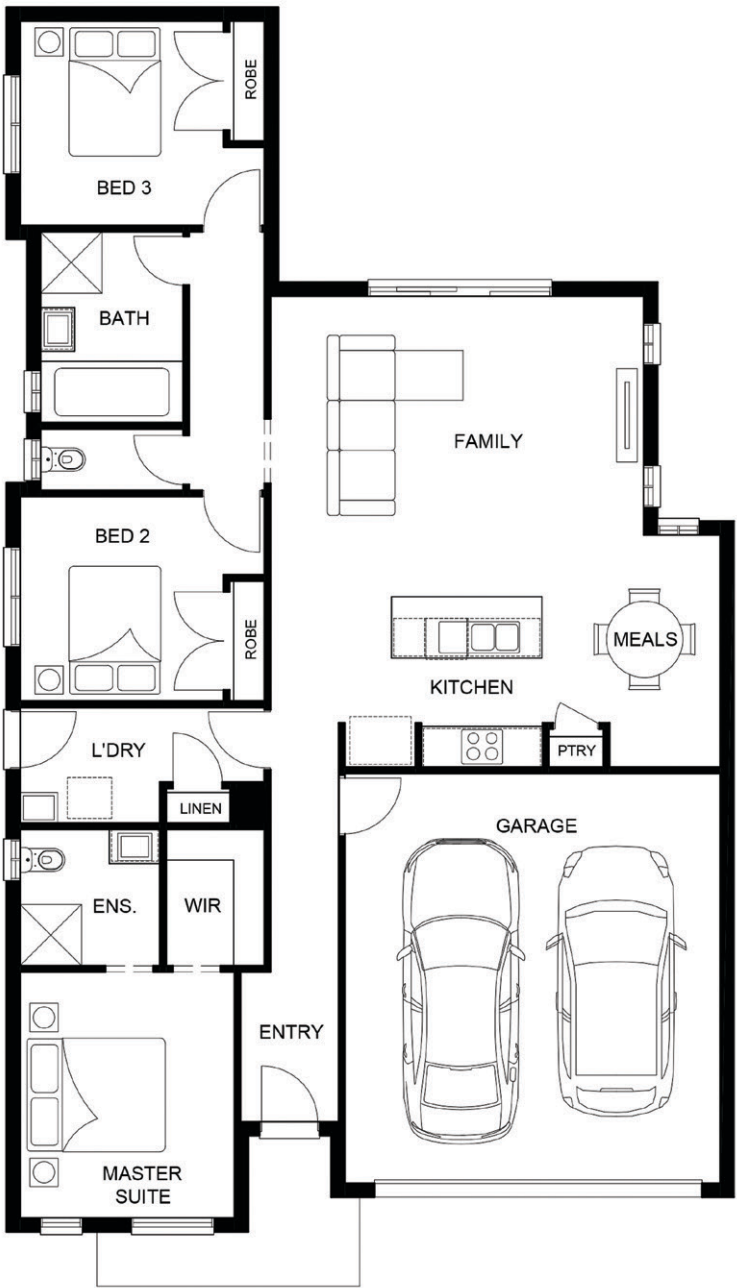
Siteplan

BORDEAUX
one

3 2 1 2 | LOT 1326

TOTAL AREAS

MASTER SUITE	3140mm x 3610mm	
BED 2	3000mm x 2900mm	
BED 3	2980mm x 3000mm	
FAMILY	5470mm x 4410mm	
MEALS	2615mm x 3410mm	
GARAGE	5500mm x 6010mm	
TOTAL	159.72m ²	17.19sq
EXTERIOR LENGTH	17,950	
EXTERIOR WIDTH	10,660	



The Eltham
FACADE



NATURAL COLOUR SCHEME



COASTAL COLOUR SCHEME



URBAN COLOUR SCHEME



CONTEMPORARY COLOUR SCHEME

PLEASE NOTE: All images used are for illustrative purposes only, are artist impressions and may depict options that are not available. Facade details such as entry doors, window sizing and placement may vary between house types and sizes. Please speak to our friendly new home consultants for full details regarding your chosen facade.

BORDEAUX

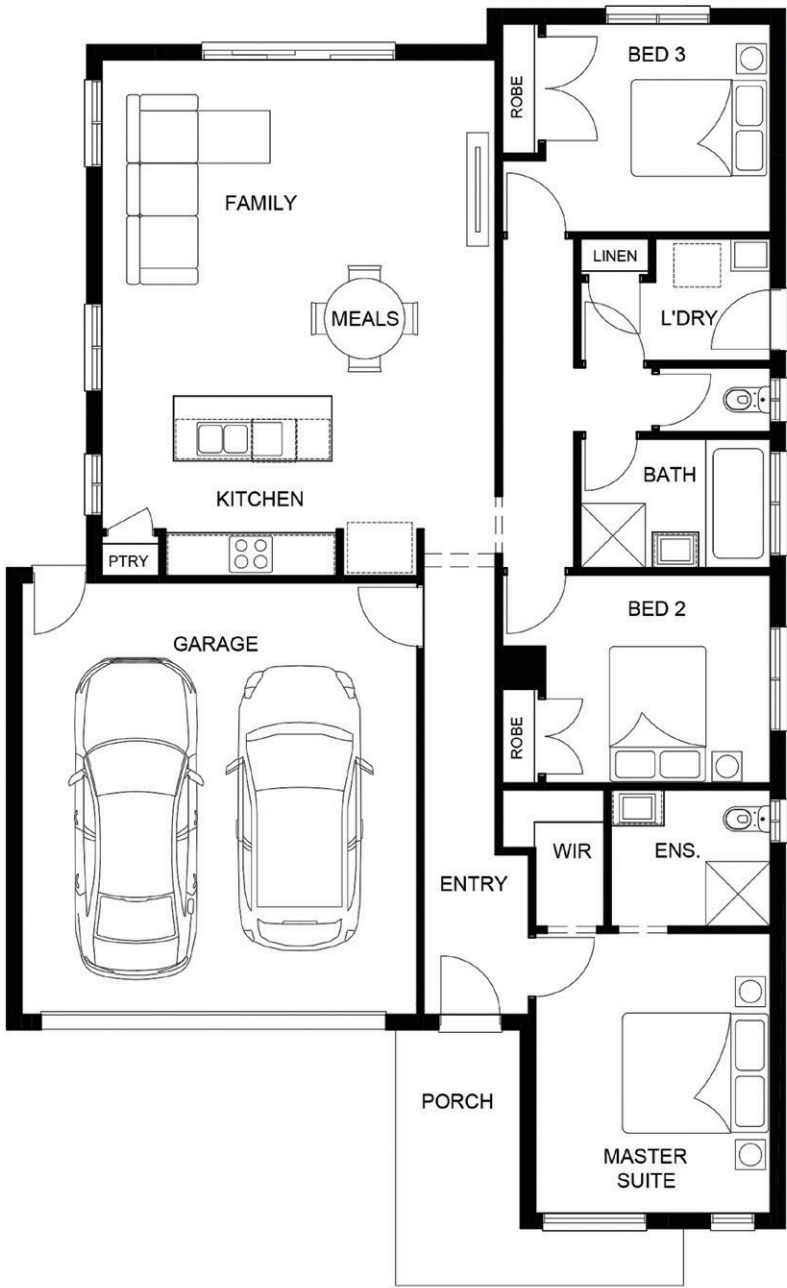
two

3 2 1 2 | LOT 1327

TOTAL AREAS

MASTER SUITE	3270mm x 3900mm
BED 2	3130mm x 2900mm
BED 3	3130mm x 2900mm
FAMILY / MEALS	5475mm x 4680mm
GARAGE	5500mm x 6010mm
TOTAL	159.93m ² 17.22sq

EXTERIOR LENGTH	16,940
EXTERIOR WIDTH	10,810



The Kirra

FACADE



NATURAL COLOUR SCHEME



COASTAL COLOUR SCHEME



URBAN COLOUR SCHEME



CONTEMPORARY COLOUR SCHEME

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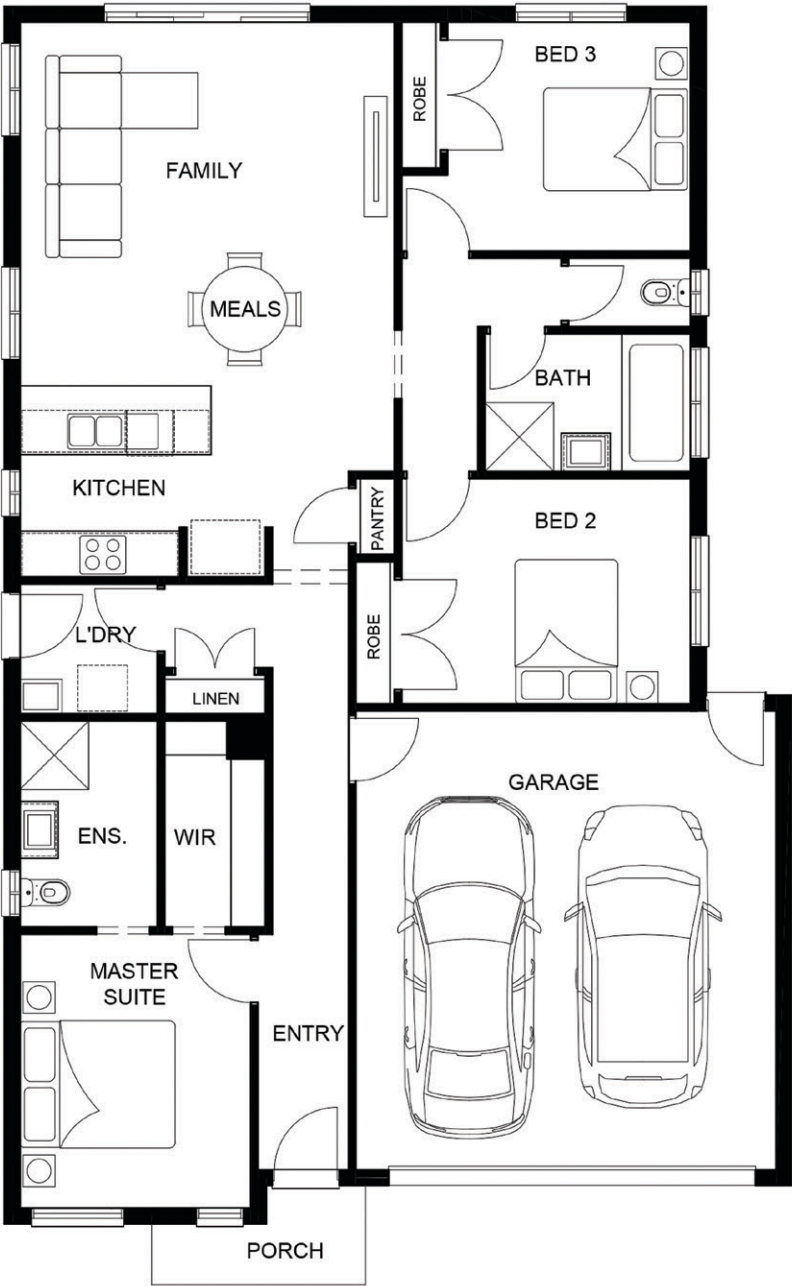
BORDEAUX

three

3 2 1 2 | LOT 1401

TOTAL AREAS		
MASTER SUITE	3020mm x 3590mm	
BED 2	3780mm x 2950mm	
BED 3	3180mm x 3000mm	
FAMILY / MEALS	4900mm x 4760mm	
GARAGE	5500mm x 6010mm	
TOTAL	153.18m ²	16.49sq

EXTERIOR LENGTH	15,920
EXTERIOR WIDTH	10,290



The Indi

FACADE



NATURAL COLOUR SCHEME



COASTAL COLOUR SCHEME



URBAN COLOUR SCHEME



CONTEMPORARY COLOUR SCHEME

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BORDEAUX

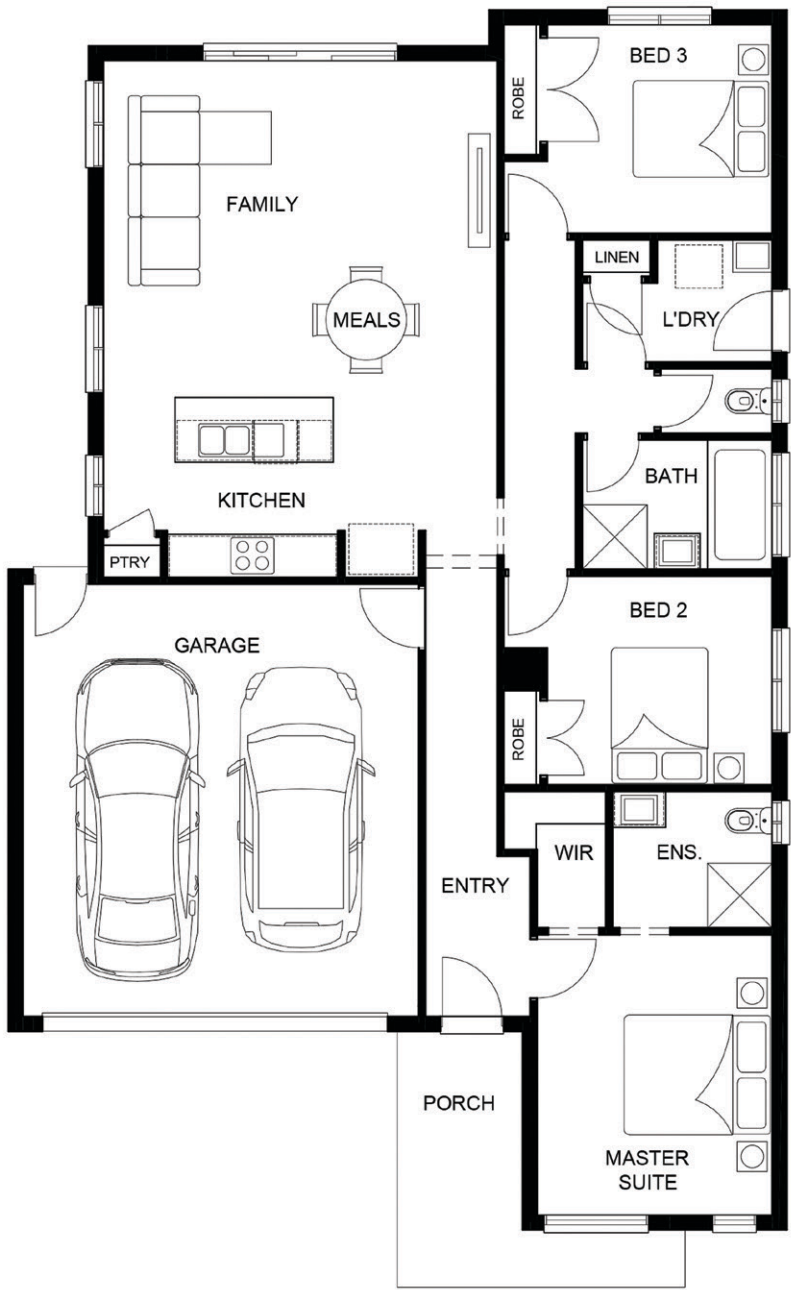
four

3 2 1 2 | LOT 1402

TOTAL AREAS

MASTER SUITE	3270mm x 3900mm
BED 2	3130mm x 2900mm
BED 3	3130mm x 2900mm
FAMILY / MEALS	5475mm x 4680mm
GARAGE	5500mm x 6010mm
TOTAL	159.93m ² 17.22sq

EXTERIOR LENGTH	16,940
EXTERIOR WIDTH	10,810



The Avoca

FACADE



NATURAL COLOUR SCHEME



COASTAL COLOUR SCHEME



URBAN COLOUR SCHEME



CONTEMPORARY COLOUR SCHEME

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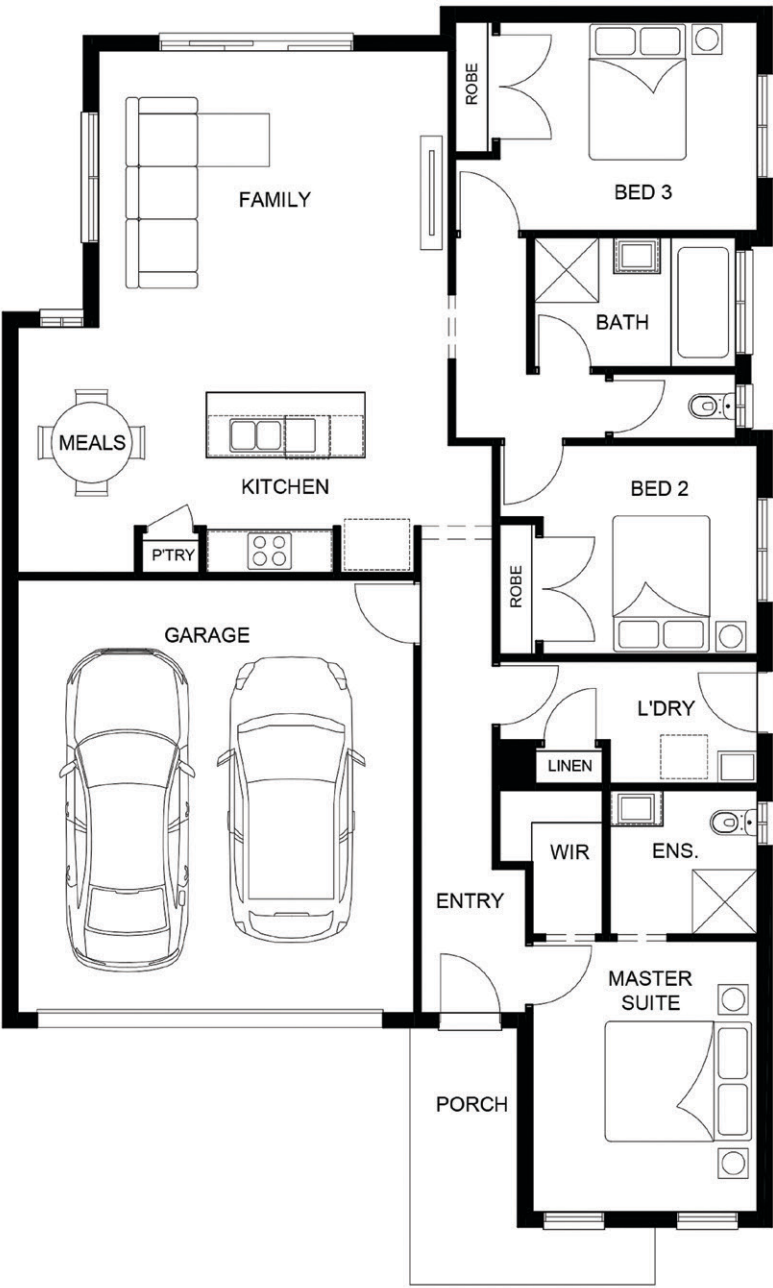
BORDEAUX
five

3 2 1 2 | LOT 1403

TOTAL AREAS

MASTER SUITE	3120mm x 3760mm
BED 2	2980mm x 2900mm
BED 3	3580mm x 2900mm
FAMILY	4860mm x 4740mm
MEALS	2620mm x 3410mm
GARAGE	5500mm x 6010mm
TOTAL	159.91m ² 17.21sq

EXTERIOR LENGTH	16,900
EXTERIOR WIDTH	10,660



The Waratah
FACADE



NATURAL COLOUR SCHEME



COASTAL COLOUR SCHEME



URBAN COLOUR SCHEME

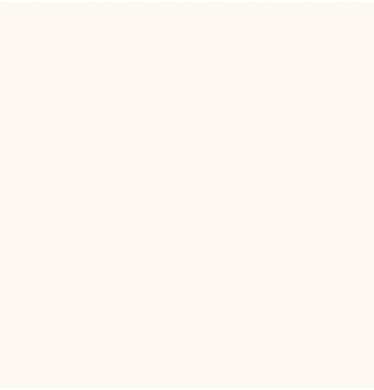


CONTEMPORARY COLOUR SCHEME

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KITCHEN STONE BENCHTOP
Colour - Savannah



KITCHEN/BATHROOM CABINETRY
Colour - Cream Gloss



BATHROOM BENCHTOP
Colour - Natural Bardolino Oak



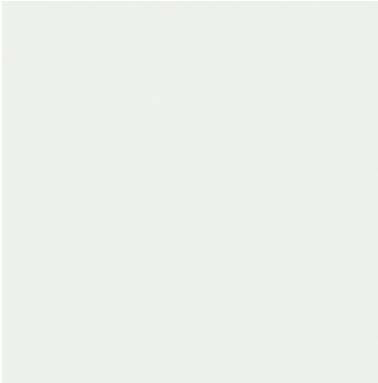
CARPET
Colour - Slick



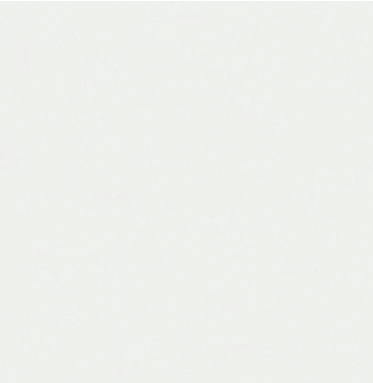
FLOOR & WALL TILE
Colour - Larissa White



KITCHEN SPLASHBACK TILE
Colour - Urban Light Grey



WALL & CEILING PAINT
Colour - Greyology 1



DOORS/SKIRTS/ARCHS PAINT
Colour - Greyology 1

PLEASE NOTE.: Colours and materials are indicative only and may not accurately represent the final built form of your home. Colours and materials may be subject to change. Natural products may result in variations from one batch to another of the same material. Aston Homes reserves the right to reselect colours and products to the closest possible match, as determined by Aston Homes should that product no longer be available at the time of supply. Aston Homes will provide via notification to you of the necessary changes should they be required.



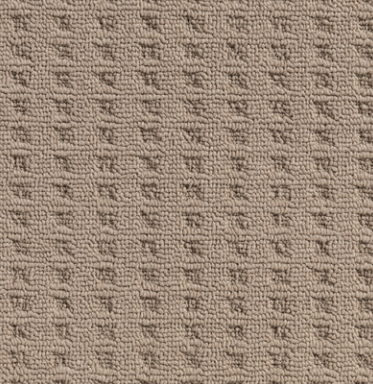
KITCHEN STONE BENCHTOP
Colour - Sparkling white



KITCHEN/BATHROOM CABINETRY
Colour - Royal Oyster



BATHROOM BENCHTOP
Colour - Grey Authentic Oak



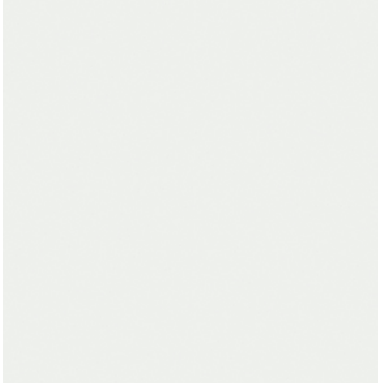
CARPET
Colour - Almond



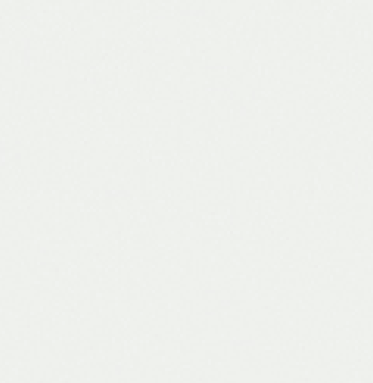
FLOOR & WALL TILE
Colour - Larissa Beige



KITCHEN SPLASHBACK TILE
Colour - Urban White



WALL & CEILING PAINT
Colour - Greyology 1

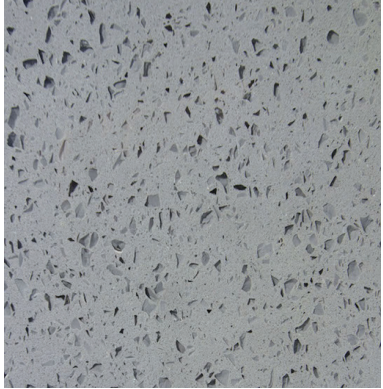


DOORS/SKIRTS/ARCHS PAINT
Colour - Greyology 1

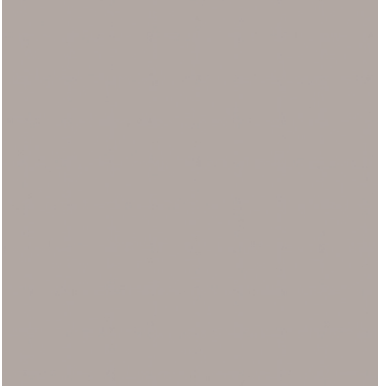
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Urban

INTERNAL COLOUR SCHEME



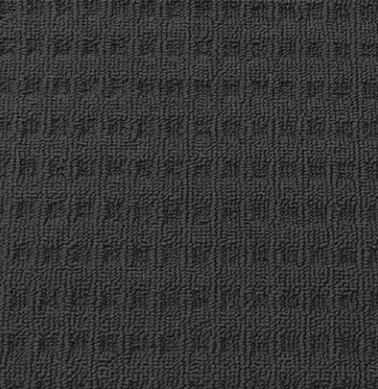
KITCHEN STONE BENCHTOP
Colour - Mottle Grey



KITCHEN/BATHROOM CABINETRY
Colour - Paris Grey



BATHROOM BENCHTOP
Colour - Graphite Denver Oak



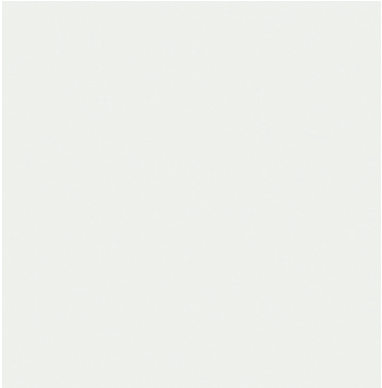
CARPET
Colour - Ash Grey



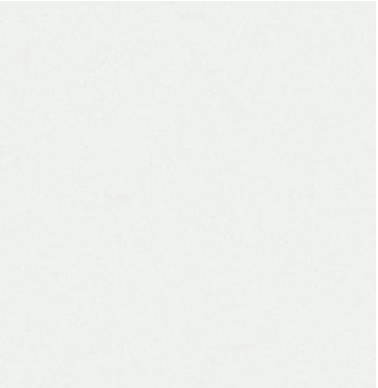
FLOOR & WALL TILE
Colour - Larissa Grey



KITCHEN SPLASHBACK TILE
Colour - Urban Taupe



WALL & CEILING PAINT
Colour - Greyology 1



DOORS/SKIRTS/ARCHS PAINT
Colour - Greyology 1

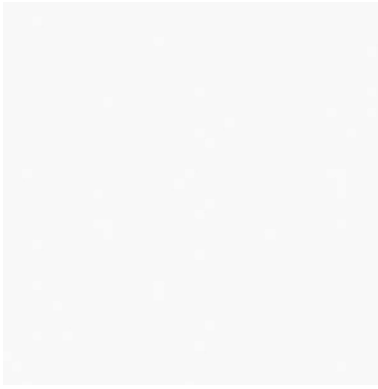
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Contemporary

INTERNAL COLOUR SCHEME



KITCHEN STONE BENCHTOP
Colour - Crystal



KITCHEN/BATHROOM CABINETRY
Colour - Arctic White Gloss



BATHROOM BENCHTOP
Colour - Anthracite Highland



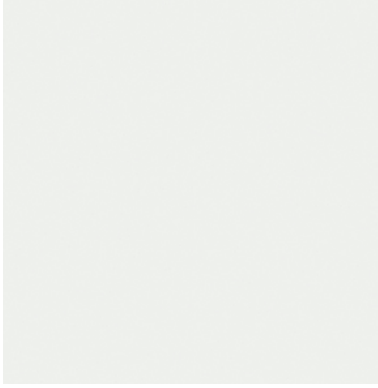
CARPET
Colour - Starboard



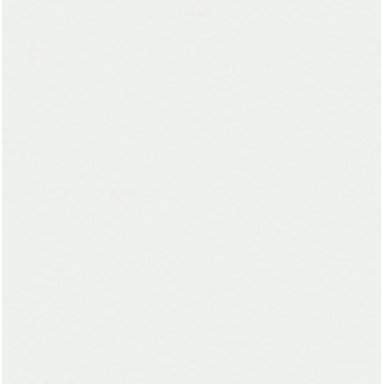
FLOOR & WALL TILE
Colour - Larissa Charcoal



KITCHEN SPLASHBACK TILE
Colour - Urban Dark Grey



WALL & CEILING PAINT
Colour - Greyology 1



DOORS/SKIRTS/ARCHS PAINT
Colour - Greyology 1

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All homes include our complete turn-key package at no extra cost!

Valued at \$14,900



BLOCKOUT
ROLLER BLINDS



CONCRETE
DRIVEWAY



FRONT & REAR
LANDSCAPING



TIMBER FENCING



CLOTHESLINE



LETTERBOX

BORDEAUX STANDARD INCLUSIONS

STRUCTURAL, INTERNAL & EXTERNAL FEATURES

Foundations

- "H2" Class concrete engineer design waffle pod slab with deepened edge beam. (Including alfresco & porch)
- Inc SL92 fabric mesh, N16 bars & 3-L16 trench mesh with 400mm overall slab height.

Council and OH&S Requirements

- OH&S requirements.
- Crossover protection, asset protection & silt sediment control.
- Temporary site fencing & rubbish cage.
- Warranty insurance.
- Occupancy certificate.

Frame

- MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses.

External Cladding

- Rendered Hebel home. (Choice of up to 2 render colours)

Roofing Material

- Concrete roof tiles (Category 1).
- 22.5 degree roof pitch.

Gutter / Fascia / Downpipes

- Colorbond gutter, fascia & downpipes.

External Paintwork

- Low sheen acrylic paint to all external surfaces (If applicable).
- Semi gloss enamel paint to front entry door.
- Flat acrylic paint to eaves (If applicable).

Windows

- Powder-coated aluminium windows & sliding doors.
- Keyed window locks to all openable windows.

- Obscure glazing to bathroom, ensuite and WC.

Front Door

- Feature solid timber front entry door.
- Chrome lever door handle with deadbolt and backing plate.
- Timber door frame with enviro seal.

Garage

- Concrete floor, plaster lined ceiling & part internal walls.
- Colorbond panelift door (Category 1).
- Weatherproof hinged flush panel access door to rear (Design Specific).
- Powdercoated aluminium door frame to rear.

Connections

- Connection of services - water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire.
- Up to 700M2 land size with 300mm of fall, 400mm fill and 5M setback.
- 2x external water taps.
- Excludes telephone connection cost and excludes gas and electricity account opening fees.

Structural

- 7 year structural guarantee.
- All statutory warranties, insurances and guarantees.
- 6 months maintenance period.
- Independent inspections by registered building surveyor.
- Quality assurance inspection by private inspector.
- Termite protection.

INTERNAL DETAILING

Skirting / Architraves

- 67mm x 12mm primed square skirting.

- 67mm x 12mm primed square architraves.

Cornice

- 75mm cove cornice.

Internal Paintwork

- 3 coat paint system.
- Flat acrylic paint to ceilings.
- Low sheen acrylic paint to internal walls.
- Semi gloss enamel paint to all internal woodwork and doors.

Ceiling Height

- 2550mm ceiling height.

Robes

- White melamine single shelving throughout and metal hang rail.

Wall & Floor Coverings

- Ceramic wall and floor tiles 450mm x 450mm to bathroom, ensuite, WC, laundry & living areas. (Category 1).
- 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- Carpet to all bedrooms (Category 1).

Internal Doors

- 2040mm high x 520 - 820mm wide flush panel and hinged wardrobes.
- Chrome lever door furniture.
- Chrome lever door handle to robes.
- Air cushion door stops.

ELECTRICAL & SUSTAINABLE ENERGY

Internal Powerpoints

- Double/Single powerpoints throughout home as per electrical plan.

Lighting

- Internal: Fixed batten holders with cowl shades and energy efficient globes.

- External: Fixed batten holder to entry and 2 x weather proof paraflod lights.

NBN / Opticom

- Provision only.

TV Antenna & Points

- Provide 2 x TV points including 5M of coaxial cable to roof space.
- Provide TV Antenna (Above Roof)

Telephone Points

- Provide pre-wired telephone point with wall plate and underground connection to supply pit.

Exhaust Fans

- Self sealing exhaust fans where required.

Smoke Detectors

- 240v Hard-wired with battery backup.

Safety Switch

- RCD safety switch and circuit breakers.

Heating

- Medium efficiency gas ducted heating unit installed in roof space with control.
- Ducted to all living areas, bedrooms, ensuite & bathroom.

Hot Water Service

- Rinnai 26 Litre instantaneous hot water service.

Insulation

- R 3.5 Insulation to ceiling.
- Sisalation foil wall wrap & R 1.5 polyester batts to all external walls.

Energy

- Independent 6 star energy report obtained for every individual home.

- 6 star energy ratings are included for standard design homes only.
- Any double glazing requirements to achieve 6 star energy rating for standard design homes only.

KITCHEN & LAUNDRY

Kitchen Joinery

- Laminated cabinets (Category 1)
- Melamine finish to all internal surfaces.

Kitchen Benchtop

- 20mm stone benchtop (Category 1).

Kitchen Pantry

- 4 White melamine shelves.

Kitchen Handles

- Chrome (Category 1).

Dishwasher

- Provision with single power point and water connection. (Dishwasher not included)

Gas Oven / Cooktop

- 600mm stainless steel European design in-built electric oven.
- 600mm stainless steel European design gas hot plate.

Rangehood

- 600mm stainless steel canopy rangehood ducted to roof space.

Kitchen Sink

- Double bowl stainless steel sink with side drainer.

Kitchen Tap

- Designer sink mixer with chrome finish.

Laundry Trough

- 45ltr stainless steel trough,

- powder coated steel cabinet with designer sink mixer and wall mounted washing machine stops.

BATHROOM & ENSUITE

Bathroom Joinery

- Laminated cabinets (Category 1)

Benchtop

- Laminated square edge benchtop with shadow line (Category 1)
- Melamine finishes to all internal surfaces.

Shower

- Polymarble shower base. Polished silver frame shower screen with pivot door and clear laminated glass.
- Designer chrome flickmixer with adjustable hand-held head on shower rail.

Bath

- Up to 1675mm white acrylic bathtub. (Design Specific)
- Designer chrome flickmixer and wall spout.

Toilet

- White vitreous china toilet suite with concealed waste and dual flush cistern.

Vanity Basin

- Designer selection ceramic basin (Category 1).
- Designer chrome flick mixer (Category 1)

Bathroom Accessories

- Chrome towel rail & toilet roll holder.

Mirrors

- Polished edge mirrors to full width of vanities.



| marantali |

| Aston
HOMES