



TALIA
TOWNHOUSES

STAGE 2

Allura Estate Truganina
TALIATOWNHOUSES.COM.AU | 13 BURBANK

LOVE THE LOCATION

Situated just 25km from the Melbourne CBD at Allura estate in Truganina, Talia Townhouses put everything you need right on your doorstep. From shops and schools to medical centres and community services, you'll be spoilt for choice at Allura. Easy access to the Tarneit and Williams Landing train stations makes commuting a breeze, while a reliable bus network means you can leave the car at home while travelling between the many local amenities and attractions.

When it comes to education, Allura really excels. An array of local primary and secondary schools will please even the most discerning parents. There's so much to love about life at Allura, and it all starts with a great location!



SOPHISTICATION MEETS STYLE IN OUR LUXURIOUS TALIA TOWNHOUSES.



THE FLOOR PLAN

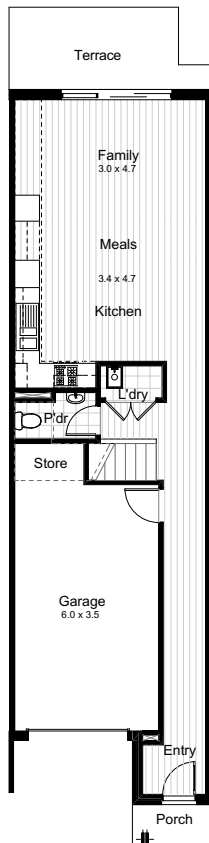
Talia 'full turn-key' townhouses come complete with everything you need to move in straight away, so there's nothing more to do or pay. Available in a choice of two contemporary colour schemes, and with a range of options and upgrades. With plenty of features packed into a highly functional floor plan, and a spacious open-plan design, you'll love coming home to your new Talia Townhouses.

3 BEDROOM TOWNHOUSE (LOT 12 to 21)

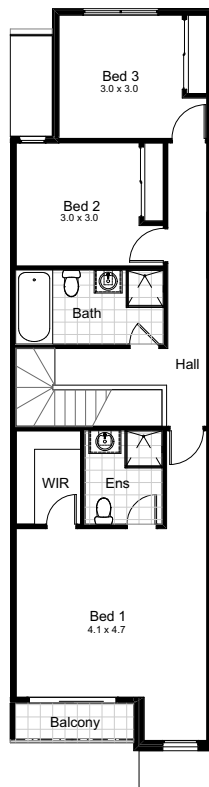
Ground Floor	58.29m ²	Balcony	2.88m ²
Porch	1.92m ²	First Floor	82.13m ²
Garage	22.59m ²	Total area	167.81m ²

3 BEDROOM TOWNHOUSE (LOT 11 and LOT 22)

Ground Floor	64.85m ²	Balcony	2.88m ²
Porch	1.92m ²	First Floor	84.46m ²
Garage	22.59m ²	Total area	176.70m ²



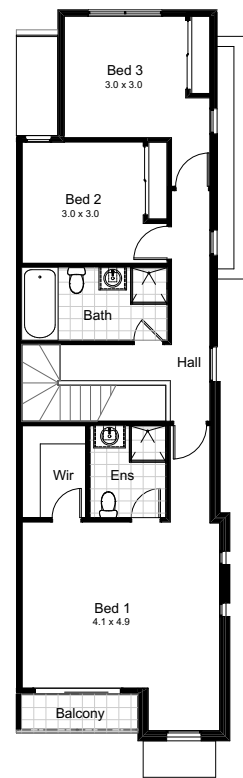
GROUND FLOOR



FIRST FLOOR



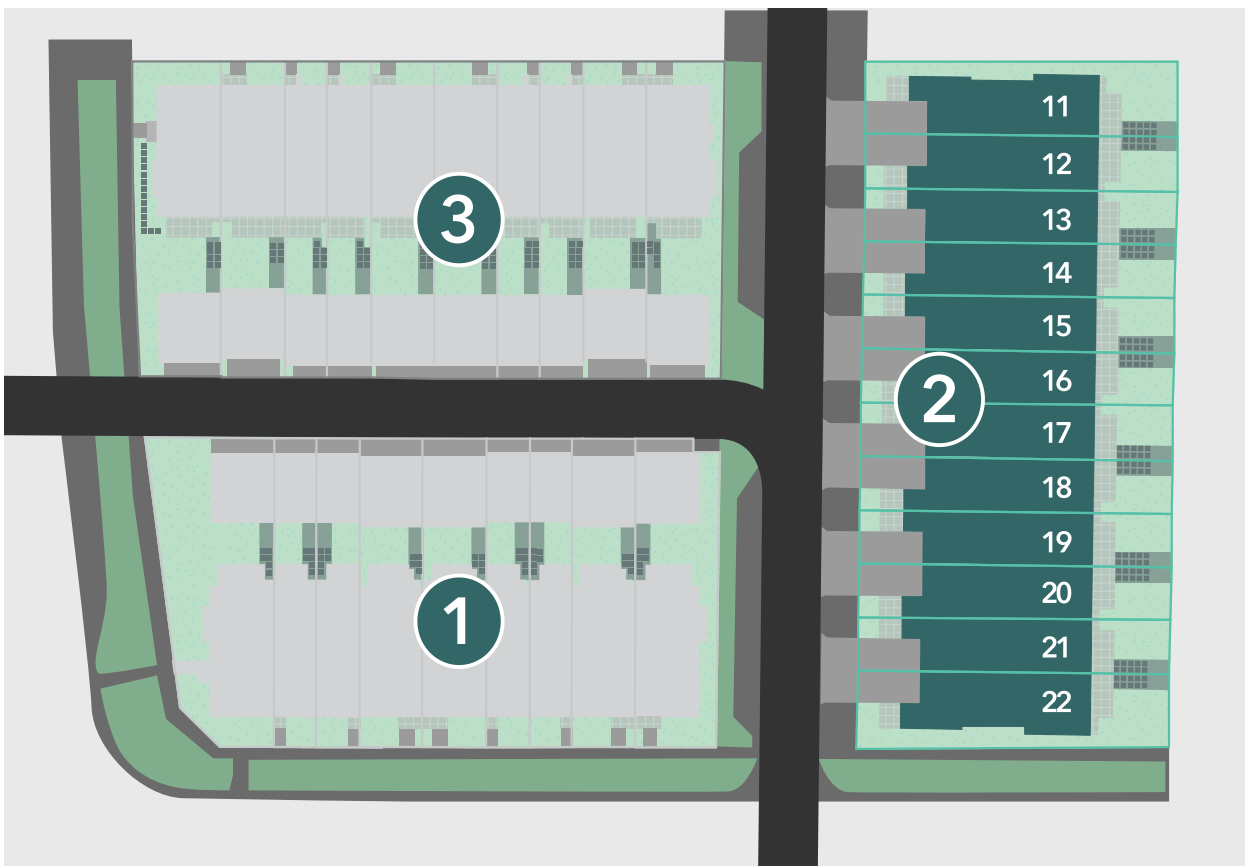
GROUND FLOOR



FIRST FLOOR

STAGED RELEASE

Talia Townhouses will be sold and constructed in three stages, with each stage offering homes with slightly different floor plans and features, maximising the sun's orientation with sun light in every courtyard.





INCLUSIONS

Contemporary, architect designed townhouse

Front and rear landscaping

Remote control sectional garage door

6 star energy rating

20mm reconstituted stone benchtops to kitchen, bathrooms and ensuite

Tiled shower base to bathroom and ensuite

LED downlights throughout

Fencing to rear yards

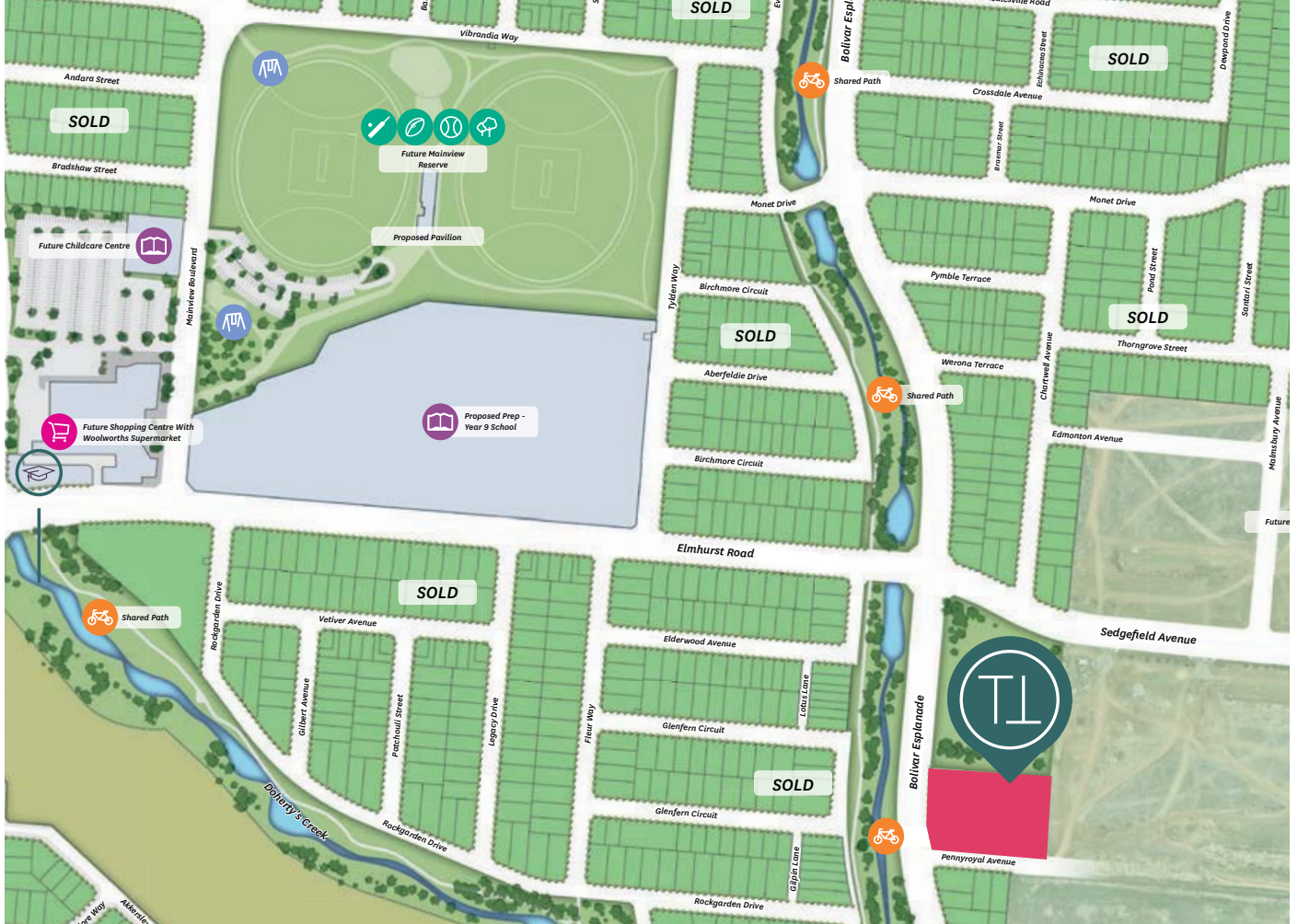
Rendered letterbox

NBN provision for future connection

Split (reverse cycle) air conditioning system with outlet to main living area and master bedroom

SMEG cooktop, rangehood, oven and dishwasher

Please refer to the Talia townhouses siting brochure, inclusions and specifications sheets for the full turn-key listing.



BURBANK

Burbank is one of Australia’s most trusted home builders, with over 30 years’ experience, more than 30 industry awards and offices in Victoria, Queensland, South Australia and New South Wales.

Led by father and son team Eddie and Jarrod Sanfilippo, Burbank offers living solutions for everyone. Burbank is a leader in the high and medium housing space, with several award-winning projects making waves across Melbourne.

Burbank creates places for people to call home.



STOCKLAND

Stockland has been creating places that meet the needs of its customers and communities for over 60 years. Throughout this time Stockland’s customers and communities have been growing, adapting, sharing and changing our places into their places.

That sentiment has made Stockland into Australia’s leading property group with places as diverse as residential communities, townhomes, apartments, retirement living villages, retail and more.

Stockland makes the places. You make them your own.



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This document shows the proposed floor plan and facade for the specified property within the proposed development called “Talia”. The contents of this document are based on information available to and the intention of Stockland and Burbank at the time of creation of this document (February 2017) and are subject to change. All dimensions and areas are approximate and are subject to change. The contract for sale should be reviewed in relation to the specifications for the specified property. Furniture, furnishings, decorative items, cars, street trees, street plants and street landscaping and the like are shown for indicative purposes only and are not included in the sale. Any trees, plants and landscaping shown within the specified lot are for indicative purposes only. Variations in colour may occur during the printing process. Colours shown are indicative only and are not accurate representations of the actual colours.