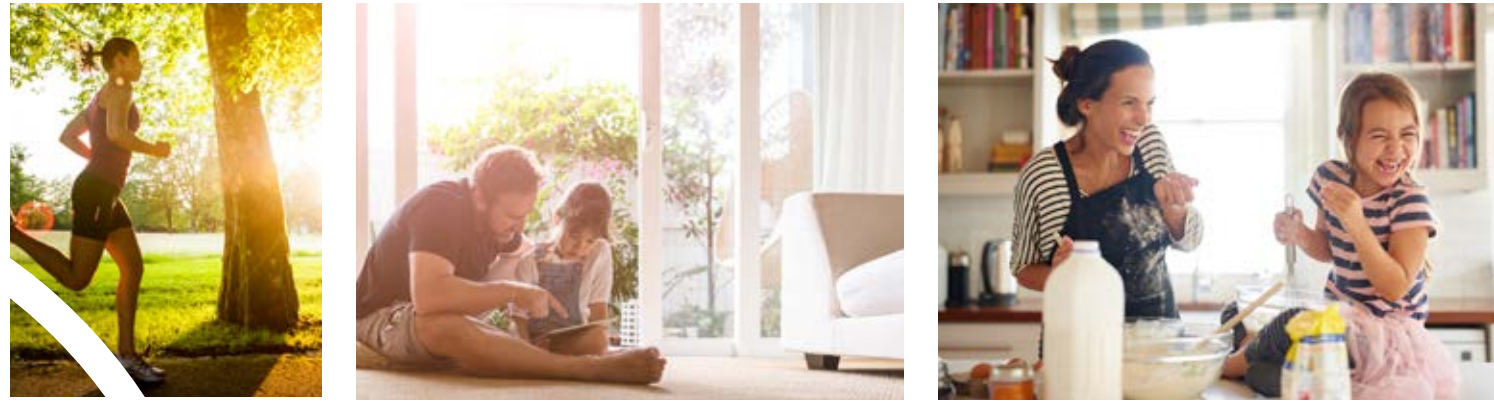


## LOVE THE LOCATION

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!



SOPHISTICATED MEETS STYLE IN OUR LUXURIOUS TALIA TOWNHOUSES.



### 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.

Founded by Eddie Sanfilippo - and now led by his son 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.

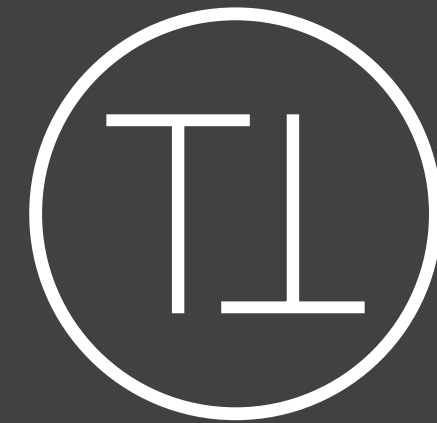


### STOCKLAND

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.



TALIA  
TOWNHOUSES

STAGE 3

Allura Estate Truganina  
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TALIATOWNHOUSES.COM.AU | 13 BURBANK

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 (April 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.



## 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, Burbank lets you customise your 2 or 3 bedroom Talia Townhouse to create a space that's as unique as you are. 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 1 & 10)

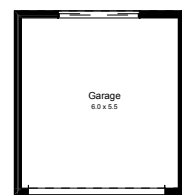
Balcony	2.20m <sup>2</sup>
First Floor	71.73m <sup>2</sup>
Garage	38.20m <sup>2</sup>
Ground Floor	72.64m <sup>2</sup>
Porch	2.31m <sup>2</sup>
Total area	187.08m <sup>2</sup>

### 3 BEDROOM TOWNHOUSE (LOT 2, 5, 6 & 9)

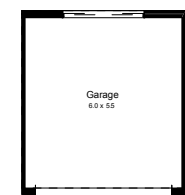
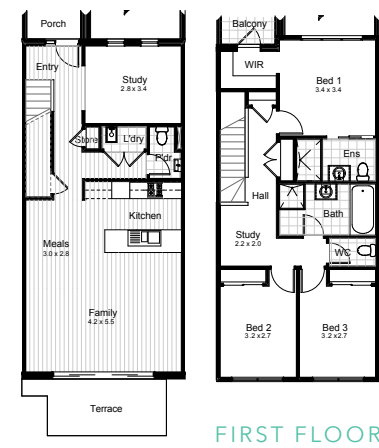
Balcony	2.20m <sup>2</sup>
First Floor	69.64m <sup>2</sup>
Garage	37.32m <sup>2</sup>
Ground Floor	69.06m <sup>2</sup>
Porch	2.44m <sup>2</sup>
Total area	180.66m <sup>2</sup>

### 2 BEDROOM TOWNHOUSE (LOT 3, 4, 7 & 8)

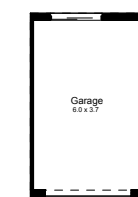
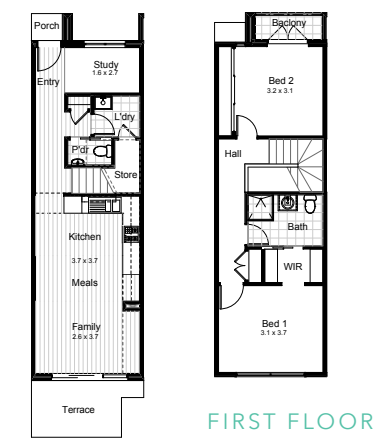
Balcony	2.73m <sup>2</sup>
First Floor	47.09m <sup>2</sup>
Garage	25.66m <sup>2</sup>
Ground Floor	47.48m <sup>2</sup>
Porch	1.03m <sup>2</sup>
Total area	123.99m <sup>2</sup>



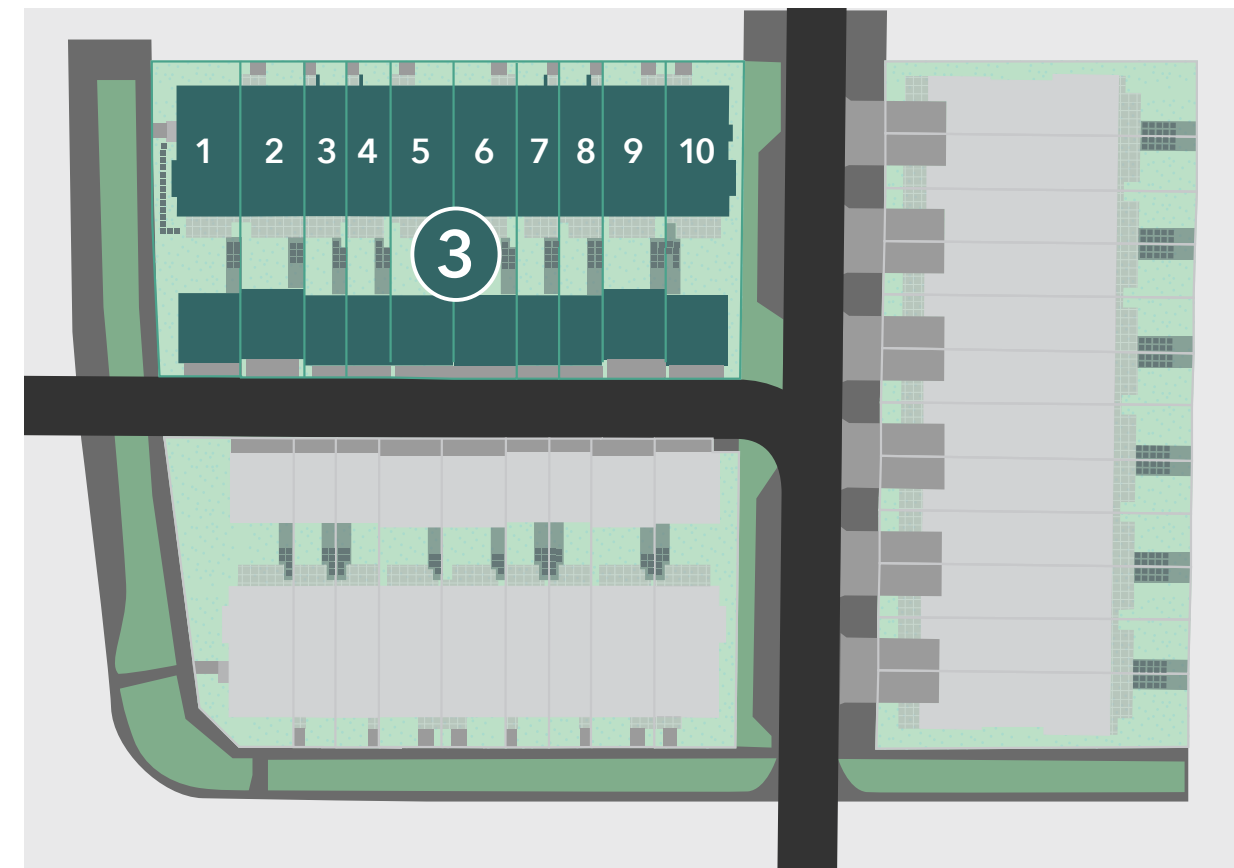
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



## STAGED RELEASE

Talia Townhouses will be sold and constructed in stages, with each stage offering homes with slightly different floor plans and features, maximising the sun's orientation with sun light in every courtyard. This Stage 3 release will offer 2 and 3 bedroom dwellings with park frontage.



## 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.

