

STAGE 7 

the Springs

PREMIUM LIVING AT THORNHILL PARK



ARTIST IMPRESSION



*Live by the water at the epicentre
of your community. A refined home,
designed for modern living.*



ARTIST IMPRESSION

Premium Town Home Living at Thornhill Park

THE SPRINGS RELEASE IS A PREMIUM
LIFESTYLE PRECINCT SITUATED IN THE
WEST'S MOST DESIRABLE ESTATE

The Springs architecturally designed Town Homes offer an abundance of style and intelligent functional spaces. Currently under construction, these affordable homes offer the ideal turn-key solution.

Savour a low maintenance lifestyle, uniquely placed with an outlook across beautiful wetlands. Explore fitness trails and access impressive parkland including an adventure playground, family shelter and BBQ facilities. The perfect place to catch up with family and friends.

An inspirational new way of living centred on lifestyle.

The Locality

A modern lifestyle would not be complete without convenient access to one of the world's most liveable cities. Melbourne offers many unparalleled entertainment and lifestyle choices.

Thornhill Park's relaxed town centre offers you the chance to take a breath, unwind and enjoy a coffee from one of the local cafés or restaurants.

MELBOURNE CBD



40km



35 mins

CAROLINE SPRINGS



13km



12 mins

MELBOURNE AIRPORT



38km



31 mins





Melbourne
CBD
35mins

Port
Phillip
Bay

Future
Shopping

Rockbank
Train Station

Future
Thornhill Park
Train Station

PAYNES ROAD

GREIGS ROAD

Future
Town Centre

Future
Schools

Active
Open Space

Future
Parks

Display
Village

Land Sales
Suite

MT. COTTRELL ROAD

FUTURE SHOGAKI DRIVE

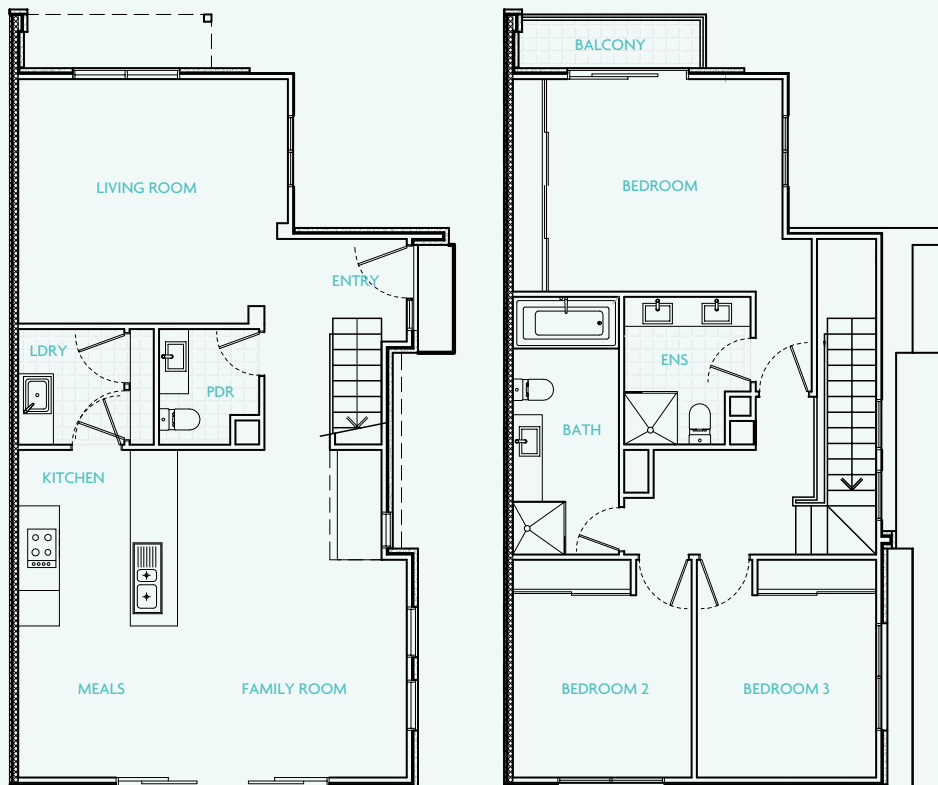
Floor Plans

CULLEN

3  2  2 

Total Area

197.4 sqm | 14.05 m²



GROUND FLOOR

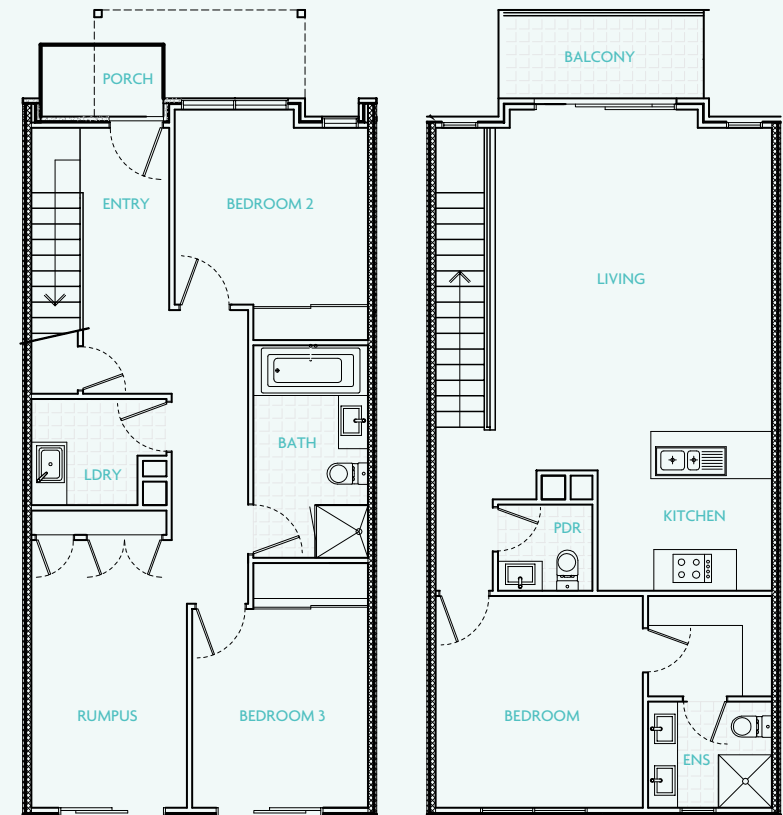
FIRST FLOOR

ELLERY

3  2  2 

Total Area

196.6 sqm | 14.0 m²



GROUND FLOOR

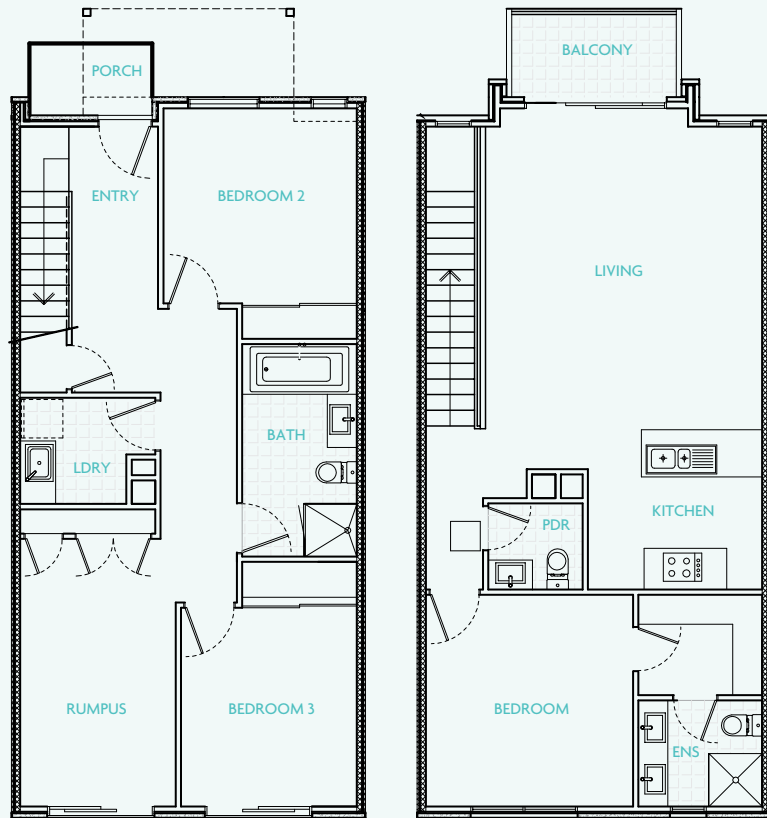
FIRST FLOOR

DIXON

3  2  2 

Total Area

196.9 sqm | 14.03 m²



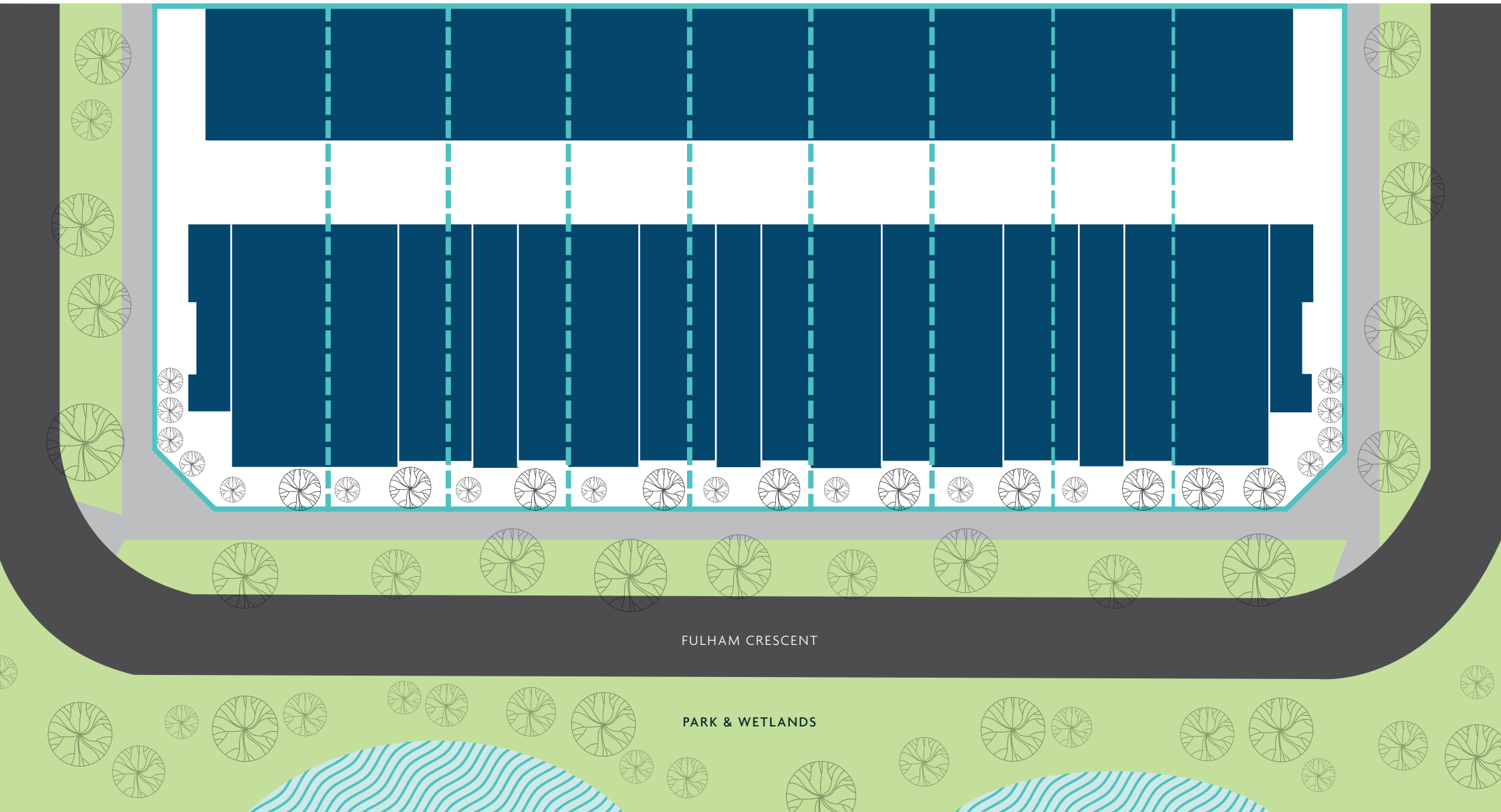
GROUND FLOOR

FIRST FLOOR



ARTIST IMPRESSION

ELLERY	DIXON	CULLEN	ABBEY	CULLEN	DIXON	ABBEY	CULLEN	ELLERY
LOT 713	LOT 712	LOT 711	LOT 710	LOT 709	LOT 708	LOT 707	LOT 706	LOT 705
211m ²	150m ²	150m ²	150m ²	150m ²	150m ²	150m ²	150m ²	211m ²





FULHAM CRESCENT

BROMLEY CIRCUIT

EXMOUTH STREET


*the***Springs**
STAGE 7

Town Home Specifications

PAINTWORK	Internal:	Woodwork and Doors: Sealer undercoat with enamel gloss top coat (Doors, skirting & architraves to be one colour). Ceilings: Flat acrylic (one colour throughout). Walls: Sealer undercoat and top coat washable Low Sheen acrylic (one colour throughout).
	Ceiling Height:	Single storey: 2740mm throughout. Double storey: 2740mm to ground floor and 2540mm to all other floors (Product Specific).
INTERNAL FEATURES	Room Doors:	Flush panel 2340mm high to 2700mm high ceiling areas, 2040mm high to remaining areas.
	Room Door Furniture:	Lever Handles: Lever set, (Refer internal colour scheme for finish). Note: Privacy lever set to Powder Room, Bathroom and Ensuite.
	Mouldings:	Skirtings: 92mm x12mm Double Pencil round (MDF). Architraves: 67mm x12mm Double Pencil round (MDF).
	Cornice:	75mm Cove cornice throughout.
	Blinds:	Blockout Blinds to all windows and sliding doors.
HEATING	Gas Ducted:	Outlets ducted to living areas, Bedrooms (Excludes Laundry, W.C. and Powder Room). Total number of points and unit size product specific - refer to working drawings.
SUSTAINABLE ENERGY	Solar Hot Water:	Gas 26 litre flow per minute instantaneous unit.
KITCHEN	Sink:	1 - 3/4 stainless steel with one tap hole.
	Tap:	Single lever mixer chrome finish.
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Product specific).
	Dishwasher:	Supplied & installed to kitchen.
	Splash Back:	Low Iron Glass Splash Back to Kitchen.
APPLIANCES	Oven:	Electric fan forced 600mm wide stainless steel.
	Hot Plate:	Gas with electronic ignition 600mm wide stainless steel.
	Rangehood:	3 speed fan, 600mm wide stainless steel canopy, slideout or concealed ducted to external. (Product specific, refer to working drawings).
BATHROOM/ EN SUITE/POWDER	Mirrors:	Silver backed mirrors with polished edges, full width of & seated on vanity.
	Basins:	Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome waste & 1 no. tap hole. (Product specific, refer to working drawings). Wall Basin: vitreous china wall basin, with chrome waste & 1 no. tap hole. (Product specific, refer to working drawings).
	Shower Screens:	Grange Overlap semi frameless with pivot door and clear glass & silver trim.

	Towel Rails & Rings	600mm Towel Rails to ensuite and bathroom, Towel Ring to powder room.
	Taps & Outlets:	Bath: Wall mixer with Wall Swivel Spout 250mm, chrome finish. Bench Top Basin: Single lever chrome finish. Wall Basin: Single lever mixer chrome finish. Shower: Wall mixer with hand-held outlet & shower rail, chrome finish.
	Toilet Suite:	White vitreous china toilet suite with concealed waste and dual flush cistern & chrome mini cistern stop tap.
LAUNDRY	Trough:	45 litre stainless steel inset tub.
	Tap to Trough:	Single lever mixer - chrome finish.
ELECTRICAL	Internal Light Points:	LED Down lights (refer to working drawings).
	External Light Points:	LED Down lights to Portico/Entry (refer to working drawings) or external Wall Mounted light (product specific refer working drawings) or Weatherproof Parafood light (product specific, refer working drawings).
	Switch Plates:	Clipsal C2000 or similar White (wall mounted where practical).
	Smoke Detector:	Hardwired with battery backup.
	Exhaust Fans:	Above showers, and W.C. ducted to outside air if required.
	TV Point:	Two points including Antenna (refer working drawings). Only included for NBN areas (not required where OptiComm is available).
	Telephone Point:	Two points with wall plate including underground conduit to front boundary (refer working drawings).
CERAMIC TILING	Floor Tiles:	To laundry, bathroom, ensuite, powder room, and W.C. as per working drawings (Refer Internal Colour Scheme for finish).
	Shower Base:	Tiled shower base with square chrome waste.
FLOOR COVERING	Carpet:	Bedrooms and adjacent passage & stairs. Category 2 carpet with 10mm underlay.
	Timber Floating Floor:	Entry, adjacent passage, Living, Meals & Kitchen. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).
	Stairs:	MDF closed stringer with gloss painted finish standard with timber framed & plaster balustrade. Balustrade with 14mm diameter factory finished matt black etch paint metal balusters. (Product Specific, refer working drawings) Carpet to treads and risers.
GARAGE	General:	Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor and lightweight rendered cladding above garage door opening or lightweight construction (design specific, refer working drawings).
	Internal Access Door:	MDF frame with flush panel door & lever handle to match internal with deadbolt.
	External Access Door:	Metal or timber frame (product specific, refer working drawings) with flush panel 2040mm high door Key-in-knob entrance set (refer internal colour scheme for finish).
LANDSCAPING	General:	Exposed Aggregate Paving. Landscaping, fencing and paving/paths as per Town Planning Conditions. Letter box (refer to working drawings for location). Fold-down clothes line (refer to working drawings for location).

thornhillpark.com.au/townhomes
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CREATED BY



SOLD BY



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