

boutique
homes

Boutique townhomes.

at Minta, Berwick.



Stockland



MINTA

We believe exceptional design makes extraordinary homes. It's what drives us and we hope it inspires you.

Building a townhome is one of the most ambitious and exciting projects you'll take on in your lifetime.

We're here to help you create a townhome that gives you immense pride every time you walk through the door. It should be a place that you're proud to show off. And with careful upfront planning, it should evolve and grow as your lifestyle and family situation changes.

The journey starts with inspired and thoughtful design; a facade that captures your imagination. Add to that our commitment to quality, craft and workmanship, and you've got the makings of your forever home.

Here are a few added reasons that make building with Boutique Homes the right decision:

- Contemporary townhome designs and facades that lead the market
- Professionally curated colour selections
- Upfront pricing for certainty and peace of mind
- Market-leading standard inclusions and trusted brand partners
- Quality building materials
- 25-year structural guarantee and 12-month Boutique Assist aftercare warranty
- Proudly part of the ABN Group – Australia's leader in residential construction, property and finance – we have been building quality new homes since 1978

Thank you for inviting us to be part of your journey. We're excited to get started.



A handwritten signature in black ink, appearing to read 'A Hooper'.

Aidan Hooper
Managing Director

MINTA

Defined by its stunning natural landscape, activated spaces, connectedness, and focus on sustainability, Minta offers the perfect lifestyle for residents nestled in Melbourne's south-east suburb of Berwick.



Artist impression of broader environment only. Speak to your New Homes Consultant for specific design details of individual townhomes.

Your new community.

Located 48km from Melbourne, Berwick is a highly sought out suburb of the Casey region. With an established network of local amenity, residents can enjoy flexible lifestyles within a social and sustainable community.

EDUCATION AND CHILDCARE

Learn Smart Early Learning Centre - 60m
 Hillcrest Christian College - 800m
 Rivercrest Christian College - 1.7km
 Brentwood Park Primary School - 2.7km
 Berwick College - 4.7km
 Berwick Chase Primary School - 850m
 St Catherine's Catholic Primary School - 2.2km
 Kambrya College - 2.6km
 Beaconhills College - 2.6km
 Berwick Primary School - 3.5km
 Haileybury College - 4.3km
 Goodstart Early Learning, Berwick - 3.5km
 Chisholm Institute - 3.9km
 Nossal High School - 4.8km
 Federation University Australia - 4.3km
 Cranbourne Library - 10.4km
 Heritage College - 5.7km

SHOPPING AND DINING

Berwick Village - 5.0km
 Berwick Springs Promenade - 4.6km
 Eden Rise Village - 2.7km
 Selandra Rise Shopping Centre - 6.9km
 Westfield Fountain Gate Village Cinemas - 8.6km
 The Local Brew House - 12.0km
 D'Angelo Estate Vineyard - 7.7km

PARKS AND OPEN SPACE

Circa Park - 1.7km
 Wilson Botanic Park Berwick - 6.4km
 Royal Botanic Gardens Cranbourne - 15.3km
 Berwick Springs Lakes & Wetlands - 4.6km
 Recreation Reserve - 2.8km
 Cranbourne Golf Club - 12.8km

MEDICAL CENTRES

St John Of God Berwick Hospital - 3.4km
 Woodleigh Waters Medical Clinic - 2.4km
 Casey Hospital - 3.8km
 Eden Rise Family Clinic - 2.7km
 HealthMint Medical Centre - 4.4km

LEISURE CENTRES

Splash's Swimming Pool - 4.1km
 Casey Stadium - 11.0km

PUBLIC TRANSPORT & ACCESS

Beaconsfield Train Station - 3.5km
 Berwick Train Station - 5.0km
 Officer Train Station - 8.2km
 Narre Warren Train Station - 8.5km

LEGEND

- Display Village 1 - Now Open
- Future Display Village 2
- Retail
- Education
- Community

Display homes at Minta.

Barcelona 27
 22 Soho Bvd, Berwick



Parkville 31
 24 Soho Bvd, Berwick

Eden 18 Townhomes
 4 Splendour Lane, Berwick
 Open by appointment only.
 To arrange a tour please speak to a New Homes Consultant.



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NEW RELEASE
Boutique townhomes

Minta Lakes

Minta Lakes & Wetland

Halcyon Berwick, designed for over 50s

Hillcrest College - 800m

Eden Rise Shopping Centre (including Coles & ALDI) - 1.5km

Melbourne CBD - 48km

Eden.



4 Splendour Lane, Berwick



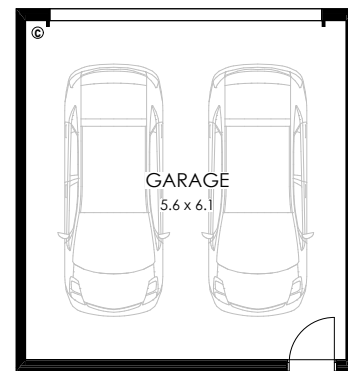
4 Splendour Lane, Berwick

18a

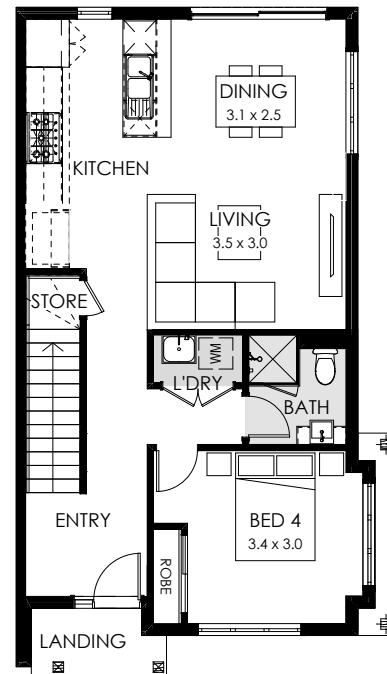
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Specifications

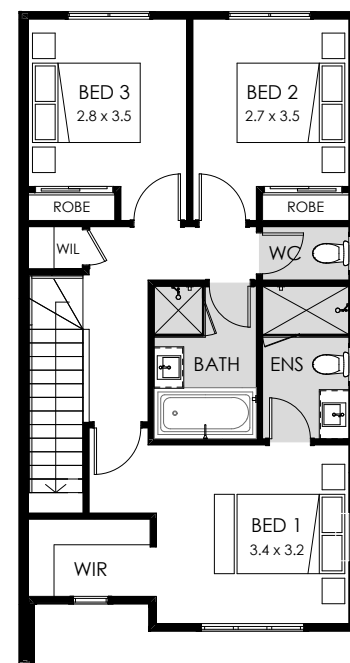
Total area 173.48m² / 18.67sq



Garage



Ground floor



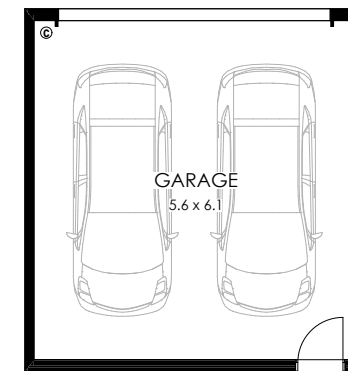
First floor

18b

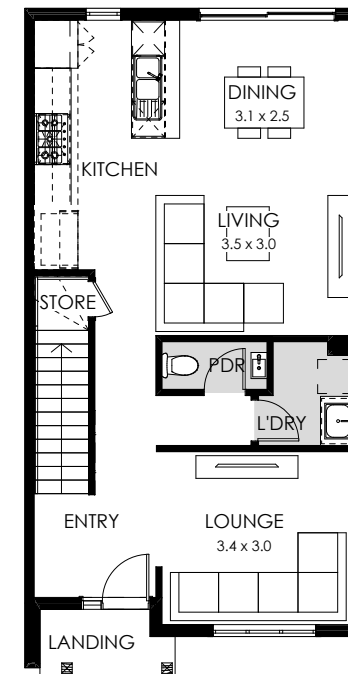
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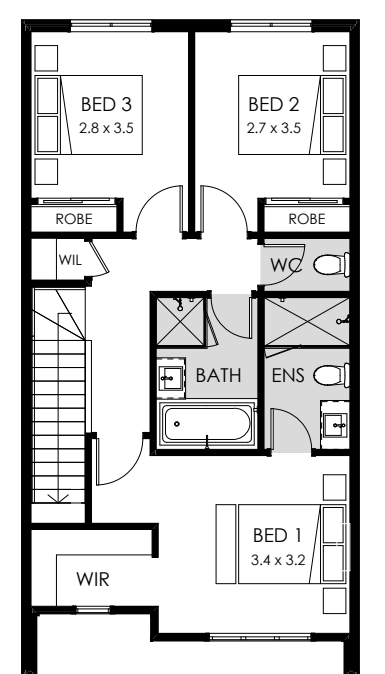
Total area 170.98m² / 18.47sq



Garage



Ground floor



First floor

Colour schemes.

Select from three premium internal colour schemes that have been professionally curated from our standard range of finishes by Interior Designers.

Organic (Light)

Echoing natural materials and textures, the Organic Scheme celebrates simplicity and understated beauty. The subtle white colour palette with natural wood elements invites pops of colour for an interior that is all about you.



Coastal (Medium)

Feel the tranquillity of a seaside haven with this beach-inspired palette of soft grey, sandy yellow, bleached white and dusty blues. Style with carefree fabrics and furnishings for a truly relaxed lifestyle.



Minimal (Dark)

Ultra-clean lines and a lasting modern impression is the hallmark of minimalist design. The trend embodied by a monochrome, yet functional colour palette, creating dynamic spaces full of contemporary mood and sophistication.





Standard kitchen inclusions

- 1 ILVE ILO994X 900mm Built-in Oven (design specific)
- 2 ILVE ILGP96X 900mm Gas Cooktop (design specific)
- 3 ILVE Slide Out Rangehood 900mm FR90-2 (design specific)
- 4 2x banks of pot drawers
- 5 Finger pull to overhead cabinets
- 6 Soft closers to all kitchen drawers and cupboards
- 7 Overhead cupboards either side of rangehood and above fridge space
- 8 40mm Caesarstone oversize kitchen island bench with overhang (design specific)

Kitchen upgrade options

- 9 Quality floor coverings
- 10 LED downlights to kitchen, entry and open plan living area
- Double Bowl Insert Sink (design specific)
- Poseidon Sink Mixer Chrome
- 1 Undermount sink upgrade
- 2 Cabinetry profile upgrade (design specific)
- 3 Internal doors upgrade
- Provision for future installation of pendant lights
- Matt black fittings (refer to selections brochure)



Organic Interior. Artist impression only.

Standard bathroom inclusions

- 1 Luna Inset Basin
- 2 Single vanity with 20mm Caesarstone to ensuite and main bathroom
- 3 Polished edge mirror
- 4 Soft closers to all bathroom cupboards
- 5 White lined cupboards
- 6 Quality ceramic tiles
- Vivas Basin Mixer
- Pin Multifunction Rail Shower
- Stylus Prima II Toilet Suite

Upgrade options

- 1 Internal doors upgrade
- 2 Shower niche upgrade (design specific)
- Matt black fittings (refer to selections brochure)

Standard laundry inclusions

- Metro wall sink outlet with vivas wall mixer
- Clark 42L tub and cabinet (design specific)

Standard turnkey inclusions

- Front and rear landscaping
- Feature fencing
- Exposed aggregate concrete
- Blinds
- Heating and Cooling
- Clotheslines (design specific)

Premium value.

We don't charge extra for excellence, which is why, unlike other builders, premium inclusions come as standard with every build.

Boutique standard inclusions	Benefit	Boutique	Other Builders
Heating & Cooling	Two head reverse cycle split system air-conditioning to living and bedroom 1.	Included	\$6,300
Double glazing	Double glazing provided to all windows, stacking and sliding doors.	Included	\$4,900
Exposed aggregate outdoor paving	Exposed aggregate concrete paving to all driveways, paths and porches.	Included	\$4,500
Caesarstone benchtops	40mm thick edge Caesarstone benchtops to kitchen with double inset stainless steel sink. 20mm thick Caesarstone benchtops to bathroom, ensuite and powder room.	Included	\$3,100
High ceilings	2550mm high ceilings throughout (excluding Garage).	Included	\$2,600
Premium facade	Adds street appeal and increases the resale value of your home.	Included	\$2,500
Superior wall frames	Our homes are constructed with a minimum of MGP 10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses are prefabricated to ensure straighter ceiling lines, providing stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specifically rated and designed for external use.	Included	\$1,800
LED lighting	Flush mounted LED lights to bedrooms and LED downlights to the remainder of the home (excluding Garage).	Included	\$1,800
Roller blinds	Roller blinds included to all sliding doors and windows.	Included	\$1,800
3-coat paint system	We use quality Dulux Wash & Wear paint on all internal walls.	Included	\$1,500
Quality Bradnams windows and sliding doors	Double glazing standard. Awning windows with locks included as standard. Sliding and stacker doors include a track system with high quality rollers for long lasting consistent smooth sliding, and a mortice lock on the slider handle for superior security.	Included	\$1,300
Quality infills over ground floor windows	No unsightly fibre cement sheeting above your windows.	Included	\$1,200
Overhead kitchen cupboards	Laminated overhead finger pull cupboards either side of rangehood and above fridge space.	Included	\$1,200
ILVE 900mm wide appliances	Quality ILVE 900mm wide in-built oven and cooktop with slide-out rangehood.	Included	\$1,100
Soft closers	Soft closers to all kitchen, laundry and vanity drawers and doors.	Included	\$1,100
Pot drawers	Two banks of pot drawers are included in every kitchen.	Included	\$900
Recessed stair lights	Four recessed wall stair lights included to all staircases.	Included	\$600
Inset laundry sink and cabinetry	Inset laundry sink with 800mm laminate base cabinetry and benchtop, instead of metal cabinet.	Included	\$500
Soft close toilets	Soft closing lids to all toilets.	Included	\$300
Toilet roll holder and towel rails	To bathrooms.	Included	\$300
Concealed washing machine taps	Not just a connection point, we also include taps standard in all our laundries.	Included	\$100
25 year structural guarantee	We stand by the quality of the materials, fixtures and tradespeople we use and back every Boutique home with a 25 year structural guarantee. We build your home to last.	Included	Only 7 yrs offered
12 month maintenance warranty	We extend the HIA-required 3 month maintenance period to a full 12 months, allowing your home to settle through Melbourne's unpredictable four seasons.	Included	Only 3 mths offered
Total value*			\$39,400*

*Design specific, speak to your New Homes Consultant for more information.

Welcome home.



We're listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 year guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



Building since 1978

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality since 1978.