

boutique  
homes

# Boutique townhomes.

at Botanical, Mickleham



Artist impression only.

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

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

We're here to help you create a home 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 home 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.



**Aidan Hooper**  
Managing Director



Botanical is a masterplanned community in the heart of Melbourne's north. A community where mother nature and modern life exist in perfect harmony to create a place that's full of life.

Eventually the community will be home to 2,400 families who will enjoy over 30 hectares of planned open spaces, including a 22-hectare botanical-themed park and a planned sporting oval.

A proposed local shopping village and convenience store are also planned, meaning you'll be just a few minutes' walk from fresh produce and your new favourite café.

With an abundance of established schools and shops also just a short drive away, and it's clear why Botanical is the perfect place to call home.

Evergreen is more than a place to live. It's a neighbourhood that's deeply connected to nature – in Melbourne's thriving south east.

# Your new community.

Discover a charming haven for your townhome, nestled amidst 30 hectares of thoughtfully planned open space, providing your family with ample room to play, relax and grow. The heart of the community lies in the delightful 22 hectare Botanical Park, where you can explore wetlands, enjoy a playground with your loved ones, and be captivated by the breathtaking botanical garden.

At Botanical you'll have access to a host of planned amenities, including a local shopping village, a sporting oval, and four brand new primary schools, ensuring there's something for the whole family to enjoy.

Beyond the borders of Botanical, you'll find yourself conveniently close to thriving suburbs, with easy access to essential amenities, local shops, public transport options, sports and recreation facilities, and a variety of dining experiences to satisfy your palate. Embrace the simplicity and comfort that Botanical has to offer and make it your new cherished home.






-  Evergreen precinct
-  Land office
-  Future estate entry
-  Botanical park
-  Mt Ridley Reserve
-  Proposed playground
-  Proposed nature reserve
-  Proposed wetlands
-  Mickleham Primary School
-  Proposed convenience store

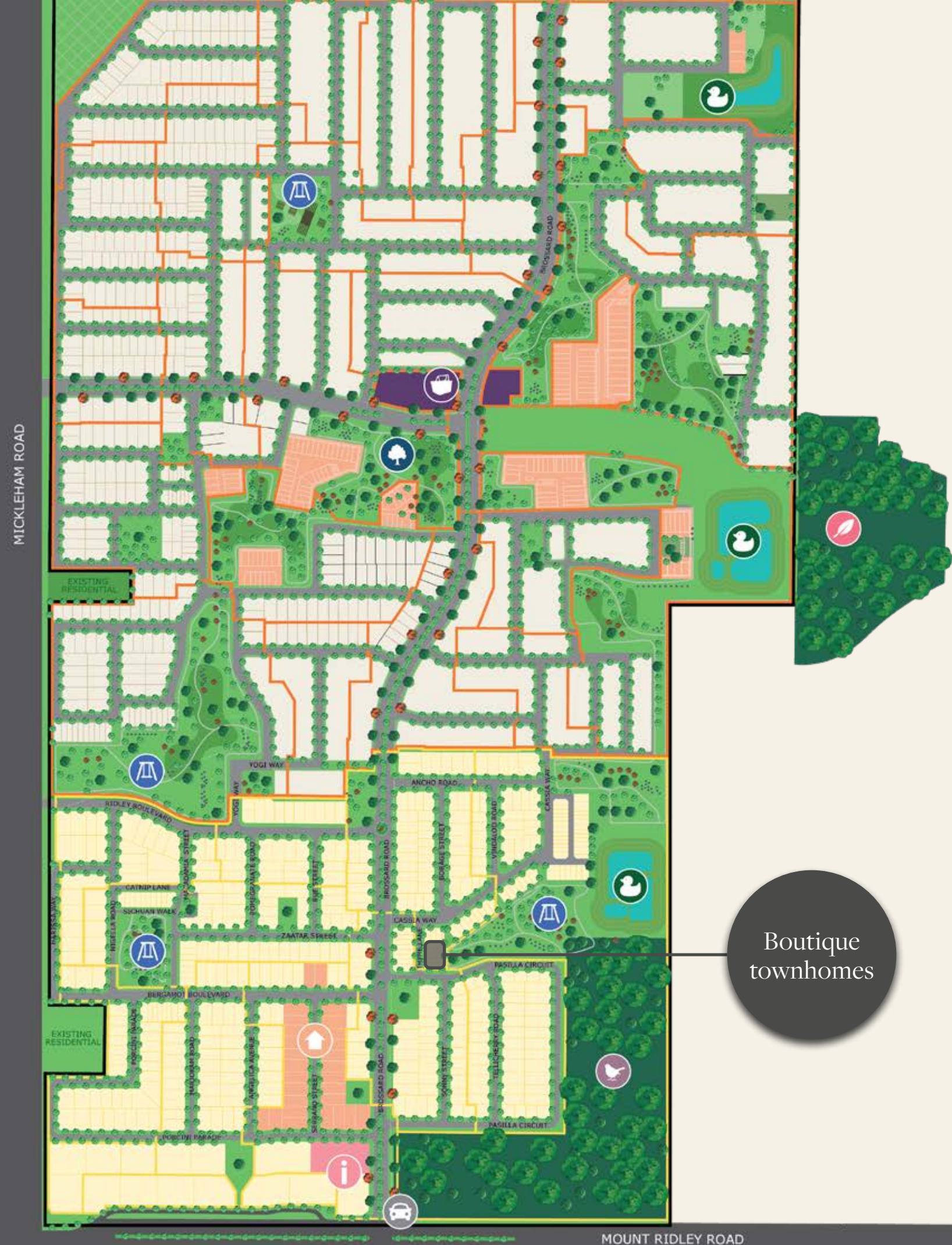
# Display home at Botanical.

Havana 32  
30 Poppy Street, Mickleham



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-  NORTH
-  MERRIFIELD CITY  
3.2KM
-  DONNYBROOK TRAIN STATION  
7.4KM
-  CRAIGIEBURN NORTH COLES  
3KM
-  CRAIGIEBURN CENTRAL  
5.4KM
-  CRAIGIEBURN TRAIN STATION  
7.7KM
-  HUME HWY  
12KM
-  CBD  
30.4KM
-  TULLAMARINE FWY  
17KM
-  MELBOURNE AIRPORT  
13.8KM



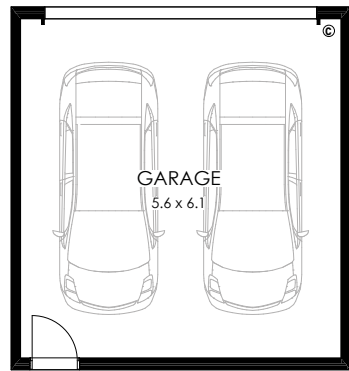
# Eden.



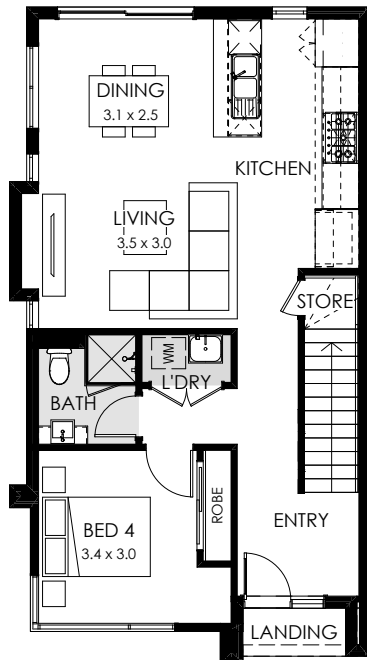
## 18a 4 3 2

### Specifications

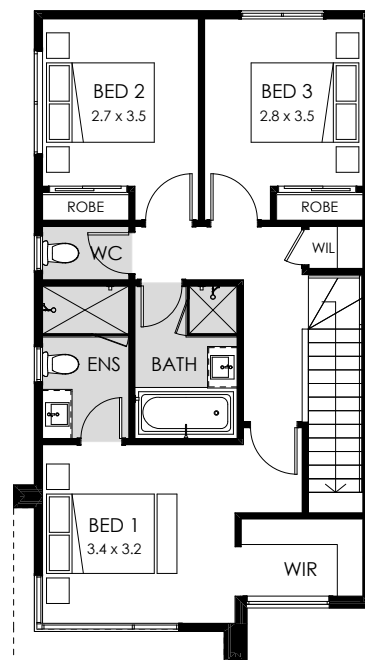
Total area	171.10m <sup>2</sup> / 18.42sq
Lots	1611, 1615



Garage



Ground floor

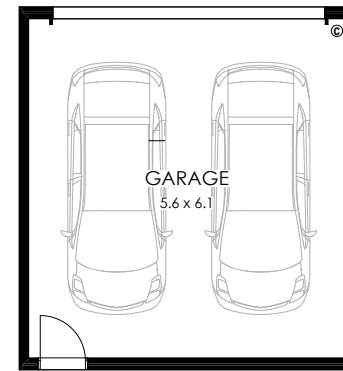


First floor

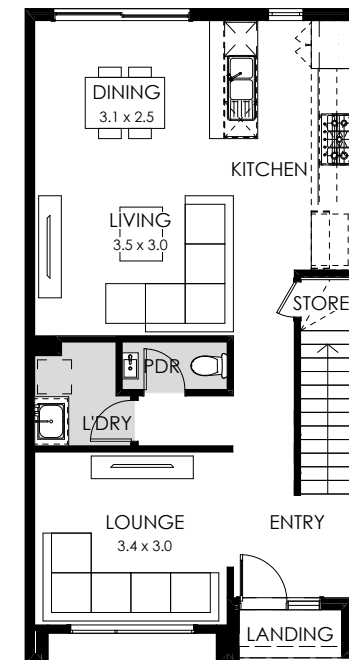
## 18b 3 2.5 2

### Specifications

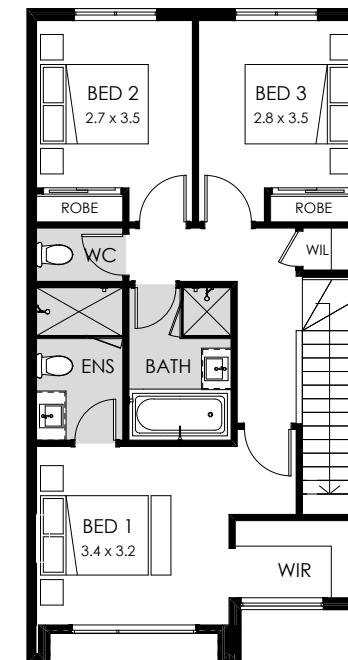
Total area	170.97m <sup>2</sup> / 18.40sq
Lots	1612, 1613, 1614



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.





Organic Interior. Artist impression only.

### Standard kitchen inclusions

- 1** ILVE ILO994X 900mm Built-in Oven
- 2** ILVE ILGP96X 900mm Gas Cooktop
- 3** ILVE Slide Out Rangehood 900mm FR90-2
- 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

- 9** Quality floor coverings
- 10** LED downlights to kitchen, entry and open plan living area

- Double Bowl Insert Sink
- Poseidon Sink Mixer Chrome

### Kitchen upgrade options

- 1** Undermount sink upgrade
- 2** Internal doors upgrade
- 3** Provision for future installation of pendant lights
- Matt black fittings (refer to selections brochure)



Minimal 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

### Upgrade options

- 1 Internal doors upgrade
- 2 Shower niche upgrade
- Vivas Basin Mixer
- Pin Multifunction Rail Shower
- Stylus Prima II Toilet Suite
- 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

# 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	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.