

Boutique townhomes. at Cloverton, Kalkallo.

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Stockland Cloverton

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.

idan Hooper Managing Director

Cloverton

Cloverton is Victoria's largest masterplanned community, located just a short drive from Craigieburn's shop, schools and sporting facilities.

This growing community currently features ten neighbourhood parks, a café, an Australia Post Office, an Early Learning Centre, two Community Centres, three primary schools and the newly opened Kallo Town Centre, which includes a Woolworths Supermarket. Now is the perfect time to buy into this exciting community.

Your new community.

Located just 38km from Melbourne's CBD, Cloverton is Victoria's largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport in the future. Cloverton's location is further enhanced by the picturesque surrounds of the Merri Creek and 80 hectares of lush open space.

SHOPPING AND SERVICES

Proposed major retail and future city centre 4 proposed neighbourhood centres Kalkallo Community Centre Proposed Government and civic facilities Located 10 kilometres from Craigieburn Central shopping centre

MEDICAL CENTRE

Proposed regional hospital and medical services within future city centre

PUBLIC TRANSPORT AND ACCESS

Melbourne CBD - 38km Donnybrook train station Proposed Cloverton train station Located alongside the Hume Freeway Future freeway interchange

PARKS AND OPEN SPACES

Parkland and playgrounds Kalkallo Sports Reserve Shared walking and cycle paths 80ha conservation area and Merri Creel Proposed Bald Hill Regional Park EDUCATION AND CHILDCARE Gilgai Plains Primary School Proposed state primary schools Proposed state secondary school Proposed private schools Green Leaves Early Learning Centre Proposed tertiary institution within future city centre

LEGEND

- Future Cloverton City
- Retail/Commercial
- Education
- Health & Community Facilities



Display homes at Cloverton.

Marseille 28 19 Design Way, Kalkallo

Ascot 36 21 Design Way, Kalkallo



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Edens.

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Specifications

Total area	208m² / 18.42sq
Lots	37238, 37245



Garage

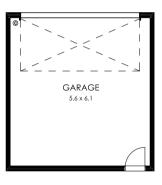






Specifications

Total area	150m² / 18.40sq		
Lots	37239, 37240, 37241,		
	37242, 37243, 37244		







Ground floor

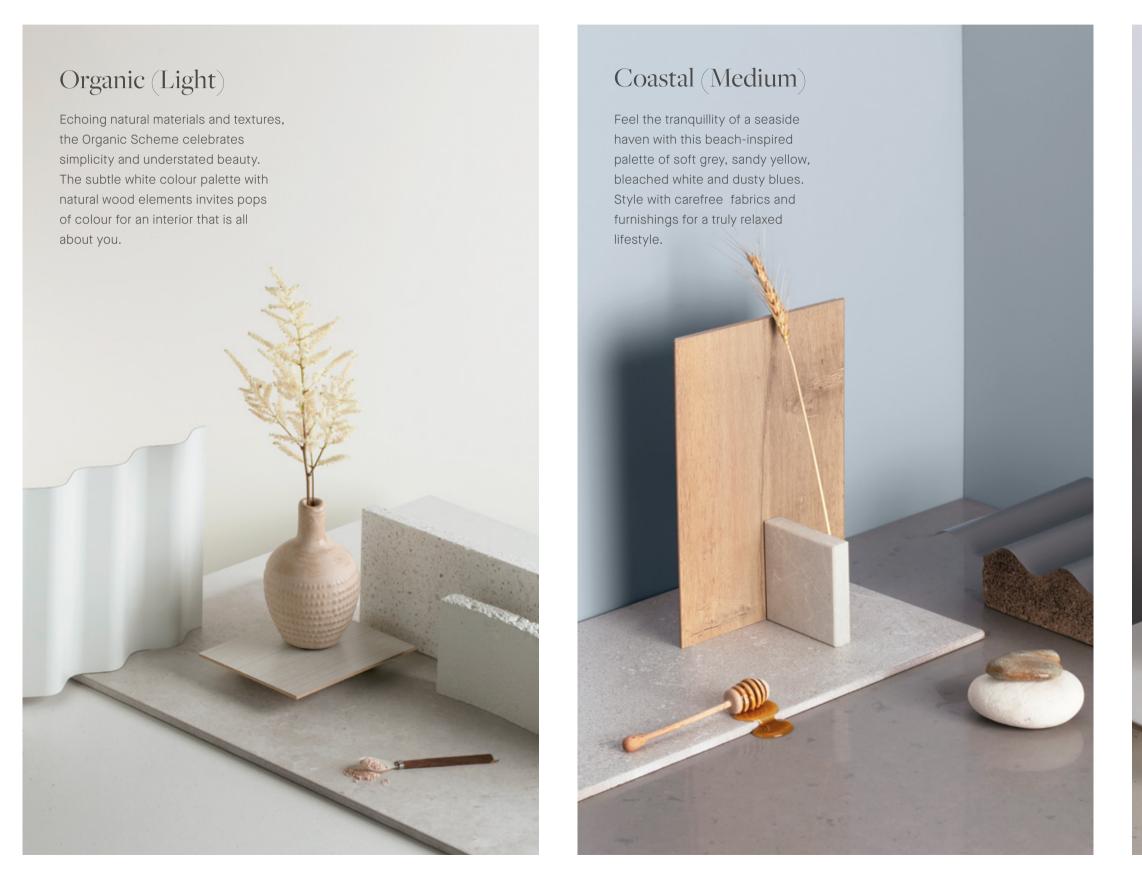
First floor

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.







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



6 Soft closers to all kitchen drawers and cupboards

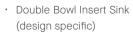
7 Overhead cupboards either side of rangehood and above fridge space

8 40mm stone benchtops, oversize kitchen island bench with overhang (design specific) 9 Quality floor coverings

plan living area

10 LED downlights to kitchen, entry and open

Kitchen upgrade options



• Poseidon Sink Mixer Chrome



1 Undermount sink upgrade



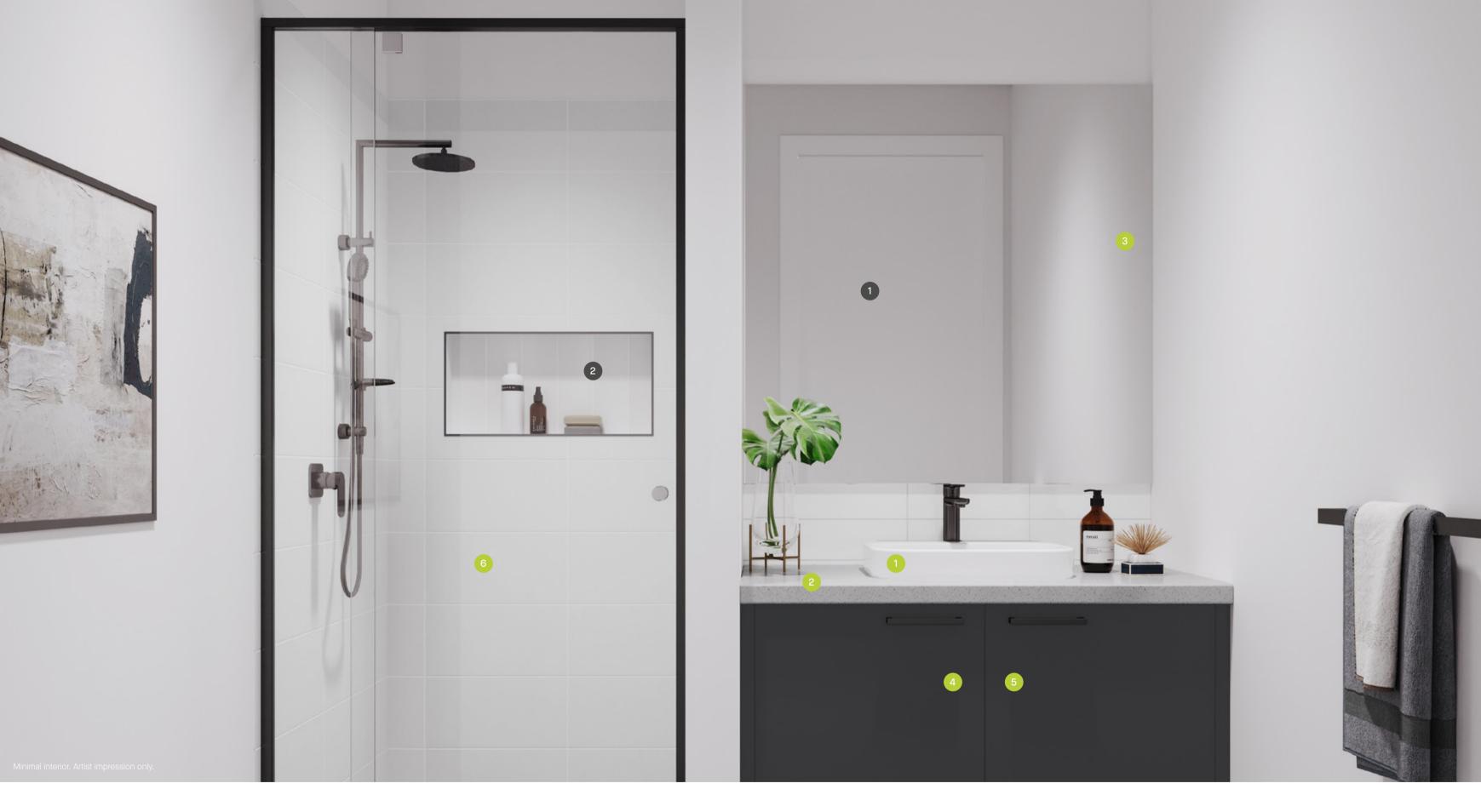


3 Internal doors upgrade



4 Provision for future installation of pendant lights

• Matt black fittings (refer to selections brochure)



Standard bathroom inclusions



- Vivas Basin Mixer
- Pin Multifunction
- Stylus Prima II

Rail Shower

Toilet Suite

Upgrade options





 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.

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allowing your home to settle through Melbourne's unpredictable four seasons.	25 year structural guarantee		Included	Only 7 yrs offered
Total value* \$39,400*	12 month maintenance warranty		Included	Only 3 mths offered
	Total value*			\$39,400*

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.

Discover the difference **BoutiqueHomes.com.au** or call 9674 4500 Disclaimer © 2022. Images used in this brochure are for illustrative purposes only and may depict fixtures, finishes, features, furnishings and landscaping not included in standard pricing or supplied by Boutique Homes including, but not limited to, planter boxes and fences. For more information on the pricing and specification of these homes please contact one of our New Homes Consultants. All finance services provided by Resolve Finance Australian Credit License number 385487. All information contained within this brochure was accurate at time of printing on January 2024. BH0337