

PREMIUM TOWNHOMES MINUTES TO THE BAY

**SIXTH  
AVEN  
UE.**

Welcome to Sixth Avenue Townhomes, a boutique collection of 8 luxurious townhomes located in Aspendale, built by Avant Townhomes.

Our townhomes are situated just minutes away from the Bay, offering you the perfect blend of luxury and convenience.



Artist Impression



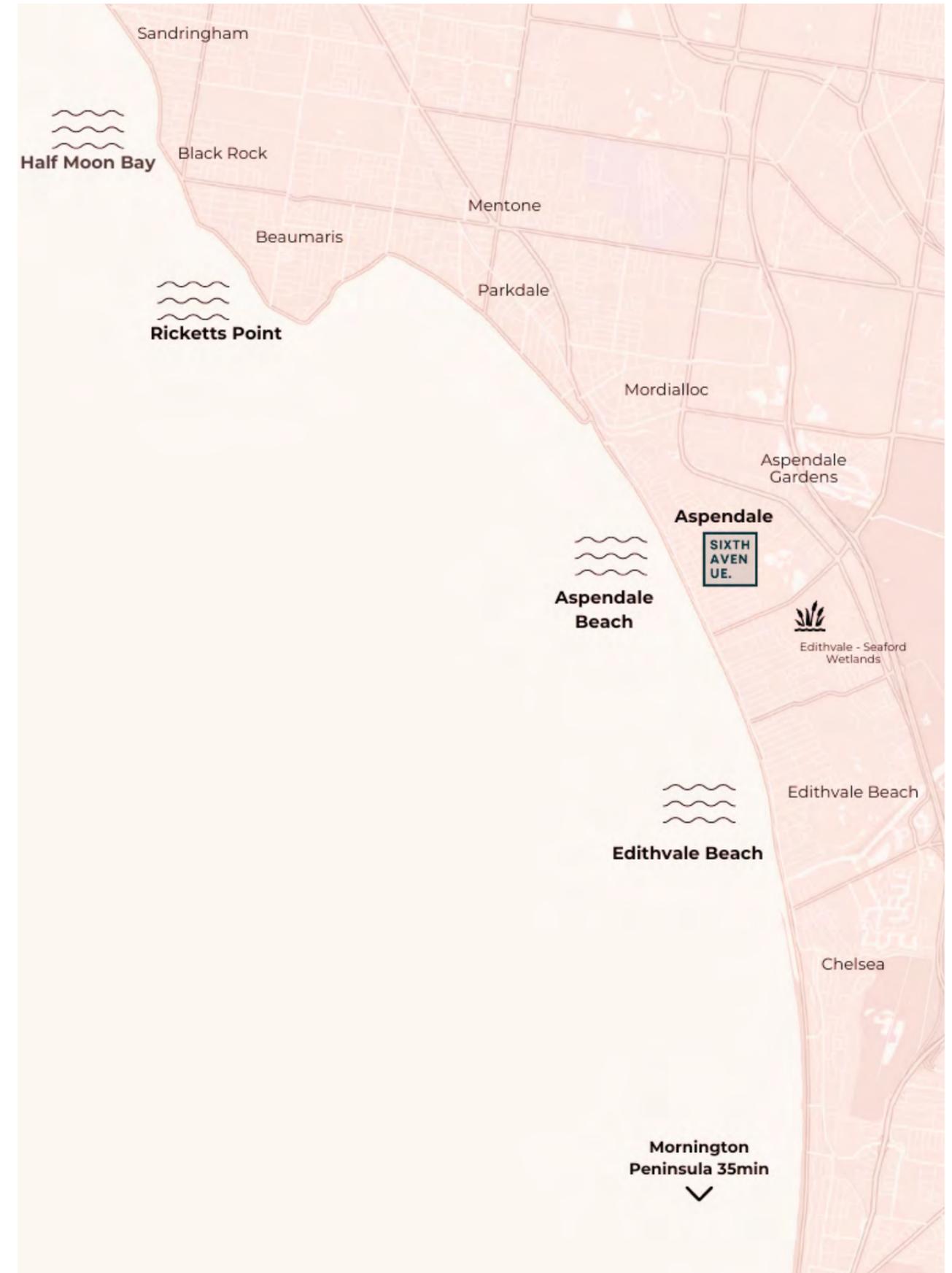
## LIFE STYLE.

The great thing about living in a new townhome in an established suburb is that everything you need is already in place.

Our townhomes are in a prime location in Aspendale, with easy access to schools, shopping centres, and public transportation.

Whether you work from home or hit the commute, your downtime is minutes away with a jog along the shore or enjoying the sand between your toes at Aspendale Beach.

Need a city fix? You've got direct access via the Nepean Highway, or for a weekend escape to the best wineries and restaurants the Mornington Peninsula is an easy 35 minute drive.



## DESIGN HARMONY

You walk into some homes and you love them straight away. It's the feeling you get when everything works together.

To achieve that immediate sense of design harmony we painstakingly plan every detail of your new townhome.

The style is elegant restraint through the use of quality materials, finishes and fittings, matching colours and surfaces to seamlessly integrate living, entertaining and outdoor areas.

We ensure your new home fits with neighbouring homes, the streetscape, the local environment and community.

Everything is designed in unison. Everything works in harmony.

“Attention to detail in the architect designed kitchens and bathrooms ensures style, sophistication and premium finishes coexist with convenience, practicality and easy maintenance.”

DAVID HOCKLEY  
ARCHITECT



Artist Impression

“At Avant Townhomes,  
we set out to design and build  
better, more advanced,  
beautiful and luxurious homes  
that make efficient use of  
energy, space and land.”

MAX SHIFMAN  
CEO INTRAPAC PROPERTY



Artist Impression

## EFFICIENT AND ELEGANT

At Avant Townhomes we strive to minimise energy consumption and environmental impact.

Every home has a focus on using energy efficient materials and equipment through the use of highly efficient reverse cycle air conditioning, thermal insulation, double glazed windows throughout and solar panels.

With rapid changes occurring in the way electricity is generated, distributed and managed, Avant Townhomes is constantly exploring innovative ways to harness technological advances.

Avant Townhomes includes solar power in all of its projects to ensure the maximum benefits flow to its customers in more reliable and less expensive electricity to power their homes.

BUILT TO LAST

At Avant Townhomes, our passion for intelligent planning and detail means that we try to anticipate every possible thing that might go wrong – and then ensure it doesn't.

That's because it's best to fix problems before they happen. We plan years ahead, painstakingly assessing materials, durability, aesthetics, construction methods and assembly.

So by the time your new home is built on site, every part of every home fits together exactly as it should, with nothing bending, breaking, creaking or leaking.

“At Avant Townhomes we looked at every part of the buying process - taking the stress out of choosing, building and maintaining your new home.”

DAVID LUNARDI  
GENERAL MANAGER  
AVANT TOWNHOMES



Artist Impression

**MASTER PLAN.**



Every Avant Townhome involves many thousands of decisions on the components of your new townhome, and we put an enormous amount of time and effort into every one of those decisions – with a single objective.

Our aim is to provide the very best possible product for your investment. It's not just about the immediate impact of luxury appliances and finishes.

Everything has been carefully selected to fit and work well together, look good and last a lifetime.

#### **DESIGN APPROVALS AND INSURANCE**

The Town Planning Permit Drawings referred to in this document are those included in the contract of sale.

All Architectural, Structural, Civil and Landscaping design and approvals.

Town Planning Permit, Building Permit and associated fees.

3 Months contractual defects liability period with builder Insurance as required under the Home Builders Act.

Select one of four individual internal colour schemes.

#### **SERVICES CONNECTIONS**

Connections to Potable Water, Sewer, Stormwater Electricity and Telecommunications.

1 external water tap in rear and front yard.

#### **STRUCTURAL**

Nominal ceiling heights (excluding kitchens, bedrooms, laundries, garages and bathrooms): Living/Dining - 2700mm. Bedrooms/Passages - 2550mm. Wet areas - 2400mm.

Note:

Nominated dimensions are to the face of structural elements, i.e. exclude floor finishes, plasterboard and etc.

300mm open web floor truss system or equivalent.

Timber or steel sizes and framing in accordance with Australian Standards and Structural Engineer's requirements.

Plantation pine or steel wall frames (90mm) & pre-fabricated roof trusses or equivalent.

Proprietary party wall system where required (Boral/CSR Shaftliner or equivalent).

#### **ENERGY EFFICIENCY**

In compliance of National Construction Code (NCC) 2019, the energy efficiency is achieved through the application of environmental design principles relating to; insulation, glazing, building materials, construction configuration, dwelling orientation, external shading elements on windows etc.

Solar panel system between 3.0 - 5.0kw.

#### **INTERNAL FINISHES**

10mm plasterboard to walls and ceiling.

Wet area plasterboard where required by Building Regulations.

Square set throughout, i.e. no cornices.

Skirting – Square edge without bevel.

Architraves – Square edge without bevel.

#### **INTERNAL DOORS**

Flush panel Redicote doors or equivalent generally 2040mm high by 820mm wide (2040mm high by 720mm wide to bathroom, laundry and powder room).

Satin Chrome lever handle passage set, or equivalent.

Privacy latches to bathroom, ensuite and powder room.

Flush pull handles to cavity sliding doors or equivalent (where included)

Satin chrome door stops or equivalent.

#### **PAINTWORK**

Premium 3 coat matt acrylic paint system to walls - single colour.

Flat acrylic paint to ceilings.

Acrylic paint system to external areas (refer colour schedules).

Gloss enamel paint to internal doors & woodwork.

#### **STAIRCASE**

Polished hardwood timber stairs.

Dressed hardwood timber handrail and capping with clear finish.

#### **ROBES/LINEN**

Robe doors – proprietary sliding door system.

Master walk in robe fit out – White melamine shelf, chrome hanging rail and combined shelf and draw unit.

Other bedroom robe fit out – white melamine shelf, chrome hanging rail and combined shelf and draw unit.

Linen cupboard – four fixed white melamine shelves Coat cupboard (where applicable) – white melamine shelf and chrome hanging rail.

**JOINERY - LAYOUT**

Kitchen – Layout as shown on contract drawings including 920mm high bench, with 20mm thick Low Silica stone benchtops and under bench cupboards / drawers, all with metal runners.

Pantry – four fixed white melamine shelves.

Ensuite, Bathroom – wall mounted vanities.

Laundry – 920mm high benchtop with underbench cupboards and broom cupboard (design specific, refer to drawings).

**JOINERY - FINISHES**

Laminate finish to cupboard doors, drawer fronts, visible panels and kickers.

Hafele hinges and drawer runners or equivalent.

Refer colour schedules for joinery colours, materials and handles.

**FLOOR COVERINGS**

Engineered timber floors.

Tile to all wet areas (bathroom & laundry).

100% wool carpet to all non-tiled internal areas excluding garage and under stair store.

Refer to colour schedules.

**WALL TILING & KITCHEN SPLASHBACK**

Tiled kitchen splashback. Refer to finished schedule.

Wall tiles to wet areas as shown on drawings provided.

Shower tiles full height to ceiling.

**APPLIANCES**

Smeg (or equivalent) stainless steel appliances.

90cm wide, 5-burner/zones induction cooktop.

90cm wide fan forced electric oven.

90cm wide undermount slide out ducted rangehood.

Dishwasher.

**HEATING / COOLING**

Reverse cycle split system air conditioning to living area and bedrooms.

**PLUMBING FIXTURES**

Electric storage hot water unit.

Close coupled toilet suite.

Chrome finish tapware.

Basins – ceramic or equivalent.

Kitchen sink – double stainless steel under-mount sink.

Laundry – stainless steel inset trough.

Recessed (No Step) shower bases.

Shower screens – semi frameless, clear laminated glazing 2000mm high.

Mirrors over vanities as shown on drawings.

Chrome finish to toilet roll holder and towel rail to bathrooms.

Recessed shower niche's.

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**ELECTRICAL**

Fixed white Low Energy LED downlights throughout with 10W warm white globes.

Refer drawings for number and location.

Multi way light switch to entry and stairwell where applicable. Refer to drawings.

Front porch, balcony and rear alfresco external lighting where applicable. Refer to drawings.

Double power points. Refer drawings for number and location.

Single power point to fridge, garage door motor, dishwasher, oven cooktop and rangehood locations (as applicable).

White Clipsal Classic 2000 or equivalent switch plates and GPOs throughout.

Weatherproof GPO for HWS and outdoor alfresco.

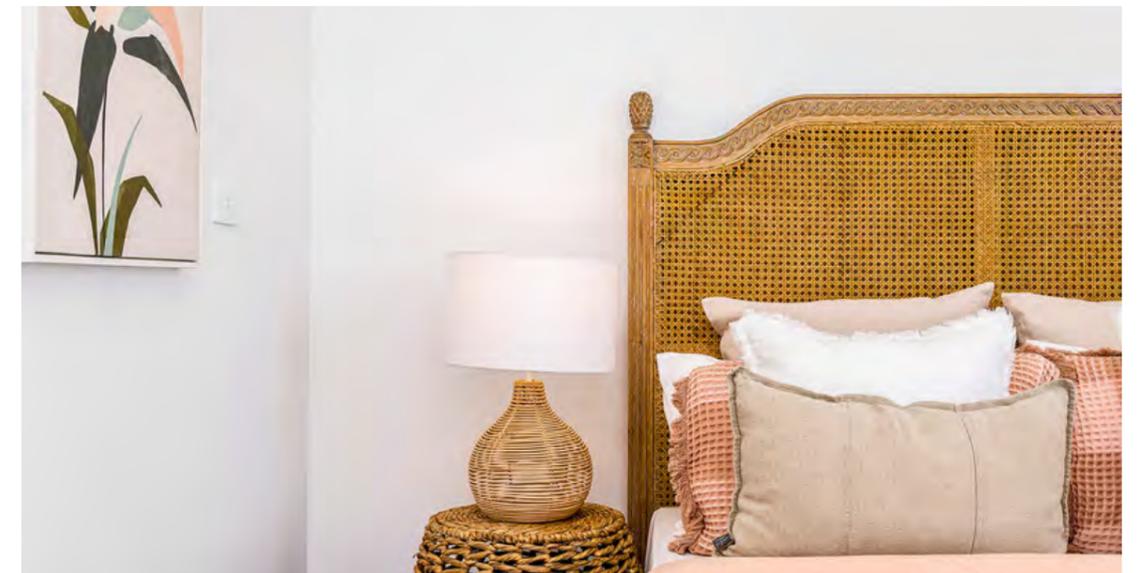
Internal switchboard with safety switch(es) provided in switchboard as required by Building Regulations.

Smoke detectors hard wired in accordance with Australian Standards with battery backup.

Exhaust fans above WC's and above showers, fitted with draft stopper, exhaust to outside air.

2 phone points.

2 TV points.



**EXTERNAL DOORS & WINDOWS**

Front Entry door solid 2400mm high by 820mm wide timber stained finish.  
 Stainless Steel door hardware.  
 Door seals to external hinged doors (excluding door frames with integral seals).  
 Powdercoated aluminium framed windows and sliding doors. Sizes as indicated on drawings.  
 Double glazing throughout (or modified to suit energy requirements).  
 Frosted glazing to Bathroom, Ensuite, WC (where required).  
 Fibre mesh flyscreens to all opening windows.  
 Roller blinds to all accessible windows (by hand).  
 Privacy screens as shown on Town Planning Drawings.

**ROOFING**

Roofing material as per Town Planning Drawings.  
 All roof flashings, cappings, gutters, downpipes and the like to be colorbond or zinc finished steel.

**GARAGE**

Sectional overhead garage door.  
 Remote control with 2 handsets to garage door.  
 Plasterboard lined walls and ceiling.

**EXTERNAL FINISHES**

Combination of render, shiplap composite timber and lightweight cladding as shown on the Town Planning Drawings.  
 Eaves lining as shown on the Town Planning Drawings, painted fibre cement sheet lining.  
 Porch ceilings – painted fibre cement sheet linings.

**EXTERNAL WORKS**

Fully landscaped outdoor areas.  
 Clothesline Hills Paraline (or similar).  
 Paling / batten side and rear boundary fences.  
 Coloured concrete paving to front path.  
 Exposed Aggregate driveway.  
 Designer tiles on concrete slab to outdoor living areas.

**PEACE OF MIND.**

Avant Townhomes is a division of Intrapac Property, a developer with a forty-year history of building quality developments and inspiring environments across Australia, as well as the proud recipient of more than 15 industry awards, including several Urban Development Institute of Australia (UDIA) awards for excellence.

During this time, Intrapac has built up enduring relationships with some of Australia's finest architects, planners and landscapers.

These connections paved the way for the company's townhomes, which have been successfully developed at Somerfield in Keysborough VIC, QUAY2 in Torquay VIC and at Kinley in Lilydale VIC and Aureus, Skennars Head, NSW.

The innovative designs offer a smaller footprint home option for a lock-up-and-leave lifestyle that's environmentally sustainable, luxurious and adaptable to suit every stage of life.

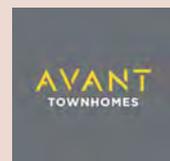




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