

Berkley

TOWNHOMES AT ACCOLADE

Expert design and innovative functionality.

This townhomes collection offers expert design and innovative functionality which meets the highest standards.

Located within a masterplanned community that incorporates shared open space and an abundance of community assets, living at Accolade provides a sense of belonging.

Green parks and sporting facilities provide space for your kids to grow and explore, while an abundance of local schools, childcare and retail precincts are also in close proximity.

Accolade is located within minutes of upgraded rail services and major road arterials. Established suburban centres including Caroline Springs and the Melbourne CBD offer a multitude of options for work and play within easy reach.



Artist Impression

HATTAN

HATTAN is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own.

Our mission is to create communities and dynamic spaces where individuals can grow and thrive. Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last.

Regardless of your stage in life, there's a HATTAN development that's right for you. When you choose HATTAN, you are assured a high standard of service that is unparalleled in the industry.

We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time. By investing in a HATTAN home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality.

Find out for yourself why HATTAN are one of Australia's fastest growing builders and experience first-hand the HATTAN difference.

At the heart of Melbourne's most exciting growth corridor is a new urban neighbourhood combining modern convenience and a connected village lifestyle.

Tree-lined avenues linking active green spaces, local schools and shopping precincts are the essential elements of this community, where residents are proud to call themselves a local. Accolade is this village.

A place where your spirit can run free.

A new village lifestyle awaits

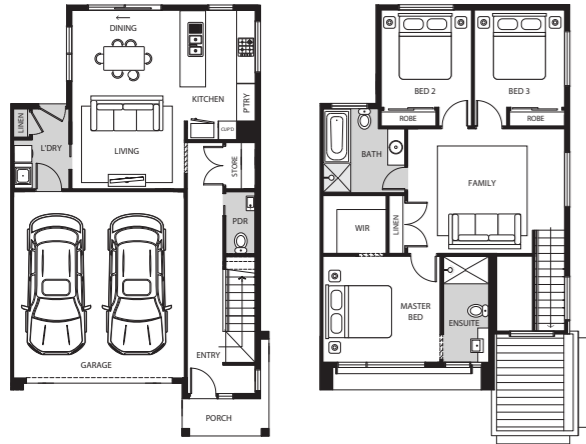


5 MIN WALK TO ROCKBANK STATION (600M)



Berkley Floorplans

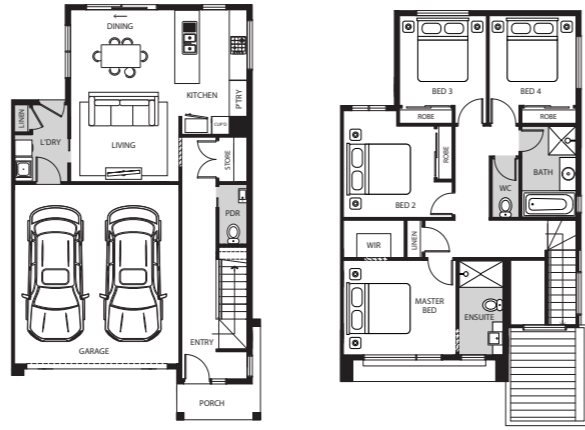
Type E Berkley Cnr
270m² (Lots 1104,1108)



Ground Floor First Floor



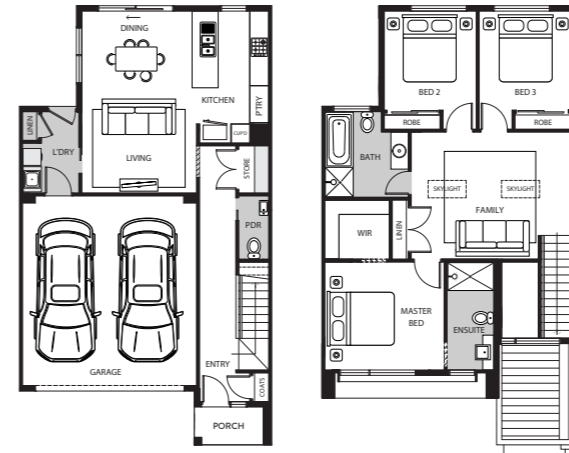
Type E Berkley Cnr
270m² (Lots 1104,1108)



Ground Floor First Floor



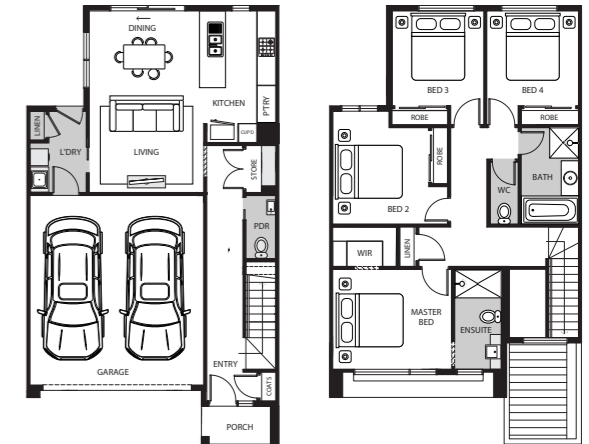
Type D Berkley
200m² (Lots 1105,1107)



Ground Floor First Floor



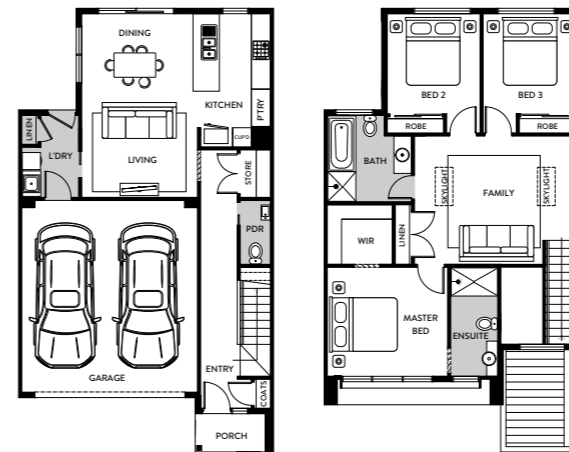
Type D Berkley
200m² (Lots 1105,1107)



Ground Floor First Floor



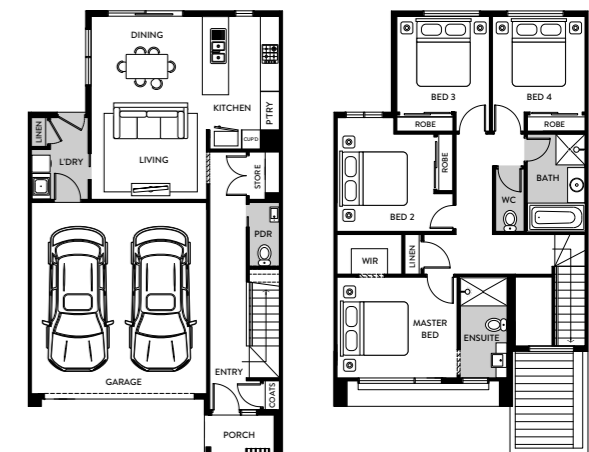
Type C Berkley
200m² (Lot 1106)



Ground Floor First Floor



Type C Berkley
200m² (Lot 1106)



Ground Floor First Floor



Plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The images depicted here are indicative only. Facade finishes and colours may vary.

Smart Turnkey Inclusions

Internal Features

Ceiling Height

2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors

Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture

Passage set. Provide Alba Chrome levers through Chrome finish.

Mouldings

Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster

Ceiling Plaster. 10mm plasterboard finish

Wall Plaster

Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Paint

Internal and External

Two coats

Woodwork and Skirting

Two coats

Heating

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/supplier's recommendations for home size.

Hot Water System

Hot water unit in accordance with estate design guidelines.

Kitchen

Fisher & Paykel oven 600mm.

Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop.

Fisher & Paykel rangehood 600mm stainless steel.

Fisher & Paykel dishwasher 600mm.

Sink

Stainless steel double bowl sink.

Tap

Mixer gooseneck in chrome finish.

Bench Top

Engineered stone benchtop 20mm. Choose colour from HATTAN colour scheme. Splashback: Mirror. Choose colour from HATTAN colour scheme.

Splashback

Mirror. Choose colour from HATTAN colour scheme.

Bathroom, Ensuite Powder Room & WC

Mirror

Polished edges to full width of vanities sitting on 200mm tile splashback.

Basin

Ceramic above mount 440mm round, 120mm high, no tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit

Floating vanity unit on tiled pedestal.

Bench Top

Engineered stone benchtop 20mm. Choose colour from HATTAN colour scheme.

Bath

1525/1675mm acrylic bath (white) in tiled podium. (Design Specific) Shower Bases: Ceramic tiled shower base. Selection from HATTAN colour scheme range with Stainless Steel Centre Waste.

Shower Screens

1950mm high semi-frameless with pivot door and clear laminated glass.

Taps and Outlets

Ensuite – Shower hand shower on rail.

Bathroom Shower – Shower hand shower on rail. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.

Accessories

Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite

China toilet suite in white with soft close seat.

Laundry

Trough

45 litre single inset bowl stainless steel without top bypass.

Base Cupboard

800mm wide fully lined modular cabinet, refer to working drawings.

Bench Top

Laminate with square edge.

Tapware

Sink mixer in chrome finish.

Electrical

Internal Light Points

Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External Light Points

(2 No) flood light wall mounted light fitting.

Power Points

White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

Smoke Detector

Hardwired with battery backup.

Exhaust Fans

Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points

To Family and Master Bedroom.

Telephone Point

To Kitchen and Master Bedroom.

Safety Switch

Residual Current Devices safety switch and circuit breakers to meter box.

Plumbing

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

Tiling

Ceramic Floor Tiles

Selected from HATTAN colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles

Selected from HATTAN colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

Floor Coverings

Carpet

Selected from HATTAN colour scheme to Bedrooms, WIR, Activity and Staircase.

Timber Laminate

Selected from HATTAN colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.

Storage

Shelving

Robes – One white melamine shelf and hanging rail. Walk in Robe – One white melamine shelf and hanging rail. Pantry/ Linen – Four white melamine shelves. Broom – One white melamine shelf.

Robe Doors

Single Storey – 2040mm high flush panel hinged doors.

Stairs (Double Storey Homes)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

Car Accommodation

Garage Door

Colorbond sectional door in flat line profile.

Remote Control

Remote control unit to front garage door with 2 handsets.

Outdoor

Landscaping

Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing

1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving

Coloured concrete to driveway and front path.

Letterbox

Pre cast concrete letterbox with colour to match house.

Clothesline

Fold out clothesline in rear yard.



Berkley

TOWNHOMES AT ACCOLADE



Hattan

that's my
accolade
rockbank

red23

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