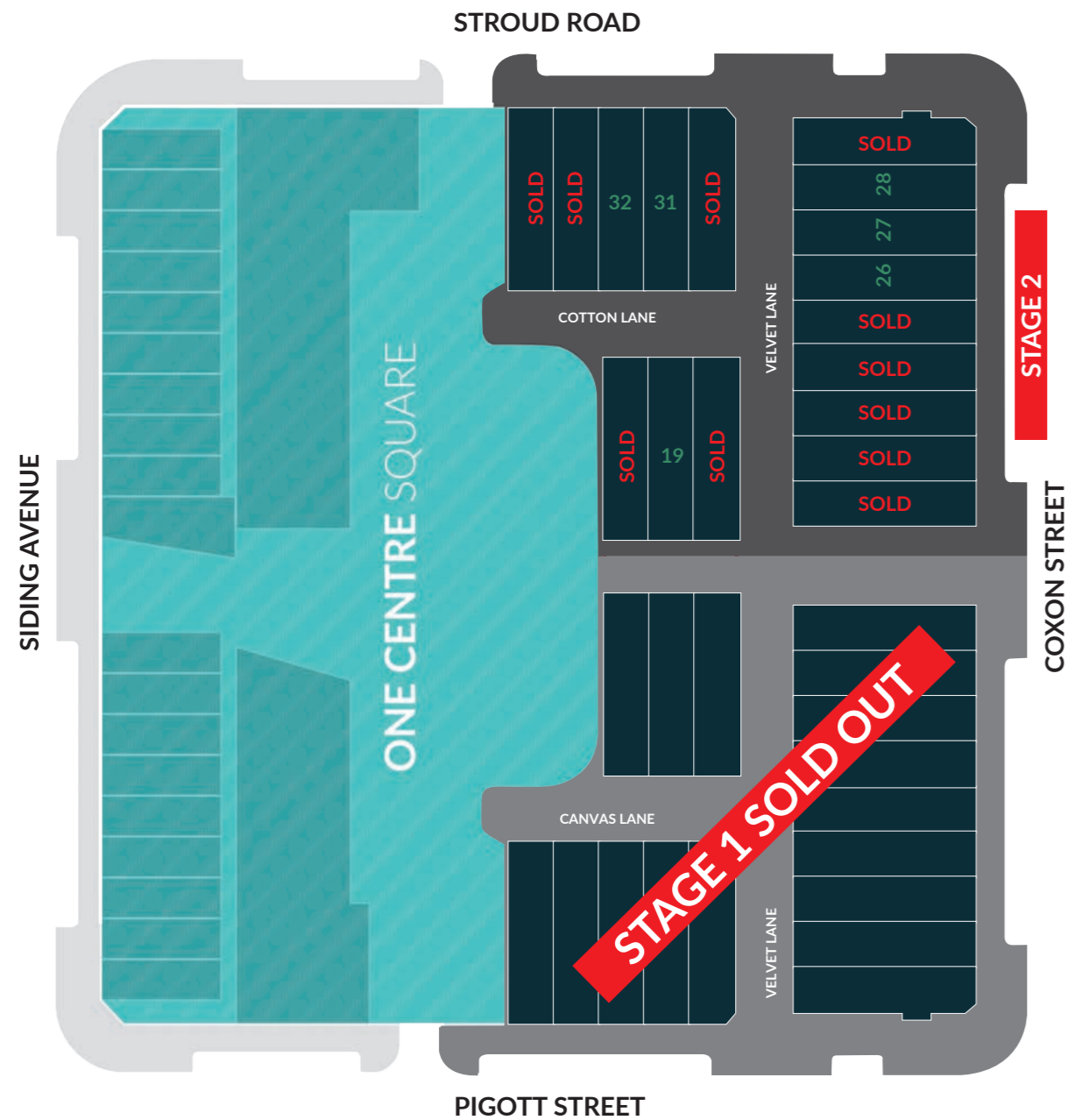


Siding Ave.

OFFICER

MODERN LIVING
Townhouses by Fairhaven





High-quality living with the turn of a key

Low Deposit.

Pay the balance on completion.

- Make Siding Avenue your new home and join Officer's thriving community
- Enjoy premium inclusions, along with your choice of colours
- Turn-key packages with fixed pricing & site costs give you security and confidence

An easy walk to nearby schools and the recently upgraded train station, Siding Avenue enjoys prime position within Officer's growing community - and there's now an exceptional opportunity to be a part of the action.

Construction has commenced on Siding Ave. There are three floorplan options to choose from, along with a stunning array of interior colours and materials.

Whichever you choose, you'll have your own private courtyard, double car garage and quality inclusions such as designer kitchen cabinet handles and stainless-steel appliances.

Ideal for first home buyers and downsizers, along with investors looking for a low maintenance property in a sought-after pocket, Siding Avenue has broad appeal. With all-inclusive turn-key packages available, you can secure your new home now with a minimum deposit and then pay the balance upon completion.

If you're ready to unlock a higher standard of living - we'll give you the keys.

MODERN LIVING
Townhouses by Fairhaven





B1

Advantage

Convenient downstairs Bedroom.

Advantage uniquely offers a bedroom downstairs, complete with sliding door and built-in-robe – perfect to use for guests, downsizers, young children or as a study. Beyond the bedroom is a gorgeously appointed kitchen overlooking the open plan dining and living space. Generous natural light flows through thanks to large windows and a sliding door that opens into the private courtyard. Upstairs, a cleverly placed rumpus room provides another entertaining space, whilst the master bedroom’s front-facing balcony and large ensuite adds to this floorplan’s clear advantage.

The Advantage features:

- Downstairs bedroom opens to landscaped garden
- Bold façade, with stylish contrasting colours
- Private courtyard and double garage

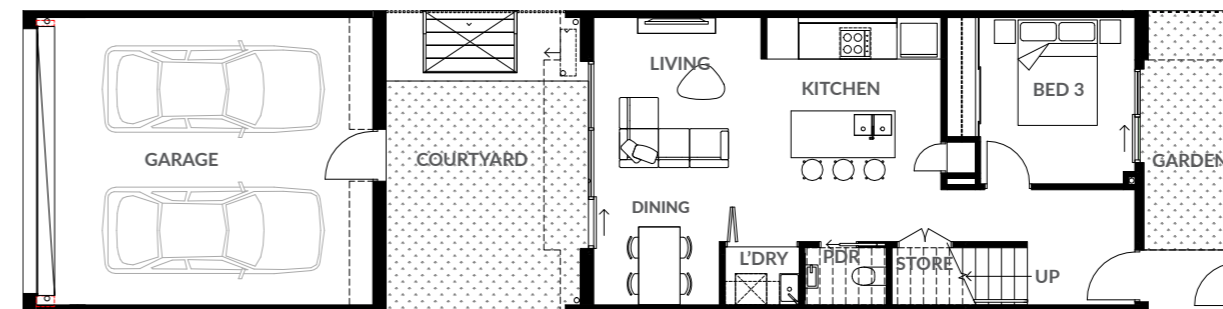
- Master bedroom with private balcony
- Open plan living space with modern kitchen
- Choose from different interior colours and materials

GOOD TO KNOW:

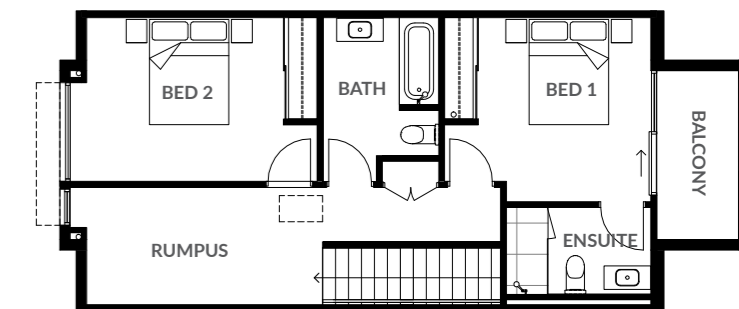
The large feeling of this home is no accident – with architecturally-designed windows, high-ceilings and open plan layout all contributing to the lofty sense of space.



H 3 2 2



GROUND FLOOR



FIRST FLOOR

A2 Urban Retreat Modern living at its best.

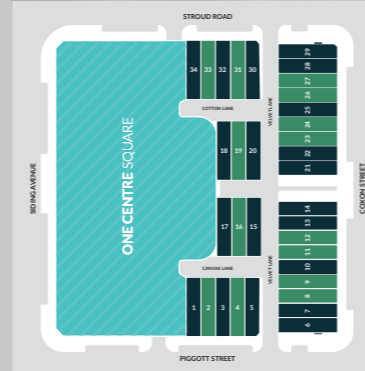
Urban Retreat is all about first impressions. As you walk through the front door, you'll be struck by the luxurious space encompassing the well sized kitchen, dining and living areas. With a fantastic selection of finishes as standard, including 5 interior colour scheme options, Urban Retreat's ground level feels luxurious and has limitless potential for styling. Upstairs three bedrooms, including a master with balcony and ensuite, round off a design that's both open and appropriately zoned for effortless living and entertaining.

The Urban Retreat features:

- Spacious open plan ground floor
- Stunning façade, with stylish contrasting colours
- Private courtyard and double garage
- Master bedroom with private balcony
- Separately contained bedrooms upstairs
- Choose from different interior colours and materials

GOOD TO KNOW:

With large doors opening onto the private courtyard, you can increase your home's ground floor space even further in the warmer months – ideal for combining indoor and outdoor living.



A3 Entertainer Ready for your next dinner party.

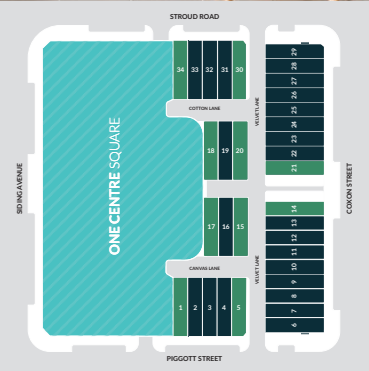
The Entertainer has all that's great about the Urban Retreat with the convenience of a corner block. Flanked by light from large windows on three sides of the home, this floorplan's ground floor has an even grander sense of space. The quality kitchen is the focal point, proudly positioned between the dining and living areas and featuring high-quality fixtures and appliances. The upstairs contains three bedrooms, including master with balcony and ensuite, all separate from the open plan below where you can work, live and entertain with ease.

The Entertainer features:

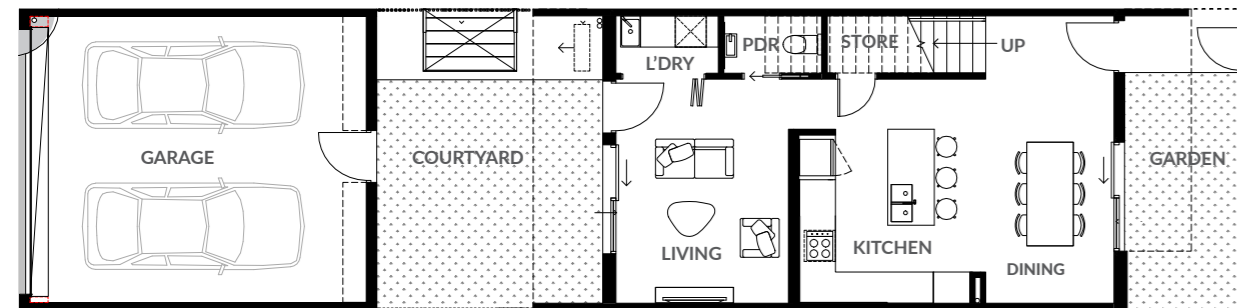
- Corner position with abundant natural light
- Stunning façade, with stylish contrasting colours
- Private courtyard and double garage
- Master bedroom with private balcony
- Separately contained bedrooms upstairs
- Choose from different interior colours and materials

GOOD TO KNOW:

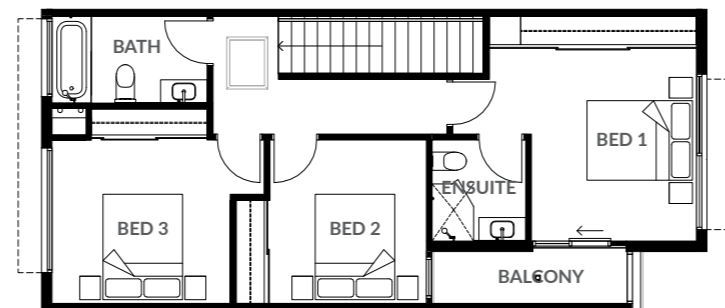
Like all floorplans, the Entertainer features split-system heating and cooling in the living and meals area to help you create the ideal temperature all year long.



3 2 2

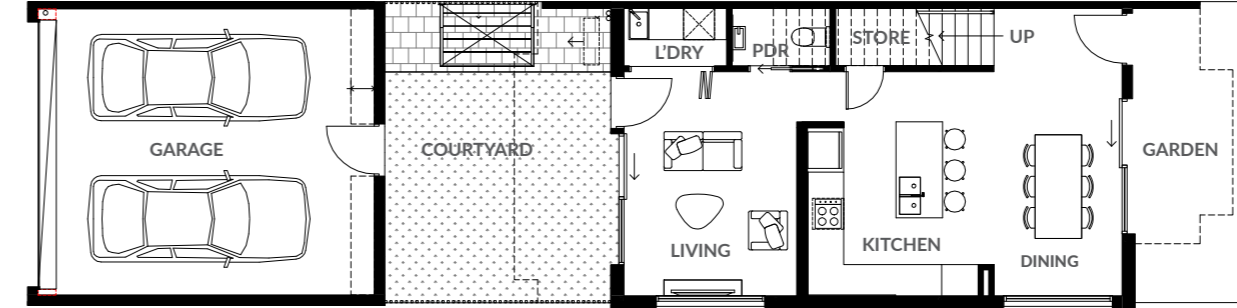


GROUND FLOOR

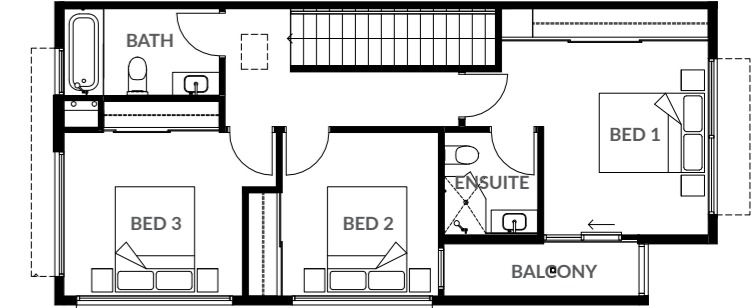


FIRST FLOOR

3 2 2



GROUND FLOOR



FIRST FLOOR

Standard inclusions.

Including high ceilings and architectural facades.

INTERIOR

- Choice of 5 internal colour schemes
- 2040 flush panel redicoat doors throughout
- Passage lever door furniture to all internal doors
- Built-In Robes with shelf and hanging rail
- 67mm x 12mm Double Pencil round architrave and skirting boards
- White vinyl door stops to passage doors
- 75mm cove cornice throughout

KITCHEN

- Stainless steel 600mm single wall oven
- Stainless steel 600mm canopy rangehood
- Stainless steel 600mm gas cooktop
- Stainless steel dishwasher
- 1 & ¾ bowl stainless steel sink
- Chrome sink mixer to Kitchen
- Square edge laminate hinged doors to Kitchen cupboards
- 20mm stone benchtops
- Soft closing mechanism to all doors and drawers

ELECTRICAL

- RCD safety switch
- Double power points throughout
- Down lights to Hallways and Living areas
- Batten holders to remainder
- Hard wired smoke detectors with battery back up
- Sealed exhaust fan to Bathroom and Ensuite

EXTERIOR

- Architectural design façade
- Colorbond Roof
- Colorbond gutter, facias and downpipes
- Aluminium windows throughout
- Double Glazing to Living rooms and Bedroom windows
- Keyed lockset to front entry door
- Feature front entry door with painted finish
- Landscaping as detailed in landscape design

INSULATION /6 STAR ENERGY RATING

- 6-star energy rating
- Min R2.0 Fiberglass insulation batts to walls
- Min R3.5 Fiberglass insulation batts to ceilings
- Recycled water connected to toilets

BATHROOM/ENSUITE/POWDER

- Square edge laminated hinged doors
- 20mm stone benchtops
- Soft closing mechanism to all doors and drawers
- Vitreous china basin to vanities
- 4mm polished edge mirrors (900mm high) to width of vanities
- Acrylic bathtub
- Tiled shower base
- Vitreous china toilet pan and cistern with soft closing seat mechanism
- 1830mm high semi-framed shower screens
- Wall mixer to bath and showers
- Basin mixer to vanity basins

HOT WATER

- Continuous flow HWS with gas booster

WALL TILING

- Tiles to Kitchen, Bathroom, Ensuite and Laundry

FLOORING

- Tiles or laminate to Entry, Kitchen, Living, Dining, Ensuite, Bathroom, W.C. and Laundry
- Carpet to remainder of the home including staircase

LAUNDRY

- Stainless steel 45lt inset trough in white powder coated metal cabinet
- Washing machine stop tap set located in cabinet
- Chrome sink mixer to Laundry trough

HEATING / COOLING

- Wi-Fi controlled reverse cycle split system

STAIRCASE

- MDF Staircase with painter timberwork and handrail
- Carpet finish
- Plaster Balustrade

PAINTING

- Interior walls Taubmans Endure (3 coat system)
- Gloss finish to skirting, architraves and doors
- Exterior paint to all external painted surfaces

Plus your choice of 5 internal colour schemes.

- | | | | |
|---|-------------------|----|---|
| 1 | Inspiration | 7 | Laminate Benchtop |
| 2 | Laminate Flooring | 8 | Reconstituted Stone Benchtop (Optional) |
| 3 | Carpet | 9 | Roller Blind (Optional) |
| 4 | Floor Tile | 10 | Wall Paint |
| 5 | Wall Tile | 11 | Trim/Ceiling Paint |
| 6 | Cabinetry | 12 | Cabinetry Handle |



HAMPTONS



INDUSTRIAL



SEASIDE



SOFT LUXE



BOHO

INTRODUCING
ONE CENTRE SQUARE

The Siding Ave. townhouses will be conveniently located next to a newly planned integrated community space complete with specialty retail space, gym, medical facilities, cafes, restaurants, a designated car park, weekend market zone and an outdoor activity area.



CONVENIENT ACCESS

- Pedestrian Connections & Spaces
- Car Parking Provisions

FOCUS ON YOUNG FAMILY

- Youth Space
- Family Oriented

ENTERTAINMENT FACTOR

- More Than Convenience
- Not Purely Retail

QUALITY LANDSCAPING 'SENSE OF SPACE'

- Integrated Landscape Design
- Community Space, Market



WALKING DISTANCE TO:

- One Centre Square Community Space
- New Officer Town Centre
- The upgraded Officer train station
- Brand new primary & secondary schools
- Civic centre
- Childcare facilities
- Sporting and recreational reserves



ESTIMATED TRAVEL TIMES:

- Princes Freeway or Princes Highway **2 Mins**
- Berwick Town Centre **8 Mins**
- Pakenham Town Centre **8 Mins**
- Westfield Fountain Gate **12 Mins**
- Dandenong Town Centre **20 Mins**
- Cranbourne Park Shopping Centre **20 Mins**
- Frankston Town Centre **20 Mins**
- Western Port Bay **20 Mins**
- Port Phillip Bay Beaches **30 Mins**
- Melbourne CBD via M1 (off-peak) **45 Mins**



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www.fairhavenhomes.com.au/siding-ave
1800 324 742

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