

taylors
quarter



friesian
collection 2

A project by



At Development Victoria we're passionate about making Victoria a great place to be.

We create vibrant places across our state, through diverse and strategic property development and urban renewal projects.

We build great homes and communities where people and business can thrive, catering for different budgets, lifestyles and people.

Our homes are designed to be sustainable and affordable - giving more Victorians the opportunity to live where they want to be, without having to compromise on quality.

As the Victorian Government's development arm, we also revitalise iconic public buildings, create important cultural and recreational facilities and repurpose public land, for all Victorians.

We help create a better Victoria.

A project by



Live life in
the heart of
Taylors Lakes



Artist's impression

Hassle free urban living.

The Friesian Collection offers stylish and active urban convenience with a choice of three and four bedroom premium townhomes.

Each residence is considered, complete and distinctive. Cleverly designed to maximise space and natural light your new home is modern, inviting and without compromise. Built by Sienna Homes, all residences deliver a full turn key package that includes quality fixtures and fittings and landscaped front and rear gardens. Everything is in place for you to move in and start living.



Get to know the locals, living local.

Taylors Lakes is brought to life by a committed and established community of great locals. Watergardens Shopping Centre is the central hub for the community and its operators, where you can expect a broad range of services delivered by the friendly welcoming staff.



A reserve at your doorstep.

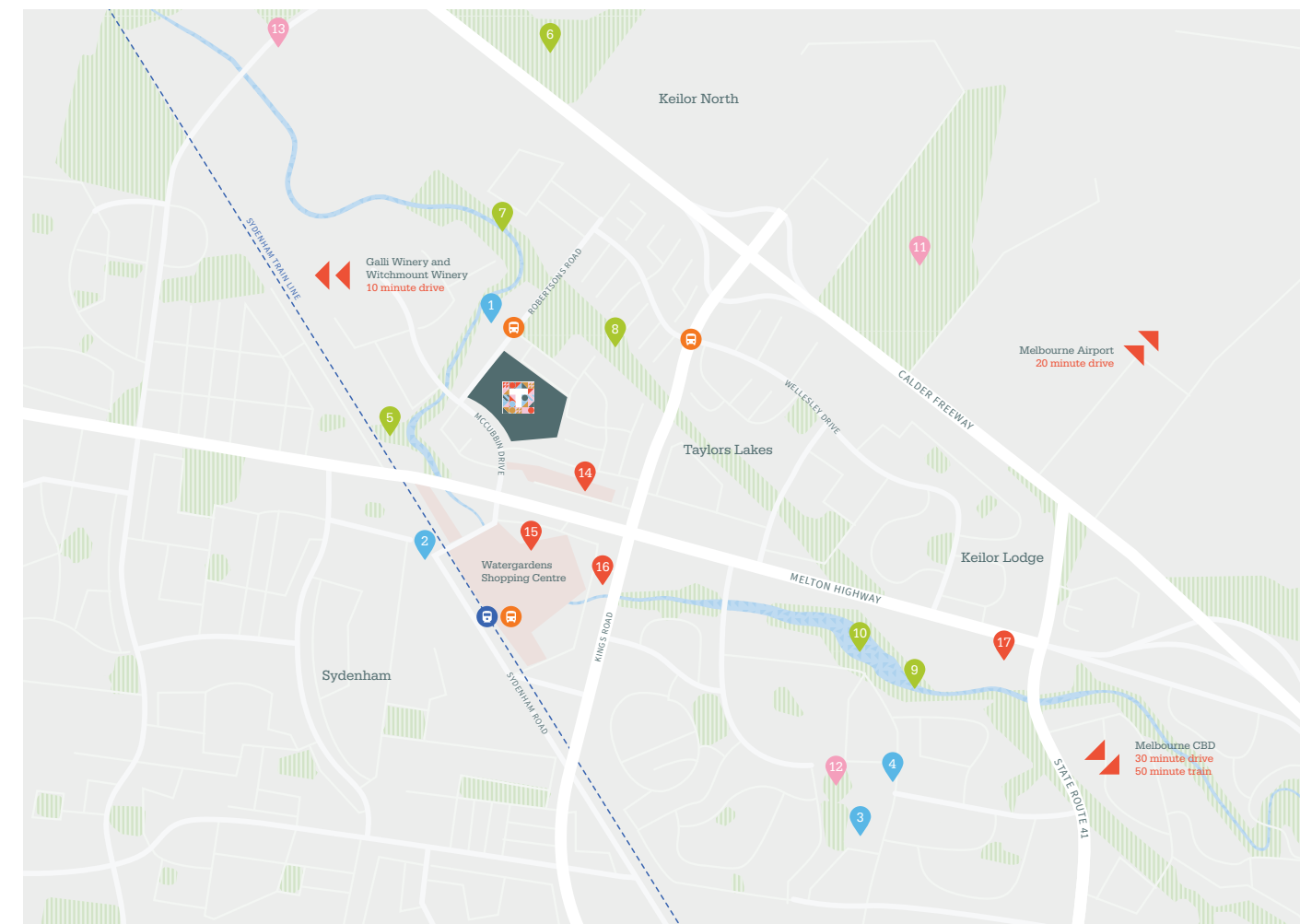
The jewel of Taylors Quarter is set to be the newly constructed park. Inspired by and interacting with the natural elements of wind and water. It will be a family friendly oasis for years to come.





Easy urban living at Taylors Quarter.

The Friesian Collection is set in a prime location and perfectly positioned walking distance to Taylors Quarter Park and moments to Watergardens Shopping Centre. With transport links at your doorstep enjoy hassle free urban living in the heart of Taylors Lakes.



Make connections all around you.



Education

- 1 Overnewton Anglican College
- 2 Catholic Regional College Sydenham
- 3 Taylors Lakes Primary School
- 4 Taylors Lakes Secondary College



Parks and Recreation

- 5 Taylors Creek Reserve
- 6 Organ Pipes National Park
- 7 Whiteley Parade Reserve
- 8 Keilor Lodge Reserve
- 9 Taylors Lakes Linear Park
- 10 Taylors Lake



Leisure and Lifestyle

- 11 Keilor Public Golf Course
- 12 Taylors Lakes Football Club
- 13 Calder Park



Retail

- 14 Large Retail Outlets
- 15 Watergardens Shopping Centre
- 16 Watergardens Hotel and Sports Bar
- 17 Taylors Lakes Shopping Centre

Transport



Watergardens Train Station



Bus stops



LOT 249
4 bedroom
4 1/2 2.5 2
341m²

LOT 250
4 bedroom
4 1/2 2.5 1
196m²

LOT 251
4 bedroom
4 1/2 2.5 1
196m²

LOT 252
4 bedroom
4 1/2 2.5 1
196m²

LOT 253
4 bedroom
4 1/2 2.5 1
196m²

LOT 254
4 bedroom
4 1/2 2.5 2
341m²

Lot 249

4 2.5 2

This stunning corner property offers living zones to both floors and four bedrooms, including a downstairs bedroom perfect for visitors. A stylish kitchen and walk in pantry overlook the living room, dining room and alfresco. From the street the home is striking. The combination of brick, cladding and render create a sleek, contemporary yet inviting look.

Lot size	
Total	341m²
Ground floor	94.0m²
First Floor	95.9m²
Sub Total	20.4sq/189.9m²
Garage	37.7m²
Alfresco	6.0m²
Porch	8.3m²
Total	26.0sq/241.9m²

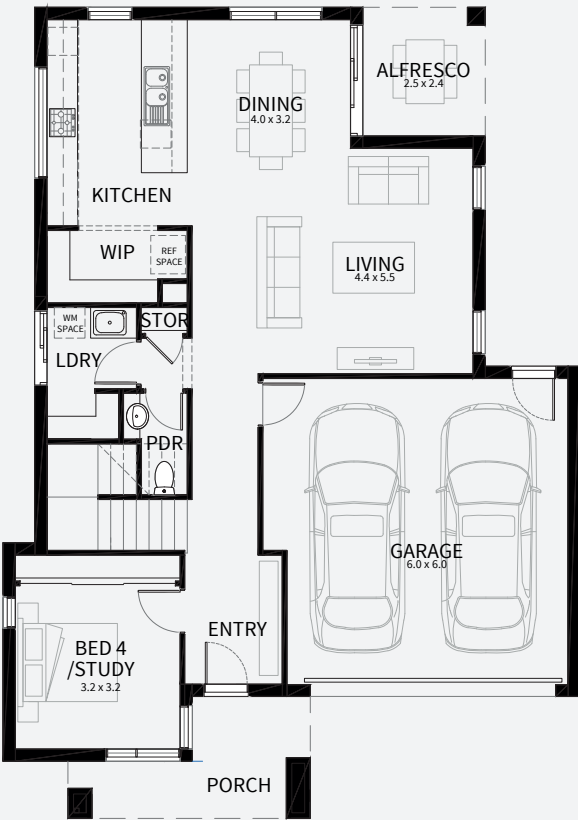


Lot 250

4 2.5 1

This clever 4 bedroom residence includes all of the features of a large family home on a smaller, easy to maintain block. With living quarters downstairs and bedrooms upstairs, an open plan living area and a large alfresco overlooking your private garden, this home is perfect for entertaining. This expertly designed townhome also features a convenient powder room downstairs and laundry with garage access.

Lot size	
Total	196m²
Ground Floor	72.9m²
First Floor	87.1m²
Sub Total	17.2sq/160m²
Garage	26.8m²
Alfresco	13.4m²
Porch	4.6m²
Total	22sq/204.8m²

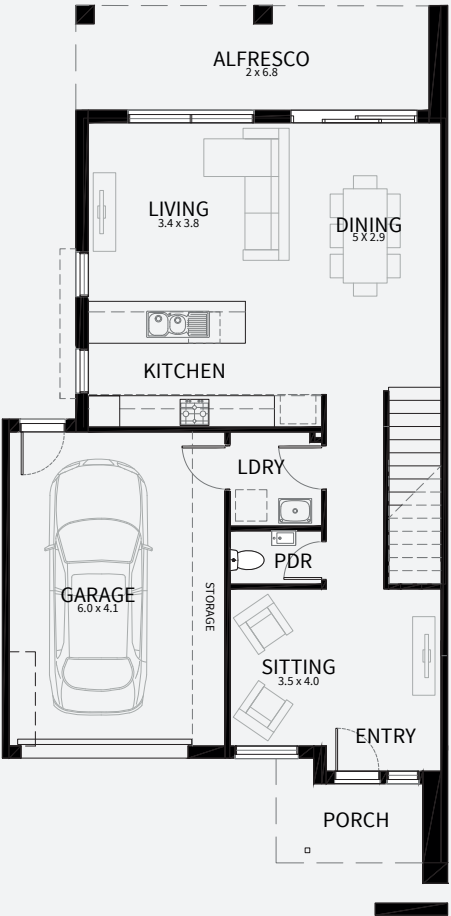


GROUND FLOOR

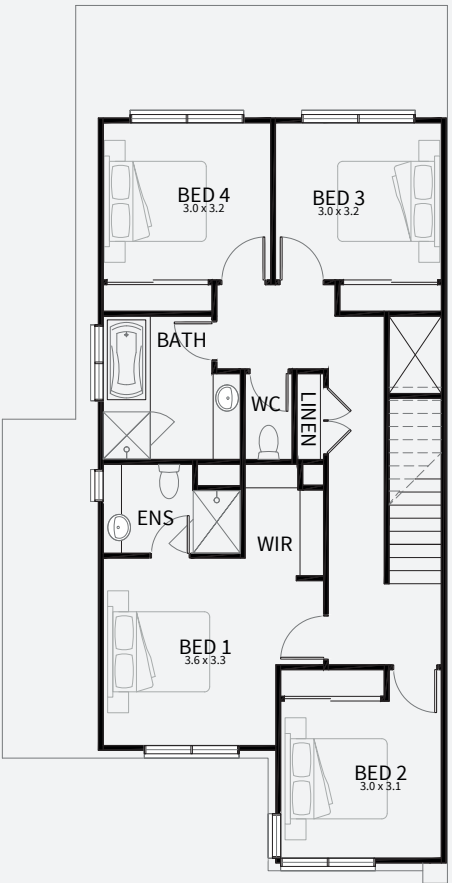


FIRST FLOOR

Dimensions are approximate only.



GROUND FLOOR



FIRST FLOOR

Lot 251

4 2.5 1

At the entrance to this home is an East facing sitting room, the perfect spot to soak up the morning sun. Travel further into this inviting abode and you will find a large family zone complete with a galley style Kitchen and generous outdoor entertaining area. Upstairs is complete with 3 bedrooms, each with built in wardrobes and a master bedroom with a spacious walk in robe and Ensuite.

Lot size	
Total	196m²
Ground Floor	72.9m²
First Floor	87.1m²
Sub Total	17.2sq/160m²
Garage	26.8m²
Alfresco	13.4m²
Porch	4.6m²
Total	22sq/204.8m²

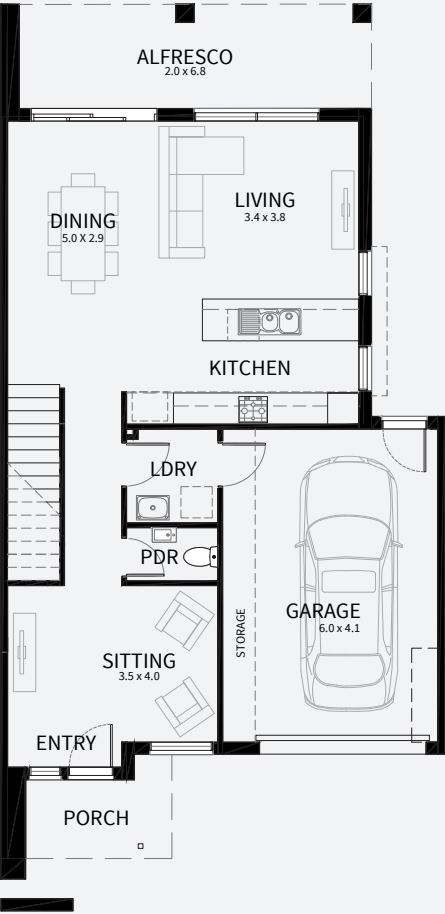


Lot 252

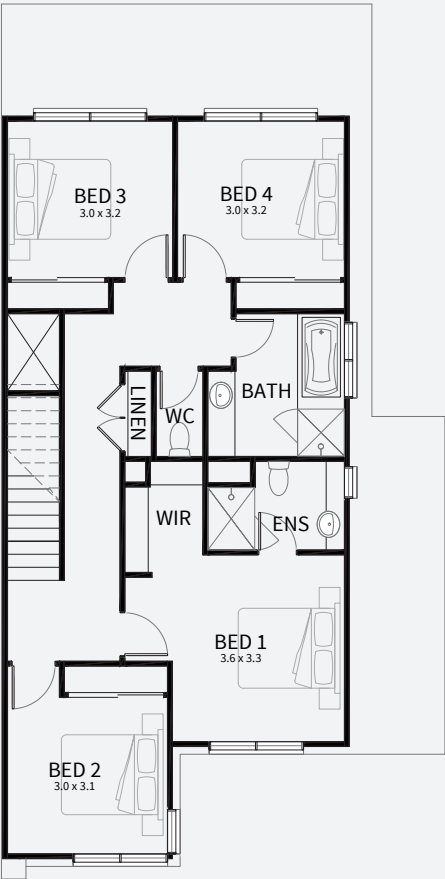
4 2.5 1

This designer residence is town living at its best, offering all the perks of a large family home within a clever, low maintenance design. Step beyond the architecturally inspired facade and you will find 4 generous bedrooms as well as 2 light filled living areas. The upstairs bathroom features a luxurious bath and seperate toilet.

Lot size	
Total	196m²
Ground Floor	72.9m²
First Floor	87.1m²
Sub Total	17.2sq/160m²
Garage	26.8m²
Alfresco	13.4m²
Porch	4.6m²
Total	22sq/204.8m²

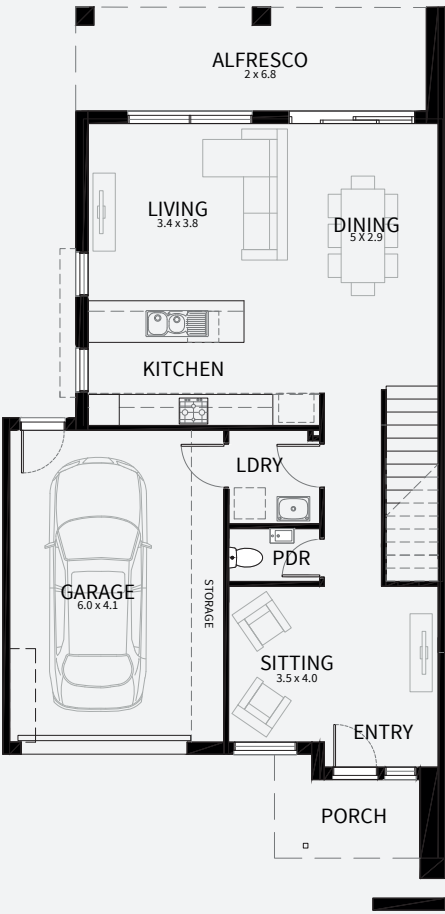


GROUND FLOOR

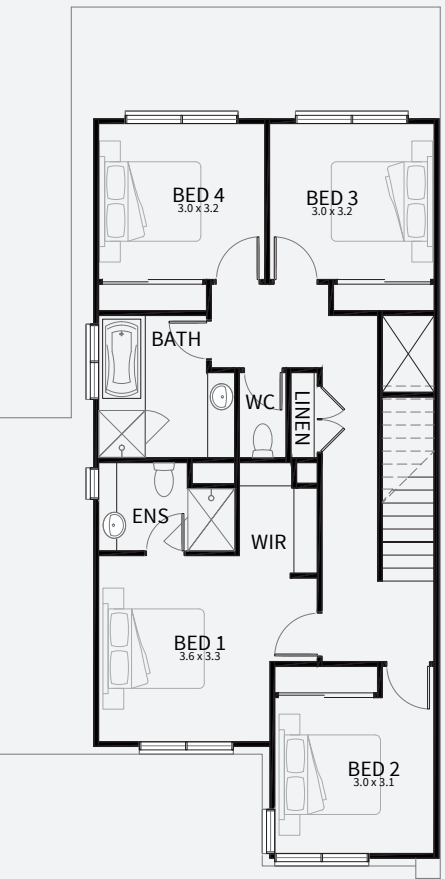


FIRST FLOOR

Dimensions are approximate only.



GROUND FLOOR



FIRST FLOOR

Dimensions are approximate only.

Lot 253

4 2.5 1

This stunning home offers everything a growing or established family could need and more. With 4 bedrooms, 2 living areas, a spacious alfresco and garden, this luxury turn-key home ticks all the boxes. This premium townhome has been expertly designed to maximise space and natural light.

Lot size	
Total	196m²
Ground Floor	72.9m²
First Floor	87.1m²
Sub Total	17.2sq/160m²
Garage	26.8m²
Alfresco	13.4m²
Porch	4.6m²
Total	22sq/204.8m²

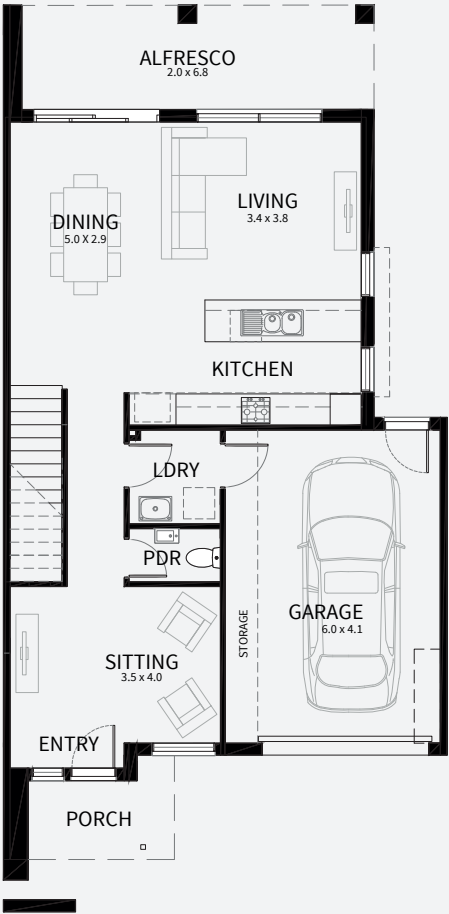


Lot 254

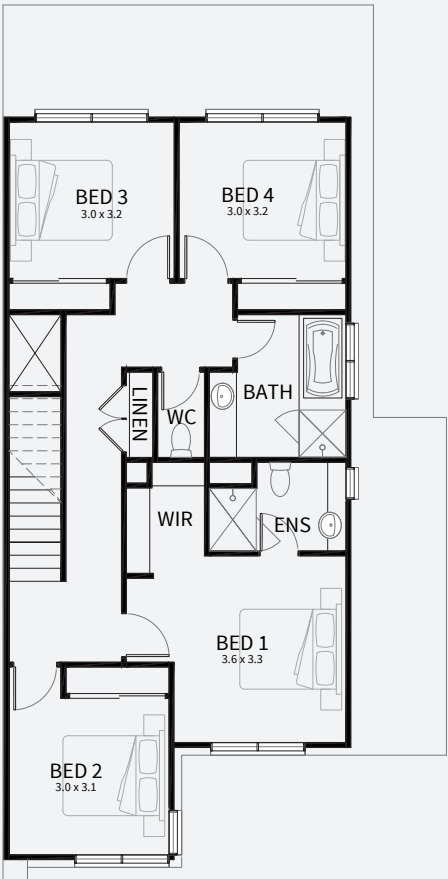
4 2.5 2

This stunning corner property ticks all the boxes for style and functionality. Beyond the contemporary façade, the floorplan offers 4 spacious bedrooms and two light-filled living areas. A large kitchen, walk in pantry and open plan living area extend to an alfresco and the garden beyond. A double car garage and generous storage space complete this designer residence.

Lot Size	
Total	341m²
Ground floor	72.7m²
First Floor	87.1m²
Sub Total	17.2sq/159.8m²
Garage	26.8m²
Alfresco	13.7m²
Porch	5.3m²
Total	22.1sq/205.6m²

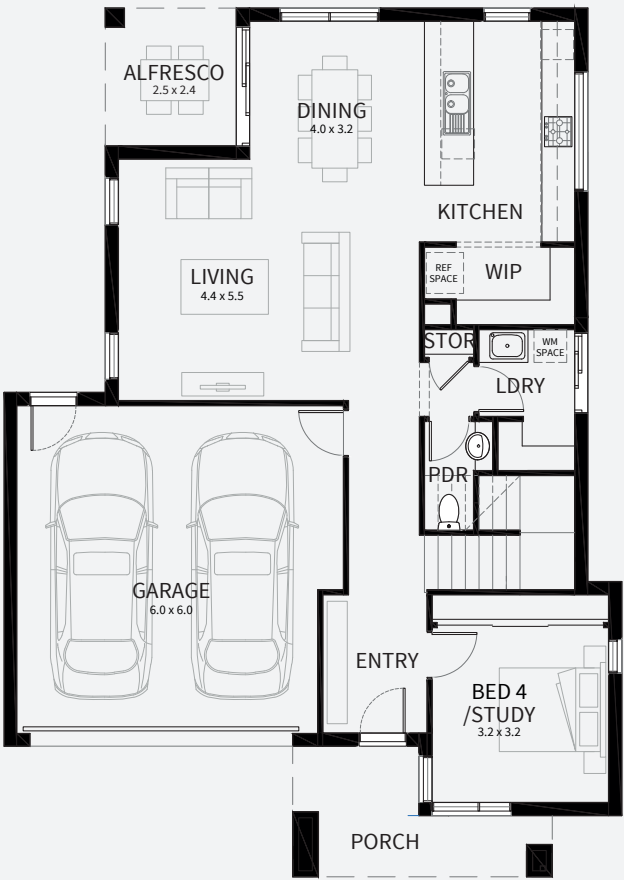


GROUND FLOOR

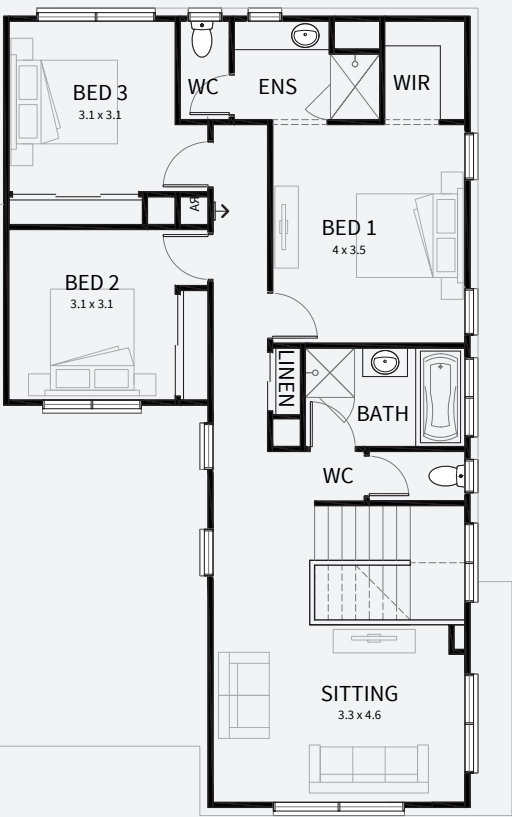


FIRST FLOOR

Dimensions are approximate only.



GROUND FLOOR



FIRST FLOOR

Dimensions are approximate only.

Inclusions

EXTERNAL GENERAL

Garage

- o Automatic motorised garage door opener with 2 handsets to front sectional door.

Landscaping

- o Charcoal colour through concrete paving to Front Driveway, Porch & Alfresco/Rear Landing.
- o Ground mounted fold-down clothesline 2240mm x 1200mm.
- o Austin Parcel Pillar Letterbox, Charcoal Powdercoat & Stainless Steel, including black vinyl numerals.
- o Timber paling fencing approx 1850mm high (to Developers Guidelines) to side & rear boundaries (Refer drawings for extent).
- o Timber Slat Feature Fencing (to Developers Guidelines) to Corner Lots only, including Wing returns & Pedestrian Gates.

INTERNAL GENERAL

General

- o 2700mm ceiling height to Ground Floor, 2400mm ceiling height to First Floor.
- o Clix Laminate Floating Flooring selected from the Category 1 range to Entry, Ground Floor Hallway, Kitchen, Living, & Dining (refer drawings for extent).
- o Floor Tiles to Wet Areas (refer drawings for extent).
- o Carpet to balance of floor areas (refer drawings for extent).
- o Skylight to first floor landing. (Lots 244, 245, 246 & 247 only)

Kitchen & laundry

- o Electrolux 600mm Stainless Steel Gas Cooktop.
- o Electrolux 600mm Stainless Steel Electric Oven.
- o Electrolux 600mm Stainless Steel Slide out Rangehood.
- o Westinghouse 600mm Stainless Steel Freestanding Dishwasher.
- o Franke Spark Inset Stainless Steel Kitchen Sink.

- o Alder Soho Kitchen sink mixer.
- o Reconstituted Stone to Kitchen bench tops, 20mm thick with 40mm thick square edge.

Bathrooms

- o Floating vanity to bathrooms with inset or semi recessed basin and mixer taps.
- o Raised tiled shower bases with approx. 1850mm high clear glazed semi-framed shower screen & semi frameless pivot door (silver trims).
- o Reconstituted Stone Vanity Benchtop, 20mm thick with 40mm square edge or Apron Front (refer drawings for benchtop style)

Electrical, heating & cooling

- o Brivis Gas 4 Star gas ducted heating to living areas & bedrooms with Networker thermostat.
- o Daikin 4 Star Split System A/C to Main Living Area.
- o Security Alarm system including controller, slimline keypad, high speed dialer, 3No digital infrared motion detectors, internal & external sirens, external blue strobe light and power pack with battery backup.

Optional upgrades

General

- o Oak Elegance Engineered Oak Floating Floor to the Entry, Front Hallway, Kitchen, Dining & Living.
- o Framed Mirrored Sliding Robe Doors to Bedrooms.
- o Roller Blockout Blinds to Living room windows & sliding doors, Bedrooms & Wet Area windows.

Kitchen & Laundry

- o Electrolux 900mm Stainless Steel Gas Cooktop & Electrolux 860mm Stainless Steel Slideout Rangehood.
- o Electrolux 900mm Multifunction Oven in Dark Stainless Finish, Electrolux 900mm Gas Cooktop in Dark Ceramic Glass Finish & 860mm Undermount Rangehood in Dark Stainless Finish.

- o Reconstituted Stone Waterfall End Panels (20mm thick) with 40mm thick square edge work to Kitchen Island Bench.
- o Franke Plaza Undermount Stainless Steel Kitchen Sink.
- o Glass Splashback to Kitchen including Painted back on Pure Clear Glass.
- o Laminate base cabinet with 35lt Stainless Steel Inset trough & extended benchtop to the Laundry
- o Laminate overhead cabinets to the Laundry including extended tiled splashback & plaster bulkhead above.

Bathroom & Ensuite.

- o Alder Wish toilet roll holders, double towel rails to showers & towel holder to powder room – chrome finish

Electrical, Heating and Cooling

- o Home Network provisions including services run from termination box to distribution hub, approved distribution hub box, double power point, patch panel & 4No Cat5e Data Points.
- o Ceiling fan
- o Additional light point
- o Additional power point
- o Daikin Q Series Split System with remote control to Bedroom 1.

For a full list of inclusions and upgrades contact your sales agent.



Contact Jason Stojanovski - 0447 899 147
taylorsquarter.com.au



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