



# PLATFORM

TOWNHOMES

**STAGE 4C**

RELEASE

Built by AHB Australia

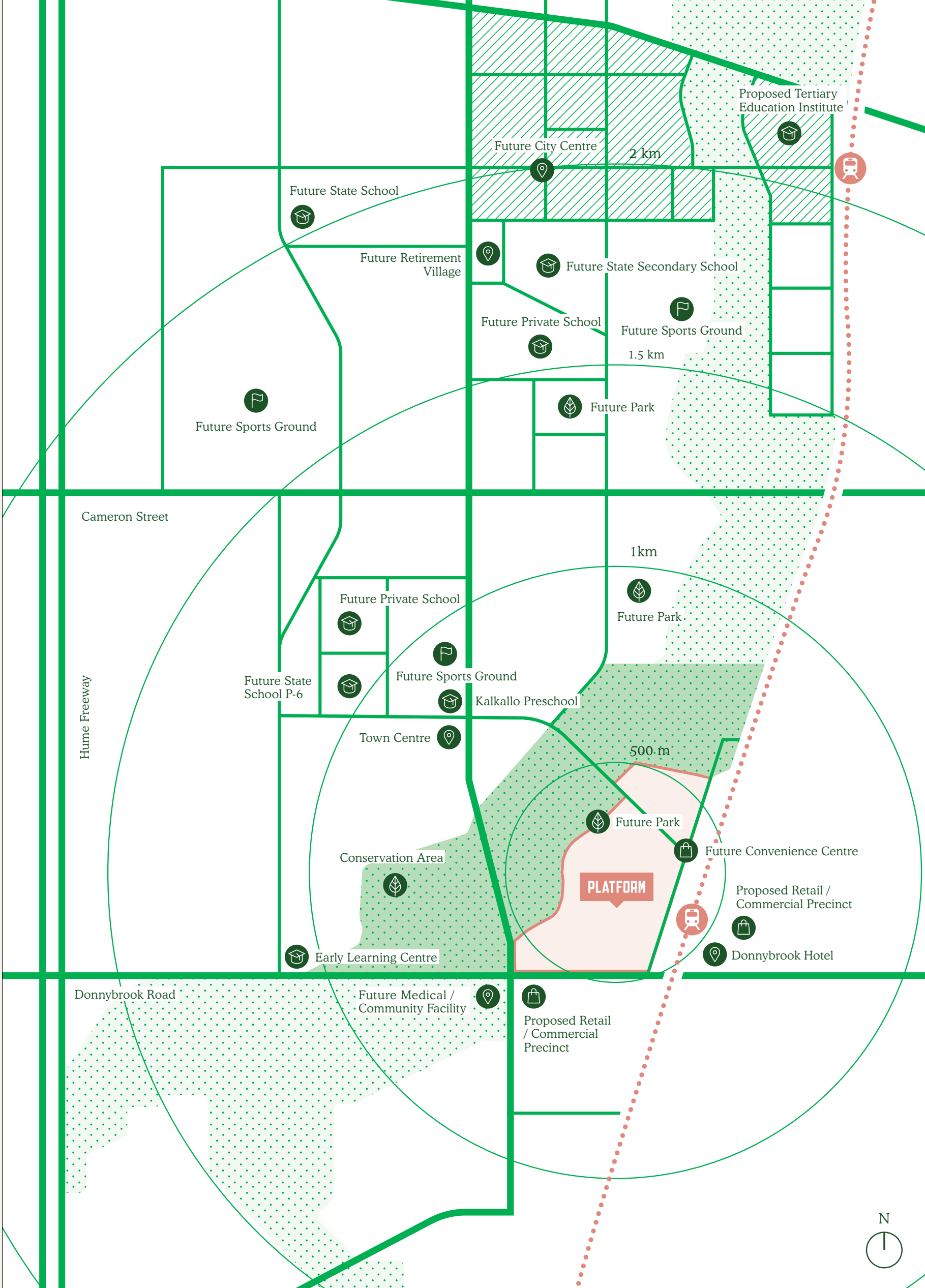


Welcome to Platform Townhomes.  
Architecturally designed with leading  
Melbourne based architects DKO.





We're planning for a vibrant, modern community with close access to essential neighbourhood amenities. Lifestyle, transport, educational, and health and wellbeing offerings are all within easy reach. Anything needed in the CBD is only a 35-minute train ride away.





Donnybrook Station is  
just a few minutes walk -  
and four stops to the CBD.





Designed by award-winning Melbourne landscape architects GBLA, the village park sprawls over nearly one hectare. The playground, gathering areas and open spaces have been designed with the whole community in mind, ensuring that it's an 'all abilities' park.



Artist's impression: Platform Village Park





Artist's impression: 3 Bed Laura



Three and four bedroom homes will appeal to the most discerning buyers. Our design team has crafted homes defined by a clever use of space and enhanced by beautiful materials and finishes. The homes are oriented to optimise natural light and views of the surrounding greenery as it changes from season to season.



Artist's impression: 3 Bed Laura



Choose from two colour schemes. The dark materials provide a subtle and sophisticated finish, while the lighter hues create a contemporary and Scandinavian-inspired aesthetic.



Artist's impression: Upgraded kitchen – dark option





Artist's impression: Upgraded kitchen – light option



Large mirrors and set piece tiles are enhanced with the upgraded bathroom package offering elevated luxe through a feature wall of mosaic tiles and beautiful gunmetal tap ware.



Artist's impression: Upgraded Ensuite – dark option

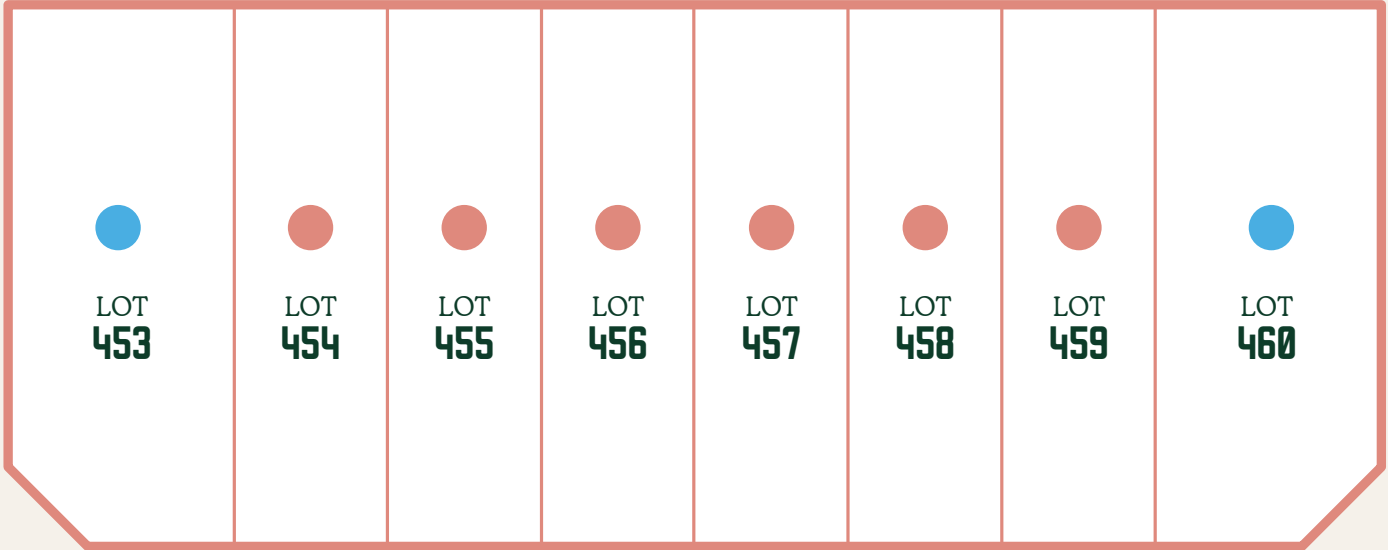


# FLOOR PLANS

## STAGE 4C

● Sarah

● Laura



BURKES ST



# Typical Sarah

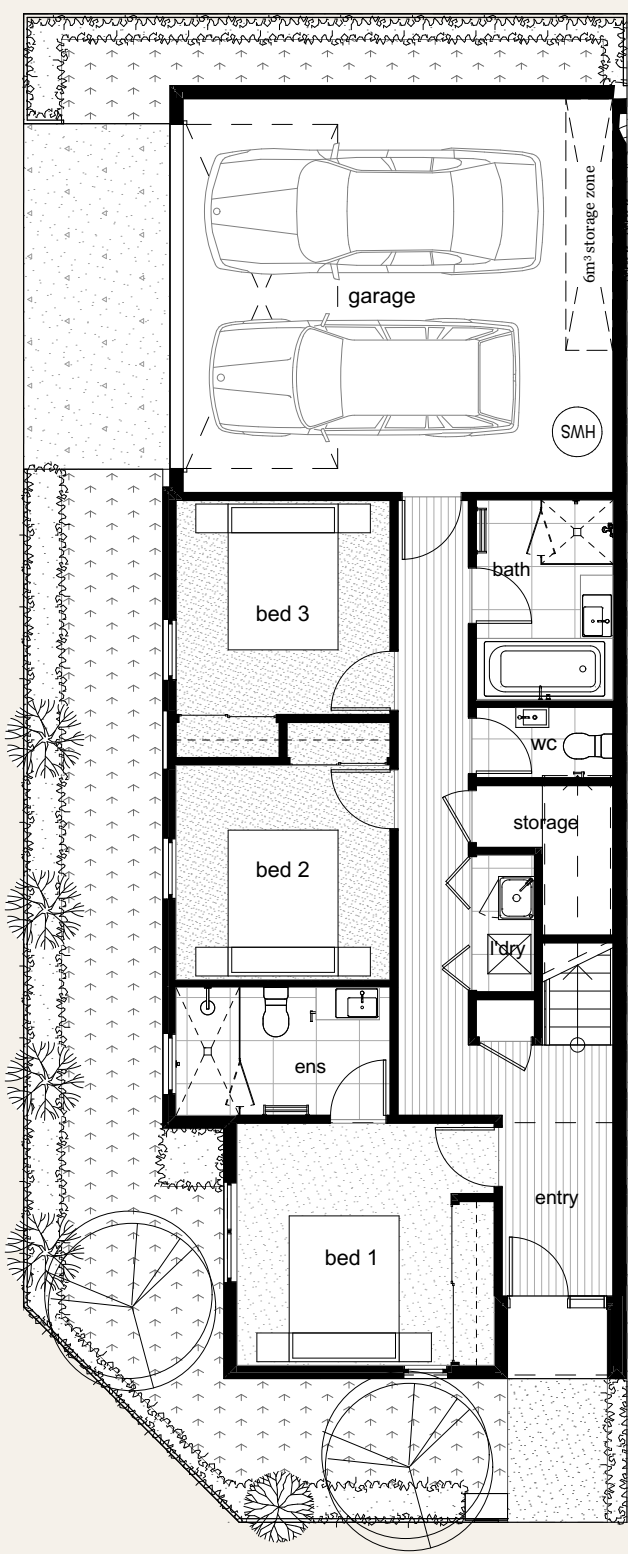
Bedrooms	3
Bathrooms	2.5
Study	1
Carparks	1

HOME DIMENSIONS	
Ground Floor Living	75.25 m²
First Floor Living	53.82 m²
Garage	35.96 m²
Total Internal	165.03 m²
Balcony	19.67 m²
Porch	1.37 m²
Total Porch & Balcony	21.04 m²
Total Gross	186.0 m²

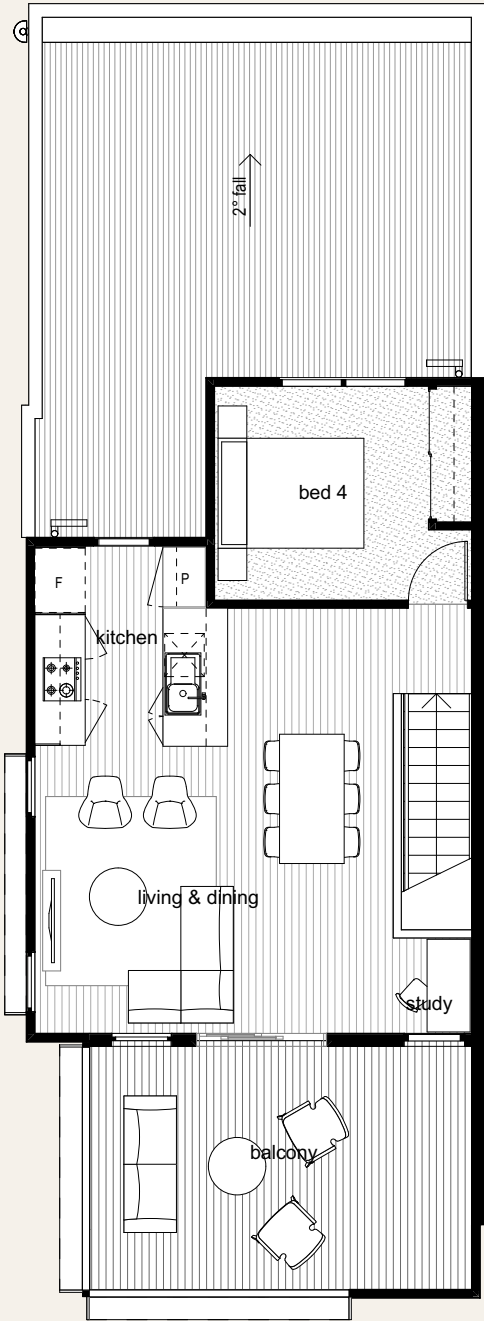
GROUND FLOOR DIMENSIONS	
Entry	1.5 x 3.5 m
Hall	1.0 x 8.5 m
Bed 1	3.0 x 3.4 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Ensuite	3.0 x 1.8 m
Laundry	0.8 x 1.9 m
Storage	1.9 x 0.8 m
WC	1.9 x 1.0 m
Bath	1.9 x 2.8 m
Garage	6.0 x 5.5 m

FIRST FLOOR DIMENSIONS	
Living & Dining	5.0 x 4.0 m
Kitchen	2.4 x 2.7 m
Study	1.1 x 1.3 m
Bed 4	3.0 x 3.0 m
Balcony	5.3 x 3.4 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

# Typical Laura

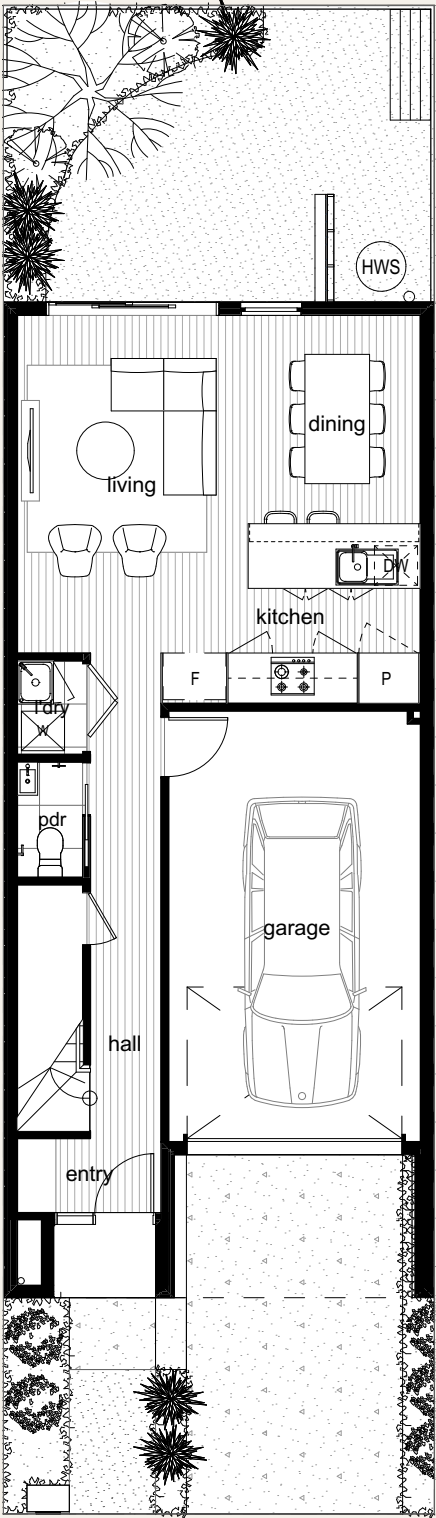
Bedrooms	3
Bathrooms	2.5
Carparks	1

HOME DIMENSIONS	
Ground Floor Living	51.43 m²
First Floor Living	75.15 m²
Garage	23.27 m²
Total Internal	149.85 m²
Porch	1.44 m²
Total Gross	151.29 m²
Backyard	24.80 m²

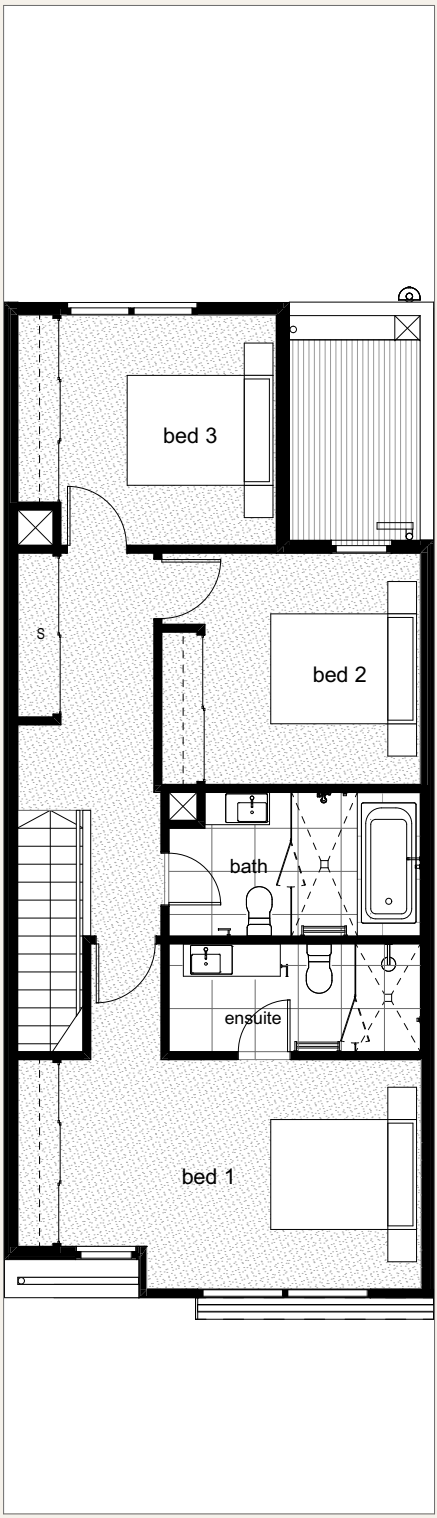
GROUND FLOOR DIMENSIONS	
Entry	2.0 x 1.0
Hall	0.9 x 6.7 m
Powder Room	0.9 x 1.6 m
Laundry	0.9 x 1.3 m
Garage	3.5 x 6.0 m
Kitchen	3.6 x 2.5 m
Living	3.0 x 4.7 m
Dining	2.6 X 2.9 m

FIRST FLOOR DIMENSIONS	
Bed 1	5.0 x 3.2 m
Bed 2	3.0 x 3.2 m
Bed 3	3.0 x 3.2 m
Ensuite	3.5 x 1.5 m
Bath	3.5 x 2.0 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR



Standard Inclusions

SITE EXTERNAL	<ul style="list-style-type: none"><li>Fixed site costs including all earthworks</li><li>Building permit and all relevant fees (additional fees may apply if Checkpoint not engaged)</li><li>Home owners warranty insurance, contract works insurance &amp; public liability insurance</li><li>Minimum 6 Star Energy Rating Assessment and Report</li><li>AHB Australia to connect all services (single phase underground power, natural gas, potable water &amp; recycled water) NOTE: the client is liable for any account opening and/or connection fees, along with any service usage costs throughout the build duration.</li><li>Temporary fencing</li><li>Termite part A collars &amp; part B physical barrier (ongoing inspections are owner’s responsibility)</li><li>Phone/internet conduit lead in (with drawstring) to external wall of dwelling, conduit from external point to nominated internal location (with drawstring)</li><li>Minimum of 2 external taps, one in the front and one to the rear</li></ul>
EXTERNAL FINISHES AND ROOFING	<ul style="list-style-type: none"><li>Fixed external finished and colours as per brochure spec</li><li>A combination of Hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balconies</li><li>Colourbond metal roofing, gutter, fascia, cappings, box gutters and flashings</li></ul>
WINDOWS AND EXTERNAL DOORS	<ul style="list-style-type: none"><li>Timber entry door and frame, with Gainsborough Trilock or similar windows</li><li>Aluminium sliding doors &amp; windows with keyed locks and flyscreens to be openable</li><li>Slimline aluminium panel lift remote controlled garage door (2x remotes)</li></ul>
INTERNAL FINISHES GENERAL	<ul style="list-style-type: none"><li>2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)</li><li>Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornices to the remainder</li><li>Ceiling heights: 2700mm to living area level, 2550mm to non-living level</li><li>Flush panel internal doors with stops and chrome hinges</li><li>Lever Passage sets to all pull handles</li><li>67mm x 18mm MDF architraves and skirtings</li><li>Sliding robe doors 2100mm high</li><li>White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master</li><li>Staircase with painted pine stringers, MDF treads &amp; risers with a carpet pine handrail</li><li>Carpet to bedrooms and upstairs passages (refer contract drawings for full extent)</li><li>Timber floors to living areas (refer contract drawings for full extent)</li></ul>
KITCHEN	<ul style="list-style-type: none"><li>Omega or similar 600mm stainless steel electric underbench built-in oven and gas cooktop</li><li>Omega or similar 600mm stainless steel built-in concealed rangehood, ducted to outside</li><li>Omega or similar 600mm stainless steel free standing dishwasher</li><li>Stainless steel sink and drip tray</li><li>Phoenix or similar square sidelever sink mixer</li><li>20mm quartz stone benchtop</li><li>75mm x 300mm vertically laid wall tiles to kitchen splashback</li><li>Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)</li><li>Waterpoint to fridge</li></ul>
BATHROOMS AND ENSUITE	<ul style="list-style-type: none"><li>Double towel rails and toilet roll holders</li><li>Phoenix or similar basin mixer to surface mounted vanity basin</li><li>Seima or similar duel flush soft close vitreous china toilet</li><li>Phoenix or similar shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)</li><li>Laminate finish to cabinetry (colours and finish as per individual selection)</li><li>20mm quartz stone benchtop</li><li>Polished edge mirrors above vanity (exact size and location as per contract drawings)</li><li>Bath set into tiled podium</li><li>Fully tiled shower base</li><li>600mm x 600mm floor and wall tiles (tile layout as per contract drawings)</li><li>Semi frameless shower screens and pivot doors</li><li>Exhaust fans including self-sealing air flow draft stoppers</li></ul>

Standard Inclusions (cont.)

LAUNDRY	<ul style="list-style-type: none"><li>45 litre stainless steel laundry tub in metal cabinet</li><li>Phoenix or similar mix master sink mixer</li><li>600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)</li></ul>
ELECTRICAL AND HEATING	<ul style="list-style-type: none"><li>Iconic double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)</li><li>RCD safety switches (earth leakage detector)</li><li>Smoke detectors interlinked to comply with AS3786</li><li>2 x free to air TV points and 2/3 data/phone points (exact location as per contract drawings)</li><li>Exhuast fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry &amp; WC</li><li>Double fluoerescent light to garage</li><li>External up/down light fittings to external (exact location as per contract drawings)</li><li>Downlights to balcony (exact location as per contract drawings)</li><li>Gas ducted heating to living area and bedrooms</li><li>Gas Instantaneous Hot Water System</li></ul>
LANDSCAPING AND FENCING	<ul style="list-style-type: none"><li>Exposed aggregate concrete driveways and entry paths</li><li>Plain concrete to rear courtyard (Laura only)</li><li>Aluminium fold down clothesline</li><li>Freestanding letterbox</li><li>Garden beds with soil, mulch and planting as per contract drawings</li><li>Combination of painted timber picket fencing and painted timber paling fencing (as per site specific contract drawings)</li></ul>
COOLING UPGRADES	<ul style="list-style-type: none"><li>Fully ducted cooling throughout</li><li>Two split system air conditioners<ul style="list-style-type: none"><li>2kW system to master bedroom</li><li>5kW system to living / dining room</li></ul></li><li>Ceiling fans to bedrooms</li></ul>
KITCHEN UPGRADES	Omega Or Similar Kitchen Appliances (model upgrades) <ul style="list-style-type: none"><li>900mm in-built gas cooktop</li><li>600mm electric oven</li><li>900mm concealed externally ducted rangehood</li><li>600mm freestanding dishwasher</li><li>Viridian MiraEcho or similar glass splashback with 200mm stone splashback skirt</li></ul>
BATHROOM UPGRADES	<ul style="list-style-type: none"><li>Freestanding bath to bathroom</li><li>Feature mosaic wall tile to ensuite</li><li>Black tapware to bathroom and ensuite</li><li>Gunmetal tapware to bathroom &amp; ensuite</li><li>Shaving cabinet with mirror to bathroom and ensuite</li></ul>
BEDROOM UPGRADE	<ul style="list-style-type: none"><li>Wardrobe door mirror finish in lieu of vinyl</li></ul>
MOVE-IN OPTIONS	<ul style="list-style-type: none"><li>Roller blinds to all windows and doors + TV antenna</li><li>Double roller blinds to all windows &amp; doors + TV antenna</li><li>Flywire screen doors to sliding door to courtyard / balcony</li><li>Security entry door</li><li>Security alarm with intercom</li><li>Ducted vacuum</li></ul>



## Blueways

Australian property developer Blueways creates communities in which everyone can thrive. Its team believes that informed design and beautiful living spaces should not be exclusive. Blueways provides meticulously conceived and brilliantly delivered projects that are within reach of as many Australians as possible.

Blueways is known for its successful and innovative developments across townhouses, high density apartments, medium density housing and land sales. The Melbourne-based group’s current schedule of projects will see the construction of 4,500 dwellings, housing over 17,000 people, by 2024.

**[bluewaysgroup.com](https://bluewaysgroup.com)**

## Wolfdene

Wolfdene shares the excitement of creating a new home and we aim to create places where people live the lifestyle they aspire to. We see ourselves as a new generation of property developer, learning from what has been created in the past to deliver neighbourhoods that suit the way people want to live today.

Our communities are carefully considered in their design, architecture and site-specific urban planning to engage residents and foster interaction. Our constant challenge is to ensure a Wolfdene neighbourhood is a neighbourhood you look forward to coming home to.

**[wolfdene.com.au](https://wolfdene.com.au)**

## AHB Australia

Selecting a builder is an extremely important decision. Your new home will determine the lifestyle and needs of your family not only now, but into the future. Well designed and implemented real estate should be an appreciating asset.

Dealing with AHB is more than just dealing with a builder. Our market reputation benefits you in many ways with your quality, value and a range of services other builders simply cannot match. To provide the efficiency that delivers 500 homes per annum requires significant planning, processes and discipline. Prior to your new home our team has ensured all elements of the home have been considered. At AHB we believe practical floor plans, street appeal and quality materials will help protect your investment.

**[ahbaustralia.com.au](https://ahbaustralia.com.au)**



## Townhome Enquiries:

Call 03 8595 1299

[liveatplatform.com.au](http://liveatplatform.com.au)



While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, the marketing display suite, internet site, videos, computer applications and all plans and schedules are indicative only (Property Information) and may change without notice depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. This brochure does not constitute part of an offer or contract. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. Furniture and home decorator items are for illustrative purposes only and are not included in the purchase price. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. AHB Australia Pty Ltd ACN 116 651 346 Woldene Pty Ltd ACN 137 082 636 and Blueways Group Pty Ltd ACN 602 991 711 and their associated entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and disclaim all liability for harm, loss, costs or damage which arises in connection with any use or reliance on the information.'