



PLATFORM

TOWNHOMES

STAGE 4D

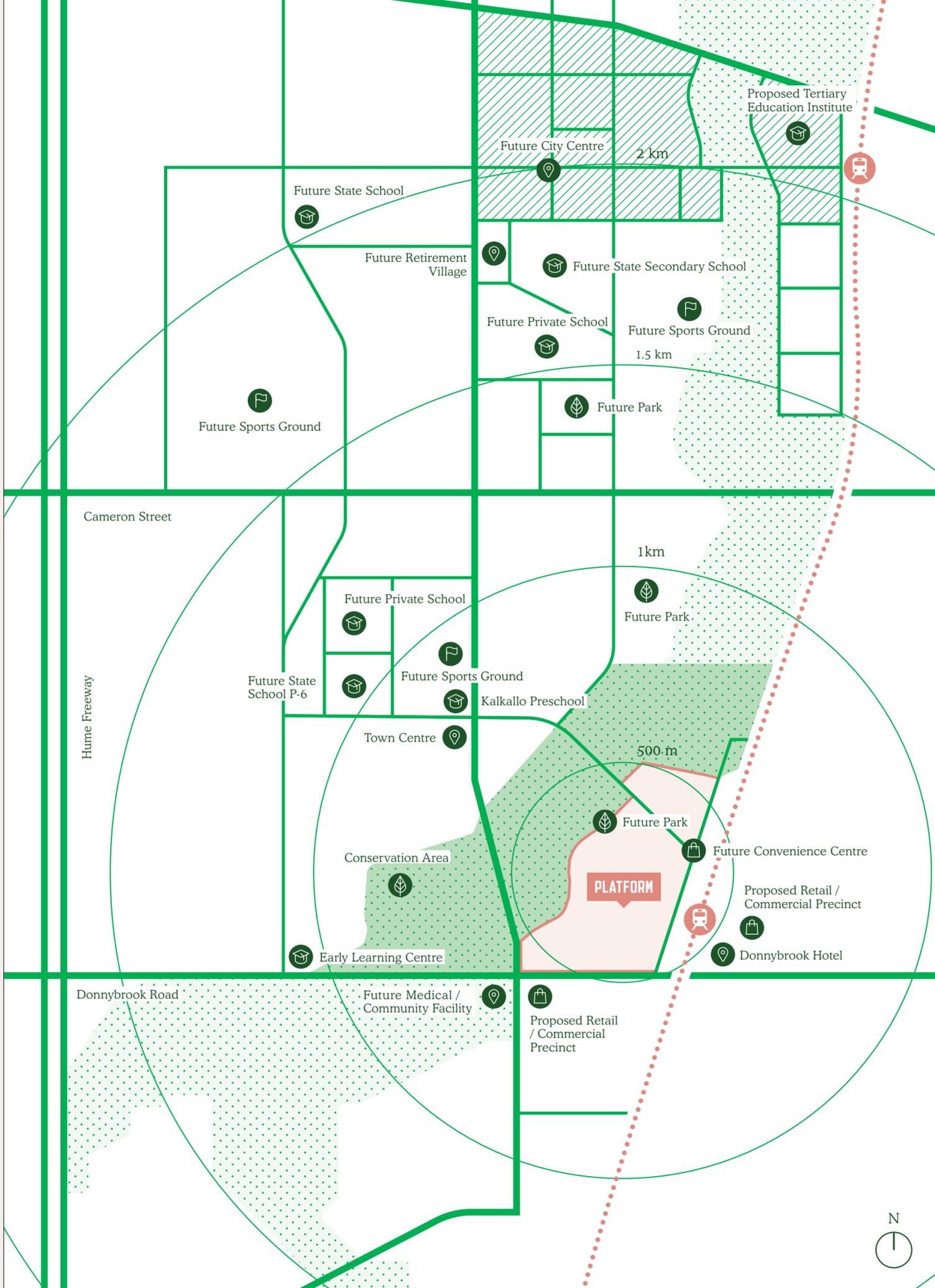
RELEASE

Built by AHB Australia

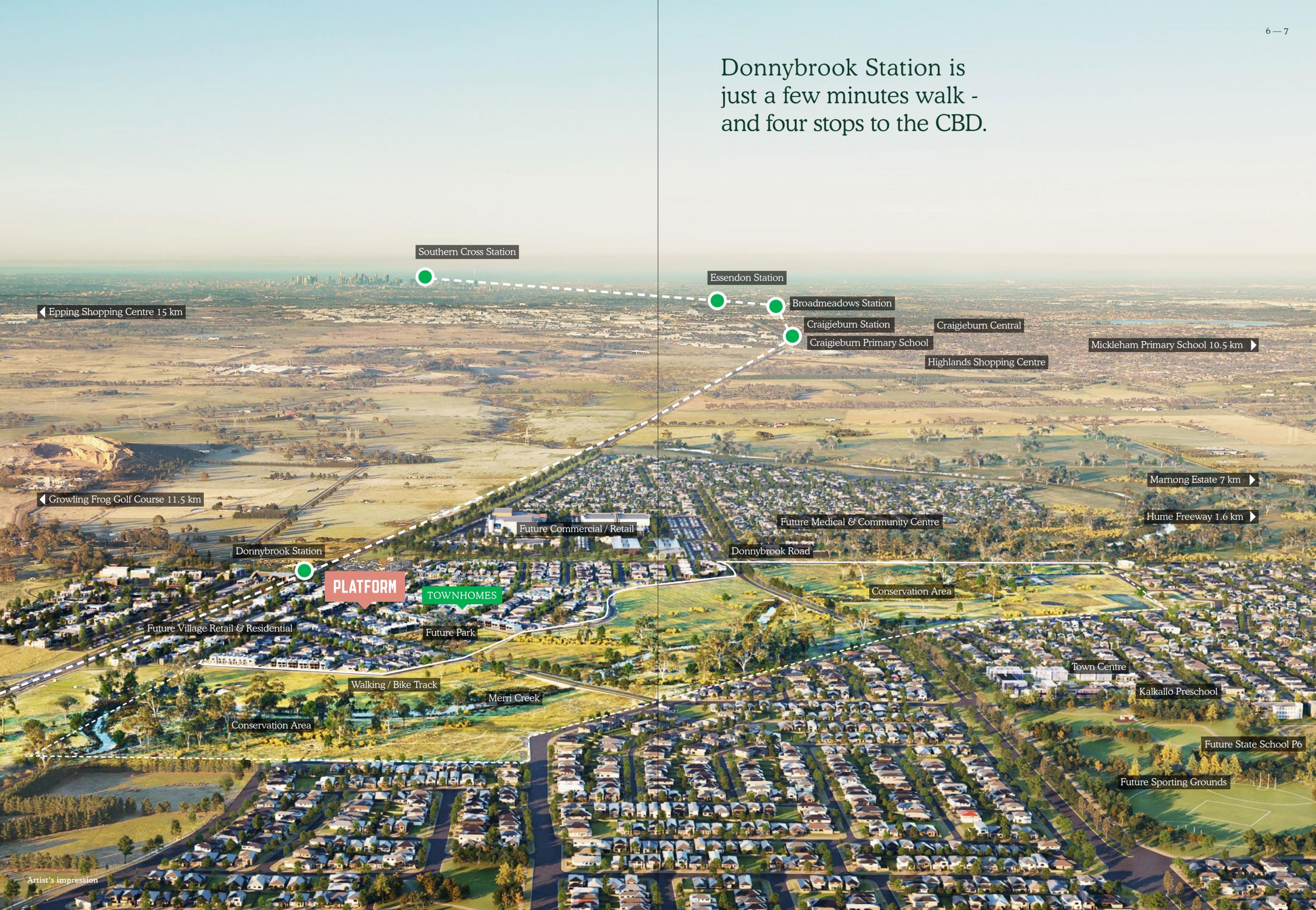
Welcome to Platform Townhomes.
Architecturally designed with leading
Melbourne based architects DKO.



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.



Southern Cross Station

Essendon Station

Broadmeadows Station

Craigieburn Station

Craigieburn Central

Craigieburn Primary School

Mickleham Primary School 10.5 km

Highlands Shopping Centre

Epping Shopping Centre 15 km

Growling Frog Golf Course 11.5 km

Marnong Estate 7 km

Hume Freeway 1.6 km

Future Commercial / Retail

Future Medical & Community Centre

Donnybrook Station

Donnybrook Road

PLATFORM

TOWNHOMES

Conservation Area

Future Village Retail & Residential

Future Park

Town Centre

Walking / Bike Track

Merri Creek

Kalkallo Preschool

Conservation Area

Future State School P6

Future Sporting Grounds

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



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.

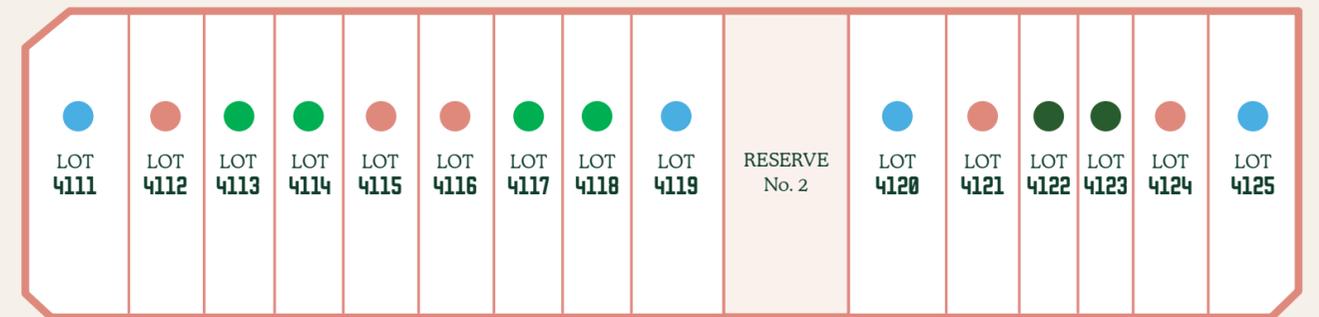


FLOOR PLANS

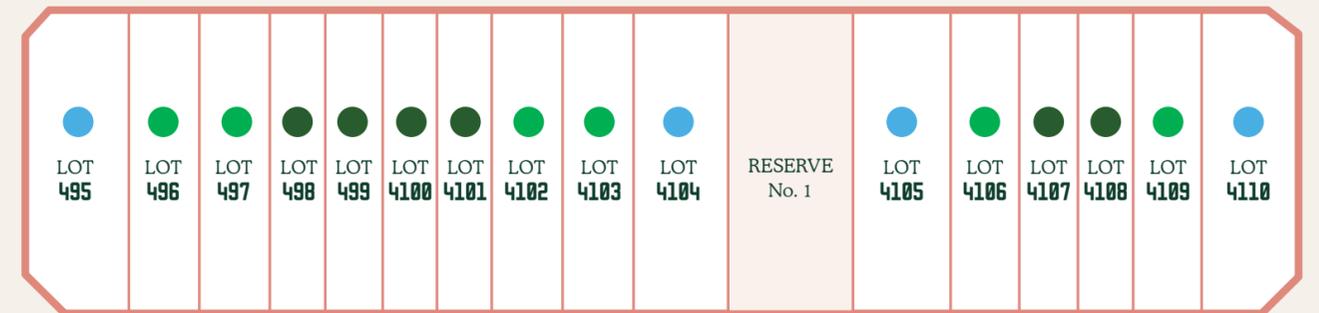
STAGE 4D

- Nina Corner
- Nina
- Coda 3
- Coda 2

SPRINGS RD



FALLOW WAY



HAWKESBURY DRIVE



Typical Nina Corner

Bedrooms	4
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS

Ground Floor Living	68.5 m ²
First Floor Living	69.0 m ²
Garage	38.1 m ²
Total Internal	175.6 m ²
Porch	1.8 m ²
Total Porch	1.8 m ²
Total Gross	177.4 m ²

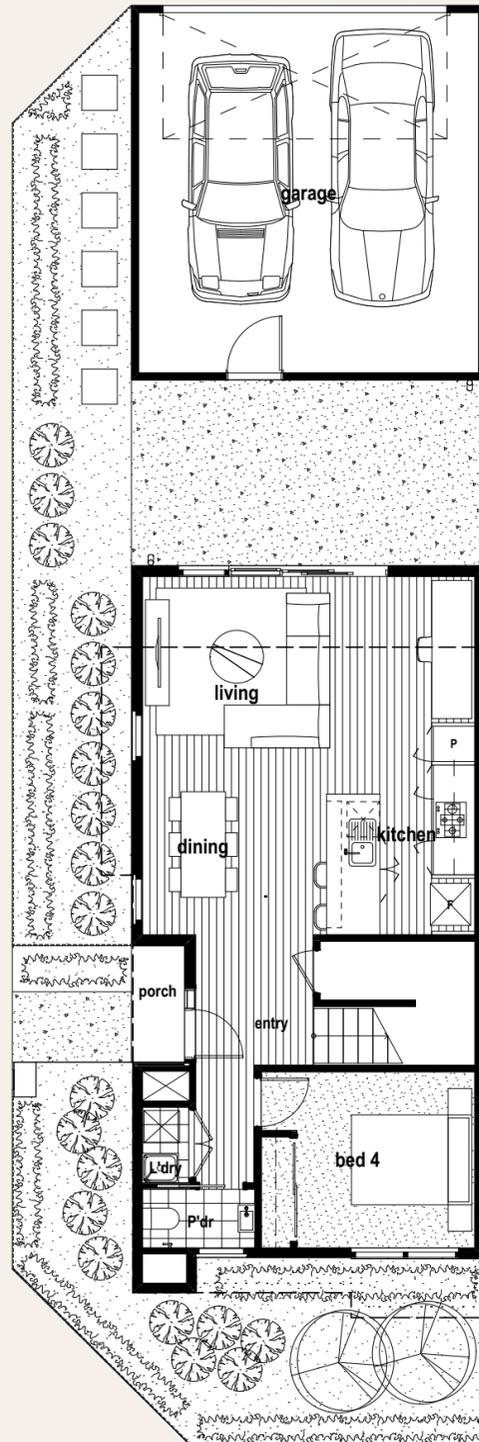
GROUND FLOOR DIMENSIONS

Entry	1.9 x 2.2 m
Dining	3.1 x 2.8 m
Kitchen	3.7 x 2.5 m
Living	5.6 x 3.3 m
Bed 4	3.0 x 3.0 m
Laundry	1.3 x 0.7 m
Powder Room	1.9 x 1.0 m
Garage	5.6 x 6.0 m

FIRST FLOOR DIMENSIONS

Bed 1	3.6 x 3.0 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.1 m
Ensuite	2.1 x 1.9 m
Walk in Robes	1.9 x 1.8 m
Bath	1.8 x 2.7 m
Powder Room	1.9 x 1.0 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Coda 3

Bedrooms	3
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS

Ground Floor Living	54.2 m ²
First Floor Living	62.6 m ²
Car Port	35.5 m ²
Total Internal	152.3 m ²
Porch	1.8 m ²
Alfresco	5.6 m ²
Total Porch & Alfresco	7.4 m ²
Total Gross	159.7 m ²

GROUND FLOOR DIMENSIONS

Dining	2.7 x 3.1 m
Kitchen	4.5 x 2.5 m
Living	4.1 x 4.6 m
Powder Room	1.0 x 1.8 m
Laundry	1.0 x 1.5 m
Carport	5.5 x 6.1 m

FIRST FLOOR DIMENSIONS

Bed 1	3.1 x 3.0 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Ensuite	2.1 x 2.0 m
Bath	3.0 x 1.8 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Coda 2

Bedrooms	2
Bathrooms	1.5
Carparks	1

HOME DIMENSIONS

Ground Floor Living	47.1 m ²
First Floor Living	49.8 m ²
Garage	28.5 m ²
Total Internal	125.4 m ²
Porch	1.5 m ²
Total Porch	1.5 m ²
Total Gross	126.9 m ²

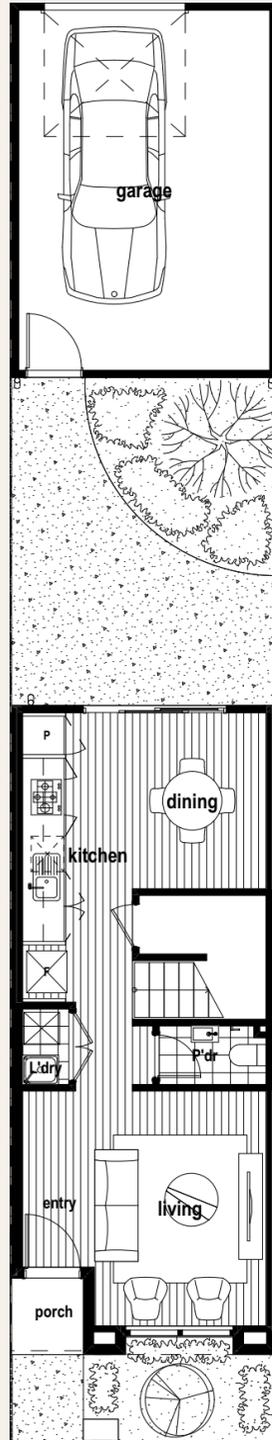
GROUND FLOOR DIMENSIONS

Dining	3.0 x 2.5 m
Kitchen	4.9 x 1.8 m
Living	4.1 x 3.9 m
Powder Room	1.8 x 1.0 m
Laundry	0.7 x 1.3 m
Garage	4.1 x 6.0 m

FIRST FLOOR DIMENSIONS

Bed 1	3.5 x 3.0 m
Bed 2	3.5 x 3.0 m
Bath	2.3 x 3.0 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Nina

Bedrooms	4
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS

Ground Floor Living	63.5 m ²
First Floor Living	73.9 m ²
Garage	38.1 m ²
Total Internal	175.5 m ²
Porch	3.0 m ²
Alfresco	6.8 m ²
Total Porch & Alfresco	9.9 m ²
Total Gross	185.3 m ²

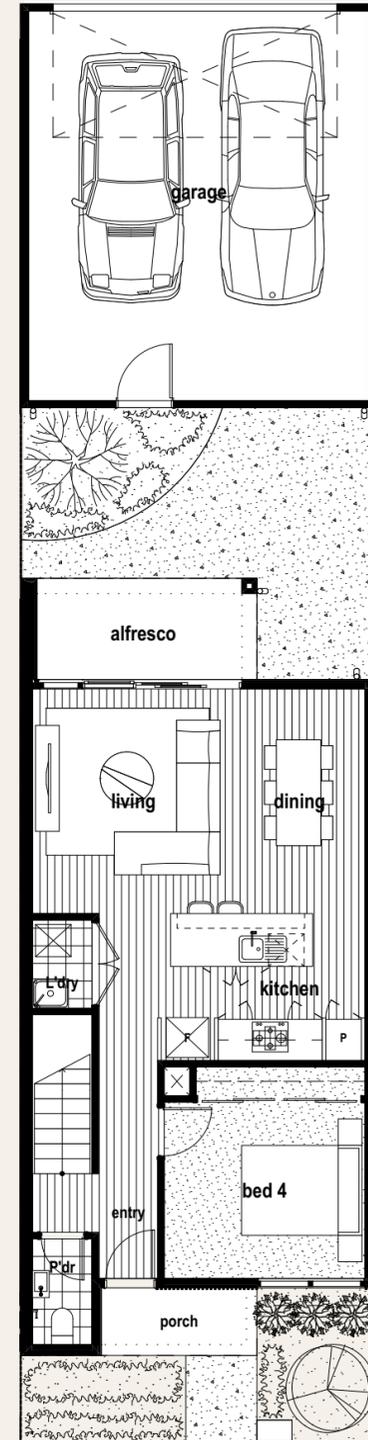
GROUND FLOOR DIMENSIONS

Entry	1.0 x 3.7 m
Kitchen	3.5 x 2.5 m
Living/Dining	5.6 x 3.8 m
Bed 4	3.4 x 3.0 m
Powder Room	1.8 x 1.0 m
Laundry	1.0 x 1.5 m
Garage	5.6 x 6.0 m

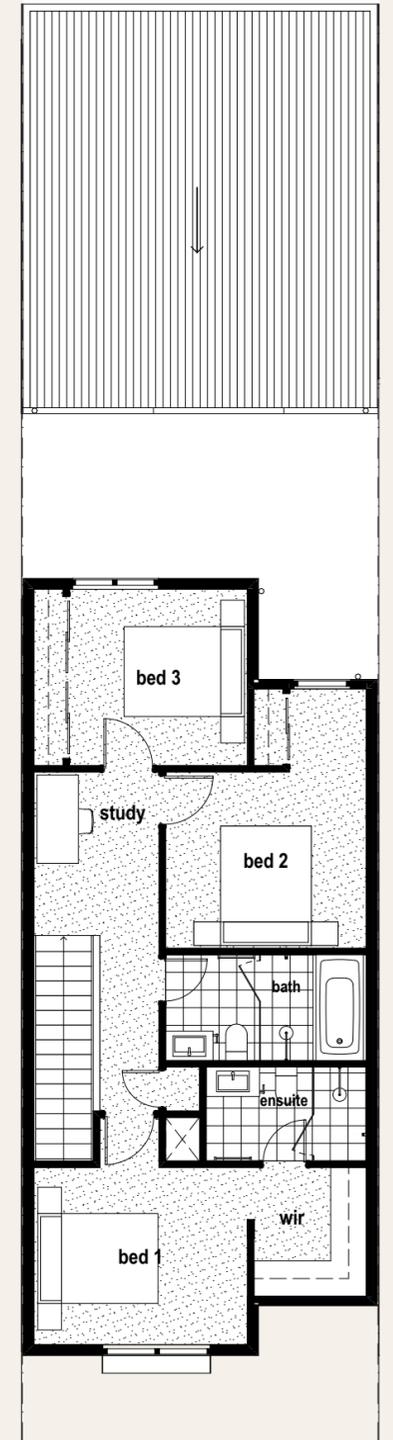
FIRST FLOOR DIMENSIONS

Bed 1	3.6 x 3.0 m
Bed 2	3.3 x 3.0 m
Bed 3	3.0 x 3.0 m
Ensuite	2.7 x 1.6 m
Walk in Robes	1.9 x 2.2 m
Study	2.1 x 2.8 m
Bath	3.3 x 1.8 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Platform Townhome Features

Standard Inclusions

SITE EXTERNAL

- Fixed site costs including all earthworks
- Building permit and all relevant fees (additional fees may apply if Checkpoint not engaged)
- Home owners warranty insurance, contract works insurance & public liability insurance
- Minimum 6 Star Energy Rating Assessment and Report
- AHB Australia to connect all services (single phase underground power, natural gas, potable water & 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.
- Temporary fencing
- Termite part A collars & part B physical barrier (ongoing inspections are owner's responsibility)
- Phone/internet conduit lead in (with drawstring) to external wall of dwelling, conduit from external point to nominated internal location (with drawstring)
- Minimum of 2 external taps, one in the front and one to the rear

EXTERNAL FINISHES AND ROOFING

- Fixed external finished and colours as per brochure spec
- A combination of Hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balconies
- Colourbond metal roofing, gutter, fascia, cappings, box gutters and flashings

WINDOWS AND EXTERNAL DOORS

- Timber entry door and frame, with Gainsborough Trilock or similar windows
- Aluminium sliding doors & windows with keyed locks and flyscreens to be openable
- Slimline aluminium panel lift remote controlled garage door (2x remotes)

INTERNAL FINISHES GENERAL

- 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)
- Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornices to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- Flush panel internal doors with stops and chrome hinges
- Lever Passage sets to all pull handles
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads & risers with a carpet pine handrail
- Carpet to bedrooms and upstairs passages (refer contract drawings for full extent)
- Timber floors to living areas (refer contract drawings for full extent)

KITCHEN

- Omega or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Omega or similar 600mm stainless steel built-in concealed rangehood, ducted to outside
- Omega or similar 600mm stainless steel free standing dishwasher
- Stainless steel sink and drip tray
- Phoenix or similar square sidelever sink mixer
- 20mm quartz stone benchtop
- 75mm x 300mm vertically laid wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)
- Waterpoint to fridge

BATHROOMS AND ENSUITE

- Double towel rails and toilet roll holders
- Phoenix or similar basin mixer to surface mounted vanity basin
- Seima or similar duel flush soft close vitreous china toilet
- Phoenix or similar shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)
- Laminate finish to cabinetry (colours and finish as per individual selection)
- 20mm quartz stone benchtop
- Polished edge mirrors above vanity (exact size and location as per contract drawings)
- Bath set into tiled podium
- Fully tiled shower base
- 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers

Standard Inclusions (cont.)

LAUNDRY

- 45 litre stainless steel laundry tub in metal cabinet
- Phoenix or similar mix master sink mixer
- 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)

ELECTRICAL AND HEATING

- Iconic double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)
- RCD safety switches (earth leakage detector)
- Smoke detectors interlinked to comply with AS3786
- 2 x free to air TV points and 2/3 data/phone points (exact location as per contract drawings)
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry & WC
- Double fluoresent light to garage
- External up/down light fittings to external (exact location as per contract drawings)
- Downlights to balcony (exact location as per contract drawings)
- Gas ducted heating to living area and bedrooms
- Gas Instantaneous Hot Water System

LANDSCAPING AND FENCING

- Exposed aggregate concrete driveways and entry paths
- Plain concrete to rear courtyard (Laura only)
- Aluminium fold down clothesline
- Freestanding letterbox
- Garden beds with soil, mulch and planting as per contract drawings
- Combination of painted timber picket fencing and painted timber paling fencing (as per site specific contract drawings)

Upgrades

COOLING UPGRADES

- Fully ducted cooling throughout
- Two split system air conditioners
 - 2kW system to master bedroom
 - 5kW system to living / dining room
- Ceiling fans to bedrooms

KITCHEN UPGRADES

- Omega Or Similar Kitchen Appliances (model upgrades)
- 900mm in-built gas cooktop
- 600mm electric oven
- 900mm concealed externally ducted rangehood
- 600mm freestanding dishwasher
- Viridian MiraEcho or similar glass splashback with 200mm stone splashback skirt

BATHROOM UPGRADES

- Freestanding bath to bathroom
- Feature mosaic wall tile to ensuite
- Black tapware to bathroom and ensuite
- Gunmetal tapware to bathroom & ensuite
- Shaving cabinet with mirror to bathroom and ensuite

BEDROOM UPGRADE

- Wardrobe door mirror finish in lieu of vinyl

MOVE-IN OPTIONS

- Roller blinds to all windows and doors + TV antenna
- Double roller blinds to all windows & doors + TV antenna
- Flywire screen doors to sliding door to courtyard / balcony
- Security entry door
- Security alarm with intercom
- Ducted vacuum

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

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

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



liveatplatform.com.au

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liveatplatform.com.au