



PLATFORM

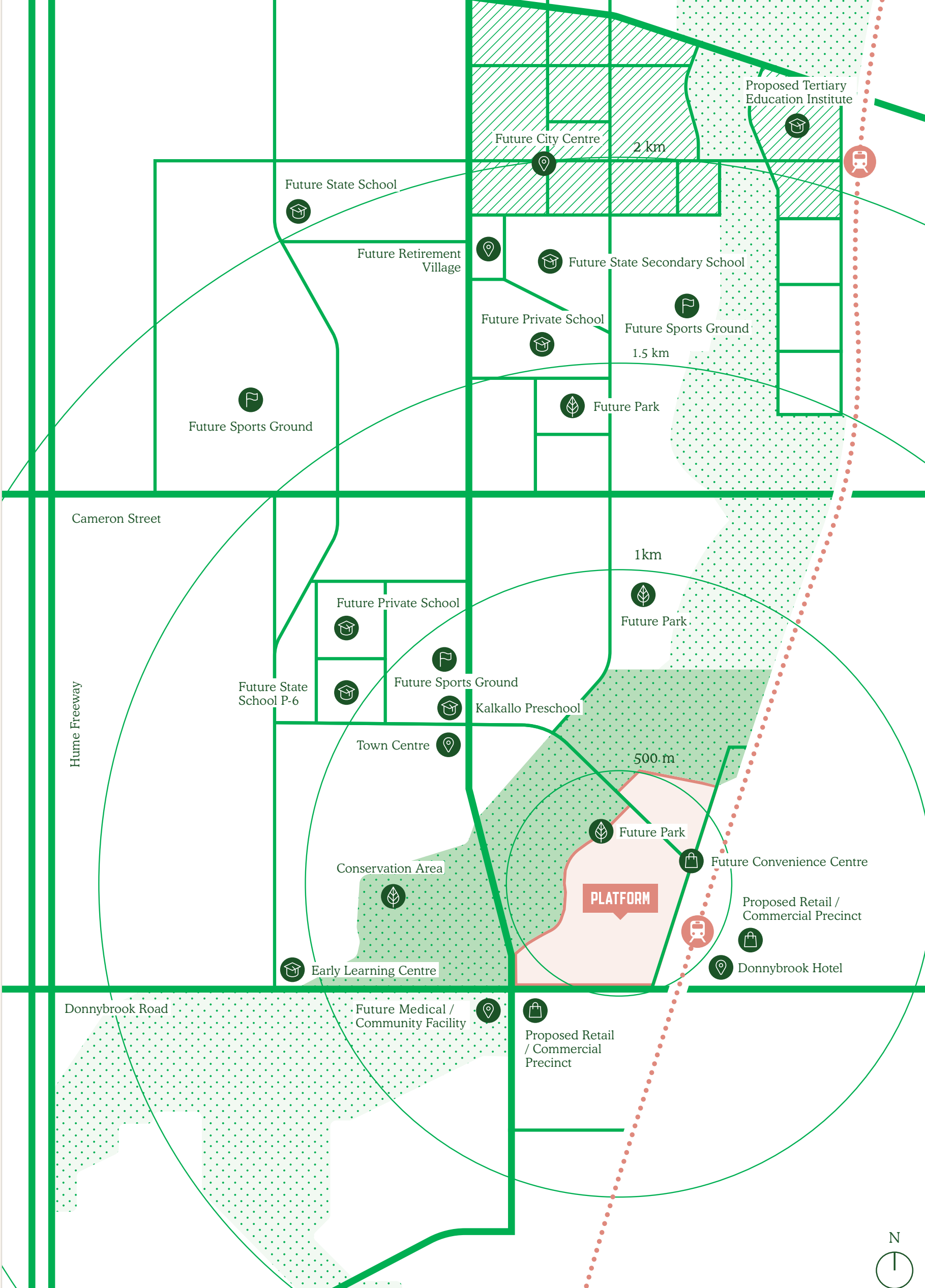
TOWNHOMES

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 ▶

◀ Epping Shopping Centre 15 km

Highlands Shopping Centre

◀ Growling Frog Golf Course 11.5 km

Marnong Estate 7 km ▶

Hume Freeway 1.6 km ▶

Donnybrook Station

TOWNHOMES

PLATFORM

Future Commercial / Retail

Future Medical & Community Centre

Donnybrook Road

Conservation Area

Future Village Retail & Residential

Future Park

Walking / Bike Track

Merri Creek

Conservation Area

Town Centre

Kalkallo Preschool

Future State School P6

Future Sporting Grounds

Artist's impression

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 Nina

Two, 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: 4 bed Nina

Beautifully appointed kitchens inspire the household chef with every detail, and generous storage, thoughtfully considered. An optional upgrade further enhances the space with a 900mm gas cooktop, electric oven and fully concealed rangehood. A tinted glass splashback, integrated dishwasher and under-mounted stainless steel sink ensure the kitchens are uncluttered and highly functional spaces.

Artist's impression: 3 bed Coda kitchen (upgrade)



Open plan living is complimented by beautifully presented courtyards. Platform townhomes are flooded with natural light, whilst ensuring resident privacy. Every detail is considered to optimise the use of space and provide a natural and relaxed environment.

Artist's impression: 4 bed Nina Corner



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: 4 bed Nina bathroom (upgrade)

FLOOR PLANS














STAGE 4B

- Nina Corner
- Nina 4
- Coda 3
- Coda 2

SPRINGS RD

											
LOT 4143	LOT 4144	LOT 4145	LOT 4146	LOT 4147	LOT 4148	LOT 4149	LOT 4150	LOT 4151	LOT 4152	LOT 4153	

FALLOW WAY

												
LOT 4130	LOT 4131	LOT 4132	LOT 4133	LOT 4134	LOT 4135	LOT 4136	LOT 4137	LOT 4138	LOT 4139	LOT 4140	LOT 4141	LOT 4142

HAWKESBURY DRIVE

Typical Nina Corner

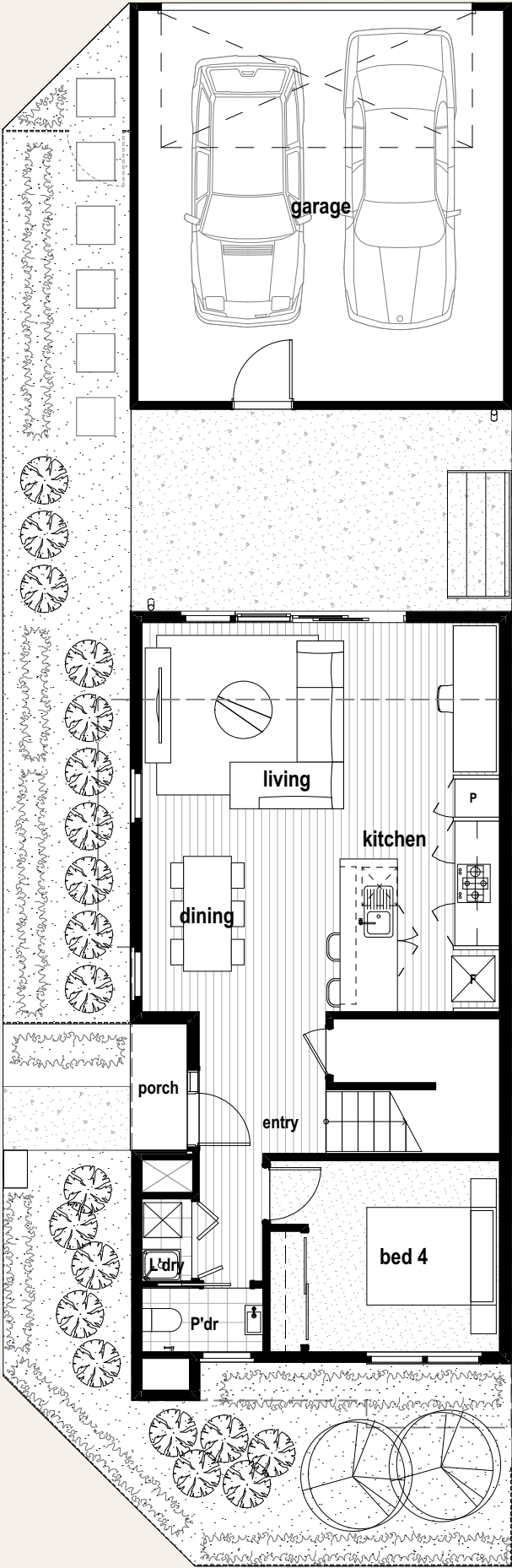
Bedrooms	4
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS	
Ground Floor Living	68.5 m²
First Floor Living	69.0m²
Garage	38.1 m²
Total Internal	175.6 m²
Porch	1.8 m²
Total Porch	1.8 m²
Total Gross	177.4 m²

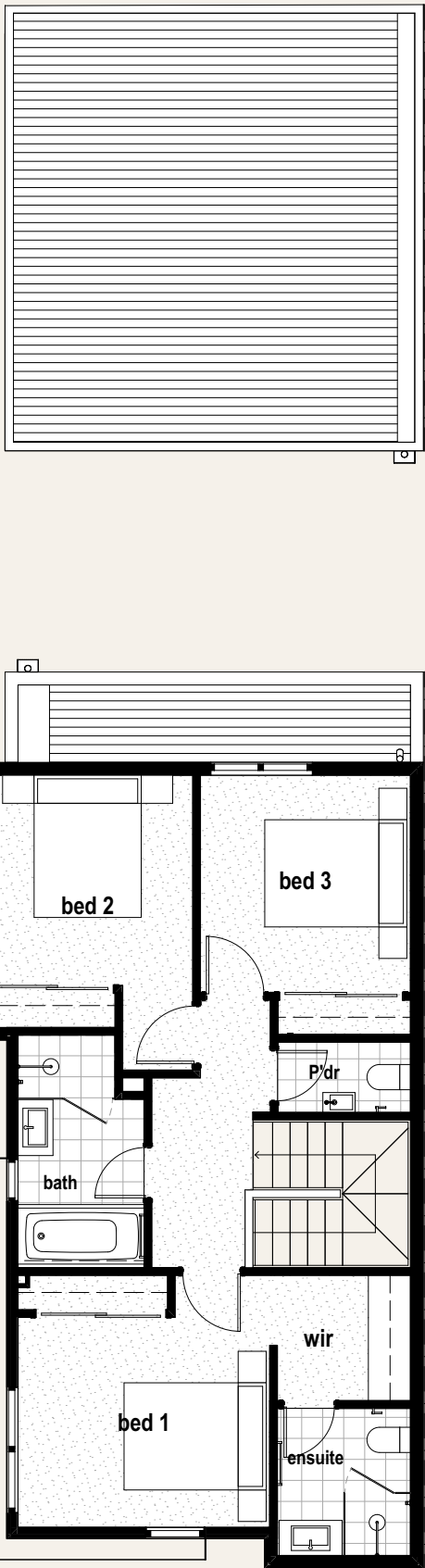
GROUND FLOOR DIMENSIONS	
Entry	1.9 x 2.2 m
Dining	3.1 x 2.8 m
Kitchen	3.7 x 2.5 m
Living	5.6 x 3.3 m
Laundry	1.3 x 0.7 m
Powder Room	1.9 x 1.0 m
Bed 4	3.0 x 3.0 m
Garage	5.6 x 6.0 m

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

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Coda 3

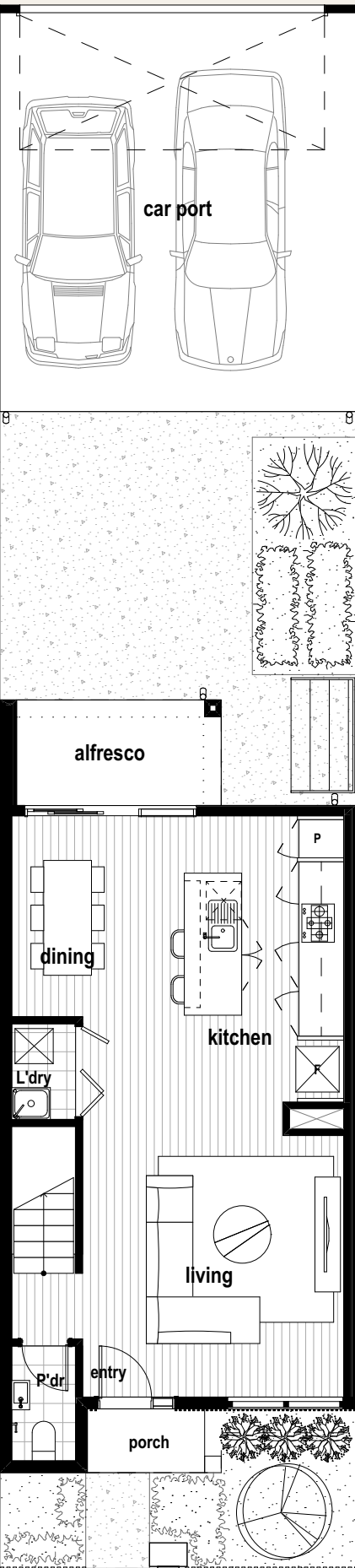
Bedrooms	3
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS	
Ground Floor Living	54.2 m²
First Floor Living	62.6 m²
Car Port	35.5 m²
Total Internal	152.3 m²
Porch Front	3.0 m²
Alfresco	5.6 m²
Total Porch	8.6 m²
Total Gross	160.9 m²

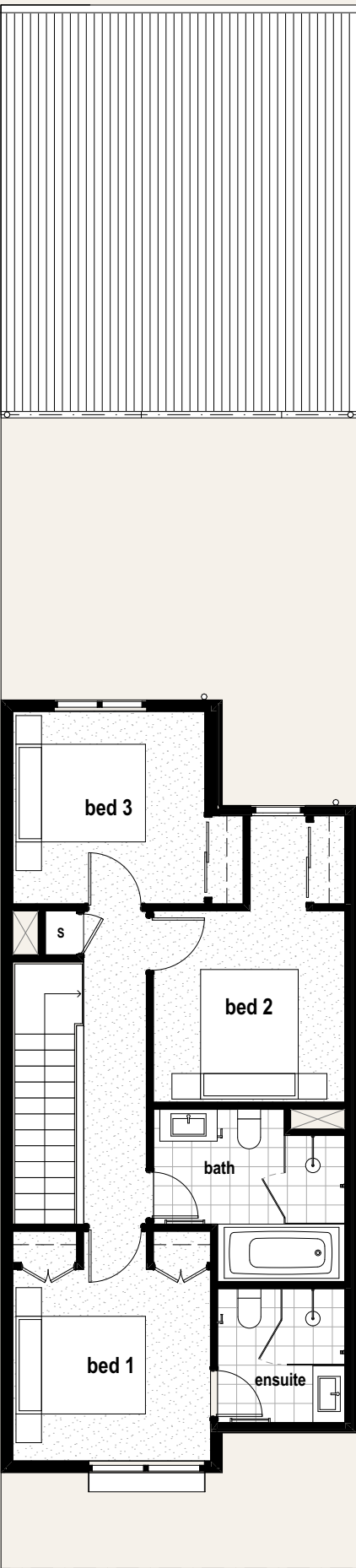
GROUND FLOOR DIMENSIONS	
Living	4.1 x 4.6
Powder Room	1.0 x 1.8 m
Laundry	1.0 x 1.5 m
Kitchen	4.5 x 2.5 m
Dining	2.7 x 3.1 m
Car Port	5.6 x 6.2 m

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

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Coda 2

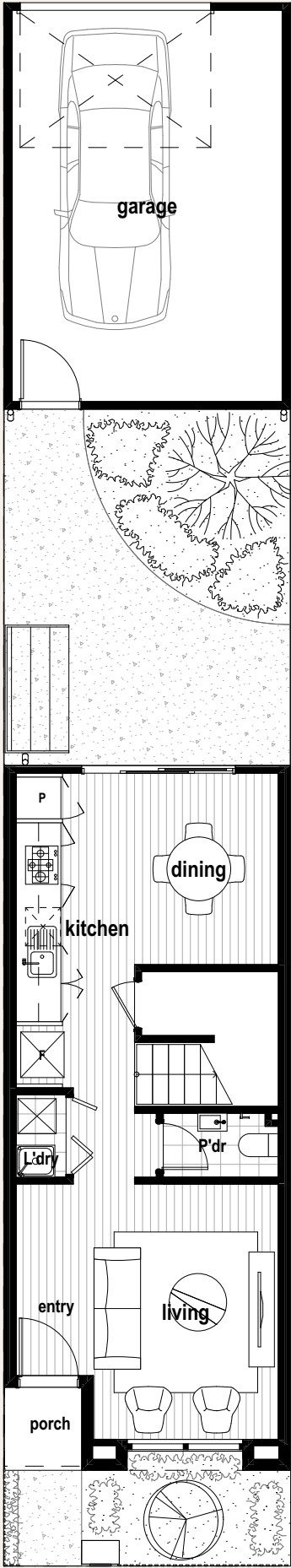
Bedrooms	2
Bathrooms	1.5
Carparks	1

HOME DIMENSIONS	
Ground Floor Living	47.2 m²
First Floor Living	49.8 m²
Garage	28.5 m²
Total Internal	125.4 m²
Porch Front	1.5 m²
Total Porch	1.5 m²
Total Gross	126.9 m²

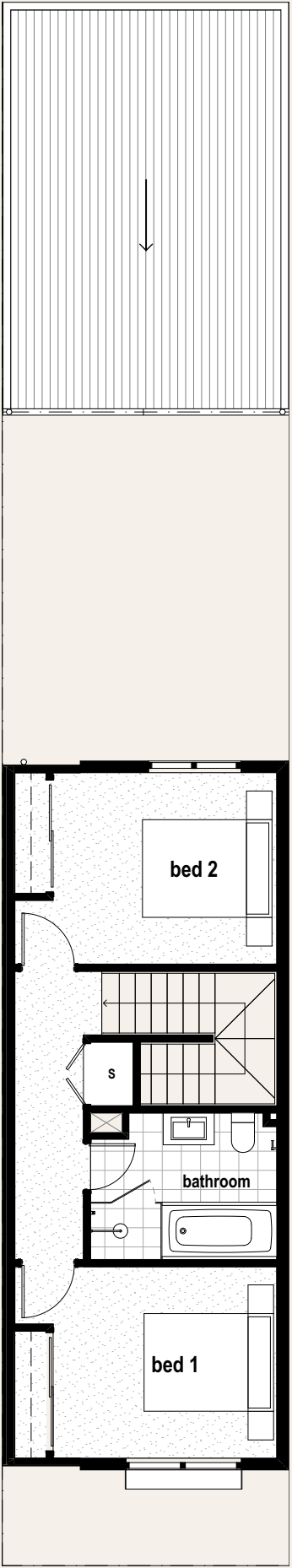
GROUND FLOOR DIMENSIONS	
Living	4.1 x 3.9 m
Laundry	0.78 x 1.3m
Powder Room	1.8 x 1.0 m
Kitchen	4.9 x 1.9 m
Dining	3.0 x 2.5 m
Garage	4.1 x 6.0 m

FIRST FLOOR DIMENSIONS	
Bath	2.3 x 2.9 m
Bed 1	3.5 x 3.0 m
Bed 2	3.5 x 3.0 m

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Typical Nina 4

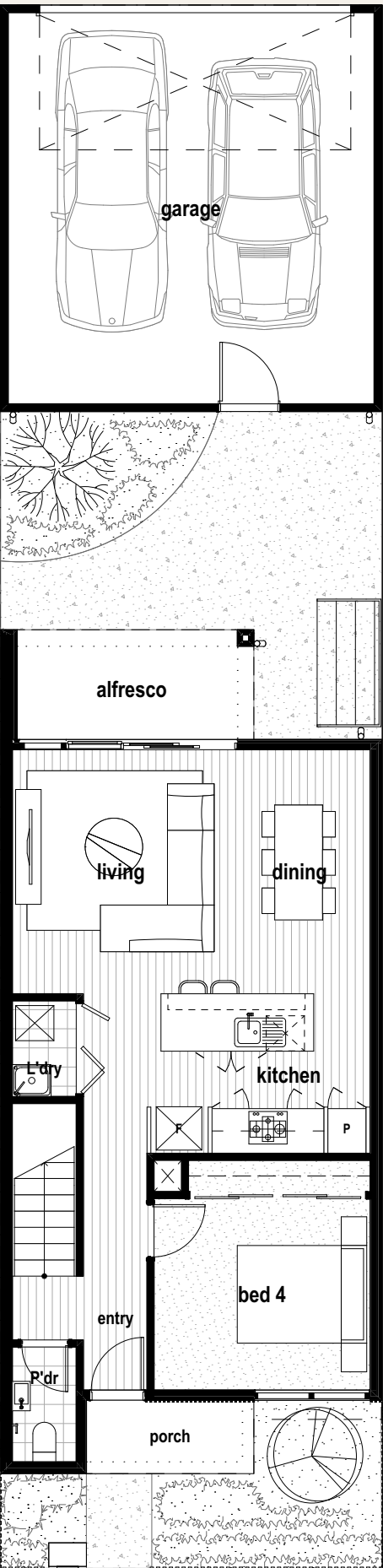
Bedrooms	4
Bathrooms	2.5
Carparks	2

HOME DIMENSIONS	
Ground Floor Living	63.4 m²
First Floor Living	73.9 m²
Garage	38.1 m²
Total Internal	175.4 m²
Porch Front	3.0 m²
Alfresco	6.8 m²
Total Porch	9.9 m²
Total Gross	185.2 m²

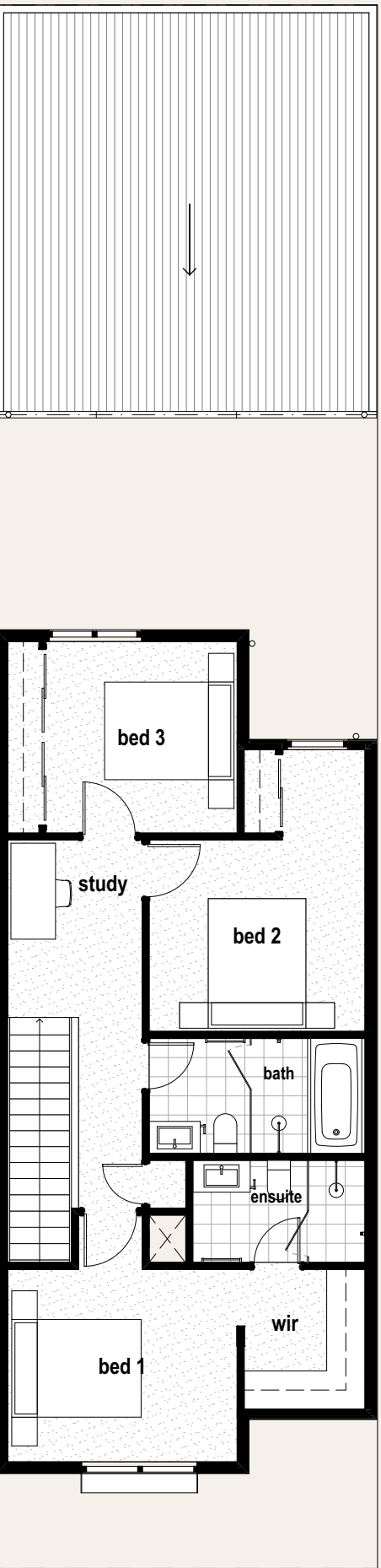
GROUND FLOOR DIMENSIONS	
Entry	1.0 x 3.7
Bed 4	3.4 x 3.0 m
Kitchen	3.5 x 2.5 m
Living/Dining	5.6 x 3.8 m
Laundry	1.0 x 1.5 m
Powder Room	1.8 x 1.0 m
Garage	5.6 x 6.0 m

FIRST FLOOR DIMENSIONS	
Study	2.1 x 2.8 m
Bath	3.4 x 1.8 m
Walk in robes	1.9 x 2.2 m
Ensuite	2.7 x 1.6 m
Bed 1	3.6 x 3.0 m
Bed 2	3.4 x 3.0
Bed 3	3.0 x 3.0

All areas and dimensions are estimates and subject to change



GROUND FLOOR



FIRST FLOOR

Standard Inclusions

SITE EXTERNAL	<ul style="list-style-type: none">Fixed site costs including all earthworksBuilding permit and all relevant fees (additional fees may apply if Checkpoint not engaged)Home owners warranty insurance, contract works insurance & public liability insuranceMinimum 6 Star Energy Rating Assessment and ReportAHB 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 fencingTermite 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	<ul style="list-style-type: none">Fixed external finished and colours as per brochure specA combination of Hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balconiesColourbond metal roofing, gutter, fascia, cappings, box gutters and flashings
WINDOWS AND EXTERNAL DOORS	<ul style="list-style-type: none">Timber entry door and frame, with Gainsborough Trilock or similar windowsAluminium sliding doors & windows with keyed locks and flyscreens to be openableSlimline aluminium panel lift remote controlled garage door (2x remotes)
INTERNAL FINISHES GENERAL	<ul style="list-style-type: none">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 remainderCeiling heights: 2700mm to living area level, 2550mm to non-living levelFlush panel internal doors with stops and chrome hingesLever Passage sets to all pull handles67mm x 18mm MDF architraves and skirtingsSliding robe doors 2100mm highWhite melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to masterStaircase with painted pine stringers, MDF treads & risers with a carpet pine handrailCarpet to bedrooms and upstairs passages (refer contract drawings for full extent)Timber floors to living areas (refer contract drawings for full extent)
KITCHEN	<ul style="list-style-type: none">Omega or similar 600mm stainless steel electric underbench built-in oven and gas cooktopOmega or similar 600mm stainless steel built-in concealed rangehood, ducted to outsideOmega or similar 600mm stainless steel free standing dishwasherStainless steel sink and drip trayPhoenix or similar square sidelever sink mixer20mm quartz stone benchtop75mm x 300mm vertically laid wall tiles to kitchen splashbackLaminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)Waterpoint to fridge
BATHROOMS AND ENSUITE	<ul style="list-style-type: none">Double towel rails and toilet roll holdersPhoenix or similar basin mixer to surface mounted vanity basinSeima or similar duel flush soft close vitreous china toiletPhoenix 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 benchtopPolished edge mirrors above vanity (exact size and location as per contract drawings)Bath set into tiled podiumFully tiled shower base600mm x 600mm floor and wall tiles (tile layout as per contract drawings)Semi frameless shower screens and pivot doorsExhaust fans including self-sealing air flow draft stoppers

Standard Inclusions (cont.)

LAUNDRY	<ul style="list-style-type: none">45 litre stainless steel laundry tub in metal cabinetPhoenix or similar mix master sink mixer600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)
ELECTRICAL AND HEATING	<ul style="list-style-type: none">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 AS37862 x free to air TV points and 2/3 data/phone points (exact location as per contract drawings)Exhuast fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry & WCDouble fluorescent light to garageExternal 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 bedroomsGas Instantaneous Hot Water System
LANDSCAPING AND FENCING	<ul style="list-style-type: none">Exposed aggregate concrete driveways and entry pathsPlain concrete to rear courtyard (Laura only)Aluminium fold down clotheslineFreestanding letterboxGarden beds with soil, mulch and planting as per contract drawingsCombination of painted timber picket fencing and painted timber paling fencing (as per site specific contract drawings)
COOLING UPGRADES	<ul style="list-style-type: none">Fully ducted cooling throughoutTwo split system air conditioners<ul style="list-style-type: none">2kW system to master bedroom5kW system to living / dining roomCeiling fans to bedrooms
KITCHEN UPGRADES	Omega Or Similar Kitchen Appliances (model upgrades) <ul style="list-style-type: none">900mm in-built gas cooktop600mm electric oven900mm concealed externally ducted rangehood600mm freestanding dishwasherViridian MiraEcho or similar glass splashback with 200mm stone splashback skirt
BATHROOM UPGRADES	<ul style="list-style-type: none">Freestanding bath to bathroomFeature mosaic wall tile to ensuiteBlack tapware to bathroom and ensuiteGunmetal tapware to bathroom & ensuiteShaving cabinet with mirror to bathroom and ensuite
BEDROOM UPGRADE	<ul style="list-style-type: none">Wardrobe door mirror finish in lieu of vinyl
MOVE-IN OPTIONS	<ul style="list-style-type: none">Roller blinds to all windows and doors + TV antennaDouble roller blinds to all windows & doors + TV antennaFlywire screen doors to sliding door to courtyard / balconySecurity entry doorSecurity alarm with intercomDucted 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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