

THE REGION'S

# PREMIUM TOWNHOUSES



## GRAND TERRACE TOWNHOUSE

Highly refined, energy efficient three bedroom two storey townhouses | Stand-alone Title | No Body Corporate Fees | Fixed Price Contract | Low Stamp Duty  
Medical Centre, Pharmacy and Café adjacent | A warm community close to central Wodonga | Winner 2013 Victoria's Best Housing Development

# GRAND TERRACE TOWNHOUSE

**3 BEDROOM TOWNHOUSE - 189.50m<sup>2</sup> (20.40 squares) plus garage, deck and verandah.**

## STANDARD INCLUSIONS

When you purchase a premium Elmwood townhouse for your home or investment, everything below is included in a fixed price contract - no hidden costs - no more to pay.

- ✓ Lightweight architectural cladding and brickwork construction throughout
- ✓ Colorbond roof, fascia and gutter
- ✓ 2700mm ceiling height ground floor
- ✓ 2550mm ceiling height upper floor
- ✓ 820mm doors throughout
- ✓ Double glazed windows throughout and doors where glazed
- ✓ Termite resistant frame to all walls and trusses
- ✓ Termite treatment system to Australian Standards
- ✓ R6 insulation batts to ceiling space throughout
- ✓ R2.5 insulation to external walls
- ✓ Multihead Daikin split system air conditioning
- ✓ Built-in robes with one column of shelves in all bedrooms
- ✓ Carpet, timber and tile flooring from Elmwood Luxury range
- ✓ Holland blind window furnishing throughout
- ✓ Gas cooktop, electric multi function wall oven and dishwasher from Elmwood Luxury range
- ✓ Ceramic wall tiles from Elmwood Luxury range to wet areas
- ✓ Semi frameless and full glass shower screens with doors
- ✓ Ceramic hand basins
- ✓ Dual flush cisterns
- ✓ TV antenna with five outlets and Austel
- ✓ Three telephone outlets
- ✓ "Alugard" front security door
- ✓ Two mains wired smoke alarm
- ✓ Tiled surfaces to all verandahs
- ✓ Brick piers and metal fence to front boundary
- ✓ All landscaping
- ✓ Solar boosted hot water system
- ✓ 2kw solar PV grid connect power system suitable for future battery storage
- ✓ All plumbing fittings as per Elmwood Luxury range
- ✓ Electronic awning fitted to upper western window
- ✓ Paralane clothesline in backyard

Power, phone and gas connection fees paid by owner. Light fittings to be supplied by owner.

## FREQUENTLY ASKED QUESTIONS

### Q What will the Elmwood development look like?

A Taking its inspiration from "Classic Australian" architecture, Elmwood will have a timeless appeal. This is a community oriented development incorporating extensive landscaping and is built to the highest standard. The public spaces are designed to give Elmwood a heart and provide strong sense of belonging.

### Q What Makes the Elmwood development unique?

A Elmwood is environmentally sensitive and sensible in its design. Each new home will be created to reduce its carbon footprint, to be low maintenance, lock up and leave, and designed with an emphasis on easy living regardless of your stage in life.

Located in central Wodonga, Elmwood is close to cafes, schools, medical facilities, bordered by parkland, and only a few minutes from shopping, recreational hubs and public transport.

### Q How will Elmwood houses be heated and cooled?

A Clever design of all homes will allow for maximum heat retention in Winter and cool retention in Summer which will ensure minimal heating and cooling required. Supplementary systems that are cost effective and have low environmental impact are provided so your comfort is not compromised.

### Q Can I select the colour of the paint, carpet and curtains in the townhouse I buy?

A Our interior designer has specified a 'light' or a 'dark' colour scheme to fit with the styling of your Elmwood home. Each scheme has complementing tones and hues for tiles, tap wear, paint colours, carpets, blinds and bench tops. Samples of both colour schemes can be viewed at our display home.

### Q Who is the builder?

A Lightwood Property and Construction Group Pty Ltd [Registered Building Practitioner DB-U 10491]



Residence	149.00m <sup>2</sup>	16.04 squares
Garage	43.00m <sup>2</sup>	4.63 squares
Lightwell	7.00m <sup>2</sup>	0.75 squares
Verandah	20.50m <sup>2</sup>	2.21 squares
Balcony & Deck	39.04m <sup>2</sup>	4.20 squares

## GRAND TERRACE



### Ground Level Floor Plan



### Upper Level Floor Plan



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FINAL STAGE



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0417 237 680

Display Home

- Elmwood Village, Wodonga, 3690
- Open 9.00am - 5.00pm Monday to Friday
- Weekends by appointment
- Off Beechworth Road behind the Elmwood Medical Centre.

Disclaimer: Floor plans and perspectives shown are artists impressions only and are not drawn to scale. Any references to size or dimensions are all approximate and are not intended to be precise. Lightwood Property and Construction Group Pty Ltd reserves the right to make changes to these floor plans (including the changing of the internal layout), elevations and any specifications, fittings, finishes and dimensions without prior notice to a Buyer. Furniture layouts, vehicles and landscaping (including any paving) are for illustrative purposes only.

A party should refer to individual sale and home building contracts to determine what is included as part of the sale/build.

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Designs, prices and inclusions are correct as at 1 July 2016.