

ECHO
TOWNHOMES
by GLENVILL

Now & Tomorrow.



* Artist impression

Alira Estate, Stage 5 - Lot 5137 - 5146



Image from Echo Townhomes Jubilee Display home.

A bold take on contemporary living

At Echo Townhomes we are driven to create sophisticated, and outstanding homes and bring excellence within reach of hardworking Australian families. We see our homes as an integral part of their dynamic, changing lifestyles.



Count on us

At Echo Townhomes we never compromise on quality. We offer exceptional value paired with the best experience possible. We believe that the quality of our homes should be matched by the excellence of the process.



SERVICE

The service that we provide throughout the journey must be as exceptional as the home itself. Each of our team members is passionate about providing outstanding results and exceeding our customer's expectations.



QUALITY

Our stringent QA measures combined with experienced Site Managers and trade partners ensure that we deliver the highest standard townhomes.



DESIGN

We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Our commitment to offer affordable homes is matched by our desire to create stunning, exceptional family-oriented homes.



Designed for lifestyle

At Echo Townhomes our passion for striking, contemporary design is only matched by our desire to deliver homes filled with warmth and light.

Walking into one of our homes, you will be struck by the balance of design excellence and functionality throughout.

You will be greeted by clean lines, sleek surfaces and user-friendly spaces wherever you look.

An Echo Townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Echo Townhomes are built for your life today and will adapt beautifully as your needs change in the future.





Image from Echo Townhomes Jubilee Display home.

Echo Townhomes at Alira Estate

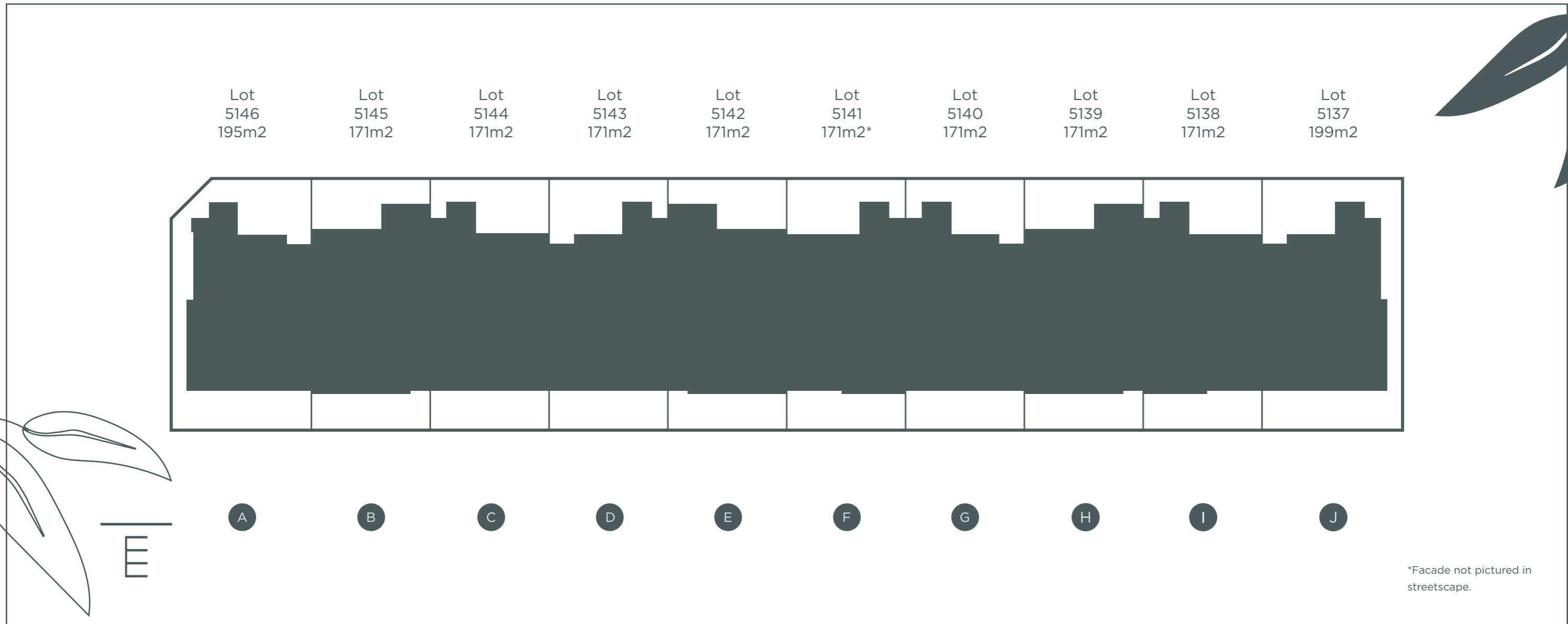
This premium release consists of ten double storey townhomes located on a perfect parcel of land at the heart of Berwick, overlooking an extensive nature reserve with lush wetlands and parks. These exclusive homes feature an open plan combined kitchen, living and dining with generous storage throughout the home. Master bedrooms have their own ensuite and walk-in wardrobe. Complete with front entry, double garage and a patio, these homes will suit any family – now and tomorrow.

Convenience is the key to life at Alira. The estate's central location provides easy access to nearby retail and leisure amenities in addition to several established transport networks.

Select your home.



* Artist impression



Lot
5146
195m2

Lot
5145
171m2

Lot
5144
171m2

Lot
5143
171m2

Lot
5142
171m2

Lot
5141
171m2*

Lot
5140
171m2

Lot
5139
171m2

Lot
5138
171m2

Lot
5137
199m2

A

B

C

D

E

F

G

H

I

J

*Facade not pictured in streetscape.

Select your home.



Lot
5146
195m²

Lot
5145
171m²

Lot
5144
171m²

Lot
5143
171m²

Lot
5142
171m²*

Lot
5141
171m²*

Lot
5140
171m²

Lot
5139
171m²

Lot
5138
171m²

Lot
5137
199m²



A

B

C

D

E

F

G

H

I

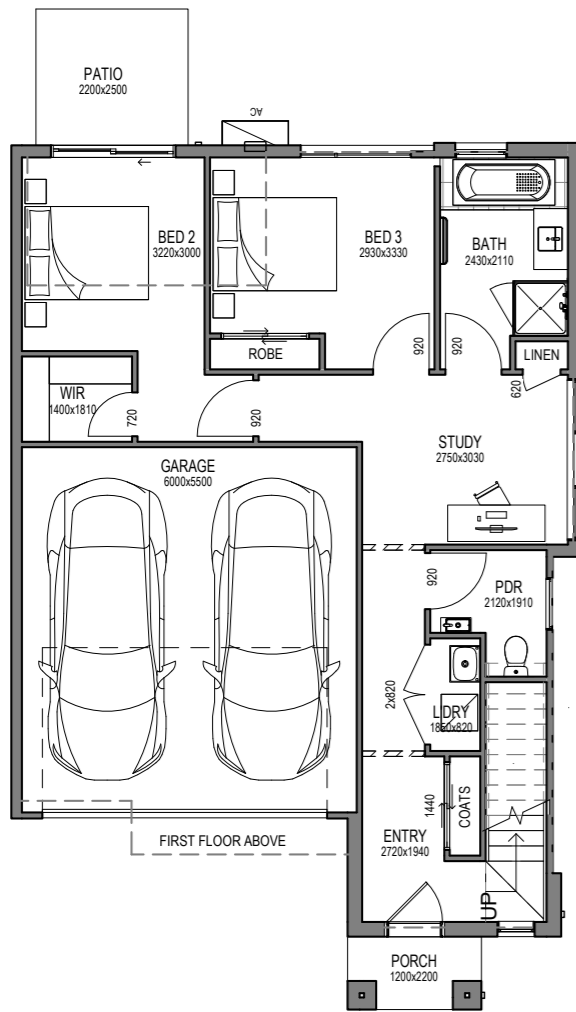
J

*Facade not pictured in streetscape.

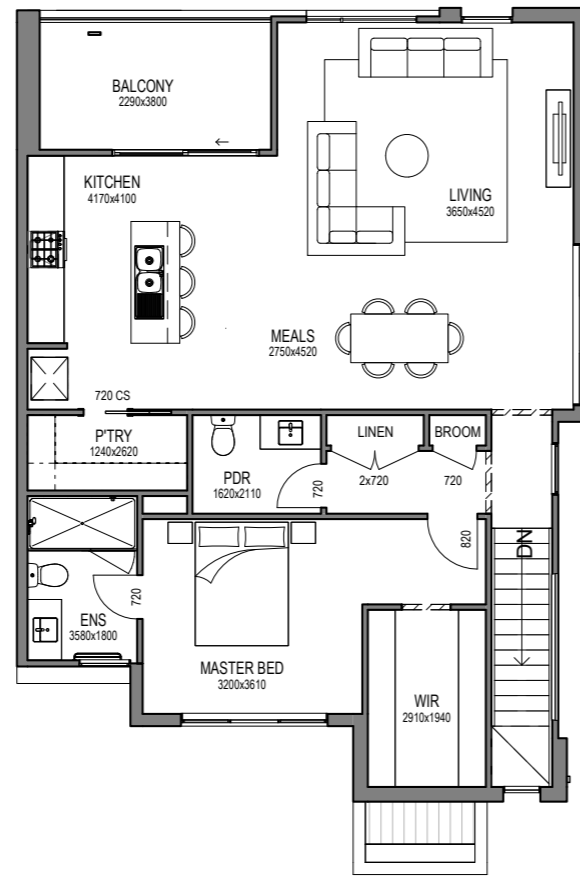
LOTS 5137 & 5146

 3
  2.5
  2

Build Area 23.7sq
 Lot Area:
Lot 5137 199m2
Lot 5146 195m2



Ground Floor



First Floor

*Lot 5137 floorplan to be mirrored to suit garage crossover location.



LOT 5137

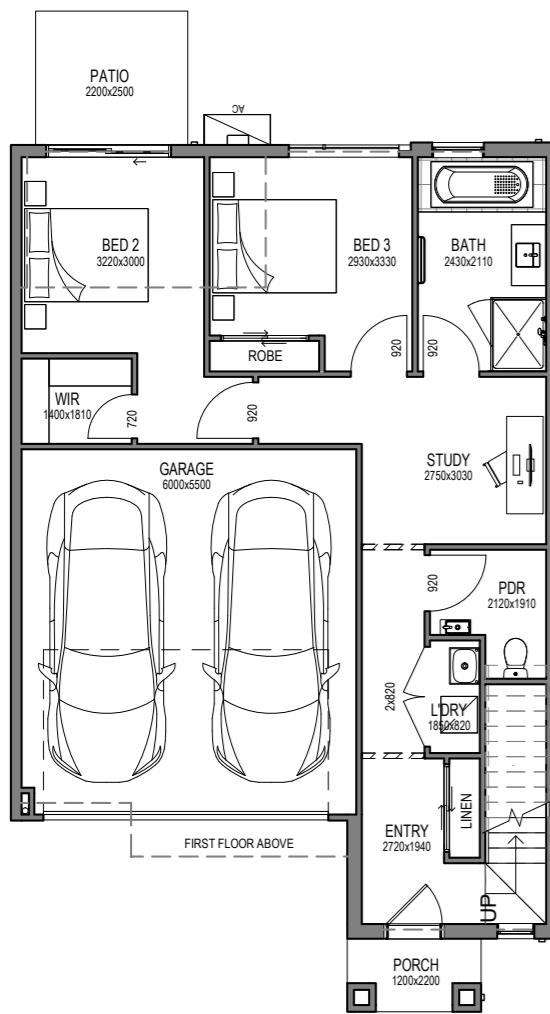


LOT 5146

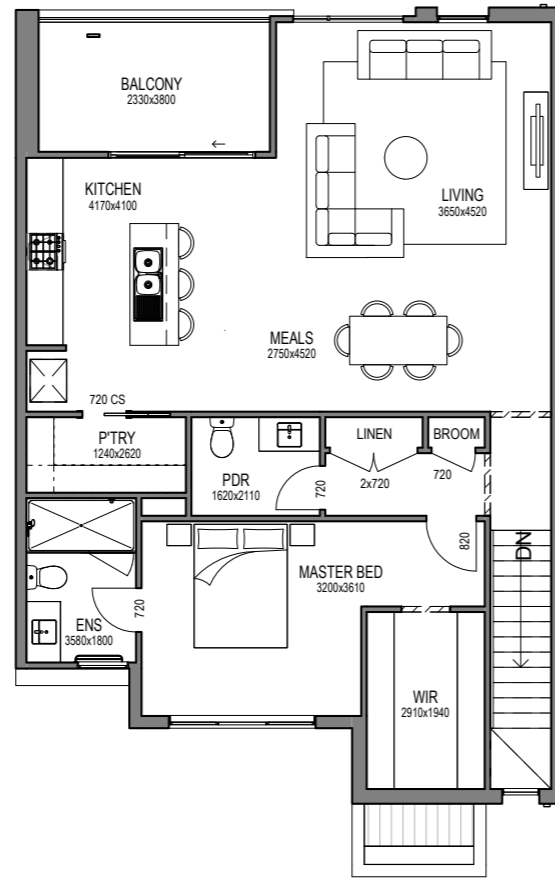
LOTS 5138 - 5145



Build Area 23.1sq*
 *Except Lots 5140 & 5143: **23.4sq**
Lot Area 171m2



Ground Floor



First Floor

*Lots 5139, 5141, 5243 & 5145 floorplan to be mirrored to suit garage crossover location.



Artist impression

LOT 5138



Artist impression

LOT 5139



* Artist impression

LOT 5140



* Artist impression

LOT 5141



LOT 5142

* Artist impression





Artist impression

LOT 5143



Artist impression

LOT 5144



LOT 5145

Artist impression





Location & Lifestyle

Discover the unparalleled distinction of Berwick.

A new community in a prestigious pocket of Melbourne's South-East. Superbly located in the heart of Berwick, Alira is a masterplanned community like no other.

Our vision for Alira is to create a neighbourhood with a difference. Packed with convenience, community and charm, it's all about modern living at Alira. Thoughtful in design with family-life the priority, it has everything you want and need at a moment's notice.

Alira Estate

Aerial overview



ECHO
TOWNHOMES
by GLENVILL

North

- Now Selling
- Future Residential / Sold
- Developed by Others

While best endeavours have been used to provide information in this publication that is true and accurate, Alira, its consultants, agents and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.



Choose your style

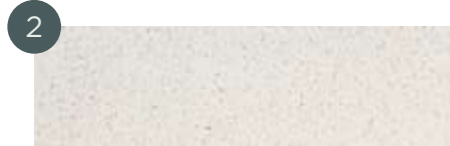
Make a confident statement and strike the right balance of style and comfort in your new home. Our designs and carefully curated colour schemes are influenced by the relaxed Australian lifestyle. Simple, iconic designs that capture the feeling of now yet are designed to pass the test of time. Choose between a light or a dark interior as the perfect canvas to let your personal style take the lead.

Colour Scheme

— Light



1
LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen –
cabinets in bathroom, ensuite
and powder room



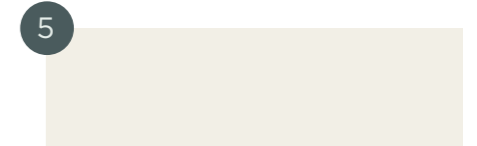
2
CAESARSTONE - WHITE SHIMMER
Kitchen, bathroom, ensuite and powder
room benchtops



3
NATIONAL TILES - WHITE GLOSS
250x400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
BUILDERS WHITE
Ceiling



5
HAYMES - WHITE ON WHITE
Walls, architraves, skirtings
and doors (Gloss)



6
PERFECT TIMBER FLOORS,
LAMINATE - NEWHAVEN
To entry, kitchen, meals and family



ROYAL PARADE MARCH
NELSON/300 LATTE
Bedrooms and living room if applicable

Colour Scheme

— Light



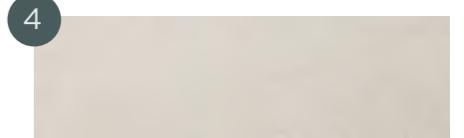
1
LAMINEX - CLASSIC OAK 8537
Overhead cabinets in kitchen -
cabinets in bathroom, ensuite
and powder room



2
LAMINEX - BRUSHED ALUMINIUM
Plinth



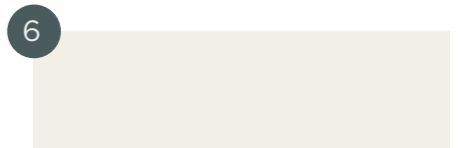
3
NATIONAL TILES - WHITE GLOSS
250x400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
NATIONAL TILES - ATLAS LATTE
MATT 450x450
Laid stack bond in laundry, bathroom,
ensuite and powder room.



5
BUILDERS WHITE
Ceiling



6
HAYMES - WHITE ON WHITE
Walls, architraves, skirtings
and doors (Gloss)



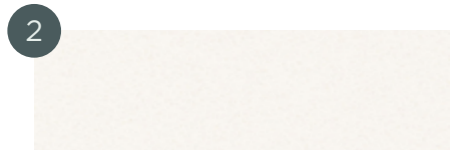
* Artist impression

Colour Scheme

— Dark



1
LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen -
cabinets in bathroom, ensuite and
powder room



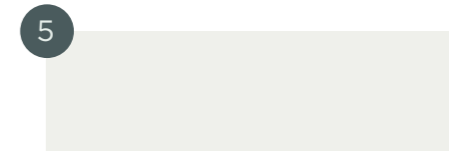
2
CAESARSTONE - SNOW
Kitchen, bathroom, ensuite and powder
room benchtops



3
NATIONAL TILES - WHITE GLOSS
250x400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
BUILDERS WHITE
Ceiling



5
HAYMES - GREYOLOGY 1
Walls, architraves, skirtings
and doors (Gloss)



6
PERFECT TIMBER FLOORS,
LAMINATE - OTWAY
To entry, kitchen, meals and family



ROYAL PARADE
URBAN GREY - 760
Bedrooms and living room if applicable

* Artist impression

Colour Scheme

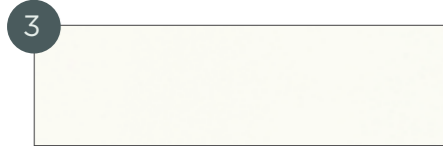
— Dark



1
LAMINEX - LUSTROUS ELM 274
Overhead cabinets in kitchen -
cabinets in bathroom, ensuite and
powder room



2
SUPPLIER - BRUSHED ALUMINIUM
Plinth



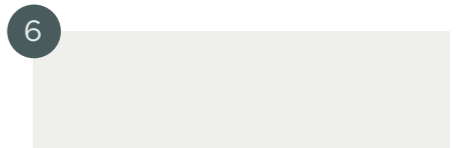
3
NATIONAL TILES - WHITE GLOSS
250x400
Laid stack bond horizontal kitchen,
laundry, bathroom, ensuite and
powder room



4
NATIONAL TILES - ATLAS GREIGE
MATT 450x450
Laid stack bond in laundry, bathroom,
ensuite and powder room



5
BUILDERS WHITE
Ceiling



6
HAYMES - GREYOLOGY 1
Walls, architraves, skirtings
and doors (Gloss)



Inclusions



TURNKEY



STRUCTURAL
WARRANTY



HEATING &
COOLING



LANDSCAPING



QUALITY
APPLIANCES

GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- 7 year structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit

SITE WORKS

- Concrete waffle slab & pump allowance
- Allowance for balanced cut/fill up to 300mm
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer, gas & underground power included
- Telephone & electricity standard connection fees by owner

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2440mm (8'') high to first floor of double storey
- 2590mm high to all single storey and ground floor of double storey

PLUMBING

- Concealed plumbing
- Colorbond fascias, gutters & downpipes

BOUNDARY WALL CONSTRUCTION

- Hebel boundary wall system

ROOFING

- Colorbond roof from builders' standard range

WINDOWS

- Double glazing to windows and sliding doors throughout
- Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)

INSULATION

- R2.5 batts & sisilation to external walls
- R3.5 to ceilings

HOT WATER SERVICE

- 20 litre continuous flow hot water unit

HEATING AND COOLING

- Split cycle heating & cooling unit to family & master
- Panel heaters to all bedroom and living areas

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Chrome bar pulls to all cupboard doors
- Weatherstrip to front door & internal access door to garage door stops

TILES

- Ceramic floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
- Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

FLOORING

- Timber look laminate flooring to entry, family, kitchen, meals
- Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Solagard low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- Single external flood light with sensor
- TV point to family room, master & living (if applicable)
- Digital ready TV antenna
- 1 internet ready (NBN/Opticomm)
- Telephone point to kitchen & bedroom 1
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Pantry with 4 melamine shelves
- 600mm dishwasher
- 600mm multifunction electric oven (stainless steel)
- 600mm gas cooktop (stainless steel)
- 600mm integrated rangehood (stainless steel)
- Double bowl sink & drainer
- Chrome mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM AND ENSUITE

- Reconstituted stone benchtops with 20mm square edge (from standard range)
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Double towel rail, toilet roll holder & soap dish

GARAGE

- Colorbond panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door (where applicable)

LANDSCAPING

- As per developer requirements (front & rear)
- Garden tap to front & rear

FENCING

- Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

- Pre-cast concrete letterbox with colour to match house colours
- Colorbond fold out clothesline to rear yard





Now & Tomorrow.

Moremac.

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