



# IVY

TOWNHOME COLLECTION



# THE HATTAN DIFFERENCE

HATTAN is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a HATTAN development that's right for you.

When you choose HATTAN, you are assured a high standard of service that is unparalleled in the industry.

We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a HATTAN home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why HATTAN are one of Australia's fastest growing builders and experience firsthand the HATTAN difference.

**your new  
community**



Artist's Impression.

**IVY**

TOWNHOME COLLECTION

Located in Melbourne's thriving west, the Enclave is Wyndham Vale's newest estate. Carefully designed for the liveability your family deserves, with over 200 allotments, tranquil tree lined streets, park and future link to planned council sports and recreation facilities. Peaceful surrounds, with city conveniences. Secluded, yet only minutes away from everything you need.

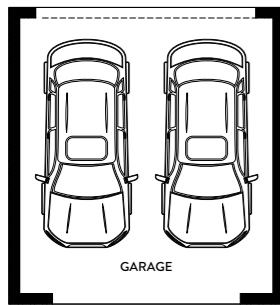
The Enclave provides the ability to live the lifestyle you've always meant to live. Get to know your neighbours and make friends, explore the surrounding areas and invite someone for a barbeque or have a picnic with family and friends in the extensively landscaped park.

OR

## OAKLAND CNR

TYPE CNR | 20 SQ

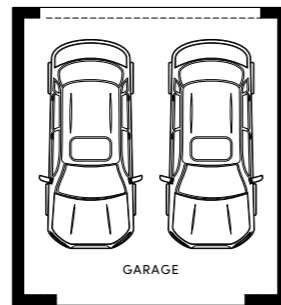
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## OAKLAND CNR

TYPE CNR | 20 SQ

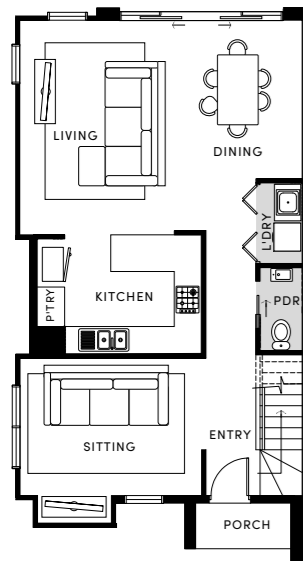
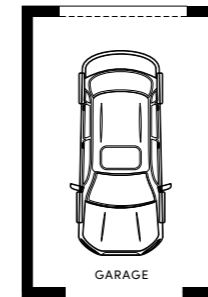
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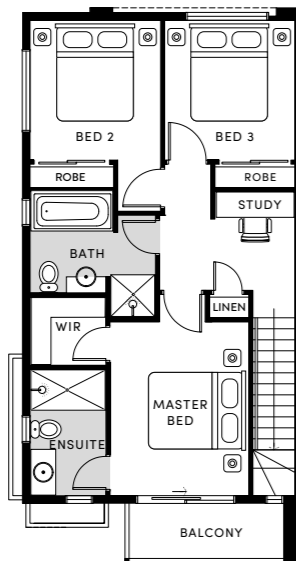
## REGENT

14 SQ |

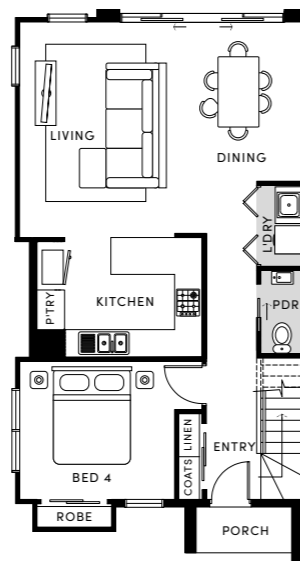
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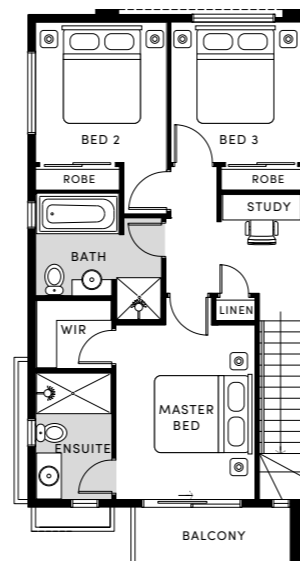
GROUND FLOOR



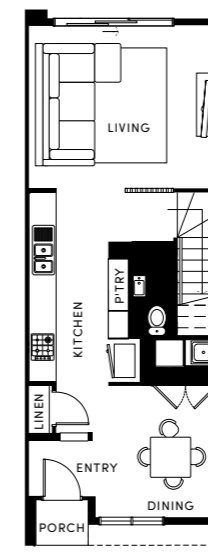
FIRST FLOOR



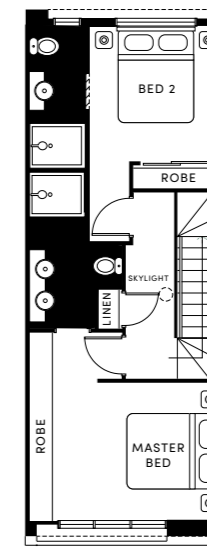
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

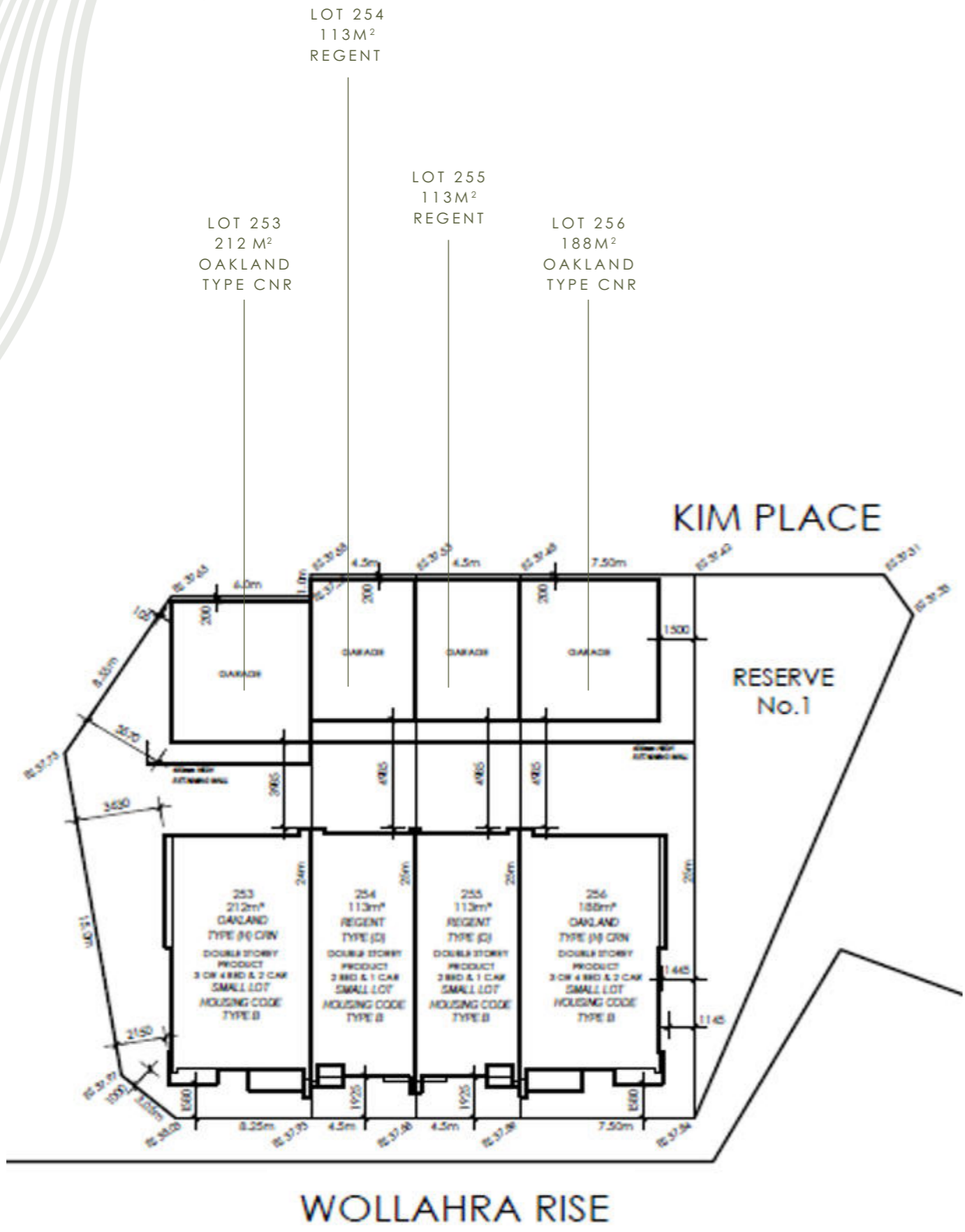


FIRST FLOOR

*This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary. CDB-U 50036.*

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# SITE PLAN



All images are for illustrative purposes only.

This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice.

IT'S ALL INCLUDED!

# HATTAN SMART TURNKEY INCLUSIONS



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## INTERNAL FEATURES

**Ceiling Height:** 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

**Room Doors:** Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

**Room Door Furniture:** Passage set. Provide Alba Chrome levers through Chrome finish.

**Mouldings:** Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

**Plaster:** Ceiling Plaster. 10mm plasterboard finish

**Wall Plaster:** Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

## PAINT

**Internal and External:** Two coats.

**Woodwork and Skirting:** Two coats.

## HEATING

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers recommendations for home size.

## HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

## KITCHEN

Fisher & Paykel oven 600mm.  
Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop.  
Fisher & Paykel rangehood 600mm stainless steel.  
Fisher & Paykel dishwasher 600mm.

**Sink:** Stainless steel double bowl sink.

**Tap:** Mixer gooseneck in chrome finish.

**Bench Top:** Engineered stone benchtop 20mm. Choose colour from HATTAN colour scheme.

**Splashback:** Mirror. Choose colour from HATTAN colour scheme.

## BATHROOM, ENSUITE, POWDER ROOM & WC

**Mirror:** Polished edges to full width of vanities sitting on 200mm tile splashback.

**Basin:** Ceramic above mount 440mm round, 120mm high, no tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

**Vanity Unit:** Floating vanity unit on tiled pedestal.

**Bench Top:** Engineered stone benchtop 20mm. Choose colour from HATTAN colour scheme.

**Bath:** 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

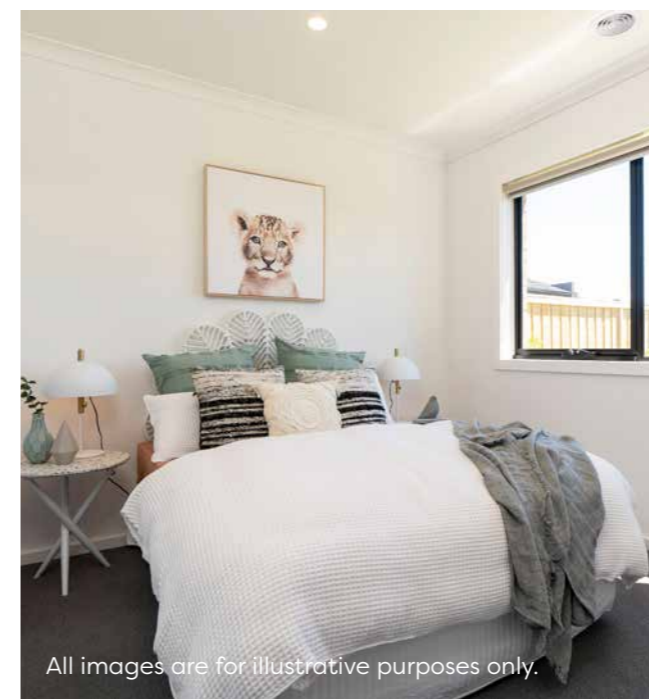
**Shower Bases:** Ceramic tiled shower base. Selection from HATTAN colour scheme range with Stainless Steel Centre Waste.

**Shower Screens:** 1950mm high semi frameless with pivot door and clear laminated glass.

**Taps and Outlets:** Ensuite – Shower hand shower on rail. Bathroom Shower – Shower hand shower on rail. Bath (Wall Mounted) – Straight wall bath outlet and wall mixer. Basin (Wall Mounted) – Wall mixer.

**Accessories:** Toilet roll holders chrome and double towel rails.

**Toilet Suite:** China toilet suite in white with soft close seat.



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## LAUNDRY

**Trough:** 45 litre single inset bowl stainless steel without top bypass.

**Base Cupboard:** 800mm wide fully lined modular cabinet, refer to working drawings.

**Bench Top:** Laminate with square edge.

**Tapware:** Sink mixer in chrome finish.

## ELECTRICAL

**Internal Light Points:** Recessed LED downlight in white non-metallic polyamide housing with diffuser.

**External Light Points:** (2 No) flood light wall mounted light fitting.

**Power Points:** White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision.

**Smoke Detector:** Hardwired with battery backup.

**Exhaust Fans:** Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

**TV Points:** To Family and Master Bedroom.

**Telephone Point:** To Kitchen and Master Bedroom.

**Safety Switch:** Residual Current Devices safety switch and circuit breakers to meter box.

## PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

## TILING

**Ceramic Floor Tiles:** Selected from HATTAN colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

**Ceramic Wall Tiles:** Selected from HATTAN colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

## FLOOR COVERINGS

**Carpet:** Selected from HATTAN colour scheme to Bedrooms, WIR, Activity and Staircase.

**Timber Laminate:** Selected from HATTAN colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.

## STORAGE

**Shelving:** Robes – One white melamine shelf and hanging rail.

Walk in Robe – One white melamine shelf and hanging rail.

Pantry/Linen – Four white melamine shelves.

Broom – One white melamine shelf.

**Robe Doors:** Single Storey – 2040mm high flush panel hinged doors.

## STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

## CAR ACCOMMODATION

**Garage Door:** Colorbond sectional door in flat line profile.

**Remote Control:** Remote control unit to front garage door with 2 handsets.

## OUTDOOR

**Landscaping:** Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

**Fencing:** 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

**Paving:** Coloured concrete to driveway and front path.

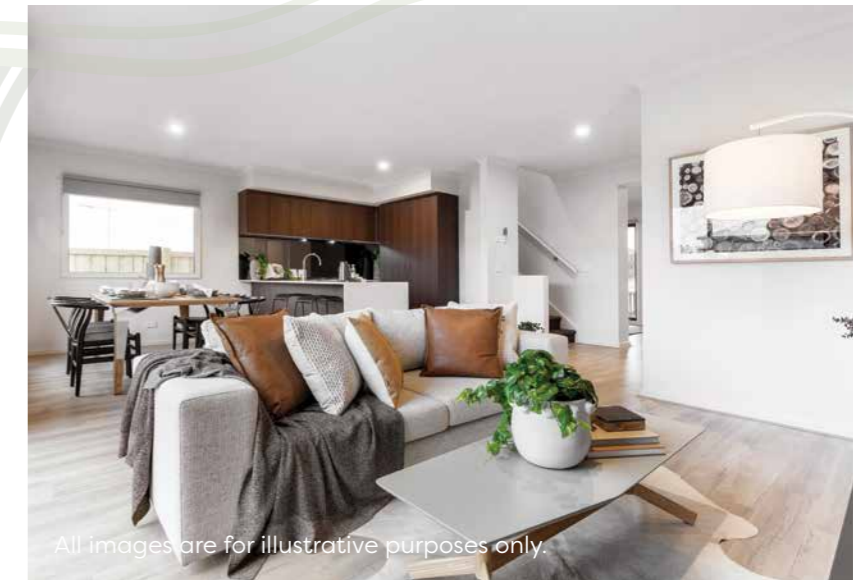
**Letterbox:** Pre cast concrete letterbox with colour to match house.

**Clothesline:** Fold out clothesline in rear yard.



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# HATTAN COLOUR SCHEMES



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TURNKEY INCLUSIONS AS STANDARD



5 ON TREND COLOUR SCHEMES TO SELECT FROM



ONE POINT OF CONTACT FROM START TO END

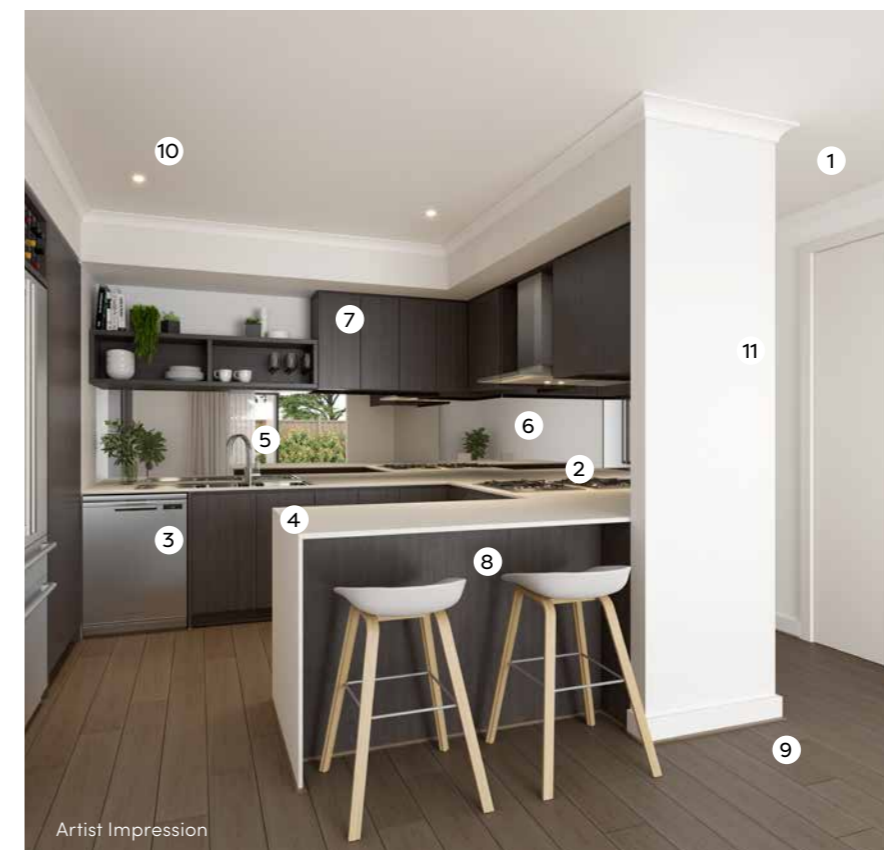


IN HOUSE FINANCE EXPERTS AVAILABLE



NEW HOMES CONSULTANTS THERE WITH YOU EVERY STEP OF THE

## COLOUR SCHEME 1



Artist Impression

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Silver mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Watty! Paint

## COLOUR SCHEME 2



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Essastone benchtop with waterfall edge (Nickel)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Oyster Grey)
- 8 Laminex cabinetry (Oyster Grey)
- 9 Quality Timber Laminate Flooring (Buckwheat)
- 10 LED Downlights
- 11 Watty Paint

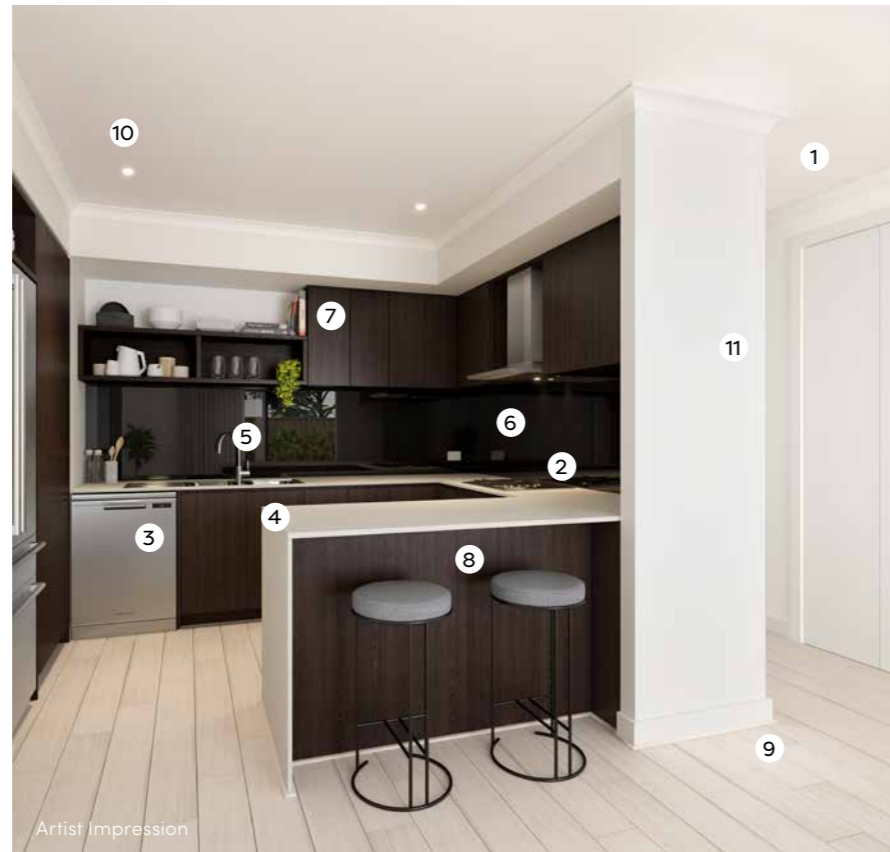
## COLOUR SCHEME 4



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Oyster)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (White Penny round)
- 7 Overhead laminex cupboards (Rural Oak)
- 8 Laminex cabinetry (Storm Cloud-140)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Watty Paint

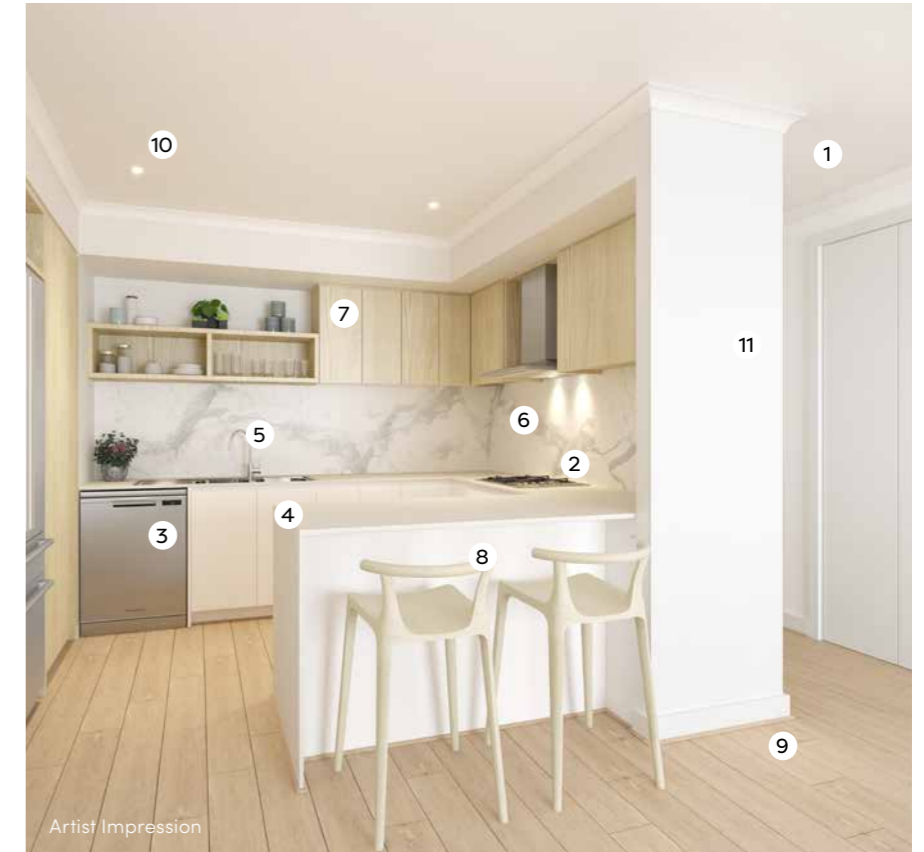
## COLOUR SCHEME 3

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rustic Buckwheat)
- 10 LED Downlights
- 11 Watty Paint



## COLOUR SCHEME 5

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Snow)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback
- 7 Overhead laminex cupboards (Bleached Elm)
- 8 Laminex cabinetry (Calm White)
- 9 Quality Timber Laminate Flooring (Rustic Oatmeal)
- 10 LED Downlights
- 11 Watty Paint

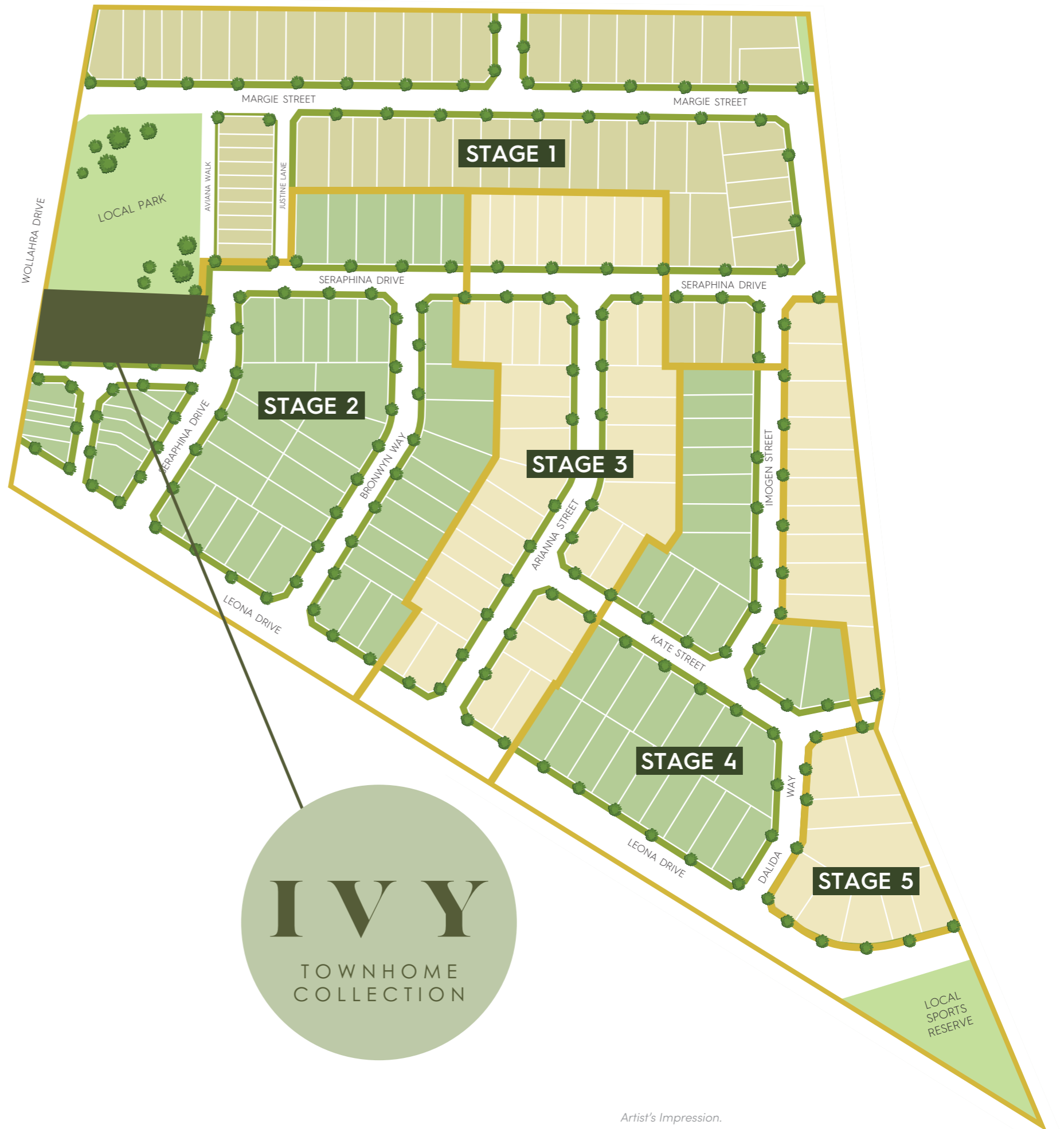




# PERFECTLY LOCATED FOR A BALANCED LIFESTYLE

Quality land, high amenities and affordable prices in a fast-growing area with easy access to already established facilities including shopping centres, major supermarkets, schools, childcare, community centre, library, cinemas, sports and recreational facilities.

There are endless opportunities for families to live, laugh, learn and play.



Artist's Impression.

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Hattan

**THE ENCLAVE**  
WYNDHAM VALE

 **BAYCROWN**  
PROPERTY GROUP

*Limited number of lots available and buyers of the lots must sign a building contract for the lot with the builder specified by the vendor. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Your land sale contract will set out all binding terms relating to the lot, and your building contract with HATTAN Australia Pty Ltd will set out all binding terms for the build.*