

Tessaris

townhomes

by
Hattan



the
Hattan
difference

Choosing Hattan means investing in a space that seamlessly melds physical and emotional connections through innovative design.

Our developments represent a smart investment, where the distinctive character of each homeowner forms a vibrant and inclusive community.

The contemporary, refined aesthetics infuse your lifestyle with a touch of elegance. Hattan nurtures communities that cherish exploration, self-expression, and collaboration.

Investing with Hattan signifies an optimistic future. Our developments aspire to craft enduring, sophisticated neighbourhoods, epitomizing versatility. We excel in being innovative, dynamic, and consistently pushing boundaries.

Hattan is quality.
Quality is what makes Hattan a home.

Hattan

Mambourin



a new kind of community

We think home is a feeling, a place where community spirit matters.

For 100 years, Frasers Property Australia has been creating stronger, smarter, happier neighbourhoods which people are proud to call home.

International in scale but local at heart, our place-making and community development experience means we create homes and communities that are connected, diverse, sustainable and beautiful, enhancing the way people live life, together.



why?

Mambourin

Masterplanned communities are about creating idyllic environments to live, learn, work and play. And you'll get all that at Mambourin, in abundance. But, that's not what makes us 'new', exciting or different. Instead it's what happens next.

At Mambourin, in Melbourne's thriving west, we're working with the brightest minds to imagine a community of city-like convenience, just minutes from all the amenities you could need.

A more inspiring natural environment, that promotes good health and vitality. With a culture of fun, discovery and learning to set families up for the future. In all, a place conceived, considered and created to ensure a well-rounded lifestyle.

This masterplan is approximate, not to scale and should be used as a guide only. The features depicted such as sports playing fields, public spaces, retail centre and education facilities, may be subject to statutory approvals (e.g. council approval), delivery by third parties and/or change due to unforeseen building constraints. Changes may be made during the development process. Purchasers must rely on their own enquiries and the contract of sale.

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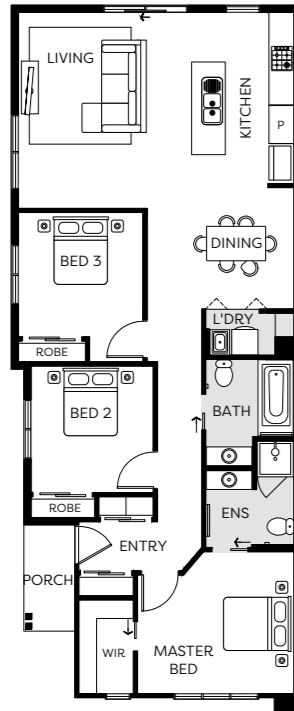
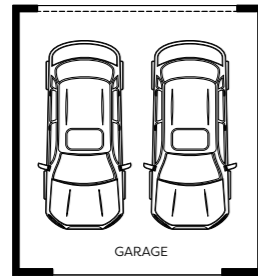
Artist impression. Images are for illustrative purposes only.



Camden

Corner

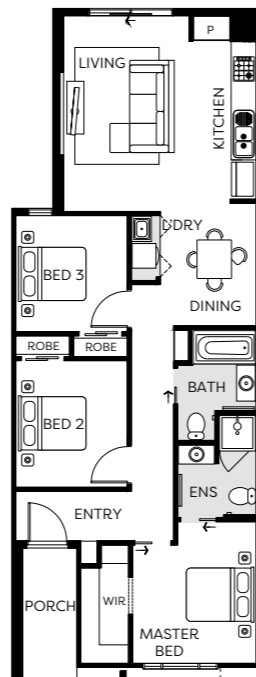
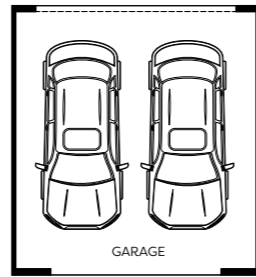
LOTS 2347 & 2336 | 15.97 SQ



Cooper

Type E

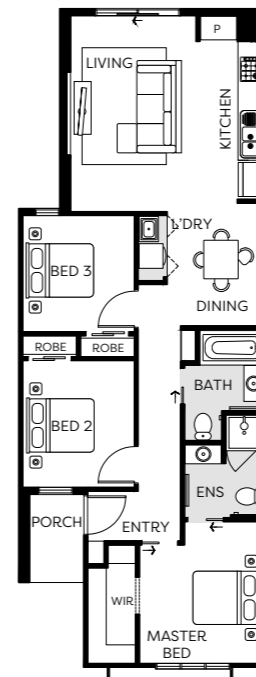
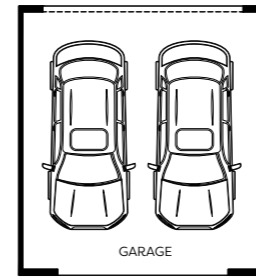
LOTS 2346, 2341 & 2337 | 13.85 SQ



Cooper

Type D

LOTS 2345, 2342 & 2338 | 13.46 SQ



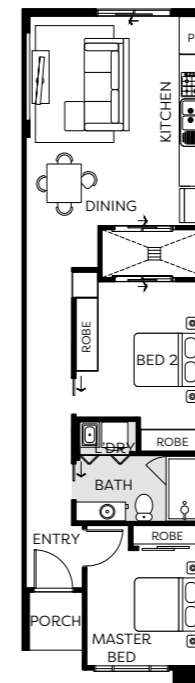
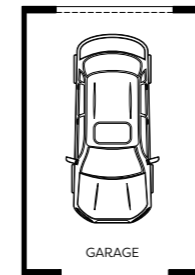


Canyon

Type G

LOTS 2343 & 2340 | 10.37 SQ

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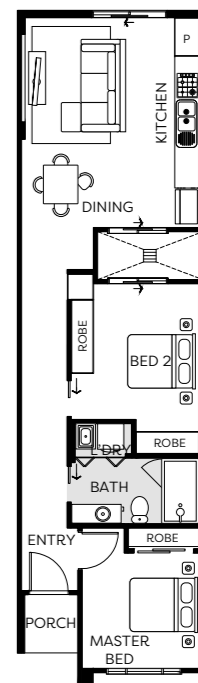
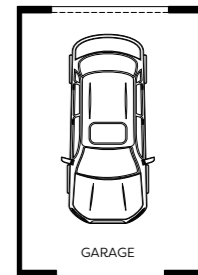


Canyon

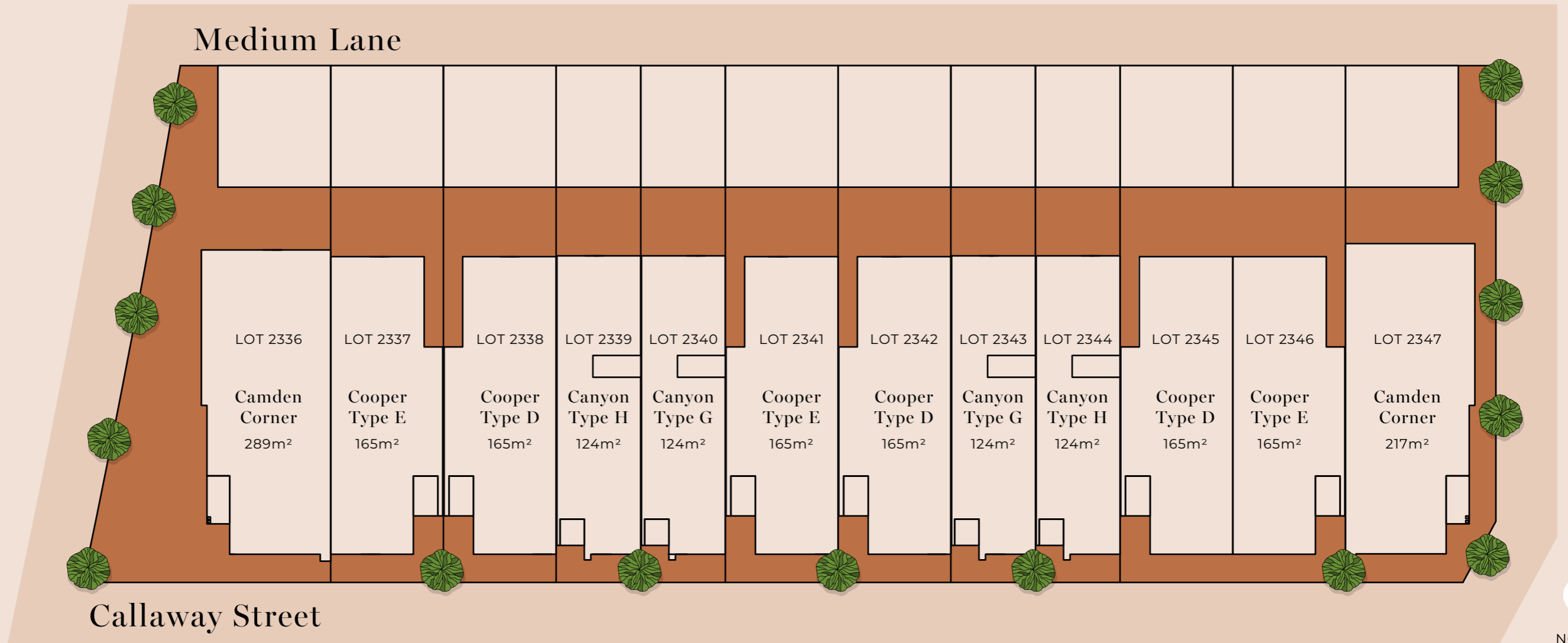
Type H

LOTS 2344 & 2339 | 10.34 SQ

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Siteplan



idyllic environments
to live, learn, work & play

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. CDB-U 50036



Hattan Townhome



turnkey inclusions

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. Chromelevers throughout.

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.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly Wire screens to all openable windows.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

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.

Reverse cycle split system (heating and cooling) to Living.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

Haier oven 600mm.

Haier cooktop 600mm 4 burner stainless steel gas cooktop. Haier rangehood 600mm stainless steel canopy.

Haier dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm.

Selected as per Hattan colour scheme.

Splashback: White Subway Tile.

LAUNDRY

Trough: Stainless steel 42L Tub and Cabinet

Tapware: Sink mixer in chrome finish.

It's all included



BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on tiled splashback.

Basin: Ceramic abovement round basin, No tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Selected as per Hattan colour scheme.

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

Shower Bases: Ceramic tiled shower base. Selected 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, double towel rails and soap dish holders to showers.

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

TILING

Ceramic Floor Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC and Powder room.

Ceramic Wall Tiles: Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser to Living, Hallways and Open Areas. Batten lights to Bedrooms and Wet Areas.

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, where single power point is provided.

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 to the external Laundry door or at the rear (Design Specific).

FLOOR COVERING

Carpet: Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.

Timber Laminate: Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.

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 (Design specific).

CAR ACCOMMODATION

Garage Door: Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile (Design Specific). Refer to working drawings.

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: 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.

ABOUT US

Member of Master Builders Association & Housing Industry of Australia. 10-year structural guarantee. Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability.

Artist impression. Images are for illustrative purposes only.

Hattan

Colour Schemes



Urban



- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Oyster'
- 3 Carpet Rumble 'Storm Cloud'
- 4 Laminate Floor 'Rustic Maize'
- 5 Kitchen Base Cabinets 'Storm Cloud'
- 6 Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Basalt'

Coastal

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Snow'
- 3 Carpet Rumble 'Light Shadow'
- 4 Laminate Floor 'Rustic Oatmeal'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Bleached Elm'
- 7 Paint 'Soho White'
- 8 Ceramic Floor & Wall Tiles 'Omniiform Grey'
- 9 Laundry Bench Top 'Fresh Snow'



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Echo

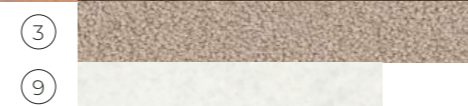
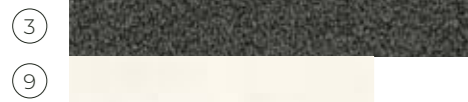


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- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Sleek Concrete'
- 3 Carpet 'Storm Cloud'
- 4 Laminate Floor 'Rye Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Calm White'
- 7 Paint 'Designer White'
- 8 Ceramic Floor & Wall Tiles 'Infinite Dark Grey'
- 9 Laundry Bench Top 'Fresh Snow'

Nova

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Alpine Mist'
- 3 Carpet Rumble 'Pivot Grey'
- 4 Laminate Floor 'Buckwheat Matt'
- 5 Kitchen Base Cabinets 'Calm White'
- 6 Kitchen Upper & Bathroom Cabinets 'Black Birchply'
- 7 Paint 'Winter Mushroom'
- 8 Ceramic Floor & Wall Tiles 'Omniuniform Grey'
- 9 Laundry Bench Top 'White Valencia'



Botanic

- 1 Splashback - White Subway Tile
- 2 Kitchen & Bathroom Caesarstone Bench Top 'Organic White'
- 3 Carpet Rumble 'Claystone'
- 4 Laminate Floor 'Maize Matt'
- 5 Kitchen Base Cabinets 'Alpine Mist'
- 6 Kitchen Upper & Bathroom Cabinets 'Classic Oak'
- 7 Paint 'Floral White'
- 8 Ceramic Floor & Wall Tiles 'Omniuniform Beige'
- 9 Laundry Bench Top 'Fresh Snow'

Hattan

Mambourin



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