

RELEASE 1

THE ANDERSON

ANDERSON ROAD, SUNBURY, 3429

The Anderson is a collection of 20 contemporary townhomes nestled only 1km from the thriving Sunbury City Centre.

Featuring light, large open spaces, this affordable release offers the perfect blend of comfort and convenience, ideal for growing Australian families.

THE FACADE



THE INTERIOR



FLOORPLANS



LOT 1

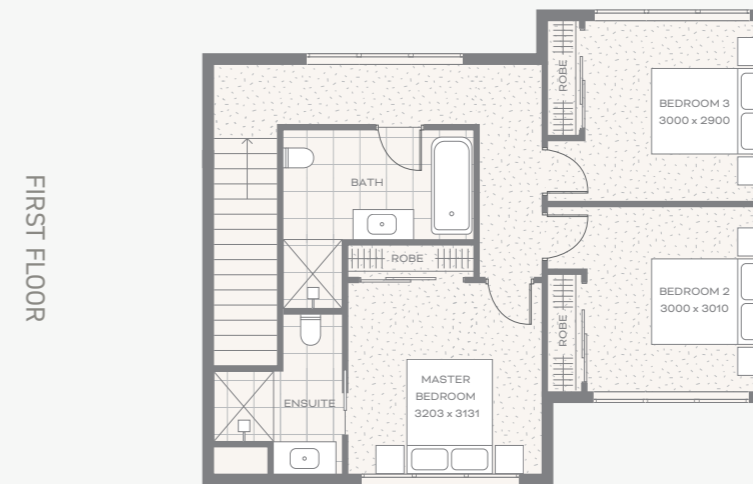
21.4SQ

BEDROOMS 4 CAR GARAGE SPACES 2
 BATHROOMS 2.5 LAND SIZE 282m²

Plans and landscaping are indicative only and may differ as a result of documentation and construction. Sizes may vary and dimensions are listed for indicative purposes only. Furniture not included in package.

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FLOORPLANS



LOT 2

16.9SQ

BEDROOMS 3 CAR GARAGE SPACES 2
 BATHROOMS 2.5 LAND SIZE 137m²

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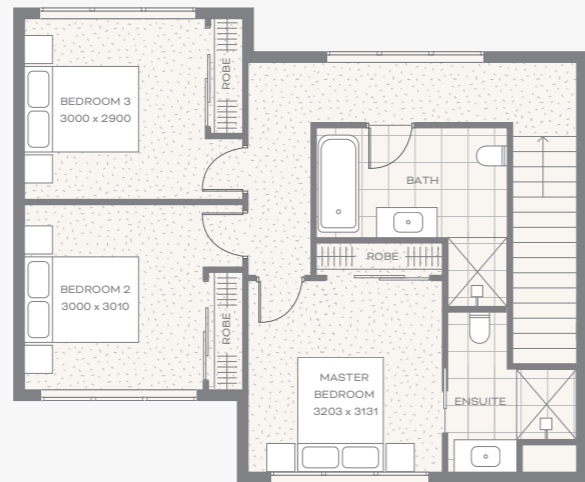
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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 3

16.9SQ

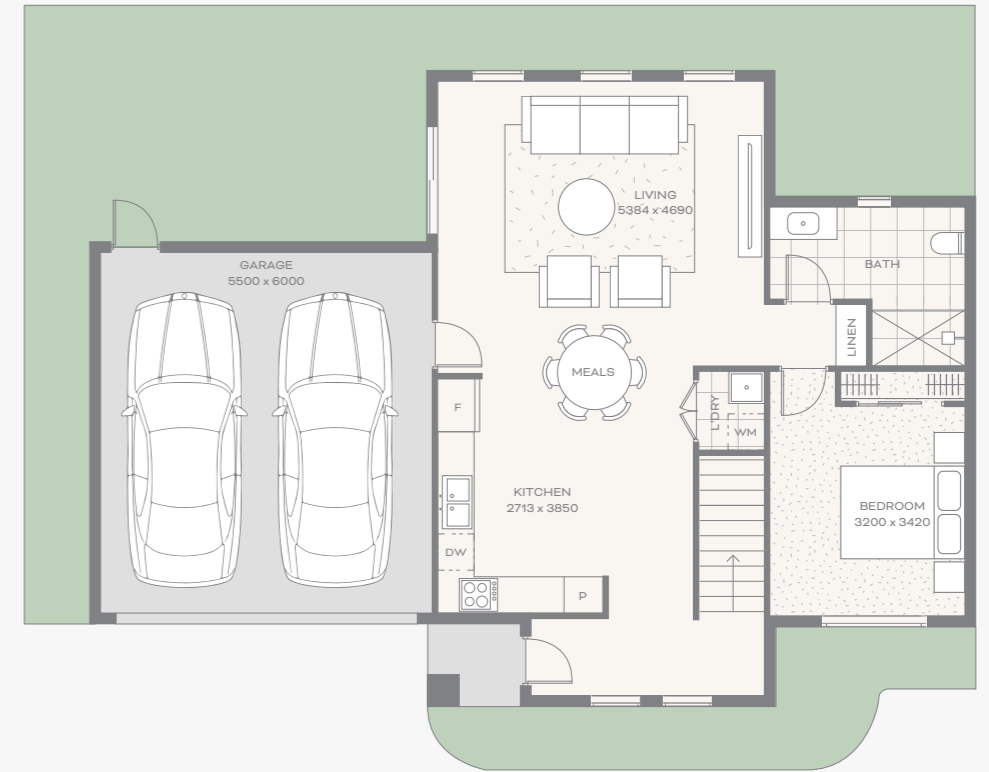
BEDROOMS	3	CAR GARAGE SPACES	2
BATHROOMS	2.5	LAND SIZE	143m²

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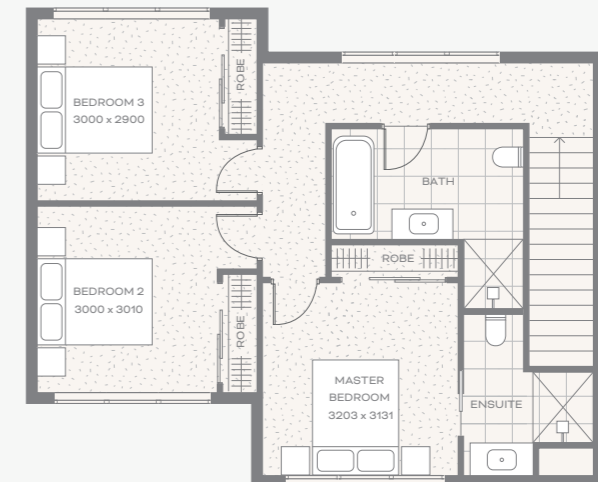
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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 4

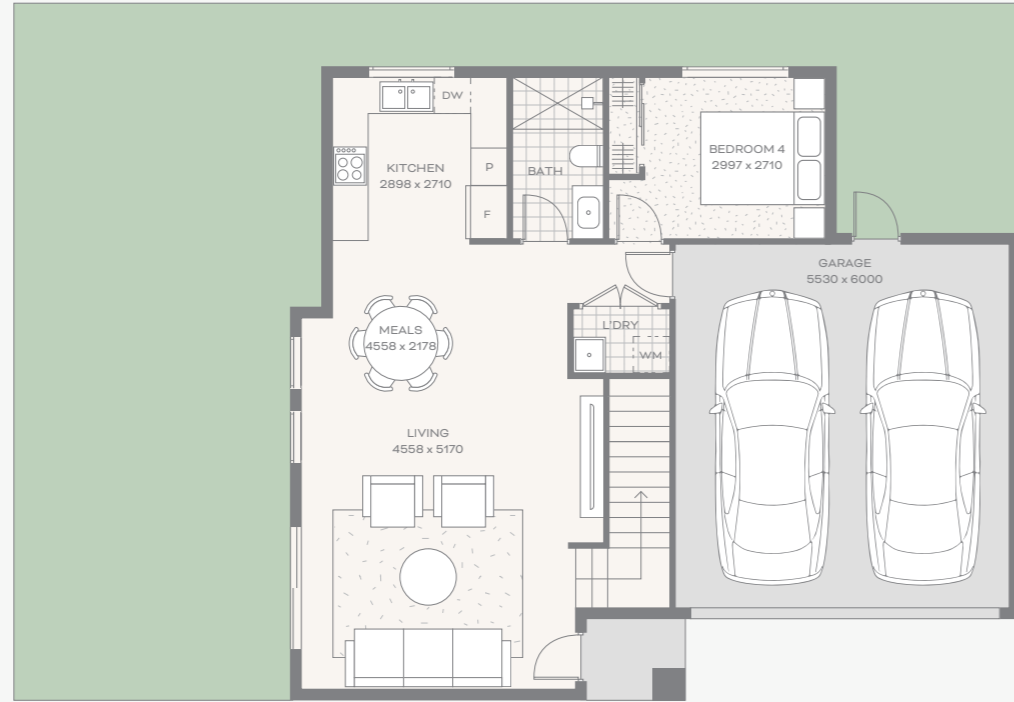
19.6SQ

BEDROOMS	4	CAR GARAGE SPACES	2
BATHROOMS	3	LAND SIZE	169m²

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GROUND FLOOR



FIRST FLOOR



LOT 5

18.6SQ

BEDROOMS	4	CAR GARAGE SPACES	2
BATHROOMS	3	LAND SIZE	186m²

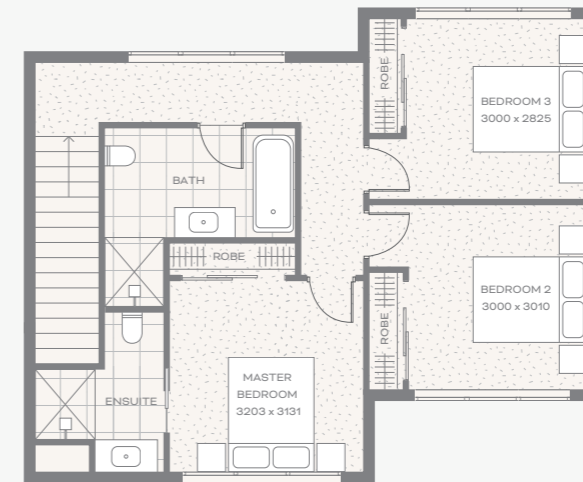
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GROUND FLOOR



FIRST FLOOR



LOT 6

16.5SQ

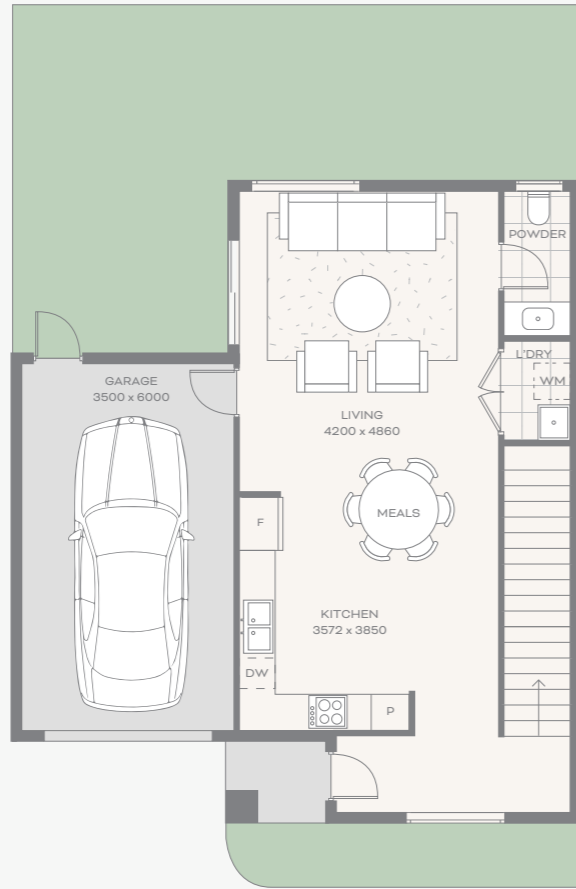
BEDROOMS	3	CAR GARAGE SPACES	2
BATHROOMS	2.5	LAND SIZE	169m²

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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 7

15.2SQ

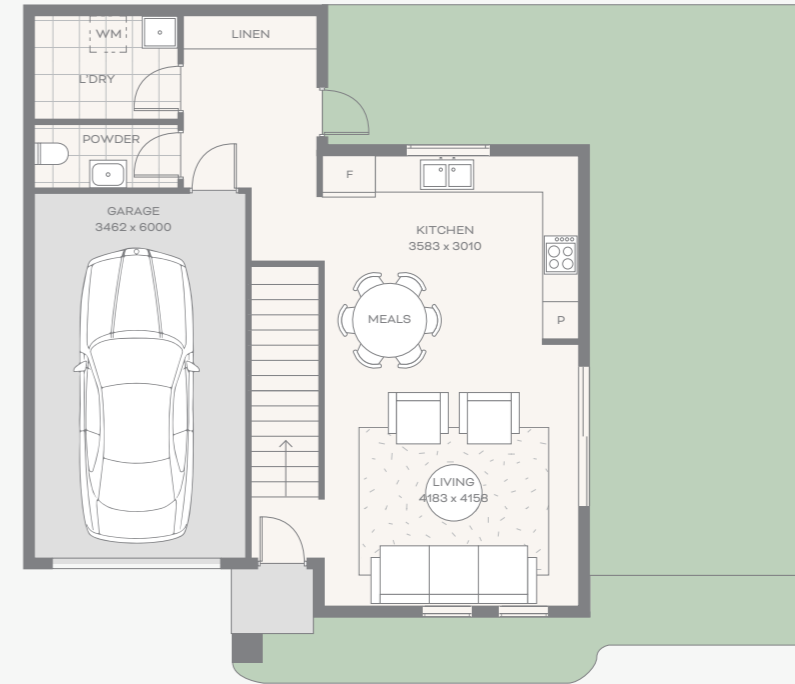
BEDROOMS	2	CAR GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	125m²

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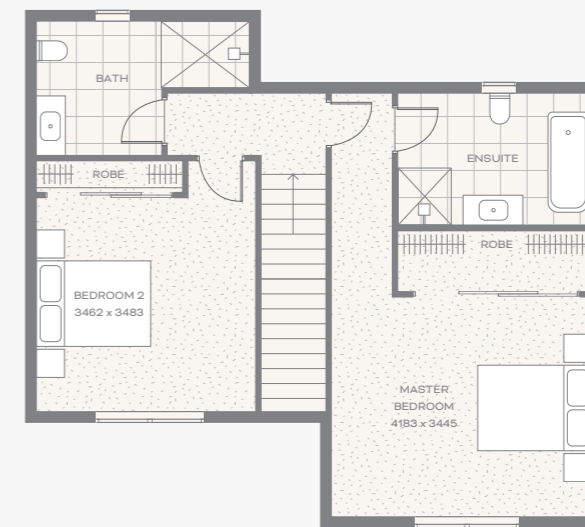
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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 8

14.9SQ

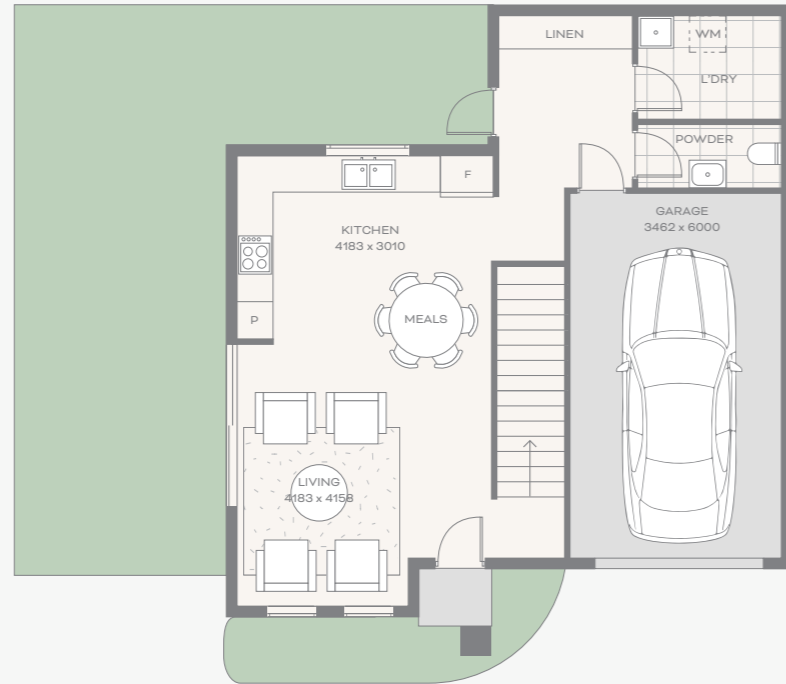
BEDROOMS	2	CAR GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	124m²

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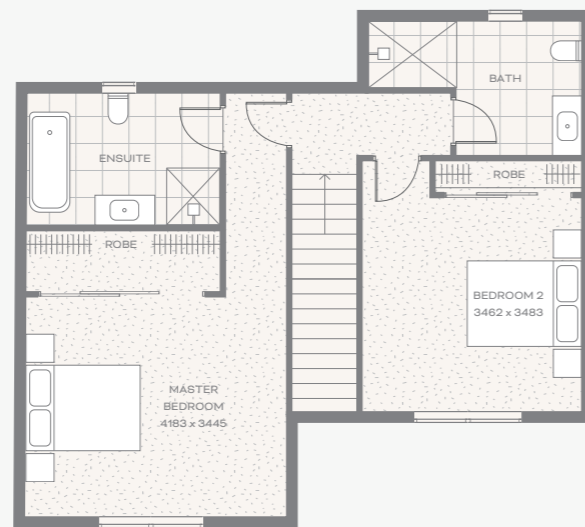
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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 9

15.3SQ

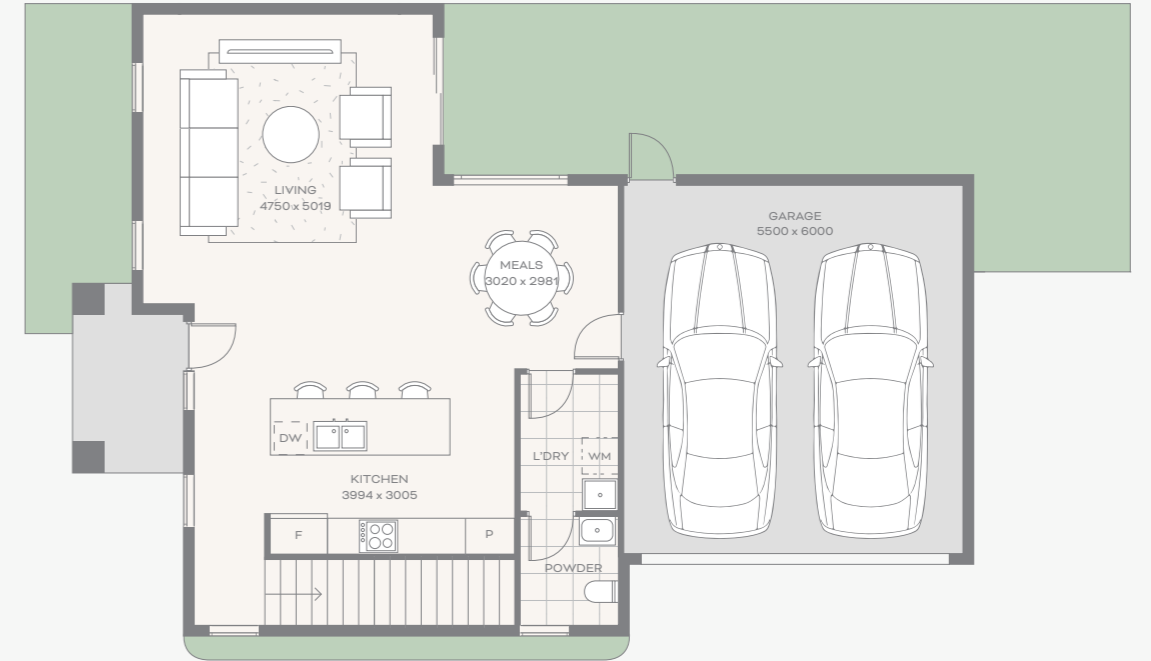
BEDROOMS	2	CAR GARAGE SPACES	1
BATHROOMS	2.5	LAND SIZE	123m ²

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FLOORPLANS

GROUND FLOOR



FIRST FLOOR



LOT 10

21.5SQ

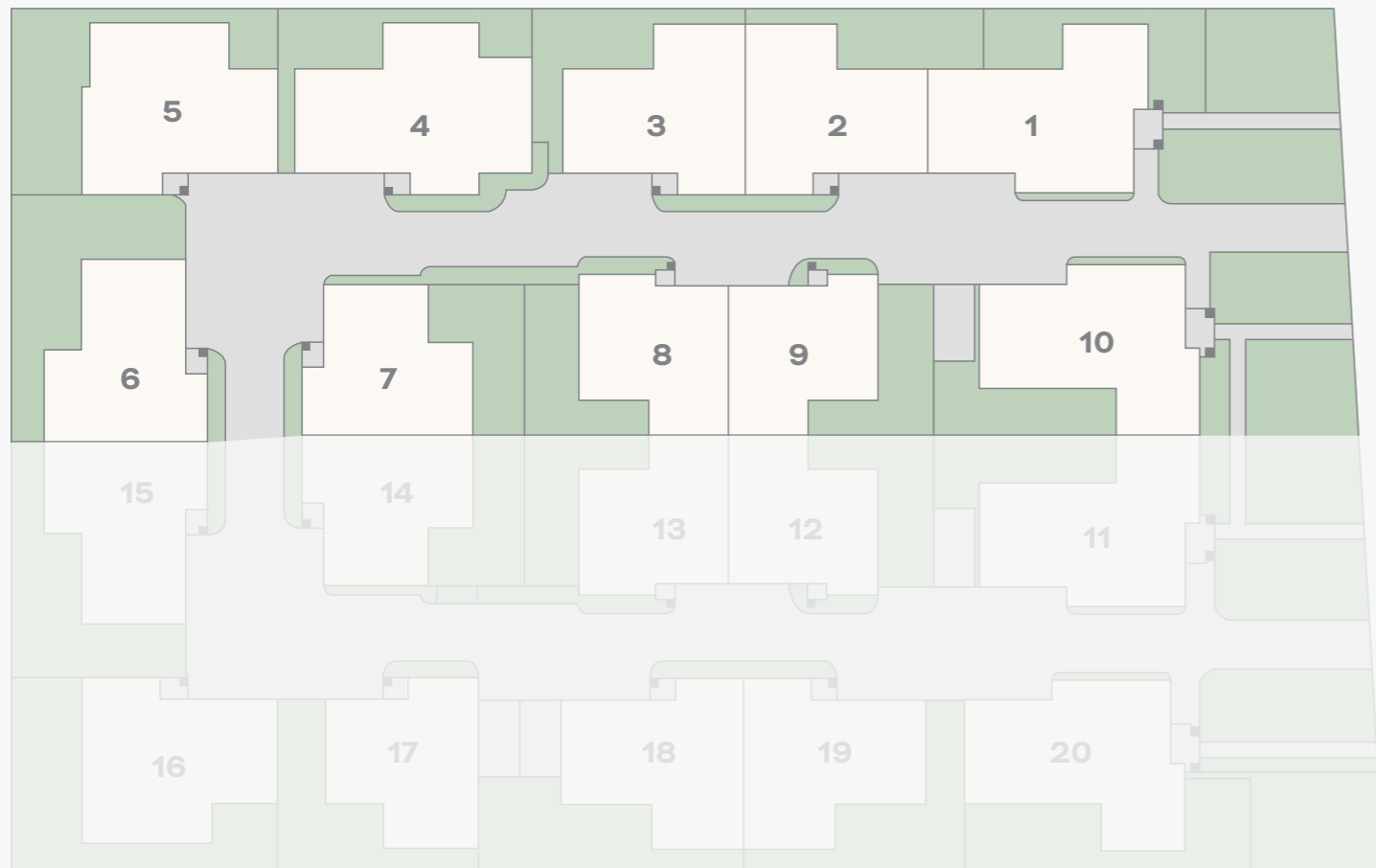
BEDROOMS	4	CAR GARAGE SPACES	2
BATHROOMS	2.5	LAND SIZE	262m ²

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SITEPLAN

Release 1



PLACES YOU'LL LOVE



SURROUNDED BY AN ABUNDANCE OF OUTDOOR ACTIVITIES, COMBINED WITH A HOST OF LOCAL SHOPS AND CAFES THIS LOCATION OFFERS THE BEST OF BOTH WORLDS ALL WITHIN A FRIENDLY COUNTRY TOWN SETTING.



COLOUR SELECTIONS

BIANCA

WHITE & FRESH



1. Timber Flooring - Victoriana Light Grey
2. Bathroom Wall & Floor Tiles - Entiva Carrington White
3. Wall Paint - Lexicon Quarter
4. Carpet - Basalt
5. Splashback Wall Tiles - Easy White
6. Kitchen & Vanity Benchtops - Arcadia
7. Kitchen & Vanity Cabinetry - Classic White

BASALT

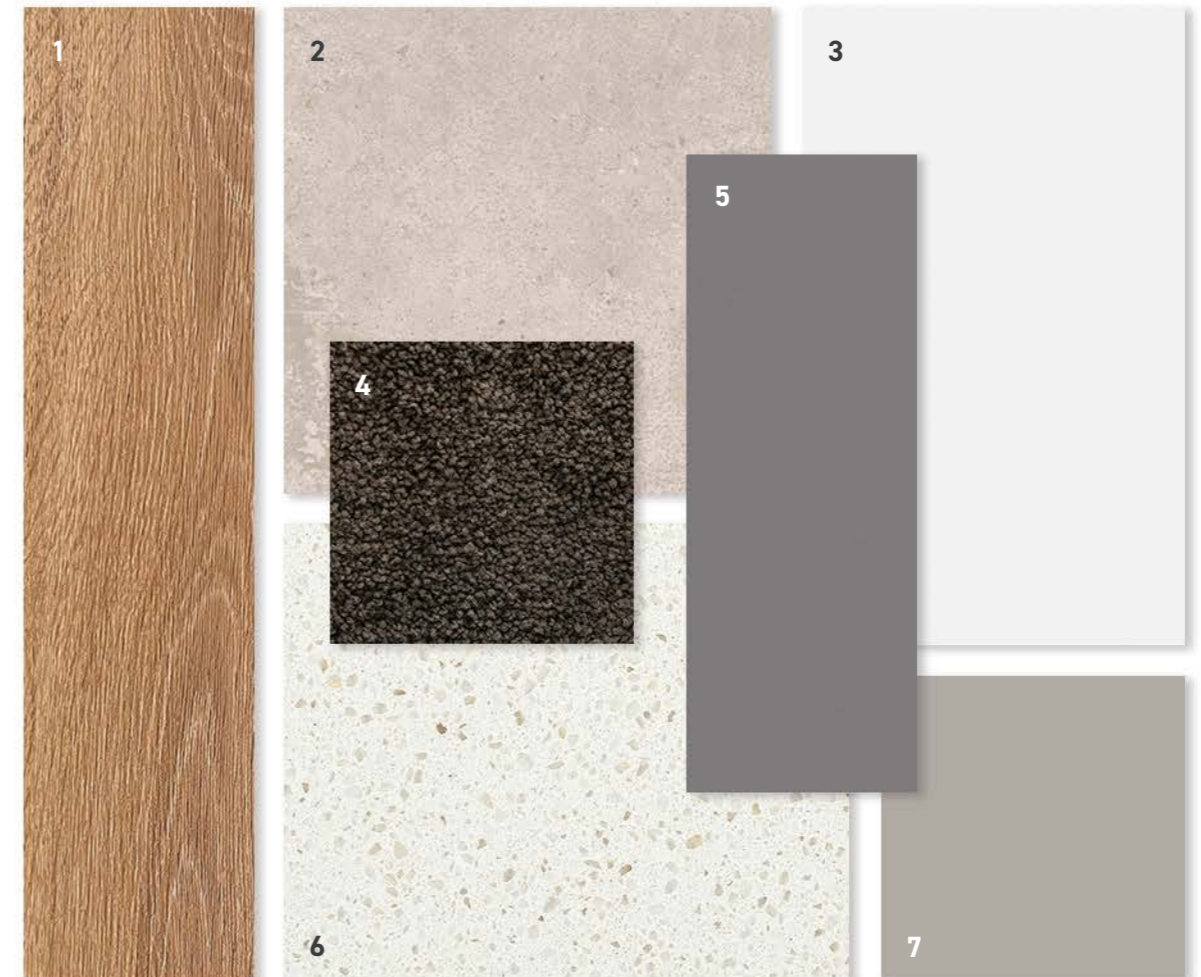
DARK & MOODY



1. Timber Flooring – Victoriana Oak
2. Bathroom Wall & Floor Tiles – Entiva Carrington Black
3. Wall Paint – Lexicon Quarter
4. Carpet – Graphite
5. Splashback Wall Tiles – Easy Black
6. Kitchen & Vanity Benchtops – Marengo
7. Kitchen & Vanity Cabinetry – Oyster Grey

VIVID

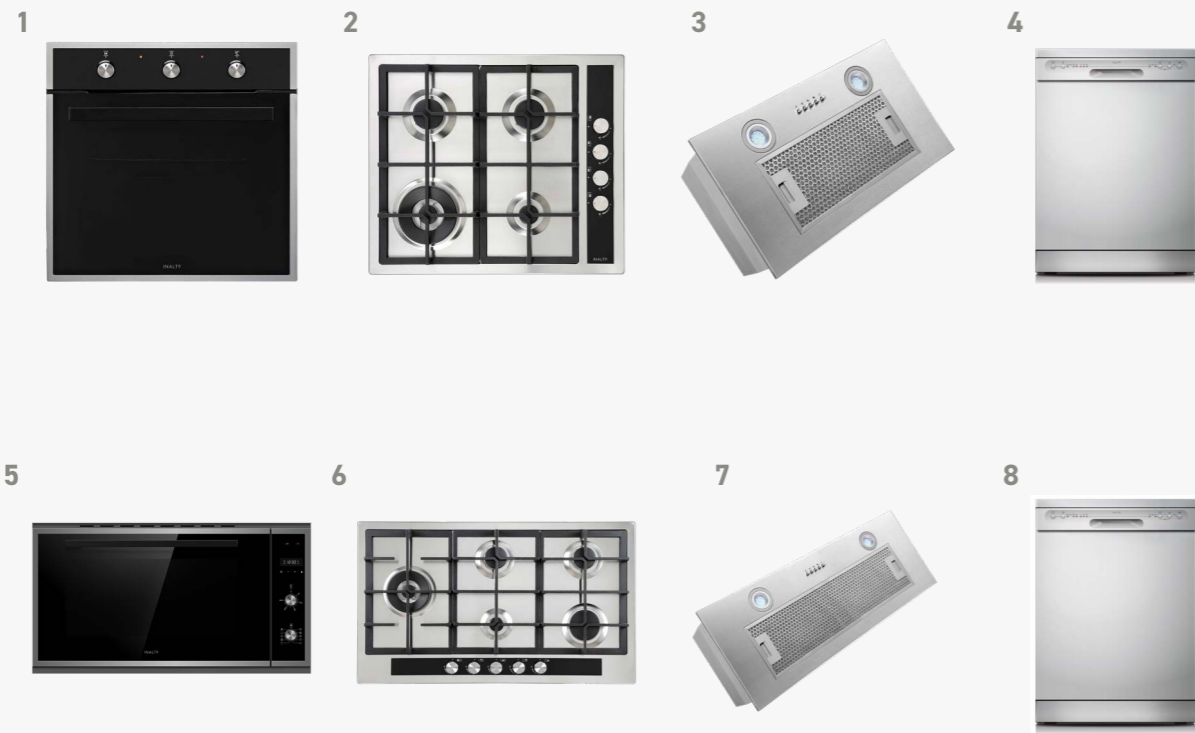
PLAYFUL & COLOURFUL



1. Timber Flooring – Victoriana Natural
2. Bathroom Wall & Floor Tiles – Entiva Michen Grey
3. Wall Paint – Lexicon Quarter
4. Carpet – Shale
5. Splashback Wall Tiles – Easy Dark Grey
6. Kitchen & Vanity Benchtops – Gelsomino
7. Kitchen & Vanity Cabinetry – Stone Grey

STANDARD

Our standard InAlto appliance selection



60cm

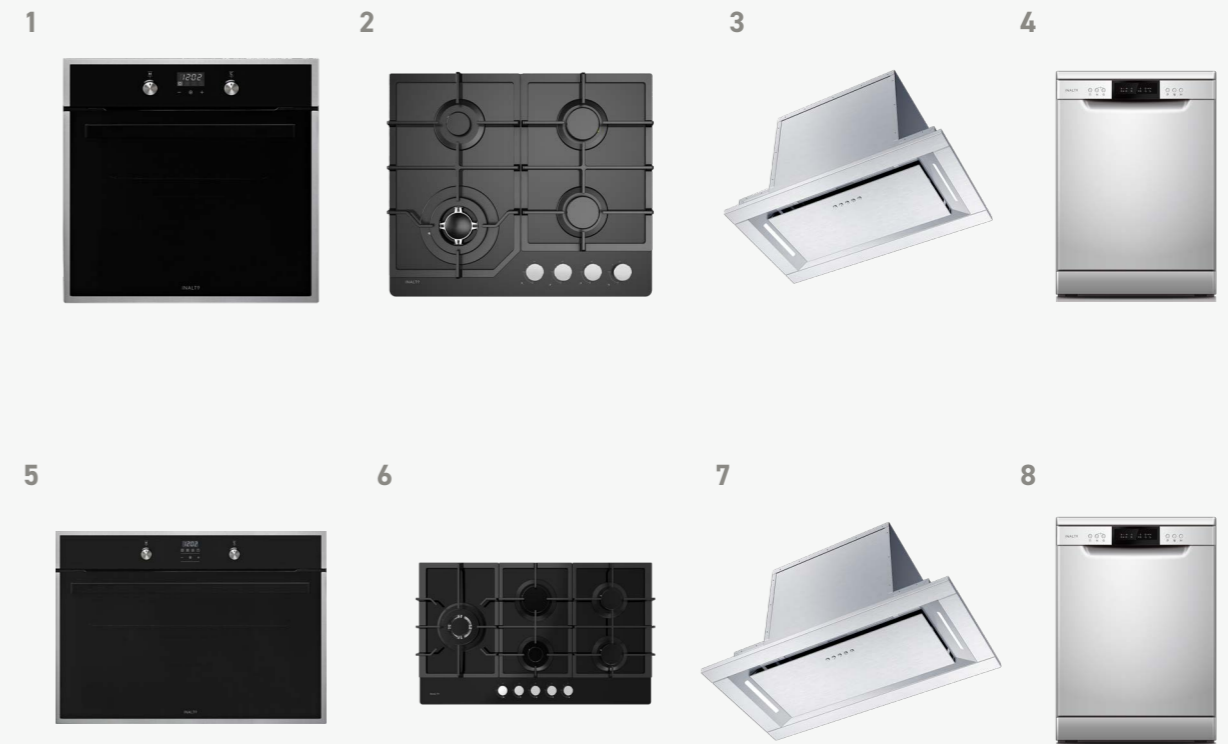
1. InAlto 60cm Fan Forced Oven
2. InAlto 60cm Gas Cooktop
3. InAlto 60cm Undermount Rangehood
4. InAlto 60cm Freestanding Dishwasher

90cm

5. InAlto 90cm 10 Function Oven
6. InAlto 90cm Gas Cooktop
7. InAlto 90cm Undermount Rangehood
8. InAlto 90cm Freestanding Dishwasher

UPGRADE

Our upgrade InAlto appliance selection



60cm

1. InAlto 60cm Fan Forced Oven
2. InAlto 60cm Gas on Glass Cooktop
3. InAlto 52cm Integrated Rangehood
4. InAlto 60cm Freestanding Dishwasher

90cm

5. InAlto 90cm 9 Function Oven
6. InAlto 90cm Gas on Glass Cooktop
7. InAlto 90cm Integrated Rangehood
8. InAlto 60cm Freestanding Dishwasher

STANDARD



- 1. Basin Mixer Chrome
- 2. Shower & Bath Mixer Chrome
- 3. Shower & Bath Mixer with Diverter Chrome
- 4. Laundry Mixer Chrome
- 5. Gooseneck Sink Mixer Chrome
- 6. Rail Shower Chrome
- 7. Posh Solus Bath Outlet 220mm Chrome
- 8. Round Vanity Basin
- 9. Posh Solus Toilet Suite
- 10. Laundry Trough & Cabinet
- 11. Double Bowl & Drainer Kitchen Sink Stainless Steel
- 12. Posh Domain Shower Bath
- 13. Toilet Roll Holder Chrome
- 14. Towel Ring Chrome
- 15. Towel Rail Chrome

UPGRADE



- 1. Mizu Drift Basin Mixer Chrome
- 2. Mizu Drift Shower & Bath Mixer Chrome
- 3. Mizu Drift Shower & Bath Mixer with Diverter Chrome
- 4. Laundry Mixer Chrome
- 5. Mizu Soothe Pulldown Sink Mixer Chrome
- 6. Domain Rail Shower Chrome
- 7. Mizu Drift Curved Bath Outlet 200mm Chrome
- 8. Roca The Gap Basin
- 9. Posh Domaine Rimless Toilet Suite
- 10. Laundry Trough & Cabinet
- 11. Memo Hugo Double Bowl Sink Stainless Steel
- 12. Posh Domain Shower Bath
- 13. Mizu Drift Straight Toilet Roll Holder Chrome
- 14. Mizu Drift Towel Ring Chrome
- 15. Mizu Drift Towel Rail Chrome

STANDARD INCLUSIONS

FLOORING

- Laminate floor to kitchen, living and dining
- Hardwood timber staircase
- Carpet to first floor excl. wet areas
- Tiles (ceramic) to bathroom ensuite, laundry and powder

KITCHEN - LAUNDRY - BATHROOM

- Laminated kitchen, pantry, overhead and base cupboards
- Soft close hardware throughout
- 40mm Kitchen stone bench top
- Inalto 600mm gas on glass cooktop, rangehood and fan forced oven
- Chrome lever mixer
- Memo Double bowl stainless steel sink
- Inalto Stainless steel dishwasher
- Posh Domaine Rimless toilet suite
- Semi frameless shower screens
- Fully laminated vanity unit
- Polished edge mirrors to vanities
- Chrome finished mixer tapware throughout
- Posh Domaine vanity basin
- 20mm stone to bathroom benchtop, ensuite and powder
- Posh Domaine shower bath
- Tiled shower bases with handheld shower heads
- Chrome finished towel rails, toilet roll holders and soap dishes

JOINERY AND FINISHES

- Feature front door and timber entry door frame.
- Deadlocks to all external hinged doors and garage/house internal hinged door (If applicable).
- Flush panel and gloss painted internal doors.
- Built in linen cupboard with four melamine shelves.
- Built in robes and WIR to have one high full-length shelf, with one hanging rail and a stack of 4 shelves all in melamine.
- 67 x 12mm square profile skirting and architraves.
- 75mm cove cornice throughout.
- Premium paint system throughout

ELECTRICAL

- Smoke detectors as required by authorities.
- Double power points throughout.
- Exhaust fans to bathroom, ensuite and powder.
- 2 free to air TV points, with a cable connected to an antenna.
- LED Downlights to all downstairs living areas and external porch. Oyster lights to bedrooms
- Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

FIXTURES AND FITTINGS

- Powder coated aluminium windows and sliding doors.

STANDARD INCLUSIONS

- Fly screens to all openable windows
- Obscured glazing to bathrooms and ensuite where required
- Colourbond valleys, fascia, guttering and downpipes.
- Insulation batts to all external walls. Insulation batts to roof cavity where required
- Braemar split systems to living area and all bedrooms
- Roller blinds to bedrooms, living areas and kitchen.

EXTERNALS

- A Maple Living façade designed by our specialized Architect Team.
- Combination of solid brick work, acrylic render & cement sheet cladding.
- A fully fenced boundary as per estate covenants
- Fully enclosed garage with motorised panel door
- Coloured concrete, front path, front entry porch.
- Low maintenance landscaping throughout

- Garden Beds, mulching/topping and seeded areas (stock is seasonal)
- Fixed fold out clothesline
- Letter box with street number

PRELIMINARY SITE COSTS

- Home Owners Warranty, Contract works insurance and Public Liability Insurances
- All requirements of drafting and estimating.
- Temporary Fencing
- Stormwater and sewer drainage to legal point of discharge, and sewer connection point respectively.
- Connection to mains power supply including conduit and cabling for underground connection of single- phase electricity to meter box and electricity supply charge during construction
- Termite treatment system where required
- All earth works for the construction of the slab.
- Building Permit application & fees (If Maple Living's preferred independent Building Surveyor is chosen)





FOR AUSTRALIANS, BY AUSTRALIANS.

FOR OVER 18 YEARS WE'VE BEEN COMMITTED TO BUILDING PREMIUM TOWNHOMES FOR AUSTRALIAN FAMILIES. WE USE ONLY THE BEST QUALITY CONSTRUCTION METHODS AND DURABLE FINISHES FOR A LASTING RESULT.

WE ARE SPECIALIST TOWNHOME BUILDERS

We have developed a trusted reputation delivering long-term security for home-owners. Every townhome is designed for a lifetime of enjoyment, built with durable finishes and using highly experienced craftsmen and trades to create beautiful homes.

We stand by the quality of our work and the impact it has on generating value from an asset as well as creating communities that grow and flourish. Reliable builds mean long-term security for owners and a great place to live for growing families to suit real Australian lifestyles.

ANOTHER PROJECT BY



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