

PORTER
DAVIS
HOMES

Welcome to the neighbourhood

ASPIRE, FRASER RISE



Communities Designed for Living



Artist Impression Only. Subject to Change

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They say you can't choose your neighbours... but at least you know they have good taste.

Porter Davis Neighbourhoods is a collection of expertly designed townhomes and house and land packages that make up their own pocket within masterplanned communities.

For over two decades Porter Davis has been delivering homes for people to enjoy, so we know what's important. Sleep easy knowing that not just your home, but your surrounding neighbours' homes, have been carefully considered in every aspect to create a stunning and cohesive streetscape that will be the envy of the community.

Welcome to Aspire

A gem in Melbourne's west

Feel connected from the day you move in at **Aspire**. Already home to 850 families, this master-planned Villawood community has an abundance of shared spaces, making it easier than ever to get to know your new neighbours!

A mere 30 kilometres west of Melbourne CBD, Aspire is located in the fast-growing suburb of Fraser Rise. Everything you need is within reach such as a future town centre, major shopping centres and proposed government amenity including open active spaces, an aquatic centre and future government school. There's also a number of childcare centres and P-12 schools in the area, making this the perfect destination for families of all ages.

From the day you move in, Aspire's established parklands are a place to chat away with other local families while walking your dog or watching your kids play.

When choosing a life at Aspire, you'll have the satisfaction of knowing that the home you build is one your family will enjoy for years to come.



Disclaimer: Every precaution has been taken to establish the accuracy of the material herein. The details within this brochure are provided for information only and are subject to change without notice. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves on all aspects. Photographs depict lifestyle only. *Proposed amenity including Anna's Garden, the Childcare Centre, sports reserves and new park features are proposed as at 5/08/20 and subject to council approval.

Porter Davis Packages

Presenting an exciting opportunity to be part of this flourishing and highly sought-after community, Porter Davis Neighbourhood collection at Aspire is made up of just six Hamptons-style townhomes all designed with optimal living in mind.



Artist Impression

UPSTAIRS

Upstairs holds three well-proportioned bedrooms, including a master with its own ensuite and walk-in robe. Not only is there an additional bathroom to cater for the whole family, you'll be able to enjoy lush views of your new community from your bedroom window.



Artist Impression

DOWNSTAIRS

The heart of the home, downstairs is centred around family living with an open plan kitchen, living and dining area. A strategically placed laundry and powder room allows for optimal use of space, while easy access to a secure, two car garage ensures security.

Plan of Subdivision



The Style Experts

Choose between two of our professionally executed World of Style interior themes – created by our award-winning designers.

RESORT SORRENTO

Relax in your own personal paradise with Resort style Sorrento. Think of the perfect holiday getaway to immerse yourself in the Resort theme. This style harvests its look directly from some of the world's most beautiful getaways with a wonderful blend of textured and patterned fabrics, mixed with gorgeous furniture pieces.

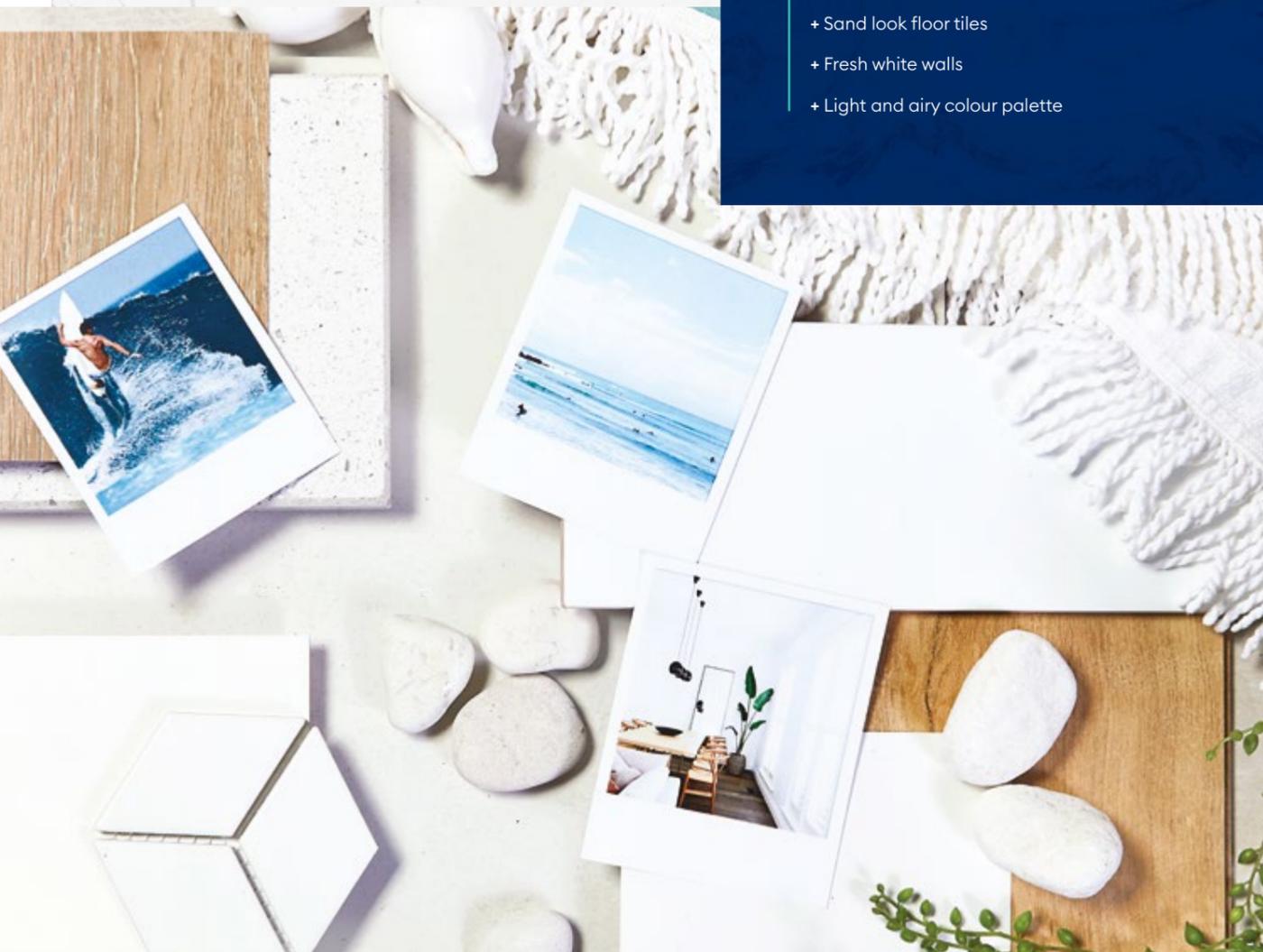
- + Oak timbers
- + Feature geometric splashback tiles
- + Sand look floor tiles
- + Fresh white walls
- + Light and airy colour palette



CLASSIC HAMPTONS

Never go out of fashion with Classic style Hamptons. This is a style for those who appreciate the elegance of a classically driven look. With a strong balance of texture, colour and pattern, mixed with timeless furniture and antiques, this design allows you to accumulate pieces that pass the test and time of style.

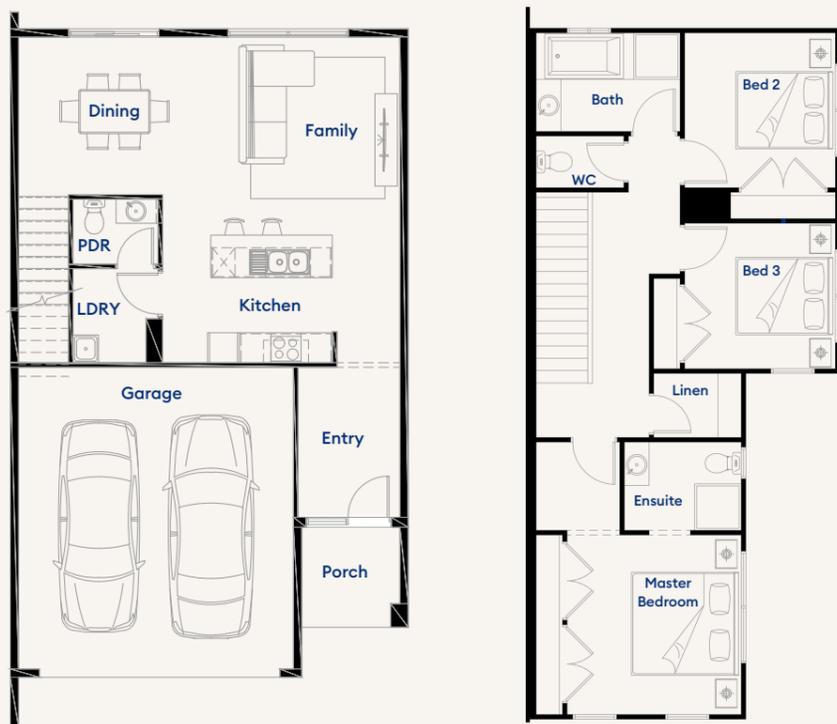
- + Weathered timbers
- + Classic bricked lay splashback tiles
- + Natural look floor tiles
- + Timeless colour palette
- + Warm and homely scheme



THE
Kingston 19M

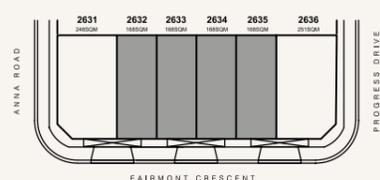


House (Width x Length)
7.9m x 14.3m



| Room Sizes | |
|----------------|------------|
| Master Bedroom | 3.5 x 3.4m |
| Bedroom 2 | 3.0 x 2.9m |
| Bedroom 3 | 2.8 x 2.9m |
| Family | 3.5 x 4.1m |
| Dining | 3.5 x 3.1m |

| Specifications | | | |
|----------------|----------------------------|----------------------------|--|
| Ground Floor | 60.44m ² | 6.5sq | |
| First Floor | 68.85m ² | 7.41sq | |
| Garage | 36.58m ² | 3.93sq | |
| Porch | 4.26m ² | 0.45sq | |
| Total | 170.13m² | 18.29sq⁺ | |



THE
Kingston 19C

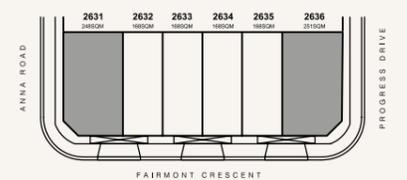


House (Width x Length)
8.45m x 14.3m



| Room Sizes | |
|----------------|------------|
| Master Bedroom | 3.4 x 3.5m |
| Bedroom 2 | 2.9 x 3.0m |
| Bedroom 3 | 2.9 x 2.8m |
| Family | 4.1 x 3.5m |
| Dining | 3.4 x 3.2m |

| Specifications | | | |
|----------------|----------------------------|----------------------------|--|
| Ground Floor | 61.58m ² | 6.63sq | |
| First Floor | 69.35m ² | 7.47sq | |
| Garage | 36.18m ² | 3.89sq | |
| Porch | 9.29m ² | 1.00sq | |
| Total | 176.40m² | 18.99sq⁺ | |



More inclusions, less to worry about.

Foundations/Fall of land*

- + Foundation and all site works included.

Services

- + Underground power.
- + Water connection.
- + Gas connection.
- + Sewer and stormwater connection.
- + Termite protection.
- + Optic fibre provisions.

External cladding

- + Combinations of render and lightweight lining board.

Roof

- + Pitched roofing with Colorbond flashings.

Windows

- + Powder coated aluminium frames.

Framing

- + Pine or steel framing to walls and roof as per engineer's requirements.

Kitchen (refer colour document for specific theme)

- + Reconstituted Stone benchtop laminate cabinet and cabinet doors.
- + Melamine shelving to cabinets.
- + 600mm stainless steel oven
- + 600mm gas cooktop
- + 900mm canopy rangehood
- + Stainless steel double bowl sink.
- + Flick mixer tap in chrome finish

Ensuite/Bathroom

- + Semi-frameless shower screen with pivot door and fully tiled shower base.
- + Vitreous china hand basins to ensuite and bathroom.
- + Laminate benchtops.
- + Polished edge mirrors.

Doors

- + Primed timber entry door.
- + Flush panel (2,040mm high) internal doors throughout.
- + Lockwood levers to internal doors passage doors.
- + Lockwood Entry door set.
- + Door stops to all opening doors where applicable.
- + Robes include white melamine shelf with chrome hanging rod.
- + Linen includes four melamine shelves.
- + Doors include chrome hinges, latches and striker plates throughout the house.

Laundry

- + Trough and acrylic cabinet with by-pass.

Tapware

- + Chrome mixers to basins, showers, bath and laundry trough.
- + Washing machine stops in chrome finish to laundry.

W.C.

- + White china close coupled suites throughout.

Ceiling

- + 2,440mm high ceilings to first floor.
- + 2,590mm high ceilings to lower floor.

Heating

- + Panel heaters provided to bedrooms and living
- + Split system to Family Room

Electrical

- + Batten lights throughout.
- + TV, Data and Phone point to Family and Master Bedroom
- + Safety switch.
- + Exhaust fans over shower recesses.
- + Hard wired smoke detectors.
- + Double powerpoints throughout house.
- + Self sealing exhaust fans to W.Cs.

Paint

- + External paint to external cladding. Note: Colorbond/PVC down pipes, fascia and gutter.
- + Gloss to internal woodwork and doors.
- + Low Sheen paint system to internal walls.
- + White paint to all ceilings.

Floor and wall coverings

- + Floor and wall tiles to ensuite, bathroom and laundry.
- + Floor tiles to W.C (powder room where applicable).
- + 100mm tiled skirting to wet areas.
- + Timber laminate flooring to entry, living and kitchen.
- + Carpet to bedrooms.

Plumbing

- + Concealed plumbing.

Insulation

- + Energy compliant.

Garage

- + Lock up Garage with Colorbond panel lift including remote control.

Outdoor

- + Landscaping, complete with:
 - + Letterbox.
 - + Clothesline.
 - + Coloured concrete driveway and pathway

Extra features

- + 75mm cove cornice throughout house.
- + 67mm decorative skirting.
- + 67mm decorative architraves.

Staircase

- + Carpeted staircase with timber handrail.



Images are for illustration purposes only



**Development is subject to final permit issue. Build and completion dates may vary. 80% Porter Davis Medium Density Homes in Aspire Stage 26 combined must be sold before construction will commence. Please speak to your sales consultant to discuss the actual pricing of your preferred site. This work is exclusively owned by RSS Property Holdings and cannot be reproduced or copied wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the Internet) without the written permission of RSS Property Holdings. This brochure and its images are for illustration purposes only and should be used as a guide only. Images include examples of upgrade items and other items not supplied by Porter Davis, such as decorative lighting, furniture and planter boxes. Illustrations are not to scale. Information in this brochure is correct at time of printing. Porter Davis Homes takes no responsibility for changes that occur after this date, errors or omissions. Please check currency of information with your Sales Consultant. Effective 01.12.20 License number CDB-U49119

PORTER DAVIS HOMES



6x Winner



12x Winner

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