

The top corners of the image feature stylized illustrations. In the top left, there are green leaves and two birds: a colorful one with red, blue, and black feathers, and a smaller white one with a grey head. In the top right, there is a large brown eagle with a white head and yellow beak, and more green foliage. A single red flower is also illustrated in the center-right area of the top half.

# MINTON PLACE

STAGE 5B WATTLEBIRD RELEASE

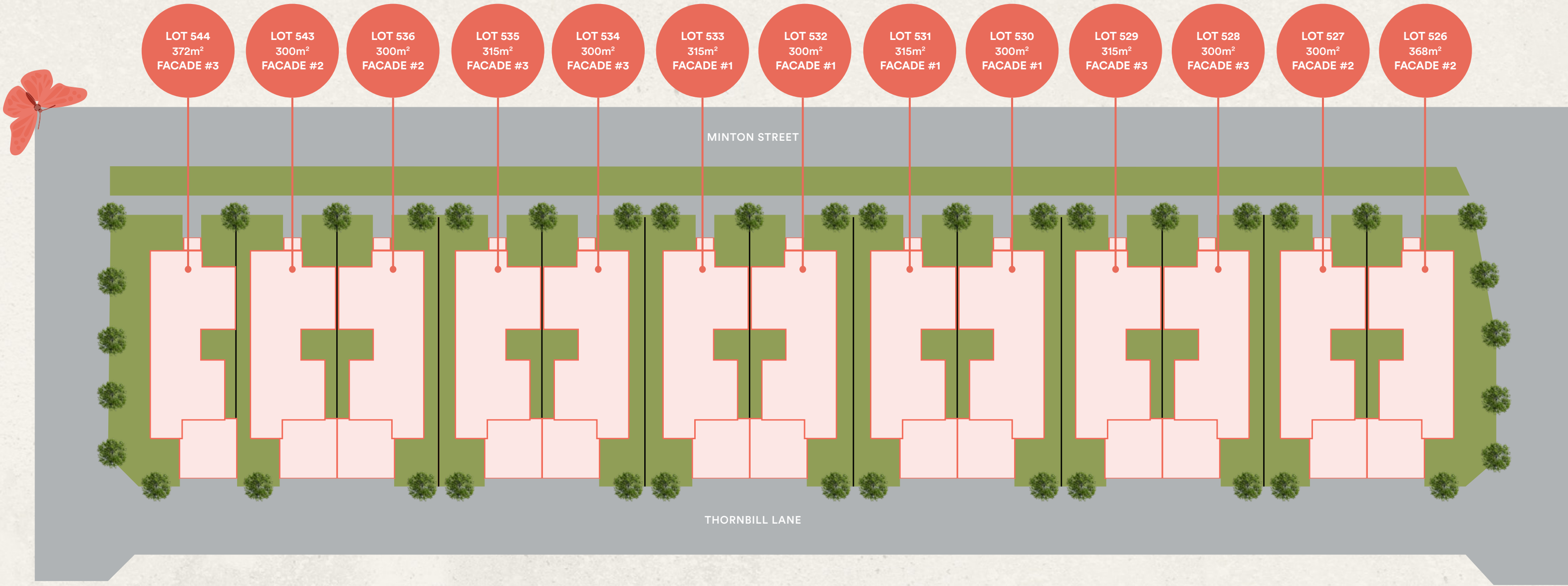


[MINTONPLACE.COM.AU](http://MINTONPLACE.COM.AU)

Artist impression only.



# Site Plan



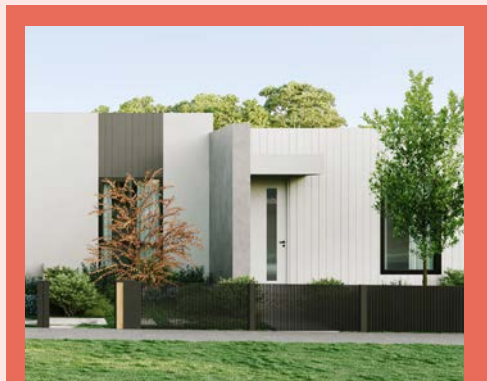




**FACADE #1**  
LOTS 532, 530  
300m<sup>2</sup>



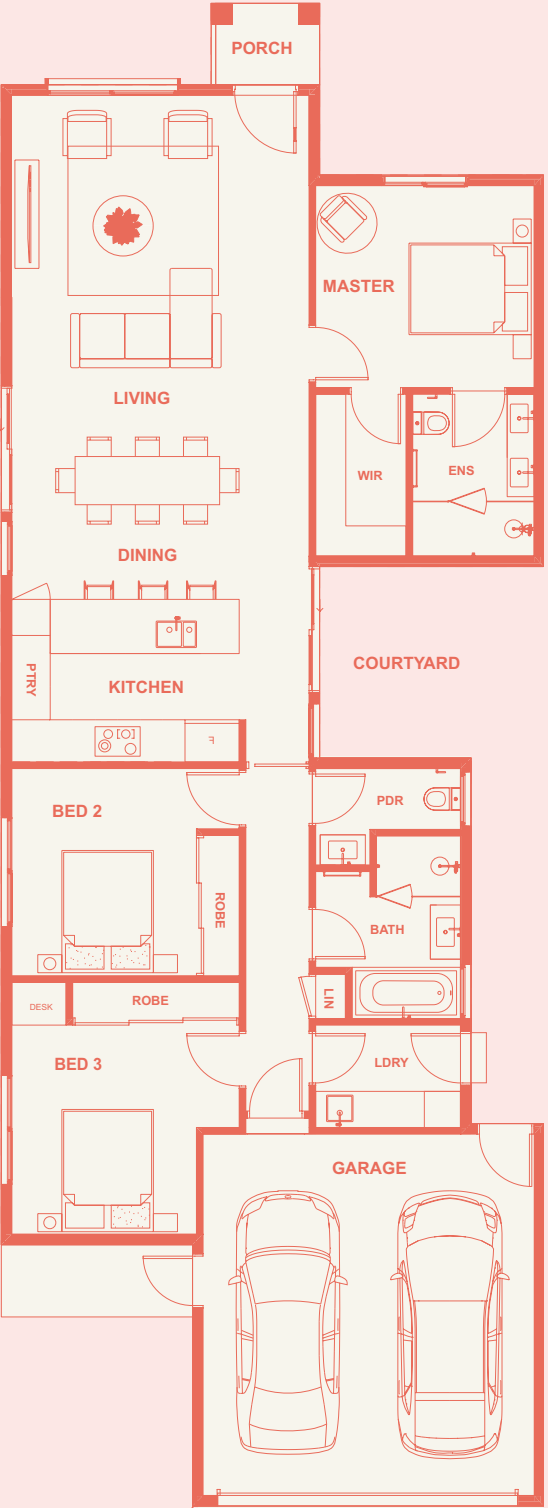
**FACADE #2**  
LOTS 536, 526  
300m<sup>2</sup>, 368m<sup>2</sup>



**FACADE #3**  
LOTS 534, 528  
300m<sup>2</sup>

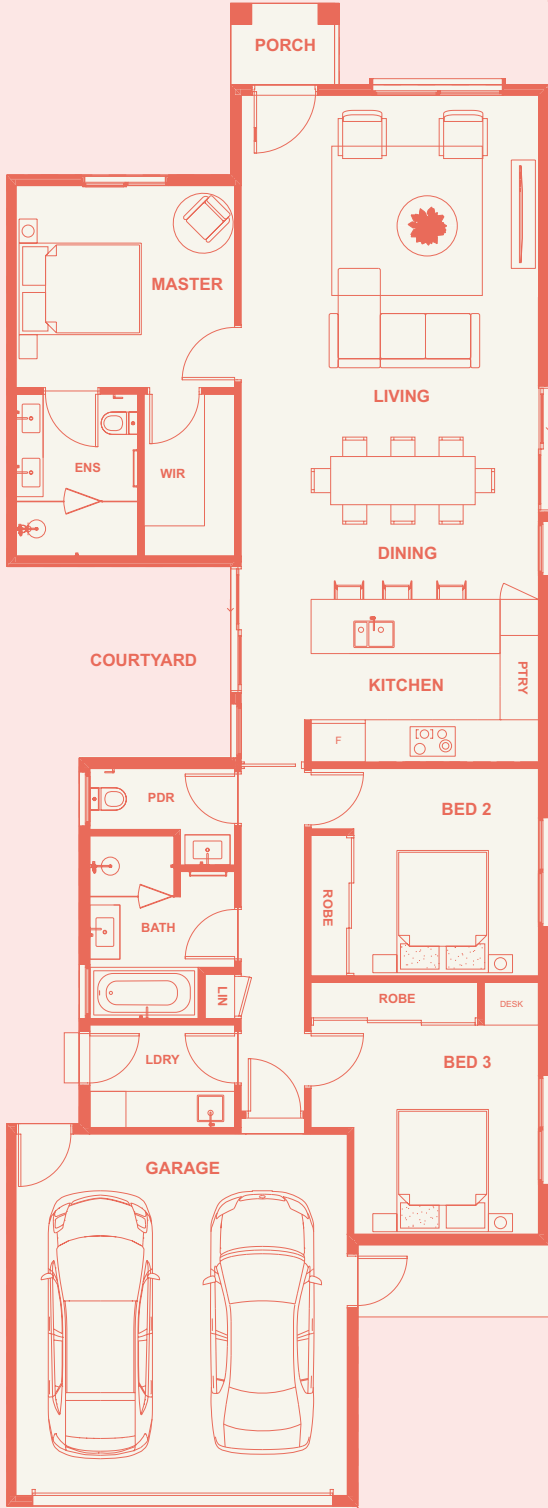
**LAYOUT A: 19sq**

3 2 2



**LAYOUT B: 19sq**

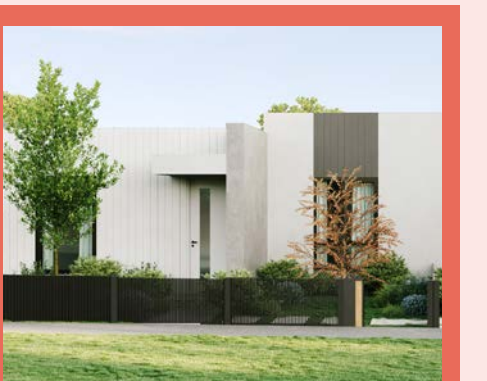
3 2 2



**FACADE #1**  
LOTS 533, 531  
315m<sup>2</sup>



**FACADE #2**  
LOTS 543, 527  
300m<sup>2</sup>



**FACADE #3**  
LOTS 544, 535, 529  
372m<sup>2</sup>, 315m<sup>2</sup>

Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of the lot or estate. The final product may change from that illustrated herein. Changes may be made to the detailed layouts during the development in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely on their own enquiries.

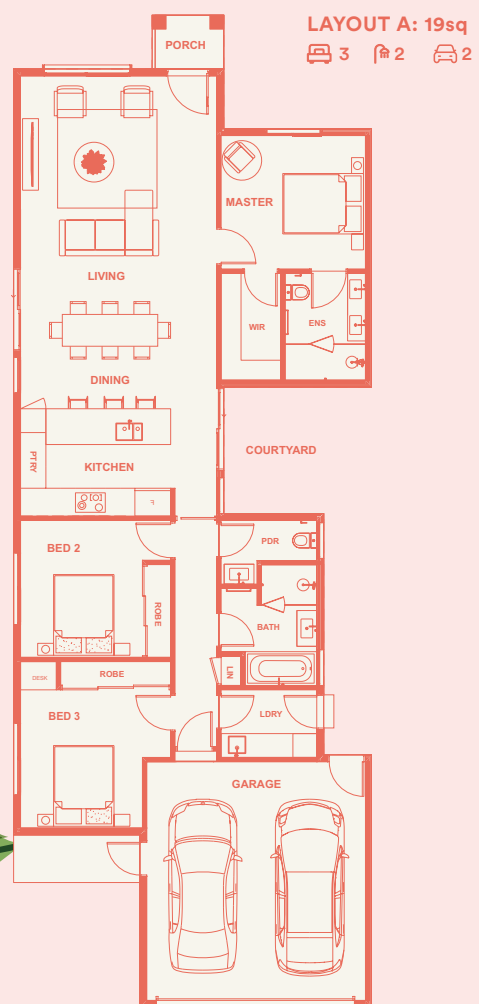




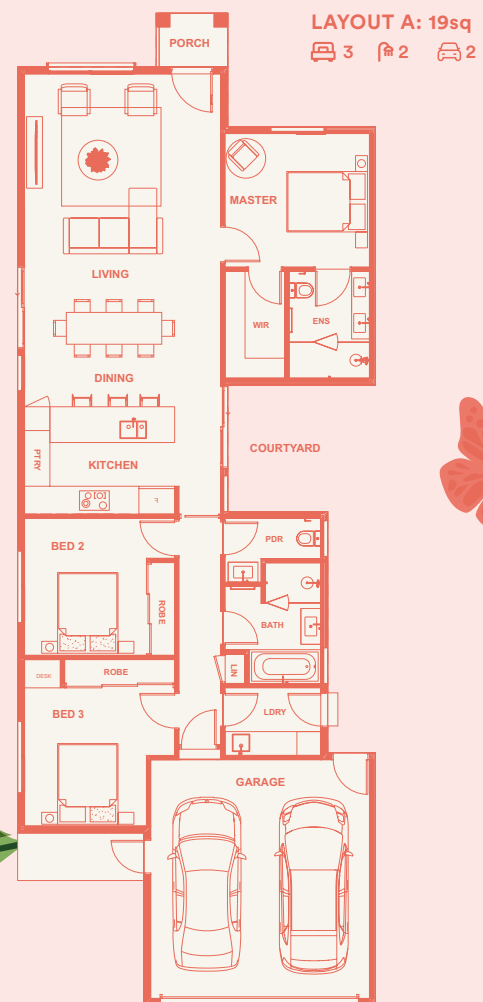
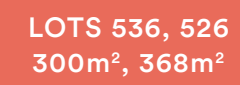


## FACADE #1

LOTS 532, 530  
300m<sup>2</sup>









## TURNKEY INCLUSIONS

### (PREMIUM PACK)

- Full Turnkey
- 2550mm Ceilings
- 2040mm Doors
- 900mm Appliances
- Roller Blinds and Fly Screens
- 60mm Stone Benchtop to Kitchen and Bathrooms
- Timber Laminate Flooring to Living Area
- Soft Cushion Carpet to Bedrooms
- Central Heating and Refrigerated Cooling to Living and Bedrooms
- Coloured Concrete Driveway
- Landscaping and Fencing
- Letterbox
- Alarm System with Sensors
- LED Downlights
- NCC Compliant & 7 Star

## TURNKEY INCLUSIONS

### (INVESTOR PACK)

- Full Turnkey
- 2550mm Ceilings
- 2040mm Doors
- 600mm Appliances
- Roller Blinds and Fly Screens
- 20mm Stone Benchtop to Kitchen and Bathrooms
- Timber Laminate Flooring to Living Area
- Quality Carpet to Bedrooms
- Ducted Heating Throughout
- Split System Cooling to Living Room
- Concrete Driveway
- Landscaping and Fencing
- Letterbox
- LED Downlights
- NCC Compliant & 7 Star

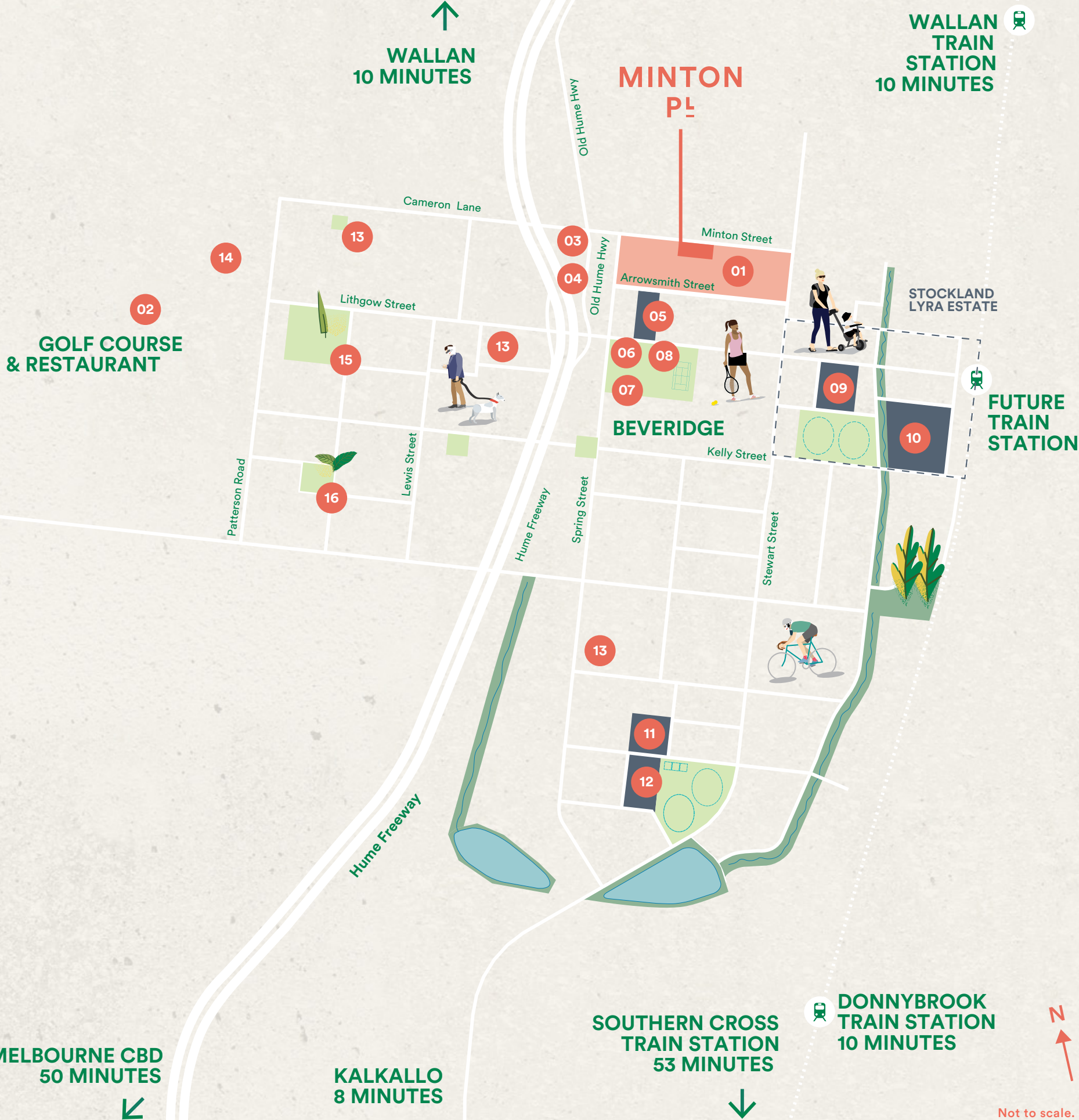
Artist impression only. Premium package with select upgrades shown.



LIVING ROOM



# Locality Map



## LEGEND

- 01. Minton Place Wattlebird Release (Stage 5B)
- 02. Golf Course & Restaurant
- 03. Hunters Tryst Tavern
- 04. Post Office
- 05. Beveridge Primary School
- 06. Beveridge Community Centre
- 07. Beveridge Reserve
- 08. Beveridge Tennis Court
- 09. Future State Primary School
- 10. Future State Secondary School
- 11. Future Non Government School
- 12. Future State Primary School
- 13. Future Convenient Store
- 14. School
- 15. Sports Reserve
- 16. Local Park

While best endeavours have been used to provide information that is true and accurate, Minton Place, 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.

Not to scale.



PROUDLY DELIVERED BY



IN PARTNERSHIP WITH



CONTACT

1300 MINTON

[sales@mintonplace.com.au](mailto:sales@mintonplace.com.au)



Artist impression only.