

GLENVILL HOMES

BIRCHWOOD RELEASE



EST. 1958





Introducing our townhomes

Embarking on a new home journey is one of the most exciting milestones in life. At Glenvill Homes, we are dedicated to well-planned, well-crafted residences, redefining premium living with refined design and exceptional quality.

Our townhomes are an exclusive range of high-quality homes crafted to align with your budget and timeline. We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Simply pick the design that speaks to your taste, all without compromising on quality. Backed by Glenvill's six decades of excellence, these homes are meticulously planned for modern living. Our promise is that your Glenvill home will always be bold and undeniably beautiful.

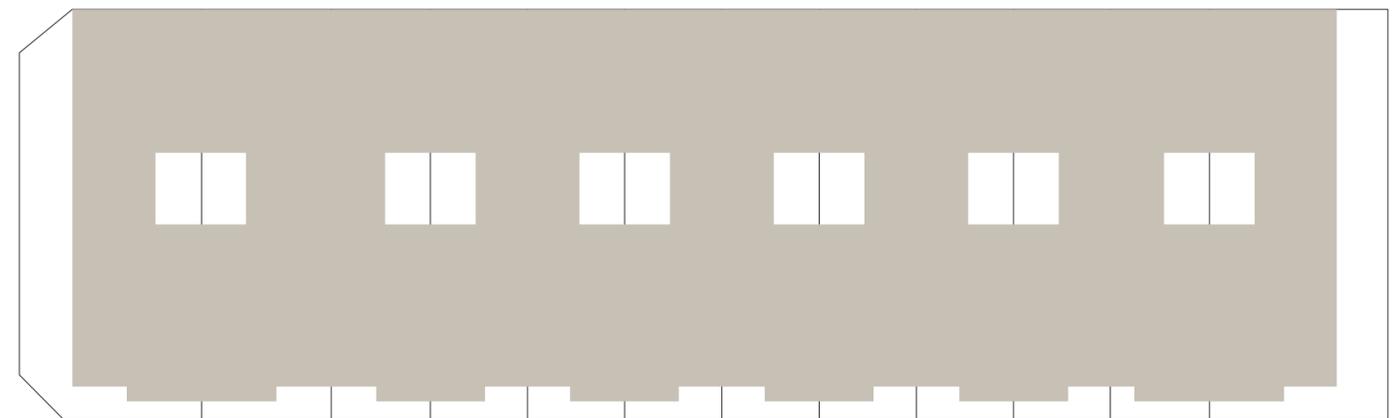
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Artist Impression

Select your home

Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each townhome reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.



1	2	3	4	5	6	7	8	9	10	11	12
LOT 816	LOT 817	LOT 818	LOT 819	LOT 820	LOT 821	LOT 822	LOT 823	LOT 824	LOT 825	LOT 826	LOT 827
155m ²	114m ²	85m ²	156m ²								



Birchwood release in Bluestone Estate

Explore a premium collection of 12 expertly designed double-storey townhomes, thoughtfully crafted to suit your lifestyle. Nestled in the established surrounds of Tarneit with over 13 hectares of open space, these homes offer the perfect blend of nature and modern living. Featuring meticulously planned 2 & 3-bedroom layouts, these residences provide exceptional flexibility and comfort.

Enjoy open-plan living that seamlessly connects the kitchen, dining, and lounge areas — ideal for both everyday living and entertaining. Each home includes a spacious laundry and a generous garage, ensuring ample storage and parking. Built-in robes add practicality to every bedroom, while the master suite boasts its own private ensuite — your perfect retreat. Outdoor living is elevated with a stylish and spacious balcony.

With a contemporary facade featuring elegant textures and modern design, these homes blend beautifully into the natural surroundings. Experience effortless modern living in a vibrant, connected community.



Verdant

Intimate. Refined. Effortless everyday elegance.

This home is thoughtfully designed to accommodate a growing family while providing a private sanctuary without compromising on space. Upon entry, a spacious foyer and living area create an inviting first impression, offering the perfect setting to unwind or entertain. The ground floor features a well-appointed bedroom with a built-in robe, a European laundry, bathroom and a courtyard with access to the garage.

On the first floor, the layout is designed for effortless living, with an open-plan dining and living area leading to a separate galley kitchen. A large balcony overlooking the local park extends the space, making it ideal for year-round indoor-outdoor entertaining. Positioned at the rear for privacy, the master bedroom includes spacious robes and connecting ensuite, ensuring both comfort and functionality.

FLOORPLAN

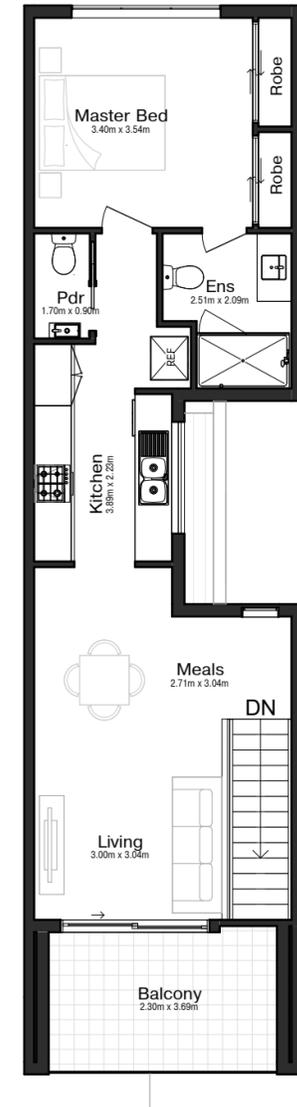
- 4.5m — House width
- 17.9m — House length
- 15.7 — Sq
- 146.25 — M²
- 2 — Bed
- 2.5 — Bath
- 1 — Garage
- 2 — Living

TOWNHOME

- 3 — Lot 818
- 4 — Lot 819
- 5 — Lot 820
- 6 — Lot 821
- 7 — Lot 822
- 8 — Lot 823
- 9 — Lot 824
- 10 — Lot 825
- 11 — Lot 826



Ground floor



First floor

*Townhome 4, 6, 8 & 10 will have a mirrored floorplan. Note that floorplan area might vary depending on townhome facade design.

Aubade

Flexible. Practical. Ultimate comfort and style.

Elevating everyday living, this home effortlessly balances functionality and comfort, making it ideal for the growing family. A well-sized bedroom near the entry provides a private retreat, perfect for guests or a home office. The ground floor features a generous laundry, bathroom and a courtyard with access to the garage, adding to the home's practicality.

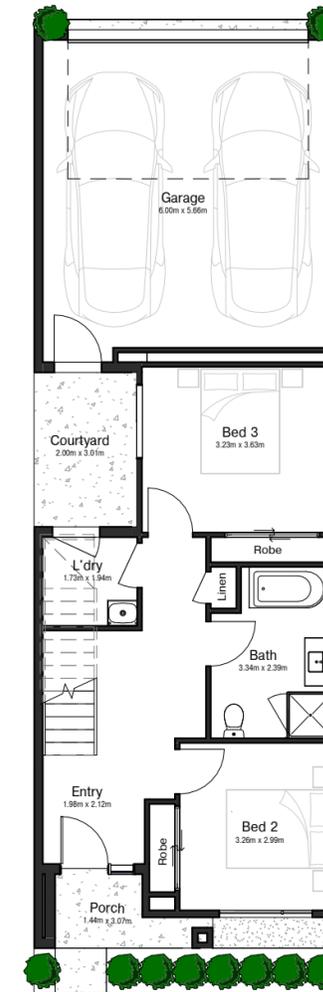
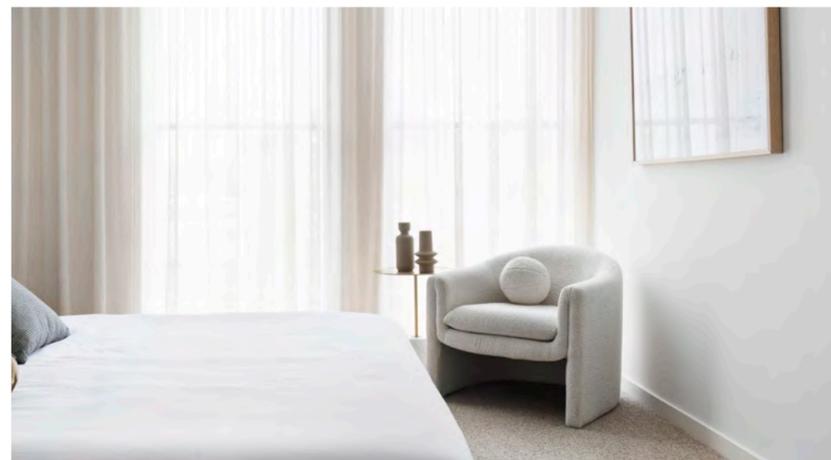
On the first floor, the open-plan kitchen seamlessly connects to the dining and living areas, creating a central hub for everyday living and entertaining. A spacious balcony extends the living space, offering the perfect setting for outdoor dining while overlooking the local park. The master bedroom is thoughtfully positioned at the rear, featuring a walk-in robe and a private ensuite, ensuring a peaceful and luxurious retreat.

FLOORPLAN

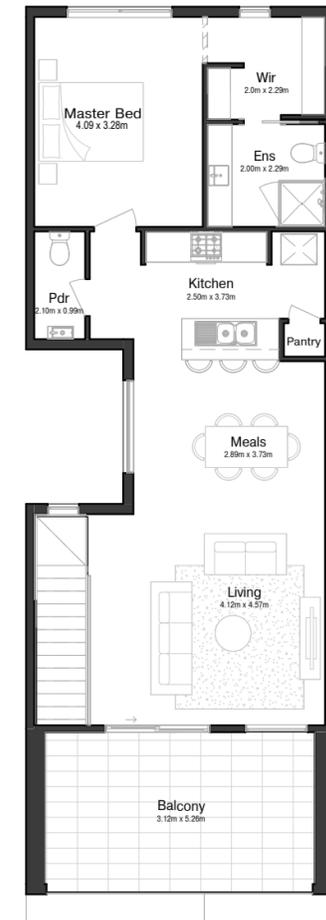
- 6m ——— House width
- 17.9m ——— House length
- 21.27 ——— Sq
- 197.61 ——— M²
- 3 ——— Bed
- 2.5 ——— Bath
- 2 ——— Garage
- 1 ——— Living

TOWNHOME

- 2 ——— Lot 817



Ground floor



First floor

Bramble

Bright. Blissful. A sanctuary in every corner.

Designed for modern living, this home is filled with natural light, creating a bright and airy atmosphere throughout. Thoughtfully balancing functionality and comfort, it's the perfect home for a growing family. A well-sized bedroom near the entry offers a private retreat, ideal for guests or a home office. The ground floor features a generous laundry, bathroom and a courtyard with access to the garage, enhancing both practicality and convenience.

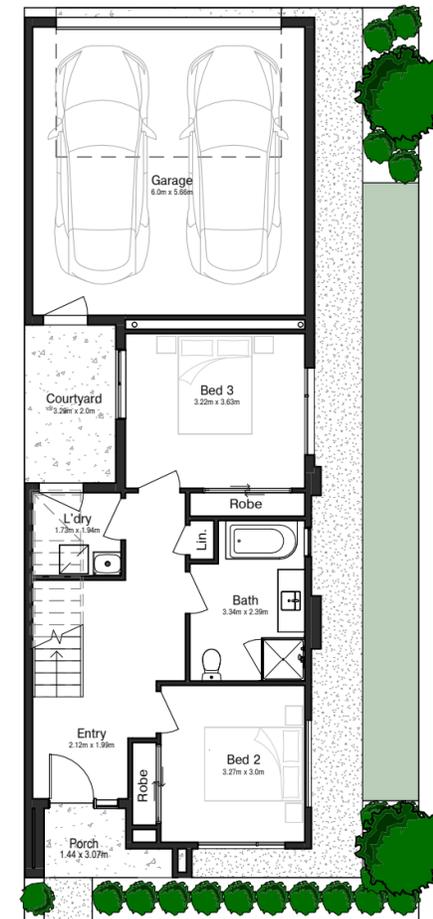
On the first floor, the open-plan kitchen seamlessly connects to the dining and living area, forming a spacious and inviting central hub. Expansive windows allow sunlight to stream in, further enhancing the home's warm and welcoming feel. A large balcony extends the living space, offering the perfect setting for outdoor dining while overlooking the local park. The master bedroom is thoughtfully positioned at the rear, featuring a walk-in robe and private ensuite, ensuring a peaceful and luxurious retreat.

FLOORPLAN

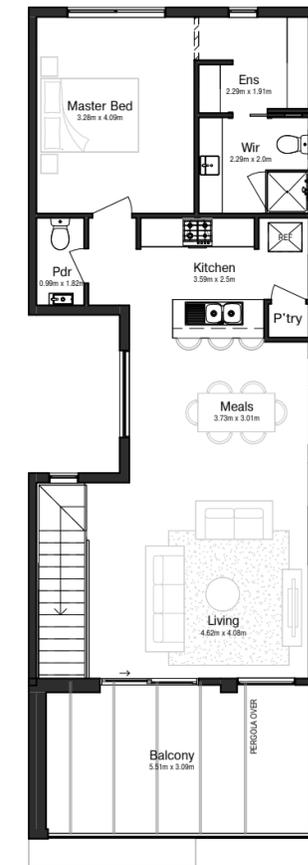
- 6m — House width
- 17.9m — House length
- 21.26 — Sq
- 197.52 — M²
- 3 — Bed
- 2.5 — Bath
- 2 — Garage
- 1 — Living

TOWNHOME

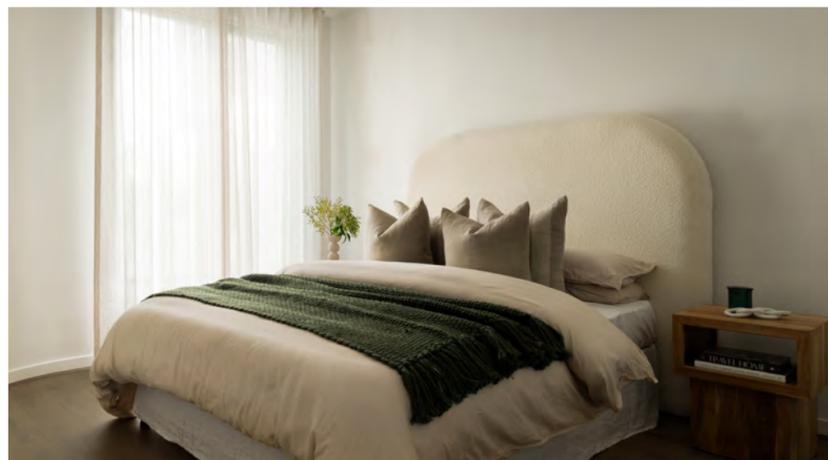
- 12 — Lot 827



Ground floor



First floor



Hinterland

Open. Versatile. Where elegance meets practicality.

Designed for modern living, this home is bathed in natural light, creating a bright and airy atmosphere throughout. Thoughtfully balancing functionality and comfort, this home is ideal for a growing family. A well-sized bedroom near the entry provides a private retreat, perfect for guests or a home office. The ground floor boasts a generous laundry, bathroom and a courtyard with access to the garage, enhancing both convenience and practicality.

Upstairs, the open-plan kitchen flows effortlessly into the dining and living area, forming a spacious and inviting central hub. Expansive windows welcome abundant natural light, further enhancing the home's warm and welcoming feel. A large balcony extends the living space, offering the perfect setting for outdoor dining while overlooking the local park. Positioned at the rear for privacy, the master bedroom features a walk-in robe and private ensuite, creating a peaceful and luxurious retreat.

FLOORPLAN

- 6.3m — House width
- 17.9m — House length
- 21.47 — Sq
- 199.48 — M²
- 3 — Bed
- 2.5 — Bath
- 2 — Garage
- 1 — Living

TOWNHOME

- 1 — Lot 816



Ground floor

First floor





Location and lifestyle

Filled with a comforting sense of community and the promise of growth, Bluestone presents a welcome next step for all families. Nestled in the tranquil and secure surrounds of Tarneit, an effortless lifestyle is offered through an abundance of existing amenity and serene open spaces.

Everyday convenience is granted by easy access to Tarneit Central Shopping Centre. Meanwhile, your future is made brighter with plenty of schools and employment opportunities in easy reach. And with public transport options and major roads on your doorstep, Bluestone provides the building blocks of a happy and fulfilling life brimming with opportunity.



A seamless building experience

Welcome to Glenvill Homes

At Glenvill Homes, our simple promise is to create bold and beautiful homes that stand the test of time. Entrenched in the core belief of intergenerational design and construction, our designs not only embody enduring charm but also add lasting value to your home.

Our architecturally distinctive approach transforms dreams into reality, infusing every project with a bold and beautiful design. We are committed to delivering a seamless experience for our customers, that's why we have streamlined our processes to engage the best design and construction minds to deliver homes that are structurally striking and sound.

With over 65 years of experience, we stand ready to create your dream home, backed by a legacy of excellence spanning generations.

Designed for living, built for you

Every Glenvill home is planned in meticulous detail. The design has been diligently refined, the project plan carefully crafted and our signature Glenvill quality maintained throughout.

Above all else, we focus on how the home will function to enhance your daily life. That's why we incorporate sustainable materials and energy-efficient technology, so our homes are not only comfortable and stylish, but also environmentally friendly and cost-effective in the long run.

A Glenvill townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Uncompromising quality

Premium inclusions come as standard. Professional pride dictates that not a single aspect of a Glenvill home is left to chance. Every detail is considered, from the concept to the materials and trades, with quality as the measure that guides our decisions.

By applying rigorous standards to exacting processes, we leave no room for compromise. Our standard inclusions would be considered premium upgrades by other builders. Exceptional quality is the rule for every Glenvill home.

Guided by experts

When you choose from our designs, you get more than just an extraordinary home. Glenvill Homes built its reputation on successful relationships, and no relationship is as important as the one we have with our customers. We listen, taking care to understand how you live, what you want and why.

We communicate, keeping you fully informed throughout your home building journey to provide absolute peace of mind.

We will explain all the details of your home as well as your options. We will answer all your questions honestly and in full. We will be there when you need us, providing support and guidance to ensure the process is as smooth and enjoyable as possible.



Colour palettes

With our commitment to creating leading designs, a selection of colour palettes have been curated by expert interior designers to perfectly complement your Glenvill home.

Transform your home into the ultimate sanctuary with our carefully curated selection of four interior palettes. Meticulously blended with an array of textures and finishes, these palettes effortlessly elevate your home's appeal with elegance and style.





Coastal

Inspired by the essence of the Australian coastline, immerse yourself in relaxation with soft wood textures combined with the subtle hues of sand and white surf. Coastal provides a refreshing palette, perfectly capturing the essence of seaside living.





Eclectic

Embrace an eclectic style, with a vibrant and diverse medley of bold hues, unexpected combinations and playful contrasts. Exude an artistic and adventurous energy that celebrates individuality and creativity in your home.





Minimal

This minimal palette features pared-back colours, showcasing shades, tints, and tones of a single colour. With sleek textures and clean lines, it creates an effortless and chic look. Style this palette with similar natural colours, accentuated by hints of texture like wool, wood and stone.





Contemporary

Derived from the mid-century modern movement, a contemporary palette has evolved into a modern and timeless aesthetic. Neutral colours, complemented by touches of black and soft grey tones, along with sleek lines, create a striking statement.



Inclusions

GENERAL	Member of MBA & HIA
	Insurance with home owners warranty
	7 year structural guarantee
PRELIMINARIES	7 star energy rating report
	Plans & specifications
	Engineering drawings & building permit
SITE WORKS	Concrete waffle slab & pump allowance
	Allowance for balanced cut/fill up to 300mm
	Termite treatment (Part A & B)
	Temporary fencing
	Roof guard rail/fall protection
	Crushed rock access drive
CONNECTIONS	Stormwater, sewer, gas & underground power included
	Telephone & electricity standard connection fees by owner
FRAMING	Prefabricated pine wall frames
	Prefabricated pine roof trusses
CEILING HEIGHT	2590mm high to ground floor
	2440mm high to first floor
PLUMBING	Concealed plumbing
	Colorbond fascias, gutters & downpipes
BOUNDARY WALL CONSTRUCTION	Hebel boundary wall system
ROOFING	Colorbond roof from builders' standard range
WINDOWS	Double glazing to windows and sliding doors throughout
	Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
	Locks to all openable windows
	Flyscreens to all openable windows
WINDOW COVERINGS	Roller blinds to all windows & sliding doors (excluding front door sidelights)
INSULATION	R2.5 batts & sisilation to external walls
	R3.5 to ceilings
HOT WATER SERVICE	20 litre continuous flow hot water unit
HEATING AND COOLING	Split system heating & cooling unit to main living & master bedroom
	Panel heaters to all bedrooms (except master bedroom)

PLASTERWORK	75mm cove cornice throughout
ARCHITRAVES AND SKIRTINGS	67mm MDF skirtings & architraves
CUPBOARDS	Robes with melamine shelf & hanging rail
	Linen cupboard with 4 melamine shelves
	Broom cupboard with melamine shelf
	Coat cupboard with melamine shelf & hanging rail (house specific)
DOORS	Feature glass insert solid door to front entry
	Glazed sliding external door
	Flush panel internal doors
	Flyscreen doors to laundry, family & rumpus (house specific)
DOOR FURNITURE	Chrome entrance set to front door & rear garage door
	Deadbolt to front door & garage internal access door
	Chrome levers to room doors
	Weatherstrip to front door & internal access door to garage door stops
TILES	Ceramic floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
	Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splash-backs, shower recesses & above bath.
FLOORING	Timber look laminate flooring to entry, family, kitchen, meals
	Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)
PAINTS	Solagard low sheen to exterior garage timber door (3 coats)
	Gloss enamel to front door (3 coats)
	Low sheen acrylic to interior walls & ceiling (3 coats)
	Gloss enamel to interior woodwork & doors (3 coats)
ELECTRICAL	Double power points throughout
	LED downlights throughout (batten point to garage)
	Single external flood light with sensor
	TV point to family room, master & living (if applicable)
	Digital ready TV antenna
	1 internet ready (NBN/Opticomm)
	Telephone point to kitchen & bedroom 1
Smoke detectors (direct wired with battery back up)	



Inclusions

KITCHEN	Mineral surface benchtops with 20mm square edge (from standard range)
	Pantry with 4 melamine shelves
	600mm Haier dishwasher
	600mm Haier multifunction electric oven (stainless steel)
	600mm Haier induction cooktop
	600mm Fisher & Paykel integrated rangehood
	Double bowl sink & drainer
Chrome mixer tap	
LAUNDRY	Stainless steel trough & white acrylic cabinet
	Hot & cold washing machine connections
	Chrome mixer tap
BATHROOM AND ENSUITE	Mineral surface benchtops with 20mm square edge (from standard range)
	Polished edge mirror to full width of vanities
	Square feature basins (white with chrome waste & overflow)
	Toilet suites (white with chrome flush button)
	Bath (white) to bathroom
	Tiled shower base & semi framed glass pivot door with polished silver frame
	Chrome mixer taps
Double towel rail, toilet roll holder & soap dish	
GARAGE	Colorbond panel lift door
	Remote control to garage door (includes 2 no. handsets)
LANDSCAPING	As per developer requirements (front & rear)
	Garden tap to front & rear
FENCING	Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines
PAVING	Exposed aggregate driveway, front path & rear outdoor living area
LETTERBOX AND CLOTHES LINE	Powder coated letterbox
	Colorbond fold out clothesline to rear yard



Artist Impression
Colour palette — Contemporary

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