




WATERBANK

ARMSTRONG CREEK



**Live the best
of both worlds**



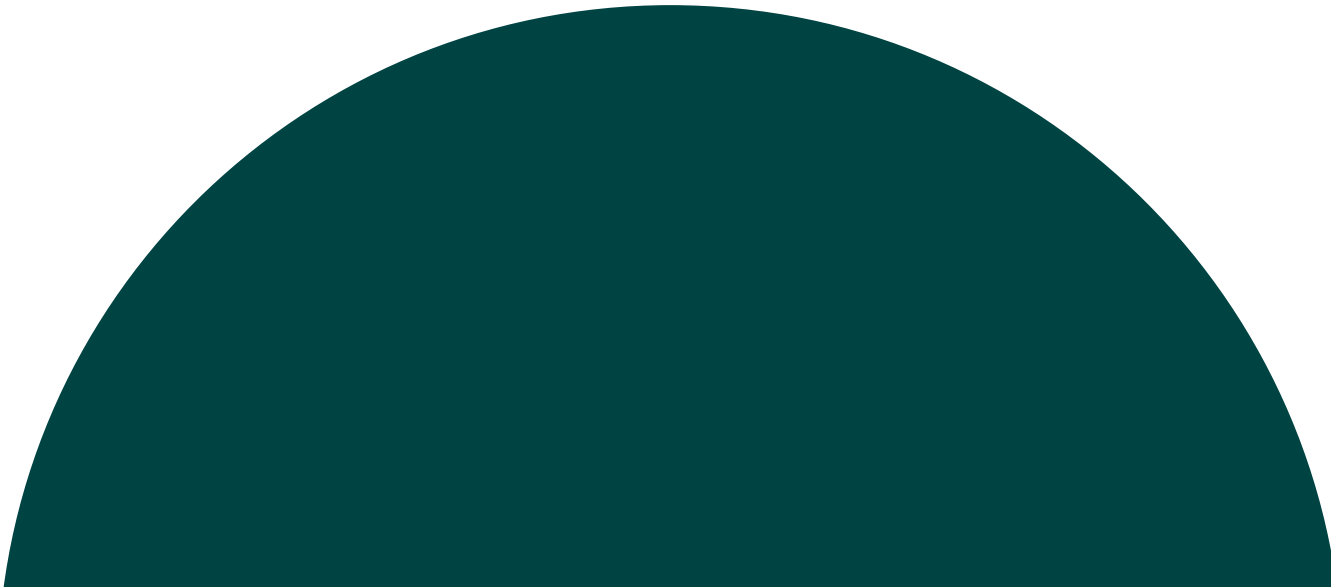


WELCOME

Welcome home to Waterbank

An exclusive new community located within
sought-after Armstrong Creek – minutes away
from stunning beaches and convenient amenities.

You'll love exploring everything Geelong and the
Surf Coast has to offer from your new address
at Waterbank, Armstrong Creek.



Artist impression

EVERYTHING WITHIN REACH

A location to love

At the gateway to both the Surf Coast and Bellarine, Waterbank is positioned to offer the best of both worlds whilst being just a short drive to Geelong. Stay connected to Melbourne with easy access to the Ring Road and Marshall Train Station nearby.



Shopping and Retail

The Village Warralily is located only 500m away, a short walk across the road to access all your retail essentials.



Nature and Recreation

30kms of bike tracks, multiple nature reserves, waterways and beautiful beaches all to explore all on your doorstep.



Transport

Located only 5 minutes by car to Marshall Train Station and less than 15 minutes drive to access the Ring Road.



Education

Walking distance to Childcare, Primary School and Secondary School – Waterbank is in very close proximity to all your education needs.

An address to admire



Images, measurements and other information are for general illustration purposes only and are not 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. RPM23626

DESIGNED FOR YOU



Waterbank showcases an exclusive collection of 33 townhomes by Saw Constructions, architecturally designed with striking modern facades in 3 and 4 bedroom configurations that maximise space for modern living.



Your Inclusions

Garage

Brick veneer garage with Colorbond® sectional overhead door and two remote controls
Timber garage pedestrian access door frame with solid core external door (where applicable)
10mm plasterboard to ceilings and walls
75mm scotia cove cornice throughout

External Features

Bricks from SAW DESIGN category 1 range of bricks (ground floor only) with natural coloured rolled joints
Front and rear elevations with part render finish where applicable (product specific)
Colorbond® metal roof including sarking
Colorbond® fascia, gutters, rainheads and downpipes
Coloured concrete paving to driveways, paths and porch \ portico (as nominated on drawings) up to 25m2
Wall mounted fold down clothesline (location as per site \ landscaping plan)
Timber paling fence to internal boundary between each townhouse (as nominated on drawings)
Hard and soft landscaping where specified (excluding concrete paving and decking)

Windows

Aluminium feature windows to front facade with powder coat finish to achieve a minimum 6-star energy rating
Aluminium windows to remainder of house with powder coat finish to achieve a minimum 6-star energy rating
Blinds throughout

Energy Efficiency

Ceiling batts to roof areas (excluding garage, porch \ portico) to achieve a minimum 6-star energy rating
Wall batts to external walls of house (including garage \ house common wall) excludes garage external walls) to achieve a minimum 6-star energy rating
Reflective foil wrap to external walls including garage (excludes garage / house common wall)
Weather seals to all external doors and aluminium windows
Self-sealing exhaust fans
Solar hot water system with one flat plate solar collector, 150L storage tank and 20L natural gas boosted continuous flow assistance

Doors

Front entry door(s) 820mm wide x 2040mm high with timber entry frame (facade dependant)
Internal door(s) 2040mm high flush panel doors with 75mm white cushion door stops (as required)
External aluminium sliding door(s) with clear glazing (house design specific)

Door Furniture

Front entry door with lever set and deadbolt from SAW DESIGN range
External garage pedestrian door and house garage access door, with lever set and deadbolt from SAW DESIGN range
Internal doors with SAW DESIGN range chrome door hardware
Chrome hinges, latches and striker plates throughout the home

Ceilings, Cornices, Architraves & Skirting

2550mm nominal ceiling height to single storey homes, and ground floor of double storey homes
2400mm nominal ceiling height to first and second floors of triple storey homes
2550mm nominal ceiling height to reverse living designs (kitchen\living on second floor) with 2400mm nominal ceilings to ground and second floors (house design specific)
10mm plasterboard to ceilings and walls throughout
67mm x 18mm square DAR architraves and skirting
75mm scotia cove cornice throughout

Paint (Two Coats)

Haymes elite matt acrylic washable paint to all internal walls
Haymes newlife low sheen acrylic washable paint to ceiling
Haymes high gloss enamel paint to all interior timberwork
Haymes exterior solashield paint to all exterior timberwork
Haymes newlife exterior varnish stains to facade timber features (facade specific)

Kitchen

Designer kitchen with laminate base cupboard(s) including 20mm 'aris' edge Caesarstone benchtop with 20mm overhang (no shadow line)
16mm laminate end panels with 20mm 'aris' edge Caesarstone benchtop and 20mm overhang to island bench (no shadow line) (design specific)
Laminate microwave space with power point and pot drawer below
Laminate overhead cupboards including shelf either side of rangehood. (design specific)
Cabinetry door hardware from SAW DESIGN range
Laminate pantry with 4 No white melamine shelves
1 & 1/4 bowl stainless steel undermount sink
Tiled splashback from SAW DESIGN range

Kitchen Appliances

600mm European stainless steel gas cooktop and 600mm underbench oven
600mm European stainless-steel canopy rangehood
600mm European stainless-steel dishwasher including single power point

Laundry

800mm wide laminate base cupboard(s) including square-edge laminate benchtop with 20mm overhang incl. single power point inside cupboard
Stainless-steel 45L insert trough
Tiled splashback from SAW DESIGN range

Bathroom & Ensuite(s)

Laminate base cupboard(s) including 20mm 'aris' edge Caesarstone benchtop with 20mm overhang (no shadow line)
Above counter basin from SAW DESIGN range (white) incl. wall mounted chrome basin mixer
2000mm high nominal designer semi frameless shower screen with pivot door and clear glass
Shower recess with tiled shower base and tiled waste outlet
Polished edge mirror(s) above all vanities and wall hung basins
Feature acrylic rectangular inset bath (white) (where applicable)
Chrome shower rail with shower wall mixer
600mm single towel rail to bathroom(s) & ensuite(s) or towel hooks where applicable





All images and drawings are for illustrative purposes.

Powder Room (House Design Specific)

Wall mounted basin from SAW | DESIGN range (white)
incl. chrome bottle trap

Polished edge mirror(s) above wall hung basin(s)

Toilet

Closed couple back to wall toilet suite with soft close lid
from SAW | DESIGN range (white)

Chrome toilet roll holder to all wc's

Tapware

Single lever chrome basin mixer to all basins
from SAW | DESIGN range

Single lever chrome laundry mixer from SAW | DESIGN range

Single lever chrome kitchen sink mixer from SAW | DESIGN range

Concealed washing machine connections inside laundry
base cupboards

Two garden taps, one inside the front boundary and one
attached to the townhouse

Robes & Linen

Single white melamine shelf with chrome hanging rail to robes
(including walk in robes)

Four white melamine shelves to pantry \ linen
& storage cupboard(s)

White vinyl sliding doors to robes (where nominated)

Floor Coverings

8mm laminated flooring to entry, hallway, meals, kitchen
and living as specified from SAW | DESIGN range

300x600 ceramic floor tiles to laundry, powder(s), bathroom
and ensuite(s)

100mm tiled skirting to wet areas

Carpet with underlay to all bedrooms and remaining areas
(excluding wet areas) from SAW | DESIGN range

Heating\Cooling

2 No. reverse cycle split system to living area
and Bed 1 including single power point

Wall panel heaters to remainder of bedrooms including
single power point

Wall Tiles

Ceramic wall tiles to bathroom, ensuite(s), laundry and powder
room(s) (house specific) from SAW | DESIGN range

100x300mm ceramic tile splashback to kitchen, above laundry
trough, vanities and bath hob as nominated on the drawings
(tile layout house design specific) from SAW | DESIGN range

Wall tiles to shower up to 2100mm high nominal

STAIRS (Double & Triple storey only)

Carpet grade MDF treads and risers with closed pine \ MDF
stringer with painted timber handrail (staircase layout and
configuration is product specific)

ELECTRICAL

Double power points throughout
(locations as per detailed electrical plans)

Single power points to microwave and dishwasher provisions

Self-sealing exhaust fans above all showers
and where required (white)

Hard wired smoke detectors with battery backup
(locations as per detailed electrical plans)

Round LED ceiling downlights to entry & main living areas

Ceiling batten lights to remainder
(locations as per detailed electrical plans)

Single 1200mm LED tube light to single garage

One twin 1200mm LED tube light to double garage

Two external LED single flood lights with sensor

Two TV points including connection to antenna

One telephone and data point (white)

Single NBN provision to garage (with draw string)
for connection by client after handover

CONSIDERED COLOUR CHOICES

Light scheme

- 1 REFLECTIONS EVOKE 'CHALICE'
- 2 VASANTI 'CLOUD SHADOW'
- 3 PAINT - HAYMES 'RELAXATION'
- 4 CAESARSTONE 'SNOW' - KITCHEN BENCHTOP
- 5 CAESARSTONE 'OYSTER' - VANITY BENCHTOPS
- 6 POLYTEC 'CLASSIC WHITE MATTE' - KITCHEN & VANITY BASE CABINETRY
- 7 POLYTEC 'MAISON OAK' - KITCHEN OVERHEAD CABINETRY
- 8 UNITED WHITE SATIN 100x300 TILES - KITCHEN & LAUNDRY SPLASHBACK
- 9 BELGA 'IVORY' 300x600 TILES - LAUNDRY FLOOR TILES
- 10 BELGA 'IVORY' 300x600 TILES - BATHROOM FLOOR & WALL TILES
- 11 POLYTEC 'MARNI LINI' - LAUNDRY BENCHTOP

Dark scheme

- 1 REFLECTIONS EVOKE 'WINTERIDGE'
- 2 VASANTI 'NIGHTSHADE'
- 3 PAINT - HAYMES 'RELAXATION'
- 4 CAESARSTONE 'RAVEN' - KITCHEN & VANITY BENCHTOPS
- 5 POLYTEC 'CLASSIC WHITE MATTE' - KITCHEN & VANITY CABINETRY
- 6 UNITED WHITE SATIN 100x300 TILES - KITCHEN & LAUNDRY SPLASHBACK
- 7 BELGA 'GREY' 300x600 TILES - LAUNDRY FLOOR TILES
- 8 BELGA 'GREY' 300x600 TILES - BATHROOM FLOOR & WALL TILES
- 9 POLYTEC 'CHAR OAK' - LAUNDRY BENCHTOP

Images are for illustrative purposes and are to be used as a guide only. Images may depict features not included in the base house price and may depict upgrade options available. Images may include features not supplied by SAW | DESIGN including but not limited to landscaping, water features, window furnishings, fireplaces, wall furnishes and finishes, decorative lighting, decor and furniture. SAW Constructions reserves the right to withdraw or change pricing, inclusions or promotion without notice.

SAW CONSTRUCTIONS

Meet your builder

With 15 years of exceeding expectations in the medium density construction sector, Saw Constructions has a strong reputation for reliability and quality projects.

As leaders in large townhouse projects, Saw Constructions have refined the fundamentals required to deliver high-quality townhouses that meet the needs of homeowners.

Unlike other builders, Saw's singular focus has been townhouse construction since inception. An individual commitment to medium density, continual improvement with everything they do, and post completion analysis of every project, produces great benefits to their clients.

Saw Construction's recent project 'Quay 2' in Torquay, showcases their commitment to high-quality construction and design in communities across Victoria.

SAW

Love your life at Waterbank


WATERBANK
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