



citrine

COLLECTION

BY

Langdon Building

citrine

COLLECTION



Feel at home the moment you drive into Bloomdale. The welcoming community of Bloomdale and Diggers Rest is just one of the reasons people love living at Bloomdale. You'll enjoy country style values with all the convenience.

Tree-lined streets and local parks, where the kids can get out in the fresh air to run around and play or ride a bike along the cycling paths. Plus the future wetlands and linear park all contribute to a healthy lifestyle. Plus you're only 40 minutes from the CBD.



Bloomdale Park, Bloomdale

Living with Langdon.

There's a big difference when you choose a Langdon home.

Family-focused, we design homes that we'd be proud to show our own loved ones. Thoughtful designs and careful planning goes into every home. We're large enough to create beautiful, contemporary homes around Victoria, but as a family owned company we never lose sight of what's important to our home buyers.

Our homes are designed to make the most of every space, where everything you need in a brand-new home comes standard.

A smart investment, Langdon developments are crafted with the future in mind. We build stylish homes that foster wellbeing and harmonious lifestyles that look and feel good for years to come.

Langdon Building

Your Ideal Place.

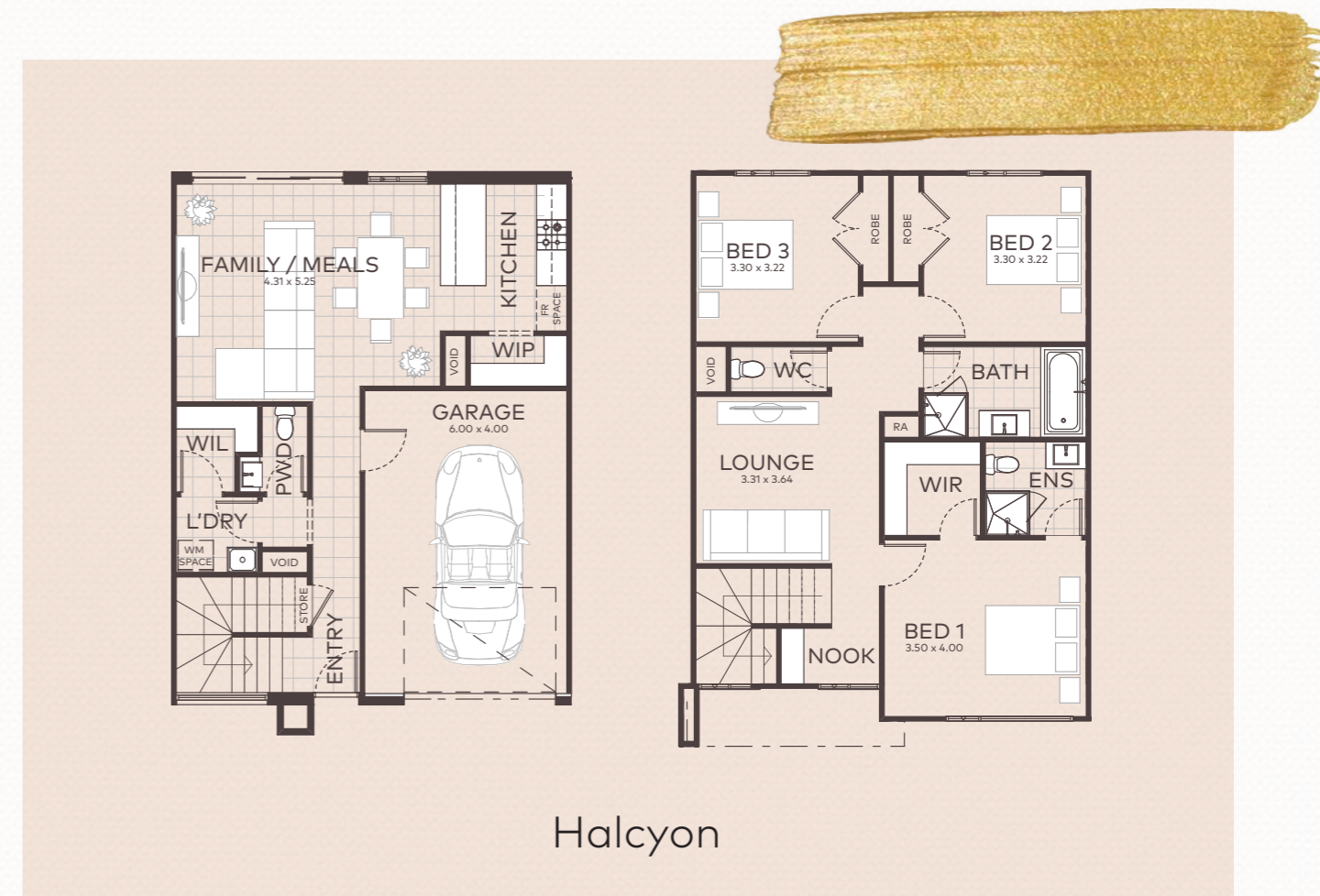
Feel at home in your secure, double storey, three-bedroom townhouse designed with every convenience in mind including multiple living spaces and outdoor spaces. Low maintenance living with room to move and entertain, your townhouse will fit your lifestyle.

Halcyon	
Ground Living	59.10 m ²
1st Floor Living	85.75 m ²
Porch	2.83 m ²
Garage	25.93 m ²
Total	172.61 m ²

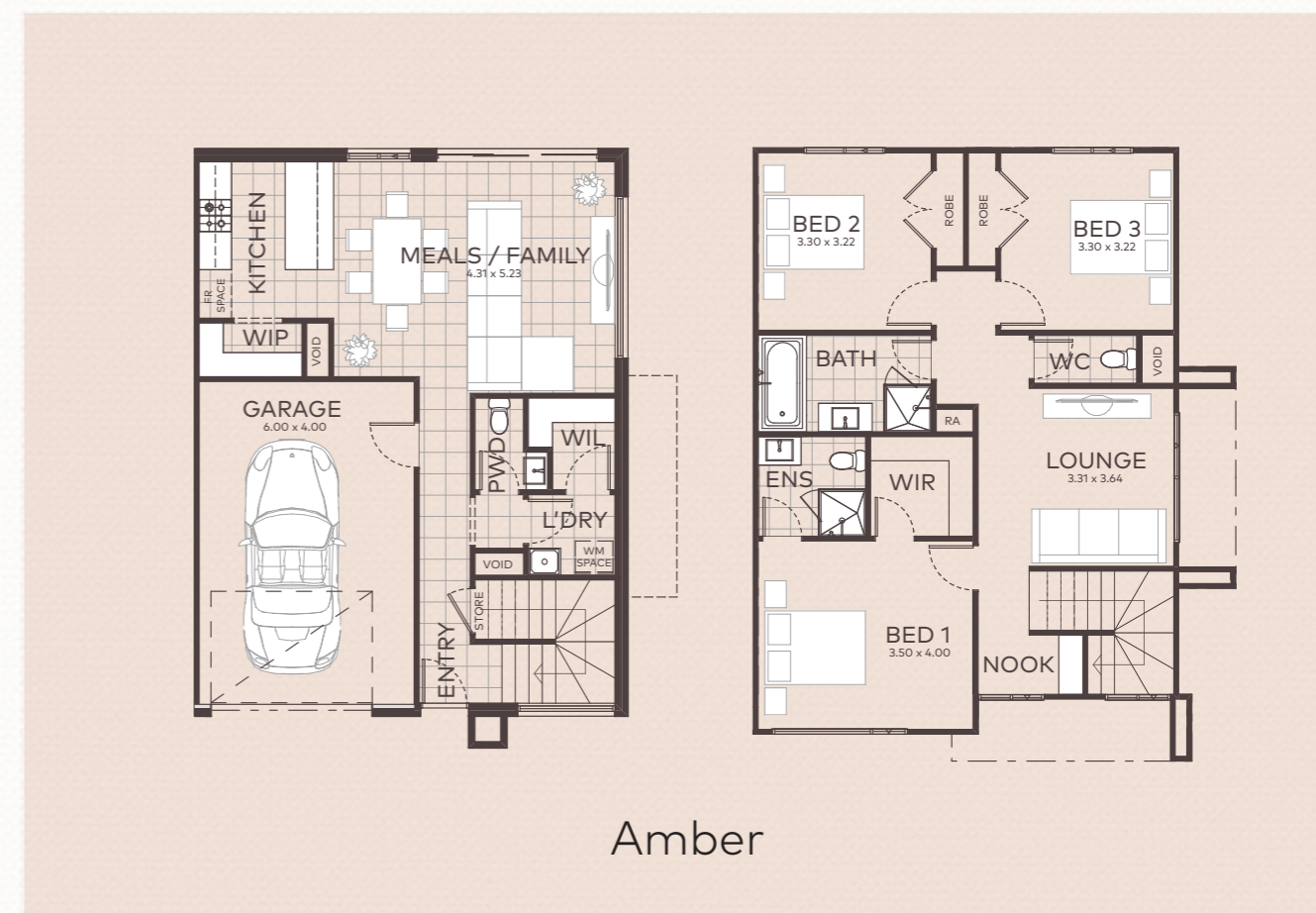
Amber	
Ground Living	59.10 m ²
1st Floor Living	85.75 m ²
Porch	2.83 m ²
Garage	25.93 m ²
Total	172.61 m ²



Artist Impression Only

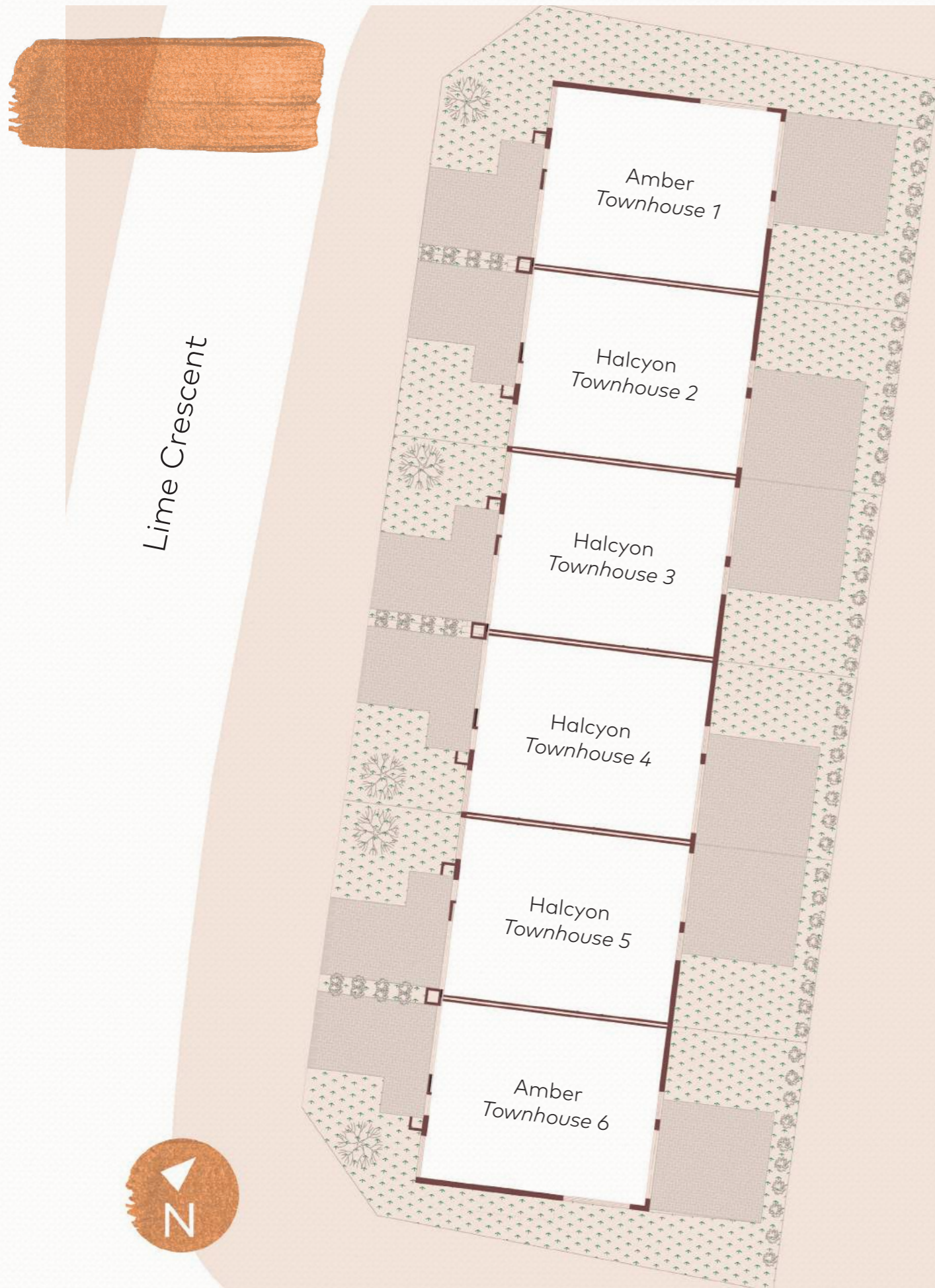


Halcyon



Amber

Plans are reflected in Townhouses 1, 2 and 4. These plans and information shown is indicative only, and are intended as marketing material only. Images and plans may show features that are not included in sale. Colours and facade finishes may vary. Measurements may be rounded to the nearest decimal. © Langdon Building Pty Ltd 2020.



Street Style.

Come home to sleek, modern lines with a seamless facade that melds contemporary urban design and relaxed country living.



Inclusions, not Illusions.

Like all Langdon Building homes, the quality inclusions come standard, including floorings, appliances and heating and cooling systems, to name a few.

Preliminaries

- + Plans, specifications & building permit
- + Soil test & engineered footing design
- + 3 month free maintenance & service
- + 6 star energy rating report

Foundations

- + Fixed site costs
- + Engineered designed concrete slab
- + BAL 12.5 Rating

Site Costs & Connections

- + Site cost & connections based on land size up to 600m² block, maximum setback of 5m
- + Storm water & sewer connection within building allotment
- + Excludes service connection and usage fees and charges

Framing

- + Prefabricated timber framing & roof trusses

Brickwork

- + Selkirk bricks
- + Brick infills above all windows and garage

Roof

- + Colorbond roofing
- + Colorbond fascia, quad gutters & rectangular downpipes

Insulation

- + Insulation to external walls of house
- + Ceiling insulation to comply with 6 star energy requirements up to R 3.5 (to residence only)
- + External wall insulation to comply with 6 star energy requirements up to R 2.0

Internal Features

- + 2550mm ceiling to ground floor
- + 2400mm ceiling to first floor
- + 55mm cove cornice
- + 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

Flooring

- + Noranda Avenue carpet to Staircase, First Floor Passage, Nook, Lounge & Bedrooms
- + (TH2, TH3, TH4, TH6) Camaro vinyl plank to Entry Passage, WIL, Family, Meals, Kitchen & WIP
- + Underlay carpet

Tiling

- + Wall tiles to Bathroom and Ensuite
- + Tiled splashback to Powder, Kitchen and Laundry
- + (TH1, TH5) Belga floor tiles to Entry, Powder, Laundry, WIL, Family, Meals, Kitchen, WIP, Ensuite, Bathroom and WC

Heating

- + 8kw split system to ground floor
- + 5kw split system to first floor

Windows

- + Feature awning windows to front facade
- + Sliding aluminum windows to side & rear
- + Flywire Screens to all openable windows

Blinds

- + Holland 100% block out blinds

Doors

- + Entrance: 2040 x 820mm wide. Hume XN5 glazed door
- + External: 2040 x 820mm wide external grade rear doors (product specific)
- + Internal: 2040 mm height Hume flush panel doors (product specific)

Door Furniture

- + Front entrance door: Lockwood Lever Set and Deadbolt
- + Internal doors: Lockwood Spire-Satin Chrome
- + Chrome hinges, latches & striker plates throughout

Robes, Linen & Pantry

- + Flush panel doors
- + 1 white melamine shelf with hanging rail to robes
- + 4 white melamine shelves to pantry & linen

Nook

- + Formica laminate benchtop

Kitchen

- + Oliveri 1 & 1/2 bowl stainless steel sink
- + Formica laminate benchtops
- + Overhead cupboards excluding fridge space
- + Classico sink mixer
- + Dishwasher space & connections

Laundry

- + 45 L stainless steel trough and cabinet
- + Classico flick mixer

WC

- + Toilet suite
- + Alto toilet roll holder

Powder Room

- + Joinery built vanity
- + Formica laminate benchtop
- + Classico basin mixer
- + Aquamarine semi recessed basin
- + Alto towel ring
- + Toilet suite
- + Alto toilet roll holder

Ensuite

- + Joinery built vanity
- + Formica laminate benchtop
- + Banjo inset basin
- + Classico basin mixer
- + 900 x 900mm white polymarble shower base
- + Classico shower mixer & HS205 shower rail
- + Mirror above vanity
- + Single towel rail & toilet roll holder

Bathroom

- + Joinery built vanity
- + Formica laminate benchtop
- + Banjo inset basin
- + Classico basin mixer
- + 900 x 900mm rear outlet white polymarble shower base
- + Classico shower mixer & HS205 shower rail
- + Decina Alpha 1675mm white bath
- + Classico bath mixer & Niseko spout
- + Polished edge mirror above vanity
- + Alto towel rail

Appliances

- + Inalto 600mm fan-forced underbench oven
- + Inalto 600mm gas cooktop
- + Inalto 600mm pull out rangehood
- + Inalto 600mm freestanding dishwasher

Electrical

- + LED Downlights to Entry, Kitchen, Family, Meals, Staircase, First Floor Passage, Nook, Lounge and Bedrooms
- + Batten Lights to remaining rooms
- + Fluorescent Light to Garage
- + 1 x Data points
- + TV points to living areas
- + Clipsal white classic range cover plates and switches
- + 1 x External bunker light
- + Double power points as per electrical plan

Hot Water Service

- + Rheem gas boosted solar system 1 panel With instantaneous boosted

Painting

- + Haymes semi-gloss acrylic to all internal walls, doors, skirting and architrave
- + Acrylic paint finish to exterior timber, metalwork & cladding, semi-gloss finish to entrance door

Garage

- + Panel lift garage door

External

- + 2 x Outside tap
- + Wall hung clothesline
- + Letterbox with Street number
- + Basic landscaping
- + Natural concrete paving to driveway, crossover, front path, rear outdoor area and porch



Images are intended as marketing material only and may show features that are not included in sale.

Best of Both Worlds.

At Bloomdale, you'll find yourself with the best of both worlds. Located between Melbourne and the Macedon Ranges, it's a beautiful blend of country and contemporary living.

Just a short drive from Sunbury and Watergardens town centre, everything you need is within reach. The future Bloomdale Town Centre will add to the level of convenience without the hustle and bustle.

The CBD is only a 45-minute train ride from nearby Diggers Rest train station, or you can hop on the Calder Freeway and be in the city in 40 minutes.



Diggers Rest train station - 5 minute drive



Bloomdale's Fifteen Bar Cafe

Country Feel in a Contemporary Setting.

At Bloomdale, it's not just an location, it's a lifestyle.

Stroll around the streets and find your way to Fifteen Bar Café where you can enjoy a coffee and meal and meet up with neighbours. Find the essentials at the future Bloomdale Town Centre, including a supermarket, cafes and restaurants, as well as a selection of retail stores.

And it's easier than ever to enjoy the beauty of nature, with over 6 hectares of parks and more than 40km of bike trails and walking paths. It's all on your doorstep.

- Diggers Rest Train Station (5 mins)
- Melbourne Airport (20 mins)
- Watergardens Shopping Centre (12 mins)
- Sunbury (10 mins)
- Future linear reserve (200m)
- Future Bloomdale wetlands (150m)
- Future Flore Village Park (400m)
- Valere Fitness Park (800m)
- Future Bloomdale Town Centre (1km)
- Diggers Rest Medical and Dental Centre (1km)
- Fifteen Bar Café (900m)
- Diggers Rest Recreation Reserve (1.5km)



Bloomdale's Valere Fitness Park



Bloomdale

by AVID Property Group



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. While best endeavours have been used to provide information that is true and accurate, Langdon Building and related entities accept no responsibility and disclaim and liability in respect to any errors or inaccuracies it may contain. Perspective purchasers should make their own inquiries to verify the information contained herein. © Copyright 2020 Langdon Building. CDB-U 50305