



KINGSFIELD LUXURY RESIDENCES

BY MAPLE LIVING

Elevate the art of living with
the Maple Living collection
of beautiful townhomes.



HOMES BUILT WITH HEART.



MAPLE
LIVING

KINGSFIELD
SUNBURY

ESTABLISHED CONVENIENCE

LITTLE GOAT SPECIALTY COFFEE



SUNBURY TRAIN STATION

GOONAWARRA GOLF CLUB



SUNBURY IS A JEWEL
OF MELBOURNE'S
NORTH-WEST,
STEEPED IN HISTORY
& OPPORTUNITY.



SUNBURY FRUIT MARKET

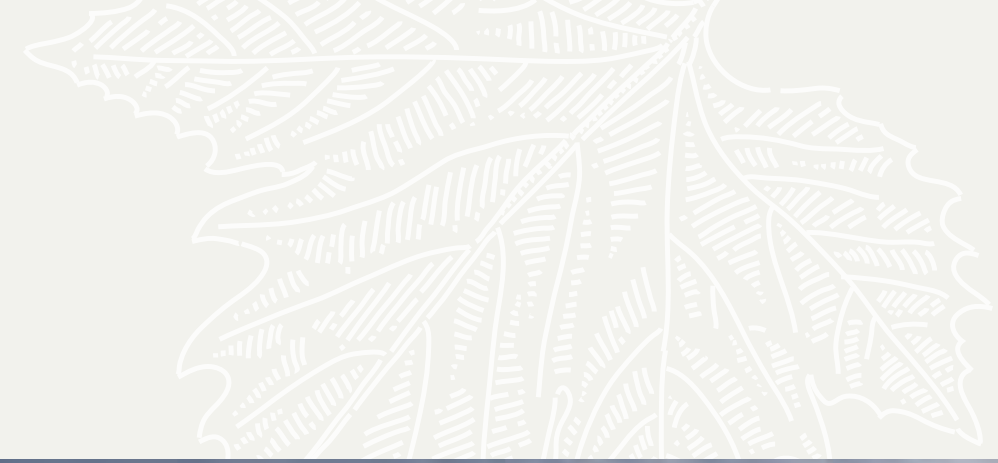


PITRUZZELLO ESTATE



Whether it be exploring the natural wonderland of Emu Creek, checking in on the local arts trail or discovering the many local gourmet delights, everything you need is right at your fingertips at Kingsfield – where weekends consist of long walks and bike rides along the many trails and paths, and endless days in the park – or quite simply relaxing at home.

HOMES FOR MEMORIES



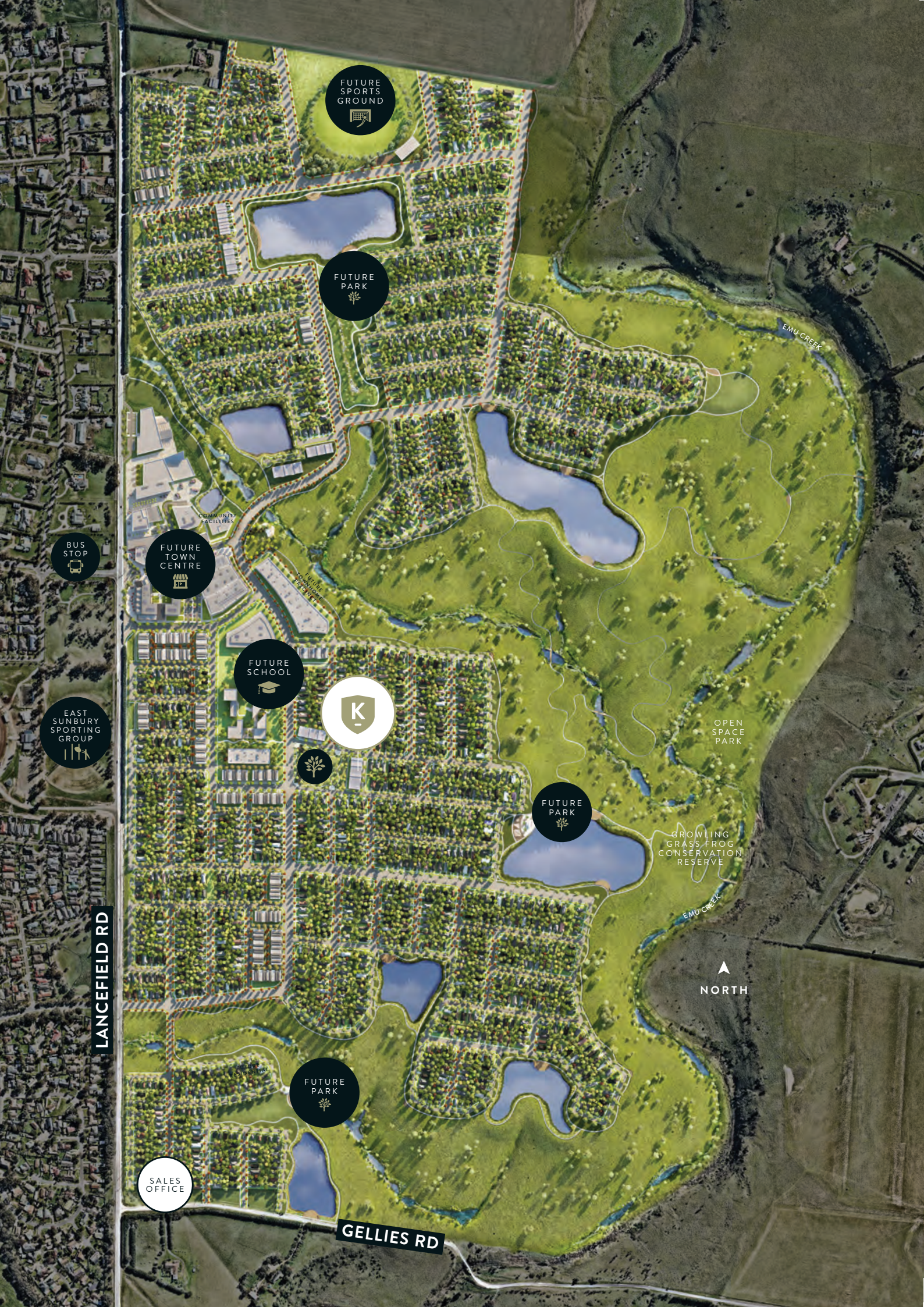
ENVIRONMENTS THAT INSPIRE
AND BRING OUT THE BEST IN
PEOPLE ARE A HALLMARK OF
GREAT DESIGN.

At Maple Living, we elevate the art of living to a new level with layouts that capture ambient light and natural warmth in spaces that bring joy to everyday living.

The Maple Living collection of contemporary townhome designs for Kingsfield brings together both form and function. Each has been designed with the modern lifestyle in mind; clever floorplans are well proportioned for convenience, entertaining and everyday life.

Comprising four generous bedrooms and at least two full bathrooms, each townhome features a chef's kitchen with island bench and an abundance of storage, and open-plan living spaces that flow seamlessly into alfresco outdoor dining and landscaped backyards.

With options for secondary living, retreats and separate study zones, these homes have plenty of room for all types of families.



INCLUSIONS

KITCHEN, LAUNDRY AND BATHROOM

- Laminated kitchen, pantry, overhead and base cupboards.
- Soft close hardware throughout.
- Kitchen stone bench top.
- Appliances 600mm gas cook top and rangehood and oven.
- Chrome lever mixer.
- Double bowl stainless steel sink.
- Stainless steel dishwasher.
- 30lt trough.
- Ceramic dual flush toilet.
- Semi frameless shower screens.
- Fully laminated vanity unit.
- Polished edge mirrors to vanities.
- Chrome finished mixer tapware throughout.
- Ceramic drop in basin.
- Laminate bench top to bathroom, ensuite and powder.
- Square inset bathtub.
- Chrome finished towel rails, toilet roll holders and soap dishes.

FIXTURES AND FITTINGS

- Powder coated aluminium windows and sliding doors.
- Fly screens to all openable windows.
- Obscured glazing to bathrooms and ensuite where required.
- Colorbond valleys, fascia, guttering and downpipes.
- Insulation batts to all external walls. Insulation batts to roof cavity where required.
- Energy efficient gas boosted hot water unit.
- Electric wall heaters to bedrooms - split to main area.
- Roller blinds to bedrooms, living areas and kitchen.

JOINERY AND FINISHES

- Feature front door and timber entry door frame.
- Flush panel and gloss painted internal doors.
- Built in linen cupboard with four melamine shelves.
- Built in robes and WIR to have one high full-length shelf, with one hanging rail and a stack of four shelves all in melamine.
- 67 x 12mm square profile skirting and architraves.
- 75mm cove cornice throughout.
- Quality two coat paint system throughout.

FLOORING

- Laminate floor to kitchen, living and dining.
- Carpet to stairs, first floor except wet area.
- Tiles (ceramic) to bathroom ensuite, laundry and powder.

ELECTRICAL

- Smoke detectors as required by authorities.
- Double power points throughout.
- Exhaust fans to bathroom, ensuite and powder.
- One free to air TV point, with a cable connected to an antenna.
- LED downlights to downstairs living area, batten holders to remainder of the home.
- One data point and one telephone point ready for connection to NBN by the purchaser after handover.

EXTERNALS

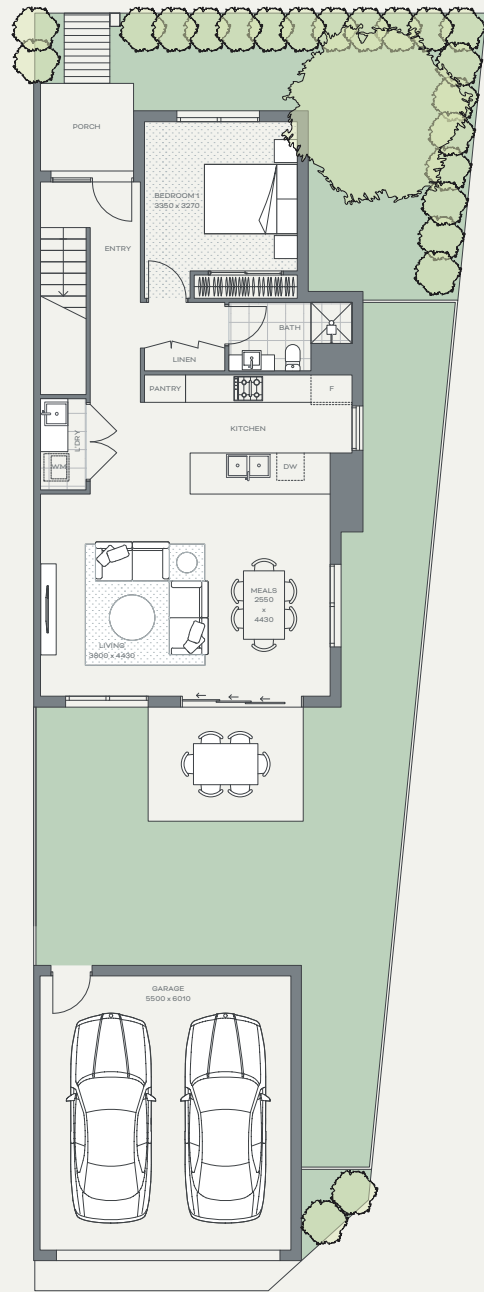
- A Maple Living façade designed by our specialised Architect Team.
- Combination of solid brick work, acrylic render and cement sheet cladding.
- A fully fenced boundary as per estate covenants.
- Fully enclosed garage with motorised panel door.
- 2 external garden taps.
- Coloured concrete, front path, front entry porch.
- Low maintenance landscaping throughout.
- Garden beds, mulching/topping and seeded areas (stock is seasonal).
- Fixed fold out clothesline.
- Letter box with street number.

PRELIMINARY SITE COSTS

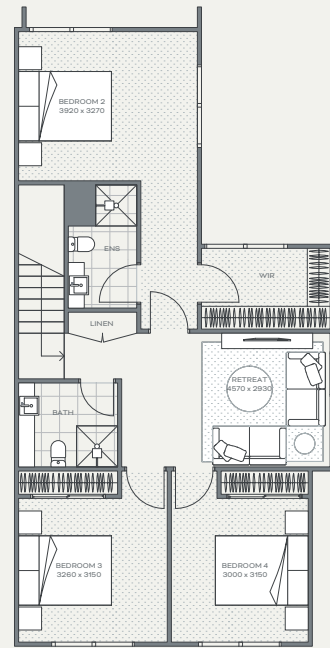
- Home Owners Warranty, Contract Works Insurance and Public Liability Insurances.
- All requirements of drafting and estimating.
- Temporary fencing.
- Stormwater and sewer drainage to legal point of discharge, and sewer connection point respectively.
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to meter box and electricity supply charge during construction.
- Termite treatment system where required.
- All earth works for the construction of the slab.

LOT 521 22.3SQ

INTERNAL 165.64m²
 GARAGE 37.71m²
 EXTERNAL 57.49m²
 TOTAL 260.84m²



GROUND FLOOR

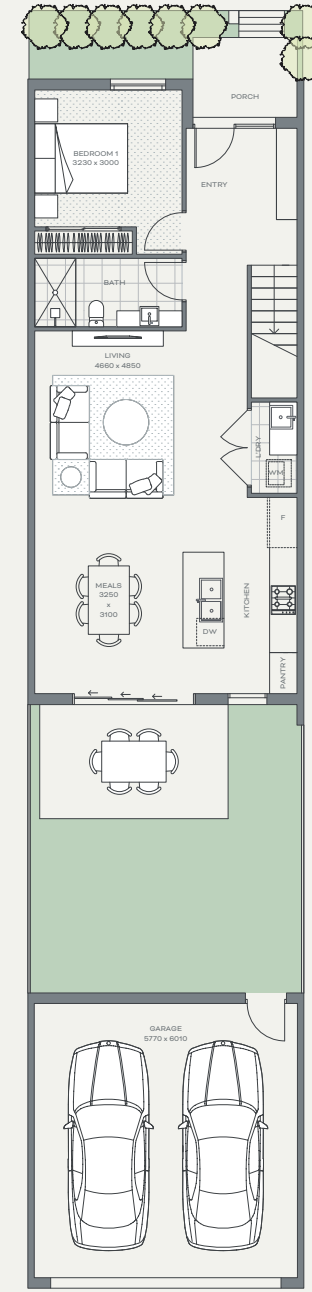


FIRST FLOOR

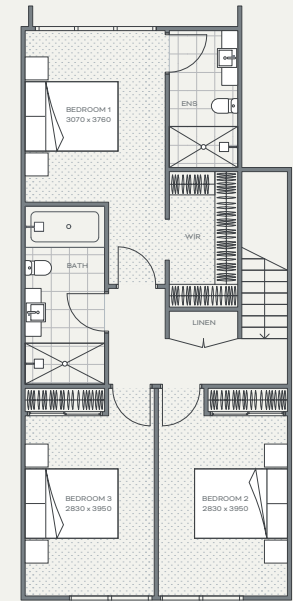
LOT 522-529 20.5SQ

Mirrored floorplan on Lots 523, 525, 527 & 529.

INTERNAL 148.38m²
 GARAGE 38.61m²
 EXTERNAL 43.13m²
 TOTAL 230.12m²



GROUND FLOOR

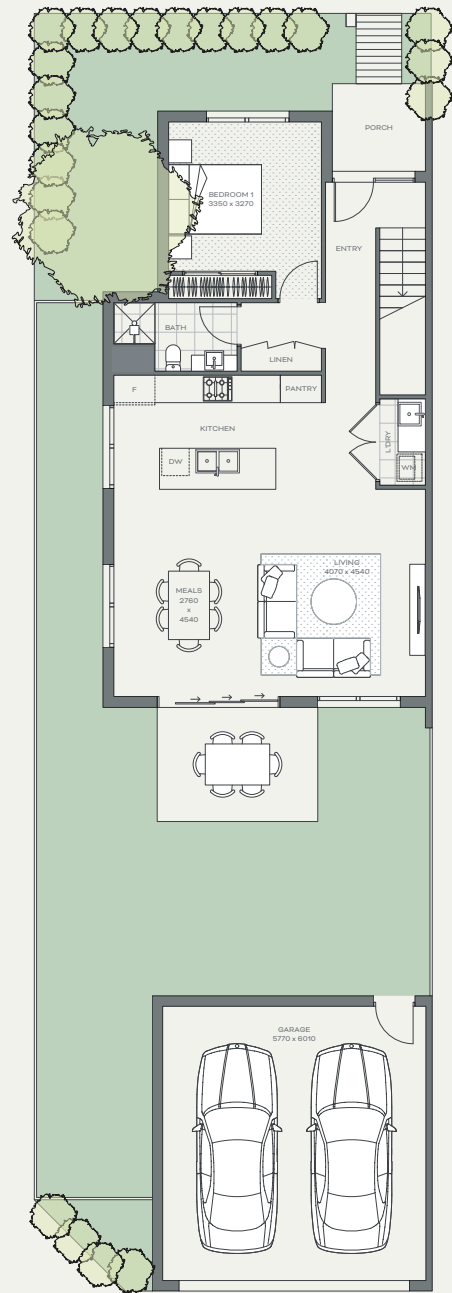


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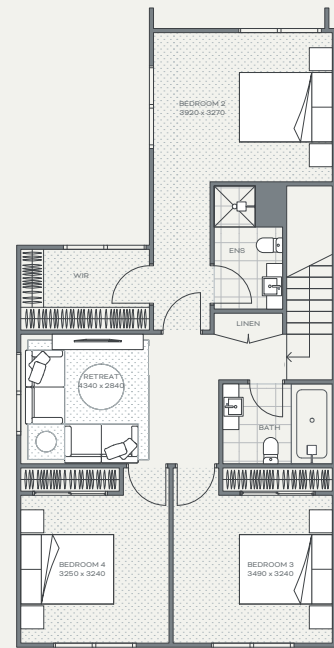
LOT 530 22.7SQ

INTERNAL 167.47m²
 GARAGE 39.46m²
 EXTERNAL 70.70m²
 TOTAL 277.63m²

4  3  2 



GROUND FLOOR



FIRST FLOOR



QUALITY MATERIALS HAVE BEEN CAREFULLY CONSIDERED FOR BEAUTY AND WEAR, SELECTED TO SERVE FOR GENERATIONS.





KINGSFIELDSUNBURY.COM.AU

PROUDLY DEVELOPED BY



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