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Each of our townhomes will be a modern statement of purposeful design, spacious living, and embody a commitment to quality

It's not often that a new and modern living experience becomes available in an established suburb like Carrum Downs. That's why we're happy to announce the arrival of a new townhome community that's located at the heart of Carrum Downs. It's the perfect mix of the familiar and the new. A place that's designed for today's new home owner looking to create a new life, in an established suburb that's going through its very own renaissance.

Our Partner Details:

Cool is coming



Living Experience

10% deposit will get you started

Green Living

When you enter the this neighbourhood you will notice that it's different to other places. Think of a secret garden that offers residents peace and quiet, and modern tranquility from the everyday. This development is based on a plan that skillfully connects residents to the environment and to one another. Connecting the community will be a green corridor winding its way through the entire neighbourhood.



Connected Environment

Residents will have access to intimate green spaces where kids can play, leafy pathways to connect the neighbourhood, and a green common that will be the perfect place for friends and family to meet and pass the time. What a way to live.

A place for space

Choose from a great range of townhomes to best suit your lifestyle. Each of our townhomes will be a modern statement of purposeful design, spacious living, and embody Modus Developments commitment to quality. You'll have peace-of-mind knowing that every detail has been considered to give the very best living experience possible.



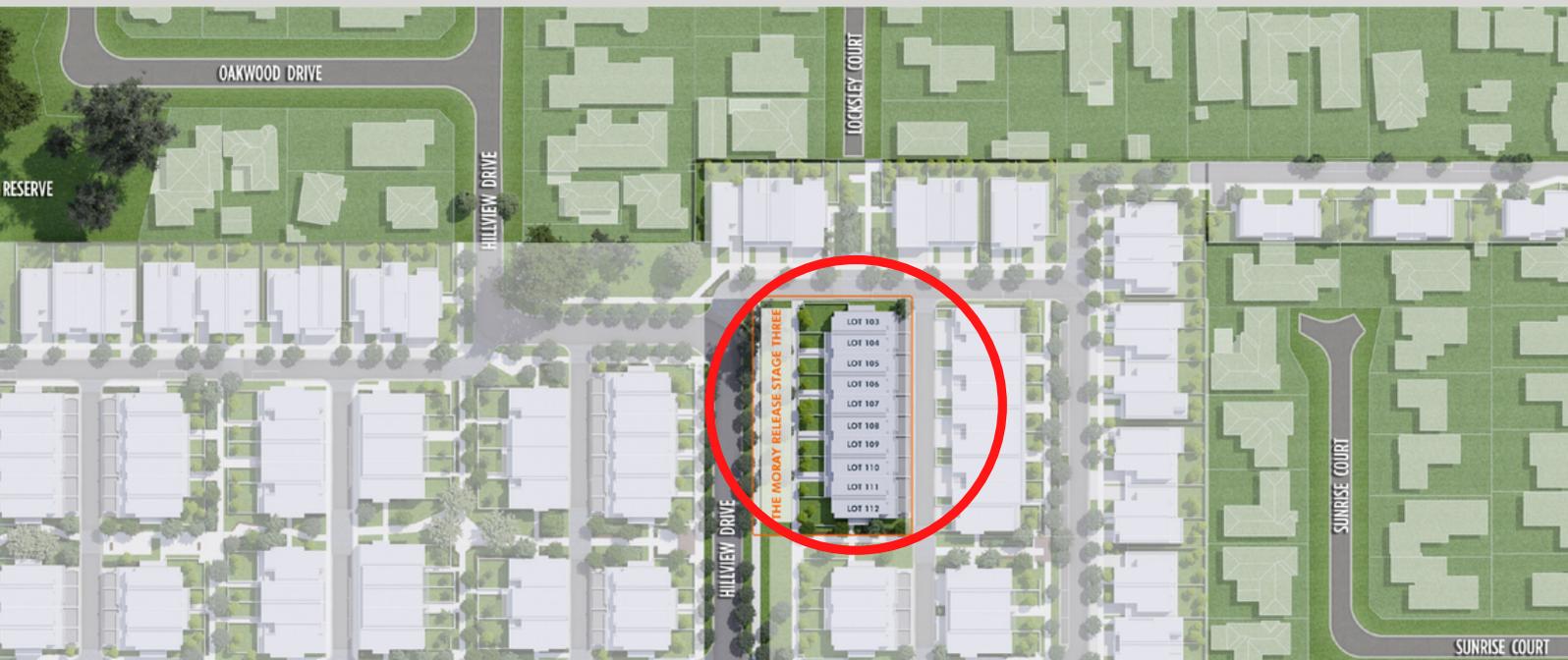
Purposeful Design

Like you, we believe that a home is more than four walls and roof over our head, it includes the whole neighbourhood. Kids riding their bikes along the street, a quick chat with a neighbour and a general feeling of being part of a community. This is why so much thought has gone into the this neighbourhood. That's cool.

A limited offer

Development information

8 stages in total
162 LOTS
In-field site, been vacant 40+ years
Construction starts April 2021
Stages 1 + 2 complete Oct 2022
Stage 3 released for sale: 08/03/21
Once 80% of a stage is sold, the next is released
1 part contract
Body corp \$1000 per year
Built by Metricon



The 10 best For Sale

modus
unique developments

Modus Unique Developments is the trusted name behind residential projects marked by a high degree of liveability and exceptional quality. Led by three directors with more than 120 years of combined experience, the entire team is driven by a vision to create new homes and new communities which deliver superb lifestyle choices, each in carefully selected locations. Known for in-fill masterplanned projects which add to the fabric of local communities, Modus Unique Developments works with selected partners to ensure its vision is realised, and will provide enduring value for purchasers.

GENTON

Genton is a multi-award-winning architecture and design practice, with a reputation for inspired design and creating spaces and places that promote wellbeing and a sense of community.

Genton is a diverse and inclusive team of skilled Architects, interior designers, 3D-modellers and documentation experts, working seamlessly on the delivery of Urban Design, masterplanning, Architecture & Interiors, across a range of sectors. They have developed a holistic appreciation of design processes, working closely with clients to achieve a collective vision.

The Genton team are committed to achieving smart and sustainable design, crafting bespoke interiors to compliment the end user's lifestyle and create a feeling of home in residential projects. Notable recent residential projects include the award-winning North Avoca Beachfront Residences, as well as Townhouse Apartments, West Melbourne.

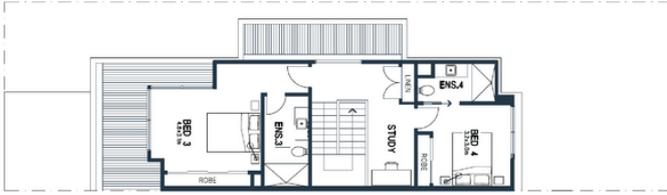
TOWNLIVING
by metricon

As Australia's largest home builder, for more than 40 years Metricon have remained at the forefront of innovative design and exceptional build quality. TownLiving build in some of the state's most desirable urban landscapes with easy access to facilities, services and infrastructure, sometimes only a few steps away. Metricon TownLiving is all about living where you want to live, how you want to live, with all the stunning fittings and features and quality workmanship that you would expect in a traditional Metricon home. Our homes are built to last, that's why we confidently support every Metricon home with a lifetime structural guarantee*. This means you can have the peace of mind for the entire time you live in the home!

*For more information on our Lifetime Structural Guarantee visit <https://www.metricon.com.au/terms-conditions>

Type 9

Available on lot 103 & lot 112



SECOND FLOOR PLAN

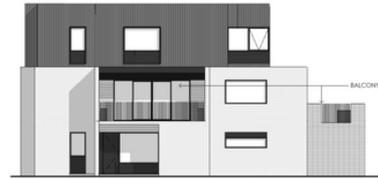


FIRST FLOOR PLAN



GROUND FLOOR PLAN

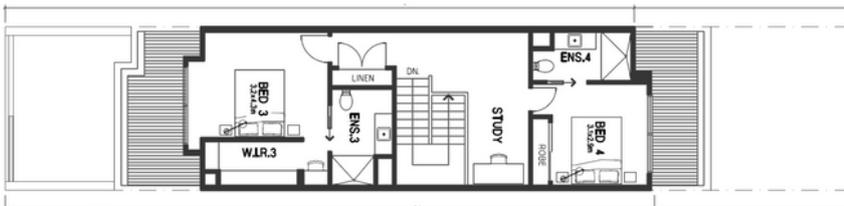
GROUND FLOOR	40.4sqm
FIRST FLOOR	81.64sqm
SECOND FLOOR	66.13sqm
GARAGE	35.87sqm
PORTICO	5.36sqm
BALCONY 1	12.92sqm
BALCONY 2	10.40sqm
TOTAL	276.50sqm
	29.76sqrs



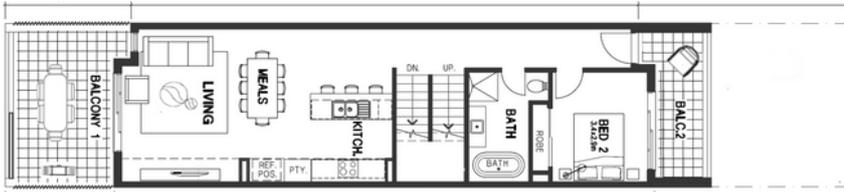
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan and images in this brochure are for illustrative purposes only and should be used as such by any prospective purchaser.
For detailed floorplans please refer to contract of sale.

Type 4

Available on lot 104 to Lot 111



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GROUND FLOOR	37.56sqm
FIRST FLOOR	80.06sqm
SECOND FLOOR	68.41sqm
GARAGE	36.03sqm
CARPORT	24.48sqm
VERANDAH	8.06sqm
BALCONY 1	16.97sqm
BALCONY 2	9.09sqm
TOTAL	280.66sqm
	30.21sqrs



Internal

High Ceilings - 2700mm to main living level and 2550 to all other floors.

Split System air conditioning to living.

Ducted Heating to living areas and bedrooms.

Quality timber look, laminate flooring to Kitchen, Meals, Living and Entry. Carpets to Bedrooms.

Blinds to all openable windows and doors, (sheer to living and blackout to bedrooms).

20mm Silestone Composite Benchtops to kitchen, bathrooms, and ensuite.

Downlights throughout. Lumi pendant lights over the kitchen island bench.

Makeup bench in master suite (not applicable to all house types).

Dulux enamel gloss paint to all interior woodwork and timber doors.

Dulux low-sheen acrylic paint to all internal walls (3 Coat System)

Dulux flat acrylic paint to all ceilings.

Flush panel doors throughout. Vinyl Sliding Wardrobe Door System to bedrooms (where shown).

Single Shelf & Chrome Hanging Rail to all Bedrooms & 3 Drawer banks (2 sets in Master & 1. set in other bedrooms- where shown).

Four Melamine shelves to Linen and Pantry cupboards.

External

Full Landscaping including fencing.

Keyed locks to all opening windows and sliding doors.

Flyscreens to all opening windows.

Panel lift garage with remote control.

Coloured concrete driveways and paths.

Clothesline.

House numbers.

Letterbox.

Front Door Hume Newington Range- Translucent Glass panel.

Satin chrome angular trilock set to front entry door.

Flush panel external doors.



Built by METRICON

Lifetime Structural Warranty



CONNECTED COMMUNITY

EDUCATION

- 1 Little Starters Early Learning & Kinder
- 2 Banyan Fields Primary School
- 3 Play 'N' Grow Early Learning Centre
- 4 Carrum Downs Secondary College
- 5 Carrum Downs Early Learning Centre
- 6 St Joachim's School
- 7 Rowellyn Park Primary School
- 8 Nepean Special School
- 9 Seaford Primary School

SHOPPING

- 1 Carrum Downs Regional Shopping Centre
- 2 Seaford Shopping Strip
- 3 Lakeview Shopping Centre

RESTAURANTS

- 1 Monta Verde
- 2 One Twenty Nine On Hall
- 3 Beach Cafe Seaford

KEY LANDMARKS

- 1 Eastlink
- 2 Peninsula Link
- 3 Edithvale Wetlands

GROCERIES

- 1 McCormicks Food Store
- 2 Woolworths Carrum Downs
- 3 Ritchies IGA Carrum Downs
- 4 Aldi Carrum Downs
- 5 IGA Carrum Downs

SPORTS AND RECREATION

- 1 Carrum Downs Library
- 2 Sandhurst Golf Course
- 3 Seaford Beach
- 4 The National Water Sports Centre
- 5 Carrum Beach