



# The Scout

**AVANT**  
TOWNHOMES

Facade A - Artist Impression only

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# Introducing The Scout

The Scout in the Templar Lane Release benefits from a quiet park front entrance with elevated views overlooking the wetlands reserve. This beautiful two-level townhome features two bedrooms and spacious zoned living, kitchen and dining area overlooking the sunny, private north-facing courtyard, perfect for entertaining.

It's one of the most elegant and efficient townhomes in the Avant range.

The Scout boasts an energy efficient 6-star rating with reverse cycle heating and cooling, double-glazing and advanced heat pump system ensuring comfort without compromise.



Facade B



# The Scout floorplan



Ground Floor

First Floor

Area	Sqm	Squares
Ground Floor	55m <sup>2</sup>	5.92sq
Garage	27m <sup>2</sup>	2.91sq
Porch	1m <sup>2</sup>	0.10sq
Alfresco	5m <sup>2</sup>	0.547sq
First Floor	51m <sup>2</sup>	5.49sq
<b>Total</b>	<b>139m<sup>2</sup></b>	<b>14.96sq</b>



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# Quality inclusions

Everything in The Scout has been planned and positioned for ease and convenience with separate zones for cooking, entertaining and relaxing.

The spacious ground floor kitchen features reconstituted stone benchtops with a generous preparation bench with luxury finishes and quality llve appliances. The laundry and powder room are also conveniently located on the ground floor level.

Upstairs, the master bedroom is fully equipped with an ensuite and enjoys a park-view. Also, on this level is the second bedroom which benefits from a sunny, northern aspect and the convenience of its own bathroom.

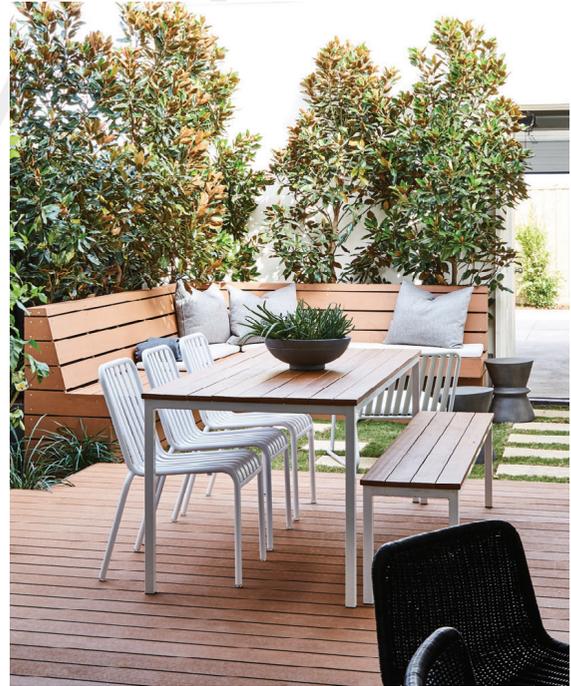


# Architect design

The Scout has been architect designed by Avant Townhomes at Kinley with elegant restraint through the use of quality materials, stylish finishes and fittings.

The earthy history of the Kinley site has been reflected in brick and cement masonry finishes to enhance a luxurious, urban lifestyle.

Everything connects to the outdoors. The rich timbergrain façade panels celebrate the iconic distant mountains, the north facing alfresco areas catch the sun, whilst the private courtyard becomes a secluded outdoor room. It is an inspired, exquisitely designed home.



# The Scout goes green

Avant Townhomes have designed their homes with a sophisticated package of sustainability initiatives, including solar panels, recycled water (3rd pipe), energy saving downlights and double glazed windows, all intended to achieve better quality living standards and considerable ongoing savings for the homeowner.

- **Solar Panel system** utilising the full potential of the roof space to achieve between 3.5 - 5KW supply of power to the dwelling, reducing electricity bills and greenhouse gas emissions as part of the power package.
- **Bright 10W** highly efficient downlights throughout the home
  - Energy savings
  - Expected lifespan of 50,000 hours or more, lasting 25 times longer than a standard bulb
- **Acoustic & thermal barriers** between dividing walls
- Economical, highly efficient **air-conditioning units** built for premium internal comfort, all year round
- **Double glazed** aluminium windows with a 5mm outer glass plus 9mm argon gap and 5mm inner glass, contributing to substantially improved energy efficiency. This results in a significant reduction in heating and cooling costs as compared to a 6-star standard home
- **Electric heat pump** hot water service with high use booster. Stiebel Eltron or equivalent.
- Clever **architectural design** allows a natural spread of daylight into all bedrooms and living areas as well as main corridors and stairwells
  - Reducing greenhouse gas emissions
  - Higher windows allow maximum daylight, reducing the need for artificial lighting and savings on energy bills, and providing light and bright living areas
- **Natural cross ventilation** within all dwellings creates a flow of fresh air throughout
- **Water efficient** toilet cisterns and shower heads reducing water consumption
- **Recycled water** (3rd pipe) connected to toilets and external courtyards, where applicable.
- **Modwood decking** manufactured through the use of recycled plastic bottles and wood fibre materials

## Premium inclusions and features:

- BBQ connected to mains gas
- Wall mounted 55" flatscreen Smart TV
- Reconstituted stone kitchen benchtops
- 12 month defect rectification period supported by RACV home assist with 24 hour cover, 7 days a week, every day of the year
- Single deposit and contract with no progress payments

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