



The Vista

AVANT
TOWNHOMES

Facade A - Artist impression only

Introducing The Vista

The Vista in the Templar Lane Release enjoys a quiet park front entrance with elevated views overlooking the wetlands reserve. This two-level townhome features three bedrooms, dual aspect and spacious open plan living areas to optimise cross-flow breezes, private north-facing sunny courtyard and roof deck.*

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

** where applicable*



Facade B



The Vista floorplan



Ground Floor



First Floor



Roof Deck*

Area	Sqm	Squares
Ground Floor	67m ²	7.21sq
Garage	40m ²	4.30sq
Porch	2m ²	0.22sq
Alfresco	9m ²	0.97sq
First Floor	71m ²	7.64sq
Balcony	8m ²	0.86sq
Roof Deck*	19m ²	2.05sq
Total	216m²	23.25sq

** Roof deck available on selected Vista townhomes.*

Quality inclusions

Inside, filtered sunlight fills every room. Everything has been planned and positioned for ease and convenience with separate zones for cooking, entertaining and relaxing.

The well-appointed kitchen with reconstituted stone island bench is spacious and elegant with luxury finishes and quality Ilve appliances. Also on this level, the laundry and powder rooms have been cleverly zoned away from living areas.

The three bedrooms are positioned on the first floor along with a central study area and shared bathroom. The master bedroom features an ensuite, walk-in robe and sunny north-facing balcony overlooking the rear private courtyard.



Intelligent design

The Vista 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 facade panels celebrate the iconic distant mountains whilst the roof deck and north facing alfresco areas catch the sun with the private courtyard becoming a secluded outdoor room.



The Vista 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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