

The Aspect

AVANT
TOWNHOMES

Artist impression only

Introducing The Aspect

The Aspect in the Templar Lane Release benefits from an elevated position overlooking the wetlands reserve. This first-floor apartment features two bedrooms, an enormous north-facing sunny alfresco balcony with views to the Dandenong Ranges.

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



The Aspect floorplan

Area	Sqm	Squares
Ground	10m ²	1.07sq
Garage	27m ²	2.90sq
First Floor	112m ²	12.06sq
Porch	2m ²	0.22sq
Balcony (Rear)	40m ²	4.31sq
Balcony (Front)	11m ²	1.19sq
Roof Deck*	22m ²	2.37sq
Total	224m²	24.12sq

** Roof deck available on selected Aspect townhomes.*



Garage



First Floor



Roof Deck*

Quality inclusions

The Aspect's entertainer's kitchen with reconstituted stone island bench features quality llve appliances. The kitchen connects the living and dining areas beautifully with both enjoying direct access to outdoor areas.

The master bedroom features a well-appointed ensuite with both a walk through and built in wardrobe and access to a private balcony. The second bedroom, also benefits from direct access to the main balcony and is conveniently located to the central bathroom and laundry.

With separate zones for living, relaxing and entertaining, all filled with light from three sides, The Aspect is an extraordinary, low maintenance apartment with enhanced security from the elevated siting.



Ingenious design

The Aspect 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.

The Aspect is a striking architect designed, elevated apartment. A superbly appointed, elegant central kitchen connects living and dining areas at opposite ends of the main floor.



The Aspect 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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