
The Halcyon

AVANT
TOWNHOMES

Artist Impression only

Introducing The Halcyon

The Halcyon in the Templar Lane Release has a corner aspect facing the park. This ground-level apartment features two bedrooms and an alfresco courtyard garden which is perfect for small pets.

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



The Halcyon floorplan



Ground Floor

Area	Sqm	Squares
Ground Floor	95m ²	10.23sq
Garage	27m ²	2.90sq
Porch	4m ²	0.43sq
Alfresco	12m ²	1.29sq
Total	138m²	14.85sq



Quality inclusions

A superbly appointed architect designed U-shaped kitchen featuring reconstituted stone breakfast bar and Ilve appliances integrates with the spacious living area, flowing through to the alfresco entertaining area and large landscaped courtyard garden.

Generous built in wardrobes are featured in both bedrooms with the master bedroom overlooking the private front courtyard. There is a central bathroom and laundry and convenient access to the garage.



Architect designed

The Halcyon 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 Halcyon 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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