



THE BLOOM COLLECTION AT

ROSEWOOD

PLUMPTON



THERE IS SO MUCH TO LOOK FORWARD
TO AT ROSEWOOD, A NEW COMMUNITY
SET TO DELIVER INSPIRED LIVING
AT PLUMPTON IN MELBOURNE'S
FLOURISHING NORTH-WEST CORRIDOR.



Look forward
to a life at
Rosewood.

All images and drawings are for illustrative purposes.

Look forward to a connected way of life

TRANSPORT

Rosewood is perfectly positioned 23km north-west of Melbourne's CBD, surrounded by natural parklands for seamless urban connectivity within natural green surrounds. Travelling to work is made simple, with the convenience of a quick rail commute to the CBD from Caroline Springs Station, only 10-minutes drive away. Alternatively, the Western Highway will have you arriving in the city in under 30-minutes. Visit friends and family with ease via the locality's extensive arterial road network.

SHOPPING & ENTERTAINMENT

Just 5-minutes drive away is the established suburb of Caroline Springs, home to an exceptional range of retail, dining and entertainment. CS Square is a one-stop destination for the whole family, with major retailers and an impressive collection of specialty fresh food and fashion outlets. Enjoy the community atmosphere of Taylors Hill Village with a Coles supermarket and 14 specialty stores, only 4kms from home. Close by will be the future Plumpton Town Centre, which will become a vibrant retail, commercial and community hub that will create employment opportunities and deliver first-class amenity to the local township. Rosewood residents will enjoy all the benefits of this visionary development in Melbourne's flourishing north-west corridor.

HEALTH

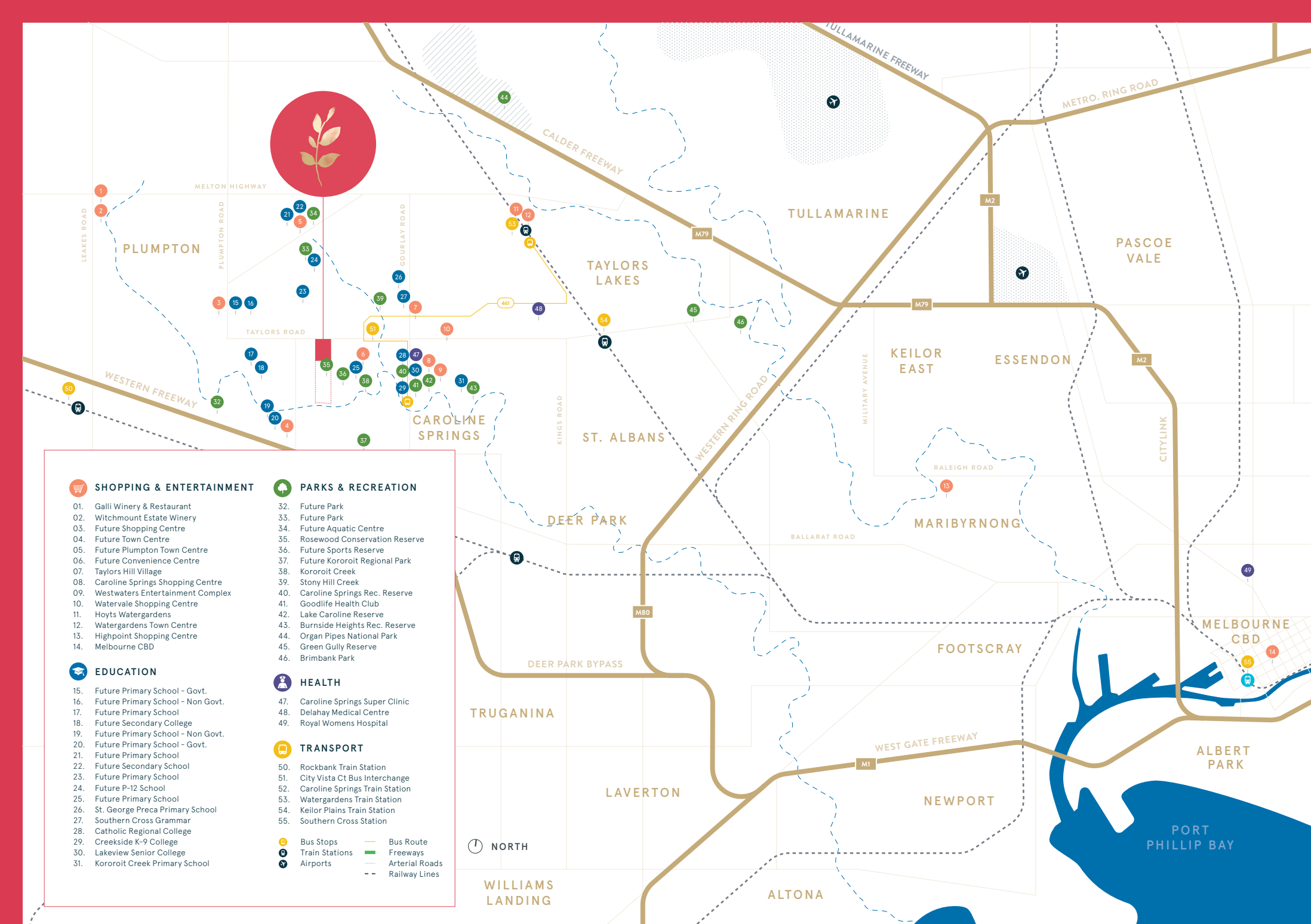
The health and wellbeing of your family will be taken care of at the Caroline Springs Super Clinic, a medical centre with after-hours capability just 3-minutes from home. Several world-class hospitals as well as a network of Allied Health services are also within driving distance of home, catering to your family's health needs.

PARKS & RECREATION

Rosewood's very own waterway winds through the estate linking to neighbouring Kororoit Creek and the Rosewood Conservation Reserve, ensuring there is an abundance of open space and natural surrounds on your doorstep.

EDUCATION

The very best educational opportunities are on your doorstep. Kororoit Creek Primary School is a 6-minute drive away, while Southern Cross Grammar offers first-class co-educational learning. Catholic Regional College in Caroline Springs offers a diverse and engaging curriculum for years 7-12 students. The future primary school adjacent to Rosewood will have direct access to the nearby sports reserves providing an enhanced learning environment for active students.



Masterplan



PARK



Sales Office

TAYLORS ROAD



WATERWAY RESERVE



LINEAR OPEN SPACE



FUTURE TOWN CENTRE



ROSEWOOD CONSERVATION RESERVE (43.31 Ha)



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EXISTING RESIDENTIAL

Lot 261 176m²

Lot 220 144m²

Lot 219 144m²

Lot 218 144m²

Lot 217 144m²

Lot 216 144m²

Lot 215 176m²

KALINDA AVENUE

MERINDAH BOULEVARD

ALINTA DRIVE



Artist's impression.



Look forward to an aspirational lifestyle.

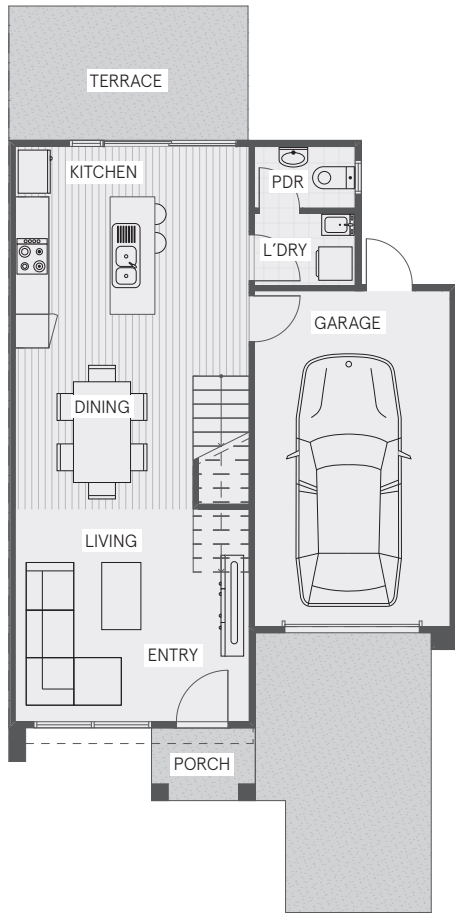


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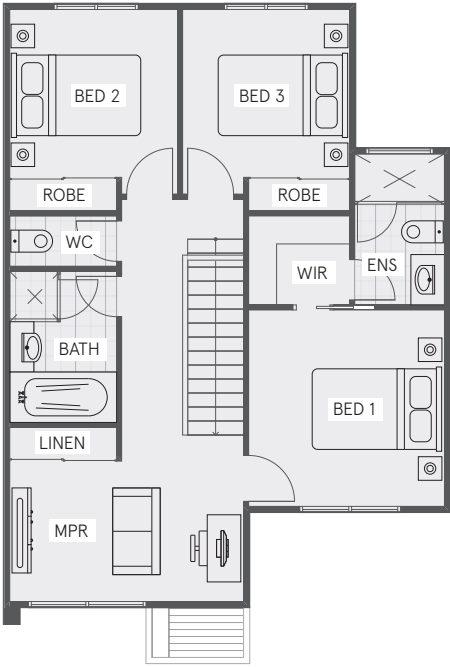
Willow

House size: 148.92m² / 16sq

3 | 2.5 | 1



Ground floor



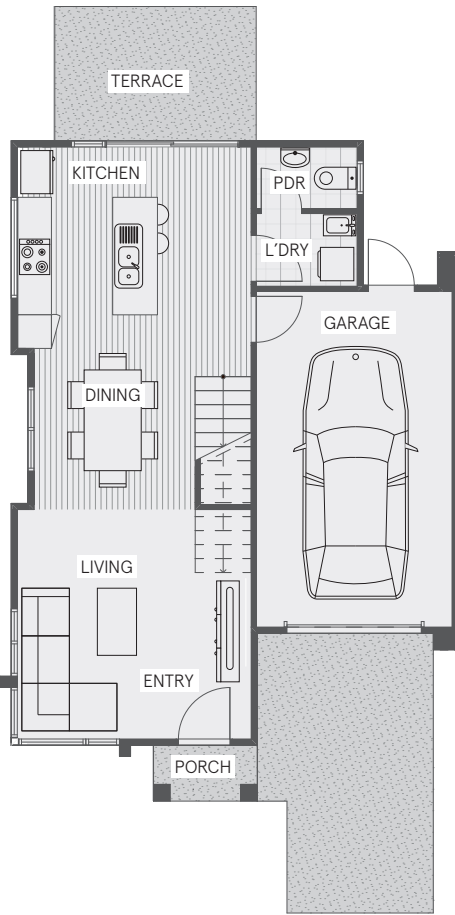
First floor

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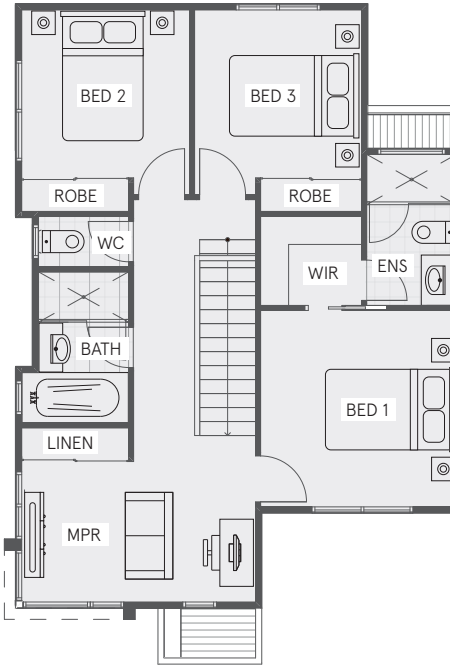
Willow Corner

House size: 148m² / 16sq

3 | 2.5 | 1



Ground floor



First floor

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Turnkey Inclusions

Electrical

- Smoke detectors as required by authorities.
- Double power points throughout.
- 2 free to air TV points, with a cable connected to an antenna.
- Exhaust fans to bathroom and ensuite.
- Downlights to porch, ground floor, batten holders to first floor.
- 1200mm fluorescent light point to garage ceiling.
- Earth leakage safety switch to lights and power points.
- One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

Joinery and Finishes

- Feature front door and timber entry door frame.
- Deadlocks to all external hinged doors and garage/house internal hinged door (If applicable).
- Flush panel and gloss painted internal doors.
- Chrome lever style internal door furniture.
- Cushion door stops to all hinged doors.
- Built in linen cupboard with four melamine, easy clean shelves.
- WIR or built in robes to bedroom one and built in robes with sliding vinyl framed doors to all other bedrooms.
- Built in robes to have one high full length shelf, with one hanging rail and a stack of 4 shelves all in melamine.
- 67 x 12mm splayed profile gloss painted skirting and architraves.
- 75mm cove cornice throughout.
- Quality acrylic paint to all walls and ceilings (Industry standard two coat system).

Flooring

- Laminate timber look flooring to living, dining and kitchen.
- First quality carpet with underlay to all bedrooms, entry and hall.
- Ceramic floor tiles to bathroom, ensuite and laundry.

Kitchen

- Fully laminate kitchen cabinet doors, end panels and drawer fronts with Melamine base and overhead cabinet carcasses.
- Reconstituted stone bench top to kitchen bench.
- Standard stainless steel 1.5 bowl sink to kitchen.
- Chrome lever mixer tap to kitchen sink.
- Stainless steel 600mm gas cook top.
- Stainless steel fan forced electric oven.
- Stainless steel 600mm fully retractable rangehood.
- Stainless steel dishwasher.

Bathroom and Laundry

- Laundry trough with cabinet.
- Dual flush toilet suites, with self-closing lid.
- Acrylic bath to tiled podium.
- Semi frameless clear safety class pivot shower screens.
- Tiled shower bases.
- Fully laminated vanity unit with square edge bench top and viperous China basin to ensuite and bathroom.
- Laminate bench tops to powder, ensuite and bathroom.
- Polished edge and frameless mirror over vanity units.
- Chrome finish towel rails, toilet roll holders and soap dishes to all bathrooms and toilets.
- Chrome finish mixer tapware throughout.
- Handheld shower heads.



Fixtures and Fittings

- Prefabricated wall frames and engineered designed roof trusses.
- Powdercoated aluminium windows with keyed alike window locks and keyed alike external terrace sliding door.
- Obscure glazing to bathroom, ensuite and WC windows as required.
- Colorbond valleys, fascia, guttering and downpipes.
- External wall insulation minimum R 1.5, includes sisalation and wall batts.
- Ceiling insulation to living areas, excludes garage veranda and terrace roof, minimum R2.5.
- Flyscreens to all openable windows.
- Energy efficient gas boosted hot water unit.
- Single split system condenser with 2 programmable heads (heads located in living and master).
- Roller blinds to bedrooms, living areas and kitchen.

External Works

- Fencing to side and rear boundaries in the homes back yards. Fencing product will be as per estate guidelines.
- Corner lots fenced as per estate guidelines (Note, no front fencing).
- Coloured front drive, footpath and entry. Rear terrace is coloured concrete, though is not covered.
- Landscaping to front and rear, including mulched garden beds with plants (Species will vary due to seasons)
- Letter box with street number
- Wall or ground mounted folding clothesline
- Two external garden taps (One to front, one to rear)
- Colorbond sectional garage door, with auto opener and 3 hand held remotes

The purchaser acknowledges that if the above product is not available, the builder can substitute another product of the same quality and value.



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This brochure is intended to provide general information only and does not constitute an offer to supply. All images, plans, maps and drawings are illustrative only and may not be to scale and may show items not included as standard or that can be purchased as an upgrade option. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice.

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SHAPE
homes

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