



RESIMAX  
GROUP

# MORANG

south morang

Townhouse Living



830 Plenty Road  
South Morang 3752

# Expect more from Mora

Stylish and contemporary, Mora is more than a range of superbly designed townhouses. Mora is an urban enclave nestled in the heart of thriving South Morang. Comprising of 57 townhouses, Mora embodies clever design, surprising affordability and future growth.

As locations go, it doesn't get more central and convenient. Close to established schools and universities, sporting fields and major retail, Mora also has enviable connectivity. Within easy reach are three train stations and access to major arterial roads. Is it any wonder that so many families are choosing to call the area home?

Designed for modern living, the townhouses are spacious, stylish and functional. Well-considered floorplans, open-plan living areas and ample storage space, they epitomise low-maintenance family living. Then there's the quality inclusions, surprising affordability and stellar location, which makes Mora superbly positioned for future growth.



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The distinctive built form makes  
a stunning street statement

Artist's impression of streetscape from Type 1 & 2 design





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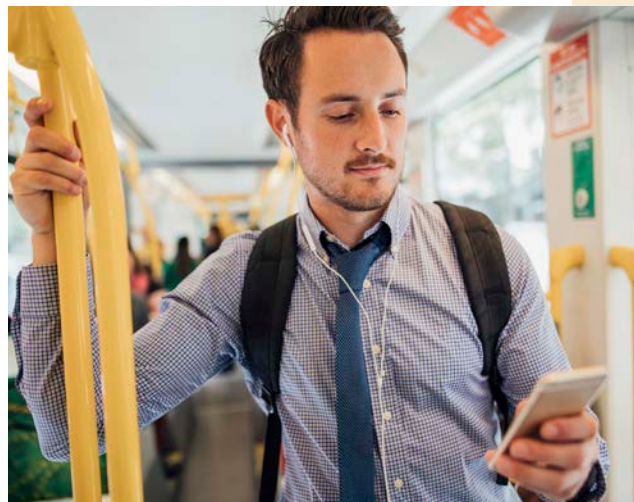
There's plenty  
on offer





A family-orientated and friendly community, South Morang offers an enviable lifestyle. So much so that this fast-growing suburb is also one of Melbourne's most popular amongst young families. Just consider the huge range of established amenities and facilities that South Morang and the surrounding area already offers. Then consider the comprehensive vision that the local council and state government have in-place to ensure the area continues to grow for many years to come.

In terms of lifestyle, South Morang offers that rare mix of urban sophistication and unspoilt countryside. Within minutes there are abundant parks, nature reserves and the stunning Plenty Gorge Parklands. You'll also find numerous sporting clubs and recreational facilities, along with beautiful walking and riding trails. Then there's the major retail, restaurants and speciality shops. And let's not forget the schools, childcare and nearby Latrobe University.





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# Location, location & more location





## Selected amenities

### Transport

- 1 \_\_\_\_\_ South Morang Station
- 2 \_\_\_\_\_ Middle Gorge Station

### Schools & Childcare

- 1 \_\_\_\_\_ Morang South Primary school
- 2 \_\_\_\_\_ Marymede Catholic College
- 3 \_\_\_\_\_ Mill Park Secondary College
- 4 \_\_\_\_\_ Brighthouse Early Learning
- 5 \_\_\_\_\_ South Morang Childcare

### Medical

- 1 \_\_\_\_\_ Plenty Valley Medical Centre
- 2 \_\_\_\_\_ South Morang Medical Centre

### Retail

- 1 \_\_\_\_\_ Bunnings
- 2 \_\_\_\_\_ Woolworths
- 3 \_\_\_\_\_ Dan Murphy
- 4 \_\_\_\_\_ HomeCo
- 5 \_\_\_\_\_ Westfield Plenty Valley
- 6 \_\_\_\_\_ Central South Morang

### Parks & Recreation

- 1 \_\_\_\_\_ Middle Gorge Park
- 2 \_\_\_\_\_ South Morang Reserve
- 3 \_\_\_\_\_ Plenty Gorge Lookout

### Places of Interest

- 1 \_\_\_\_\_ Mill Park Police Station
- 2 \_\_\_\_\_ Commercial Hotel

As locations go, Mora has everything you could possibly wish for and more. For starters, it's situated right in the heart of South Morang with an abundance of services, amenities and facilities nearby. There's schools, major retail, parks, cinemas, childcare and sporting facilities, to name but a few. In fact, you'll find most things are just moments away.

Then there's the fact that Mora lies right in the heart of a designated transport hub, so trains, trams and access to major roads are literally on your doorstep. So, getting to places further afield - like Melbourne's CBD or outlying areas - are a breeze. How many locations offer a choice between three train stations? Mora does.

As the local council's and State Government's growth plan for the Plenty Valley Town Centre takes effect, Mora's central location will only become more desirable. The detailed plan outlines a vision to further enhance the transport hub, create more local jobs and significantly expand the town centre's amenities.



# This is Mora

The result of a close collaboration between Resimax Group's development team, building partner and design specialists Archtek, Mora is more than a range of architect-designed townhouses. Mora is also a distinctive, cohesive and secure urban environment with a commanding street presence. An integrated environment that's characterised by contemporary design, light and a sense of space.

Occupying a central South Morang location, Mora comprises just 57 three and four bedroom townhouses. Featuring a range of floorplans specially designed to provide family home accommodation on a compact footprint, Mora offers maximum liveability. Above all, Mora is where a great location, smart design and quality building all come together at a surprisingly affordable price.

Mora has a range of floorplans available. This brochure showcases six of the more readily available designs. To discover all the options, ask your sales consultant.

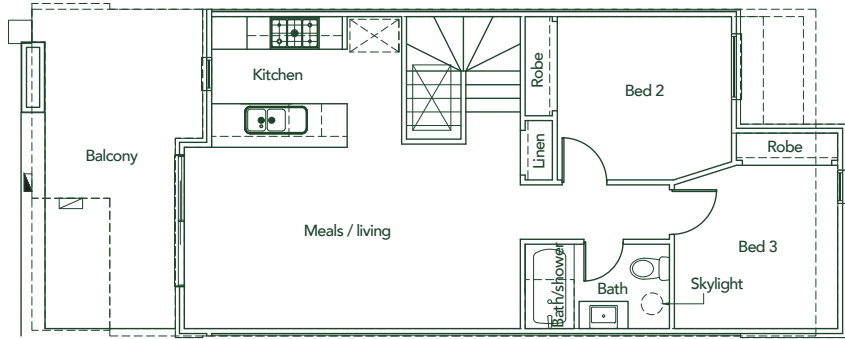
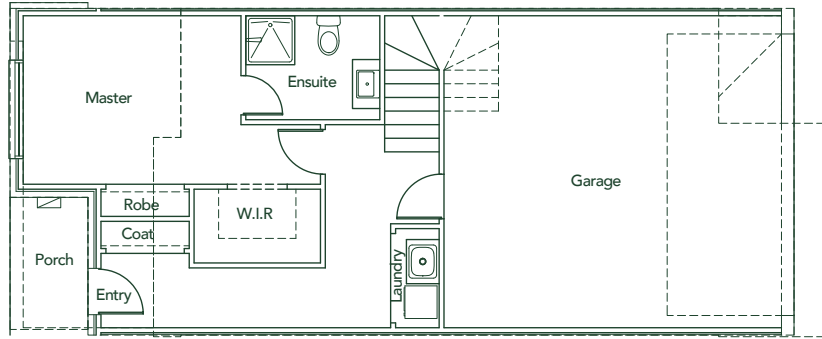
57 townhouses

four-bedroom townhouses

27 three-bedroom townhouses



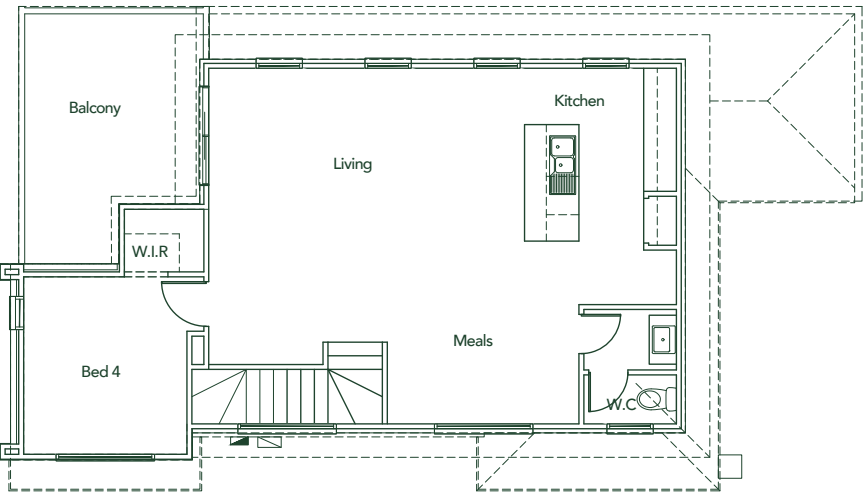
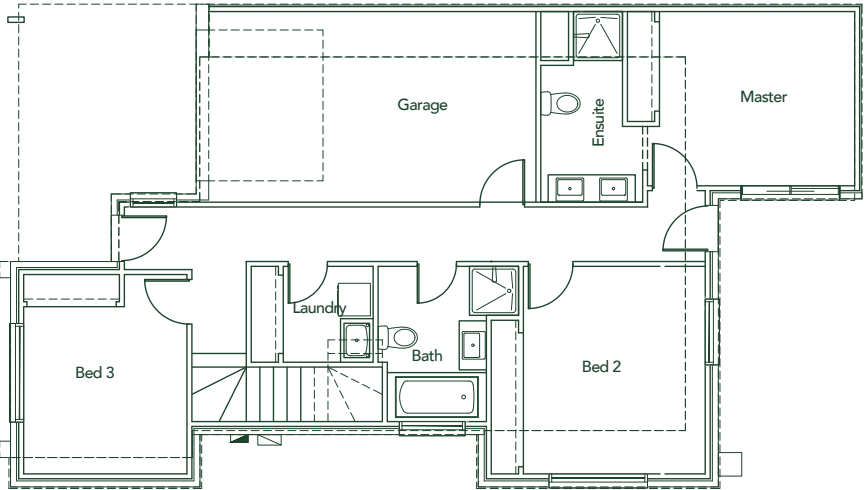
Artist's impression of streetscape from Type 9 & 11 design



townhouse  
design #2

Bedrooms	3
Bathrooms	2
Garage	2

GF living	44.35m <sup>2</sup>	4.77sq
FF living	74.47m <sup>2</sup>	8.02sq
Garage	38.58m <sup>2</sup>	4.15sq
Porch	3.61m <sup>2</sup>	0.39sq
Balcony	15.23m <sup>2</sup>	1.64sq
Total	176.24m <sup>2</sup>	18.97sq

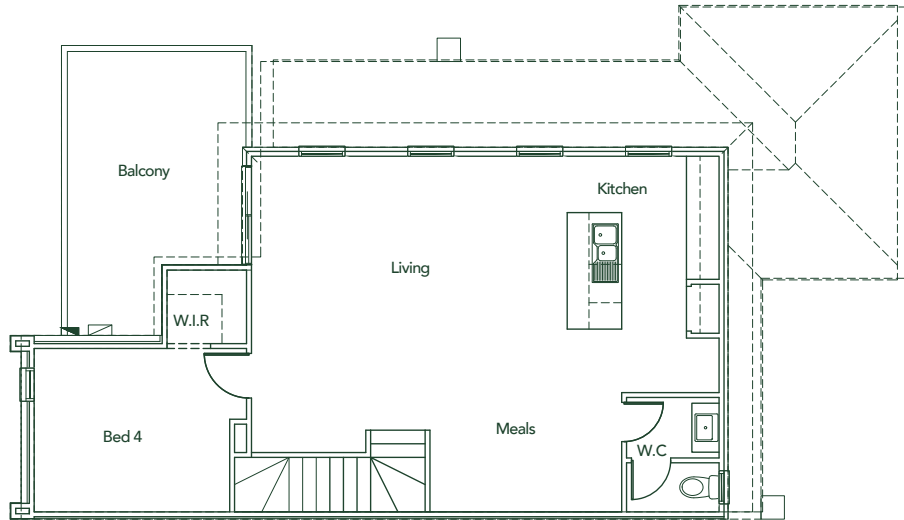
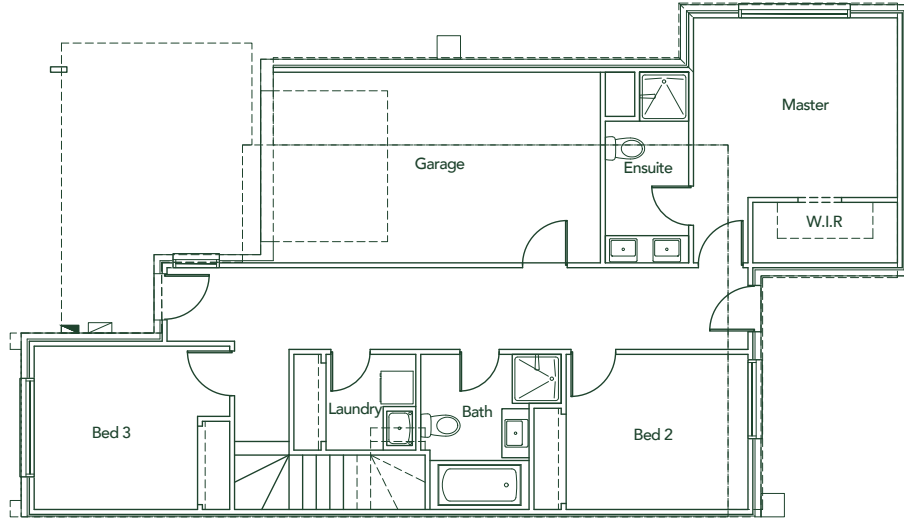


townhouse  
design #3

Bedrooms	4
Bathrooms	2
Garage	1

GF living	82.98m <sup>2</sup>	8.93sq
FF living	75.74m <sup>2</sup>	8.15sq
Garage	22.64m <sup>2</sup>	2.44sq
Balcony	14.24m <sup>2</sup>	1.53sq
Total	195.60m <sup>2</sup>	21.05sq

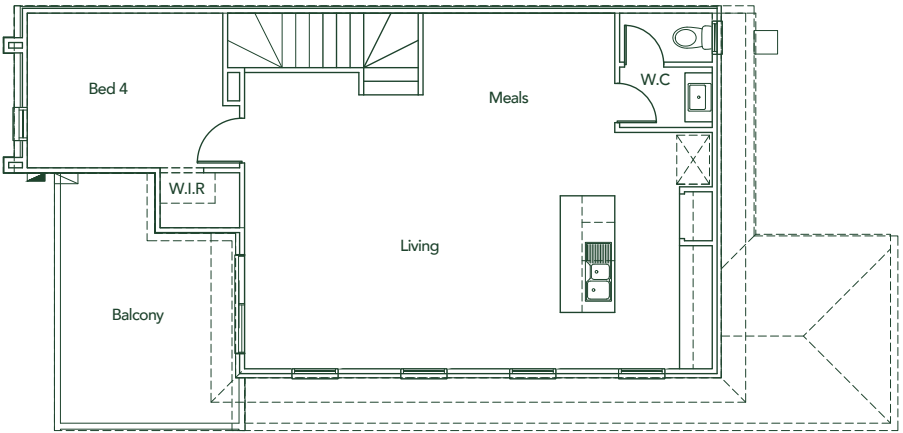
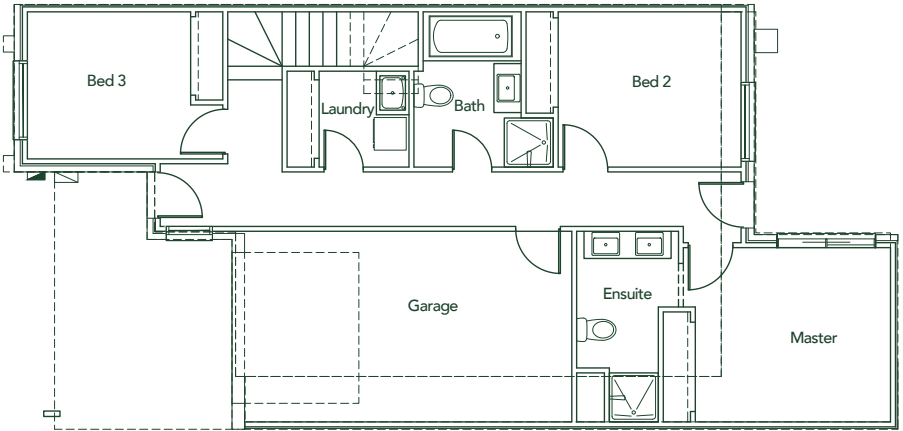




townhouse  
design #4

Bedrooms 4  
Bathrooms 2  
Garage 1

GF living	86.26m <sup>2</sup>	9.29sq
FF living	76.66m <sup>2</sup>	8.25sq
Garage	23.30m <sup>2</sup>	2.51sq
Balcony	16.11m <sup>2</sup>	1.73sq
<b>Total</b>	<b>202.33m<sup>2</sup></b>	<b>21.78sq</b>

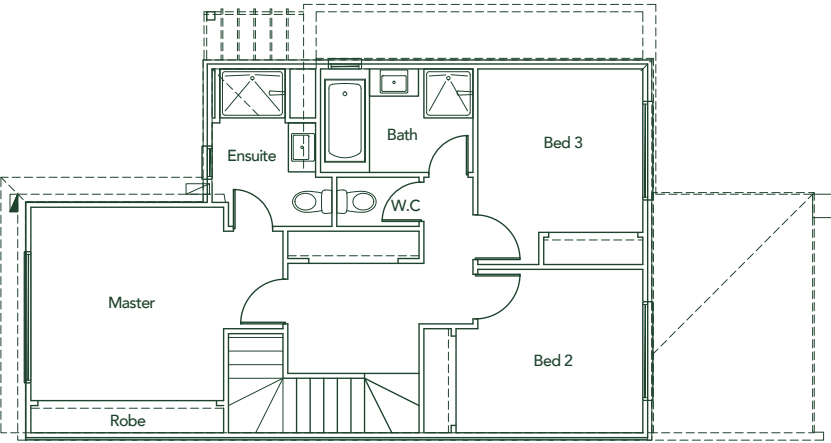
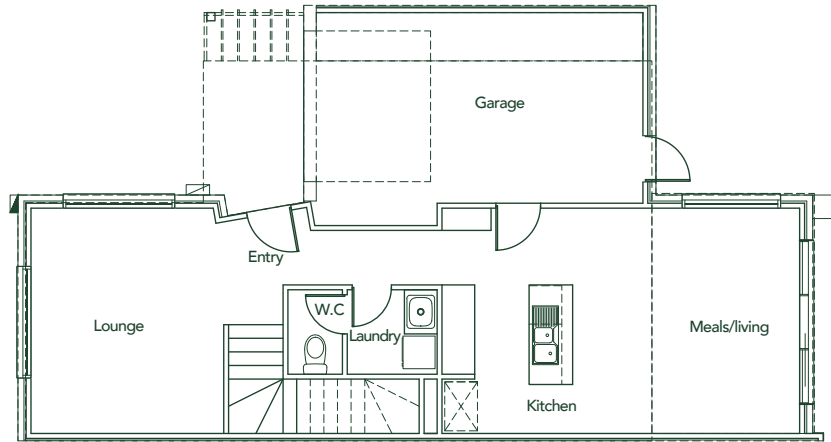


townhouse  
design #5

Bedrooms 4  
Bathrooms 2  
Garage 1

GF living	75.82m <sup>2</sup>	8.16sq
FF living	76.78m <sup>2</sup>	8.26sq
Garage	22.67m <sup>2</sup>	2.44sq
Balcony	13m <sup>2</sup>	1.40sq
<b>Total</b>	<b>188.27m<sup>2</sup></b>	<b>20.27sq</b>

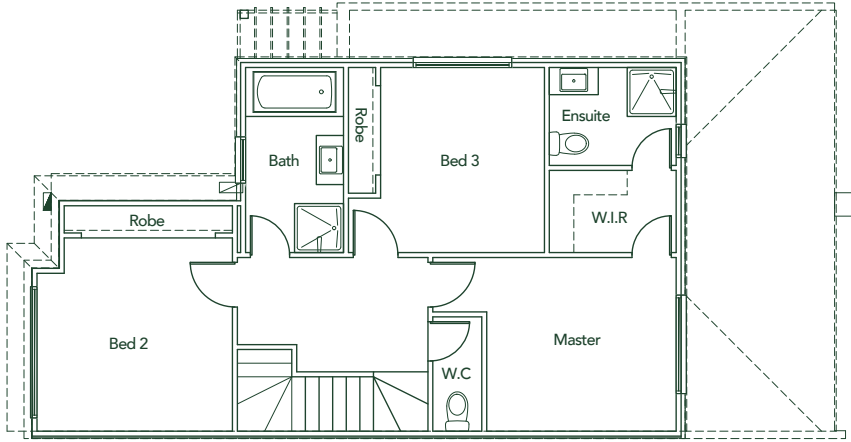
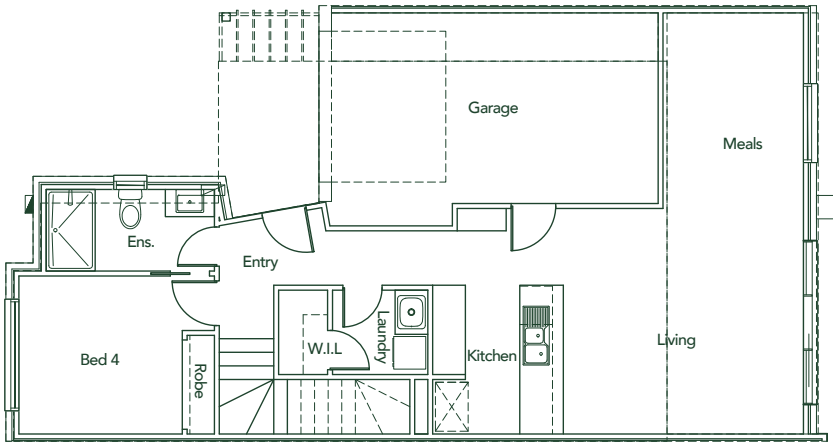




townhouse  
design #7

Bedrooms 3  
Bathrooms 2  
Garage 1

GF living	63.71m <sup>2</sup>	96.86sq
FF living	71.78m <sup>2</sup>	7.73sq
Garage	24.43m <sup>2</sup>	2.63sq
<b>Total</b>	<b>159.92m<sup>2</sup></b>	<b>17.21sq</b>



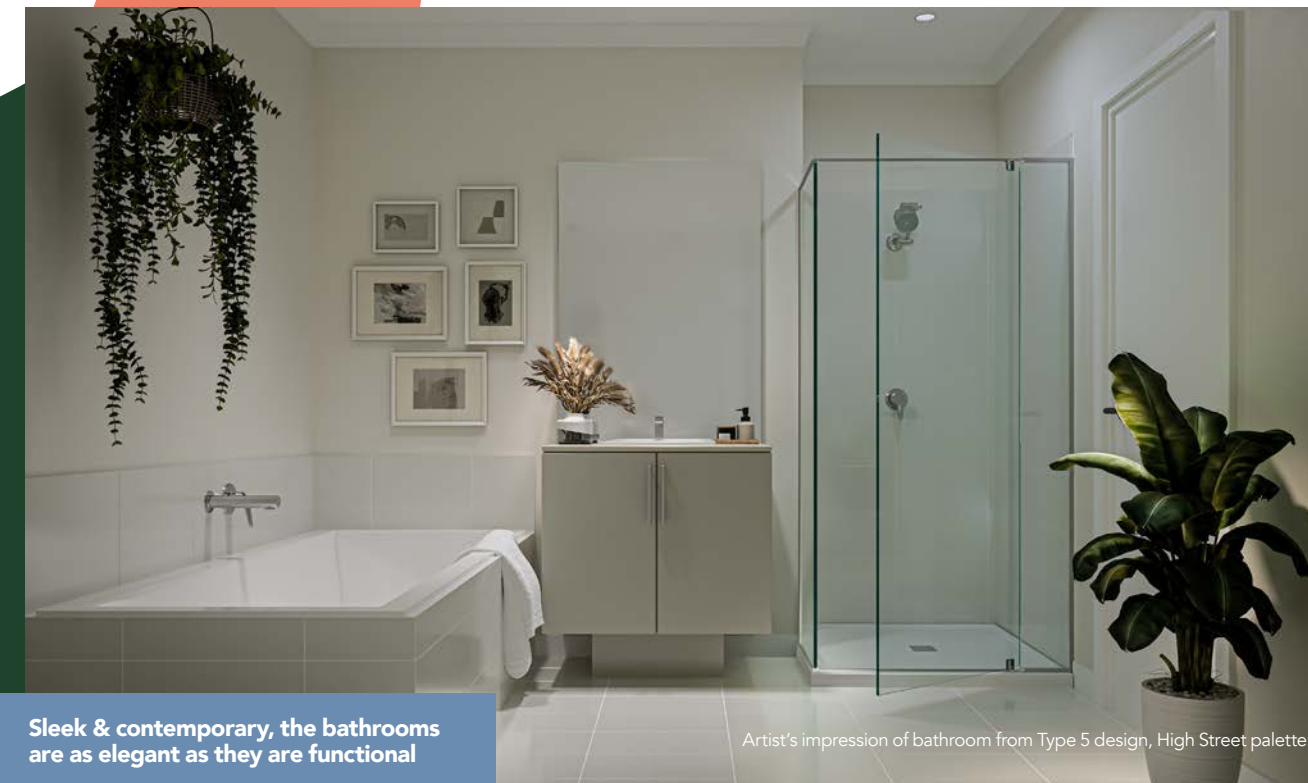
townhouse  
design #14

Bedrooms 4  
Bathrooms 2  
Garage 1

GF living	75.71m <sup>2</sup>	8.15sq
FF living	73.34m <sup>2</sup>	7.89sq
Garage	23.60m <sup>2</sup>	2.54sq
<b>Total</b>	<b>172.65m<sup>2</sup></b>	<b>18.58sq</b>



# More to love



Offering light-filled spaces, generous accommodation and spacious communal areas, the superbly-designed townhouses feature quality inclusions and fittings throughout.



# Plenty of quality inclusions

Every Mora townhouse is ready to go. Every inclusion and specification have been carefully considered to ensure that rare balance of contemporary appeal, low maintenance and overall quality is achieved.

## Internal

### Kitchen

- 20mm reconstituted stone benchtops
- Fully-lined modular cabinets
- Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads above
- Pantry with 4 white melamine shelves
- 16mm laminate panel draws and doors with white melamine interiors
- Tiled splashback
- Designer chrome cabinet handles

### Tapware & Sink

- Chrome single lever mixer tap
- 1¾ double bowl top-mount stainless steel sink

### Appliances

- 900mm wide Technika stainless steel dual-fuel upright cooker
- 900mm wide Technika stainless steel canopy rangehood vented through to roof space on single storey homes and external wall on double storey homes
- 600mm Technika stainless steel dishwasher

### Living

- 2590mm nominal ceiling height to ground floor, 2590mm to upper level
- 67mm x 12mm square-edged skirtings and architraves
- 75mm cove cornice to house and garage

### Paint

- 3 coats of Taubmans paint to all internal walls (one colour)
- 2 coats of Taubmans flat acrylic paint to ceilings (one colour)
- 2 coats of Taubmans gloss enamel paint to all interior timberwork (one colour)
- 2 coats of Taubmans acrylic paint to all exterior works (one colour)

### Internal Doors

- 2040mm high-flush panel internal doors
- Designer lever handles to passage doors
- Chrome hinges, latches and striker plates to all doors
- Plastic white door stops to hinged doors

### Floor Coverings

- 450mm x 450mm ceramic floor tiles to wet areas, kitchen, laundry, ensuite, WC, bathroom and powder room (house specific)
- Carpet on foam underlay to remainder of home
- 100mm tiled skirtings to wet areas
- Timber look laminate floor boards to entry, living, meals and kitchen

### Robe & Linen

- White melamine shelf with chrome hanging rail to robes and tower unit with adjustable shelves
- 2100mm high framed vinyl robe sliding doors to robes (excluding WIRs)
- 4 white melamine shelves to linen cupboards (house specific)
- Chrome handles to linen cupboards

### Heating & Cooling

- Ducted heating system with controller
- Reverse cycle split-system to main living area and master bedroom

### Stairs

- KDHWS staircase with wall rail (as required)

### Electrical

- LED downlights throughout house
- Spot lighting to front and rear entry areas

- Double powerpoints throughout home (refer to working drawings)
- Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to working drawings)
- Wall-mounted light switches throughout home
- Exhaust fans above all showers and where required (includes DraftStoppa)
- Hard-wired interlink smoke detectors with battery back-up
- 2 TV points with free-to-air TV antenna
- 2 telephone points
- Double weatherproof GPO on balcony (house specific)
- Double external powerpoint to hot water service unit

### Bathroom & Ensuite

- 20mm reconstructed stone benchtop
- Designer laminate vanity unit with laminate square-edged benchtop and kicker
- Chrome cabinet handles
- Upgraded KADO Arc inset basins
- Semi-framed 1950mm high shower screen with pivot door and clear safety glass
- White shower base with matching waste
- Silver-backed polished-edge mirror to width of vanity unit
- Designer white acrylic bath with chrome waste to bathroom
- White vitreous China close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat and chrome mini cistern stop tap

### Powder Room

- Designer laminate vanity unit with laminate square-edge powder stone benchtop and kicker
- Silver backed, polished-edge mirror to width of vanity unit
- Chrome cabinet handles
- Upgraded KADO Arc inset basin

### Tiling

- Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)
- 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder room (as per working drawings)

### Tapware

- Chrome bath wall mixer with wall outlet
- Chrome basin mixer tap
- Chrome shower mixer with all directional shower head to bathroom
- Chrome shower mixer with slide rail to ensuite

### Laundry

- Tiled splashback
- 800mm wide laundry laminate base cupboard and stone benchtop with drop-in trough
- Chrome mixer tap to laundry trough
- Chrome wall-mounted washing machine connections concealed in laundry cabinet
- Aluminum sliding door with clear glazing

# Quality inclusions cont.

## External

### Brickwork & Render

- Clay bricks
- Natural rolled mortar joints
- Various alternative wall cladding systems are used on a house and facade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to working drawings)
- Part-render finish to selected facade projections (facade specific)

### Balcony

- 450mm x 450mm tiled finish (non-slip)

### Windows

- Fly screen to openable windows
- Designer aluminum powdercoat finish feature windows to facade (house specific)
- Aluminum powdercoat finish windows to remainder of house (house specific)
- Chrome hinges, latches and striker plates throughout home

### Garage

- Brick veneer garage with painted plasterboard walls and ceiling
- Sectional overhead door to front of garage
- Step down concrete slab flooring

### Roofing

- Profiled concrete roof tiles
- Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters

### Doors

- Solid 2040mm x 820mm front entry door with standard locks, knob and deadbolt
- 2040mm high flush panel solid core external garage access door with lockable entrance set
- Plastic white door stops to hinged doors

### Energy Efficiency

- Chromagen 175-litre tank, solar-assisted hot water service with assisted gas boosted continuous flow
- Insulation to roof area (excludes garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations
- Wall batts to external house walls (including partiwall between garage and house) to achieve a minimum 6-star energy rating to all orientations
- Foil weather wrap to external walls
- Weather seals to all external doors and windows
- Self-sealing exhaust fans

### Tapware & Plumbing

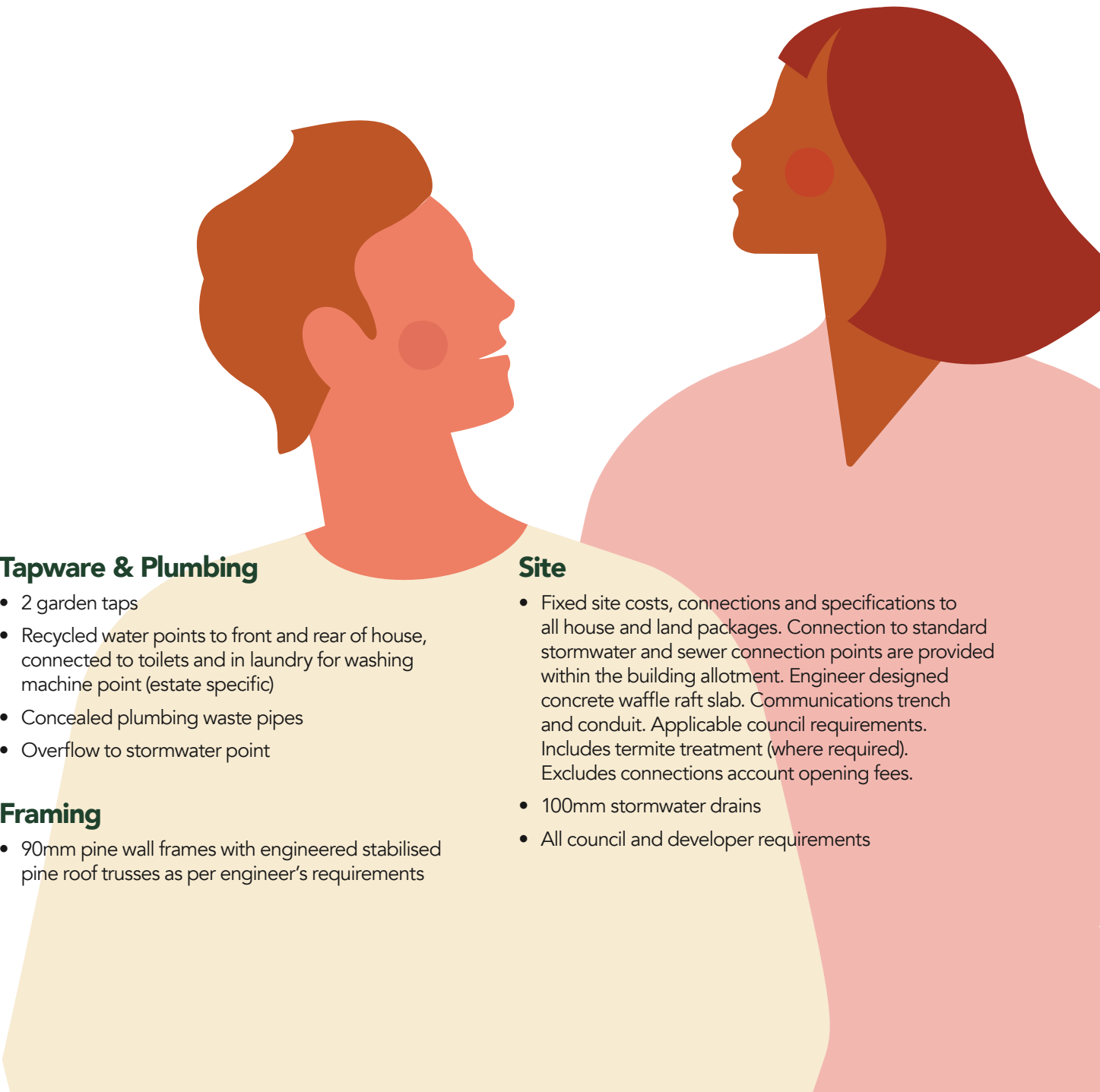
- 2 garden taps
- Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)
- Concealed plumbing waste pipes
- Overflow to stormwater point

### Framing

- 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

### Site

- Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer designed concrete waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections account opening fees.
- 100mm stormwater drains
- All council and developer requirements





# Our approach

Every aspect of Mora has been conceived, developed and managed by Resimax Group and its affiliated companies. From the planning, development management and home construction, right through to the marketing, branding and construction. This approach delivers significant efficiencies, ensures one point of contact and keeps the development vision pure. Which means a superior result in every regard.

**This is the Resimax Group way.**



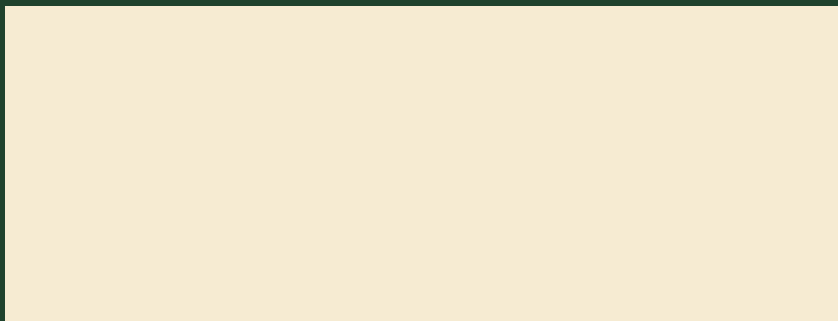
# How do you want to live?

Here at Resimax Group, our mission is to empower people to live the life they want. From our building and first homebuyer brands, through to our masterplanned communities and helping people secure their future through property investment, we aspire to be one of Australia's most dynamic property groups.

Established over 40 years ago as a family-run building company, Resimax Group has grown to command a presence across Australia and Southeast Asia. Today, with dynamic and respected businessman Ozzie Kheir at the helm, Resimax Group is still 100% family-owned and operated. With a range of diverse business interests including media companies, technology enterprises, hotels and hospitality (including the iconic Adelphi Hotel, Baroq House and Bond Bar) and even a Melbourne Cup-winning horse, property remains Ozzie's abiding passion.

# mora

south morang



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