

FINAL RELEASE



CONNECTED  
CONTEMPORARY  
CONVENIENT



# Belladonna

TOWNHOMES

at Newbridge South



# SAY HELLO

Imagine a place where you can enjoy the best of country living, yet be within easy reach of Melbourne. Now stop imagining. It's time to say hello to Newbridge South and have the best of both worlds.

One world offers the picturesque Great Dividing Range as a backdrop and a tranquil rural outlook. The other world offers the thriving community of Wallan on your doorstep and Melbourne's CBD a breezy 40 minutes away. Newbridge South is where these two worlds meet.

Guided by a clear vision, Newbridge South has been meticulously designed for today, tomorrow and well into the future. Everything has been considered and there's a special something to suit every family, lifestyle and budget.



# NEWBRIDGE

South

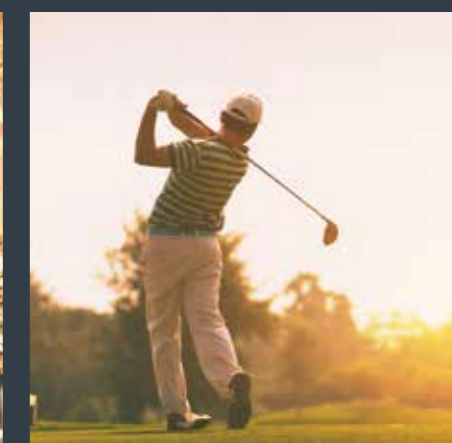
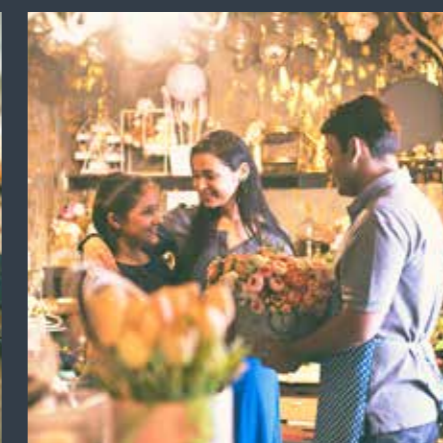
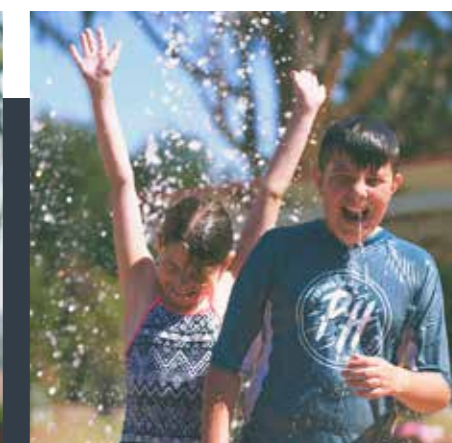


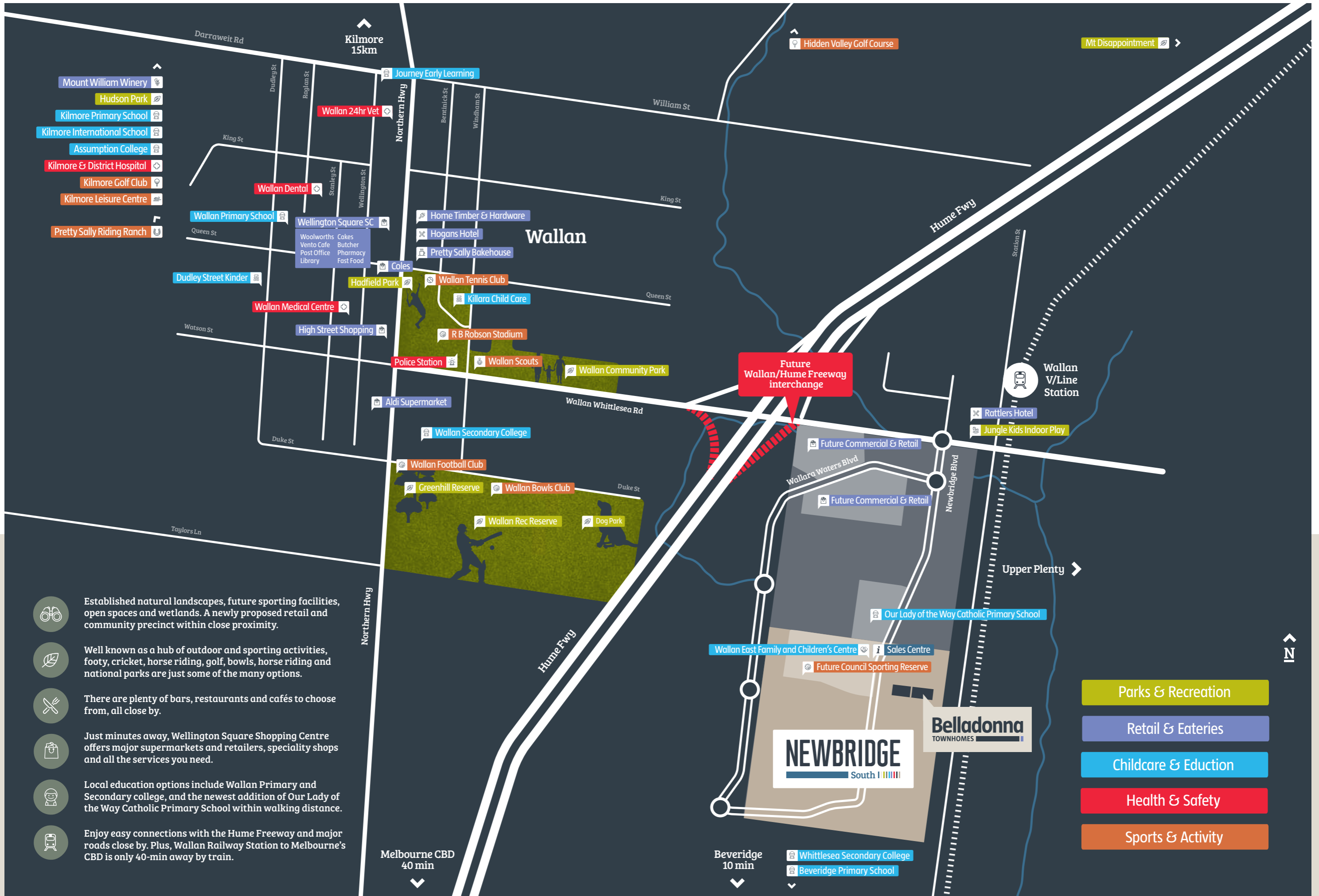
# CONNECTED







Situated right in the middle of one of Australia's fastest-growing areas, Wallan, you'll find boutique shops, major retailers and even rustic urban cafés straight out of Brunswick. Then there are the local schools, sporting facilities and a range of amenities only found in an established, thriving community.

Newbridge South is supremely connected via the Hume Freeway and arterial roads, and with Wallan Railway Station only moments away, you can easily get to Melbourne's CBD in just 40 minutes.

Offering that rare mix of lifestyle, affordability and location, this masterplanned community has it all.





-  Established natural landscapes, future sporting facilities, open spaces and wetlands. A newly proposed retail and community precinct within close proximity.
-  Well known as a hub of outdoor and sporting activities, footy, cricket, horse riding, golf, bowls, horse riding and national parks are just some of the many options.
-  There are plenty of bars, restaurants and cafés to choose from, all close by.
-  Just minutes away, Wellington Square Shopping Centre offers major supermarkets and retailers, speciality shops and all the services you need.
-  Local education options include Wallan Primary and Secondary college, and the newest addition of Our Lady of the Way Catholic Primary School within walking distance.
-  Enjoy easy connections with the Hume Freeway and major roads close by. Plus, Wallan Railway Station to Melbourne's CBD is only 40-min away by train.

-  Parks & Recreation
-  Retail & Eateries
-  Childcare & Education
-  Health & Safety
-  Sports & Activity

**NEWBRIDGE**  
South

**Belladonna**  
TOWNHOMES

Beveridge 10 min  
Whittlesea Secondary College  
Beveridge Primary School

Melbourne CBD 40 min

- Mount William Winery
- Hudson Park
- Kilmore Primary School
- Kilmore International School
- Assumption College
- Kilmore & District Hospital
- Kilmore Golf Club
- Kilmore Leisure Centre
- Pretty Sally Riding Ranch

- Journey Early Learning
- Wallan 24hr Vet
- Wallan Dental
- Wallan Primary School
- Wellington Square SC
- Woolworths
- Vento Cafe
- Post Office
- Library
- Cakes
- Butcher
- Pharmacy
- Fast Food
- Home Timber & Hardware
- Hogans Hotel
- Pretty Sally Bakehouse
- Coles
- Hadfield Park
- Wallan Tennis Club
- Killara Child Care
- Wallan Medical Centre
- High Street Shopping
- R B Robson Stadium
- Police Station
- Wallan Scouts
- Wallan Community Park
- Aldi Supermarket
- Wallan Secondary College
- Wallan Football Club
- Greenhill Reserve
- Wallan Bowls Club
- Wallan Rec Reserve
- Dog Park

Hidden Valley Golf Course  
Mt Disappointment

Wallan V/Line Station

Rattlers Hotel  
Jungle Kids Indoor Play

Future Commercial & Retail

Future Commercial & Retail

Our Lady of the Way Catholic Primary School

Wallan East Family and Children's Centre

Sales Centre

Future Council Sporting Reserve

Whittlesea Secondary College

Beveridge Primary School



**INTRODUCING...**

**The Final Release  
of Belladonna Townhomes  
at Newbridge South.**

Designed for modern living, with spacious, stylish and functional spaces located in an idyllic location within the Newbridge South estate, Wallan.

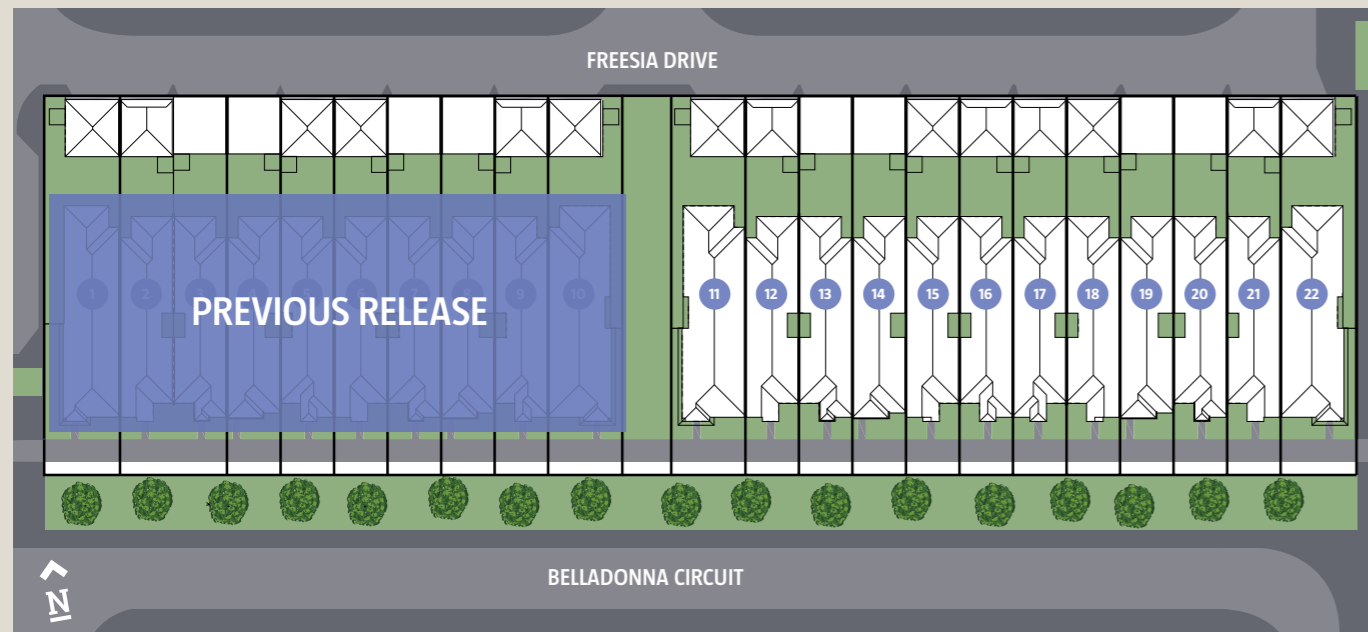
Featuring a range of floorplans specially designed to provide traditional family home accommodation on a compact footprint, with a selection of 2, 3 & 4 bedrooms available, the Belladonna Townhomes offer maximum liveability. Then there's the light-filled spaces, generous accommodation and spacious communal areas. Rounding all this out are the quality

**Belladonna**  
TOWNHOMES



# CONVENIENT

The Belladonna Townhomes occupy a prime location within Newbridge South, only a short walk from the primary school, childcare, parks & wetlands and the future sporting reserve.





# COLOUR PALETTES

Developed in conjunction with our premium trade partners, the colour palettes – High Street and Graphix - are modern, durable and refreshingly neutral. Complementing the overall design aesthetic, they provide the perfect backdrop for contemporary family living.

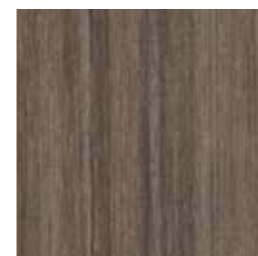
## GRAPHIX PALETTE



**WALL PAINT**  
Taubmans  
Almond Milk



**STONE BENCHTOPS**  
Caesarstone  
Linen



**JOINERY**  
Formica  
Habitat Velour Finish



**SPLASHBACK TILE**  
Beaumont Tiles  
Gloss Mocha



**FLOOR TILE**  
Beaumont Tiles  
Infinite Greige

## HIGH STREET PALETTE



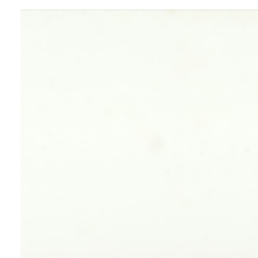
**WALL PAINT**  
Taubmans  
Almond Milk



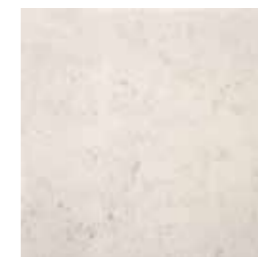
**STONE BENCHTOPS**  
Caesarstone  
Ice Snow



**JOINERY**  
Formica  
Mulga Velour Finish



**SPLASHBACK TILE**  
Beaumont Tiles  
United White Gloss



**FLOOR TILE**  
Beaumont Tiles  
Valencia White



Artist's impression of bathroom in the High Street colour palette



# CONTEMPORARY INCLUSIONS ALL THE WAY

Every townhome at Newbridge South is ready to go. All the inclusions and specifications have been carefully selected to achieve that rare balance of contemporary appeal, low maintenance and overall quality.

## INTERNAL

### KITCHEN

- 20mm reconstituted stone benchtops
- Fully-lined modular cabinets
- Laminate overhead cupboards with plaster bulkheads above
- Pantry with 4 white melamine shelves
- Laminate panel draws and doors
- Tiled splashback
- Designer chrome cabinet handles

### TAPWARE & SINK

- Chrome single lever mixer tap
- 1 ¾ 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

- 2550mm nominal ceiling height
- 67mm x 12mm square-edged skirtings and architraves
- 75mm cove cornice to house and garage

### PAINT

- 3 coats of Taubmans matte 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 low sheen 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
- Privacy locks to bathroom and W.C

### FLOOR COVERINGS

- 450mm x 450mm ceramic floor tiles to, laundry, ensuite, WC bathroom and powder room
- Carpet on foam underlay to remainder of home
- 100mm tiled skirtings to wet areas

### 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

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

### ELECTRICAL

- LED downlights throughout house
- Spot lighting to front and rear entry areas
- Double powerpoints throughout home
- Single powerpoints to fridge, dishwasher and microwave provision (house specific)
- Wall-mounted light switches throughout home
- Exhaust fans above all showers and where required
- 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
- NBN setup and Hub.

### BATHROOM & ENSUITE

- 20mm reconstituted stone benchtop
- Designer laminate vanity unit with laminate square-edged benchtop and kicker
- Chrome cabinet handles
- Upgraded KADO Arc inset basins
- Semi-framed 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
- 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder room

### 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
- Laundry laminate base cupboard and benchtop with drop-in trough
- Chrome mixer tap to laundry trough
- Chrome wall-mounted washing machine connections concealed in laundry cabinet



Artist's impression

## EXTERNAL

### BRICKWORK & CLADDING

- 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
- Part-render finish to selected facade projections (facade specific)

### 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)
- Roller blinds to all windows

### 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
- House insulation; glasswool batts to suit energy requirements
- 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

- Tin storage shed
- 1800mm high timber paling fence to side boundaries and 900mm high palisade fencing to the front
- Landscaping to front and rear included. Refer contract drawings for specific landscaping plans
- 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

# PROJECT TEAM

The Belladonna Townhomes at Newbridge South are the result of a close collaboration between Resimax Group's development team, building partner Tick Homes and design specialists Archtek. This unified approach delivers significant efficiencies and keeps the overall development vision pure. Importantly, it also ensures optimum build quality and maximum affordability.



## NEWBRIDGESOUTH.COM.AU

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PROUDLY DEVELOPED BY

The logo for Resimax Group, featuring the word "RESIMAX" above "GROUP" in a bold, white, sans-serif font, set against a red background with a white border.

**RESIMAX**  
GROUP

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