

One prime location,
21 individual homes.

West Terrace

Tarneit

Welcome to the West

The West is where it's at

For many years, Melbourne's west managed to avoid the spotlight. Today 'the west', as the locals affectionately call it, is one of the nation's fastest-growing areas. The transformation has been swift, dynamic and inspiring. And is it any wonder, with the proximity, affordability and everything that the west offers?

Hand-in-hand with this growth, the Federal and State governments have developed comprehensive plans for future living, working and playing. And those plans are all backed by significant funding

to deliver major infrastructure, employment hubs and amenities. Yes, the future of the west is now even brighter.

Within this fast-growing area is West Terrace. Nestled in the heart of established Tarneit, this 21-home fully-integrated development occupies its own suburban block. Representing that rare opportunity to create the family home you want on a compact footprint, West Terrace is all about clever design, individual choice and superior quality.

It's all happening in Tarneit

In fact, Tarneit is one of Melbourne's fastest-growing and most popular suburbs - which is no surprise when you consider the huge range of amenities, services and facilities that Tarneit and its surrounding areas offer. Also, being in a designated growth corridor, future amenities are already mapped out.

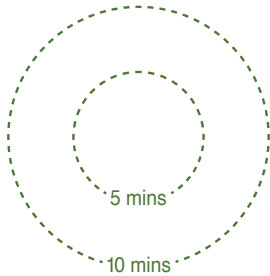
But why wait for the future? Because right now, you'll find everything you need. From major retail, cinemas and restaurants, to cafes and speciality shops, you're covered. Then there are the abundant parks, sporting clubs and recreational facilities. And let's not forget the schools, childcare and education options. It's all happening here in Tarneit.



Everything is right here

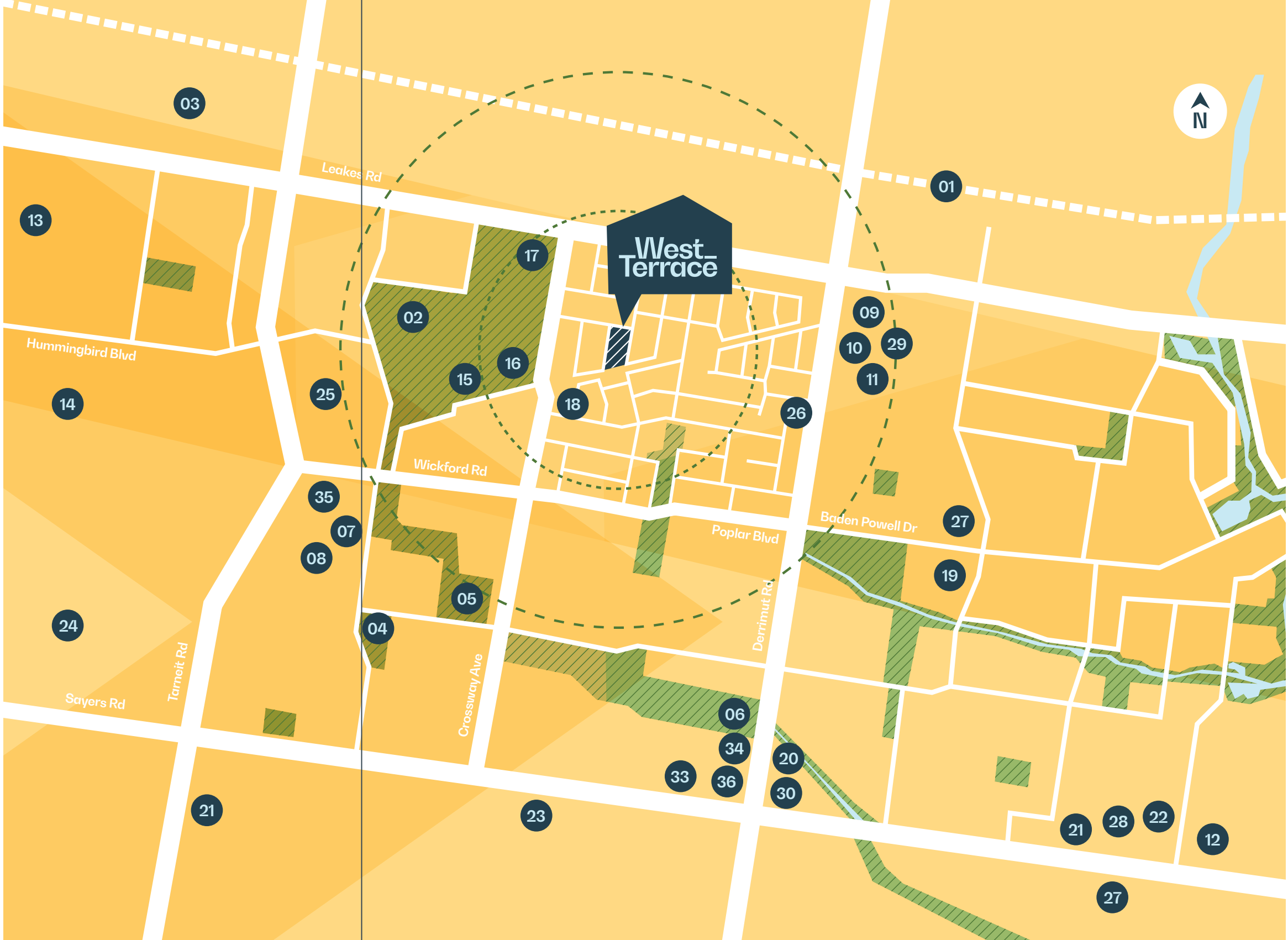
Occupying a central location in the heart of Tarneit, West Terrace is within a stone's throw of everything. In fact, most things you'll need are a leisurely walk away. For everything else, or to travel further afield, connectivity by road and public transport genuinely makes life a breeze.

How's this for convenient? Melbourne's CBD is only 40-minutes away and you can be splashing at the beach in less than half an hour. And then there's the many beautiful riding and walking paths that crisscross Tarneit to explore.



Tarneit by foot

400 metres = 5-minute walk
800 metres = 10-minute walk



TRANSPORT

01 _ Tarneit Train and Bus Station

RECREATION

02 _ Tarneit Central Cricket Club

03 _ Little Green Garden

04 _ Penrose Promenade Park

05 _ Camelot Park

06 _ Tarneit Lakes

RETAIL

07 _ Tarneit Gardens Shopping Centre

08 _ Woolworths Tarneit Gardens

09 _ Tarneit Central Shopping Centre

10 _ Aldi Tarneit

11 _ Coles Tarneit Gardens

12 _ Wyndham Village Shopping Centre

EDUCATION

13 _ St John The Apostle Primary School

14 _ Tarneit Rise Primary School

15 _ Tarneit Central Kindergarten

16 _ Tarneit P-9 College

17 _ Tarneit Senior College

18 _ Tarneit College

19 _ Baden Powell College

20 _ Grow 'N' Learn

21 _ St Francis of Assisi Catholic Primary School

22 _ Thomas Carr College

CHILDCARE

23 _ Community Kids Hoppers Crossing

24 _ Sparrow Early Learning Tarneit

25 _ Tarneit Early Learning Centre

26 _ Sparrow Early Learning Tarneit Central

27 _ Early Learning Centre Rose Grange

28 _ Tarneit World of Learning

MEDICAL

29 _ Tarneit Central Medical Centre

30 _ Derrimut Road Health Clinic

RELIGIOUS CENTRES

31 _ Mahamevnawa Buddhist Meditation Centre

32 _ Sikh Gurudwara Hoppers Crossing

PLACES OF INTEREST

33 _ Wyndham Police Station

34 _ Tarneit Fire Station

35 _ Caltex Woolworths

36 _ Caltex Tarneit

This is West Terrace

West Terrace is the result of a close collaboration between our development team, building partner Tick Homes and design specialists Archtek. The result is an inspired development with a unified, stylish and commanding street presence.

Occupying a prime location – think of it as an entire suburban block - in a thriving established community, West Terrace comprises just 21 blocks. And on these premium blocks, you have a choice of single or double storey homes with multiple facade options. Surrounded by established homes and amenities, this is a rare opportunity to build the home you want, right in the heart of Tarneit.

Featuring a range of floorplans specially designed to provide traditional family home accommodation on a slightly smaller footprint, West Terrace is all about maximum liveability. And it's where a great location, smart design and quality building all come together at a surprisingly affordable price.

Makenzie 23 – Monaco – Strand



Our building partner Tick Homes

Since its launch a few short years ago, Tick Homes has experienced phenomenal success in the new home and first homebuyer market. Offering an unbeatable combination of quality, affordability and innovation, Tick was a recipient of the prestigious REA Game Changer Award in 2018.

Not only has Tick Homes changed the game with their superior customer service, smart home designs and quality builds, but they have been revolutionary in reimagining the entire build journey. Doing away with traditional display homes, everything comes to life at Tick Experience Centre in Essendon Fields. And that includes an amazing display home cinema where every design can be experienced exactly to scale.

West Terrace comes to life at Tick Experience Centre. Walk the floorplans, checkout the facade options and explore all the options. It's truly amazing. And we'll guide you every step of the way.

Make it your own home

Occupying an entire block in the heart of established Tarneit, West Terrace presents a unified and contemporary face to the street, yet offers the flexibility to cater for individual needs, tastes and aesthetics. And that fine balance between integrated and individual is beautifully achieved.

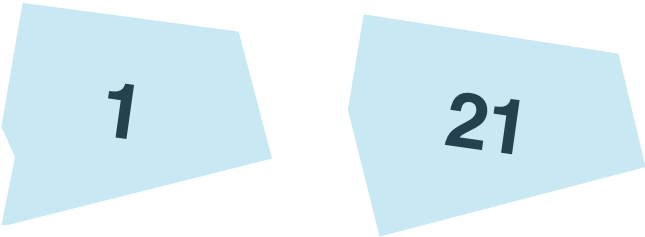
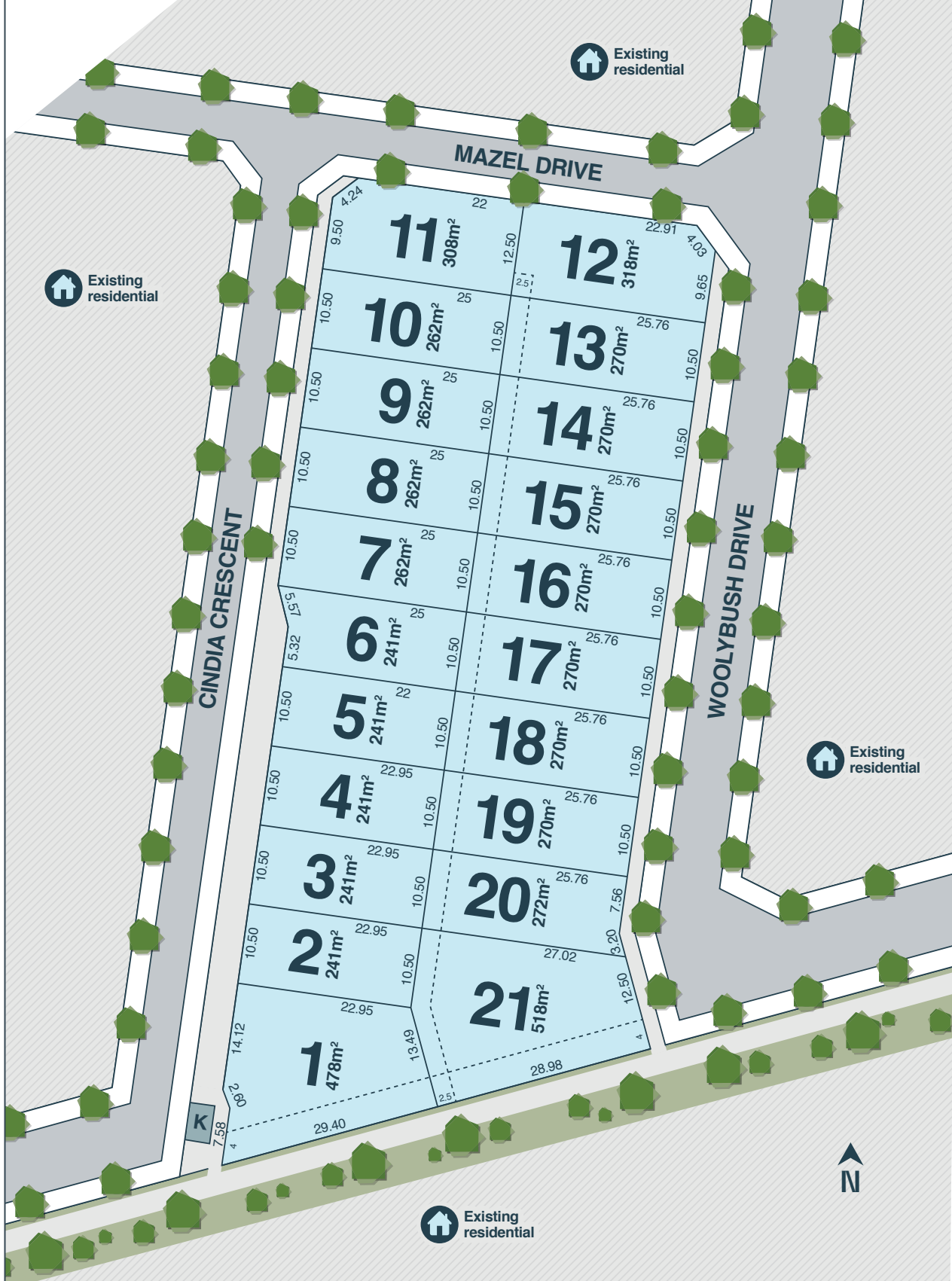
At West Terrace, 19 of the 21 blocks offer the choice of either a superb single or double storey Tick home. With the home designs expertly matched to the individual blocks, light, space and liveability have been maximised.

Once you’ve selected your block and home, you then have the choice of a wide range of facade options. Contemporary, classic, bold or perhaps just beautifully understated, the choice is entirely yours. Rounding out West Terrace are the range of signature inclusions, fittings and finishes.

Are you ready to make your home at West Terrace?

<div><div>1</div><div>Choose your lot</div></div> <div><div>2</div><div>Choose your home</div></div> <div><div>3</div><div>Choose your facade*</div></div>			
Lots		Design	
2-6 (5 lots)	Single	Fraser 15	Ten
	Double	Makenzie 23	Six
7-20 (14 lots)	Single	Eli 17	Ten
	Double	Makenzie 25	Six

*Some facade options may not be available

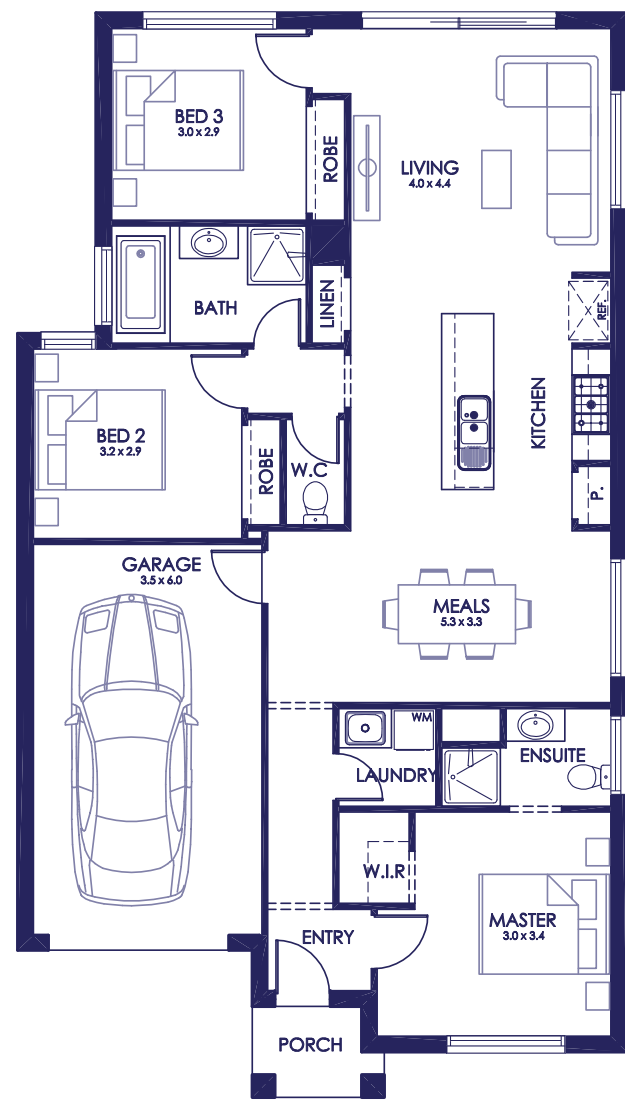


Bespoke corner homes

To complement the crafted feel of West Terrace, custom designs have been created for the large corner blocks. Taking full advantage of the irregular blocks, their individual aspects, orientation and outlooks are maximised. While these fully bespoke designs are specifically crafted, there is scope to adapt aspects of the designs to suit individual needs.

Interested in the possibilities? Simply chat to your sales consultant.

Lots 2-6



Single storey
Fraser 15

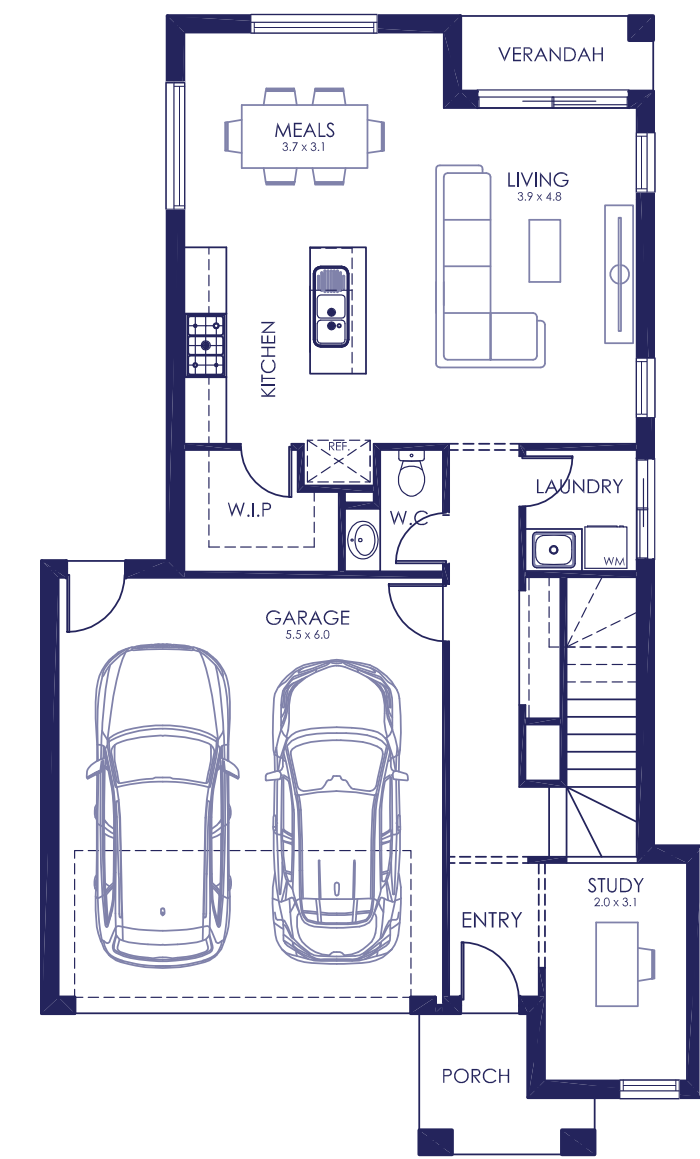
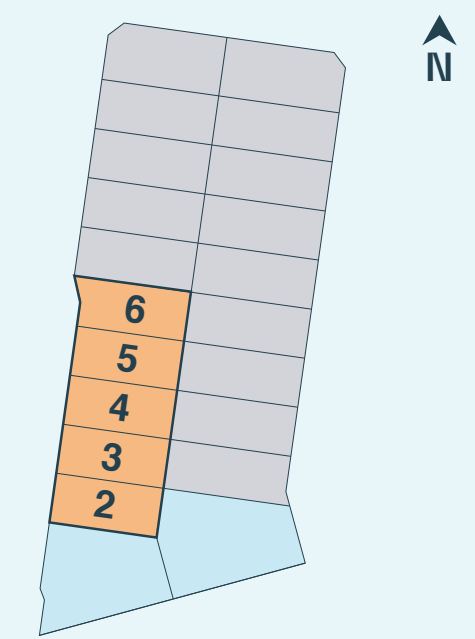
Bedrooms	3
Bathrooms	2
Car Spaces	1
Living	113.11m ²
Garage	23.33m ²
Porch	2.60m ²
Total	139.04m ²
	14.97sq

Double storey
Makenzie 23

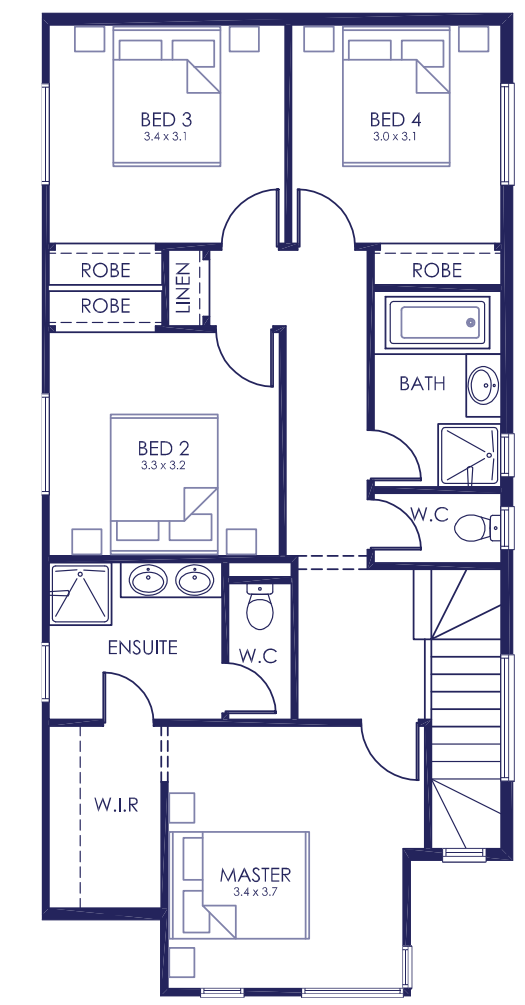
Bedrooms	4
Bathrooms	2.5
Car Spaces	2
Ground Floor	76.38m ²
Upper Floor	90.82m ²
Garage	36.19m ²
Porch	3.93m ²
Verandah	2.98m ²
Total	210.30m ²
	22.64sq

These two home designs – single and double storey – were matched specifically with blocks 2-6. Making the most of each block’s size and orientation, they deliver ‘full family home living’ on a compact footprint.

Maximising space and light, these designs provide plenty of living areas, generous bedrooms and smart design features throughout. Everything is spacious, smart and well thought-out.

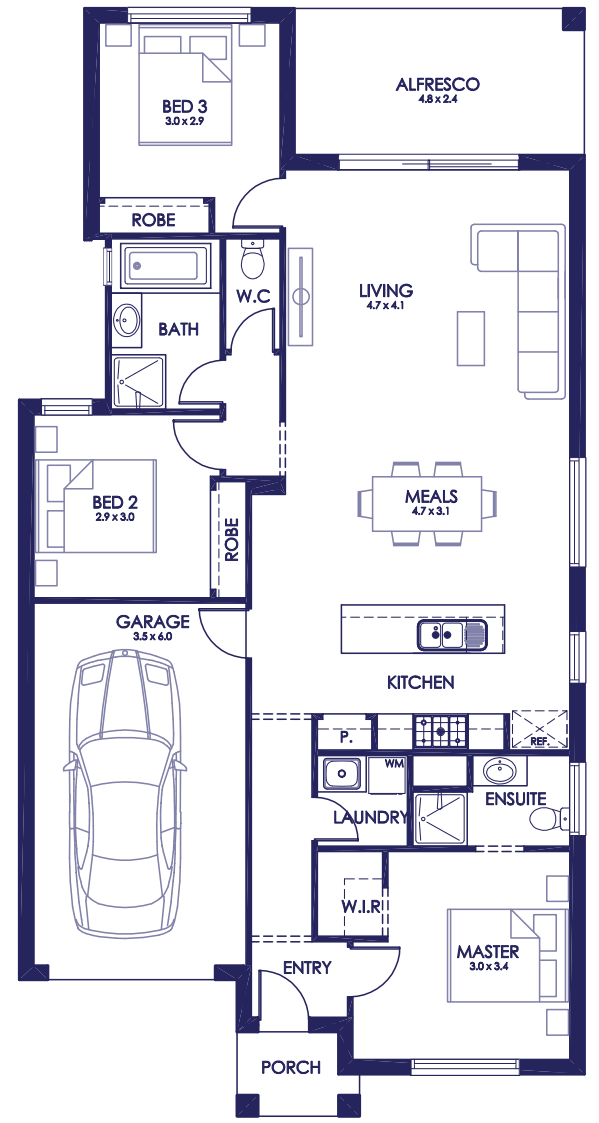


Ground Floor



First Floor

Lots 7-20



Single storey
Eli 17

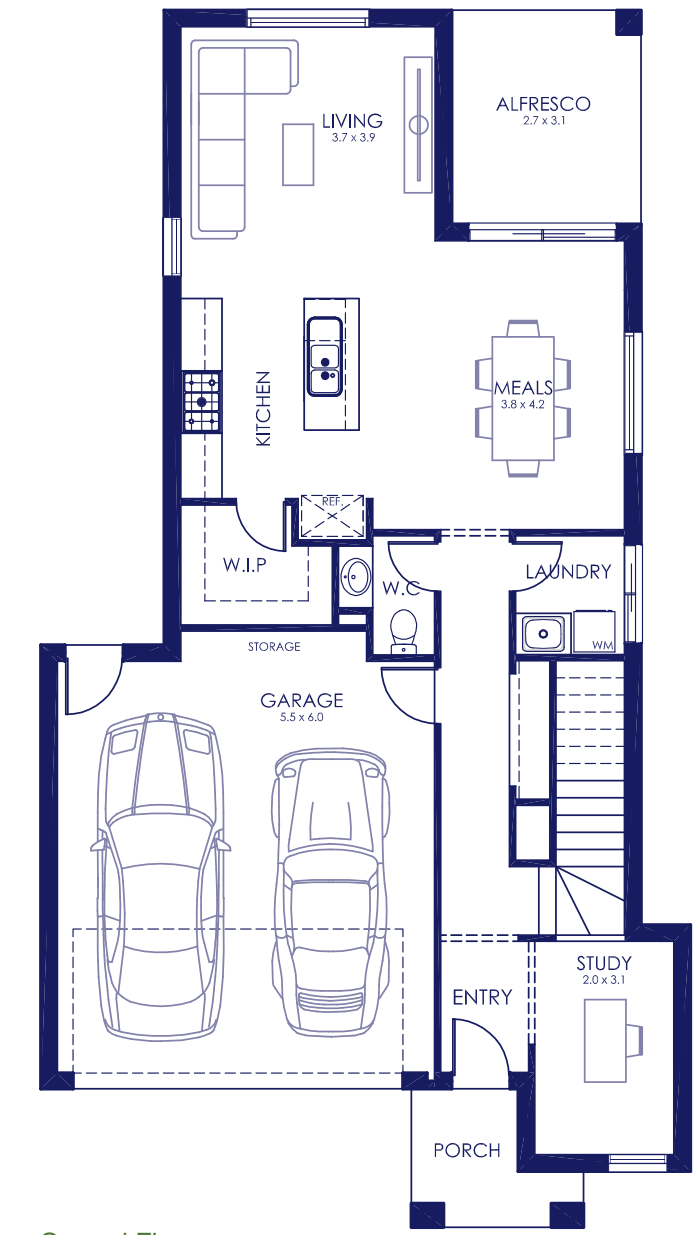
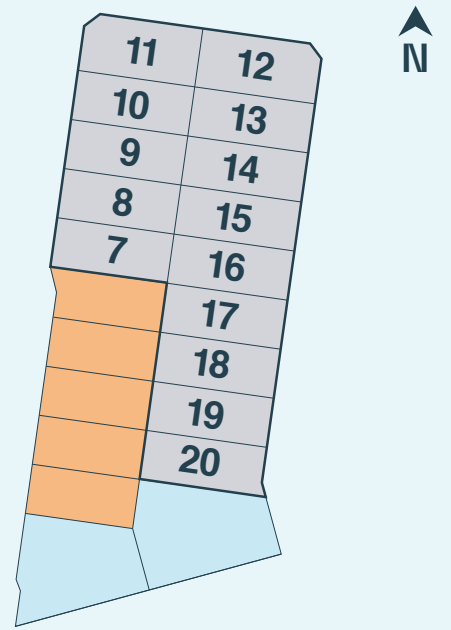
Bedrooms	3
Bathrooms	2
Car Spaces	1
Living	115.15m ²
Garage	23.33m ²
Porch	2.60m ²
Alfresco	11.66m ²
Total	152.74m ²
	16.44sq

Double storey
Makenzie 25

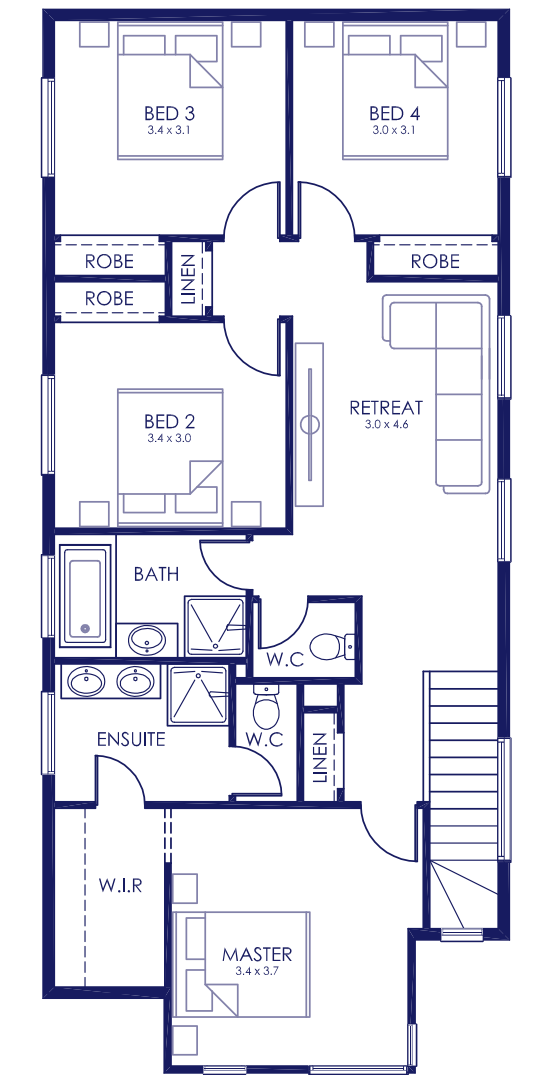
Bedrooms	4
Bathrooms	2.5
Car Spaces	2
Ground Floor	79.53m ²
Upper Floor	100.86m ²
Garage	37.49m ²
Porch	3.93m ²
Alfresco	8.61m ²
Total	230.42m ²
	24.80sq

Overall, blocks 7-20 at West Terrace are slightly larger than blocks 2-6. The two home designs – single and double storey – paired with these blocks make the most of the available footprint and individual aspect. And with a range of facades options to choose from, you can customise these homes just the way you want.

The homes themselves offer impressive family accommodation with generous bedrooms, multiple livings areas and smart design features throughout.



Ground Floor



First Floor



Inclusions & Specifications

Every aspect of West Terrace has been carefully considered to ensure that rare balance of contemporary appeal, low maintenance, and overall quality is achieved. Reflecting the development vision of creating a spacious home feel on a compact footprint, West Terrace’s inclusions and specifications are identical to those used in every quality Tick Home.

Kitchen Inclusions

General	Appliances
<div><div>→ 20mm Caesarstone benchtops</div><div>→ Fully-lined modular cabinets</div><div>→ Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads</div><div>→ Pantry with 4 white melamine shelves</div><div>→ 16mm laminate panel drawers and doors with white melamine interiors</div><div>→ Tiled splashback</div><div>→ Designer chrome cabinet handles</div></div>	<div><div>→ 900mm-wide Technika stainless steel dual fuel upright cooker</div><div>→ 900mm-wide Technika stainless steel canopy rangehood vented through to roof space on single storey homes and external wall on double storey homes</div><div>→ Dishwasher provision built into kitchen base cupboards including single powerpoint</div></div>
Tapware & Sink	

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

Living Inclusions

General
<div><div>→ 2590mm nominal ceiling height to single storey homes and ground floor of double storey homes</div><div>→ 67mm x 12mm square-edged skirtings and architraves</div><div>→ 75mm cove cornice to house and garage</div></div>
Paint

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

Living cont

Internal doors	Robes & linen	Electrical
<div><div>→ 2040mm-high flush-panel internal doors</div><div>→ Designer lever handles to passage doors</div><div>→ Chrome hinges, latches and striker plates throughout to all doors</div><div>→ Plastic white door stops to hinged doors</div></div>	<div><div>→ White melamine shelf with chrome hanging rail to robes</div><div>→ 2100mm-high framed vinyl robe sliding doors to robes (excluding WIRs)</div><div>→ 4 white melamine shelves to linen cupboards (house-specific)</div><div>→ Pull handle to linen cupboard</div></div>	<div><div>→ Ceiling batten lights as per working drawings including shades and light globes</div><div>→ Double LED flood lighting to front and rear entry areas</div><div>→ Double powerpoints throughout home (refer to working drawings)</div><div>→ Single powerpoints to fridge, dishwasher and microwave/ provision (house-specific, refer to working drawings)</div><div>→ Wall-mounted light switches throughout home</div><div>→ Exhaust fans above all showers and where required (includes draft stoppa)</div><div>→ Hard-wired interlink smoke detectors with battery back-up</div><div>→ Free-to-air TV antenna</div><div>→ 2 telephone points</div><div>→ Double weather-proof GPO in alfresco (house-specific)</div><div>→ Double external powerpoint to hot water service unit</div></div>
Floor coverings	Stairs (double storey only)	
<div><div>→ 400mm x 400mm ceramic floor tiles to entry, living, meals, kitchen, laundry, ensuite, WC, bathroom and powder room (house-specific)</div><div>→ Carpet on foam underlay to remainder of home</div><div>→ 100mm tiled skirtings to wet areas</div><div>→ Plastic white door stops to hinged doors</div></div>	<div><div>→ Feature staircase with carpet treads, newel post, black with iron balusters and KDHW handrail</div></div>	
	Heating	
	<div><div>→ Gas ducted heating with ceiling vents with programmable thermostat control and ceiling vents to living areas and bedrooms (refer to working drawings)</div></div>	

Bathroom & Ensuite Inclusions

Bathroom & Ensuite	Tiling	Brickwork & render
<div><div>→ Designer laminate vanity unit with square-edged benchtop and kicker</div><div>→ Chrome cabinet handles</div><div>→ White vitreous china inset hand basin with chrome waste outlet</div><div>→ Semi-frameless 1950mm-high shower screen with pivot door and clear safety glass</div><div>→ White shower base with matching waste</div><div>→ Silver-backed, polished-edge mirror to width of vanity unit</div><div>→ Designer white acrylic bath with chrome waste to bathroom</div><div>→ White vitreous china close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat and chrome mini cistern stop tap</div></div>	<div><div>→ Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)</div><div>→ 100mm-high skirting tiles to laundry, WC, and powder room (as per working drawings)</div></div>	<div><div>→ Clay bricks</div><div>→ Natural rolled mortar joints</div><div>→ 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)</div><div>→ Part-render finish to selected facade projections (facade & design-specific)</div><div>→ Painted fibre cement infills over all windows and external doors (house and facade-specific)</div><div>→ Painted fibre cement sheet over garage (house -specific)</div><div>→ Coloured-through concrete driveway and path</div></div>
Powder room (house specific)	Tapware	Windows
<div><div>→ Designer laminate unit with laminate square-edged benchtop and kicker</div><div>→ Polished-edge mirror to width of vanity unit</div><div>→ Chrome cabinet handles</div><div>→ White vitreous china inset hand basin with chrome waste outlet</div></div>	<div><div>→ Chrome bath wall mixer with wall outlet</div><div>→ Chrome basin mixer tap</div><div>→ Chrome shower mixer with all-directional shower head to bathroom</div><div>→ Chrome shower mixer with slide rail to ensuite</div></div>	<div><div>→ Designer aluminium powdercoat finish feature windows to facade (house-specific)</div><div>→ Aluminium powdercoat finish windows to remainder of house (house-specific)</div><div>→ Chrome hinges, latches and striker plates throughout home</div><div>→ Keyed window locks to all openable windows</div><div>→ Flyscreens to all openable windows</div></div>
	Laundry	
	<div><div>→ Tiled splashback</div><div>→ Laminate laundry cabinet with trough</div><div>→ Chrome mixer tap to laundry trough</div><div>→ Chrome wall-mounted washing machine connections concealed in laundry cabinet</div><div>→ Aluminium sliding door with clear glazing (house-specific)</div></div>	

External Inclusions

External Inclusions cont

Internal doors	Doors	Framing
<div><div>→ Brick veneer garage with painted plasterboard walls and ceiling</div><div>→ Sectional overhead door to front of garage</div><div>→ Remote-controlled garage door</div><div>→ Step-down concrete slab flooring</div><div>→ FC sheet over garage</div></div>	<div><div>→ Hume Vaucluse XV9 feature 2040mm x 820mm front entry door</div><div>→ Lockwood Symmetry double cylinder deadbolt to front entry door</div><div>→ 2040mm-high flush-panel solid-core external garage access door with lockable entrance set</div><div>→ Plastic white door stops to hinged doors</div></div>	<div><div>→ 90mm timber wall frames with engineered stabilised timber roof trusses as per engineer’s requirements</div></div>
Roofing	Energy efficiency	Tapware & plumbing
<div><div>→ Profiled concrete roof tiles</div><div>→ Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters</div></div>	<div><div>→ Chromagen 175-litre tank, solar-assisted hot water service with assisted gas-boosted continuous flow with roof-mounted solar panels</div><div>→ Insulation to roof area (excludes garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations</div><div>→ Wall batts to external house walls (including part wall J between garage and house) to achieve a minimum 6-star energy rating to all orientations</div><div>→ Foil weather wrap to external walls</div><div>→ Weather seals to all external doors and windows</div><div>→ Self-sealing exhaust fans with draft stoppers</div></div>	<div><div>→ 2 garden taps, one inside front boundary, one to rear</div><div>→ Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate-specific)</div><div>→ Concealed plumbing waste pipes</div><div>→ Overflow to stormwater point</div></div>
Alfresco (house-specific)		Fixed site costs
<div><div>→ Undercover alfresco with plaster-lined ceiling and one batten light point</div><div>→ Brick pier to alfresco</div><div>→ External aluminum sliding door with clear glazing</div></div>		<div><div>→ Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points is provided within the building allotment. Engineer-designed concrete “M” Class waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required).</div><div>→ Excludes connections account opening fees.</div><div>→ 100mm stormwater drains</div><div>→ All council and developer requirements</div></div>

West Terrace Project Team

Every aspect of West Terrace has been conceived, developed and managed by Resimax Group and its affiliated companies. From the planning, development managing and home construction, right through to the marketing, branding and construction, we've firmly held the reins. This approach delivers significant efficiencies, ensures one point of contact and keeps the development vision pure. Which means a superior result in every regard. And with PSP Property appointed as West Terrace's exclusive selling agents, you can be assured of a quality and attentive customer experience.

This is the Resimax Group way.



How do you want to live?

We're Resimax Group. And we're here to help people answer that fundamental question. With first homebuyer specialist Tick Homes, our masterplanned communities and property investment specialists, we're all about the power of property.

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 first passion.

West Terrace

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