

CROYDON RISE

4-6 ALFRICK ROAD, CROYDON

A UNIQUE
LIFESTYLE
OPPORTUNITY



EASTFIELD
PARK

EASTLAND
SHOPPING
CENTRE

MELBOURNE
CBD

AQUAHUB

SWINBURNE
UNIVERSITY

CROYDON
RISE

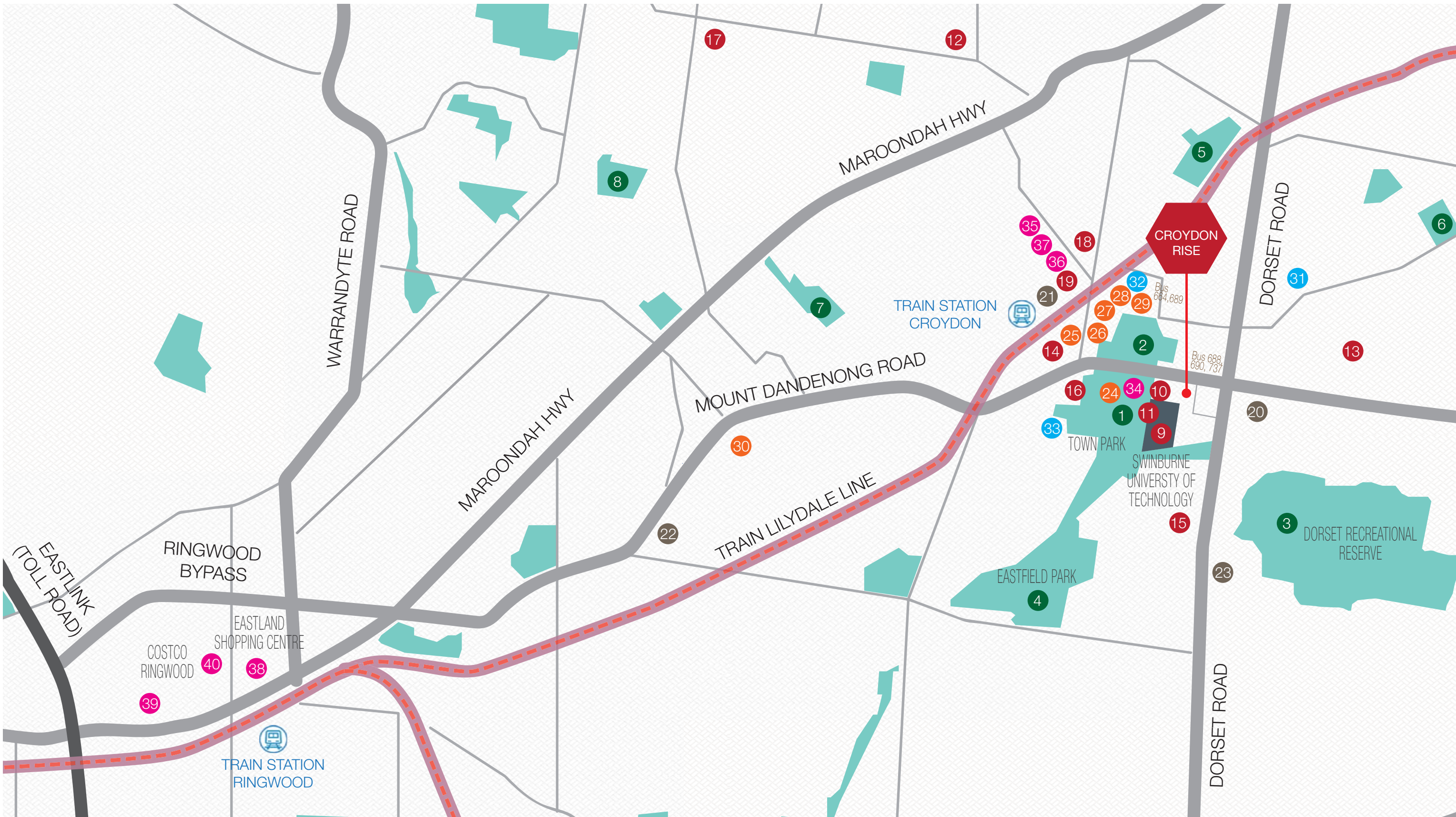
TOWN
PARK

WOOL-
WORTHS

CROYDON
PARK

CROYDON
STATION

SHOPPING
CENTRE



Parks and Reserve

- 1, Town Park
- 2, Croydon Park
- 3, Dorset Recreational Reserve
- 4, Eastfield Park
- 5, Silcock Reserve
- 6, Charles Allen Reserve
- 7, Ainslie Park
- 8, Kalinda Urban Forest

Education:

- 9, Swinburne University of Technology - Croydon
- 10, Croydon Early Learning & Childcare Centre
- 11, Swinburne University Industry Consultancy Unit
- 12, Luther College
- 13, Ruskin Park Primary
- 14, Croydon Community School
- 15, Woodland Education
- 16, Croydon Central Kindergarten

- 17, Yarra Valley Grammar
- 18, Croydon Primary School
- 19, St John's Kindergarten

Health:

- 20, Ringwood Private Hospital
- 21, Wicklow Avenue Medical Centre
- 22, Maroondah Hospital
- 23, Croydon Medical Centre

Restaurants/Cafes:

- 24, JJ's Pizza
- 25, Thai Lemon Tree Restaurant
- 26, Kofi Beans
- 27, Poopy Thai Restaurant
- 28, Raffaele's Italian Cuisine
- 29, Viva Mexico
- 30, Nikos Greek Tavern

Entertainment:

- 31, Wyreana Gallery & Community Art Centre
- 32, Plaza Cinemas Croydon
- 33, Aquahub
formerly Croydon Leisure & Aquatic Centre

Amenities & shopping

- 34, Woolworths
- 35, Croydon Central Shopping Centre
- 36, Coles Croydon
- 37, ALDI Croydon Market
- 38, Eastland Shopping Centre
- 39, Target
- 40, Costco Ringwood

Public Transport

-  Train - Lilydale Line
Croydon Station
-  Bus No.
688, 690, 737, 664, 689



MAIN STREETBOUTIQUE



WOOLWORTHS CROYDON



CROYDON CENTRAL SHOPPING CENTRE



MAIN STREETBOUTIQUE

CONVENIENT TRANSPORT AND FIRST CLASS EDUCATION



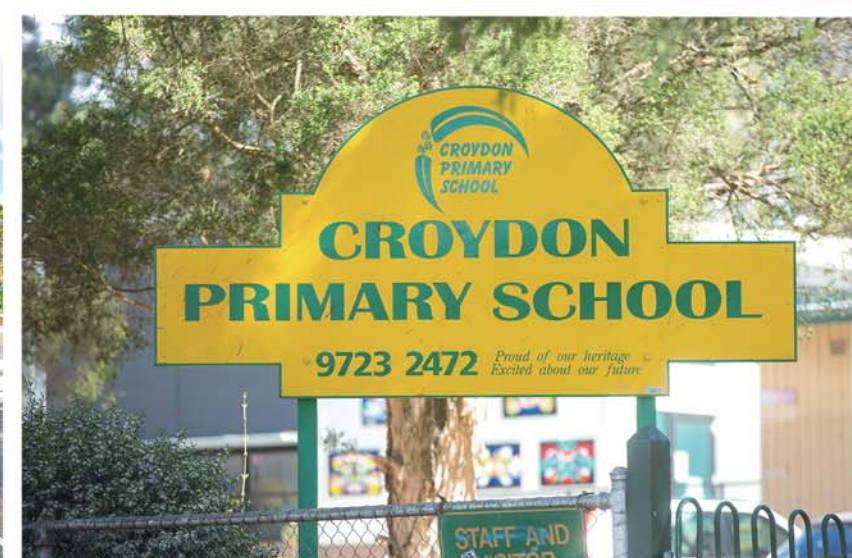
SWINBURNE UNIVERSITY OF TECHNOLOGY



BUS STOP AT MT
DANDENONG ROAD



CROYDON STATION





TOWN PARK



CROYDON LIBRARY



AQUAHUB BY THE LAKE



TOWN PARK



CROYDON PARK



CROYDON LIBRARY



ARTIST IMPRESSION

INNOVATIVE, ICONIC
AND INCREDIBLY
STYLISH

Croydon Rise will be a true representation of luxury and exclusivity in the heart of Croydon. Comprised of 42 sophisticated one and two bedroom apartments, finished to an exceptionally high level of standard, Croydon Rise will appease even the most discerning owner occupier.



ARTIST IMPRESSION



ARTIST IMPRESSION

BEAUTIFUL VIEWS AND A RELAXING ENVIRONMENT

Centrally located, the lifestyle on offer showcases the versatility of Croydon. Moments from schools, lush parks and walking tracks, the position also places an array of restaurants, cafes and shops at your fingertips, while bringing public transport just metres from your door.



ARTIST IMPRESSION

TIMBER FLOORS OPTIONAL UPGRADE

THE OPEN PLAN LAYOUT OF EACH
RESIDENCE HAS BEEN
CAREFULLY CONSIDERED TO
ENSURE EASE OF LIVING

They will feature combined kitchen, living and dining areas, generous bedrooms and modern bathrooms, complemented by a neutral colour scheme, and a balcony or courtyard. You will also have the ability to customise your new home with a number of optional upgrades to choose from.



ARTIST IMPRESSION



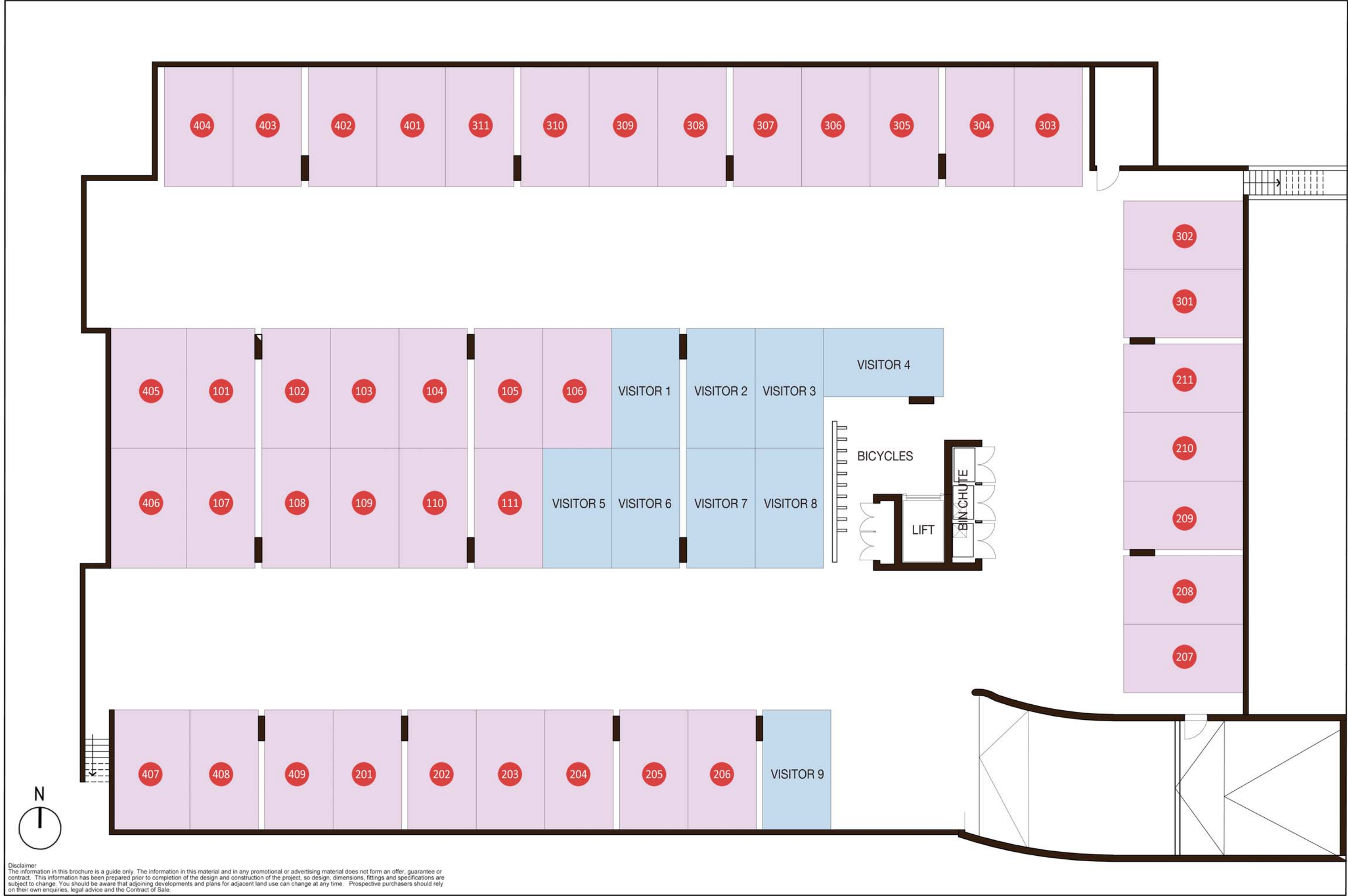
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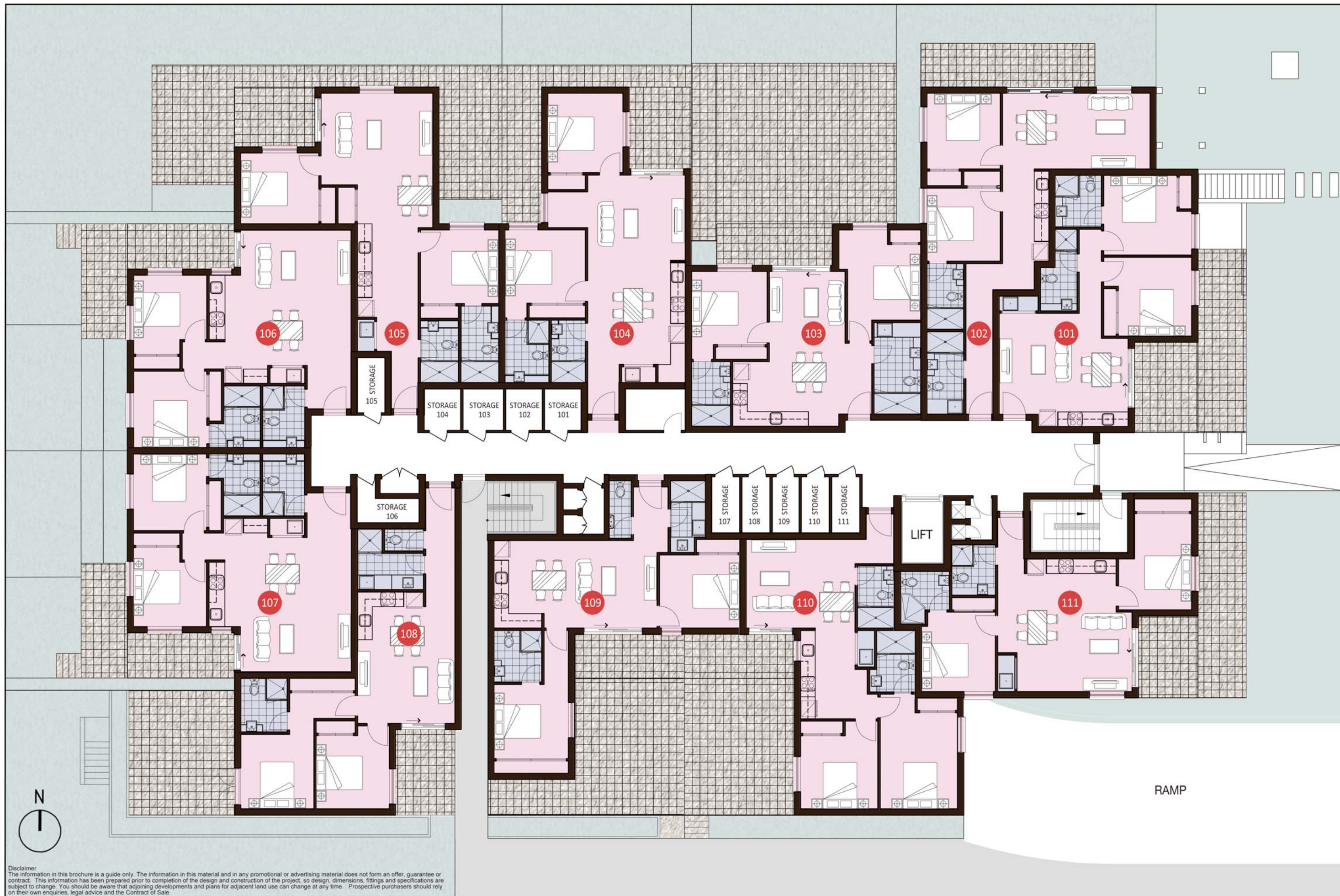
ARTIST IMPRESSION



ARTIST IMPRESSION



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Disclaimer:
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SECOND FLOOR PLAN



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THIRD FLOOR PLAN

4-6 Alfrick Road Croydon Materials & Finishes

Colour Scheme Revision: A

APPLIANCE

KITCHEN
RANGEHOOD

Build in rangehood



OVEN



DISHWASHER



COOKTOP

4 Burner S/S Gas Cooktop



SINK

Stainless Steel double bowl sink



BASIN



BATHROOM

SHOWER OUTLET



SHOWER MIXER



TOILET



SHOWER SHELF



TOILET ROLL HOLDER



BATHROOM ROBE HOOK



SplashBack/Wall Tile



Cabinet/Kitchen/Bath



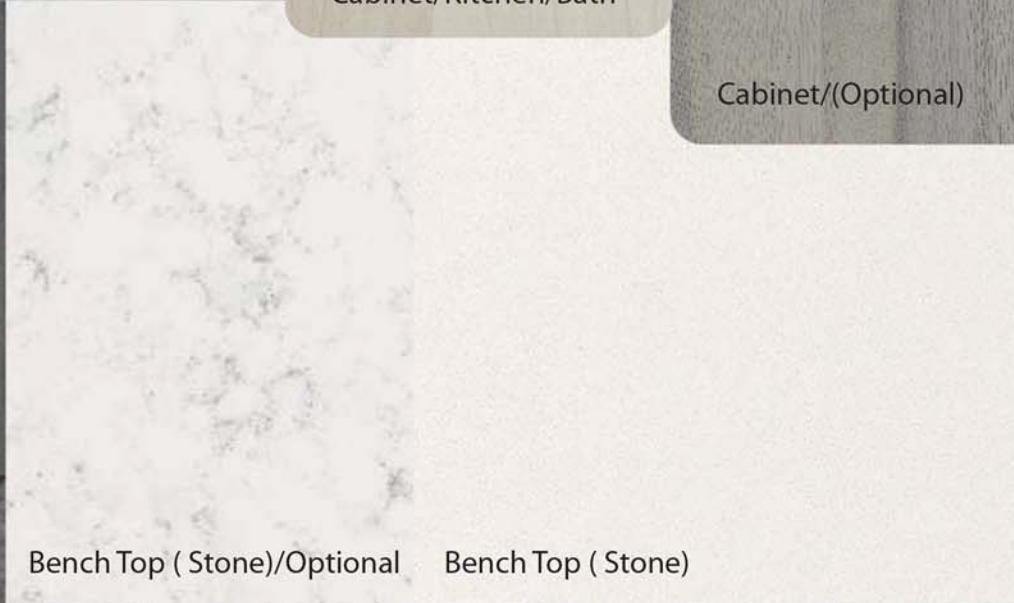
Cabinet/(Optional)



Floor Tile/Kitchen/Bath (Optional)



Timber Floor (Upgrade)



Bench Top (Stone)/Optional

Bench Top (Stone)



Carpet



Floor Tile/Kitchen/Bath

Standard Specification and Inclusion Schedule – 4-6 Alfrick Road, Croydon

This schedule lists the range of standard materials, appliances, general finishes, fixtures and fittings for this specific project. Their use, extent and location may vary, and can be replaced for similar items if decided required by GardenCity Australia. This schedule can be taken as a general standard expected for this specific project and considers the specified colour scheme. If the item is not specifically mentioned, it is assumed to be to GardenCity Australia's standard building range and selection (To be read in conjunction with the Working Drawings – please note certain aspects may not be applicable to this project)

EXTERIOR FINISHES (See Schedule A for further information)

Walls	-	Face masonry
	-	Rendered masonry
	-	Rendered Polysterene/Fibre Cement Sheet Cladding
	-	Painted Fibre Cement Sheet Cladding
	-	Painted Fibre Cement Sheet weatherboards
	-	Painted masonry
	-	Timber Cladding
Party Wall	-	CSR party wall system - 60/60/60 fire rating (or similar as required)
Flat Roof	-	Zincalume and / or Colorbond metal deck roof
Pitched Roof	-	Colorbond metal deck roof
Windows	-	Aluminium powder coat finish to frames
	-	Clear and / or obscure glazing
	-	Double glazing only if required to meet 5 star requirements
Front Entry Door	-	Painted timber door or timber veneer finish door with timber frame
	-	Aluminium powder coated frame as alternative.
	-	Lockwood 002, with 600mm long stainless steel handle
Rear and Courtyard/Balcony Doors	-	Glass sliding door with powder coated aluminium frame
Front Garage Door/s	-	Remote activated panel lift sectional overhead door
Fascia Board	-	Colorbond and / or painted timber
Roof Soffits	-	Painted fibre cement sheet
Balcony Decking	-	Tiled or Treated Pine Timber decking with clear finish
Balcony Soffits	-	Painted fibre cement sheet
Balcony Balustrade	-	Aluminium / Metal
Guttering	-	Colorbond and / or zincalume box gutters
	-	Colorbond and / or painted zincalume/PVC rain heads and downpipes
Entry Porch	-	Pavers
Driveway	-	Coloured concrete
Fencing	-	Treated Pine timber fence/timber paling side boundary fences

Letterbox	-	Letterbox to GardenCity's specification best incorporated into the specific site arrangement
Landscaping	-	Landscaped to GardenCity's specification and subject to prevailing water restrictions – Landscape Plan outsourced.

INTERIOR FINISHES (See Schedule A for further information)

Floors	-	300 x 300 / 600x600 matt finish Porcelain and / or Ceramic tiles
	-	Cut Twist pile carpet as selected – 50% Wool
	-	Laminated Timber Flooring in Living Area
	-	*Upgrade Option – Timber flooring +\$160 p/sqm extra cost for solid Post Finished Timber Flooring (Vic Ash/Tassie Oak/similar) to be paid directly to the builder before commencement.
Walls	-	Plasterboard with low sheen paint finish
Ceilings	-	Plasterboard with flat paint finish 2400mm – 2700mm
Wall Tiling	-	Porcelain and / or Ceramic wall tile to bath and shower
	-	Porcelain and / or Ceramic splashback tiles in laundry
	-	Porcelain and / or Ceramic skirting tiles to bathroom and ensuite
Doors & Woodwork	-	Semi-gloss paint finish to flush panel doors
	-	Skirtings 92 x 12mm MDF with gloss paint
	-	Architraves primed MDF bevelled 67 x 12mm gloss paint
Door Furniture	-	Chrome Hinges, latches and striker plates – Hume Standard Bright
	-	Chrome throughout
	-	Internal doors – Chrome standard bright.
Cornice	-	Standard scotia 50-55mm cornices or Square set cornices
Thermal Insulation	-	Insulation Batts to ceilings
	-	Insulation Batts to all exterior walls and party walls
	-	Sisilation to all exterior walls
	-	As per energy report.
Acoustic Insulation	-	Insulation batts to party walls
Woodwork	-	MDF skirting and architraves as above

FIXTURES & FITTINGS

Kitchen

- Overhead Cupboards	-	Laminex
- Under Bench Cupboards	-	Laminex
- Doors and Drawers	-	Laminex
- Handles	-	Stainless Steel Finish
- Benchtops	-	Reconstituted Stone 20mm polished Light/Dark
- Splashback	-	Glass(Standard colour back as per material palette)
- Sink	-	Stainless Steel double bowl sink
- Tapware	-	Chrome finish sink mixer
- Dishwasher	-	Stainless Steel – 60cm
- Oven	-	Stainless Steel – 60cm Electric
- Cook top	-	Stainless steel – 60cm 4 Burner
- Rangehood	-	Slideout – 60cm

Laundry

- Trough	-	Stainless Steel 45 litre standalone trough
- Cupboard	-	Fully Lined Laminex
- Doors	-	Laminate
- Benchtop	-	Laminate
- Tapware	-	Chrome finish sink mixer
	-	Chrome finish washing machine stops
- Exhaust Fan	-	Ceiling mounted
- Linen	-	Painted swing door
	-	Open shelves, Lined
- Splashback	-	Tiled

Powder Room

- Toilet	-	Close Coupled Toilet Suite wi S Trap - White
- Basin	-	Wall mounted hand basin with tiled splashback
- Tapware	-	Chrome basin mixer
- Towel Ring	-	Chrome finish
- Mirror	-	N/A
- Exhaust Fan	-	Ceiling mounted
- Toilet roll holder	-	Chrome finish

Bathroom / Ensuite

- Shower Screen	-	Framed toughened clear glass
- Toilet	-	Close Coupled Toilet Suite wi S Trap - White
- Shower base	-	Acrylic Base
- Shower head	-	Wall Shower Chrome
- Splashback	-	Tiled
- Mirror	-	Polished edges
- Exhaust Fan	-	Ceiling mounted
- Vanity Cupboard	-	Laminex - fully lined
- Doors and Drawers	-	Laminex
- Benchtop	-	Laminex
- Basin	-	Semi-Recessed Vanity Basin
- Bath	-	Acrylic or polymarble
- Tapware	-	Chrome basin mixer
- Towel Rail	-	Chrome finish
- Toilet roll holder	-	Chrome finish
- Soap Dish	-	Chrome finish

Bedrooms

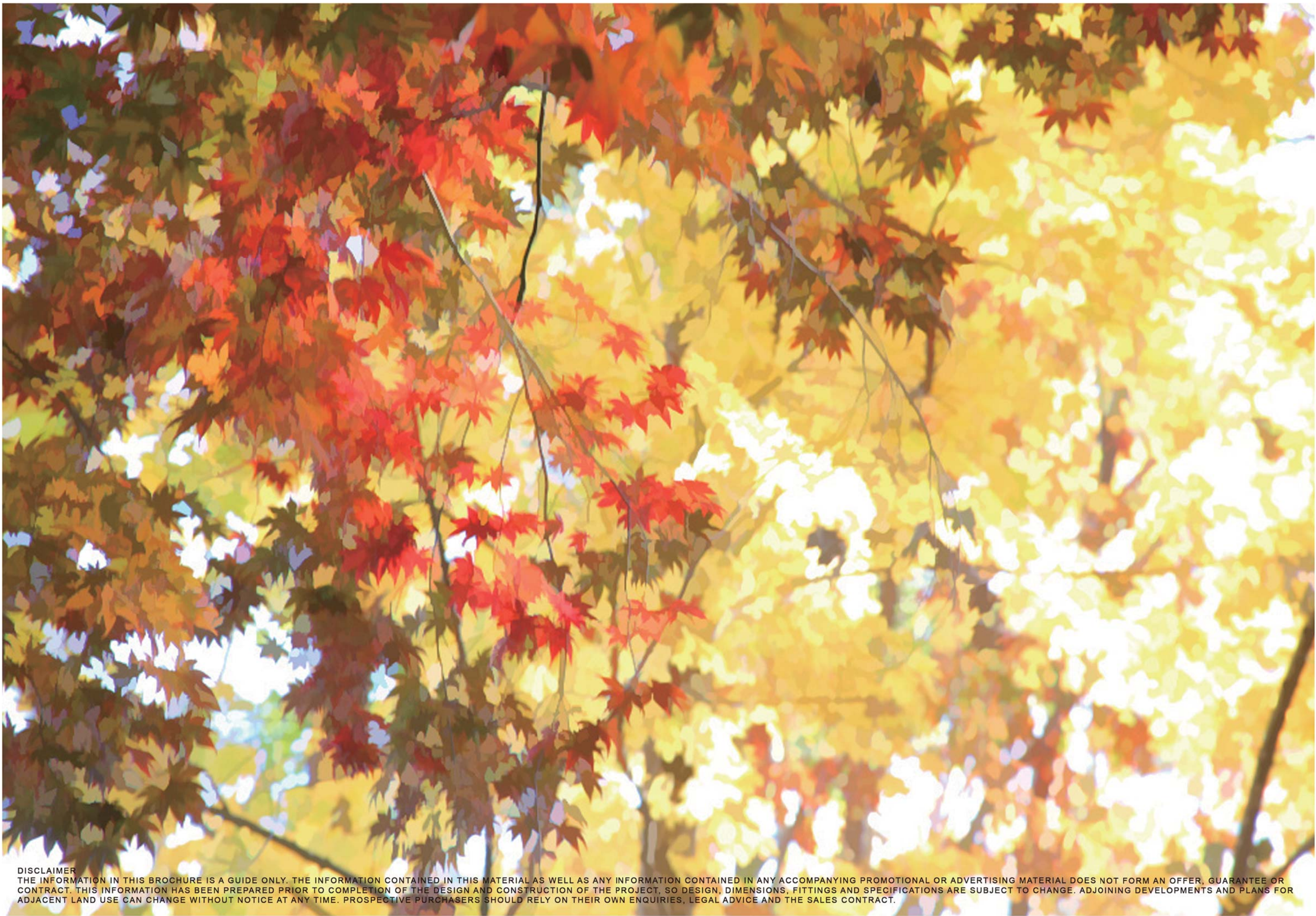
- Wardrobe	-	Flush pull handles with shelf and rod under.
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Hallway

- Storage/Linen Cupboard	-	Painted swing/sliding doors
(If Applicable)	-	Open shelves, fully lined laminex

GENERAL

Heating / Cooling	-	Split System to Living / Wall Panel Heater to Main Bed (No Ducted)
Clothes Line	-	Wall mounted fold-a-line – to ground floor only where possible/as deemed practical by builder
Flywire screens	-	No
Door Hardware	-	Entry Door – Chrome finish lever set & mortice lock
	-	Sliding Doors – Pull handle with internal key lock
	-	Internal door furniture – Chrome finish lever passage set
	-	Bathroom, Ensuite, Powder Room – Passage set with privacy latches
		*Lift Off Hinges to all Wet Area Doors
TV Points	-	1x Living room
		Note: Connections for Foxtel are not included. Wiring and points for future Pay TV installation can be included to all TV points.
Telephone Points	-	1x Living room (+ dedicated foxtel point)
Internal Light Fittings	-	Circular recess downlights throughout – white finish
	-	Heat / Light / Fan to Bathrooms and Ensuites
External Light Fittings	-	Lights to front porch, balconies, Courtyards and Rear Yard
		Ceiling mounted to entry soffits etc, spot lights to wall otherwise
Miscellaneous	-	Entrance Door Matt at ground floor communal entrance
	-	Signage for entry/exits to all levels
	-	Mailbox



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