



7-9 Rich Crescent, Bellfield
Modern Sophistication Town Homes



Key Features and Inclusions

Space

Large spacious and natural light filled family town homes

Living

Offering seamless indoor/outdoor living and entertaining

Meals

Full sized kitchen spaces

Outdoor

Large landscaped backyards

Quality

Bosch kitchen appliances
Stone bench tops
Quality flooring and carpet

Car

Double car garage

Safety

Home Alarm

Privacy

Front fence for added privacy



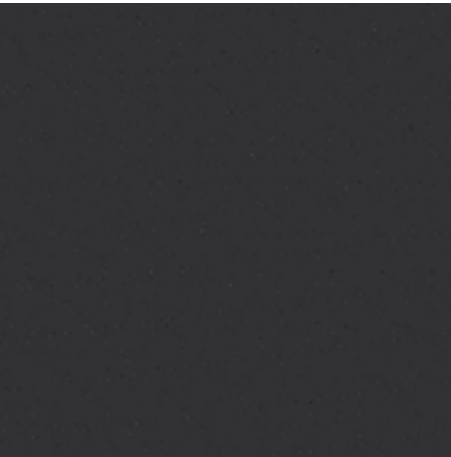
External Colour Schemes



BRICKWORK:
Austral char
Grey mortar or similar



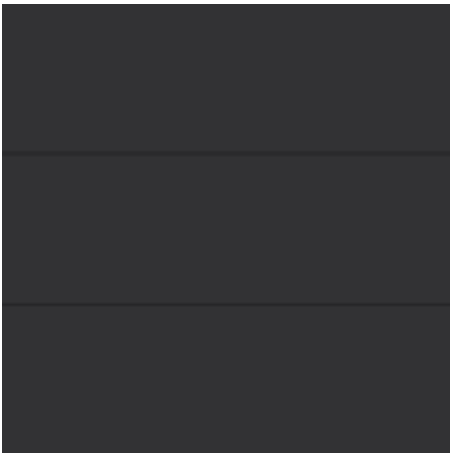
VERTICAL CLADDING:
133 mm Axon cladding
monument or similar



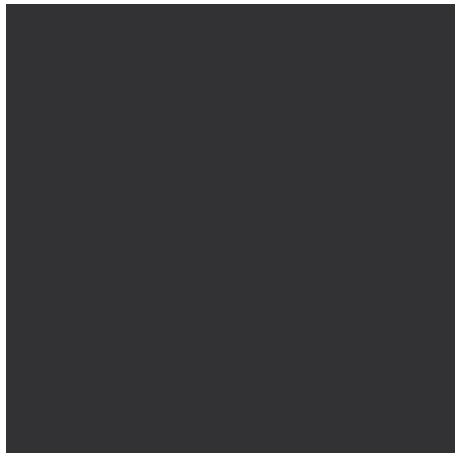
PORCH RENDER:
Monument or similar



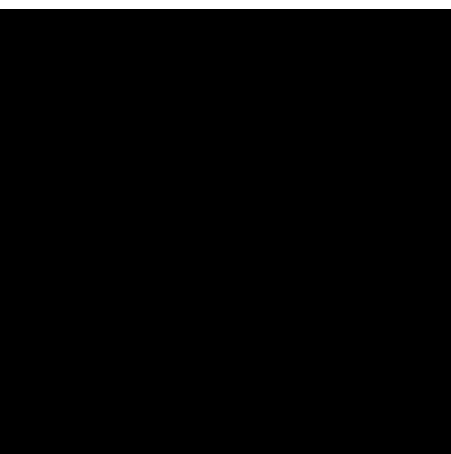
FIRST FLOOR
RENDER:
Shale grey or similar



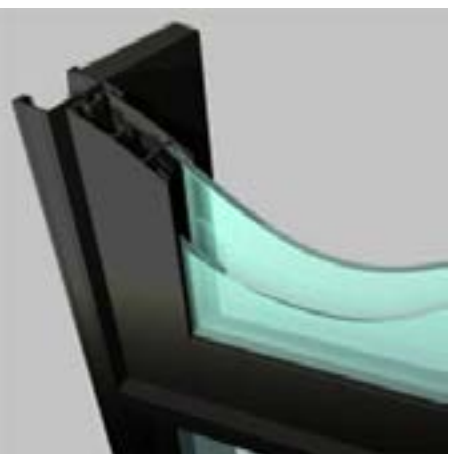
GARAGE DOORS:
Monument or similar



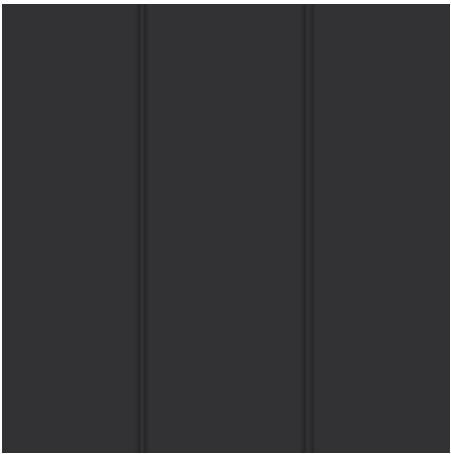
CLAPPINGS &
DOWNPIPES:
Monument or similar



WINDOW INFILL
PANELS, AWNINGS,
SHROUDS & SCREENS:
Black or similar



WINDOW FRAMES:
Black or similar
























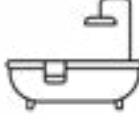




COLORBOND/
KLIP-LOK ROOF:
Monument or similar



CONCRETE DRIVEWAY:
Grey muted tones or similar

Townhomes Sizes

01	4 BDR	21.9 squares 288 m2 land size	<div><div> 4</div><div> 3</div><div> 1</div><div> double</div></div>
02	4 BDR	21.4 squares 168 m2 land size	<div><div> 4</div><div> 3</div><div> 1</div><div> 2</div></div>
03	2 BDR	13.5 squares 168 m2 land size	<div><div> 2</div><div> 2.5</div><div> single + car space</div></div>
04	3 BDR	16.1 squares 185 m2 land size	<div><div> 3</div><div> 2.5</div><div> 1</div><div> carpot + car space</div></div>
05	3 BDR	17.9 squares 217 m2 land size	<div><div> 3</div><div> 2.5</div><div> 2</div></div>
06	3BDR	19.4 squares 157 m2 land size	<div><div> 3</div><div> 2.5</div><div> 1</div><div> 2</div></div>
07	3BDR	19.9 squares 264 m2 land size	<div><div> 3</div><div> 2.5</div><div> 1</div><div> 2</div></div>

NOTE: land sizes are based on preliminary plan of subdivision.



Open and Spacious Designed Kitchen and Living Area



High Quality Finishes and Appliances



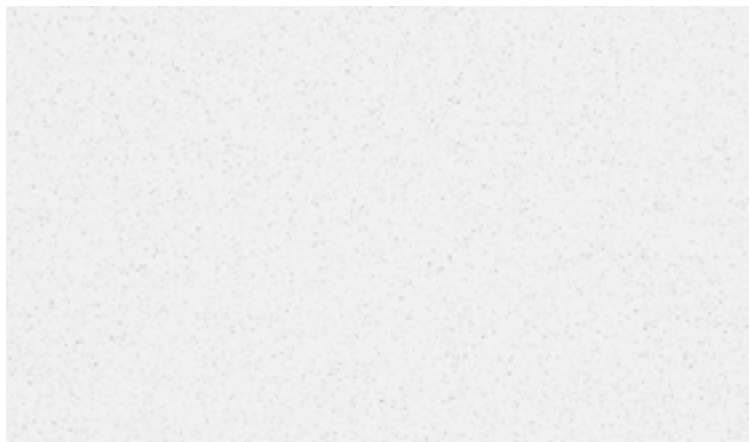
BOSCH SERIES (VBC5540SO)
490cm built oven



BOSCH SERIES 6 (PCT9A5B90A)
Gas hob 90cm



BOSCH SERIES 4 (SMS46G101A)
Dishwasher 60cm



KITCHEN BENCHTOP
40mm ceaser stone
intense white(deluxe range)



WHOOSH KITCHEN SPLASHBACK
White matt tile



KITCHEN CABINET
Colours: prime oak/white



KITCHEN/LIVING FLOORING
Matt Engineered floating european oak

Large Bathrooms and
Ensuites throughout
Townhomes



High Quality Finishes



KDK BATHTUB



NERO MECCA
Bathroom wall mixer



KOKO TOILET SUITE
Wall faced gloss white



STUDIO 39 SOHO
Wall and floor natural tile



BATHTUB WALL TILE
White matt glazed

Well Sized Bedrooms

Walk in robes or cupbaords.
High quality carpet.



QUEST MANTRA
Night sky



Great Light Filled Spaces
for Working from Home



Large Landscaped Outdoor Backyards

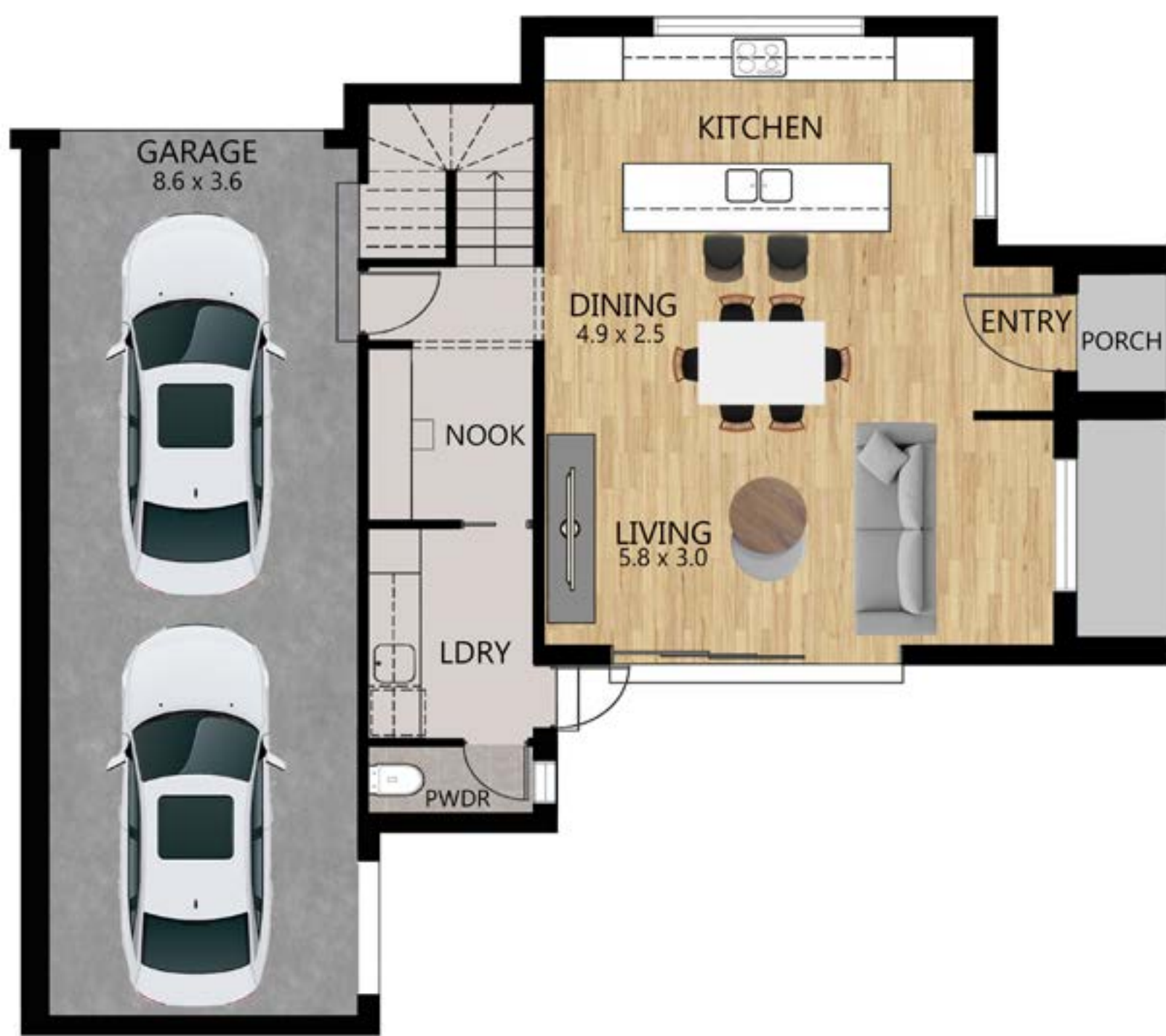




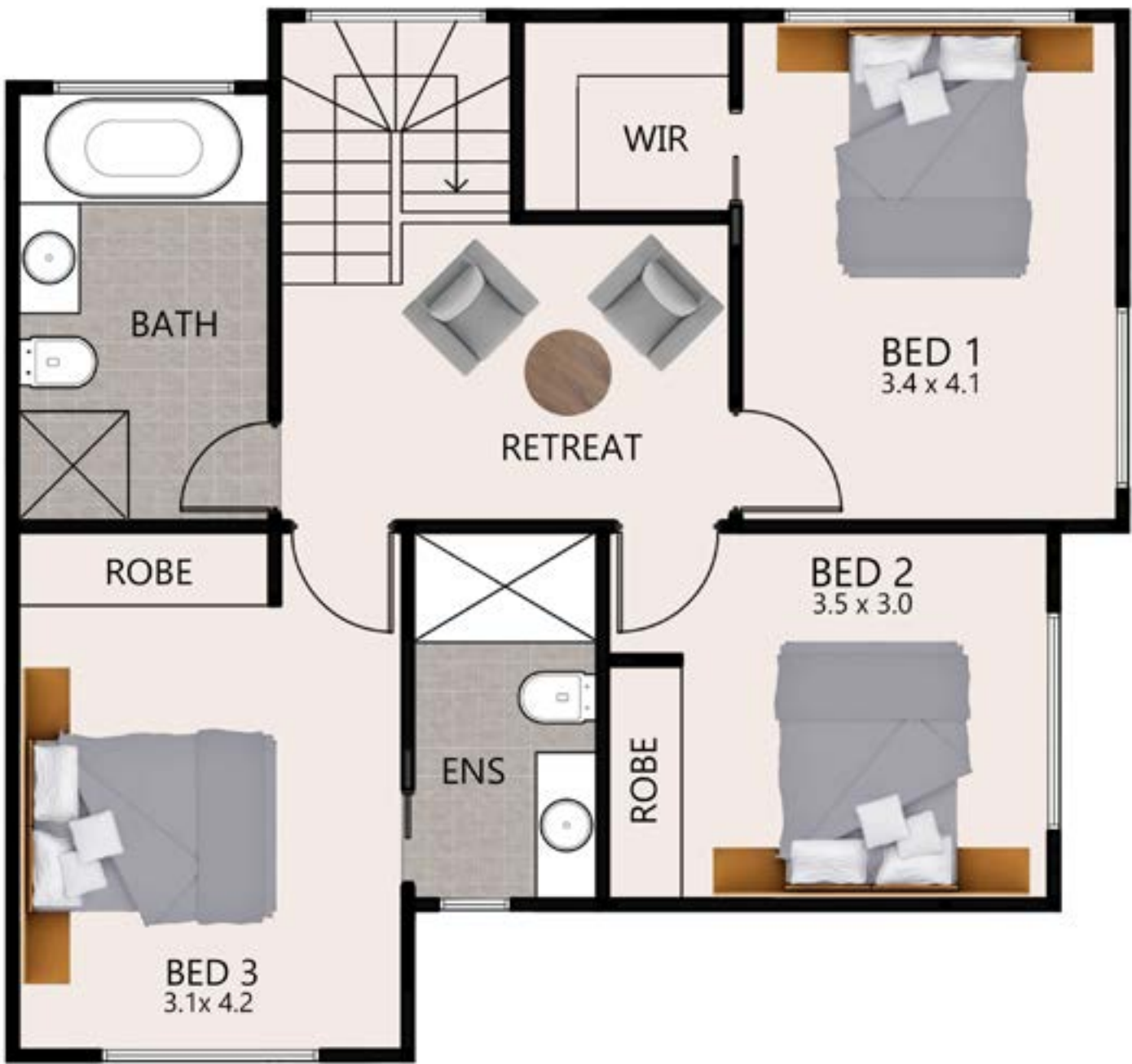
Floor Plan

Unit 07

First floor

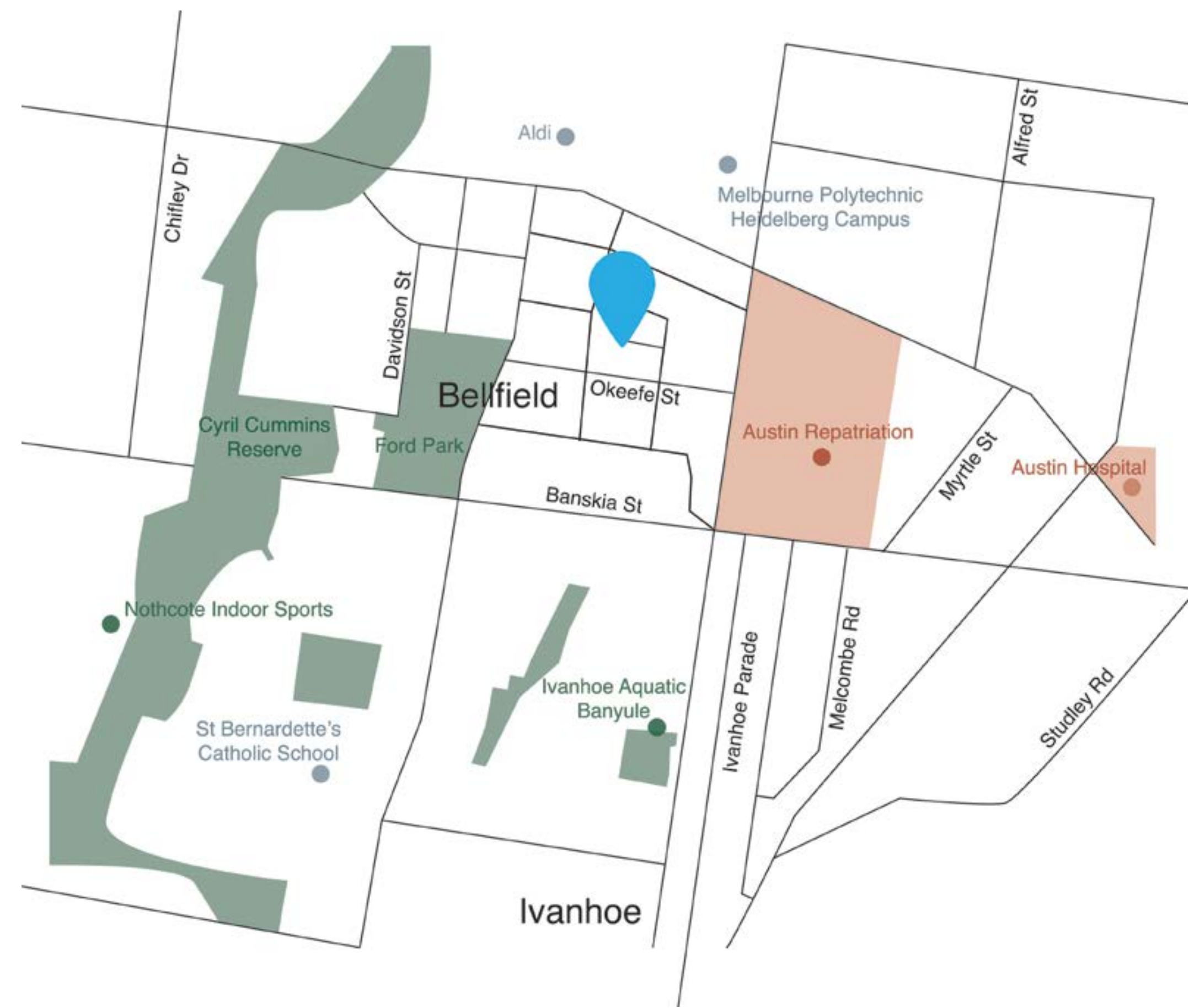


Ground floor



NOTE: these plans are for illustration purposes only and may be subject to change. All dimensions are an approximate only and may vary.

Location



In a locale that has Ivanhoe as its nearest neighbour, boasting access to ford park, Darebin Creek trials, central to Ivanhoe, Heidelberg, Northland shopping precincts and thriving High Street (Northcote, Thornbury, Preston).

Close to hospitals, highly regarded schools, public transport and Melbourne city at only 9Km away.

Lastly there is new retail coming to Bellfield as part of the Glenvill Bellfield masterplan development, which means there will be even more amenities to enjoy locally .



Ninexnine is a Melbourne based development company with the desire for everyone to own a home.

Ninexnine works and partners exclusively with Oaklake homes to build all its current and future developments.
Oaklake homes has built a strong and proud reputation over the last 20 years of building luxury home and multi-unit developments.

We partner with only the best to build your home.

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Any colours, models, finishes should be used as a guide only and these may be subject to change.