



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

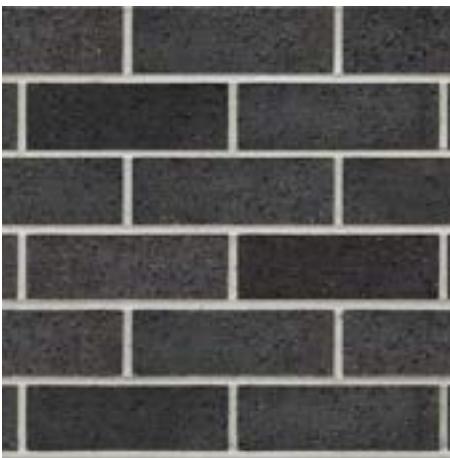
Home Alarm

### Privacy

Front fence for added privacy



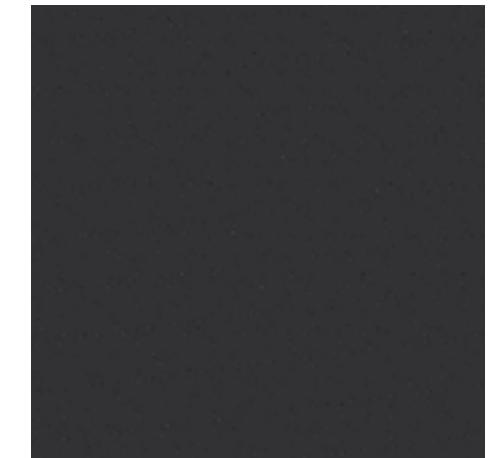
# External Colour Schemes



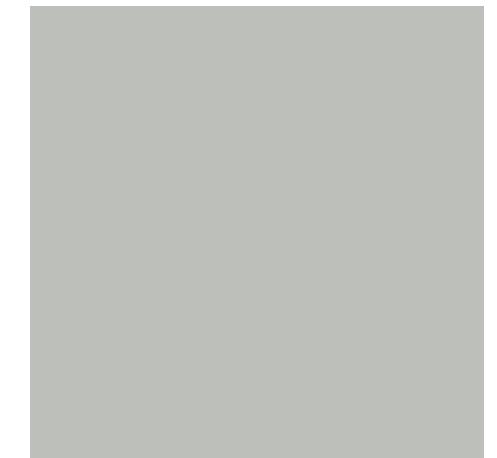
BRICKWORK:  
Austral char  
Grey mortar or similar



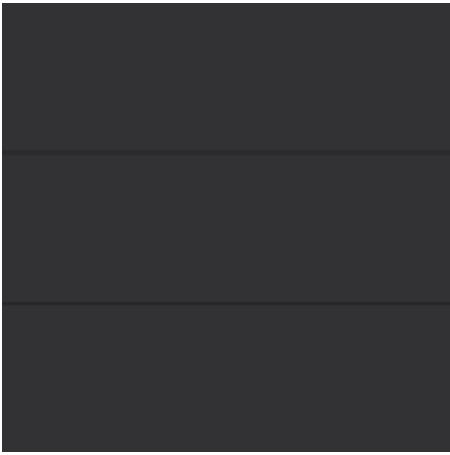
VERTICAL CLADDING:  
133 mm Axon cladding  
monument or similar



PORCH RENDER:  
Monument or similar



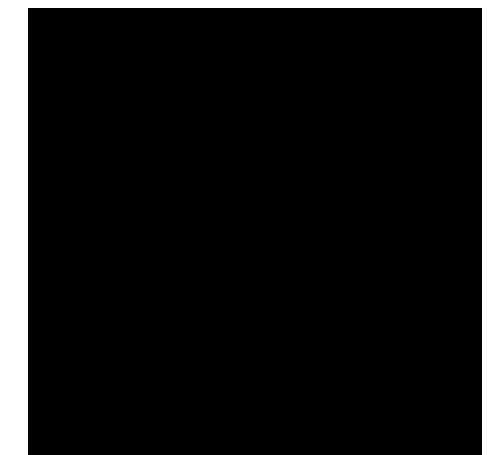
FIRST FLOOR  
RENDER:  
Shale grey or similar



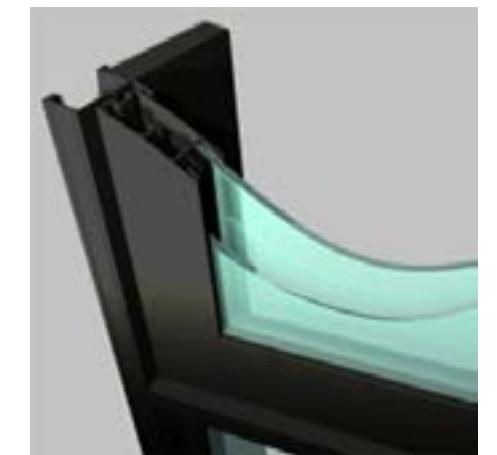
GARAGE DOORS:  
Monument or similar



CLAPPINGS &  
DOWNPIPES:  
Monument or similar



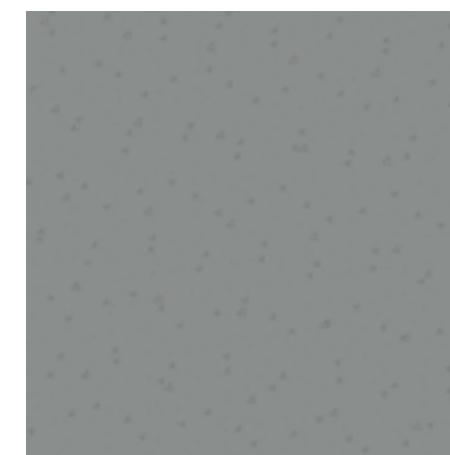
WINDOW INFILL  
PANELS, AWNINGS,  
SHROUDS & SCREENS:  
Black or similar



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 m<sup>2</sup> land size



4



3



1



double

02

4 BDR

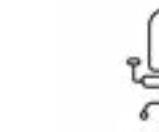
21.4 squares  
168 m<sup>2</sup> land size



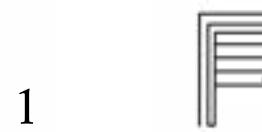
4



3



1



2

03

2 BDR

13.5 squares  
168 m<sup>2</sup> land size



2



2.5



single +  
car space

04

3 BDR

16.1 squares  
185 m<sup>2</sup> land size



3



2.5



1



carpot +  
car space

05

3 BDR

17.9 squares  
217 m<sup>2</sup> land size



3



2.5



2

06

3BDR

19.4 squares  
157 m<sup>2</sup> land size



3



2.5



1



2

07

3BDR

19.9 squares  
264 m<sup>2</sup> land size



3



2.5



1



2

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



## Open and Spacious Designed Kitchen and Living Area



# High Quality Finishes and Appliances



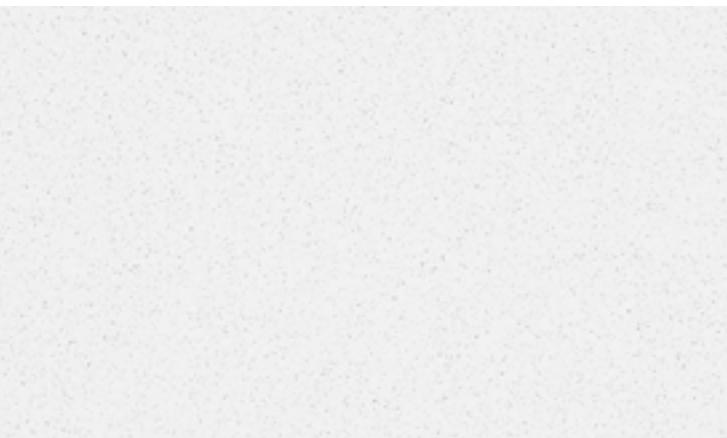
BOSCH SERIES (VBC5540SO)  
490cm built oven



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 cupboards.  
High quality carpet.



QUEST MANTRA  
Night sky

Great Light Filled Spaces  
for Working from Home



# Large Landscaped Outdoor Backyards

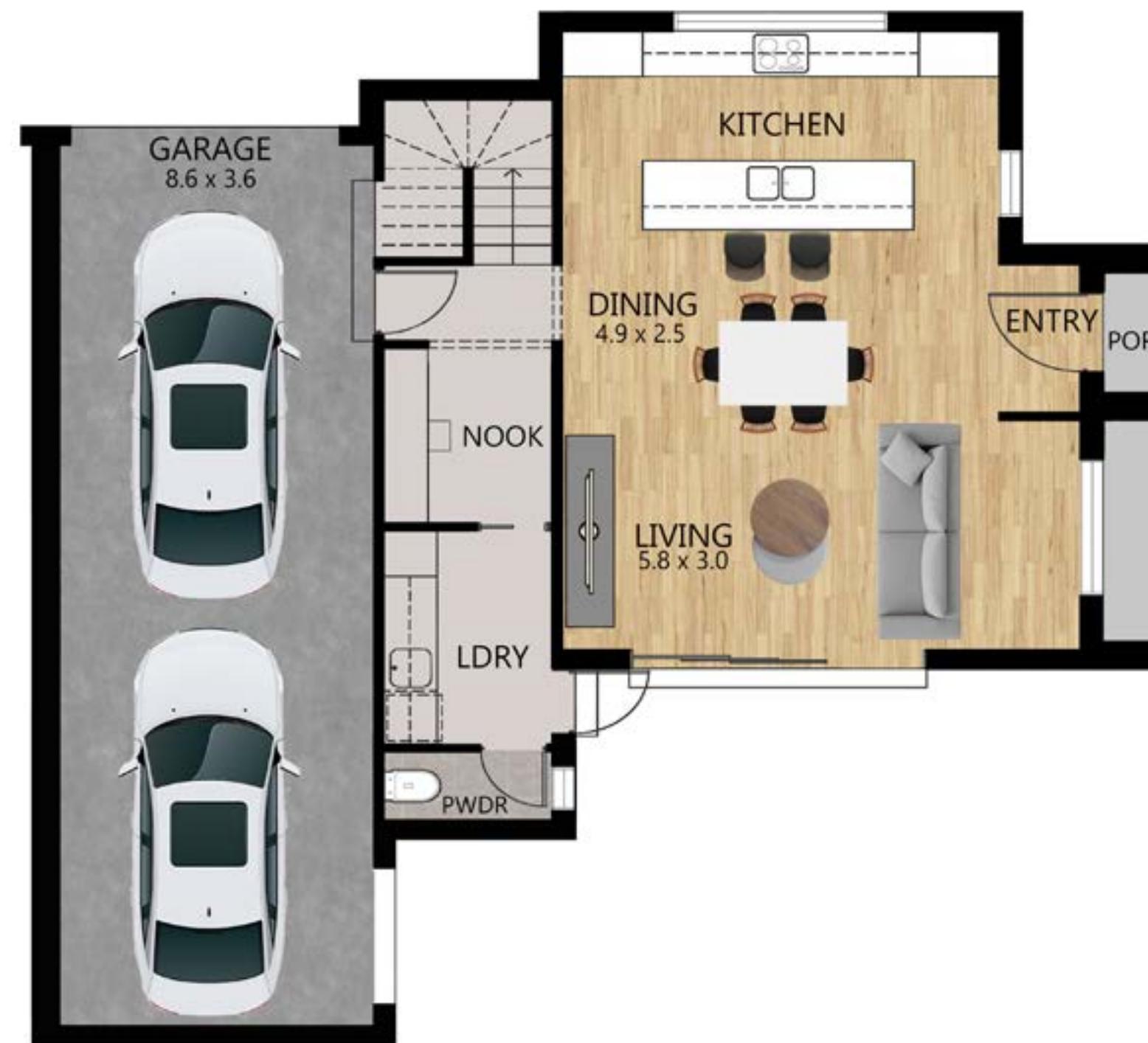




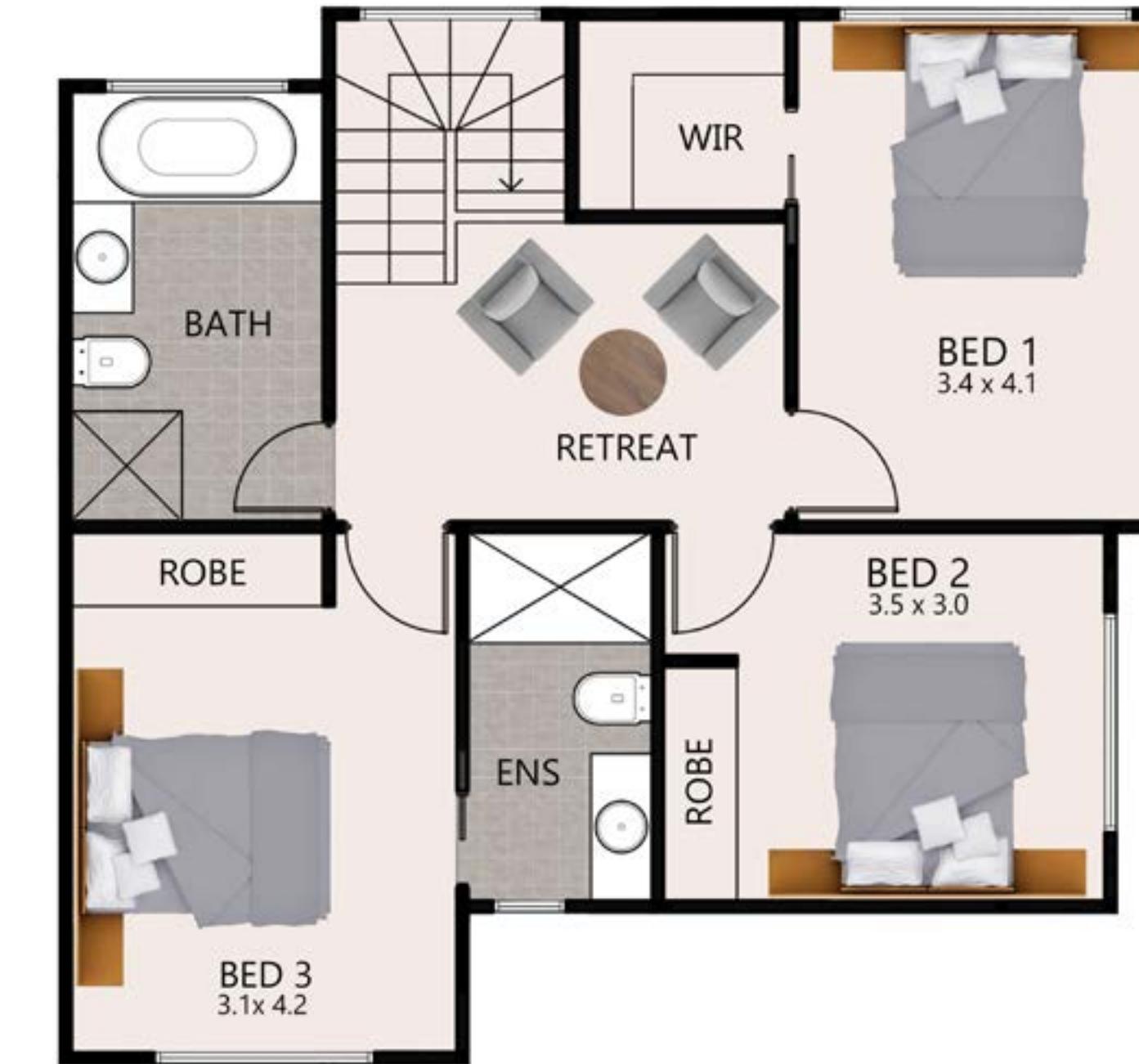
# Floor Plan

## Unit 07

First floor

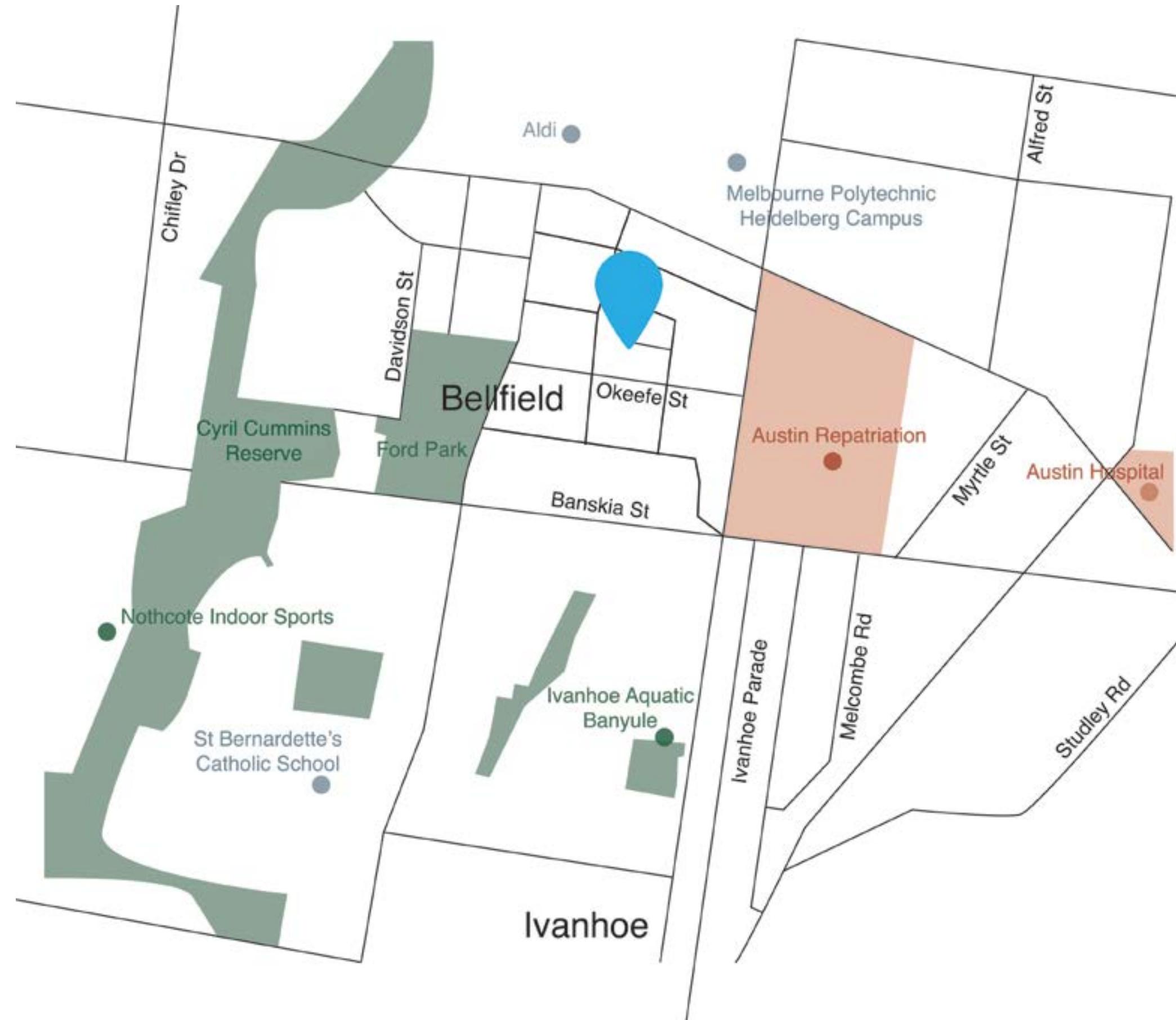


Ground floor



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