

BUILT FOR LIVING





THE DENNIS FAMILY EXPERIENCE

Dennis Family Corporation creates communities and homes where people grow and thrive. A family owned business with a reputation for quality and excellence in the property industry, which has been built on sixty years of experience and expertise. Over that time, Dennis Family Corporation has created masterplanned residential communities for thousands of people and built more than 25,000 homes - they know how to create a community.

Dennis Family Homes are carefully planned and expertly built to ensure they stand up to the demands of the busy lifestyles of Australian families. Having received numerous industry awards for quality and design, and with a long and proud history of making home ownership possible, it's no wonder a reputation has been built as one of the best home builders in Melbourne.

BUILT FOR LIVING TOWNHOMES

Developed by Dennis Family Corporation and built by Dennis Family Homes.

Townhome Living at Manor Lakes is all about having the best of both worlds. You can enjoy a low maintenance lifestyle and still enjoy the benefits of a three bedroom home with spacious open plan living, well-appointed kitchen for entertaining friends and family, get plenty of storage space, have a garage and much more.

These townhomes possess exceptional attention to detail and a commitment to quality throughout. You will appreciate the clever use of space, the tasteful application of fixtures and fittings, and the sense of calm and security that comes with an exceptionally well thought-out and designed home. All you have to do is move in and start living your new low maintenance lifestyle!



MANOR LAKES MADE FOR LIVING

Just 40 minutes from Melbourne's CBD, Manor Lakes is a stunningly designed residential community with over 3,500 existing homes and resident population of 9,000 people (approx). At Manor Lakes, everything you need is already here and waiting.





- Wyndham Vale Train Station
- Manor Lakes Central Shopping Centre
- Two great schools – Manor Lakes P-12 College and Our Lady of the Southern Cross Primary School
- Manor Lakes Community Learning Centre, complete with library, kindergarten and Maternal & Child Health consulting rooms

The townhomes are located in one of the most sought after neighbourhoods at Manor Lakes, Lollipop Hill. You'll be within walking distance of the brilliant central playground, shopping, schools, kindergarten, healthcare, train station and the natural tranquillity of Lollipop Creek. You'll be hard pressed to find a more complete living experience on offer in Melbourne's West.



MANOR LAKES MASTERPLAN



 Education	
Schools / Future Schools / Community Centre	
Reserves	
	Lollipop Hill Park
	Pierbrook Park
	Botanica Park
	Lakeside Playground & Water Play
	Linear Park
Lake And Manor Lakes Reserve	
Manor Lakes Linear Park	
Rondo Drive Reserve	
Muscatel Park	
Shopping	
 Manor Lakes Shopping Centre	
Transport	
 Wyndham Vale Train Station and Bus Interchange	

TOWNHOME LIVING

Townhome Living at Manor Lakes offer the best of both worlds for residents. That means you get all the benefits of a private family home, while also getting the benefits of a modern low maintenance lifestyle. Spend more time doing the things you want to do, rather than the things you need to do.

Unlike building a traditional new home, our townhomes are turnkey which means that you can start living in them once completed.





GET MUCH MORE

Here's a list of just some of the inclusions included in your home:

- Coloured concrete to front path, driveway and rear courtyard
- Landscaping to front of house, mulch to rear yard
- 1800 high timber paling fencing to side and rear boundaries.
- Designer Slimlite front entry door
- Wall tiles to kitchen, ensuite, bathroom and laundry
- Block-out roller blinds to bedrooms, living areas and kitchen
- Stone kitchen benchtop and tiled splashback
- Stainless steel kitchen appliances
- Mixer taps in chrome finish to basins, baths, showers, and laundry tub
- Walk-in robe and bedroom robes have white melamine shelf and chrome hanging rail
- Independent 6 star energy rating (Victoria)
- Gas ducted heating to bedrooms and living areas
- Downlights to living, kitchen and dining
- Sectional garage door with remote
- And much much more.



WHAT'S INCLUDED

Kitchen

- Stone benchtop
- Stainless steel four burner gas cooktop
- Stainless steel electric oven
- Stainless steel finish canopy rangehood
- Stainless steel dishwasher

Ensuite and Bathroom

- Bath
- Shower base
- Semi-frameless polished silver shower screen
- Vitreous china vanity bowl or semi recessed bowl
- Fixed mirrors with polished edge
- Bright chrome double towel rails and toilet roll holder
- Toilet, fully concealed low slung pan with vitreous china dual flush

Tapware

- Single lever gooseneck chrome mixer tap with aerator to sink
- Mixer taps in chrome finish to basins, baths, showers, and laundry tub. Stop taps inside laundry tub for washing machine connection
- Shower rose
- Garden taps provided to front (at water meter) and rear (on home external wall).

Storage

- Walk-in robe and bedroom robes have with shelf and chrome hanging rail
- Linen cupboard includes four white shelves
- Site built broom cupboard with shelf
- Energy efficient 6 star energy rating (Victoria)

Laundry

- 45 litre stainless steel bowl with powder coated steel cabinet

Other

- 160 litre Solar hot water system and six star 24 litre integrated gas booster
- Gas ducted heating to bedrooms and living areas
- Mains power Ionisation smoke alarms with battery backup
- Free to air TV point (7m co-axil cable in roof space), 1 pay TV point, 3 data points and 1 telephone point ready to connect to NBN
- Sectional garage door with remote
- Coloured concrete to front path, driveway and rear courtyard
- Landscaping to front of house, mulch to rear yard Letterbox to front of house with street number
- 1800 high timber paling fencing to side and rear boundaries.
- Fold away clothes line

FINISHING TOUCHES - ICONIC COLOUR SCHEME

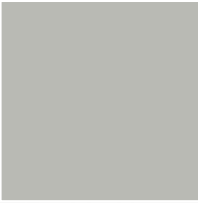
External



Wall Colour (Render):
Haymes Sense

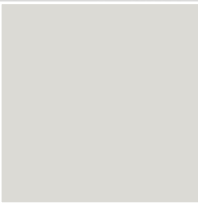


Eaves / Soffits Colour:
Haymes Dennis White

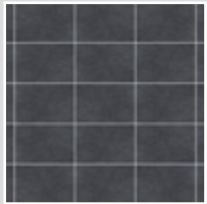


Entry Doors:
Haymes Balance

Internal General



Wall Colour:
Haymes Aura



Splashback Tiles:
Hynes Tempo Gloss
Charcoal KIMWJ0101



Ceiling:
Haymes Dennis White



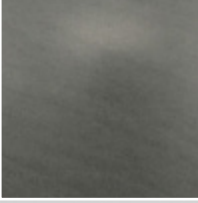
Trim:
Haymes Greyology 1



Floor Laminate:
UTF Bolero Rustic Dark



Floor Carpet:
Esperance Gulp #91



Wet Area Floor Tile:
Hynes Terrain Night
Matt CCIFN0105

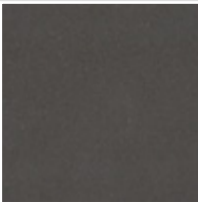


Bath/Ensuite Wall Tile:
Hynes Terrain Night
Matt CCIFN0105

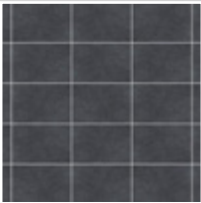


Laundry Wall Tile:
Gloss White

Joinery



Kitchen Benchtop:
Caesarstone Raven



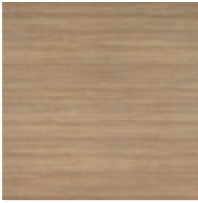
Splashback:
Hynes Tempo Gloss
Charcoal KIMWJ0101



Kitchen Cabinets:
Formica Seal Grey



Vanity Benchtops:
Formica Metropolitan Concrete



Vanity Cabinets:
Formica Mocha Firwood



Study Benchtop:
Formica Mocha Firwood

Appliances



Rangehood:
Technika Stainless Steel 600ml



Electric Oven:
Technika Stainless Steel 5
Function 600ml



Gas Cooktop:
Technika Stainless Steel 4 Burner
600ml



Dishwasher:
Technika Stainless Steel

Other



Holland Blinds:
Cluster



Powerpoints:
White

FINISHING TOUCHES - REFLECTIONS COLOUR SCHEME

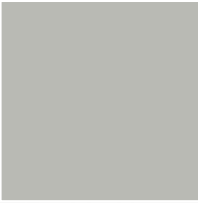
External



Wall Colour (Render):
Haymes Sense



Eaves / Soffits Colour:
Haymes Dennis White



Entry Doors:
Haymes Balance

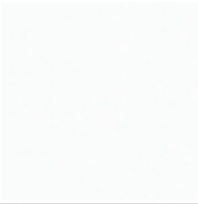
Internal General



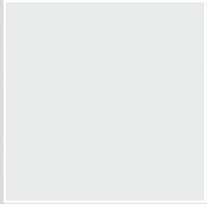
Wall Colour:
Haymes Pale Mushroom 3



Splashback Tiles:
Hynes Gloss White



Ceiling:
Haymes Dennis White



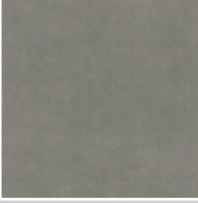
Trim:
Haymes Greyology 2



Floor Laminate:
Bolero Rustic Stone



Floor Carpet:
Esperance Pine Grove



Wet Area Floor Tile:
Hynes Outback
Charcoal GUOFM0205



Bath/Ensuite Wall Tile:
Hynes Outback
Charcoal GUOFM0205



Laundry Wall Tile:
Hynes Gloss White

Joinery



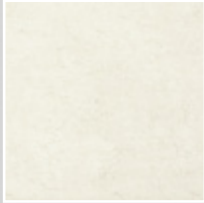
Kitchen Benchtop:
Caesarstone Ocean Foam



Splashback:
Hynes Gloss White



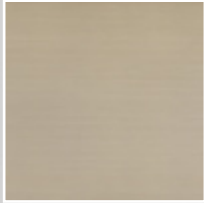
Kitchen Cabinets:
Formica Dawn Grey



Vanity Benchtops:
Formica Pure Marble



Vanity Cabinets:
Formica Ash Woodline



Study Benchtop:
Formica Ash Woodline

Appliances



Rangehood:
Technika Stainless Steel 600ml



Electric Oven:
Technika Stainless Steel 5
Function 600ml



Gas Cooktop:
Technika Stainless Steel 4 Burner
600ml

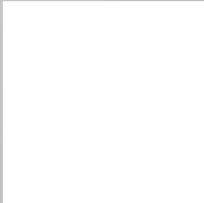


Dishwasher:
Technika Stainless Steel

Other



Holland Blinds:
Cluster



Powerpoints:
White

FLOORPLANS & FACADES

Floorplan No. 1

Family area: 5.6m x 3.1m

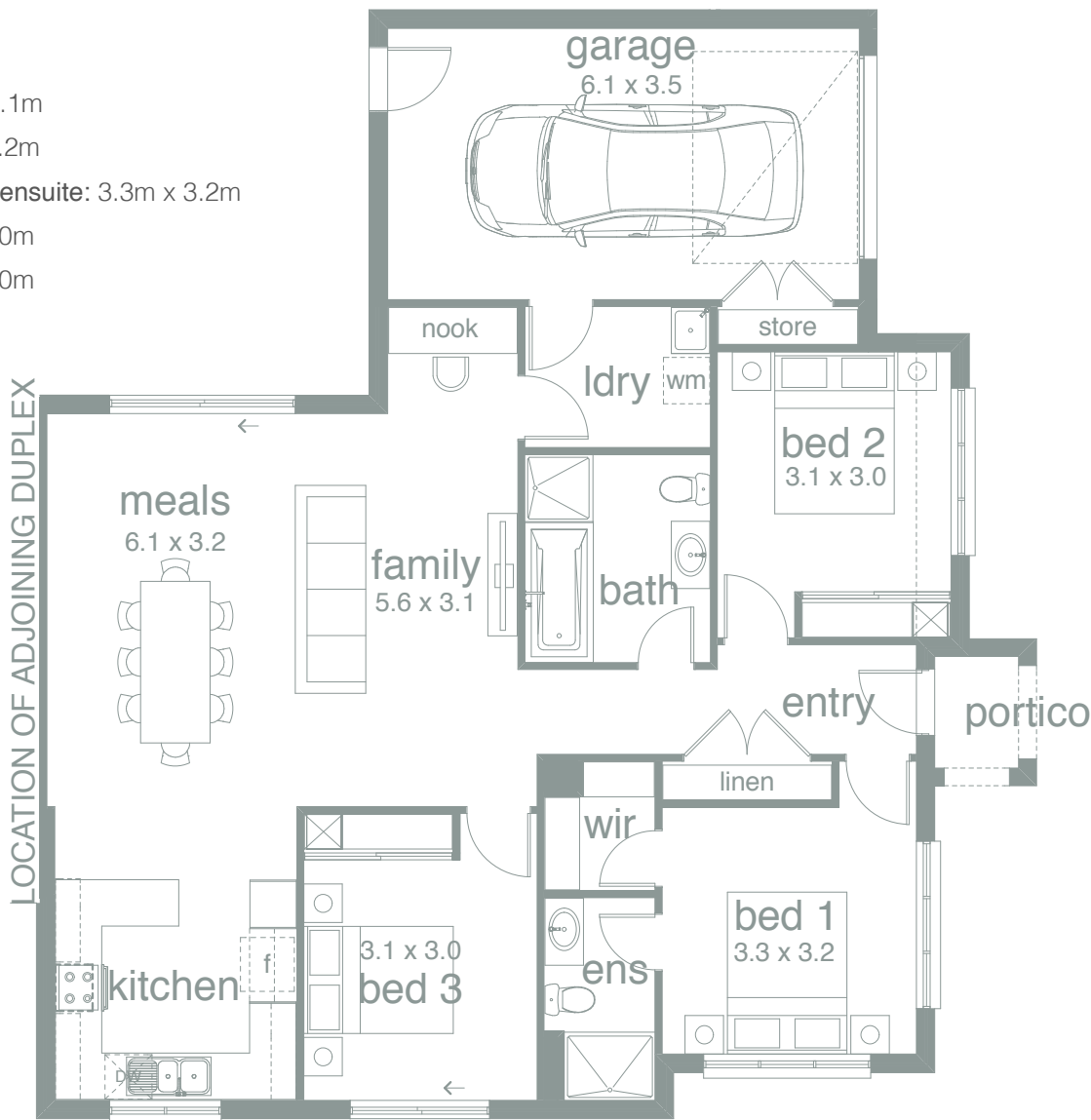
Dining area: 6.1m x 3.2m

Master bedroom with ensuite: 3.3m x 3.2m

Bedroom 2: 3.1m x 3.0m

Bedroom 3: 3.1m x 3.0m

Garage: 6.1m x 3.5m



Floorplan No. 2

Family area: 5.5m x 3.1m

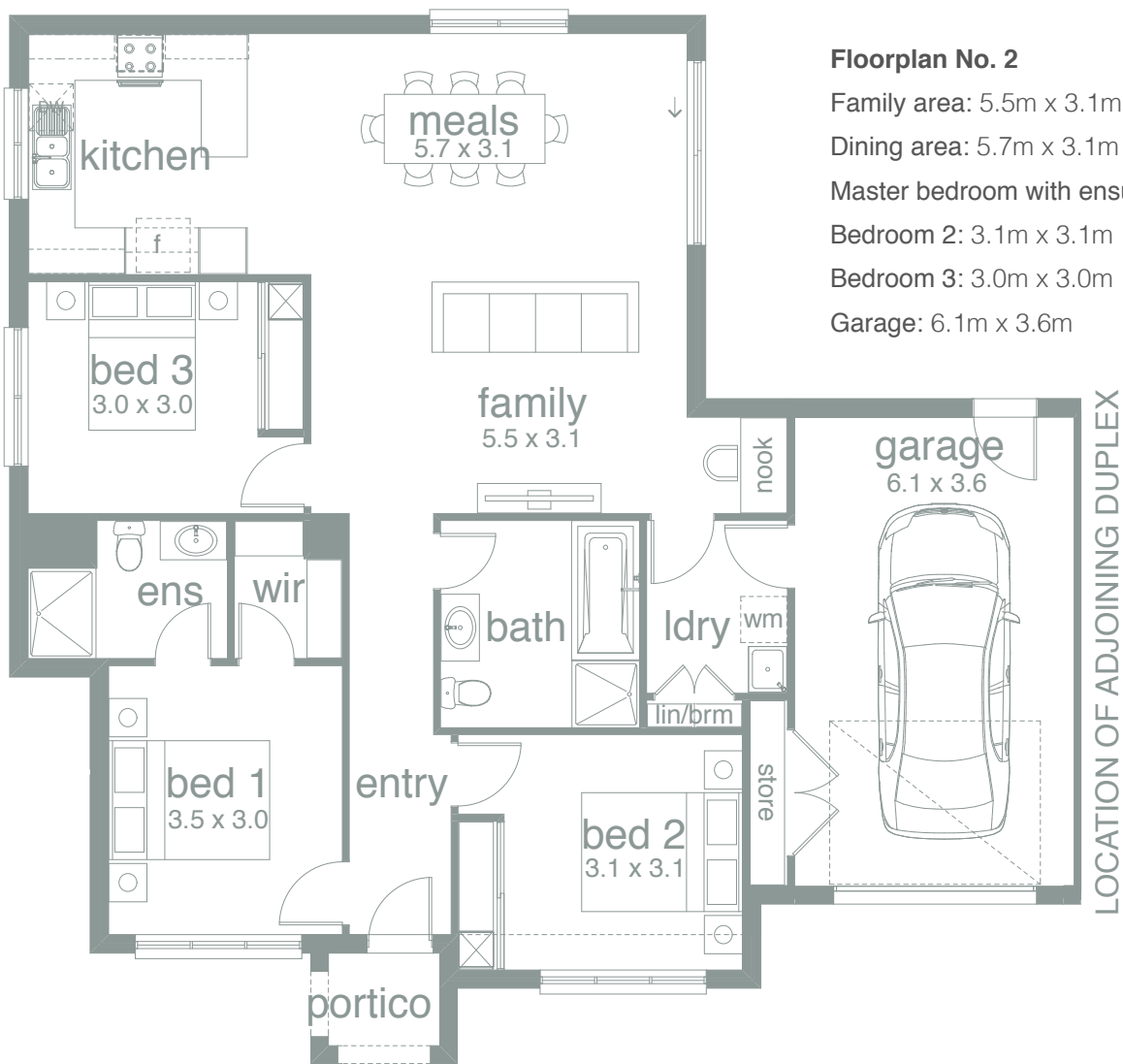
Dining area: 5.7m x 3.1m

Master bedroom with ensuite: 3.5m x 3.0m

Bedroom 2: 3.1m x 3.1m

Bedroom 3: 3.0m x 3.0m

Garage: 6.1m x 3.6m



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PERFECT INSIDE & OUT

Manor Lakes offers the perfect location for those looking to live an active and connected life in an established yet growing neighbourhood. Purchasing within the Manor Lakes neighbourhood means there's no waiting for future facilities or proposed amenities, you can enjoy immediate access to all of the established neighbourhood facilities that already exist within the Manor Lakes Community.



Reserves

- 1 Lollipop Hill Park
- 2 Pierbrook Park
- 3 Botanica Park
- 4 Lakeside Playground & Water Play
- 5 Lake and Manor Lakes Reserve
- 6 Manor Lakes Linear Park
- 7 Rondo Drive Reserve
- 8 Presidents Park



Transport

- 1 Wyndham Vale Train Station
- 2 Wyndham Vale Bus Interchange
- 3 Werribee Train Station



Education

- 1 Manor Lakes P-12 College
- 2 Our Lady of the Southern Cross Primary School
- 3 Werribee Secondary College



Shopping

- 1 Manor Lakes Central
- 2 Pacific Werribee



Health

- 1 Manor Lakes Medical Centre
- 2 Eagle Stadium Indoor Sports Centre



Local Attractions

- 1 Werribee Racecourse

THE FAMILY THAT KNOWS FAMILIES

It takes a family to understand how a family wants to live. At Dennis Family, we believe that our own family's experience in creating communities gives us special insight into the unique requirements of each and every family we meet.

Manor Lakes has been masterplanned with all the signature quality and expertise associated with the Dennis Family name.

"As a family-owned business we have a heartfelt commitment to the values our business is built on," says Bert Dennis, Founding Chairman.

"We understand families and their desire for affordable homes with all the modern facilities. Our commitment is to provide excellent service, a superior quality product in the homes we construct, cutting edge urban design and honesty and integrity in everything we do."



TOWNHOME LIVING

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**DENNIS
FAMILY**
CORPORATION

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