



NELSON PLACE TOWNHOUSES



6 Nelson Street, Cranbourne East

Privium Group presents Nelson Place Townhouses.

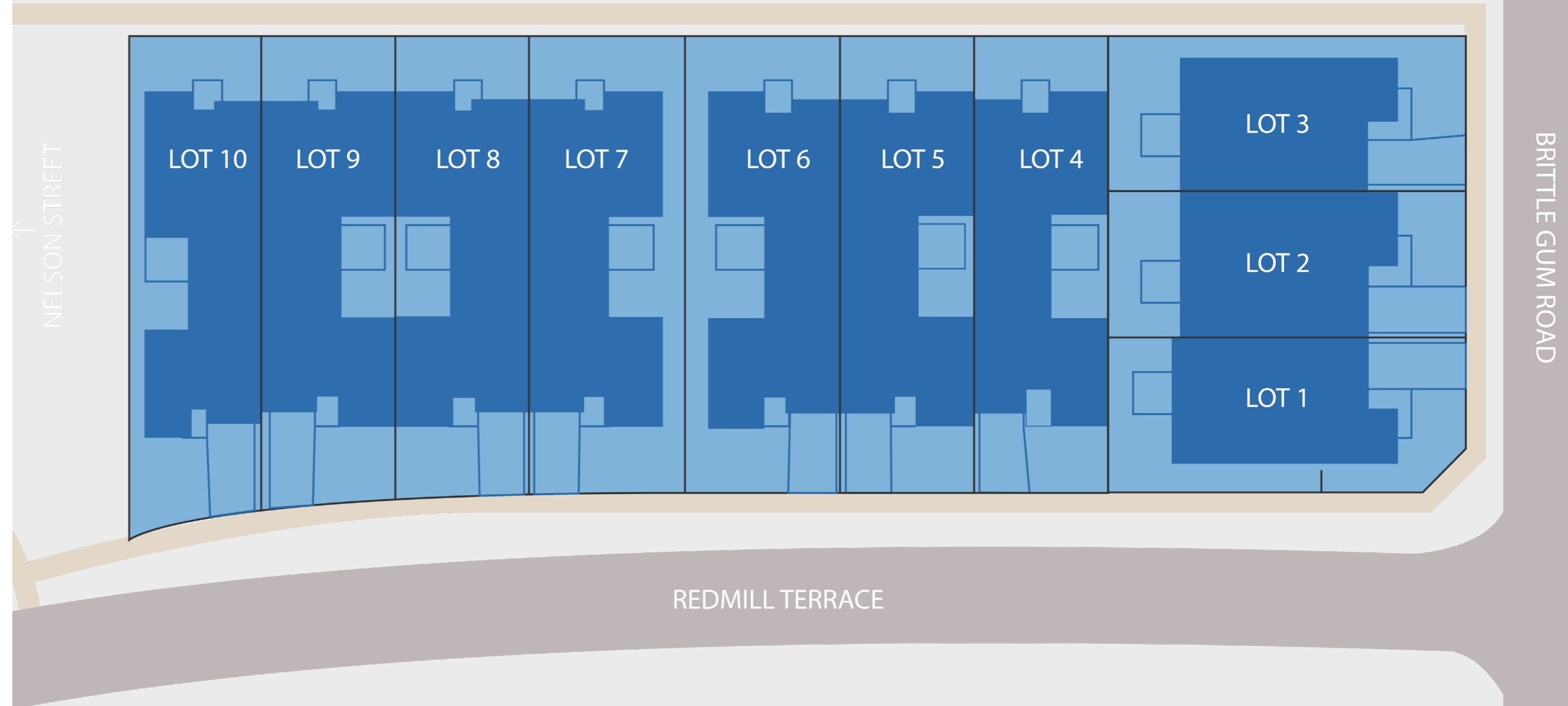
An exclusive selection of 10 house and land packages located in the readily established and connected neighbourhood of Cranbourne East.

Relish in the pride that comes with admiring the sophisticated simplicity of your favourite features, and appreciate the contentment that comes with your Nelson Place Townhouse space.

For more than 20 years, Privium Group has been working hard on building community and helping Australians realise their dreams of owning a home.

It began in 1996, when builders Rob Harder and Andrew Clement collaborated on their first project in South East Queensland. Together, they formed a company with a vision of becoming Australia's leading residential housing supplier. Since then their business has made great strides towards achieving that goal, expanding its operations to include locations across Queensland, New South Wales, and Victoria.

Privium Group operate not only as leading providers of residential housing, but to also supply a range of products and services that span the entire industry, including construction, investment solutions, housing developments, consulting, and civil development service.





EVERYTHING WITHIN REACH

Positioned with everything you need at your fingertips.

Within the thriving community of Casey Fields, the convenience and immediacy of recreation, retail, quality education, transport and entertainment offerings await. Shopping on Clyde is only moments away for all your last-minute needs and the weekly grocery shop.

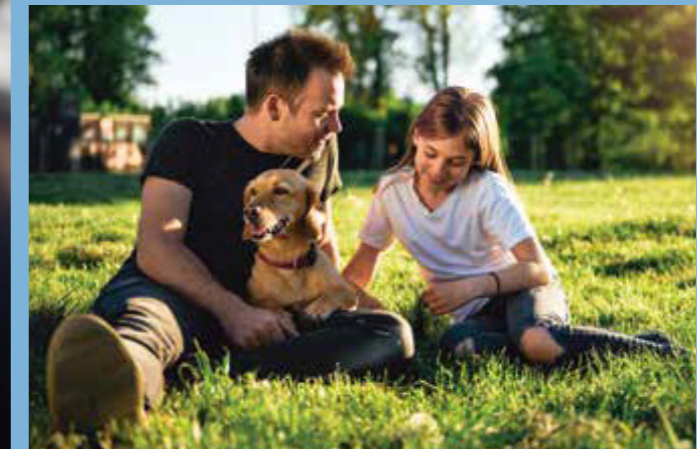
A short drive away you will find top Primary and Secondary Education, Westfield Fountain Gate, Cranbourne Central Shopping Precinct and Casey Berwick Hospital for ultimate peace of mind.



Everyday life is a comfort in convenience from the moment you rise. Enjoy a morning run through the Royal Cranbourne Botanic Gardens, and have time for proper goodbyes with school drop off being close by. Freeway access is easy, the commute only 45kms via the South Gippsland Highway and Monash Freeway.

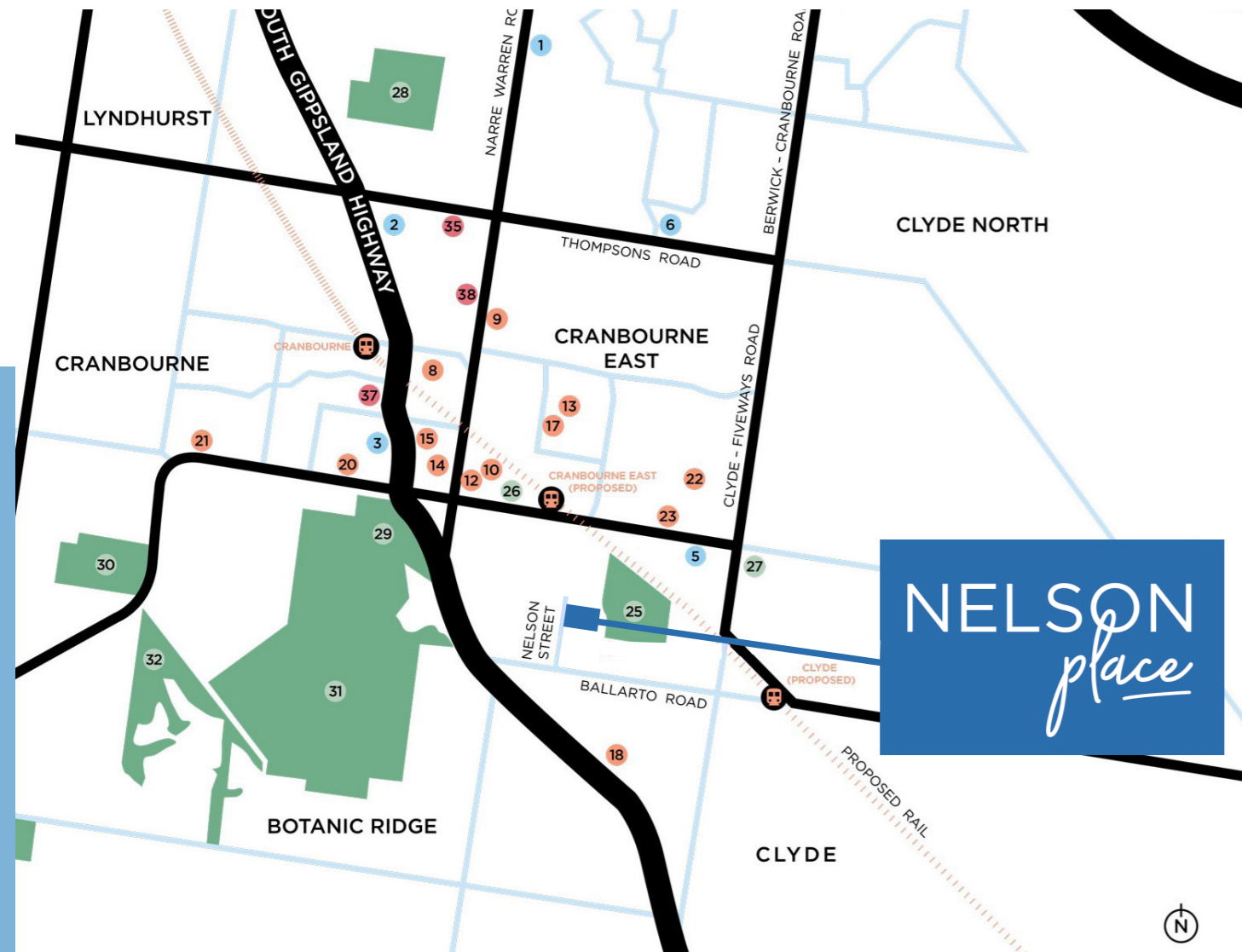
Nelson Place offers a neighbourly and friendly setting to retreat home to, for comfortable, convenient, and connected family living where everything is within reach. An address you will be proud of, and the perfect place to call home.

PERFECTLY AT HOME



ENDLESS EVERYDAY CONVENIENCE

You'll never find yourself short of anything to do at Nelson Place. Make the most of your time and enjoy being at home where everything is within reach.



RETAIL

- 1 Casey Central Shopping Centre
- 2 Cranbourne Homemaker Centre
- 3 Cranbourne Park
- 4 Eden Rise Shopping Centre
- 5 Shopping on Clyde
- 6 The Avenue Village Shopping Centre
- 7 Westfield Fountain Gate

EDUCATION

- 8 Bowen Street Pre-School
- 9 Casey Child Care & Kindergarten
- 10 Casey Grammar School
- 11 Chisholm Institute Berwick Campus
- 12 Chisholm Institute Cranbourne Campus
- 13 Cranbourne East Primary & Secondary College
- 14 Cranbourne Primary School
- 15 Cranbourne Secondary College
- 16 Federation University Berwick Campus
- 17 Hunt Club Children's Centre
- 18 Lighthouse Christian College
- 19 Nossal High School
- 20 St Agatha's Primary School
- 21 St Peter's Secondary College Cranbourne Campus
- 22 St Peter's Secondary College Cranbourne East Campus
- 23 St Thomas the Apostle Catholic Primary School
- 24 Waverley Christian College Narre Warren South Campus

PARKS & RECREATION

- 25 Casey Fields Sporting Complex
- 26 Casey RACE
- 27 Clyde Recreation Reserve
- 28 Cranbourne Golf Club
- 29 Cranbourne Racecourse
- 30 Ranfurly Golf Club
- 31 Royal Botanic Gardens Cranbourne
- 32 Settlers Run Golf & Country Club
- 33 Wilson Botanic Park
- 34 Nelson Street Reserve

HEALTH & MEDICAL

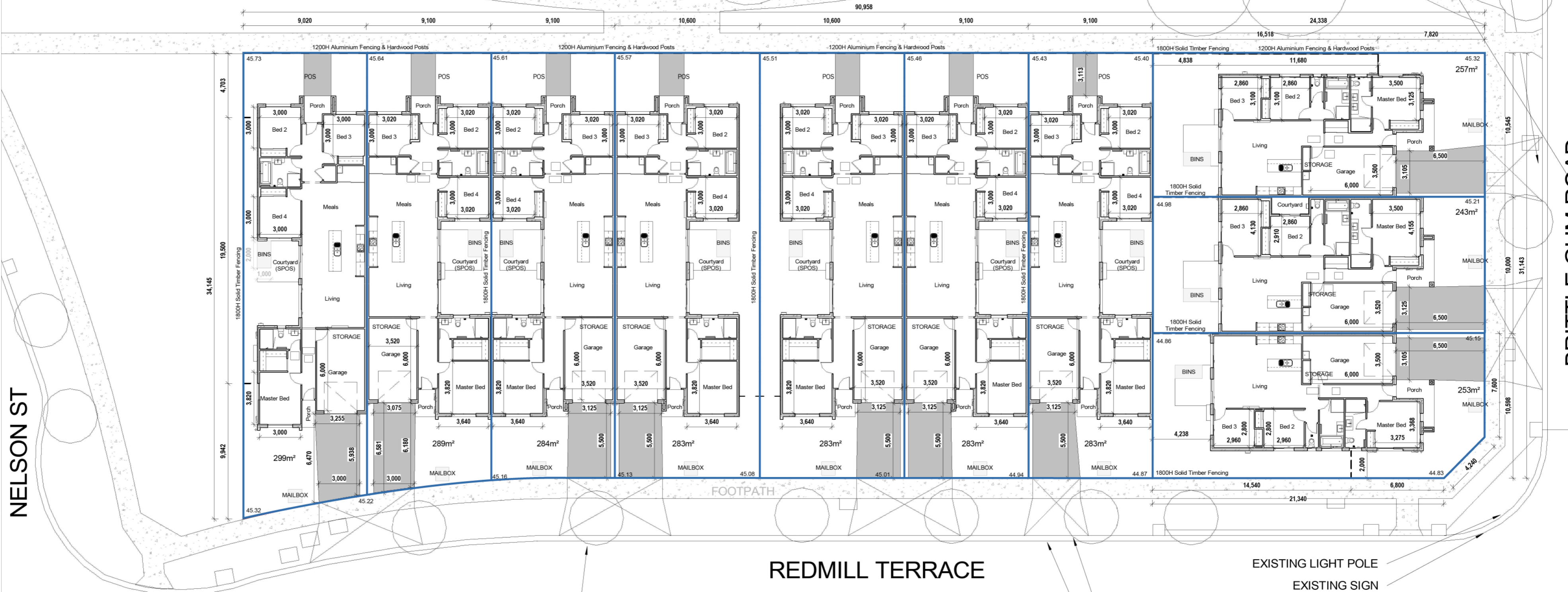
- 35 Casey Allied Health Cranbourne
- 36 Casey Hospital
- 37 Casey Medical Centre
- 38 Park Avenue Medical Centre
- 39 St John of God Berwick Hospital



RENDERS



6 NELSON STREET

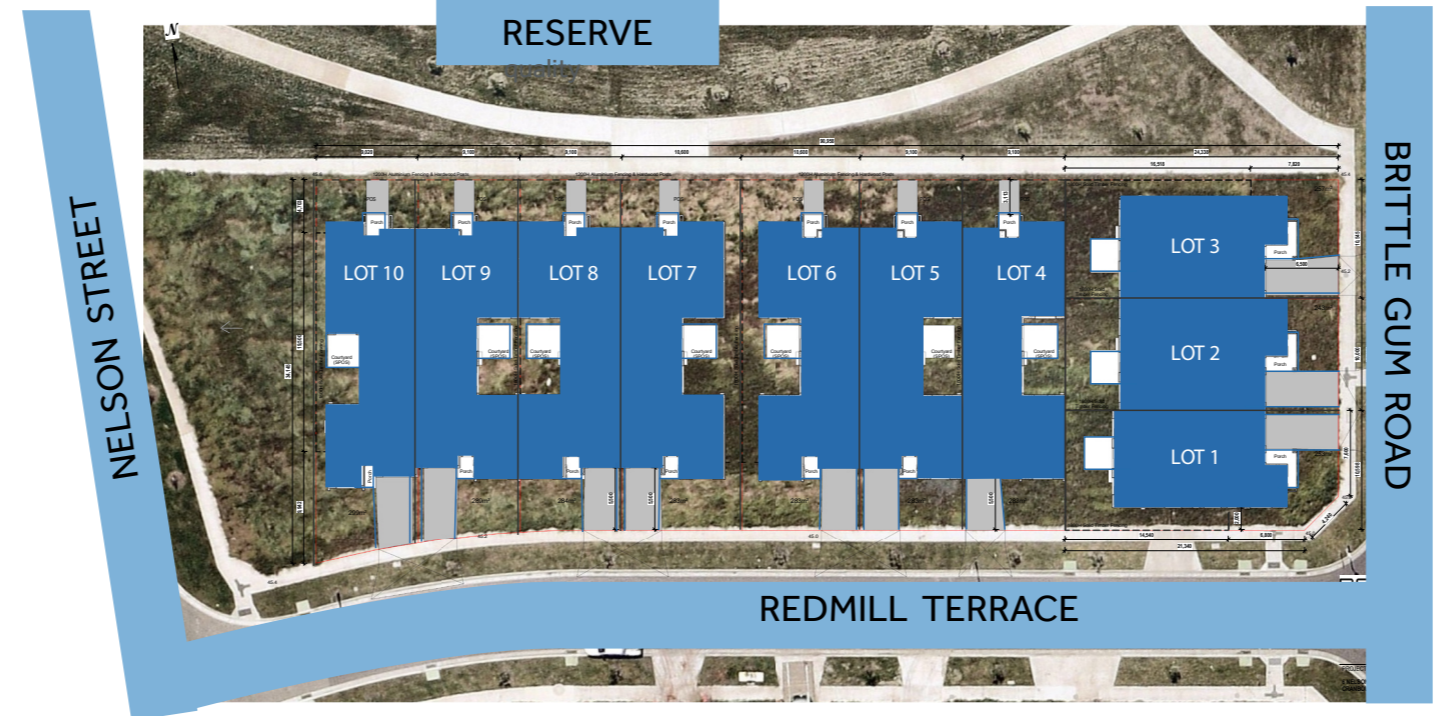
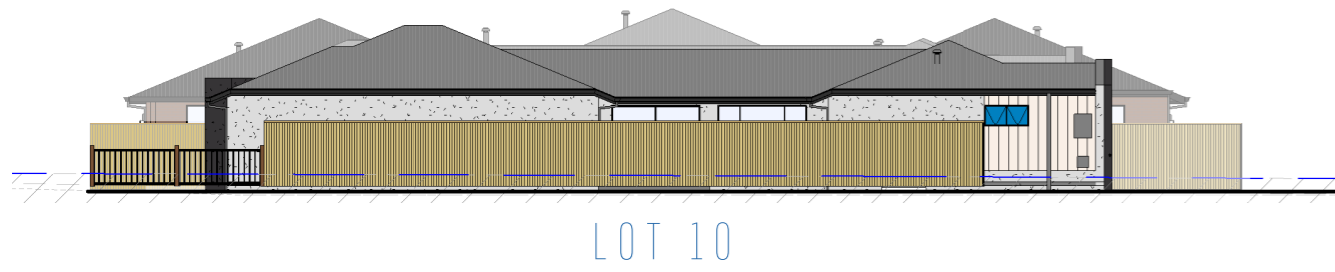


STREETSCAPE
ELEVATION DRAWINGS

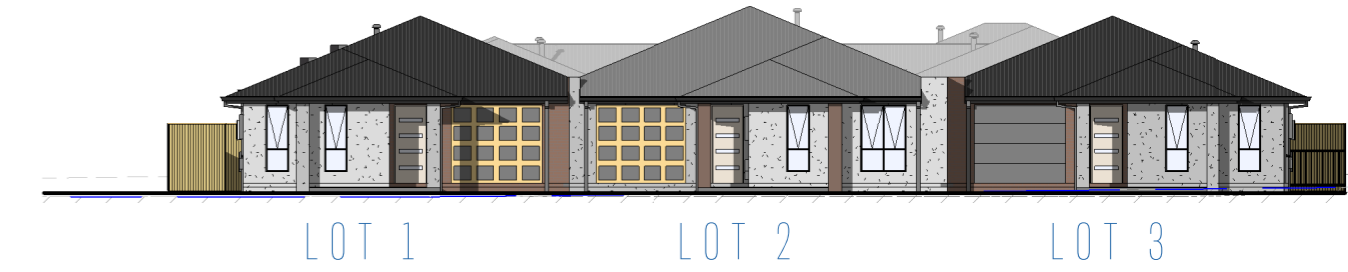
FROM RESERVE PERSPECTIVE



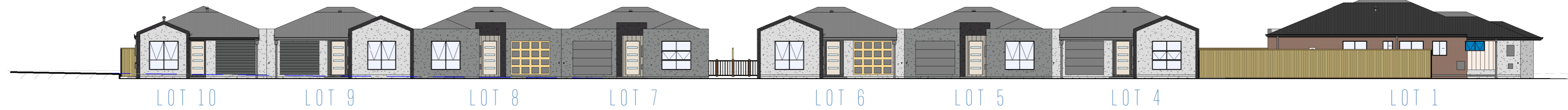
FROM NELSON STREET PERSPECTIVE



FROM BRITTLE GUM ROAD PERSPECTIVE



FROM REDMILL TERRACE PERSPECTIVE





Privium | DESIGN & CONSTRUCT

STANDARD
INCLUSIONS

INCLUSIONS - STANDARD

Upgrade Price \$0.00

INTERNAL FIXINGS

- › Flush panel internal swinging doors
- › Aluminium framed mirrored sliding doors to wardrobes and vinyl insert sliding doors to linen cupboards
- › Satin chrome lever internal door handles
- › Pencil round skirting and architrave painted in gloss finish - 2 coats
- › 10mm plaster board and 75mm cove cornice throughout painted in matt finish - 2 coats, 6mm villa board to wet areas

KITCHEN

- › 20mm engineered stone bench top
- › Matt finish melamine cabinet doors and drawers with PVC edging
- › Cabinet height 2200mm with paint grade MDF cabinetmaker bulkhead
- › Stainless steel dishwasher
- › Stainless steel 60cm oven
- › Stainless steel 60cm slide-out rangehood
- › Stainless steel 60cm four burner gas cooktop
- › Chrome sink mixer
- › Stainless steel sink
- › Pressed edge ceramic tile splashback

LAUNDRY

- › Steel stand-alone laundry cabinet with stainless steel tub
- › Chrome mixer
- › Pressed edge ceramic tile splashback

BATHROOMS, ENSUITES AND WATER CLOSETS

- › Vanities with 20mm engineered stone tops and matt finish melamine cabinet doors and drawers with PVC edging
- › Polished edge mirrors
- › Chrome shower, bath and basin mixers
- › Chrome shower rail and bath spout
- › Ceramic close-coupled toilet suite
- › Chrome double towel rail and toilet roll holder
- › Semi-framed glass shower screens with pivot doors
- › Acrylic moulded bath
- › Pressed edge cermaic floor and wall tiles in bathroom and ensuite

FLOOR COVERINGS

- › Pressed edge ceramic floor tiles in kitchen, family, meals, entry, linen cupboards and all wet areas. Hallways shall be as indicated on plans
- › Quality carpet in bedrooms, wardrobes, second living area (where applicable) and internal staircase (where applicable)
- › Garage floor to be plain trowelled concrete

EXTERNAL FINISHES

- › Lightweight cladding construction to external walls (AAC panels to rendered areas)
- › Colorbond Roof, fascia and gutter
- › 2440mm Ground Floor and 2440mm First Floor internal ceiling heights - nominal
- › 820mm entry door with translucent glass inserts
- › Aluminium powder coated windows and sliding doors
- › Satin chrome entry door lockset
- › Panel lift garage door with two remotes
- › Colorbond down pipes
- › Australian standard compliant termite barrier
- › Aluminium powder coated balustrade on balconies (where applicable)
- › Wall or fence mounted clothesline

ELECTRICAL

- › LED downlights throughout house
- › External double spotlight near laundry drying area
- › Exhaust fan in sanitary compartments where required
- › TV antenna for hard wired TV points in locations specified on plans
- › Gas booster solar hot water system
- › Ducted gas heating and 1 x split system A/C

WINDOW TREATMENTS

- › Flyscreens to all opening windows only
- › Roller blinds on all windows and sliding doors (excl. wet areas)

LANDSCAPING








- › Feature garden at front of property with mixture of shrubs, ground covers and pebbles
- › Turf and compound installed as per sales plans
- › Coloured concrete driveway, porch and alfresco (where applicable)
- › Metal letterbox
- › Unless noted otherwise, timber fencing sufficient to complete property with access gates as indicated on plans

ENERGY EFFICIENCY

- › Energy efficiency rating to Australian Building Standards
- › Ceiling insulation in main roof area as required to comply
- › Insulation under roof sheeting as required to comply
- › Sisilation wrap and insulation to external walls as required to comply

Please note: Privium Homes Pty Ltd inclusions should be read in conjunction with the sales plans, product specifications and colour selections in order to verify the quantity, location, and colour of items.







BATHROOM/ENSUITE

Product	Model	Brand	Colour	Supplier	Image	Comments
Classico Basin Mixer	50093	Alder	Chrome	HNC		Vanity Basin Mixer
AQ Moda Rail Shower HS205 Hand Piece	98325	Alder	Chrome	HNC		
Classico Wall Mixer	52090	Alder	Chrome	HNC		Shower/Bath Mixer
Niseko 170mm Wall Bath Spout	00314	Alder	Chrome	HNC		
Casa Neo Close Coupled Toilet Suite	OK-09971	Azzurra	White	HNC		Bottom Inlet
Dromana Inset Basin	MC103	Casa Lusso	White	HNC		
Pop Up Plug & Waste with Overflow	PW3275W	Austworld	Chrome	HNC		
Novara Island Bath	NO1650W	Decina	White	HNC		
Star Toilet Roll Holder	86993	Alder	Chrome	HNC		
Star Double Towel Rail 750mm	86992	Alder	Chrome	HNC		
Flo Powder Room Wall Hung Basin	TR-4127	Casa Lusso	White	HNC		Water Closet Basin
Diseno Bottletrap	170.130.211	Geberit	Chrome	HNC		Water Closet Bottletrap

KITCHEN & LAUNDRY

Product	Model	Brand	Colour	Supplier	Image	Comments
60cm 4 Burner Gas Cooktop	OCG64 X	Omega	SS	HNC		
60cm Multifunction Electric Oven	OBO65 OX	Omega	SS	HNC		
60cm Slide-out Rangehood	ORT6W XA	Omega	SS	HNC		
60cm Freestanding Dishwasher	ODW70 OX	Omega	SS	HNC		
EI Trade 1 & 3/4 Bowl Sink 1080mm	73193	Everhard	SS	HNC		Kitchen Sink
Classico Sink Mixer	51093	Alder	Chrome	HNC		Kitchen & Laundry
Classic 45L SS Laundry Unit	71C4510	Everhard	SS/White	HNC		

DOORS & HARDWARE

Product	Model	Brand	Colour	Supplier	Image	Comments
Newington	XN5	Hume	Paint Grade	Bunnings		Glazed Obscure
Tradepro Lennox Double Cylinder	14901LENSC K	Gainsborough	Satin Chrome	Bunnings		
Honeycomb Core Flush	H1	Hume	Paint Grade	Bunnings		
Tradepro Tanner Lever Sets Passage/Privacy/Dummy		Gainsborough	Satin Chrome	Bunnings		
Circular Sliding Cavity Set Passage		Gainsborough	Satin Chrome	Bunnings		
Circular Sliding Cavity Set Privacy		Gainsborough	Satin Chrome	Bunnings		

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**Koham
Property
Group**

Real Estate Agency
+ Project Marketing